

**VILLAGE OF HUNTLEY
PLAN COMMISSION
August 13, 2018
6:30 PM
AGENDA**



1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Approval of Minutes
 - A. Approval of the June 25, 2018 Plan Commission Meeting Minutes
6. Petition(s)
 - A. Petition No. 18-8.1, MB Real Estate Healthcare, petitioner, and Huntley Crossings Development LLC, owner; Lot 4, Huntley Crossings - Phase 1 (located at the southeast corner of Route 47 and Huntley Crossing Drive) – Request is for approval of a Final Planned Unit Development to accommodate a medical office building for AMITA Health 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.
7. Public Hearing(s)
 - A. Petition No. 18-8.2, One Way Driving School, Inc., Petitioner, and Hetan Patel, Owner, 10395 Vine Street - Request for a Special Use Permit to operate a Commercial or Trade School (Driving School) in the “B-3” Shopping Center Business District.
8. Discussion
9. 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.

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, June 25, 2018
MINUTES

DRAFT

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 25, 2018 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Terra DeBaltz, Lori Nichols, Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: None.

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the May 14, 2018 Plan Commission Meeting Minutes

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A MOTION was made to approve the May 14, 2018 Plan Commission Meeting Minutes with the following correction:

Page 1, Line 24, add “Village Attorney Thomas Burney”

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MOVED: Vice Chair Ellison

SECONDED: Commissioner DeBaltz

AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort

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NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

B. Approval of the June 11, 2018 Plan Commission Meeting Minutes

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A MOTION was made to approve the June 11, 2018 Plan Commission Meeting Minutes with the following correction:

Page 1, Line 7 replace “Chairman Tom Kibort” with “Vice Chair Dawn Ellison”

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MOVED: Commissioner Hahn

SECONDED: Commissioner Darci Chandler

AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,

Vice Chair Dawn Ellison and Chairman Tom Kibort

NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

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6. Public Hearing(s)

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A. Petition No. 18-6.1, Chris and Barbara Lincoln, petitioners/owners, 8401 N. Route 47 - Request is for (i) An Amendment to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such relief as may be necessary to allow for development 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 Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

Introduction

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Director Nordman reviewed a PowerPoint presentation outlining the request from Chris and Barbara Lincoln, petitioners and owners of the 2.75-acre, RE-1 Residential Estate-zoned property at 8401 N. Route 47, Huntley, IL 60142 (i) to amend Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) a Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such relief as may be necessary to allow for development in accordance with the proposed site plan.

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Director Nordman continued noting that the petitioners purchased the property in October 2016, proceeded to renovate the single-family home for their family, followed by continued clean-up the grounds and removal of dilapidated structures with the intent of operating an event venue on the property.

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Director Nordman stated that initially the petitioners propose to renovate the existing farm outbuildings to use as venues for weddings, family reunions, corporate dinners, etc. with the plan to renovate the large barn to host similar events as a second phase. The first phase of the project would include the use of three covered paved area and grass/landscaped areas for smaller events. The second phase would consist of renovating the barn for hosting larger events such as wedding and receptions.

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Staff Analysis

Text Amendments

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Director Nordman pointed out that the subject property is zoned RE-1 Residential Estate District which does not allow the use of the property as an event venue as proposed by the petitioner. The proposed text amendment will add a definition for "Rural Event Venue" within Section 156.011 and also add "Rural Event Venue" as a Special Use to the RE-1 Residential Estate zoning district (Section 156.026(B)(2)).

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Director Nordman stated that the proposed definition for "Rural Event Venue" would restrict the use to RE-1 zoned properties that are no less than 2 ½ acres in size and would require that an owner occupied residence is located on the property. Director Nordman reviewed the following proposed definition for "Rural Event Venue":

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Rural Event Venue: A business that provides the use of land or buildings in the RE-1 Residential Estate District for hosting private events including wedding receptions, holiday parties, fundraisers and other similar events with food and beverages that are prepared on site or by a caterer and served to

invited guests during intermittent dates and hours of operation. A Rural Event Venue shall include an owner occupied residence and shall have a minimum lot area of 2½ acres.

5 Director Nordman pointed out that by amending the RE-1 Residential Estate District to add Rural Event Venue as Special Use, any request to operate a Rural Event Venue would be subject to review at a Plan Commission public hearing and approval by the Village Board.

Special Use Permit

10 In accordance with the proposed text amendments, the petitioner is requesting a special use permit to operate a Rural Event Venue at 8401 N. Route 47. The subject site is ±2.75 acres in size and is zoned RE-1 Residential Estate.

15 Director Nordman stated that 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:

- (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.
- 20 (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.
- 25 (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.
- 30 (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.
- (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.
- 35 (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.

Director Nordman stated the packet outlining the Lincoln Farmstead request included the petitioners' responses to the Special Use Permit Standards.

Site Plan Review

40 Director Nordman reviewed the concept for the proposed rural event venue noting the petitioners plan to utilize the land and existing farm buildings to host events, therefore, the overall modifications to the existing site are minimal. The most notable change is to the site access. Currently there are two driveways serving the ±2.75-acre property and the petitioner is proposing to consolidate the driveways into one driveway which will be centered on the property's Route 47 frontage. The petitioner is currently working with the Illinois Department of
45 Transportation to obtain the necessary permits for the modified driveway.

Director Nordman pointed out that the largest of the existing structures on the property is the dairy barn which is approximately 3,700 square feet in area and that there are three (3) additional buildings on the property that could also be used to host events. Director Nordman noted that the three (3) other buildings are located near the northwest corner of the property and include a frame building of approximately ±1,385 square feet, a metal building of ±864 square feet, and a covered patio area. Director Nordman stated that it is not anticipated that
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more than one event would be hosted on the property at any one time and events would most frequently occur on Saturdays.

5 Director Nordman reviewed that parking for the venue is proposed within the open grass areas at the rear of the property accommodating approximately 70 vehicles and that portable restrooms would be brought in for each event. Additionally, Director Nordman noted that the petitioners would continue to use the existing single-family home as their private residence.

10 If approved, the petitioners will begin work to permit the necessary improvements to bring the structures up to minimum building code requirements which would include, but not be limited to, fire suppression and compliance with the Illinois Accessibility Code. Director Nordman also noted that the petitioners will be required to work with the McHenry County Health Department to obtain the necessary permits for any modifications required to the property's well and septic system.

15 ***Required Relief***

The proposed site plan shall require the following relief from the Zoning Ordinance:

- 20
1. Section 156.106(C)(5) of the Zoning Ordinance requires all off-street parking areas to be improved with an impervious all weather, durable and dustless surface. The petitioners are requesting relief from this requirement to utilize an open grass area for parking and gravel driveway to access the parking.
 2. Section 156.106(C)(6) of the Zoning Ordinance requires that all off-street parking areas shall be lighted with an average minimum illumination of two foot-candles. The petitioners are proposing to utilize a non-illuminated open grass area for parking.

25 Director Nordman reviewed photographs of the Lincoln Farmstead buildings and site.

ACTION REQUESTED

30 Director Nordman concluded the presentation stating the petitioners' request a motion of the Plan Commission to recommend approval of Petition No. 18-6.1, Chris and Barbara Lincoln, petitioners/owners, 8401 N. Route 47 - for (i) An Amendment to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such relief as may be necessary to allow for development 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 Sections 35 156.068 and 156.204 of the Huntley Zoning Ordinance.

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

- 40
1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 - 45 3. The petitioner is required to meet all development requirements of the McHenry County Health Department.
 4. Illinois Department of Transportation approval shall be obtained for the modified access to Route 47.
 - 50 5. No building plans or permits are approved as part of this submittal.

6. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 18-6.1.

5 **MOVED:** Commissioner DeBaltz
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
10 **ABSTAIN:** None
MOTION CARRIED 7:0:0

15 Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Director of Development Services, Village of Huntley
Chris and Barbara Lincoln, 8401 N. Route 47, Huntley, IL 60142

20 Barbara Lincoln addressed the Plan Commission and elaborated on the history of their ownership and initial development of the subject property and Chris Lincoln added that since the Huntley Village Board's conceptual review of the project, several people that have contacted them interested in information about holding future events at the site.

25 Chairman Kibort noted that there were no members of the public in attendance wishing to speak in favor of or in opposition to the proposed request.

30 Commissioner Darci Chandler stated that she is familiar with event venues such as the proposed Lincoln Farmstead site and is supportive of the request.

Commissioner Hahn stated that he believes the venue will be a welcome addition to the community and asked for confirmation that there would be no parking permitted along Route 47 and whether there is any parking proposed on the neighboring property to the west of the proposed on-site parking area.

35 Ms. Lincoln confirmed that there would not be parking along Route 47 in association with the proposed event venue and that the property owners adjacent to the west have granted permission to accommodate additional parking on their property.

40 Vice Chair Ellison stated that the community needs the type of event venue proposed, noted her concerns that the proposed venue buildings have applicable fire sprinkler systems, the building floors are sufficient to handle the occupant load and asked why the silo adjacent to the large barn had been razed.

45 Ms. Lincoln acknowledged that all requirements from the Huntley Fire Protection District would be met, the stability of the buildings including the floors would be confirmed and noted that the silo was in a state of such disrepair that it could not be restored.

Chairperson Kibort stated his concern that the proposed site parking did not conflict with the septic field, suggested posts and twine can easily denote alignment of parking spaces and temporary lighting may also be a consideration.

50 Ms. Lincoln added that they are considering the use of valets to ease and efficiency of the proposed parking.

Commissioner Nichols requested confirmation of how restrooms would be accommodated and when they expected to accommodate the first event.

5 Ms. Lincoln stated that lavatory trailer(s) would be brought in for each event and that they hoped to be open as soon as possible dependent upon financing and making all the necessary improvements to the buildings and site.

10 Commissioner DeBaltz stated that she also believes the community needs the requested rural event venue and noted that she shares concerns about the venue's parking arrangement, but, trusts that any parking issues will be sufficiently addressed by the solutions to these parking issues previously noted by the petitioner.

Commissioner Robert Chandler stated that he is supportive of the proposed request and also stated that while he had concerns regarding the site's parking those concerns have been alleviated by the petitioners' plans for the design of event venue parking and use of parking valets.

