

**VILLAGE OF HUNTLEY  
PLANNING COMMISSION MEETING**

Monday, June 9, 2008

**MINUTES**

**CALL TO ORDER**

Chairman Ron Hahn called to order the meeting of the Planning Commission of the Village of Huntley on Monday, June 9, 2008 at 7:01 pm in the Municipal Complex Village Board Room at 10987 Main St, Huntley, Illinois 60142. The room is handicap accessible.

**ATTENDANCE**

**PLANNING**

**COMMISSIONERS**

Chairman Ron Hahn; Commissioners Ruby Hornig, Russ Palermo, and Len Stensing, David Patterson, Dawn Ellison, and Tom Kibort

**COMMISSIONERS**

**ABSENT:**

None

**ALSO PRESENT:**

Senior Planner Charles Nordman, Planner James Williams, Director of Development Services Lisa Armour, and Recording Secretary Kari Turco of Karick & Associates.

**APPROVAL OF MINUTES**

A. Approval of the May 28, 2008 Planning Commission Meeting Minutes

Chairman Hahn asked if there were any additions or corrections to the minutes.

**A MOTION was made to approve the May 28, 2008 Planning Commission Meeting Minutes as presented:**

**MOVED:**

**Commissioner Stensing**

**SECONDED:**

**Commissioner Palermo**

**AYES:**

**Commissioners Palermo, Stensing, Hornig, Chairman Hahn**

**NAYS:**

**None**

**ABSTAIN:**

**Commissioners Patterson, Ellison, Kibort**

**MOTION CARRIED**

**4:0:3**

**PETITIONS**

**A. Petition No. 08-6.1, Arbor Haven Residential Subdivision, 14420 Marengo Road, Unincorporated Land within the Villages' 1½ Mile Jurisdictional Boundary, Final Plat of Subdivision (7:03 – 7:10 p.m.)**

Senior Planner Nordman presented the petition.

**Petitioner/Owner**

Mr. Chuck Ruth, Ruth Investments  
1166 Lake Avenue  
Woodstock, IL 60098

**Location**

The property is approximately 60 acres and is located near the intersection of Huntley/Marengo Road and Church Road, and more commonly known as 14420 Marengo Road, Huntley, in Coral Township.

**Development Overview**

In accordance with the Village's Subdivision Ordinance, any entity proposing the subdivision of land within one and one-half mile of the incorporated boundary of the Village shall be required to submit both a preliminary and final subdivision plat to the Village for approval (§155.001(A)). The plans and proposed improvements shall also be required to conform with the requirements of the Village's Subdivision Regulations, in accordance with the provisions of the "Revised Cities and Villages Act" of the State of Illinois (§155.002(D)).

The petitioner previously received a positive recommendation from the Planning Commission on October 27, 2007, for the proposed Preliminary Plat of Subdivision for the 13 lot Arbor Haven residential subdivision. Subsequently, the Village Board approved the Preliminary Plat on November 11, 2007. The petitioner is now requesting Planning Commission and Village Board to approve the Arbor Haven Final Plat of Subdivision which is located in unincorporated Coral Township / McHenry County. The proposed Final Plat of Subdivision is consistent with the Preliminary Plat approval and all conditions of the preliminary approval have been met by the petitioner. The property is located outside of the Village of Huntley corporate limits and Facilities Planning Area.

The following exceptions to the Village's Subdivision Ordinance were approved as part of the Preliminary Plat of Subdivision approved by the Village Board on November 11, 2007:

1. The proposed right-of-way width is 60 feet rather than 66 feet (Figure 2: Street Geometric Criteria).
2. The revised roadway pavement width is 26 feet to back of curb rather than 31 feet to back of curb (Figure 2: Street Geometric Criteria).
3. Maximum block width permitted by the Subdivision Ordinance is 1,200 feet (§155.025(A)). The petitioner is proposing a block length of approximately 1,476 feet.
4. The petitioner is not proposing to install street lighting as required by the Subdivision Ordinance (§155.033 and §155.187)
5. There is no public sidewalk along the roadway (§155.031).

6. The Subdivision Ordinance limits the length of a cul-de-sac to 750 feet (Figure 2: Street Geometric Criteria). The petitioner is proposing a 1,476' long "T" configuration and 1,013' cul-de-sac.
7. Municipal potable water facilities and sanitary sewer are not proposed as the lots are 3 acre or more in area and are being designed for individual well and septic systems as allowed by McHenry County. While this is not in accordance with Village ordinance, if properly designed these systems are considered by most to be environmentally friendly. If supported by the Plan Commission and Village Board, a variance would be necessary.

### **McHenry County Review**

The County's Planning and Zoning Committee will hold a public hearing in conjunction with their approval of the Final Plat with regard to the donation of land, or cash contribution in lieu thereof, or combination of both, for school or other purposes prior to approval of the same. The Committee's recommendation is then forwarded to the County Board for approval.

Chairman Hahn opened the floor for audience comments, but there were none.

Commissioner Patterson asked for the number of houses that would be torn down and the location of the silo that would also be torn down.

The petitioner, Mr. Chuck Ruth, stated that 3 houses and a silo would be torn down.

Commissioner Patterson asked about the large lake, and he was told it would be maintained as is.

