

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, December 12, 2022
MINUTES

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CALL TO ORDER

Chairwoman Dawn Ellison called to order the Village of Huntley Plan Commission meeting for December 12, 2022 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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PLEDGE OF ALLEGIANCE

Chairwoman Ellison led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chairman Ric Zydorowicz and Chairwoman Dawn Ellison

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COMMISSIONERS

ABSENT: None.

ALSO PRESENT: Senior Planner Scott Bernacki

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4. **Public Comment:**

None

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5. **Approval of Minutes**

A. Approval of the October 24, 2022 Plan Commission Meeting Minutes

A MOTION was made to approve the October 24, 2022 Plan Commission Meeting Minutes.

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MOVED: Commissioner Terra DeBaltz

SECONDED: Commissioner Jeff Peterson

AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Chairwoman Dawn Ellison

NAYS: None

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ABSTAIN: Vice Chairman Ric Zydorowicz

MOTION CARRIED 6:0:1

6. **Public Hearing(s)**

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A. Petition No. 22-12.01, Core Huntley, LLC, Petitioner and Owner, relating to Lot 7b of Huntley Crossings Phase I, Request for approval of (i) Final Plat of Subdivision; and (ii) Final Planned Unit Development, including any necessary relief, for the construction of two speculative retail buildings in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

Senior Planner Scott Bernacki introduced the request from the petitioner for Final Planned Unit Development and a Final Plat of Subdivision for Lot 7b of Huntley Crossings Phase I.

The aerial photographs were reviewed to show the 2.29 acre outlot fronting Route 47 within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development.

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The final plat of subdivision was reviewed to include the proposed resubdivision of the existing lot 7b into two lots. A 1.54 acres lot directly south of the existing Sherwin Williams (Lot 7b) and an additional .75 acre lot south of Lot 7b (Lot 7c). It was noted that the B-3 zoning district requires a minimum lot width of 200 feet and lot area of 80,000 square feet (1.8 acres). It was announced that both proposed Lots will require relief from the required lot width and lot area as required by the Zoning Ordinance.

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The final PUD site plan was reviewed to include the 6,375 square foot single story, three-tenant retail building upon Lot 7b and the 4,000 square foot freestanding single tenant building upon Lot 7c. It was said that the two lots would operate under a reciprocal easement agreement with cross access and shared parking provided within this integrated shopping center and that cross access was also proposed between Lot 7b and Sherwin Williams as well as between Lot 7c and Lot 6 to the south.

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Vehicle access improvements were reviewed including the shared 25-foot drive aisle which runs between the buildings and provides cross access to both lots. Because the lot is subject to the 2006 Rubloff Annexation Agreement and the Commercial Design Guidelines as set forth, relief was requested to eliminate the 10’ landscape buffer / parking field setback as required upon both of the lots in order to accommodate the proposed shared drive aisle. There are 49 parking stalls are provided on Lot 7b and 19 parking stalls on Lot 7c. Pedestrian access improvements were reviewed to include the sidewalk extension along the west side of the rear private roadway.

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The proposed building elevations were reviewed to be comprised of earth toned brickwork with cast stone details and decorative sconce lighting. Canvas awnings will be installed above the frontage storefront glass which wraps the corners. The buildings features a varied roofline ensuring rooftop mechanical equipment is completely concealed.

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The landscaping plans were reviewed to include a mix of landscaping elements along the west frontage and east rear lot lines with foundation plantings provided where possible on the north, south, and east sides of the buildings. The plans for both lots propose a total (50) new trees as well as (345) shrubs. Relief was requested to accept the landscaping plans as presented, which are in total, 44 trees short of the lot requirements.

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Site lighting and photometric plans were reviewed to include a closely matching prairie series fixture as installed throughout Huntley Crossings Phase I and will be used for both the wall mount and pole mount lighting upon Lots 7b and 7c. A condition of approval was introduced to ensure that the pole style, mounting height, and foot candle averages are to be compatible with the surrounding developments.

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The sign proposal was reviewed to include one freestanding monument per lot along with the wall signs for each tenant space. The request for signage relief upon Lot 7b was summarized to include (2) additional wall signs upon the side elevations with no street frontage and ±62 square feet of sign area overage. The request for signage relief upon Lot 7c was summarized to include (2) additional wall signs upon the side elevations with no street frontage and ±50 square feet of sign area overage.

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Planner Bernacki shared comments from the September 22, 2022 Village Board concept review. Comments or concerns regarding façade enhancements, roofline variations, additional decorative lighting, and dense landscaping were addressed by the petitioner in a satisfactory manner. The comment referring to the design of the canvas awning was left unaddressed.

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Planner Bernacki stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

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1. All public improvements and site development must occur in full compliance with the Plans and all other applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The pole and wall mount lighting fixtures shall be selected to match that of the prairie series used in the neighboring developments. Pole style and mounting height shall be designed to match the existing developments. Owner shall submit photometric plans, which shall be subject to approval by the Development Services Department.
4. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
5. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Chairwoman Ellison thanked Planner Bernacki and requested a motion from the Commission to open the public hearing.

A MOTION was made to open the public hearing to consider Petition No. 22-12.01

MOVED: Vice Chairman Ric Zydorowicz
SECONDED: Commissioners Dennis O’Leary
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

Chairwoman Ellison stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Planner Scott Bernacki and Petitioners Adam Firsel and Adam Bell of Core Acquisitions.

Chairwoman Ellison asked if the petitioner had anything to add or present to which Adam Firsel and Adam Bell introduced themselves to the Plan Commission and remained available for questioning.