15 **A MOTION was made to close the public hearing to consider Petition No. 18-6.1.**

MOVED: Commissioner Nichols
SECONDED: Commissioner Robert Chandler
20 **AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,**
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

25 **A MOTION was made to recommend approval of Petition No. 18-6.1, Chris and Barbara Lincoln, petitioners/owners, 8401 N. Route 47 - for (i) An Amendment to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such relief as**
30 **may be necessary to allow for development 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 Sections 156.068 and 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 35 **1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.**
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
40 **3. The petitioner is required to meet all development requirements of the McHenry County Health Department.**
4. Illinois Department of Transportation approval shall be obtained for the modified access to Route 47.
5. No building plans or permits are approved as part of this submittal.
45 **6. No sign permits are approved as part of this submittal.**

MOVED: Vice Chair Ellison
SECONDED: Commissioner Darci Chandler
50 **AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,**
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
ABSTAIN: None

MOTION CARRIED 7:0:0

B. Petition No. 18-6.2, Sardar Motors Inc., petitioner, and DNT Properties, Inc., owner, 10501 Route 47 - Request is for a Used Automobile Sales dealership in the B-2 Highway Service District pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

Development Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from the petitioner Sardar Motors Inc., to operate a proposed used automobile dealership requiring a Special Use Permit within the B-2 Highway Service District-zoned property at 10501 Route 47.

Planner Williams stated that the proposed used automobile dealership will be located within the showroom portion of the building which fronts Route 47. The building is also home to two (2) other automotive-related businesses; MB Garage and Auto Crafters. MB Garage was issued a special use permit for automobile repair by the Village Board in June of 2008 and is located in the west/southwest portion of the building with parking in the south lot. Planner Williams note that Auto Crafters, an auto body repair facility, received approval of a special use permit in October, 2010 and is located on the north side of the building/site. The petition by Auto Crafters also included rezoning the subject property from B-3 Shopping Center Business to B-2 Highway Service as well as approval of a special use permit for a used automobile sales dealership known as Route 47 Auto Sales in the same lease space to be utilized by Sardar Motors. Route 47 Auto Sales has since ceased operations and the special use permit for the dealership expired.

Sardar Motors is proposing to focus on lower end vehicles and display approximately 25 to 35 vehicles on the property. Planner Williams reviewed the proposed days/hours of operation for the used auto dealership as follows:

Monday-Friday	9 AM – 9 PM
Saturday	9 AM – 6 PM
Sunday	Closed

Signage for the dealership will be installed on the front (east) and side (south) elevations of the building on the existing sign band that was utilized by previous occupants of the building. No other site improvements are proposed as part of the petition.

STAFF ANALYSIS

Planner Williams noted that there are sixty-eight (68) parking stalls within the southern parking lot that will be shared between Sardar Motors and MB Garage. Sardar has display parking for twelve (12) vehicles immediately adjacent to Route 47 and twenty-eight (28) additional parking stalls (40 spaces total) with the remaining twenty-eight (28) spaces to be utilized by MB Garage.

Planner Williams stated that a condition of approval will require the petitioner to repair, sealcoat and stripe the parking lot to define the parking spaces dedicated between MB Garage and Sardar Motors Inc. including used vehicle inventory display area, customer parking, and required handicap accessible spaces.

Planner Williams also noted that the width of the north-south drive aisle adjacent to Route 47 is too narrow (approximately 30 feet wide) to accommodate customer parking and/or automobile inventory display.

SPECIAL USE PERMITS – Standards for Special Use Permits.

Planner Williams stated that 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:

- 5 (b) *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.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or
10 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.
- (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential
15 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.
- (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.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the
20 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.

25 Planner Williams noted that the packet outlining the Sardar Motors Inc. request included the petitioner's responses to the Special Use Permit Standards.

Request for Motion

30 Planner Williams concluded the presentation stating the petitioners' request a motion of the Plan Commission to recommend approval of Petition No. 18-6.2, Sardar Motors Inc., 10501 Route 47, request for a Special Use Permit for a Used Automobile Sales facility in the "B-2" Highway Service District pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

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

- 1. The Special Use Permit cannot be transferred to another business without Village authorization.
- 2. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
- 40 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 4. A striping plan shall be revised to define parking for customers and required handicap accessible parking spaces.
- 5. The parking lot shall be repaired, sealcoated and striped in accordance with the striping plan, as approved by the Development Services Department, prior to the issuance of an occupancy permit for Sardar Motors.
- 45 6. All parking and vehicle storage must occur in designated parking spaces only. No parking is allowed in drive aisles. No storage is allowed on adjacent streets or off-site.
- 7. Sardar Motors Inc. vehicle inventory shall be restricted to the south parking lot, in accordance with the site plan submitted by the petitioner.
- 50 8. Outside vehicle display is restricted to vehicles available for sale by Sardar Motors Inc. Damaged, wrecked, or inoperable vehicles shall not be stored outside.
- 9. No vehicles shall be stored on the property with exception to vehicles displayed for sale by Sardar Motors Inc.

- 10. No vehicles sales shall occur on the property until Sardar Motors Inc. has provided the Village of Huntley with a copy of an approved used car dealer’s sales license from the State of Illinois.
- 11. Vehicle sales shall be restricted to automobile, minivan, sport utility and light pick-up trucks only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted.
- 5 12. The raised planting bed along the front elevation of the building shall be repaired and maintained with seasonal plantings.
- 13. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
- 10 14. No sign permits are approved as part of this request. Any proposed signage shall require the issuance of a sign permit prior to installation.
- 15. No building or occupancy permits will be issued until all provisions stated herein have been satisfied.

A MOTION was made to open the public hearing to consider Petition No. 18-6.2.

15 **MOVED:** Commissioner Nichols
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
20 **ABSTAIN:** None
MOTION CARRIED 7:0:0

25 Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

- Charles Nordman, Director of Development Services, Village of Huntley
- James Williams, Planner, Village of Huntley
- 30 Omar Abdulrazzaq, petitioner, dba Sardar Motors Inc., 10510 Route 47, Huntley, IL 60142
- Tom Kondraros, owner, DNT Properties, Inc., 900 Lee Street, Elk Grove Village, IL 60007

Mr. Abdulrazzaq addressed the Plan Commission thanked them for their consideration and reminded the Plan Commission that the facility’s proposed hours on Saturdays would be between 9 am and 6 pm.

35 Chairman Kibort noted that there were no members of the public in attendance wishing to speak in favor of or in opposition to the proposed request.

Commissioner Robert Chandler had a question about the square footage of the proposed used automobile dealership in the existing building and whether there were plans to store and/or display vehicles inside.

40 Mr. Kondraros stated that the used automobile dealership will occupy approximately 2,000 square feet and Mr. Abdulrazzaq noted that there is no plan to store and/or display inventory vehicles inside.

45 Commissioner DeBaltz asked if there were any improvements to the existing building and/or site other than the addition of signage to the building’s exterior and Mr. Abdulrazzaq stated that there were no improvements considered at this time other than the façade signage.

50 Chairperson Kibort inquired as to the origin of the “Sardar Motors” name and Mr. Abdulrazzaq stated that it was the name used by a business previously operated by his father. Chairman Kibort emphasized the importance of the building/site being properly maintained including the raised bed planter along the building’s front elevation.

Mr. Kondraros noted that there may be consideration for the removal of the raised bed planter feature in the near future.

5 Vice Chair Ellison noted she believed the display of vehicles within the drive aisle between the building and landscape buffer should be allowed.

10 Director Nordman stated that Staff would investigate the possibility of allowing vehicle inventory display in this area including contacting the Huntley Fire Protection District for direction on whether or not there is sufficient room to accommodate parking/display in this area.

Commissioner Hahn stated that he is comfortable with the request, particularly given the history for accommodating automobile sales within the subject site.

15 Commissioner Darci Chandler stated she is comfortable with the requested and wished the petitioner well with the proposed used vehicle dealership business.

A MOTION was made to close the public hearing to consider Petition No. 18-6.2.

20 **MOVED: Commissioner DeBaltz**
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
25 **MOTION CARRIED 7:0:0**

30 **A MOTION was made to recommend approval of Petition No. 18-6.2, Sardar Motors Inc., petitioner, and DNT Properties, Inc., owner, 10501 Route 47 - Request for a Used Automobile Sales dealership in the B-2 Highway Service District pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance subject to the following conditions:**

1. **The Special Use Permit cannot be transferred to another business without Village authorization.**
2. **All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.**
- 35 3. **The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
4. **A striping plan shall be revised to define parking for customers and required handicap accessible parking spaces.**
- 40 5. **The parking lot shall be repaired, sealcoated and striped in accordance with the striping plan, as approved by the Development Services Department, prior to the issuance of an occupancy permit for Sardar Motors.**
6. **All parking and vehicle storage must occur in designated parking spaces only. No parking is allowed in drive aisles. No storage is allowed on adjacent streets or off-site.**
- 45 7. **Sardar Motors Inc. vehicle inventory shall be restricted to the south parking lot, in accordance with the site plan submitted by the petitioner.**
8. **Outside vehicle display is restricted to vehicles available for sale by Sardar Motors Inc. Damaged, wrecked, or inoperable vehicles shall not be stored outside.**
9. **No vehicles shall be stored on the property with exception to vehicles displayed for sale by Sardar Motors Inc.**
- 50 10. **No vehicles sales shall occur on the property until Sardar Motors Inc. has provided the Village of Huntley with a copy of an approved used car dealer's sales license from the State of Illinois.**

11. Vehicle sales shall be restricted to automobile, minivan, sport utility and light pick-up trucks only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted.
12. The raised planting bed along the front elevation of the building shall be repaired and maintained with seasonal plantings.
- 5 13. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
14. No sign permits are approved as part of this request. Any proposed signage shall require the issuance of a sign permit prior to installation.
- 10 15. No building or occupancy permits will be issued until all provisions stated herein have been satisfied.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Hahn
15 **AYES:** Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

20 16. Discussion

Director Nordman stated the next Plan Commission meetings are scheduled for Monday, July 9th and Monday, July 23rd, 2018 and Staff will contact commission members prior to the meetings when petition items are scheduled.

25 17. Adjournment

At 7:30 pm, a MOTION was made to adjourn the June 25, 2018 Plan Commission meeting.