**A MOTION was made to recommend approval of Petition No. 08-6.1, Arbor Haven Residential Subdivision, Final Plat of Subdivision, subject to the following conditions:**

- 1. A variation required to relieve the petitioner from connecting to municipal potable water facilities.**
- 2. A variation required to relieve the petitioner from connecting to municipal sanitary sewage facilities.**
- 3. If annexation of the proposed development to the Village of Huntley occurs in the future, the property owners may be required to connect to municipal sanitary sewer and water services when it is available (water within 250', sewer within 1320') in accordance with the Village's Subdivision Ordinance.**
- 4. The petitioner shall provide a copy of the Covenants and Restricts as part of the application for the Final Plat of Subdivision.**
- 5. A variation required to relieve the petitioner from the required roadway pavement width measured at 31 feet to back of curb.**
- 6. Payment of all applicable Village of Huntley impact fees to the appropriate jurisdictional authority prior to the execution and/or filing of the final plat.**
- 7. Petitioner shall comply with all requirements of the McHenry County Staff Plat Review Committee.**

8. Petitioner shall comply with the requirements and standards of the Huntley Fire Protection District.
9. The detention ponds must include native wetland plants and provide a 5 year maintenance plan for native wetland plantings.
10. A variation is required to relieve the petitioner from including sidewalks in the subdivision.
11. The petitioner shall file sufficient copies of the Preliminary Plat and Preliminary Engineering to the School District, Park District, Fire District, and Library District.

**MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Stensing  
**AYES:** Commissioners Ellison, Kibort, Hornig, Stensing, Palermo, Patterson, Chairman Hahn  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

- B. **Petition No. 08-6.2, Mid-America Development Partners, Lot 2 Rosati's Resubdivision, Final Planned Unit Development for a Walgreens Pharmacy; and Approval of such other 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, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq. (7:10 – 7:40 p.m.)**

Senior Planner Nordman presented the petition.

**Petitioner's Request**

The petitioner is requesting the Planning Commission to forward a recommendation to the Village Board for the Final Planned Unit Development (PUD) for a Walgreens Pharmacy on Lot 2 of Rosati's Resubdivision and such other relief as may be necessary to allow for development in accordance with the site plan that has been submitted.

**Location**

Lot 2 (2.6 acres) of Rosati's Resubdivision located at the Northeast corner of Route 47 and Reed Road.

**Petitioner/Contract Purchaser**

Mid-America Development Partners  
 1110 Jorie Blvd, Suite 350  
 Oak Brook, IL 60523

**Planning Commission, Zoning Board of Appeals and Village Board Conceptual Review**

The petitioner presented conceptual plans to the Planning Commission and Zoning Board of Appeals at a joint meeting held on March 12, 2008. The following concerns were expressed at the March 12<sup>th</sup> meeting:

- It was stated that the north and east building facades had blank expanses of walls. It was suggested that dentils be used to dress up doorways and faux windows be added for balance. *In response, the petitioner has added a canopy and columns at the drive-thru window and provided additional architectural details along both the east and north facades.*
- It was recommended that landscaping between Lots 2 and 3 be used to hide the north façade of the building. *In response, the petitioner has provided a continuous row of Arrowwood Viburnum and several trees adjacent to the north lot line to help screen the north façade of the building.*

The Village Board reviewed conceptual plans at their March 27, 2008, meeting and provided the following comments:

- The strip of land between the drive-thru and the road is very narrow and landscaping should be maximized within this area. *The petitioner has used a continuous row of Arrowwood Viburnum adjacent to the drive-thru window and located trees and additional shrubs at wider portions of the landscaped island.*
- The dumpster location on the north side should be heavily screened, possibly using landscaping. *In response, the petitioner has provided a continuous row of Arrowwood Viburnum and several trees adjacent to the north lot line to help screen the north façade of the building.*
- The awning over the drive-thru should be supported by pillars similar to the other Walgreens in Huntley. *In response, the petitioner has added a roof that is supported by columns.*
- An awning should be located over the drive-thru that matches the pitched roof of the building. *The petitioner has added a pitched roof over the drive-thru that matches the other roofs on the building.*

### **Development Summary**

The petitioner is proposing to construct a 14,739 square foot Walgreens Pharmacy to be located on Lot 2 of Rosati's Resubdivision. The proposed 2.6 acre site will provide 73 parking spaces, including 4 handicap spaces. The building's entrance would be orientated toward the intersection of Route 47 and Reed Road and the drive-thru pharmacy would be located on the east façade of the building. The building's three trash compactor enclosures would be placed along the north façade of the building.

### ***Building Facades***

The building facades of the proposed Walgreens Pharmacy will primarily utilize dark rose and graystone colored face brick, buff and taupe colored precast stone panels, and buff colored stone sill and stonebase. Trash enclosures will be located on the north façade of the building and will be enclosed with masonry walls that will match materials found on the principal structure. Each of the three enclosures will be gated with a metal gate. A complete listing of building materials can be found within the petitioner's materials packet provided as an attachment to this report.

***Parking***

The “B-3” Shopping Center Business zoning district requires retail uses to provide 5 parking spaces for every 1,000 square feet of usable building area. The proposed Walgreens has approximately 11,792 square feet of usable building area, therefore requiring a total of 59 parking spaces. The proposed site plan complies with parking requirements by providing a total of 73 vehicles. Parking spaces provide the required length and width by accommodating 1.5 feet of overhang adjacent to each space and drive aisles provide the required 25 feet in width. Additionally, the proposed site plan provides a cross-access connection to the adjacent lot located to the north.

***Walgreens Parking Requirements***

	RETAIL PARKING REQUIREMENTS	PARKING REQUIRED	SPACES PROVIDED ON SITE
WALGREENS (APPROX. 11,792 S.F. USABLE AREA)	5 spaces per 1,000 of usable area	59 parking spaces	73 parking spaces

The petitioner has requested not to install the required motorcycle parking stalls as required by Section 156.073(C) of the Zoning Code. The petitioner has instead provided parking spaces in excess of that required by the Zoning Code and would prefer to accommodate motorcycle parking in standard size parking stalls. Bicycle parking has been provided in accordance with Section 156.073(C) at the southwest corner of the parking lot. The proposed bicycle rack will be located adjacent to the path running parallel to Route 47 and a decorative crosswalk will connect the pathway to the store’s main entrance.

