

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, March 28, 2011  
MINUTES

5

**CALL TO ORDER**

Plan Commission Acting-Chair Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 28, 2011 at 6:33 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**ATTENDANCE**

PLAN

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COMMISSIONERS: Commissioners Dawn Ellison Len Stensing, Russ Palermo, Robert Chandler, and Acting-Chair Tom Kibort

COMMISSIONERS

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ABSENT: Commissioner Ruby Hornig and Chairman Ron Hahn

ALSO PRESENT:

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Senior Assistant to the Village Manager Lisa Armour, Director of Development Services Charles Nordman and Planner James Williams

3. Public Comments

There were no public comments.

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4. Approval of Minutes

A. Approval of the January 24, 2011 Plan Commission Meeting Minutes

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**A MOTION was made to approve the January 24, 2011 Plan Commission Minutes as written.**

**MOVED: Commissioner Stensing**

**SECONDED: Commissioner Chandler**

**AYES: Commissioners Stensing and Chandler and Acting-Chair Kibort**

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**NAYS: None**

**ABSTAIN: Commissioners Ellison and Palermo**

**MOTION CARRIED 3:0:2**

5. Petition(s)

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A. Petition No. 11-03.1, H. S. Crocker Co., Inc., 12100 Smith Drive, Request to consider Site Plan Review to allow for the development of a 20,000 square foot addition on Lots 19, 20, and 21 of the Bernat Industrial Center, Unit 1 pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the petitioner's request.

Planner Williams stated the petitioner, H. S. Crocker Co., Inc., 12100 Smith Drive, is requesting approval of the Site Plan Review to accommodate the construction of a 20,000 square foot warehouse addition to the food packaging printing company.

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Planner Williams stated the subject property, along with adjacent properties to the north, west and south, is zoned "M" Manufacturing with the exception of the unincorporated Kane County parcel to the east.

The Development Summary for the project was outlined as follows:

The H. S. Crocker food package printing facility is located at the southeast corner of Smith Drive and Giordano Court within the Bernat Industrial Center, Unit 1 subdivision. The petitioners are proposing to construct a 20,000 square foot warehouse addition on the south side of an existing 20,000 square foot warehouse that was built in 2005. The proposed addition will extend 100 feet further to the south of the previously constructed warehouse addition.

Planner Williams' review of the building elevations for the addition included the petitioner's use of the same Solarcrete exterior material product utilized in the construction of the 2005-Addition. Similarly, Planner Williams continued, the addition's 25'-5"-height matches the height of the previous warehouse addition. A 12' x 14' overhead door is located at the center of the west side of the addition structure and single doorways are proposed on both the west and east sides of the structure.

Parking for the existing facility and proposed addition was reviewed including the plan to enlarge the parking area on the southwest side of the facility to include eleven (11) 9'x19' parking stalls and the requisite minimum 24-foot wide drive aisle. The parking requirements for the existing and proposed facility are as follows:

USE	SQUARE FOOTAGE	RATIO	REQUIRED PARKING
EXISTING OFFICE	6,700	4/1000 = 26.8 CARS	27
EXISTING WAREHOUSE	50,960	1/1000 = 50.9 CARS	51
PROPOSED ADDITION	20,000	1/1000 = 20 CARS	20
			98 TOTAL

Additionally, Planner Williams stated that there are currently eighty-six (86) parking spaces on the site including four (4) accessible spaces with the proposed parking area addition adding eleven (11) parking stalls with two (2) land-banked spaces resulting in a total of ninety-nine (99) parking stalls for the site.

Planner Williams stated the petitioner's proposed Landscape Plan includes installation of a forty (40') foot-wide berm (between 6 feet and 8 feet in height) along Kreutzer Road with sixteen (16), 8' - to 10'-tall evergreen trees augmenting the existing Spruce and two (2) Oak trees adjacent to that roadway. Additionally, Planner Williams referenced a photo of the H.S. Crocker facility, offering a view of the site from the property to the southwest (across Smith Drive), which illustrates the existing berm and landscaping along Smith Drive will adequately provide the requisite screening of the site from the roadway and adjacent properties.