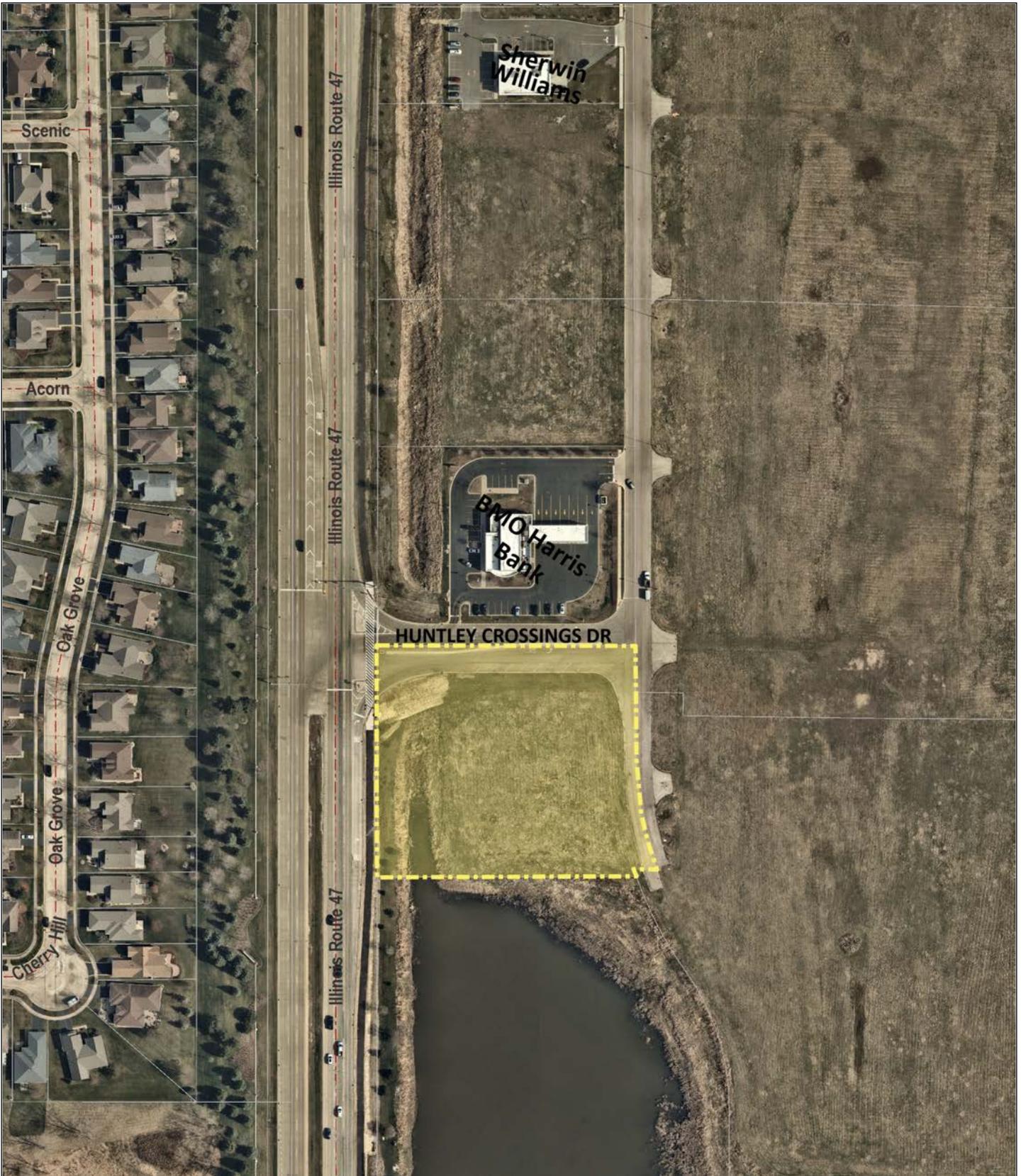
30 **MOVED:** Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort
NAYS: None
35 **ABSTAIN:** None
MOTION CARRIED 7:0:0

Respectfully submitted,

James Williams

40 Planner
Village of Huntley

Subject to approval at the next meeting



Proposed Medical Office Building
Lot 4, Huntley Crossings - Phase 1

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

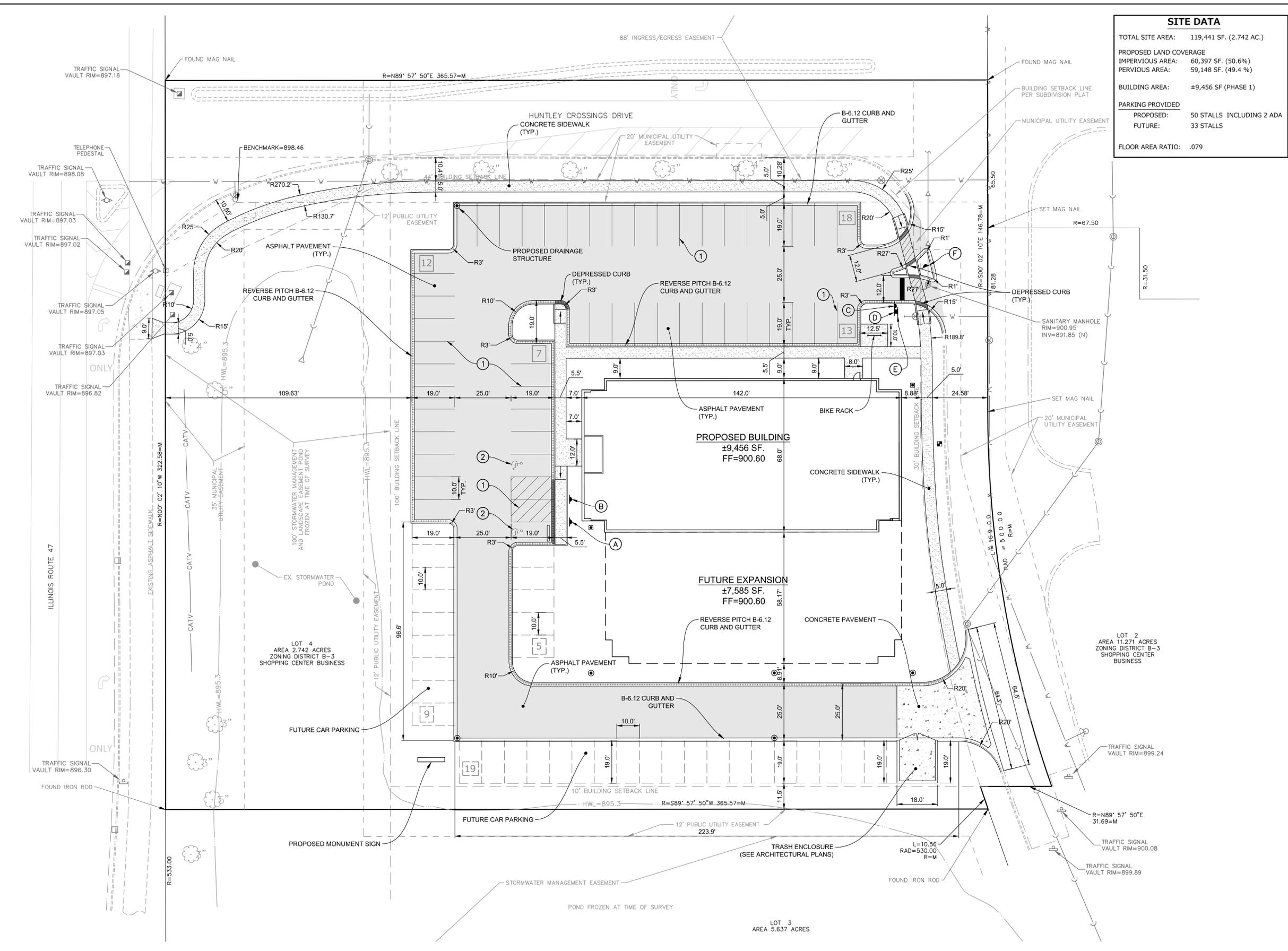


VILLAGE OF HUNTLEY
 10987 Main Street
 Huntley, IL 60142
 (847)669-9600

SCALE: 1" = 200'

Print Date: 6/18/2018

6/6/2018 3:12 PM - Z:\Projects\2018\1277-00-1\312 - ENGINEERING CAD FILES\NLSHEETS\C-4 SITE DIMENSION - THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
 DESIGNED: AJS
 DRAFTED: AJS
 REVIEWED: BDJ
 REVIEWED: BDJ



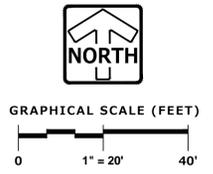
SITE DATA	
TOTAL SITE AREA:	119,441 SF. (2.742 AC.)
PROPOSED LAND COVERAGE	
IMPERVIOUS AREA:	60,397 SF. (50.6%)
PERVIOUS AREA:	59,148 SF. (49.4%)
BUILDING AREA:	±9,456 SF (PHASE 1)
PARKING PROVIDED	
PROPOSED:	50 STALLS INCLUDING 2 ADA
FUTURE:	33 STALLS
FLOOR AREA RATIO:	.079

- ### SITE DIMENSIONAL AND PAVING NOTES
- ALL PROPOSED CURB SHALL BE B-6.12 CURB & GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FACE/PROPERTY LINE UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - REBAR / TIEBARS SHALL BE USED IN ALL LOCATIONS WHERE CONCRETE ADJUTS OTHER CONCRETE FEATURES (i.e. SIDEWALK ADJACENT TO FOUNDATION WALL AND SIDEWALK/PAVEMENT ADJACENT TO CURB & GUTTER). TIEBAR SIZE AND SPACING SHALL BE PER IDOT SPECIFICATIONS. ALL REBAR/TIEBAR SHALL BE EPOXY COATED, UNLESS SPECIFIED OTHERWISE.
 - THE SUBGRADE FOR PROPOSED PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
 - CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
 - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 - REFER TO CONSTRUCTION DETAILS AND GRADING ENLARGEMENTS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
 - REFER TO PHOTOMETRICS PLAN (BY OTHERS) FOR LIGHT STANDARDS AND SPECIFICATIONS.