***Exterior Lighting***

The petitioners are proposing to utilize the Utility Granville Series Postlite by Holophane for wall and parking lot lighting. The Utility Granville Postlite is the same fixture that is used within the Covington Lakes Subdivision and at the Covington Lakes Retail Center. The use of this fixture is a requirement of the Preliminary Planned Unit Development approval for the site. The Village’s Zoning Code requires parking lot lighting to have an average minimum illumination of two footcandles within the parking lot. Additionally, the Village’s Commercial Design Guidelines restrict light levels to 0.5 footcandles at the property lines. The petitioner must provide a photometric plan that complies to these requirements prior to the issuance of a building permit.

***Landscaping***

The petitioners have provided a landscape plan for Walgreens that includes parking lot and perimeter landscaping. Landscaping within the 100 foot landscape buffer adjacent to Route 47 and the 50 foot landscape buffer adjacent to Reed Road was approved as part of the Preliminary PUD approval. The landscape plan has been reviewed by the Village Forester and the petitioner has revised the landscape plan to comply in accordance with the Forester’s comments.

***Signage***

The petitioner is proposing to install one ground sign and eight wall signs for Walgreens. The proposed ground sign is a monument style sign that will measure 8’-3 ½” in height and

will feature a LED reader board. The proposed monument sign was approved as part of the Preliminary PUD.

The proposed wall signs will be located on the buildings south and west building facades. Each façade will have a mortar and pestle Walgreens logo and signs stating “Walgreens”, “Photo”, and “Pharmacy”. The total area of signage on each façade will total 158.82 square feet. The Village’s Sign Ordinance permits one wall sign per tenant, or one per street frontage on corner lots. Walgreens will have street frontage on the south and west facades, therefore permitting one wall sign on the respective facade. The total area of the wall sign on each façade is restricted to one square foot for every one linear foot of building façade on which the sign is located. The south building façade is 120’-4” in length, therefore permitting 120.33 square feet of signage. The west building façade is 136’-4” in length, therefore permitting 136.33 square feet of signage. Relief is required for the south and west building facades to each have a total of four wall signs and to exceed the allowable area of wall signage.

### **Final Planned Unit Development**

In accordance with Section 156.124(E) of the Zoning Code, the Planning Commission shall review and evaluate the final PUD in terms of whether the proposal:

- A. Is in general conformance with the previously approved preliminary PUD plans.
- B. By virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict interpretation of the Subdivision Ordinance.
- C. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

Chairman Hahn opened the floor for audience comments, but there were none.

Chairman Hahn asked if the changes to the signage were acceptable to the homeowner from the end of the cul-de-sac.

Senior Planner Nordmann stated that sign would also be relocated closer to the center of Route 47 frontage.

Commissioner Kibort asked about his request for faux windows to break up the East Elevation. He added that he would like a comparison/contrast to the Lake in the Hills Walgreens, which uses the faux windows.

Mr. Anthony Cassata, the petitioner’s architect from PFDA Architects, Inc., stated that he doesn’t know why they chose the faux windows in Lake in the Hills. Walgreens does not like to add additional windows due to maintenance issues. The details added to break up the walls include details in the pilasters, lentils and stone keystones, and banding.

Commissioner Kibort stated that he would still be looking at a blank wall of brick and the details would not adequately break up the large expanse. He asked for other suggestions. He added that even a door with a canopy would be a welcome addition, and he has seen many other Walgreens in many other villages use faux windows.

Mr. Cassata reiterated that with no inside access, the windows could become a real problem and need to be removed from the outside.

Chairman Hahn suggested bigger trees, and Commissioner Kibort said they would not provide screening at the base of the tree.

Mr. Cassata stated that the trees had already been increased from 2-1/2" to 4" caliper.

Commissioner Kibort reiterated his desire for some kind of architectural treatment on the east elevation, and stated he could just make it a condition of approval that can be worked out with staff.

Mr. Cassata suggested archways with limestone and keystones can maybe balance it out, but Commissioner Kibort stated that those would be too high. Mr. Cassata added that the pilasters and arches stick out from the wall for three levels of relief. He then suggested a horizontal band about sill height carried around to the South façade.

Chairman Hahn suggested Commissioner Kibort add his concern as a condition of approval.

Commissioner Ellison asked about the signs, and Commissioner Kibort explained that the Village is already giving them relief on the two signs.

**A MOTION was made to recommend approval of Petition No. 08-6.2, Mid-America Development Partners, ±2.6-acre, Lot 2, Rosati's Resubdivision bounded by Reed Road on the south, by IL Route 47 on the west and Rainsford Drive on the north, Requesting approval of (i) Final Planned Unit Development for a Walgreens Pharmacy; and (ii) Approval of such other 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, all pursuant to the requirements of the Zoning Ordinance, including specifically Section 156.120 et seq., subject to the following conditions:**

- 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved site design standards, practices and permit requirements.**
- 2. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the issuance of a building permit.**
- 3. The Village of Huntley will require adherence to Illinois drainage law and**

best management practices for stormwater management. The petitioner is responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume.