Planner Williams stated the expanded parking lot will be illuminated by a wall pack fixture located above the overhead door at the center of the addition. Planner Williams mentioned that a photometric plan for the lighting has been requested to confirm the footcandles at the property lines and the glare produced by the lighting fixtures will be as minimal as possible.

Planner Williams pointed out that there is no new signage proposed as part of the 20,000 square foot warehouse addition request.

Planner Williams outlined the Plan Commission site plan review standards which are as follows:

- (a) The application must be complete and shall not contain variations from the Zoning Ordinance or other applicable regulations.
- (b) Applications submitted in connection with another application must be approved prior to or concurrent with the site plan permit review.
- (c) Site plans shall adequately meet specified standards required by the Zoning Ordinance with respect to the proposed use or development, including special use standards where applicable.

- (d) Site plans shall equitably accommodate easements or rights-of-way.
- (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- (f) Proposed site plan shall not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan shall not unreasonably create hazards to safety on- or off-site or disjointed or inefficient pedestrian or vehicular circulation paths on- or off-site.
- (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.
- (h) Drainage and erosion issues shall be addressed to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.
- (i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.
- (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

The presentation concluded with Planner Williams stating the petitioner’s request for a motion of the Plan Commission, to recommend approval of Petition No. 11-03.1, H. S. Crocker, Co., Inc., 12100 Smith Drive, to consider Site Plan Review to allow for the development of a 20,000 square foot addition on Lots 19, 20, and 21 of the Bernat Industrial Center, Unit 1 pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

Planner Williams 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 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 plans and required approvals from 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.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

Acting Chair Kibort asked the petitioner what his timeline was for installing the landscaping along Kreutzer Road and beginning construction of the addition.

Mr. Ron Giordano, owner of the H.S. Crocker facility, addressed the Plan Commission stating the landscaping will be installed in the fall of 2011 and construction of the addition will begin as soon as all necessary approvals from the Village Board and Village Staff are in place, probably sometime in May, 2011.

Commissioner Ellison expressed her congratulations to Mr. Giordano for his company's success and asked how many people were expected to be hired as a result of the facility's expansion.

Mr. Giordano stated they had hired between 12 and 14 additional employees in the past year.

There were no additional comments from the Plan Commission.

A motion was made by the Plan Commission to recommend approval of Petition No. 11-03.1, H. S. Crocker Co., Inc., 12100 Smith Drive, Request to consider Site Plan Review to allow for the development of a 20,000 square foot addition on Lots 19, 20, and 21 of the Bernat Industrial Center, Unit 1 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 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 plans and required approvals from 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.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

**MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Palermo  
**AYES:** Commissioners: Ellison, Stensing, Chandler, Palermo, and Acting Chair Kibort  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIES:** 5:0:0

6. Public Hearing(s)

- A. Petition No. 11-3.2, Reiche Construction on behalf of FYH Bearing, Lot 17 of Huntley Pointe Corporate Park, Public Hearing to consider Site Plan Review, and approval of such other relief from the requirements of Ordinance #92-07-13, the Huntley Development Limited Partnership Annexation Agreement, Exhibit B, Planned Development District (PDD), Business Park Districts (BP), 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, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

Planner Williams reviewed a PowerPoint presentation outlining the petitioner's request.

Planner Williams stated Reiche Construction, out of McHenry, Illinois, on behalf of FYH Bearing, from Wauconda, Illinois is the petitioner requesting approval of Site Plan Review and relief necessary to accommodate the development of the subject property for an office/warehouse use.