LEGEND

	CONCRETE PAVEMENT / APRON
	8" PORTLAND CEMENT CONCRETE W/ 6"x6" W1.4 x W1.4 PLACED 3" FROM TOP OF CEMENT
	6" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
	NOTE: WHERE CONCRETE APRON IS ADJACENT TO CURB AND GUTTER, NO. 6 DEFORMED DOWEL BARS SHALL BE USED. BAR SHALL BE DEFORMED 18" LONG, NO. 6 (NO EPOXY) @ 30" SPACING O.C.
	SIDEWALK
	5" PORTLAND CEMENT CONCRETE
	4" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
	ASPHALT PAVEMENT
	1.5" BIT. SURFACE COURSE, HMA, MIX D, N50, 9.5mm NOMINAL SIZE, PG64-22 (R.A.S. NOT PERMITTED)
	2.5" BIT. BINDER COURSE, HMA, IL-19, N50, 19.0mm NOMINAL SIZE, PG64-22
	0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30)
	10" COMP. CA-6 AGGREGATE SUBBASE, TYPE B
	B-6.12 CURB & GUTTER
	DEPRESSED B-6.12 CURB & GUTTER
	REVERSE PITCH B-6.12 CURB & GUTTER
	PARKING STALL COUNT (NOT TO BE PAINTED)
	CHAINLINK FENCE (TYPE CALLED OUT ON PLANS)
	TEMPORARY CONSTRUCTION FENCE

- ### STRIPING/SIGNAGE LEGEND
- ① 4" YELLOW LINE
 - ② YELLOW LETTERS AND SYMBOLS PAVEMENT MARKINGS
 - A R7-8 & R7-8P HANDICAP SIGN
 - B R7-8 & R7-8P HANDICAP W/ VAN ACCESSIBLE SIGN
 - C R1-1 STOP SIGN (30" x 30")
 - D R3-5 RIGHT-TURN ONLY SIGN (24" x 30")
 - E R5-1 DO NOT ENTER SIGN (30" x 30")
 - F R3-2 NO LEFT TURN SIGN (36" x 36")



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com

AMITA MEDICAL OFFICE BUILDING

IL ROUTE 47 & HUNTLEY CROSSINGS DRIVE

Huntley, IL

REVISIONS	

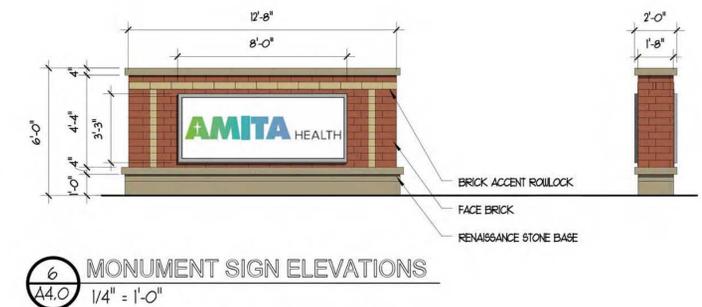
SITE DIMENSION AND PAVING PLAN
 SHEET
C-4
 OF
C-10

PEG JOB No. 1277-00-11
 PEG PM BDJ
 START DATE 06/01/18
 SCALE 1"=20'
 T. ADUCCIO/PAJ

www.pinnacle-engr.com



NOTE: LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FINAL DESIGN. A FULLY DESIGNED LANDSCAPE PLAN WILL BE SUBMITTED FOR VILLAGE REVIEW AND APPROVAL.



AMITA MEDICAL OFFICE BUILDING
Route 47, Huntley, IL
Exterior Elevations

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)946-0300
Fax: (847)946-1045

Partners in Design
ARCHITECTS



PROJECT NO:
395.17.111
DRAWN BY: TSD
CHECKED BY: WJB
DATE:
07.20.18
SHEET NO:

A4.0

MBRE



1 NW PERSPECTIVE VIEW
A4.1



2 SW PERSPECTIVE VIEW
A4.1



3 NE PERSPECTIVE VIEW
A4.1

NOTE: LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FINAL DESIGN. A FULLY DESIGNED LANDSCAPE PLAN WILL BE SUBMITTED FOR VILLAGE REVIEW AND APPROVAL.

REVISIONS

AMITA MEDICAL OFFICE BUILDING
Route 47, Huntley, IL
Render Perspectives

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300
Fax: (847)940-1045

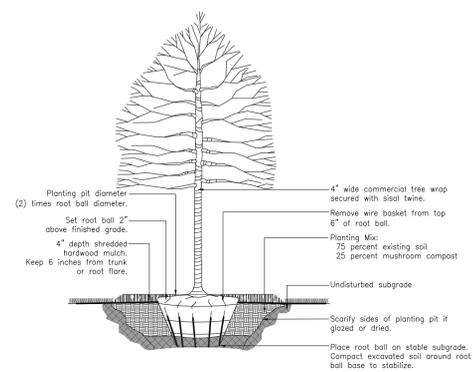
Partners in Design
ARCHITECTS



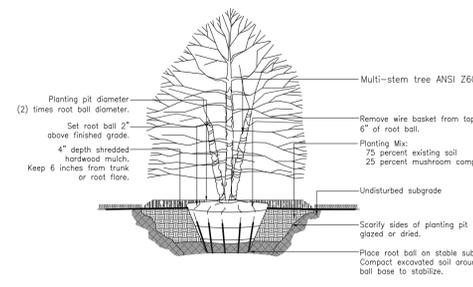
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DRAWN BY: TSD
CHECKED BY: WJB
DATE:
07.20.18
SHEET NO.:

A4.1

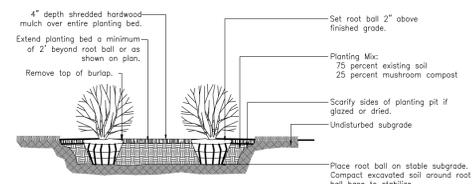
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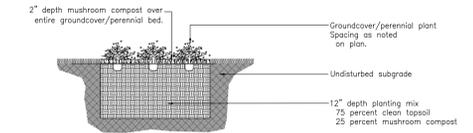
Detail
Deciduous Tree Planting