4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. The petitioner shall provide a revised photometric plan for the proposed parking lot lighting prior to the issuance of a building permit. Light levels shall conform to Zoning Code and Village Commercial Design Guidelines.
6. No building plans or permits are approved as part of this submittal.
7. The LED reader board on the ground sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.
8. No sign permits are approved as part of this submittal.
9. In accordance with the Village's Commercial Design Guidelines, screens, dormers or other features shall be used to conceal rooftop mechanical equipment on all sides of the structure if it is determined by the Development Services Department that the parapet walls, as proposed, do not fully screen rooftop mechanical equipment.
10. Petitioner will work diligently with staff before the petition goes to the Village Board to break up the left side expanse of brick on the East Elevation possibly with faux windows, a door with an awning or another creative solution.

<b>MOVED:</b>	Commissioner Kibort
<b>SECONDED:</b>	Commissioner Ellison
<b>AYES:</b>	Commissioners Stensing, Palermo, Patterson, Hornig, Kibort, Ellison, Chairman Hahn
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>MOTION CARRIED</b>	<b>7:0:0</b>

- C. Petition No. 08-6.3, Jac Reed LLC (Rosati Group), 26.18 acres, more or less, bounded by Reed Road on the south, by IL Route 47 on the west and Rainsford

**Drive on the north (“Property”), Final Plat of Resubdivision (7:40 – 7:45 p.m.)**

Senior Planner Nordman presented the petition.

**Petitioner’s Request**

The petitioner is requesting approval of the Final Plat of Resubdivision for the 26.18 acre Property.

**Petitioners/Owner**

Jac Reed LLC  
2250 Point Blvd., Suite 335  
Elgin, IL 60123

**Location**

26.18 acres, more or less, bounded by Reed Road on the south, IL Route 47 on the west and Rainsford Drive on the north (“Property”)

**Final Plat of Resubdivision**

The petitioner is requesting the Planning Commission to forward a recommendation to the Village Board for the proposed Final Plat of Rosati’s Resubdivision. The Planning Commission previously approved the Preliminary Plat of Resubdivision at their meeting March 12, 2008. Subsequently, the Village Board approved the Preliminary Plat of Resubdivision at their March 27, 2008, meeting.

At the request by the Village Board, the petitioner has revised the Final Plat to reduce the amount of relief required for the proposed subdivision. Specifically, the petitioner shifted the lot line separating Lots 4 and 5 approximately six feet in order increase the area of Lot 5 so that it conforms to the minimum lot area requirement for the B-3 zoning district. The following table provides a summary of the Final Plat of Rosati’s Resubdivision:

*Proposed Final Plat of Resubdivision*

	Required Minimum Lot Area	Proposed Lot Area	Required Minimum Lot Width	Proposed Lot Width
Overall Preliminary PUD	80,000 s.f. (1.84 acres)	1,140,414 (26.18 acres)	200 ft.	1,133.94 ft.
Lot 1	80,000 s.f. (1.84 acres)	753,265 s.f. (17.29 acres)	200 ft.	1,205.17 ft.
Lot 2	80,000 s.f. (1.84 acres)	113,174 s.f. (2.59 acres)	200 ft.	304.91 ft.
Lot 3	80,000 s.f. (1.84 acres)	77,822 s.f. (1.79 acres)	200 ft.	232.34 ft.
Lot 4*	80,000 s.f. (1.84 acres)	115,703 s.f. (2.66 acres)	200 ft.	345.38 ft.
Lot 5	80,000 s.f. (1.84 acres)	80,000 s.f. (1.84 acres)	200 ft.	251.31 ft.

\*The petitioner continues to request the ability to further subdivide Lot 4 into two lots with the smallest lot having an area of not less than one (1) acre. This would create a lot width of approximately 130 feet.

In accordance with Section 155.221 (B) of the Village's Subdivision Ordinance, the Final Plat of Resubdivision and protective covenants have been forwarded to the Village Engineer for review and approval. The Village Engineer will continue to work with the petitioner to finalize these documents.

Chairman Hahn opened the floor for audience comments, but there were none.

**A MOTION was made to approve Petition No. 08-6.3, Jac Reed LLC (Rosati Group), 26.18 acres, more or less, bounded by Reed Road on the south, by IL Route 47 on the west and Rainsford Drive on the north ("Property"), Requesting approval of the Final Plat of Rosati's Resubdivision, subject to the following conditions:**

- 1. The petitioner shall obtain final approval of the Final Plat of Resubdivision and protective covenants from the Village Engineer prior to the execution of the plat documents.**
- 2. All public improvement and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved Annexation Agreement site design standards, practices and permit requirements.**
- 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. Jac Reed LLC, its agents and assignees is 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.**

<b>MOVED:</b>	<b>Commissioner Ellison</b>
<b>SECONDED:</b>	<b>Commissioner Palermo</b>
<b>AYES:</b>	<b>Commissioners Hornig, Kibort, Ellison, Stensing, Palermo, Patterson, Chairman Hahn</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>7:0:0</b>

- D. Petition No. 06-6.4, William V. Jorgensen and Carol L. DeFiore, Lot 1 Wing Pointe Commons Resubdivision of Lots 2 and 3, Text Amendment to Table 2 of Village's Zoning Ordinance to add "crematory accessory to a funeral home" and "caretaker residence accessory to a funeral home" as Special Uses in the B-1 Neighborhood Convenience and B-2 Highway Service Districts; Special Uses for crematory and caretakers residence accessory to a funeral home; Final Planned Unit Development; and approval of such other 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, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.120 et seq. (7:45 – 8:07 p.m.)**

Senior Planner Nordman presented the petition.

