

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 13, 2020
MINUTES**

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 13, 2020 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 Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

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COMMISSIONERS

ABSENT: Commissioners Ron Hahn and Darci Chandler

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

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4. **Public Comments** None.

5. **Approval of Minutes**

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A. Approval of the May 11, 2020 Plan Commission Meeting Minutes

No additions or corrections were noted.

A MOTION was made to approve the May 11, 2020 Plan Commission Meeting Minutes.

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MOVED: Commissioner Terra DeBaltz

SECONDED: Vice Chair Dawn Ellison

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

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NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

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6. Petition(s)

A. Petition No. 20-07.01, Spyratos Realty Co. Inc., as petitioner, and Bakley Enterprises, Inc., as owner, 10390 Vine Street, Request is for consideration of (i) a Special Use Permit for a Car

Wash in the “B-3” Shopping Center Business District and (ii) Site Plan Review, including any necessary relief, 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.

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

Manager Griffin reviewed a PowerPoint presentation.

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Manager Griffin stated the petitioner is proposing to reopen the former Huntley Car Wash as Premier Car Wash. The property is zoned B-3 Shopping Center Business District. Manager Griffin stated the owner, Pete Spyrtatos, is requesting approval of (i) a Special Use Permit for a Car Wash in the “B-3” Shopping Center Business District and (ii) Site Plan Review, including any necessary relief, in accordance with the site plan that was submitted. Mr. Spyrtatos also owns Premier Car Wash in Sycamore.

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Site Plan & Parking Lot

Manager Griffin stated Mr. Spyrtatos proposes to utilize the existing structure and update the equipment to include three (3) touchless automatic car wash bays. The building will be power washed, and the red cinder block will be covered with Premier’s prototypical blue signage board. The north vacuum station will be replaced with a new pay station and southern vacuum station will remain as existing. The entire parking lot will be repaved and restriped, and the plans indicate stacking for 24 vehicles. There are four (4) 10’ x19’ parking spaces proposed adjacent to the vacuum at the south side of the lot.

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Landscaping

Manager Griffin reviewed the landscaping. The proposed landscape plan depicts two new planting beds on the north side of the site. Three (3) 2-inch caliper American Hornbeam trees are included in the plan, and several groupings of bushes, grasses, and perennials are well spaced between the trees.

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Lighting

Manager Griffin reviewed the outdoor lighting. Parking lot lighting on the site will be replaced with three (3) new Lithonia light poles and the Lithonia D-Series Size 1 LED Area Luminaire fixtures. The light fixtures will be required to provide the requisite 2.0 foot-candle average for the parking area and the 0.5 foot-candle maximum at the property line.

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Signage

Manager Griffin stated the proposed signage includes six (6) wall signs. This includes two (2) illuminated “Premier Car Wash” channel letter signs (54 SF each) on the west and east sides, and two (2) illuminated “Touchless Laserwash” channel letter signs (57 SF each) on the north and south sides. All channel letter signage will be attached to the 32” tall composite aluminum blue panel, which is proposed to wrap around the upper façade of the entire building. The east side of the building includes one (1) illuminated “water swoosh” sign measuring 30 square-foot, and the west side of the building will have the entrance door wrapped with the “water swoosh” logo, measuring 20 square-foot.

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Building elevation	Number of signs allowed	Number of signs proposed	Square footage of signs allowed	Square footage of signs proposed	Relief Required
West (Vine St.)	1	2 ^(1&3)	65 SF	84 SF	1 sign and 19 SF
East (Rt. 47)	1	2 ^(1&4)	65 SF	64 SF	1 sign
North (side)	0	1 ⁽²⁾	None	57 SF	1 sign and 57 SF
South (side)	0	1 ⁽²⁾	None	57 SF	1 sign and 57 SF
Total	2	6	130 SF	262 SF	Four (4) addl. signs and addl. 132 square feet

The four (4) types of proposed walls signs are:

(1) “Premier Car Wash” illuminated channel letters– 54 SF

(2) “Touchless Laserwash” illuminated channel letters – 57 SF

(3) “Water Swoosh” logo – acrylic, illuminated, 30 SF

5 (4) “Water Swoosh” logo – west entrance with “wrapped” art design over entire door – 20SF

REQUIRED RELIEF

The following relief will be considered as part of the Site Plan Review:

- 10 1. In accordance with Section 156.123 of the Sign Ordinance, the building would be permitted two wall signs as it fronts two streets (Route 47 and Vine Street). Each street frontage would be allowed one sign and 65 square foot of sign area; therefore, relief will be required to allow four (4) additional wall signs, and 132 additional square feet of sign area.