Detail
Deciduous Ornamental Tree Planting



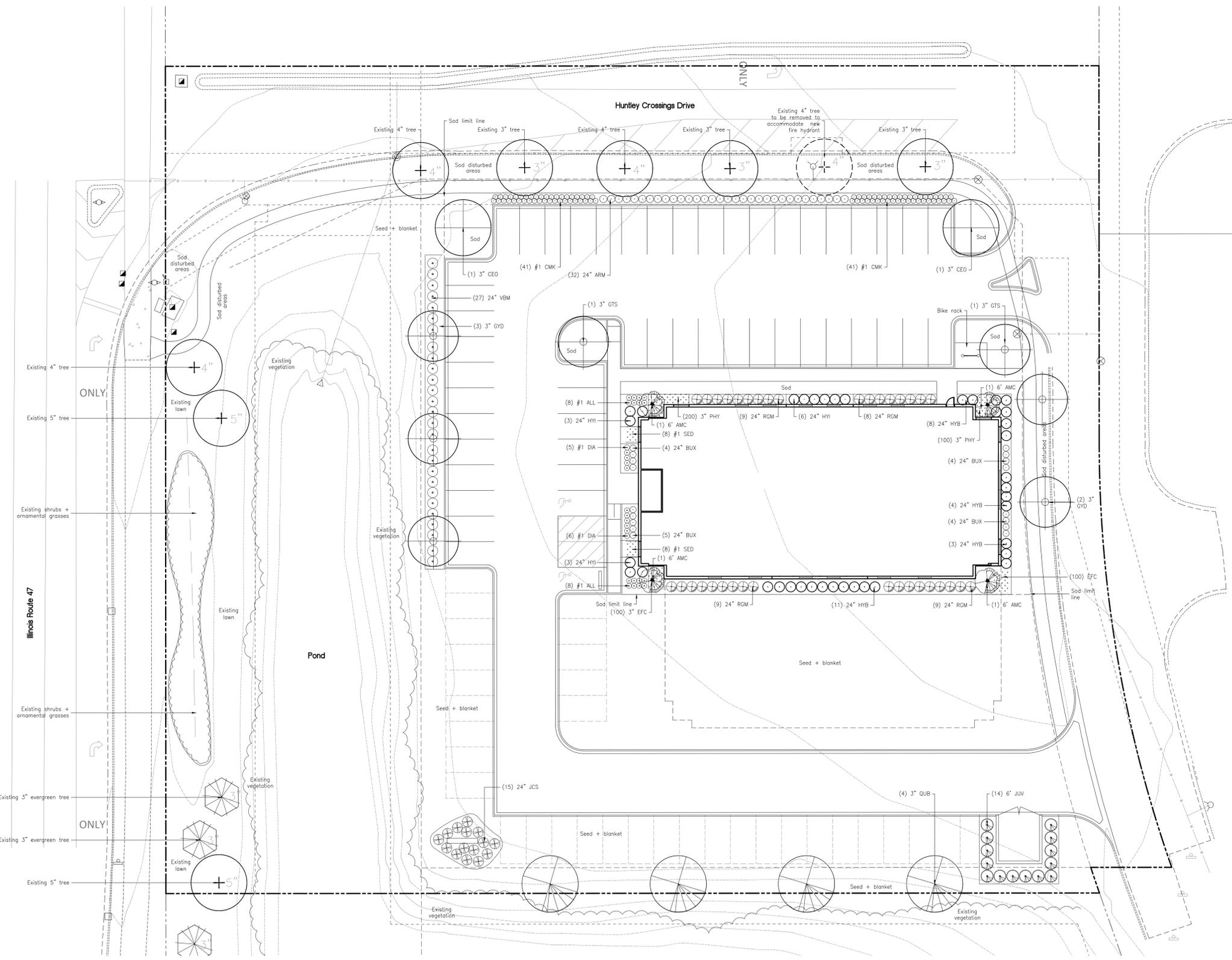
Detail
Shrub Planting



Detail
Groundcover/Perennial Planting

Plant List

Key	Qty.	Size	Botanical Name	Common Name	Remarks
Shade Trees					
CEO	2	3"	<i>Celtis occidentalis</i>	Common Hackberry	BB
GTS	2	3"	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honeylocust	BB
GTD	3	3"	<i>Gymnocladus dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffeetree	BB
QUB	4	3"	<i>Quercus bicolor</i>	Swamp White Oak	BB
Ornamental Trees					
AMC	4	6"	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	BB/Clump
Shrubs					
ARM	32	24"	<i>Aronia melanocarpa</i>	Low Scape Mound Chokeberry	BB
BUX	17	24"	<i>Buxus x microphylla</i> 'Glencoe'	Chicagoland Green Boxwood	BB
HYB	26	24"	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	BB
HYI	12	24"	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Smooth Hydrangea	BB
JUV	14	6"	<i>Juniperus chinensis</i> 'Fairview'	Fairview Juniper	BB
JCS	15	24"	<i>Juniperus chinensis</i> var. <i>sargentii</i>	Sargent Juniper	BB
RGM	35	24"	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant	BB
VBM	27	24"	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	BB
Perennials, Ornamental Grasses and Groundcovers					
ALL	16	#1	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	Container
CMK	82	#1	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Container
DIA	11	#1	<i>Dianthus gratianopolitanus</i> 'Firewitch'	Firewitch Cheddar Pinks	Container
ETC	200	3"	<i>Euzomyia fortunei</i> var. <i>colorata</i>	Purpleleaf Wintercreeper	Pots
PHY	300	3"	<i>Pachysandra terminalis</i>	Pachysandra	Pots
SED	16	#1	<i>Sedum</i> 'SunSparkler' 'Dazzleberry'	Dazzleberry Sedum	Container



Mark	Description	Date
3	Bike Rack	08.06.18
2	Village Review Comments	08.02.18
1	For Review	07.20.18

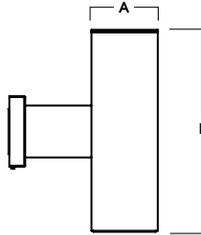
6" SQUARE DIRECT / INDIRECT

FOCUSED ILLUMINATION / FIXTURE OPTIONS



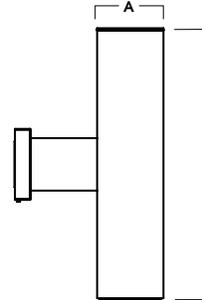
SERIES SIZES

C0618SQUDXT



A	B
6.0	18.0
152.4 mm	457.2 mm

C0624SQUDXT



A	B
6.0	24.0
152.4 mm	609.6 mm

STANDARD FINISHES

MW
MATTE WHITE



MB
MATTE BLACK



PT
PLATINUM SILVER



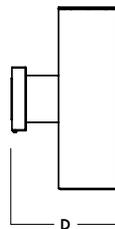
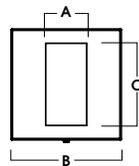
WALL MOUNT DETAIL

WM3
WALL MOUNT 3" EXTENSION



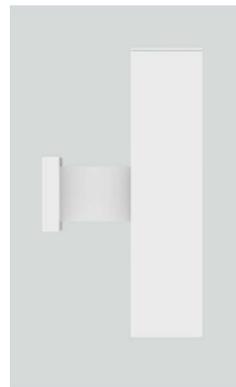
FRONT VIEW

SIDE VIEW



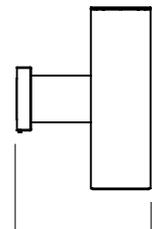
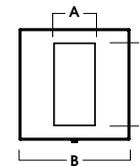
A	B	C	D
2.4	6.4	4.7	10.7
61.0 mm	162.6 mm	119.4 mm	271.8 mm

WM5
WALL MOUNT 5" EXTENSION



FRONT VIEW

SIDE VIEW

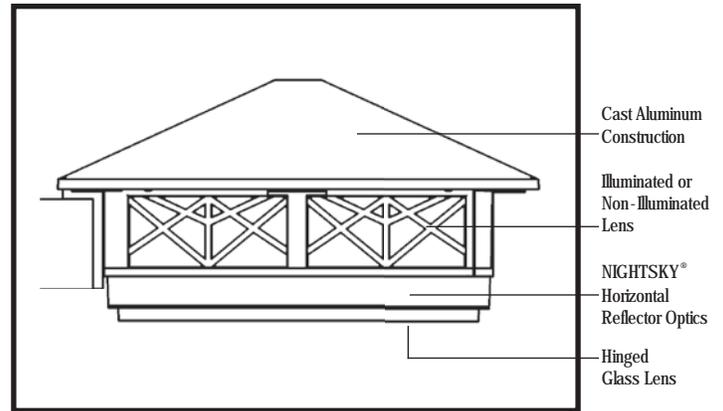


A	B	C	D
2.4	6.4	4.7	13.4
61.0 mm	162.6 mm	119.4 mm	340.4 mm

PA130 PRAIRIE AREA LIGHTER SERIES SPECIFICATIONS

GENERAL

The Prairie Area Lighter series is a decorative downlight fixture which features a dramatic Wrightian/Mission squared edge design. It features unique tree design grille sides, acrylic lens and a dramatic sloped, cantilever roof design. It is available with or without illuminated side grilles. All fixtures have sealed and rotatable optics and are available with flat or sag, clear glass.



EPA = 1.92 (ft²)
WEIGHT = 36 LBS

BALLAST HOUSING

The ballast is housed in the lower section of the cast roof. It is attached to a large mounting plate to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life.

ELECTRICAL

The fixture shall be U.L. or E.T.L. listed in U.S. and Canada. H.I.D. ballasts shall be high power factor with lamp starting down to -30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast/socket assembly shall be pre-wired and located in the housing. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to -10 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps. Ballasts shall be DOE EISA compliant.

FIXTURE ASSEMBLY

The PA130 fixtures shall be made of heavy wall 380 alloy, die cast aluminum measuring 24" wide and 12" tall. Tool-less entry allows easy access to lamp and ballast. A spring latch opens the bottom glass door, which allows access to the lamp compartment, while two additional thumbscrews provide a means to access the ballast. The fixture is available with white acrylic illuminated sides or non-illuminated sides, both providing a white background to accent the grille designs in daylight.

OPTICAL OPTIONS

Distribution shall be delivered by NIGHTSKY® STAR SHIELD® multi-segmented horizontal reflector systems, which eliminate up light. The non-lighted side version provides IES Full Cutoff. The reflector cavity shall be made of specular anodized aluminum. Roof Optics Type 2 (RO2), Type 3 (RO3) or Type 5 (RO5) horizontal is available for medium base lamps. Roof Optics Type 2 (RO2), Roof Optics Type 3 (RO3), Roof Optics Type 4 (RO4), and Roof Optics Type 5 (RO5) are available for mogul base lamps.

QUARTZ RE-STRIKE

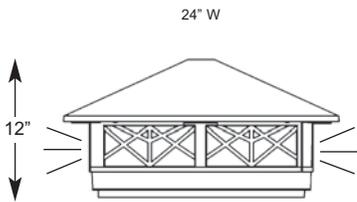
The fixture can be supplied with an optional quartz re-strike system to retain constant fixture light if the H.I.D. lamp fails. The fixture will be equipped with a 100 watt quartz lamp and a controller to run on a 120 volt circuit and must be used in conjunction with a 120 volt or multi-tap ballast.

LIST NO.
PA 130
PRAIRIE
AREA
LIGHTER

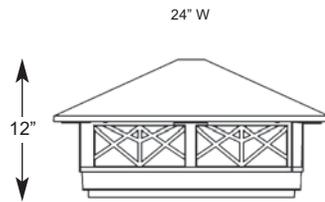
PA130 PRAIRIE AREA LIGHTER

FIXTURES / ARMS PM - WB

FIXTURES	OPTICS	LENSES
----------	--------	--------



PA130I
Illuminated Sides



PA130N
Non-Illuminated Sides



ROH
Roof Optics
Horizontal
2, 3, 4 or 5



FG*
Flat Glass



SG
Sag Glass

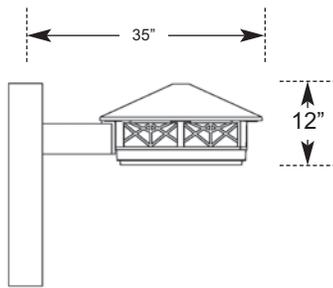


FFG*
Frosted Flat
Glass

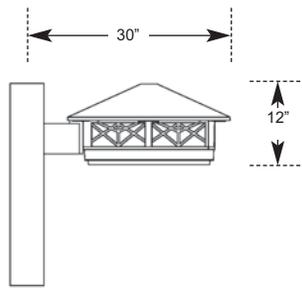


FSG
Frosted Sag
Glass

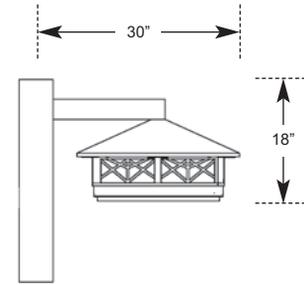
ARMS - POST MOUNT (PM) or WALL BRACKETS (WB)	See Arms Section for more information
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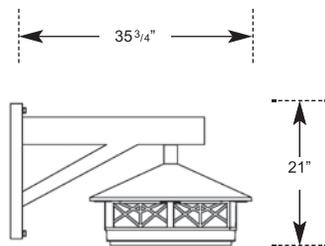
PB