**Petitioner’s Request**

The petitioner is requesting the Planning Commission and Zoning Board of Appeals to forward recommendations to the Village Board for the following:

1. Text Amendment to Table 2 of Village’s Zoning Ordinance to add “crematory accessory to a funeral home” and “caretaker residence accessory to a funeral home” as Special Uses in the B-1 Neighborhood Convenience and B-2 Highway Service Districts.
2. Special Uses for crematory and caretakers residence accessory to a funeral home.
3. Final Planned Unit Development

**Location**

Lot 1 (1.742 acres) of Wing Pointe Commons Resubdivision of Lots 2 and 3.

**Petitioner/Contract Purchaser**

William V. Jorgensen and Carol L. DeFiore  
DeFiore – Jorgensen Funeral Home  
10703 Dundee Road  
Huntley, IL 60142

**Development Summary**

DeFiore-Jorgensen Funeral and Cremation Services is the contract purchaser of 1.742 acres of the Wing Pointe Commons commercial subdivision. Key development parameters include the following:

- The proposed 7,857 square foot DeFiore-Jorgensen Funeral and Cremation Services facility would include a 181-seat chapel and crematory (exclusive of the basement, which is where the caretaker residence is located)
- A two-bedroom caretaker residence is proposed on the lower level of the facility
- 77 parking spaces would be provided on-site (9.8 spaces per 1,000 square feet)
- Overflow parking could be accommodated at the Wing Pointe Commons retail center per a cross access agreement with Centerville Properties.

***Building Facades***

The proposed building elevations primarily utilize hardy board siding and cultured stone veneer with a stone cap. Faux dormers are used on the front building elevation to break up the roof massing and a faux window is located on the rear elevation to add visual interest to the façade. The roof will be covered with weather wood style

shingles. A 3-car garage will be located on the east façade of the building to provide storage for the business's and caretaker's vehicles.

***Parking***

The Village's Planning Consultant previously surveyed funeral home parking requirements of a number of municipalities and found that there were various standards required for the appropriate number of parking spaces. The results of the parking survey are as follows:

	<b>REQUIRED PARKING</b>	<b>REQUIRED SPACES IF APPLIED TO PROPOSED DEFIORE-JORGENSEN FACILITY</b>	<b># OF SPACES PROPOSED FOR DEFIORE-JORGENSEN FACILITY</b>
<b>BARRINGTON</b>	1 space for each 4 seats in chapel, plus 1 space per every company vehicle; but no less than 50 spaces in any case	48.25 spaces per formula (assuming 3 company vehicles); Would increase to 50 spaces as there shall be no less than 50 in any case	77 spaces
<b>GENEVA</b>	5 spaces per 1,000 square feet of floor area	39.285 spaces	77 spaces
<b>MCHENRY</b>	10 spaces per 1,000 square feet	78.57 spaces	77 spaces
<b>NAPERVILLE</b>	4 spaces per 1,000 square feet of floor area	31.428 spaces	77 spaces
<b>ST. CHARLES</b>	5 spaces per 1,000 square feet of floor area	39.285 spaces	77 spaces

The proposed DeFiore-Jorgensen facility would provide a total of 77 on-site parking spaces, which calculates to 9.8 spaces per 1,000 square feet of floor area. The petitioner has indicated that overflow parking would be available in the Wing Pointe Commons retail center parking lot.

***Exterior Lighting***

The petitioners are proposing to utilize the Utility Granville Series Postlite by Holophane for wall and parking lot lighting. The Utility Granville Postlite is the same fixture that is used for the Wing Pointe Retail Center parking lot and wall mounted fixtures. The use of this fixture is a required by the Declaration of Easements and Restrictions for the Wing Pointe Commercial Subdivision. The Village's Zoning Code requires parking lot lighting to have an average minimum illumination of two footcandles within the parking lot. Additionally, the Village's Commercial Design Guidelines restrict light levels to 0.5 footcandles at the property lines. The petitioner must provide a photometric plan that complies to these requirements prior to the issuance of a building permit.

***Landscaping***

The petitioners have provided a landscape plan that includes parking lot and perimeter landscaping. Existing landscaping adjacent to the rear of the property will be maintained and supplemented to provide additional buffering from the townhomes located to the south of the site. Landscaping irrigation is required by the Village's Commercial Design Guidelines and the Declaration of Easements and Restrictions for the Wing Pointe Commercial Subdivision. The landscape plan has been reviewed by the Village Forester and the petitioner has revised the landscape plan to comply in accordance with the Forester's comments.

### ***Signage***

The petitioner is proposing to install a ground sign adjacent to the parking lot entrance on Dundee Road. The proposed sign will be 5'-4" in height and the sign face will have an area of 22.75 square feet. The sign will have a stone base and cap to match the building. Landscaping will be installed at the base of the sign as illustrated on the attached landscape plan.

### **Village Board Conceptual Review**

The Village Board reviewed conceptual plans at their April 10 and May 22, 2008, meetings and provided the following comments:

- The driveway to Dundee Road should be widened to accommodate a left turn lane. *The petitioner has not modified the driveway width; however, Village Staff has recommended a condition of approval for the Planning Commission's requested action that requires the additional width is provided to accommodate a left turn lane.*
- It was suggested that the petitioner create a formal written agreement with Centerville for overflow parking. *The petitioner has provided a copy of the Declaration of Easements and Restrictions for the Wing Pointe Commercial Subdivision which provides a reciprocal parking easement for customer parking across the three lots of the subdivision.*
- The south elevation should be enhanced and the berm landscaping should also be reviewed. *In response, the petitioner has added a cultured stone veneer along the base of the rear elevation.*

### **Text Amendment**

A text amendment is required to the Zoning Code's *Table 2: Uses Permitted in Zoning Districts* to add a "caretaker residence accessory to a funeral home" and "crematory accessory to a funeral home" as special uses in the B-1 Neighborhood Convenience and B-2 Highway Service Districts. The Zoning Code does not presently address crematories or caretaker residence accessory to a funeral home, therefore it is deemed to be a use that is not permitted. The addition of a crematory and caretaker residence as special uses will allow any funeral home located within the B-1 or B-2 zoning districts to request a special use permit to allow either use accessory to a funeral home (funeral homes are only permitted in the B-1 and B-2 zoning districts). Any such request would require a public hearing and would be reviewed by the Planning Commission, Zoning Board of Appeals, and Village Board.

