

Village of Huntley

Planning Commission Meeting

January 22, 2007

Zoning Board of Appeals Public Hearing

January 24, 2007

Staff Report

Petition No. 07-1.4 Landmark Pointe Subdivision, Southwest corner of Main Street and Huntley-Dundee Road, Final Planned Unit Development, Final Site Plan Review

Attachments:

- Landmark Pointe, *Geometric Plan*, p. 2 of 8, prepared by Vanderstappen Surveying, revised 10.20.06
- Landmark Pointe, *Paving Plan*, p. 5 of 8, prepared by Vanderstappen Surveying, revised 10.20.06
- Landmark Pointe, *Building Elevations with Material List*, prepared Mark Elmore & Assocs.
- Landmark Pointe, *Renderings*, 2-pgs., North & East Elevations and “Bird’s-Eye View”
- Landmark Pointe, *Landscape Plan*, p. 1 of 1, prepared by Flamingo (Vanderstappen), 12.06.06
- Landmark Pointe – *Monument Sign – dimensions/copy*, 8 ½“ x 11”

Petitioner & Property Owner

Location

The ±2.08-acre *property in question*, is located at the southwest corner of the intersection of East Main Street and the recently realigned Huntley-Dundee Road.

Zoning, Land Use and Comprehensive Plan

LOCATION	ZONING	USE	COMPREHENSIVE PLAN
Property in Question	“B-2-PUD” Highway Service Planned Unit Development	Vacant	Retail and Service Commercial
North	“M” Manufacturing	Light Industrial	Light Industrial, Mixed Use (Business/Residential)
South	“R-1” Single Family Residence District and “M” Manufacturing	East Waste Water Treatment Plant	Government, Utilities, Institutional and Cemeteries
East	“RE-1-PUD” Residential Estates District Planned Unit Development	Vacant	Government, Utilities, Institutional and Cemeteries
West	“R-1” Single Family Residence District	Vacant	Government, Utilities, Institutional and Cemeteries

Administration/Development Summary

The property-in-question was originally rezoned from “M” Manufacturing to “B-2-PUD” Highway Service Planned Unit Development in March of 2004 per Village of Huntley Ordinance No. 2004-03.13 stipulating the following conditions:

1. The petitioner will be required to follow the regulations set forth in the Village’s Zoning Ordinance. Any variation from the stated regulations, standards and

ordinances must be clearly identified and zoning variations will be required as outlined in the Village of Huntley's Land Use Ordinance (Section 156.123 and 156.171).

2. If the parcel is rezoned to "B2-PUD", the parcel must be developed as a Planned Unit Development and the architectural design, site plan, material list, landscaping plan and sign plan would require the approval of the Planning Commission, Zoning Board and the Village Board.
3. No change in use is approved and no building permits shall be granted prior to Village Board approval of a Preliminary Planned Unit Development and a Final Planned Unit Development for this parcel.

Roadway improvements and realignments in the area included the right-of-way dedications from the subject property to accommodate the realignment of Huntley-Dundee Road to intersect with Main Street, thereby leaving a dead-end portion of Huntley-Dundee Road adjacent to the south of the subject property.

Planned Unit Development

As dictated by the Ordinance rezoning the subject property the parcel must be developed as a Planned Unit Development requiring recommendations for approval of the site plan, building elevations/exterior materials, landscaping and proposed signage. Additionally, any specifically requested relief from the Zoning Ordinance and Subdivision Regulations is required to be approved through the approval of the Final Planned Unit Development of the subject site.

Requests for Relief

Specifically, the petitioner has requested relief from Section 156.073 *Off-Street Parking and Loading; (C) Design and Maintenance - Parking Spaces; (1) Parking Space Description and (3) Required Setbacks*. – for parking spaces less than 171 square feet (9' x 19' required; 9' x 18' with 1' "overhang" proposed) and parking spaces within the ten-foot landscape setback, respectively.

And, relief from the requisite parking ratio as directed within Village of Huntley Zoning Ordinance *Table 8: Required Number of Parking Spaces*, for a 4.05 parking spaces per 1000 square feet parking ratio as opposed to the requisite 5.0 parking spaces/1000 square for retail business in the "B-2" Highway Service Zoning District.

This last relief requested is based upon the total square footage of the proposed structure of 16,300 feet as opposed to an "80%-useable-space" figure of 13,100 square feet. Using the "13,100 square foot" figure, the parking ratio of 5.0 parking spaces/1,000 square feet ratio for retail businesses is met.

Site Plan

As previously written, an L-shaped 16,300 square foot building is proposed for the site oriented facing north (towards Main Street) and east (toward Huntley-Dundee Road). A single drive is proposed from Main Street and two points of ingress/egress from the "dead-end" portion of

Huntley-Dundee Road. Twenty-five foot drive aisles are designated along the west, north and east portions of the site with a 16-foot wide, one-way drive aisle along the south side of the building. Presently, there are 66 parking spaces proposed for the site.