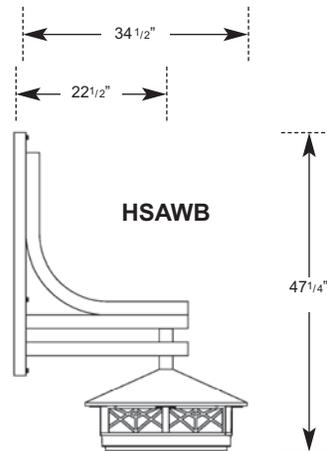
PC



PG



HMP

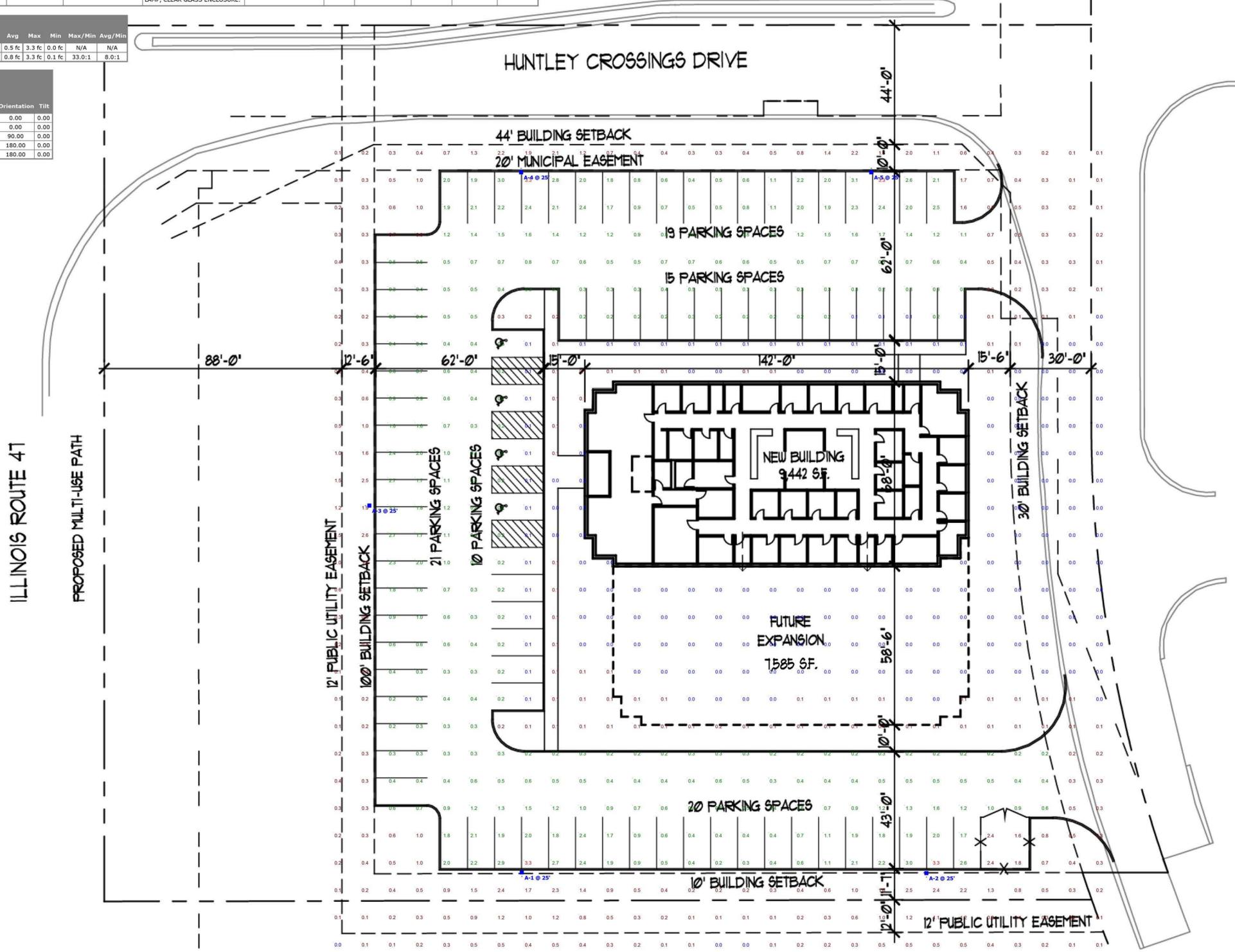


HSAWB

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	STERNBERG LIGHTING, INC.	PA130N FG RO3HL 250MH	CAST ALUMINUM HOUSING, FORMED SEGMENTED SPECULAR AND SEMI-SPECULAR ALUMINUM REFLECTOR WITH BLACK ENAMEL SECTION IN FRONT OF LAMP AND WHITE ENAMEL SECTION ABOVE LAMP, CLEAR GLASS ENCLOSURE.	ONE CLEAR HORIZONTAL M58 250 WATT BT28 METAL HALIDE LAMP RATED AT 20,500 LUMENS.	1	PA130NFG-RO3HL-250MH.IES	20500	0.72	250

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Area	+	0.5 fc	3.3 fc	0.0 fc	N/A	N/A
Calc Zone Parking Area	X	0.8 fc	3.3 fc	0.1 fc	33.0:1	8.0:1

Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	A	54.25	-1.00	25.00	0.00	0.00
2	A	203.00	-1.25	25.00	0.00	0.00
3	A	-3.25	134.75	25.00	90.00	0.00
4	A	54.00	258.25	25.00	180.00	0.00
5	A	182.75	258.25	25.00	180.00	0.00



SITE PLAN
E1.1 1"=20'-0"



AMITA MEDICAL OFFICE BUILDING
Route 47, Huntley, IL
PROPOSED SITE LIGHTING PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)946-0700
Fax: (847)946-1015

Partners in Design
ARCHITECTS



PROJECT NO.: 395.17.III
DRAWN BY: T&D CHECKED BY: WTH
DATE: 07.20.18
SHEET NO.:

MBRE

E1.1

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
1	2	Custom ILL. Monument Sign Cabinet	76.5

Electrical Chart			
AMPS:	4	AMPS	
V.A.:	120	VOLTS	WATTS: 480
CIRCUITS:	1-20 amp CIRCUIT		



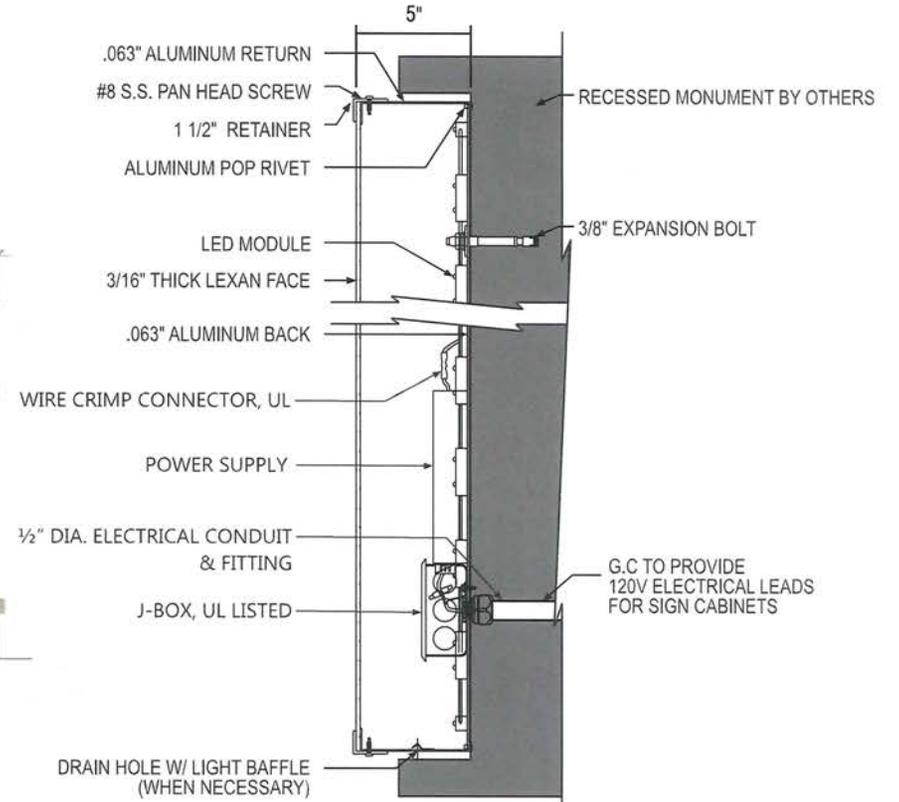
Custom ILL. LEXAN FACE SIGN CABINET on an existing Monument

QTY: 2

SCALE: 1/4"=1'-0"

NOTE: MONUMENT BY OTHERS, MONUMENT TO HAVE A 39 1/2" X 8'-0 1/2" RECESSED HOLE TO FIT (2) ILLUMINATED 6" DEEP SIGN CABINET.

NOTE: WALL SIGN TO BE RECESSED INTO MONUMENT



TYPICAL SECTION DETAIL

SCALE: 1 1/2"=1'-0"

Drawing prepared by:



Location: 12920 S. State Rd 47
Huntley, IL
Proj #: 4400
Loc #: 102
Order #: 11194531

Drawing prepared for:



File Path: K:\EGV-ART\Active\ACCOUNTS\A\Amita Health\Project 4400\Locations Ambulatory\4400_102_Huntley_IL_R4

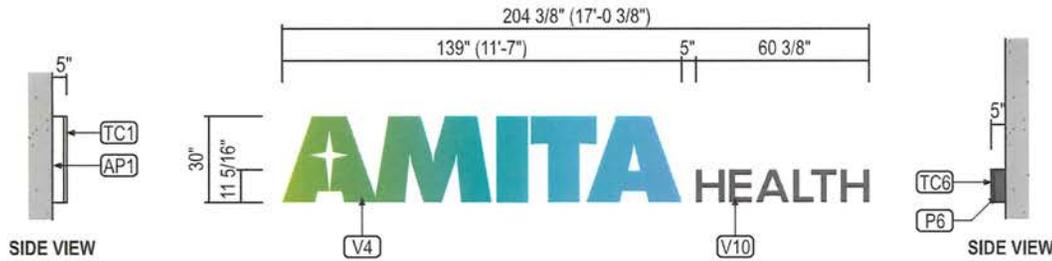
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Rev 1	275038	06/13/18	ABP	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	300821	07/02/18	ABP	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	301483	07/17/18	ABP	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	301640	07/23/18	ABP	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

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Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
2	1	IL-H-30 ILL. Face-lit channel letterset, Remote	42.5

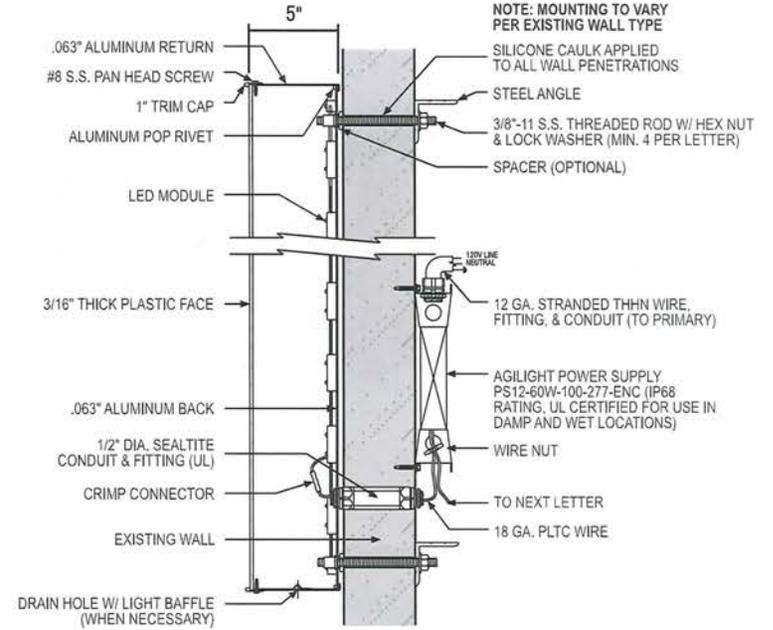
Electrical Chart			
AMPS:	1	AMPS	
V.A.:	120	VOLTS	WATTS: 120
CIRCUITS:	1-20 amp CIRCUIT		



30" FACE-LIT LED ILL. CHANNEL LETTERSET , REMOTE

QTY: 1
 NOTE: NEW CIRCUIT REQUIRED BY OTHERS
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/16"=1'-0"



TYPICAL SECTION DETAIL

SCALE: N.T.S.



