

VILLAGE OF HUNTLEY
PLAN COMMISSION
September 24, 2018
6:30 PM
AGENDA



**THIS MEET WAS CANCELLED DUE TO A LACK OF QUORUM
ALL ITEMS CONTINUED TO THE OCTOBER 8, 2018 PLAN COMMISSION MEETING**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Approval of Minutes
 - A. Approval of the September 10, 2018 Plan Commission Meeting Minutes
6. Public Hearing(s)
 - A. Petition No. 18-9.3, RUBY-02-HNTLYCMRCL, LLC, petitioner and owner, Vacant ±10.9-acre property located east of Illinois Route 47, north of Powers Road and south of Regency Parkway; PIN: 02-04-100-006, Request is for approval of (i) a Final Plat of Subdivision and (ii) Preliminary Planned Unit Development for the subject "B-3 (PUD)" Shopping Center Business – Planned Unit Development-zoned property.
 - B. Petition No. 18-9.4, Huntley 47 LLC, Petitioner/Owner, 12372 Princeton Drive, Lot 6A, Regency Square – Unit 1, Request is for approval of (i) a Special Use Permit for a Restaurant (Beef Shack) with a Drive-Through and (ii) Site Plan Review in the "C-2 PDD" Regional Retail – Planned Development District.
 - C. Petition No. 18-9.5, Huntley Reed LLC, petitioner and owner, Lot 3, Rosati's Resubdivision; PIN: 18-21-451-015, Request is for approval of (i) a Final Planned Unit Development, including any necessary relief, and (ii) a Special Use Permit for a Restaurant with a Drive-Through for the proposed ±9,050 square foot multi-tenant building and associated site improvements on the subject ±1.79-acre "B-3 (PUD)" Shopping Center Business District Planned Unit Development-zoned property.
This item will be continued to the Monday, October 8, 2018, Plan Commission meeting.
7. Discussion
8. Adjournment

MEETING LOCATION
Village Board Room
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact David Johnson, Village Manager at (847) 515-5200. The Village Board Room is handicap accessible.

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 - A. Approval of the September 10, 2018 Plan Commission Meeting Minutes
6. Public Hearing(s)
 - A. Petition No. 18-9.3, RUBY-02-HNTLYCMRCL, LLC, petitioner and owner, Vacant ±10.9-acre property located east of Illinois Route 47, north of Powers Road and south of Regency Parkway; PIN: 02-04-100-006, Request is for approval of (i) a Final Plat of Subdivision and (ii) Preliminary Planned Unit Development for the subject “B-3 (PUD)” Shopping Center Business – Planned Unit Development-zoned property.
 - B. Petition No. 18-9.4, Huntley 47 LLC, Petitioner/Owner, 12372 Princeton Drive, Lot 6A, Regency Square – Unit 1, Request is for approval of (i) a Special Use Permit for a Restaurant (Beef Shack) with a Drive-Through and (ii) Site Plan Review in the “C-2 PDD” Regional Retail – Planned Development District.
 - C. Petition No. 18-9.5, Huntley Reed LLC, petitioner and owner, Lot 3, Rosati’s Resubdivision; PIN: 18-21-451-015, Request is for approval of (i) a Final Planned Unit Development, including any necessary relief, and (ii) a Special Use Permit for a Restaurant with a Drive-Through for the proposed ±9,050 square foot multi-tenant building and associated site improvements on the subject ±1.79-acre “B-3 (PUD)” Shopping Center Business District Planned Unit Development-zoned property.
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PUBLIC HEARING
BEFORE THE PLAN COMMISSION OF THE
VILLAGE OF HUNTLEY

IN THE MATTER OF THE APPLICATION OF:)
)
Huntley 47 LLC)
300 Park Blvd. – Suite 201)
Itasca, IL 60143)

Notice is hereby given in compliance with the Zoning Ordinance of the Village of Huntley, Illinois, that a public hearing will be held before the Plan Commission of the Village of Huntley upon the application of Huntley 47, LLC, as petitioner and owner, relating to the real estate commonly known as 12372 Princeton Drive within Lot 6A, Regency Square– Unit 1; PIN: 02-05-276-005. The ±1.92-acre site is generally located between Route 47 and Princeton Drive, south of Langston Drive.