Planner Williams outlined the development summary for the proposed project as follows:

- FYH is the oldest and largest manufacturer of mounted ball bearing units in Japan.
- The petitioner is requesting Site Plan Review to accommodate the development of Lot 17 of the nineteen-lot Huntley Pointe Corporate Park subdivision, approved in the fall of 2005.
- The proposed 41,000+ square foot office/warehouse facility represents Phase I of a two-phase development that, when complete, would total approximately 78,000 square feet.
- The property is zoned Business Park – Planned Development District (BP-PDD), with site standards and development requirements specified by the Annexation Agreement.

Planner Williams reviewed the site plan for the proposed 41,000+ square foot office/warehouse facility including the following elements:

- Site includes two (2) ingress/egress drives from Corporate Court and a 24'-wide drive aisle along the south and west sides providing access to Jim Dhamer Drive at the northwest corner of the site.
- The main entrance to the office portion of the facility is located at the northeast corner of the building.
- Two additional entrances are located on the north side (facing Jim Dhamer Drive) of the building and a single entrance is located on the south side of the structure.
- Adjacent to the south side entrance is a 12'x14' overhead doorway.
- The three-bay loading area is located at the southwest corner of the building along with a cedar trash dumpster enclosure.

Planner Williams reviewed the proposed parking for the office/warehouse facility stating the Annexation Agreement governing the subject parcel requires 9'x19' parking spaces, allows for 22'-wide drive aisles and specifies the parking rates as follows:

USE	PROPOSED SQUARE FOOTAGE	RATIO	REQUIRED PARKING
OFFICE	4,414	3.5/1000	15
WAREHOUSES (≤ 100,000 SQ. FT)	37,338	1/1000	37
TOTAL			52
PROVIDED			53

Planner Williams stated that Staff has requested the petitioner revise parking stall dimensions, including the Striping Detail, to meet the 9'x19' requirement. The drive aisle within the east parking lot may be reduced to 22' in width in accordance with the Annexation Agreement. Additionally, the petitioner has reflected fifty-seven (57) land-banked parking spaces on the site to accommodate parking for the future phase of the facility.

Planner Williams reviewed the necessary relief required from the Annexation Agreement, Business Park Districts (BP), Site Standards, Parking / drive setbacks:

1. Front Parking Lot Setback – 25' Required / 20.5' Proposed - 4.5 feet Required Relief
2. Parking Lot to Building Setback (front) – 20' Required / 13'-2" Proposed – 6'-10" Required Relief
3. Parking Lot to Building Setback (side/rear) – 10' Required / 5'-10" – 4'-2" Required Relief.

5 The primary building materials for the proposed office/warehouse facility were reviewed which includes insulated precast wall panels with varying textures and shades providing horizontal accent bands across the face of each of the four building elevations and an aluminum curtain-wall system with tinted glass will enclose the main entrance vestibule to office-portion of the facility at the northeast corner of the building. Planner Williams stated the petitioner has not yet finalized the colors to be used for the exterior of the building; however, two color schemes are under consideration and rendering of each color scheme was included within the development packet distributed for this evening's meeting.

10 The Annexation Agreement prohibits wall-mounted fixtures for the lighting of sidewalks and parking areas. The petitioner proposes shoe-box-type fixtures for the east and south sides of the facility, with wall packs on the north and west elevations. The photometric plan for the site indicates an average of 2.4 foot-candles meeting both the requisite 1.0-f.c. average per the Annexation Agreement as well as the 2.0-average required by the Village's Zoning Ordinance.

15 Planner Williams stated that the petitioner has been asked to provide a Plant Material Detail (listing the Quantity, Size and Name for each plant item) for the Landscape Plan that was included in the development packet for the project. The General Design Concepts for landscaping as dictated by the Annexation Agreement were reviewed and include the following:

	<b>MINIMUM REQUIREMENT</b>	<b>PROPOSED</b>
15% OF PARCEL SHALL BE LANDSCAPED	13,725 S.F. MIN.	20,040 S.F.
1 TREE/ 50 FT. OF PERIMETER	±900 SF = 18 TREES	26 TREES
AREA BETWEEN BLDG & PARKING LANDSCAPED	10%	EXCEEDS REQUIREMENT
<b>PARKING AREA LANDSCAPING</b>		
SCREENING SHRUBS MIN. 4' TALL	<i>NEED TO CONFIRM</i>	<i>NEED TO CONFIRM</i>
LANDSCAPING ≥ 12% OF PARKING AREA	2,145 S.F.	EXCEEDS REQUIREMENT*
1 TREE / 12 PARKING STALLS	FOUR (4) TREES	FOUR (4) PEAR TREES

20 \* - including parking lot bump-outs and excess Parcel Landscaping

Planner Williams stated the Plant Material List will serve to confirm that the screening shrubs will be of sufficient size to screen the intended portions of the site including the parking areas and loading dock.

25 Planner Williams outlined the Annexation Agreement, Exhibit K, Signage Standards for Building Mounted (wall) signs which has a maximum allowable size of 75 square feet per sign, with a maximum of four (4) signs per building and two (2) signs per elevation. In terms of a ground (monument) signs, Planner Williams stated the maximum height is no more than 12 feet with a copy area no more than 100 square feet. As referenced earlier by Planner Williams, renderings of potential building elevations were included in the Plan Commission's packet; however, despite the renderings including a wall sign, dimensions for the sign were not provided. Therefore, the proposed wall sign and any other proposed site signage is required to meet the Sign Standards from the Annexation Agreement.

35 Planner Williams outlined the Plan Commission site plan review standards which are as follows:

- 35 (a) The application must be complete and shall not contain variations from the Zoning Ordinance or other applicable regulations.
- 40 (b) Applications submitted in connection with another application must be approved prior to or concurrent with the site plan permit review.
- (c) Site plans shall adequately meet specified standards required by the Zoning Ordinance with respect to the proposed use or development, including special use standards where applicable.

- (d) Site plans shall equitably accommodate easements or rights-of-way.
- (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
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- (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.
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- (i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.
- (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

The project presentation concluded with Planner Williams offering the petitioner's request for a motion of the Plan Commission, to recommend approval of Petition No. 11-3.2, Reiche Construction on behalf of FYH Bearing, Lot 17 of Huntley Pointe Corporate Park, the Site Plan Review, and approval of such other relief from the requirements of Ordinance #92-07-13, the Huntley Development Limited Partnership Annexation Agreement, Exhibit B, Planned Development District (PDD), Business Park Districts (BP), 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, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

Planner Williams stated that 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 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 plans and require approval from 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.
4. The trash enclosure shall be constructed of material to match the primary building façade and utilize metal gates.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

Acting Chair Kibort requested a motion to open the public hearing to consider the petitioner's request.

**A MOTION was made to open the public hearing.**

**MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Stensing  
5 **AYES:** Commissioners Ellison, Stensing, Palermo, Chandler, and Acting Chair  
Kibort  
**NAYS:** None  
**ABSTAIN:** None  
10 **MOTION CARRIED** 5:0:0

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

- 15 Charles Nordman, Village of Huntley  
James Williams, Village of Huntley  
Brad Reiche, representing Reiche Construction, 1241 Adams Drive, McHenry, IL 60051  
James Frasor, representing FYH Bearing, 11226 Hanover Avenue, Huntley, IL 60142

20 Commissioner Ellison asked the petitioner what the plans were for trucks entering/exiting the site.

Mr. Reiche stated the Jim Dhamer Drive ingress/egress drive and drive aisles along the west and south of the property will provide access to trucks entering and leaving the facility.

25 Commissioner Ellison commented she believed the Callery Pear trees proposed around the parking area on the east side of the site were an unusual ornamental tree choice.

Mr. Reiche stated one of the reasons they had picked this species of tree was because it does not bear fruit.

30 Acting Chair Kibort asked the petitioner if the requisite auto-turn calculations had been performed to demonstrate that the truck turn movements can be safely accommodated on the site.