### **Special Use Permit for Crematory and Caretaker Residence Accessory to a Funeral Home**

Special Uses require particular consideration as to their proper location and their relationship to surrounding uses and zoning districts and their impact upon the planned and orderly development of the neighboring property values and the Village. The Village Board may authorize a Special Use upon determining and finding as fact the following:

- A. That the proposed use is necessary or desirable at the location involved to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
- B. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
- C. That the proposed use will comply with the regulations of the zoning district in which it is located and this chapter generally including, but not limited to, all lot yard and bulk regulations, parking and loading regulations, sign control regulations and flood plain regulations and all other applicable village ordinances.
- D. That the proposed use shall conform to any stipulations or conditions made a part of a special use permit issued for such use.
- E. That the proposed use shall conform to the regulations established for specific special uses as provided in this section.

### **Final Planned Unit Development**

In accordance with Section 156.124(E) of the Zoning Code, the Planning Commission shall review and evaluate the final PUD in terms of whether the proposal:

- D. Is in general conformance with the previously approved preliminary PUD plans.
- E. By virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict interpretation of the Subdivision Ordinance.
- F. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

Commissioner Ellison asked if the last time this petition was in front of the commission, the caretaker's residence was upstairs.

The petitioner, Mr. William Jorgensen, stated that was correct and added that this plan keeps the roofline lower.

Commissioner Stensing asked if there would be an odor from the crematory, and he was told no.

Mr. Jorgensen explained that the crematory is designed to be odorless and no one will ever know it is running. It looks like a residential fireplace.

Commissioner Kibort asked about the Clean Air requirements, and he was told it would need IEPA approval.

Mr. Jorgensen asked about the widening of the driveway, and he was told that three lanes are needed there for traffic flow.

Commissioner Patterson agreed that the left-turn lane is very important.

Chairman Hahn asked about the written agreement for shared parking, and Senior Planner Nordman said it is addressed in the Covenants for the development.

Commissioner Kibort asked about lighting above the emergency exit in the rear as well as in the lower part by the French doors.

Mr. Jorgensen said lighting would be added and lighting probably exists in the soffits.

Senior Planner Nordman asked the Commission to add a condition that the sign face be wrapped in similar materials used for the building.

Chairman Hahn opened the floor for audience comments, but there were none.

Senior Planner Nordman mentioned that homeowners were notified of the public hearing for this petition to be held at the ZBA meeting on Wednesday, June 11.

**A MOTION was made to recommend approval of Petition No. 06-6.4, William V. Jorgensen and Carol L. DeFiore, Lot 1 Wing Pointe Commons Resubdivision of Lots 2 and 3, Text Amendment to Table 2 of Village's Zoning Ordinance to add "crematory accessory to a funeral home" and "caretaker residence accessory to a funeral home" as Special Uses in the B-1 Neighborhood Convenience and B-2 Highway Service Districts; Special Uses for crematory and caretakers residence accessory to a funeral home; Final Planned Unit Development 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 156.120 et seq., subject to the following conditions:**

- 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved site design standards, practices and permit requirements.**
- 2. The Huntley-Dundee Road access drive shall be widened to a 3-lane section (1 – in bound, 1 – left out, 1 – right out).**

3. The petitioner shall obtain final approval of the engineering plans from the Village Engineer prior to the issuance of a building permit.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner is responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume.
5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. The petitioner shall provide a revised photometric plan for the proposed parking lot lighting prior to the issuance of a building permit. Light levels shall conform to Zoning Code and Village Commercial Design Guidelines.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.
9. Sign face should match building materials.

**MOVED:** Commissioner Patterson  
**SECONDED:** Commissioner Ellison  
**AYES:** Commissioners Patterson, Palermo, Stensing, Hornig, Kibort, Ellison, Chairman Hahn  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

**E. Petition No. 08-6.5, Wing Pointe Partners, LLC, Wing Pointe Commons Resubdivision of Lots 2 and 3, Final Plat of Resubdivision (8:07 – 8:11 p.m.)**

Senior Planner Nordman presented the petition.

**Petitioner’s Request**

The petitioner is requesting approval of the Final Plat of Resubdivision for the 2.712 acre property.

**Petitioners/Owner**

Wing Pointe Partners LLC  
 12545 Farm Hill Drive  
 Huntley, IL 60142

**Location**

2.712 acres, more or less, bounded by Dundee Road on the north and Haligus Road to the east (“Property”)

**Final Plat of Resubdivision**

The petitioner is requesting the Planning Commission to forward a recommendation to the Village Board for the proposed Final Plat of Wing Pointe Commons Resubdivision of Lots 2 and 3. The resubdivision has been requested in order to accommodate the DeFiore Jorgensen Funeral Home and Cremation Services facility on Lot 1 of the proposed subdivision.

The Property is located in the B-2 Highway Service zoning District which requires a minimum lot area of 5,000 square feet and minimum lot width of no less than 50 feet. Both lots to be created as part of the resubdivision will exceed the minimum requirements of the B-2 zoning district.

In accordance with Section 155.221 (B) of the Village’s Subdivision Ordinance, the Final Plat of Resubdivision and protective covenants have been forwarded to the Village Engineer for review and approval. The Village Engineer will continue to work with the petitioner to finalize these documents.