The application is filed for the purpose of requesting approval of a Site Plan Review and Special Use Permit for a Restaurant with a Drive-Through in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance. The application proposes construction of a drive-through lane and associated site improvements to accommodate a Beef Shack restaurant within the subject ±1,750 square foot lease space. The property is zoned C-2 Regional Retail District.

The Village of Huntley Plan Commission public hearing to consider the request will take place on Monday, September 24, 2018 at 6:30 pm at the Village Board Room, 10987 Main Street, Huntley, IL, 60142, at which time and place any person determining to be heard may be present. The public hearing may be continued or adjourned to a new date, time, and place in accordance with the requirements of the Illinois Open Meetings Act.

/s/ Thomas Kibort
Chairman
Plan Commission

TO BE PUBLISHED IN THE NORTHWEST HERALD ON September 8, 2018

PUBLIC HEARING
BEFORE THE PLAN COMMISSION OF THE
VILLAGE OF HUNTLEY

IN THE MATTER OF THE APPLICATION OF:)
)
RUBY-02-HNTLYCMRCL, LLC)
6723 Weaver Road, Suite 108)
Rockford, IL 61114)
)

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the Village of Huntley, Illinois, that a public hearing will be held before the Plan Commission of the Village of Huntley upon the application of RUBY-02-HNTLYCMRCL, LLC, as owner, relating to the real estate commonly known as the ±10.905-acre property located east of Illinois Route 47, north of Powers Road and south of Regency Parkway; PIN: 02-04-100-006.

This application is filed for the purpose of (i) Obtaining approval of a Final Plat of Subdivision; and (ii) Obtaining approval for a Preliminary Planned Unit Development for the subject property. The application proposes to subdivide the property to create seven (7) Outlots on Route 47. The property is zoned B-3 (PUD) Shopping Center Business District.

The Village of Huntley Plan Commission public hearing to consider the request will take place on Monday, September 24, 2018 at 6:30 pm at the Village Board Room, 10987 Main Street, Huntley, IL, 60142, at which time and place any person determining to be heard may be present. The public hearing may be continued or adjourned to a new date, time, and place in accordance with the requirements of the Illinois Open Meetings Act.

/s/ Thomas Kibort
Chairman
Plan Commission

TO BE PUBLISHED IN THE NORTHWEST HERALD ON September 8, 2018

PUBLIC HEARING
BEFORE THE PLAN COMMISSION OF THE
VILLAGE OF HUNTLEY

IN THE MATTER OF THE APPLICATION OF:)
)
Huntley Reed LLC)
990 Lake Avenue)
Woodstock, IL 60098)

Notice is hereby given in compliance with the Zoning Ordinance of the Village of Huntley, Illinois, that a public hearing will be held before the Plan Commission of the Village of Huntley upon the application of Huntley Reed LLC, as petitioner and owner, relating to the following real estate commonly known as Lot 3, Rosati's Resubdivision; PIN: 18-21-451-015. The ±1.79-acre site is generally located north and east of the Route 47 and Reed Road intersection.

The application is filed for the purpose of requesting approval of a Final Planned Unit Development, including any necessary relief, and a Special Use Permit for a Restaurant with a Drive-Through in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance. The application proposes construction of a ±9,050 square foot multi-tenant building including a restaurant with a drive-through lane and associated site improvements. The property is zoned B-3 (PUD) Shopping Center Business District Planned Unit Development.

The Village of Huntley Plan Commission public hearing to consider the request will take place on Monday, September 24, 2018 at 6:30 pm at the Village Board Room, 10987 Main Street, Huntley, IL, 60142, at which time and place any person determining to be heard may be present. The public hearing may be continued or adjourned to a new date, time, and place in accordance with the requirements of the Illinois Open Meetings Act.

/s/ Thomas Kibort
Chairman
Plan Commission

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