Chairwoman Ellison asked if any members of the public had any comments to add to which no members of the public had anything to add.

Commissioner Ron Hahn clarified with the petitioner that no drive-thru is being proposed upon the restaurant space on the north side of the building on Lot 7b. Mr. Firsel explained that a perpetual reciprocal easement agreement REA will be recorded against both properties which allows for the cross access and shared parking while establishing standards and maintenance responsibilities. Mr. Hahn questioned what may happen if the lot becomes in a state of disrepair, to which Mr. Firsel stated that the Village will have lien rights. Mr. Hahn also expressed concern over the lack of site planning considerations for vehicles towing trailers.

Commissioner Terra DeBaltz complimented the appearance of the building and expressed the need for rear wall signage.

Commissioner Joseph Holtorf confirmed with Mr. Firsel that the REA would be enforceable upon both lots even under separate ownership.

Commissioner Dennis O’Leary echoed Commissioner DeBaltz’s comments regarding the need for rear wall signage. He also questioned the need and amount of requested relief. Planner Bernacki explained that the Zoning Ordinance requires all B-3 properties to move through the PUD process. The PUD process exists to encourage imaginative site and building design while providing the avenue for petitioners to request relief from the subdivision

5 and zoning district requirements which exist for conventional developments. It was discussed that current commercial/retail market trends are for smaller standalone buildings or prominent endcap space versus the traditional commercial strip mall utilized in years past. Smaller buildings necessitate smaller lots, and a majority of the relief stems from the request to resubdivide the lot into two smaller lots and the resulting configuration of the shared drive aisle.

10 Given this information, Commissioner Jeff Peterson acknowledged that there are vacancies in the center units within the Village Green shopping center and expressed concern over the unleased middle unit on Lot 7b. Mr. Firsel mentioned that 75% of the commercial space is spoken for, and he feels confident that the location of Huntley and the quality of the shopping center will attract the final user for the middle space. Mr. Peterson questioned why the Lot 7c canvas awnings did not carry through to the corner storefront glass as they did upon Lot 7b. Mr. Bell mentioned that given the landscaping near the south side of Lot 7c and its lack of pedestrian amenities on that side of the building, they opted only to install the awnings on the frontage facing Route 47. Mr. Peterson complimented the architecture and use of the buildings and is in favor of the relief requested to accommodate the development.

15 Vice Chairman Ric Zydorowicz mentioned that he was in favor of the landscaping along the rear private roadway. He also mentioned that the rear signage was a need. Mr. Firsel wanted clarification from the Commission regarding what type of additional signage they would be in favor of. Planner Bernacki offered examples of signage previously permitted in the Huntley Crossings area and acknowledged that the Huntley Zoning Ordinance allows for freestanding directional signage placed at the entrance and exit of the lot. It was suggested that the petitioners prepare and submit to the Village a draft sign criteria for implementation of the desired relief to accommodate the rear wall signage, as subject to the review and approval by the Development Services Department.

20 Discussion occurred regarding the type of signage to be provide in the rear. Mr. Firsel mentioned that his tenants would be in favor of providing rear signage which matches their recognizable brand. It was recommended that the criteria include information that speaks to regulations on number, size, and location of the sign as opposed to regulating font or color. Most commissioners articulated agreement that this method was preferred to that of a fully uniform look.

25 Chairwoman Dawn Ellison expressed displeasure with the bland appearance of the rear elevation, seeking some sort of façade improvements. Discussion ensued regarding what improvements would be made. It was thought that the rear signage would assist in these efforts. Vice Chair Zydorowicz offered that there would be plentiful landscaping in the rear. Chairwoman Ellison mentioned that this may, in fact, be too much landscaping. Commissioner DeBaltz preferred the rear landscaping. Chairwoman Ellison and Commissioner O’Leary suggested adding another reverse color soldier course of brick across the middle or adding another decorative pier to break up the elevation.

30 There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

35 **A MOTION was made to close the public hearing to consider Petition No. 22-12.01**

40 **MOVED: Commissioner Jeff Peterson**
SECONDED: Vice Chairman Ric Zydorowicz
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
45 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 7:0:0

50 Chairwoman Ellison requested a motion to approve the petition.

A MOTION was made to approve Petition No. 22-12.01, Requesting approval of a (i) Final Plat of Subdivision; and (ii) Final Planned Unit Development, including any necessary relief, for the construction of two speculative retail buildings in accordance with the plans that have been submitted to, and are on file

with, the Village of Huntley, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the Plans and all other applicable Village codes, ordinances, and Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The pole and wall mount lighting fixtures shall be selected to match that of the prairie series used in the neighboring developments. Pole style and mounting height shall be designed to match the existing developments. Owner shall submit photometric plans, which shall be subject to approval by the Development Services Department.
4. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
5. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

6. Owner shall prepare and submit to the Village draft sign criteria for implementation of the relief for rear wall signage. The draft sign criteria shall be subject to review and approval by the Development Services Department.
7. The rear façades of both buildings on the property shall be enhanced by adding elements of visual interest using design consistent with the Commercial Design Guidelines, which shall be subject to review and approval by the Development Services Department.

MOVED: Commissioner Terra DeBaltz
SECONDED: Commissioner Dennis O’Leary
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

There were no further comments.

8. Discussion

There was discussion regarding the former Route 47 Burger King property.

9. Adjournment

At 7:16 pm, a MOTION was made to adjourn the December 12, 2022 Plan Commission meeting.

MOVED: Commissioner Terra DeBaltz
SECONDED: Chairwoman Dawn Ellison
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, Vice Chair Ric Zydorowicz, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

Respectfully submitted,


Senior Planner
Village of Huntley