EXISTING



PROPOSED

SCALE: 1/16"=1'-0"

Drawing prepared by:



Location:
 12920 S. State Rd 47
 Huntley, IL
 Proj #: 4400
 Loc #: 102
 Order #: 11194531

Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	274621	06/04/18	ABP	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	275038	06/13/18	ABP	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	300821	07/02/18	ABP	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	301483	07/17/18	ABP	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	301640	07/23/18	ABP	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

File Path: K:\EGV-ART\Active\ACCOUNTS\A\Amita Health\Project 4400\Locations Ambulatory\4400_102_Huntley_IL_R4

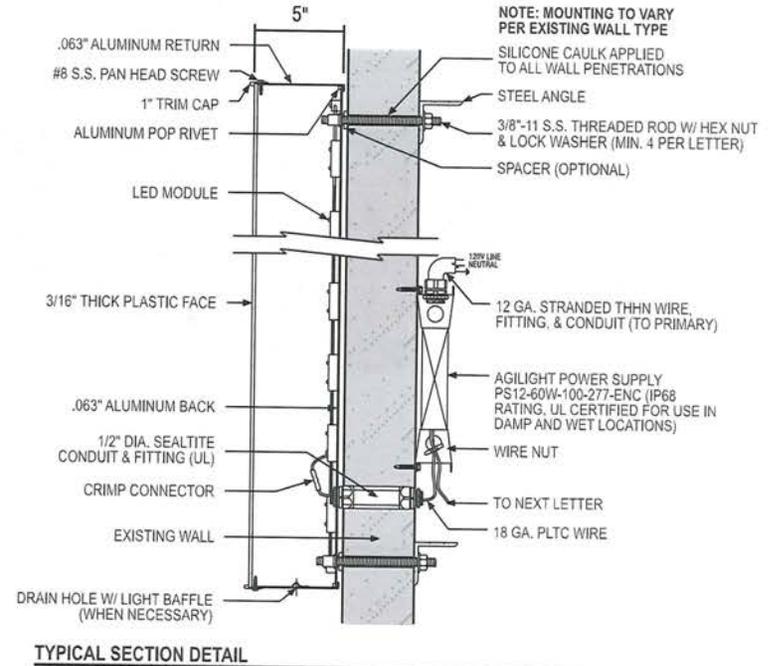
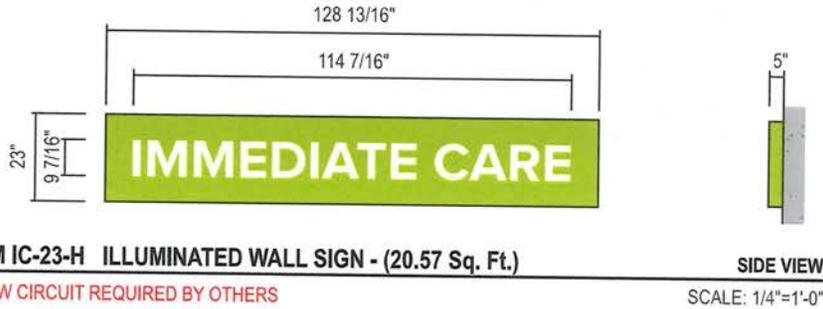
Drawings are the exclusive property of ICON., Any unauthorized use or duplication is not permitted. Pg. 3

42,54

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
3	1	CUSTOM IC-23-H ILL. Wall Sign	35

Electrical Chart			
AMPS:	1	AMPS	
V.A.:	120	VOLTS	WATTS: 120
CIRCUITS:	1-20 amp CIRCUIT		



Drawing prepared by:



Location:
12920 S. State Rd 47
Huntley, IL

Proj #: 4400 Loc #: 102 Order #: 11194531

Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	274621	06/04/18	ABP	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
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Rev 3	301483	07/17/18	ABP	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	301640	07/23/18	ABP	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

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VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING MINUTES EXCERPT
June 28, 2018

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, June 28, 2018 at 7:39 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Ronda Goldman, Timothy Hoeft, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman, Chief Robert Porter, Sergeant Amy Williams and Village Attorney John Cowlin.

- a) Consideration – Conceptual Review of a Proposed Site Plan and Building Elevations for a Medical Office Building on Lot 4 of Huntley Crossings – Phase 1 and Referral to the Plan Commission to begin the Formal Development Review Process

Director of Development Services Charles Nordman reviewed a Power Point presentation and reported that MB Real Estate Services, Inc. is proposing development of a ±9,442 square foot ambulatory care/clinical use medical office building on Lot 4 of Huntley Crossings – Phase 1. The 2.74-acre site is located at the southeast corner of Route 47 and Huntley Crossings Drive. The proposed facility will employ 10 full-time staff and serve approximately 50-60 patients during normal daily operations.

The proposed single-story building will be orientated to face Route 47 with exterior materials including a combination of face brick, brick and stone accents. The main entrance (facing west) to the facility includes an aluminum overhang and aluminum louvre sun shade systems are proposed above windows on the north, south and east (rear) elevations. Proposed signage for the facility is limited to two wall signs on the front (west) elevation and a masonry sign at the southwest corner of the site.

Access to the site is proposed via two (2) driveways from the north-south Huntley Crossings service road. The parking area includes 10- foot by 19-foot parking stalls and 25-foot wide drive aisles that both exceed the minimums required by the Zoning Ordinance. An open space is provided to the south of the building to allow for a possible addition at some point in the future. The proposed dumpster enclosure location is near the southeast corner of the site. Stormwater detention for development of the subject site is accommodated within the existing pond to the west and south. The following table summarizes the proposed parking for the medical office building, including a proposed 7,644 square foot future addition:

Building Square Feet	Required (4 spaces / 1,000 sf)	Provided
Medical Office Building – 9,442	38	50
Future Addition – 7,644	31	35
Totals	69	85

Staff Analysis

The proposed ±2.74-acre site is zoned “B-3” Shopping Center Business District which allows Medical, Dental, Optometry Offices / Clinics, as a permitted use.

The proposed plan will require the following review and approval from the Plan Commission and Village Board:

- Final Planned Unit Development

Strategic Plan Priority

The 2016-2020 Strategic Plan identifies *Promote New Business Development, Retention, and Expansion* as a Strategic Priority, and “Attract and Retain Businesses to Enhance Tax Base and Create New Jobs” as a goal.

Director Nordman reported that Mr. Mark Schwartz was in attendance to answer questions.

Mayor Sass asked if the Village Board had any comments or questions.

Trustee Kanakaris asked if this was a permitted use in that zoning; Village Manager Johnson stated that the use is permitted in that zoning.

Trustee Westberg asked if it being a rental would the Village receive any taxes from it; Mr. Schwartz stated that the owners would have to pay real estate taxes.

Trustee Goldman stated that she was opposed to the location and that the petitioner should look at other properties in the Village; possibly more north. Trustee Goldman did not want this business to only target residents of Sun City.

Trustee Leopold suggested that they make the signage large enough to see from Route 47 and suggested that the trash enclosure be located closer to the building. Mr. Schwartz stated that they thought the Village would prefer the trash enclosure to be out of site.

Mayor Sass stated that he would prefer it if they found a location that wasn't right on Route 47 on prime property that could be used for other businesses. Trustee Kanakaris agreed and stated that he would prefer that site to have a restaurant or retail use. Trustee Hoeft agreed.

Mayor Sass asked the Village Board if it was okay that this proposal move on to the Plan Commission as it is a permitted use.

Trustees Kanakaris and Goldman stated that they did not like this proposal in this location.

Trustee Leopold stated that because it is a permitted use that perhaps this could be an incentive for other uses to be built nearby.

Village Manager Johnson stated that Staff will ask for a statement regarding taxes.

Trustee Piwko stated that he would rather have the Village see tax revenue and while he would not prefer this business in that location he would prefer it to an open field.

Village Manager Johnson reported that Staff has shared the same concerns about this use at that location with the property owner and the petitioner but because of the zoning the petitioner needs to be allowed to go through the process and then ultimately return before the Village Board. Village Manager Johnson asked Counsel for his opinion.

Village Attorney Cowlin stated that because it is a permitted use in that zoning, the petitioner must be allowed the opportunity to go through the process.

Village Manager Johnson stated that the petitioner will have to decide if it's worth going through the process after hearing the opinions of the Board at this meeting.

Trustees Kanakaris and Goldman reiterated that they did not like this proposal. Trustee Goldman stated that it should be moved more north.

It was the consensus of the Village Board to refer the proposed Medical Office Building to the Plan Commission to begin the formal development review process.