15 Village Board Conceptual Review

Manager Griffin stated the Village Board reviewed conceptual plans for the project at their June 11, 2020 meeting and generally gave positive reviews for the project. One trustee mentioned he wanted the proposed six (6) bushes on the north side to be taller than 4-foot. Manager Griffin stated the petitioner has since improved the landscaping on the north side to include three (3) trees, and several bushes, decorative grasses, and perennials. Additional questions included whether the building would be painted, and how many vehicles would be stacked. Manager Griffin stated the petitioner will be power washing and tuck-pointing the building, and has included a stacking plan as an exhibit in this report.

Special Use Permit

25 Manager Griffin reviewed the required standards for a 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 (*The petitioner’s responses to the standards were provided as an exhibit*):

- 30 (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.
- 35 (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.

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- (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.
- 10
- (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.
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- (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.

20 Action Requested

Manager Griffin stated the petitioner is requesting a motion of the Plan Commission, to recommend approval of Petition No. 20-07.01, Spyrtos Realty Co. Inc., as petitioner, and Bakley Enterprises, Inc., as owner, 10390 Vine Street, Requesting approval of a (i) a Special Use Permit for a Car Wash in the “B-3” Shopping Center Business District and (ii) Site Plan Review, including any necessary relief for Premier Car Wash.

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

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1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.

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 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 4. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
 5. All permanent and seasonal plantings must be replaced immediately upon decline.

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 6. The lighting fixtures will be required to provide the minimum 2.0 foot-candle average for the parking area and the 0.5 foot-candle maximum at the property line.
 7. No building plans or permits are approved as part of the submittal.
 8. No sign permits are approved as part of the submittal.

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Manager Griffin concluded her PowerPoint presentation and alerted Chairman Kibort that Peter Spyrtos was in attendance and ready to answer any questions from the Plan Commission.

Chairman Kibort thanked Manager Griffin and requested a motion to open the Public Hearing.

A MOTION was made to open the public hearing to consider Petition No. 20-07.01

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MOVED:	Commissioner Terra DeBaltz
SECONDED:	Commissioner Lori Nichols
AYES:	Commissioners Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

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Chairman Kibort stated that as this public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Peter Spyratos and Manager Griffin.

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Chairman Kibort asked Mr. Spyratos if he had anything to add. Mr. Spyratos stated staff had done a good job of reviewing the petition and he had nothing to add at this time, but were available for questions.

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Chairman Kibort asked if there was anyone in attendance wishing to add public comments. There were no public comments.

Chairman Kibort then asked for comments or questions from the Commission.

Commissioner Robert Chandler stated he was in favor of the proposal as it was presented.

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Vice Chair Dawn Ellison inquired about the vacuums and asked if one was enough. Mr. Spyratos replied there was room for two cars (one on each side of the vacuum), and he felt it was sufficient.

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Vice Chair Dawn Ellison mentioned, she thought the project could benefit from an additional sign at Joan and Route 47. This would assist Route 47 travelers in locating the best entrance to get to Vine Street. Mr. Spyratos stated he thought that was a good idea; however, he does not own that land. He stated he was willing to work with the property owner to see if they would allow him to construct a directional sign temporarily at that location, if the Plan Commission and the Village Board would allow it. Manager Griffin stated such a sign would be considered “off-premise” and would require Village Board approval.

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Chairman Tom Kibort was in favor of the project and that the “touchless” offered a different type of car wash than was offered in other Huntley locations.

Commissioners Terra DeBaltz and Lori Nichols both voiced approval of the project and did not have additional questions.

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There were no further comments from the Commission.

Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 20-07.01.

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

Chairman Kibort requested a motion to approve the petition.