Although the parking ratios are met with respect to retail business (5 spaces/1,000 square feet), the “5.0-parking-ratio” for retail uses does not accommodate uses such as restaurants or medical that require higher parking ratios. Therefore, similarly to the Wing Pointe Commons development, (16,434 s.f. net, with 108 parking spaces and a 5,000 sq. ft. limitation on medical/restaurant), proportional limits on the square footage of the medical/restaurant uses accommodated within the Landmark Pointe development will also be required as a condition of approval of this final planned unit development. (16,300 square feet net, 66 spaces; 3,600 square foot limitation on medical/restaurant uses is proposed).

Building Elevations

The proposed building is oriented to “front” upon Main Street and Huntley-Dundee Road. The exterior materials include: brick, cast stone and split faced/stain split faced concrete block, along with architectural asphalt shingles for the roof. Additionally, there are canopies proposed above doorways/storefronts. The petitioner is recommended to embellish the west and south elevations with architectural features and/or renaissance stone rather than the split faced block. All mechanical equipment, proposed for roof top, shall be screened from the adjacent properties. The dumpster enclosure shall be masonry construction matching/complementary to the principal structure.

Landscaping

The proposed plan reflects an abundance of deciduous, non-deciduous trees and shrubbery around the perimeter of the site. Foundation landscaping includes catmint, St. Johnswort and viburnum along the north, east and south sides of the building and around the transformer and dumpster pad on the southwest sides of the structure. Additionally, trees proposed on the western parking area bump-out include two Hawthornes and two Serviceberry trees in the triangular-area at the rear of the building.

An element of the Planned Unit Development relief includes parking in the landscape setback along the “dead-end” portion of Huntley-Dundee Road necessitating landscaping within the right-of-way of this portion of that roadway. Maintenance of this landscaping will be a condition of the PUD relief accommodating parking spaces within the setback area. Through the course of site plan review it was noted that the trees in the detention pond on the west side of the property were missing labels. Furthermore, location of the existing tall ten (10) trees on the western most portion of the property must be shown on the plan and the subject trees preserved.

Signage

The proposed $\pm 6.625' \times \pm 10.625'$ (approximately 70 square foot) monument sign will be framed in masonry matching the exterior of the principle structure. Proposed signage for individual lease spaces is internally-illuminated channel letters with 50 sq. ft. maximum and “spread-of-sign” limited to 70% of the tenants leased space. Separate permits are required for all signage to be approved by the Village Board.

Request for Motion

A motion is requested of the Planning Commission and Zoning Board of Appeals to recommend approval of Chin Chung, Landmark Pointe Subdivision, Southwest corner of Main Street and Huntley-Dundee Road, Final Planned Unit Development, Final Site Plan Review subject to the following conditions:

- 1. All plans submitted for Building Permit must conform to all applicable Village Building Code, Public Works and Engineering Design Standards, requirements of the Huntley Fire Protection District and the Illinois Accessibility Code.**
- 2. The final PUD is approved for a total of 16,300 square foot retail center with 66 parking spaces. Due to intensive parking requirements of medical and restaurant facilities, the Landmark Pointe Development shall be required to limit the combined leasing of medical and restaurant facilities to 3,600 square feet (net usable area).**
- 3. A five-foot wide sidewalk meeting the Village's Subdivision Regulation design standards is required along the property frontage adjacent to East Main Street.**
- 4. Village Staff must approve the screening of all rooftop mechanicals.**
- 5. The dumpster enclosure shall be screened with masonry material matching the principle structure with metal gates.**
- 6. Sufficient bicycle parking must be located on the site plan.**
- 7. The final landscape plan shall be approved by the Village Staff and Village Forester and all trees (existing and proposed) shall be labeled and their proposed locations designated. Additionally, all Austrian Pines shall be replaced with Douglas Firs and the ten (10) evergreen trees on the western portion of the site shall be preserved.**
- 8. A three-year warranty on all landscaping materials installed in accordance with the Village's Landscape Ordinance and per revised plan submitted prior to approval by the Village Board. Maintenance of the landscaping in the Huntley-Dundee Road right-of-way shall be included in the overall maintenance of the property landscaping.**
- 9. Parking light fixtures for the site shall be of a style/type similar to the light fixtures currently utilized in the parking lots at the Huntley Village Hall (10987 Main Street).**
- 10. The petitioner must submit revised site plans addressing the Village Board's final conditions of approval before the Village issues any building permits.**
- 11. No signage is approved at this time. Separate sign permit applications shall be submitted and approved by the Village Board.**