Village of Huntley
REQUEST FOR PLAN COMMISSION ACTION
PUBLIC HEARING

MEETING DATE: August 13, 2018

SUBJECT: Petition No. 18-8.2, One Way Driving School, Inc., Petitioner, and Hetan Patel, Owner, 10395 Vine Street - Request for a Special Use Permit to operate a Commercial or Trade School (Driving School) in the “B-3” Shopping Center Business District.

BACKGROUND INFORMATION

Petitioner: One Way Driving School, Inc.
 12335 Ferris Lane
 Huntley, IL 60142

Owner: Hetan Patel
 528 Valerian Drive
 Woodstock, IL 60098

Subject Location: 10395 Vine Street; PIN 18-28-152-005

Request: Special Use Permit for a School Commercial or Trade School in the “B-3” Shopping Center Business District to accommodate a Driver’s Education Facility.

Zoning, Land Use and Comprehensive Plan:

LOCATION	ZONING	CURRENT USE	COMPREHENSIVE PLAN
Property in Question	“B-3” Shopping Center Business District	Multi-tenant Center with Restaurant and Hair Stylist	Mixed Use (Business/Residential)
North	“B-3” Shopping Center Business District	Automotive Repair	Mixed Use (Business/Residential)
South	“B-3” Shopping Center Business District	Automotive Repair	Mixed Use (Business/Residential)
East	“B-3” Shopping Center Business District	Car Wash	Retail and Service Commercial
West	“RE-1” Residential Estate District	Vacant	Mixed Use (Business/Residential)

DEVELOPMENT SUMMARY

One Way Driving School Inc. will lease the 1,250 square foot tenant space at 10395 Vine Street within the existing multi-tenant building. The two (2) existing tenants are Tufano’s Pizzeria, at the north end of the ±5,000 square foot building and the Cut and Curl Hair Salon, with the proposed driving school and a vacant tenant space representing the other two (2) tenant spaces.

The classroom and in-vehicle training One Way Driving School Inc. will provide is mandated by the State of Illinois and will operate with the following schedule:

- Classroom Training: Monday through Thursday evenings - 6:30 to 8:30 p.m.
- Behind-the-Wheel /In-Vehicle Observation Training: Fridays and Saturdays - 11:00 a.m. and 1:00 p.m.
- Closed Sundays.

STAFF ANALYSIS

Ordinance No. 2005-4.26, executed on April 14, 2005, approved a parking variation for the subject property allowing the use of seven (7) off-site, shared parking spaces within the neighboring lot to the north (10369 Vine Street) in order to accommodate the parking required for existing businesses, including a medical office, along with a physical therapy facility (occupying two (2) of the four (4) lease spaces) proposed at that time.

Parking

The subject multi-tenant building parking area has nineteen (19) parking spaces including a single accessible loading/parking space. The current Zoning Ordinance requirements for the four (4) lease space building is specified in the following table:

Use	Minimum Parking Requirement	Lease Space Square Footage	Required Parking Spaces
Carryout Food Service	One space/fifteen (15) sq. ft. of customer service area	75 square feet	5
Beauty Shop	Eight (8) per 1,000 square feet	1,250	10
Driving School	Four (4) per 1,000 square feet	1,250	5
Vacant Lease Space	Four (4) per 1,000 square feet	1,250	5
Total Parking Required			25
Total Parking Provided including the seven (7) off-site spaces			26

The driving school business plan notes there will be no storage of employee and/or driver’s education vehicles within the subject property over-night.

SPECIAL USE PERMITS – Standards for Special Use Permits.

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: *(The petitioner’s response to these standards is provided as an exhibit to this report):*

- (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.
- (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.
- (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.
- (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.
- (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.

REQUESTED ACTION

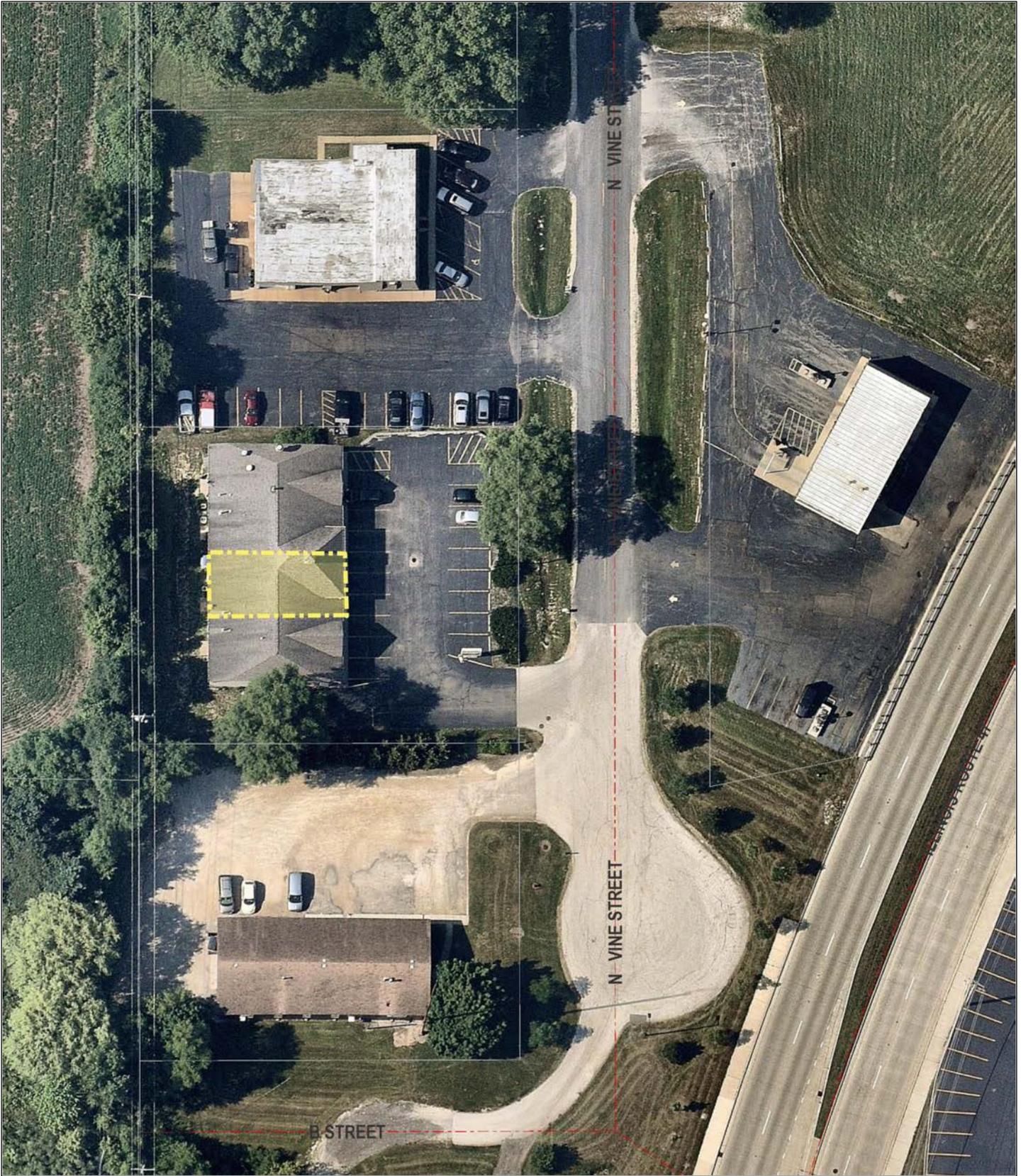
The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 18-8.2, One Way Driving School, Inc., Petitioner, and Hetan Patel, Owner, 10395 Vine Street - Request for a Special Use Permit to operate a Commercial or Trade School (Driving School) in the “B-3” Shopping Center Business District.

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

1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
2. No Signage is approved as part of the Special Use Permit.

EXHIBITS

- 10385 – 10399 Vine Street Multi-Tenant Building – Site Aerial, dated 07/30/18
- One Way Driving School, Inc. - Business Plan
- Petitioner’s Response to Special Use Standards



10395 Vine Street
One Way Driving School, Inc.

VILLAGE OF HUNTLEY
10987 Main Street
Huntley, IL 60142
(847)669-9600

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 60'

Print Date: 7/30/2018

One Way Driving School, Inc.
10395 Vine Street, Huntley, Illinois 60142
- Business Plan -

Mission statement: To teach our students how to become safe, courteous and responsible drivers.

This is achieved by teaching:

Thirty (30) hours in the classroom

Six (6) hours behind the wheel

Six (6) hours of observation in the vehicle

All of these hours are mandated by the State of Illinois

One Way Driving School will achieve this time frame by holding class for two (2) hours a day.

Our hours are:

Monday through Thursday evenings

6:30pm - 8:30pm

One Way Driving School will host the *behind-the-wheel* and *observation in-vehicle training* segments on Fridays and Saturdays:

10:00am and 1:00pm

Closed on Sundays

- All of the above is facilitated by a licensed instructor with the state of Illinois. One Way Driving School is subject to periodic inspection by the state of Illinois for all curriculum in the classroom, behind the wheel, and structural integrity.
- One Way Driving School will utilize four (4) parking spaces including a single accessible space. There will be no vehicles stored on the premises over-night.

Respectfully,

Joe Carnana, President and CEO

josephcar@comcast.net

815-353-7314

Mike Marte, Treasurer and CFO

Mikemarte@yahoo.com

708-257-5979

Andy Lunz, Secretary and COO

alunz@ymail.com

224-636-2923

One Way Driving School Inc. – 10395 Vine Street - Responses
Standards for Special Use Permits (1) General Standards.

- (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.
Response: *One Way Driving School will follow the code and plan purposes in accordance with the Official Comprehensive Plan.*
- (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.
Response: *One Way Driving School will not have any substantial or undue adverse effect upon the adjacent property, nor the character of the area or 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.
Response: *One Way Driving School will have no undue interference with surrounding development. One Way Driving School will not dominate the immediate vicinity or interfere with the use and development of neighboring property. Applicable district regulations will be followed.*
- (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.
Response: *One Way Driving School will follow the proposed use and development of the adequate public facilities standards.*
- (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.
Response: *One Way Driving School will not cause any traffic congestion on any residential streets.*
- (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.
Response: *One Way Driving School will not cause any undue destruction of natural, scenic, and historic features 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.
Response: *One Way Driving School will be in compliance with all standards imposed by the particular provision of this code.*