15 A MOTION was made to approve Petition No. 20-07.01, Spyratos Realty Co. Inc., as petitioner,
 and Bakley Enterprises, Inc., as owner, 10390 Vine Street, Request is for consideration of (i) a
 Special Use Permit for a Car Wash in the “B-3” Shopping Center Business District and (ii) Site
 Plan Review, including any necessary relief, 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
 20 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 25 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
- 30 5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. The lighting fixtures will be required to provide the minimum 2.0 foot-candle average for the parking area and the 0.5 foot-candle maximum at the property line.
7. No building plans or permits are approved as part of the submittal.
- 35 8. No sign permits are approved as part of the submittal.

MOVED: Commissioner Robert Chandler
SECONDED: Vice Chair Dawn Ellison
 40 **AYES:** Commissioners Lori Nichols, Robert Chandler, Terra DeBaltz, Vice
 Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

45 6. Petitions/Public Hearings (continued):

5 B. Petition No. 20-07.02, Woodstock Hotel Inc., as petitioner, and Huntley Hotels, LLC, as owner, Lot 2 of the Huntley Crossings Final Plat of Subdivision (generally located east of Route 47 and south of Powers Road), Request is for consideration of a petition (i) Amending the Preliminary Planned Unit Development and for (ii) Final Planned Unit Development in order to construct a four-story Hampton Inn Hotel 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 announced Director Nordman would be giving a PowerPoint presentation to review the petition.

Director Nordman reviewed a PowerPoint presentation.

15 Director Nordman stated the petitioner, Woodstock Hotel Inc., is requesting approval for amending the Preliminary Planned Unit Development for Huntley Crossings and for approval of a Final Planned Unit Development in order to construct a four-story Hampton Inn Hotel. The proposal includes the construction of a 4-story, 100-room Hampton Inn hotel on Lot 2 of Huntley Crossings. The hotel is proposed to be located on the site which was previously approved in 2007 for a Home Depot store.

20 *Amending the Preliminary Planned Unit Development (PUD)*

25 Director Nordman reviewed history of the site and the process for amending the PUD. The Preliminary Planned Unit Development (PUD) for Huntley Crossings Phase I was approved by the Village Board on November 16, 2006 (Ordinance (O)2006-11.104). The Preliminary PUD proposed for Lot 2 (±11.3 acres) to be developed as big box retail (Home Depot). Home Depot later submitted a petition and was approved for Final Planned Unit Development to construct of a 104,208 square foot store and associated 28,086 square foot garden center (Ordinance (O)2007-06.30); However, due to the state of the economy Home Depot did not move forward with construction and later sold the property.

30 The proposed amendment to Huntley Crossings Phase I would modify the Preliminary PUD to allow for construction of a hotel on Lot 2, rather than big box retail as contemplated by the original plan.

Final Planned Unit Development

35 Director Nordman reviewed the Final PUD. The petitioner is proposing to construct a 4-story, 100 room Hampton Inn hotel on Lot 2 of the Huntley Crossings Final Plat of Subdivision. The ±63,208 square foot hotel will include an indoor pool, breakfast area for guests and a meeting room capable of seating 34 people.

Site Plan

40 Director Nordman stated the proposed site plan for the hotel will occupy approximately 3.7 acres of the ±11.3-acre lot (the petitioner is not proposing to subdivide the property at this time and would return at a later date to subdivide the lot when future users have been identified for the remain portions of Lot 2). The hotel's main entrance will face towards Route 47 and parking will be provided on all four sides of the building.

45 Director Nordman reviewed access to the site, which will be provided by extending the existing north/south access road which also serves the outlots along Route 47 and provides access to the Route 47 signalized intersection. Pedestrian access to the site will be provided by extending the sidewalk

which currently terminates at Harris Bank. Additional sidewalk connections will be constructed as the remaining outlots are developed, including a connection to the Route 47 multi-use path at the time Lot 4 is developed.

- 5 Director Nordman stated the trash enclosure will be located at the southeast corner of the site and will be constructed of stone veneer to match the building. The enclosure will also include a 16'-0" by 12'-6" storage building that will be clad in stone veneer.

Parking

- 10 Director Nordman stated the Zoning Ordinance requires that a hotel provide one (1) parking space per guest room plus 50% of the spaces required for accessory restaurants and/or meeting rooms. The Hampton Inn has 100 guest rooms and a meeting room and breakfast area that will each seat 34 people, therefore requiring 122 parking spaces. In compliance with Zoning Ordinance requirements the proposed site plan provides 124 parking spaces, including 5 accessible parking spaces.
- 15 The site plan also provides 2 spaces for RV/trailer parking, as requested by the Village Board. A bicycle rack has also been provided near the main entrance to the hotel.

