

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, June 14, 2021
MINUTES**

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 14, 2021 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

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Terra DeBaltz, Ron Hahn, Ric Zydorowicz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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COMMISSIONERS

ABSENT: Commissioner Robert Chandler

ALSO PRESENT: Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. **Public Comment**

5. **Approval of Minutes**

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A. Approval of the May 10, 2021 Plan Commission Meeting Minutes

Chairman Kibort noted two typographical errors.

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A MOTION was made to approve the May 10, 2021 Plan Commission Meeting Minutes, with noted corrections.

MOVED: Vice Chair Dawn Ellison

SECONDED: Commissioner Darci Chandler

AYES: Commissioners Darci Chandler, Ron Hahn, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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NAYS: None

ABSTAIN: Commissioner Ric Zydorowicz

MOTION CARRIED 5:0:1

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6. **Public Hearing(s)**

- 5 A. Petition No. 21-06.02, EP HSS 2 LLC, as petitioner and owner, 11221, 11225, 11241, 11245, and 11181 Giordano Court, Request is for approval of (i) an Amended Final Planned Unit Development, including any necessary relief; and (ii) a Special Use Permit for a Self-Storage Facility 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.

10 Chairman Kibort stated Manager Griffin would be giving a PowerPoint presentation to review the petition.

15 Manager Griffin began her presentation with a review of an aerial photo and several additional exhibits, and discussed the history of Huntley Self Storage, and Elmdale Partner's property acquisition and branding of the parcels as StorSafe Huntley South.

20 Manager Griffin stated EP HSS 2, LLC (Elmdale Partners) purchased the Huntley Self-Storage facility located on Giordano Court in April 2021 and rebranded the facility as StorSafe Self-Storage. The purchase included the two large self-storage sites adjacent to Kreutzer Road (Huntley Self-Storage Phase 1 and 2) and the entire condo warehouse building which also housed the Huntley Self-Storage business office. Today, Elmdale Partners is proposing to renovate the condo warehouse building into a climate controlled self-storage facility with business office. It is noted, in October 2020, Elmdale Partners purchased the self-storage facility on Kiley Drive. The two Huntley business locations are using the common names of StorSafe North (Kiley Drive) and StorSafe South (Giordano Court).

25 Manager Griffin stated Self-Storage facilities require a Special Use Permit (SUP) in the "M" Manufacturing District. In addition, an amended Planned Unit Development (PUD) is required to bring together the entire StorSafe business on Giordano Court under a single PUD.

Annexation, Zoning and PUD History

30 Manager Griffin reviewed the history of annexation and the Planned Unit Development. In December 1997, the southern (Phase 1 and 2) parcels were annexed into the Village. The annexation agreement provided the framework for the development of the Phase 1 and Phase 2 parcels as a PUD and the Special Use for a Self-Storage facility. The annexation agreement also required that a permanent access easement be recorded to provide access from the Giordano Court parcel (where the office is located) to the Phase 1 and 2 self-storage parcels. In December 1997 (Phase 1) and July 1999 (Phase 2) the two parcels were approved by the Village Board. It is noted, the Phase 2 portion was approved for three (3) buildings which were never constructed. Instead, the area has been used (and approved) for the outside storage of vehicles. Manager Griffin stated the petitioner said they plan to keep the existing format and do not plan on constructing the 3 buildings at this time. Historically, the warehouse building was utilized for the business office space only and was never included in the Phase 1 and Phase 2 Planned Unit Developments.

Proposed Renovations and Elevations

45 Manager Griffin stated the petitioner is proposing to renovate and buildout the 23,688 square foot warehouse building to include 185 various sized climate controlled self-storage rental spaces, one (1) 486 square foot office, one 140 square foot sprinkler room, and the 564 square foot loading dock.

Manager Griffin stated the entire façade of the building will be painted with a light gray Modac exterior

5 paint product. The accent colors will include the blue and green StorSafe colors. The StorSafe Self Storage wall sign will be painted on the façade. An architectural rendering is included in the exhibits. The existing monument sign will be refurbished to include the single tenant StorSafe signage and will be required to meet the Village monument sign design standards. If an outdoor dumpster is to be utilized, it shall be screened by a staff approved dumpster enclosure with steel gates.