Chairman Hahn opened the floor for audience comments, but there were none.

**A MOTION was made to approve Petition No. 08-6.5, Wing Pointe Partners, LLC, Wing Pointe Commons Resubdivision of Lots 2 and 3, Final Plat of Resubdivision subject to the following conditions:**

- 1. The petitioner shall complete all required public improvements and punch lists items that remain from the original Wing Pointe Commons Commercial Subdivision prior to the issuance of a Certificate of Occupancy for any of the remaining lots.**
- 2. All public improvement and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) and approved Annexation Agreement site design standards, practices and permit requirements.**
- 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. Jac Reed LLC, its agents and assignees is 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.**

<b>MOVED:</b>	<b>Commissioner Stensing</b>
<b>SECONDED:</b>	<b>Commissioner Palermo</b>
<b>AYES:</b>	<b>Commissioners Palermo, Hornig, Patterson, Stensing, Ellison, Kibort, Chairman Hahn</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>7:0:0</b>

- F. Petition No. 08-6.6, Site Acquisition Consultants, Inc., US Cellular, Huntley Park District, 11419 Route 47, Special Use Permit for a 160-foot monopole cellular communication tower; and Approval of such other 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, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Sections 156.105, 156.111 and 156.120 et seq. (8:11 – 9:23 p.m.)**

Planner Williams presented the petition.

### **Location**

The proposed US Cellular 160' monopole located within the *Deicke Park portion* of the Huntley Park District property southwest of the intersection of Route 47 and Mill Street.

### **Petitioner**

Site Acquisition Consultants, Inc.  
655 First Bank Drive  
Palatine, IL 60067

### **Development Summary**

The petitioner, Site Acquisition Consultants, Inc. is requesting a Special Use Permit on behalf of US Cellular for the placement of a “Wireless Telecommunications Service Facility” (WTSF) to include a 160’-tall cellular tower monopole to improve US Cellular’s coverage in the area. The location of the proposed WTSF is the northern, wooded-portion of the Huntley Park District’s Deicke Park property southwest of the intersection of Route 47 and Mill Street. The Village of Huntley Zoning Ordinance specifically requires a Special Use Permit for this type of use under Section 156.111 PUBLIC AND PRIVATE UTILITIES AND SERVICES.

The petitioner has submitted two previous applications for the installation of similar facilities within the *Betsey Warrington-portion* of the Park District property: the first, in August 2006, for a 150-foot tower to be located west of the Cosman Center that doubled as a light pole for a Park District baseball field; and the second, in August of last year, proposed 1,400 feet to the north and west of the original location, adjacent to the south of the Stowell-Deicke Farmstead site. Neither request continued past the Zoning Board of Appeals Public Hearing and review.

### **Special Use for Public and Private Utilities and Service**

The subject petition complies with all other regulations found in the Zoning Ordinance. In evaluating the petitioner’s request, the Planning Commission and the Zoning Board of Appeals may recommend to the Village Board of Trustees that a Special Use Permit be issued subject to the standards from Section 156.092 STANDARDS FOR ALL SPECIAL USES of the Village of Huntley Zoning Ordinance found below:

## **Standards for Special Uses**

1. The proposed use is necessary or desirable at the location involved to provide a service or facility, which will further the public convenience and contribute to the general welfare of the neighborhood or community.
2. The proposed use will not be detrimental to the value of the other properties or improvements in the vicinity.
3. The proposed use will comply with the regulations of the zoning district in which it is located and this chapter generally including, but not limited to, all lot yard and bulk regulations, parking and loading regulations, sign control regulations and flood plain regulations and all other applicable village ordinances.
4. The proposed use shall conform to any stipulations or conditions made a part of a special use permit issued for such use.

Additionally, public and private utility and services are subject to the following specific Standards per Section 156.111 PUBLIC AND PRIVATE UTILITIES AND SERVICE:

- (A) *Lot Area and Location.* The required lot area and location shall be specified as part of the special use permit and be determined in relation to the proposed use, the intensity of such use and the effects of such use upon the environment.
- (B) *Fencing and Screening.* If findings indicate that a hazard may result or that interference with the development or use and enjoyment of surrounding properties may ensue, fencing or screening with a densely planted evergreen hedge or other shielding material may be required in a manner consistent with such findings.

## **Development Services Department**

The proposed plan for the US Cellular antenna installation on the subject site includes the following elements:

- The property is zoned “R-1” Single Family Residence District and the proposed WTSF facility will consist of a 160-foot tall tower, 11’-3” x 19’-4” equipment shelter on a 40’ x 40’ lease area.
- In the “R-1”-zoning district the maximum *Height of Principal Uses* (for those uses other than Single-Family) is 40 feet therefore the proposed 160-foot monopole tower installation requires 120-foot “relief”.
- The proposed facility is not staffed therefore requiring only infrequent visits, approximately once per month, by a technician gaining access to the site via the 10’-wide (within a 12-foot wide easement) gravel access drive off Mill Street.

The petitioner, Michael Bieniek from SAC Wireless, stated that he is proposing a stealth facility, a flagless flagpole design with the antennas all on the inside so nothing will be seen outside. No one will ever be able to see directly into the compound without coming up the access drive. T-Mobile and Cricket are also now interested in the location so all three carriers would be greatly enhanced. There will be no lighting necessary so it will be even less intrusive.

Chairman Hahn asked for the underground gas distribution facility to be pointed out and asked for the distance between it and the proposed tower.

Planner Williams stated that it's about 40' from the vault to the corner of the lot and 60-70' to the tower.