The following table was included in the PowerPoint presentation.

20 *Required Parking*

Use	Parking Required	Parking Proposed
Hotel – 100 guest rooms	100 spaces (1 space per guest room)	100 spaces
Breakfast Area – 34 seats	11 spaces (0.3 spaces per seat)	12 spaces
Meeting Room – 34 seats	11 spaces (0.3 spaces per seat)	12 spaces
	122 spaces	124 spaces

Building Elevations

- 25 Director Nordman stated the proposed 4-story building elevations include the use of stone veneer around the first floor of the building, an architectural wood look panel on portions of the front elevation (west), and five (5) different colors of EIFS on the remainder of the building. Director Nordman noted, the Village’s Commercial Design Guidelines prohibit the use of EIFS. The building also includes a porte cochere at the main entrance that will have columns clad in stone veneer.

- 30 Director Nordman reviewed the building height that is proposed to be 56 feet / 4-stories, which exceeds the maximum height permitted in the “B-3” Shopping Center Business zoning district. The “B-3” district permits a maximum height of 3 stories / 35 feet. The building will exceed the maximum permitted height by 1 story / 21 feet, therefore, requiring relief to be considered as part of the planned unit development.

35 *Landscaping*

Director Nordman stated the proposed landscape plan has been prepared in conformance with the Village’s landscape ordinance and Commercial Design Guidelines. The plan includes various species of 3-inch caliper trees around the perimeter of the site and within the parking lot. Foundation plantings are also provided on all four elevations of the building.

Site Lighting

Director Nordman stated the parking lot lighting will consist of LED pole mounted fixtures that are 25 feet in height. Additional lighting will include wall mounted fixtures on the north, south, and east building elevations and under canopy lighting at the front entrance. The parking lot photometric plan meets the Zoning Ordinance requirement of providing an average minimum illumination of two (2) foot candles. The petitioner will need to add photometric readings at the perimeter of the property in order to verify conformance with maximum foot candles at the property’s perimeter lot lines.

Signage – Wall

Director Nordman conducted a review of the signage. The proposed wall signage for the hotel consists of three signs that will be mounted at the top of the north, west, and south building elevations. Staff notes, the architectural building elevations also include a wall sign on the rear elevation (east) of the building; however, the Site Signage Plan does not propose a wall sign on the rear elevation.

Director Nordman stated the Zoning Ordinance permits one wall sign per tenant and limits the sign to the street frontage face of the building. In accordance with the Ordinance, the hotel would be permitted one wall sign by right since it only fronts on Route 47. Relief is required to allow the wall signs to be located on the north and south building elevations and allow 23.53 square feet of additional wall signage.

The following table provides a summary of the proposed wall signage:

Location	# of Signs Proposed	# of Signs Permitted	Sign Area Proposed	Maximum Sign Area Allowed
North Elevation	1	0	79.5	0 sq. ft.
South Elevation	1	0	79.5	0 sq. ft.
West Elevation (front)	1	1	112	247.47 sq. ft.
Total	3	1	271 sq. ft.	247.47 sq. ft.

Signage – Ground

Director Nordman continued with a review of the monument sign. The proposed ground sign will be located near the northwest corner of the site, near the entrance to the hotel’s parking lot. The sign will stand 12’-6” in height and positioned so that it faces towards Route 47. The sign face will have an area of approximately 41.76 square feet. The Annexation Agreement for the site requires that ground signs for the Route 47 outlots not exceed six (6) feet in height, but does not provide specific requirements for ground signs on the lots planned for big box retail because the development was to have two (2) shopping center monument signs along Route 47. The monument signs were to stand thirty (30) feet in height and would advertise the big box and in-line retail on the lots without direct frontage on Route 47. Those signs have not been constructed nor is there a plan to construct the signs in the near future.

Director Nordman stated the base of the ground sign is currently proposed as aluminum which does not comply with the Sign Ordinance or Commercial Design Guidelines. Both documents require the base of

the sign to be constructed of brick or stone. Staff recommends the base of the ground sign be clad with the same stone veneer that is used on the building.