Operations

10 Manager Griffin reviewed the operations for the new climate controlled facility. StorSafe of Huntley South will sell a minimal amount of boxes and moving materials as it will operate in concert with the larger, newer StorSafe of Huntley North on Kiley Drive which stocks and sells significantly more inventory than will be sold from this location. The office will be staffed as follows: Monday –Friday 9:30-6:00; Saturday 9:30-4:00; Sunday 11:00-2:00. Electronic Access to the building will be allowed as follows: Daily and Weekends 5:00 AM to 11:00 PM. These times meet the Village Code requirements for Self-Storage facilities. It is noted, no patrons will have physical keys to the building, except for a key to their individual padlock.

Parking

20 Manager Griffin reviewed the parking plan. There are 46 parking spaces on the site (including 5 handicap spaces). The Zoning Ordinance requires 1 space per 5,000 square feet for self-storage facilities, and 3.5 spaces per 1,000 square feet of office. The project meets the required parking of 5 spaces for the warehouse and 2 spaces for the office.

Landscaping

25 Manager Griffin discussed the existing and proposed landscaping. The existing landscaping at the new Climate Controlled facility will remain in place. Enhanced plantings will be required in the front landscape islands. All beds are required to be mulched on an annual basis and dead plantings must be replaced immediately.

30 The PUD approved landscaping for the Phase 2 portion included enhanced landscaping along the Kreutzer Road frontage. Last fall, prior to the sale of the property, the previous owner removed a portion of the required landscaping along Kreutzer Road. To date, the landscaping has not been replaced; however, the petitioner has agreed to complete the required Kreutzer Road landscaping and work with the Village on timing of installation.

35 *Special Use Permit*

When reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

40 (a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

45 (b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Undue Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

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(e) No Undue Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.

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(f) No Undue Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.

(g) Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

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Manager Griffin discussed the enhanced Special Use standards required for Self Storage facilities. When reviewing a Special Use Permit for Self- Storage facilities, the Plan Commission must consider additional standards identified in Section 156.068(F)(6) of the Zoning Ordinance, including standards on:

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- (a) Site Design
- (b) Parking
- (c) Building Design
- (d) Buffering
- (e) Operation

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Manager Griffin stated the petitioner responded in detail to all Special Use standards in the Memorandum submitted as an exhibit included with the Plan Commission staff report.

Amendment of Final PUD

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Manager Griffin reviewed the requirement for amending the PUD. Manager Griffin recapped that Elmdale Partners is now the sole owner of the three properties (Phase 1, Phase 2, and the newly proposed Climate Controlled storage building), and will be operating the entire business under the name of StorSafe of Huntley South. Manager Griffin stated this requires an amendment to the PUD to include all three parcels.

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Manager Griffin stated all existing Special Uses approved under the previous Phase 1 and Phase 2 PUD, and existing conditions will remain in full force and effect. She stated some conditions that are included in this petition may be duplicate from previous approvals.

Action Requested

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Manager Griffin stated, the petitioner, EP SS2, LLC, is requesting a motion of the Plan Commission, to recommend approval of (i) Amending the Final Planned Unit Development, including any necessary relief; and (ii) a Special Use Permit for a new Self-Storage Facility.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 5 1. The landscaping along Kreutzer Road shall be maintained in accordance with the landscape plan dated 7-15-99 with Ordinance No. 99-07-22-03, or by a revised landscape plan to be approved by the Development Services Department.
2. Enhanced plantings (to be approved by Development Services Department) shall be added in the front landscape islands prior to October 15, 2021.
- 10 3. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately.
4. If an outdoor dumpster is to be utilized, it shall be screened by a dumpster enclosure with steel gates, and be approved by the Development Services Department.
5. No access to the site is allowed from Kreutzer Road.
- 15 6. Any future repositioning of the site layout, including the placement of buildings, will require an amendment of the Final Planned Unit Development.
7. No additional signage is approved as part of this plan.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of the special use permit.
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Manager Griffin concluded her presentation, and stated Jim Sayegh of Elmdale Partners was in attendance and he is prepared to answer questions from the Plan Commission.

25 Chairman Kibort thanked Manager Griffin and stated it was time to open the public hearing and requested a motion from the Commission.