Mr. Reiche stated the auto-turn calculations have been performed and the building's design, particularly the 45-degree angle of the southwest corner of the building near the loading dock, was tailored to accommodate vehicle movements on the site.  
35

Acting Chair Kibort mentioned having read a recent newspaper article about the FYH Bearing Company and invited their representative to address the Plan Commission about the nature of the company's business.

40 Mr. Frasor with FYH Bearing addressed the Plan Commission, provided an overview of his company's products and the customers they serve including the agricultural icon John Deere along with companies in the aggregate (sand and gravel) industries.

Commissioner Ellison asked how many employees the facility will employ and Mr. Frasor stated he expects the facility to have sixteen (16) employees.  
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Acting Chair Kibort asked if any manufacturing would take place at the proposed facility.

Mr. Frasor replied that while a modest amount of rework would be performed at the site, the site would primarily serve to provide for the distribution of products.  
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Commissioner Stensing inquired about the noise level expected from the facility.

Mr. Frasor stated there would not be presses or any other noisy equipment used at the facility and he expects the level of noise to be relatively low and not particularly audible outside the building.

Commissioner Chandler asked if there was a preliminary timeframe for the future expansion of the facility.

Mr. Frasor stated the purchase of the property which accommodates another phase for development offers the company the security that their future expansion needs can be easily met. Mr. Frasor added that if the company continues to grow at the pace they have recently experienced, the future phase could occur in the next six or seven years.

Commissioner Stensing asked if there were any expectations to hire new employees.

Mr. Frasor stated he did not expect to hire any new employees, adding his company experiences very little turnover, but, he did mention the company hopes to double employment over the next few years.

Acting Chair Kibort asked if the company ships to other countries.

Mr. Frasor stated the distribution is limited to the States, Canada and Puerto Rico with relatively little shipping overseas.

Acting Chair Kibort asked if there were additional comments from any audience members. There were none.

Acting Chair Kibort requested a motion to close the public hearing.

**A MOTION was made to close the public hearing.**

<b>MOVED:</b>	<b>Commissioner Ellison</b>
<b>SECONDED:</b>	<b>Commissioner Stensing</b>
<b>AYES:</b>	<b>Commissioners Ellison, Stensing, Palermo, and Chandler and Acting Chair Kibort</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>5:0:0</b>

A motion of the Plan Commission was made to recommend approval of Petition No. 11-3.2, Reiche Construction on behalf of FYH Bearing, Lot 17 of Huntley Pointe Corporate Park, the Site Plan Review, and approval of such other relief from the requirements of Ordinance #92-07-13, the Huntley Development Limited Partnership Annexation Agreement, Exhibit B, Planned Development District (PDD), Business Park Districts (BP), 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, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq. 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 plans and required approvals from 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.
4. The trash enclosure shall be constructed of material to match the primary building façade and utilize metal gates.
5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.
10. The petitioner shall submit a Plant Material List corresponding to the approved Landscape Plan.

**MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Palermo  
**AYES:** Commissioners: Ellison, Stensing, Chandler, Palermo, and Acting Chairman Kibort  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIES:** 5:0:0

7. Discussion

A. Comprehensive Plan Update

Director Nordman reviewed the Village of Huntley Comprehensive Plan Update Action Plan included in the Plan Commission’s meeting packet. Director Nordman stated the Comprehensive Plan update would be completed in-house and will include meetings which combine the Village Board, Plan Commission and the public to simultaneously glean comments regarding goals, objectives and actions for crafting various plan subareas and a community vision.

Director Nordman stated he was hopeful the level of participation would be similar to the level experienced with the Downtown Revitalization Program and expected that there may be special evening meetings most likely to occur on Thursdays.

8. Adjournment

**At 7:20 pm, a MOTION was made to adjourn the March 28, 2011 Plan Commission meeting.**

**MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Palermo  
**AYES:** Commissioners Ellison, Palermo, Stensing, Chandler and Acting Chair Kibort  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 5:0:0

Respectfully submitted,  
*James Williams*  
 Planner  
 Village of Huntley