Required Relief

5 Director Nordman reviewed a list of items which required Village Board approval for relief from the Zoning Ordinance:

1. Section 156.039(C)(5) of the Zoning Ordinance allows a maximum building height of 3 stories / 35 feet in the “B-3” Shopping Center Business zoning district. The proposed height of the hotel is 4 stories / 56 feet, thus requiring relief to be approved as part of the Final Planned Unit Development.
2. Section 156.123 of the Zoning Ordinance, allows one wall sign per tenant or one wall sign per street frontage on corner lots. Section 156.123 also states the total surface area of all wall signs on a building shall not exceed one (1) square foot for each lineal foot of the building frontage. The site has frontage on only Route 47 and the building’s frontage measures 247.47 feet, therefore allowing one wall sign measuring up to 247.47 square feet. Relief is required to allow a total of three (3) wall signs totaling ±271 square feet.

Village Board Concept Review

20 Director Nordman stated the Village Board discussed the proposed plan at their meeting on May 28, 2020, and provided the following comments:

1. Provide parking spaces for RV’s and vehicles with trailers. *In response, the petitioner has added two spaces on the north end of the parking lot to accommodate larger vehicles.*
2. It was recommended that EIFS cover no more than 30% of the building.

25 Action Requested

Director Nordman stated the petitioner is requesting a motion of the Plan Commission, to recommend approval of Petition No. 20-07.02, Requesting to (i) Amend the Preliminary Planned Unit Development and for (ii) Final Planned Unit Development in order to construct a four-story Hampton Inn Hotel 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.

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

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The Espresso Kentucky Coffeetree proposed on the landscape plan shall be replaced with a

different species of tree.

6. The base of the ground sign shall be clad in stone veneer to match the building.
7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. In accordance with the Village's Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

Director Nordman concluded his slide show presentation, and introduced the petitioner, Mr, Hetan Patel, of Woodstock Hotel Inc., and stated he was available for questions or comments from the Commission.

Chairman Kibort thanked Director Nordman and requested a motion to open the Public Hearing.

A MOTION was made to open the public hearing to consider Petition No. 20-07.02

MOVED:	Commissioner Terra DeBaltz
SECONDED:	Commissioner Lori Nichols
AYES:	Commissioners Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

Chairman Kibort stated that as this public hearing, anyone wishing to testify, including members of the public, must be sworn in and asked those wishing to please raise their right hand. He then swore in Hetan Patel from Woodstock Hotel Inc., 10740 Bull Valley Drive, Woodstock, Director Charles Nordman of Village of Huntley, Michael F. Sapp from Environs Architects of Maryville, IL (via telephone), D. Warren Opperman from Joseph A. Schudt & Associates in Mokena, IL (via telephone), and Barbara Drufke of 41W651 Powers Road, Huntley IL.

Chairman Kibort asked Mr. Patel if he had anything to add. Mr Patel stated staff had done a good job of reviewing the petition. Mr. Patel stated they should be starting construction right away and hope to be open in 14 months. He also added that he would be adding stone at the base of the monument sign. Mr. Patel stated the hotel strictly follows the Hampton Inn franchisee design guidelines.

Chairman Kibort asked Mr. Patel about the use of EIFS, and to explain the product.

Mr Patel asked Architect Michael Sapp to comment. Mr. Sapp stated all the upper floors are EIFS.

Commissioner Robert Chandler inquired why EIFS was so restricted in the Huntley Design Guidelines. He inquired if this was due to it being easily damaged. Commissioner Chandler mentioned the use of a sturdier mesh improves the long term viability of EIFS materials.

Director Nordman stated the Design Guidelines call for the use stone and masonry.

5 Discussion ensued regarding the use of EIFS and the pros and cons of said use. Mr. Patel added it is heavily used across the hotel industry as it is easy to change the look over the years. Commissioner Nichols stated she has heard that EIFS buildings are more difficult to insure.

Director Nordman reminded Chairman Kibort that this is a public hearing and a resident had signed up for comment. Chairman Kibort then called on Ms. Barbara Drufke.

10 Ms. Drufke stated her main reason for attending the hearing was to state her opposition to having a four-story hotel at that location. Three story is the maximum allowed and she hoped the Commission would take her views into account. She stated once one 4-story building was approved, it would set a precedent for others. She was against this.