A MOTION was made to open the public hearing to consider Petition No. 21-06.02

30 **MOVED:** **Commissioner Terra DeBaltz**
SECONDED: **Commissioner Ron Hahn**
AYES: **Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort**
NAYS: **None**
ABSTAIN: **None**
35 **MOTION CARRIED** **6:0:0**

40 Chairman Kibort stated that as this is a public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Jim Sayegh of Elmdale Partners, and Manager Griffin.

Chairman Kibort asked if there was anything the petitioners wanted to add that was not covered.

45 Mr. Sayegh thanked Manager Griffin for her thorough presentation on the project. He also commended all of the Development Services staff he has worked with on this project.

Mr. Sayegh stated their group is excited to be starting this project in Huntley. He mentioned his StorSafe North location on Kiley Drive was 30% leased when they purchased the property, and he is

happy to say it is now 60% leased. According his projections, when the new climate controlled facility comes online for StorSafe South, he believes the North (Kiley) location will be 100% leased, and the space at the South location will be needed.

5 Chairman Kibort asked if there were any public comments. There were none.

Chairman Kibort asked the Plan Commissioners for comments.

10 Commissioner Ric Zydorowicz stated he was happy to see the area being cleaned up, and he approved of the project.

Commissioner Terra DeBaltz stated she was in favor of the project and had no issues.

15 Vice Chair Dawn Ellison stated she was in favor of the project and asked about when construction would begin.

Mr. Sayegh stated he anticipated it would take 6 weeks to prepare for permits. He hopes they will be ready to begin construction within 3 months.

20 Commissioner Ron Hahn inquired about the added air conditioning for the building to make it climate controlled. He was interested in knowing where the mechanicals would be placed, and if they were visible outside, he wanted to be sure they were screened from view.

Mr. Sayegh agreed and stated he would screen mechanicals if they were visible.

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Commissioner Darci Chandler stated she was happy to see the landscaping would be put back on the Kreutzer Road berm, and she approved of the project.

30 Chairman Kibort stated he approved of the project as well. He is happy to see the renovation and improvement.

There were no further comments. Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 21-06.02.

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MOVED:	Commissioner Darci Chandler
SECONDED:	Commissioner Ric Zydorowicz
AYES:	Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

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Chairman Kibort requested a motion to approve the petition.

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A MOTION was made to approve Petition No. 21-06.02, EP HSS 2 LLC, as petitioner and owner, 11221, 11225, 11241, 11245, and 11181 Giordano Court, Request is for approval of (i) an Amended

Final Planned Unit Development, including any necessary relief; and (ii) a Special Use Permit for a Self-Storage Facility 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. subject to the following conditions:

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1. The landscaping along Kreutzer Road shall be maintained in accordance with the landscape plan dated 7-15-99 with Ordinance No. 99-07-22-03, or by a revised landscape plan to be approved by the Development Services Department.
2. Enhanced plantings (to be approved by Development Services Department) shall be added in the front landscape islands prior to October 15, 2021.
3. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately.
4. If an outdoor dumpster is to be utilized, it shall be screened by a dumpster enclosure with steel gates, and be approved by the Development Services Department.
5. No access to the site is allowed from Kreutzer Road.
6. Any future repositioning of the site layout, including the placement of buildings, will require an amendment of the Final Planned Unit Development.
7. No additional signage is approved as part of this plan.
8. No building construction permits, plans, sign permits, or Certificates of Occupancy are approved as part of the special use permit.

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The Plan Commission added the following condition:

9. Any new mechanical equipment and/or electrical units, equipment, vents, and ducts, rooftop or ground mounted, are to be adequately screened from adjacent sites, streets, and sidewalks.

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MOVED:	Commissioner Ron Hahn
SECONDED:	Vice Chair Dawn Ellison
AYES:	Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

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7. Discussion

Director Nordman stated there are currently no petitions scheduled for the June 28, 2021 Plan Commission meeting. There was a brief discussion on landscaping and weed issues at various locations in the community. There was no further discussion.

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8. Adjournment

At 7:06 pm, a MOTION was made to adjourn the June 14, 2021 Plan Commission meeting.

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MOVED: Vice Chair Ellison

SECONDED:

AYES:

NAYS:

5 **ABSTAIN:**

MOTION CARRIED

Commissioner Terra DeBaltz

Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort

None

None

6:0:0

Respectfully submitted,

Margo Griffin

10 Development Manager
Village of Huntley