15 Chairman Kibort commented on the height of the building and stated he understood this was unique to a hotel situation and it made sense to him. He then asked for comments from the Commission.

20 Commissioner Lori Nichols asked if any alternative to EIFS was considered. Mr. Sapp stated the Hilton hotel group is very strongly encouraging the use of this type of EIFS as well as the wood-look panels. He stated siding choices are limited in four-story buildings. The EIFS provides a varied look and allows for relief. Commissioner Nichols also asked for increased landscaping at the entrance.

25 Commissioner Terra DeBaltz stated she did wonder about the use of the EIFS, and she was not in favor of the blue in the rendering.

30 Chairman Kibort asked if there are many hotels that are less than 4-story. Mr. Patel answered in the negative. Chairman Kibort said his only concern was the EIFS, but he was happy to see the majority of the use was on the higher floors. Mr. Patel stated the small amount of EIFS on the lower floors would be monitored. He added that the Hilton chain inspects buildings every six months and they will not allow a damaged building to stay damaged.

35 Discussion ensued on the height of hotels and that lower price hotels are typically lower number of stories, and higher price hotels have more stories. Vice Chair Ellison could see the merits of reducing the height due to the resident's concern. Mr. Patel stated he has viewed many hotels and this type of hotel is not seen in a three story layout; the minimum height starts at 4 stories.

Chairman Kibort asked about soil borings. Mr. Patel stated they had done their borings and they met their needs.

40 Vice Chair Ellison asked about the location of the garbage on the south end of the building. She thought it may be better on the north end as it would have less impact on hotel guests. She also inquired about the drive aisle near the entrance canopy, and whether it would allow clearance for trucks and RVs.

45 Commissioner Robert Chandler stated he was Ok with the use of EIFS. He felt the varied design makes the building more interesting. He also commented that in the past, there were many problems with EIFS and water getting behind the panels, and perhaps that is why Commissioner Nichols commented on insurance issues. Today though, architects have designed proper drainage when using EIFS in

buildings. It has come a long way in becoming an acceptable product in the building industry.

Commissioner Robert Chandler asked the architect whether the EIFS system to be utilized for the Hampton Inn Huntley included a drainable system design. Mr. Sapp responded, yes it is a drainable EIFS system.

Commissioner Robert Chandler stated he approved of the 4-story building height. He understands it sets a precedent, but he believes it fits the project and location.

There were no further comments from the Commission.

Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 20-07.02.

MOVED:	Commissioner Robert Chandler
SECONDED:	Commissioner Terra DeBaltz
AYES:	Commissioners Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

Chairman Kibort requested a motion to approve the petition.

A MOTION was made to approve Petition No. 20-07.02, Woodstock Hotel Inc., as petitioner, and Huntley Hotels, LLC, as owner, Lot 2 of the Huntley Crossings Final Plat of Subdivision (generally located east of Route 47 and south of Powers Road), Request is for consideration of a petition (i) Amending the Preliminary Planned Unit Development and for (ii) Final Planned Unit Development in order to construct a four-story Hampton Inn Hotel 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:

- 1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
- 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.**
- 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.**

4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The Espresso Kentucky Coffeetree proposed on the landscape plan shall be replaced with a different species of tree.
6. The base of the ground sign shall be clad in stone veneer to match the building.
7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. In accordance with the Village's Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. No building plans or permits are approved as part of this submittal.
11. No sign permits are approved as part of this submittal.

MOVED: Commissioner Robert Chandler
SECONDED: Commissioner Lori Nichols
AYES: Commissioners Lori Nichols, Robert Chandler, Terra DeBaltz, and Chairman Tom Kibort
NAYS: Vice Chair Dawn Ellison
ABSTAIN: None
MOTION CARRIED 4:1:0

7. Discussion

Director Nordman stated the next regularly scheduled meeting is Monday, July 27, 2020, but there were no petitions scheduled at the moment.

8. Adjournment

At 7:51 pm, a MOTION was made to adjourn the July 13, 2020 Plan Commission meeting.

MOVED: Commissioner Lori Nichols
SECONDED: Commissioner Terra DeBaltz
AYES: Commissioners Lori Nichols, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,
Margo Griffin
 Development Manager
 Village of Huntley