Chairman Hahn expressed concerns with lightening, and Mr. Bieniek said that these towers are grounded and would be the safest spot during a lightening storm.

Commissioner Patterson asked if the height could be reduced, and Mr. Bieniek explained that it wouldn't cover the area and essentially it would be useless for the 2<sup>nd</sup> and 3<sup>rd</sup> carriers. They would then require a 2<sup>nd</sup> tower for the other carriers.

Commissioner Stensing asked for the distance from the nearest residences, and Mr. Bieniek stated that it is closest to the houses to the west and about 600-700' from the nearest house to the west.

Commissioner Stensing asked for the impact to the value of the adjacent homes, and Mr. Bieniek stated that he and Mr. Palmer looked to the south and worked with staff to look at all the other alternatives. They walked the entire park. The RF Engineer rejected the basketball court location and the Village wasn't interested in the water tower site due to the expansion needed for the treatment plant. Coverage is very sensitive and there is only about a mile to a mile and a half radius as provided by the FCC. Interference and gaps in coverage occur when sites are too close together, like microphones too close together give you interference.

Commissioner Stensing reiterated his concern on the impact of the residences.

Mr. Bieniek stated that appraisals have been done in the past and all came back as having no impact on housing value.

Commissioner Stensing asked if the petitioner would be willing to establish an escrow account to warrantee residences from decreased home values, and Mr. Bieniek stated that he didn't think that was legal.

Commissioner Ellison stated that she didn't think the Village needed a tower in the middle of town, and Mr. Bieniek stated that the Radio Frequency Engineers determine where they are needed.

Commissioner Ellison stated that a 160' pole in the middle of town in a park is not something she wants to look at. She suggested he return to the Village and ask again about the water tower.

Mr. Thom Palmer, Director of the Huntley Park District, stated that this is the fifth location that the Park District Board has looked at. The other four locations are at the end of a vista. This location hides it in a wooded area. The closer the tower, the less it's visible. If you're walking along the trail on Mill Street, you won't even see it.

Commissioner Kibort asked if there would be screening between the path and the tower, and he was told the trees would remain.

Chairman Hahn recognized the monetary value to the Park District but added that the Commission has a responsibility to the rest of the Village. There is, of course, a monetary value to the Village residents.

Commissioner Stensing stated that the residents of Lincoln Street are going to see it. He would like to see a photo from a residence on Lincoln.

Chairman Hahn acknowledged that future developments would also be affected.

Commissioner Ellison stated that the vista thing is good. She asked how far behind the gas facility and if it would be fenced with trees around it.

Mr. Palmer said it would be 40' from the gas facility and will be as invisible as possible down below. The board-on-board fence could even be painted green.

Commissioner Kibort stated that painting the fence green would cause maintenance issues down the road and suggested a Trex material be considered rather than an asphalt drive. He added that the tower has to go somewhere and there will always be someone affected.

Chairman Hahn asked about previous discussions on the southwest corner of the original Diecke Park so it would end up behind the Portofino development, and Mr. Bieniek stated that Chairman is referring to the basketball court, which is too far to the south and too close to the other tower.

Chairman Hahn asked if the power of the antennnas could be changed, and Mr. Bieniek stated that it could not be because it's low frequency. Chairman Hahn stated that the petitioner find the least disturbing area.

Commissioner Kibort stated that the problem is the proximity to the Lincoln residences.

Commissioner Palermo stated that this is a high-tech world and the convenience of service will benefit so many. He stated that location is everything. He added that the winter pictures provided by the petitioner show the telephone poles look worse than the tower. There would be just as many people in favor of the increased service.

Chairman Hahn acknowledged the benefits to the users but asked the Commission to review the guidelines.

Commissioner Kibort stated that Guideline # 1 balances out Guideline # 2. He added that the basketball court does not affect any residences and suggested that a location be selected in equal distance between the two sets of homes.

Mr. Bieniek stated that extensive studies have been done on the trouble tickets and dropped calls. There is a need in the Village and as it grows, coverage needs to climb with the number of residences and users – they go hand-in-hand.

Chairman Hahn suggested that maybe a not-perfect RF location would still improve the coverage, but Mr. Bieniek stated that they are required to provide coverage for the 911 calls. The farther away from the residences, the more you'll see the tower.

Commissioner Kibort asked about the southwest corner, and Mr. Bieniek stated that it is too close to the water tank, is missing Route 47 and Main Street, and that tower is already full.

Commissioner Stensing stated that as a Commission, we are always concerned with developments' impacts on the Park District, but does the Park District ever consider the residents?

Mr. Palmer stated that of course they do, but they've moved the location five times and this has the least impact of all locations. It would take up the entire basketball court so we'd have to relocate that and picnickers would be sitting right next to it. From the Park District's point of view, it is best to hide the bottom of it so as you drive up, you don't see the whole thing. I understand the desire to move it closer to Route 47 and wanting to see pictures of it from someone's front porch.

Commissioner Kibort reiterated his suggested to move it equally between the two sets of residences.

Mr. Palmer stated that it would impact park users anywhere else, but we're making progress. We're all just trying to find the best solution.

Commissioner Kibort stated he'd like to see the petitioner and the park district balance everything to find its best location.

Commissioner Stensing reiterated that this location is terrible.

Mr. Palmer asked the Commissioners look at other towers are located, and Mr. Bieniek added that a lot of towers are in the middle of town.

Commissioner Stensing suggested moving it toward the center of the park.

Commissioner Kibort stated that he is uncomfortable with not hearing the neighbors speak and would like to see Wednesday night's meeting reactions before voting on this.

Mr. Bieniek stated that after a while, you don't even notice them. On a day-to-day basis, it becomes part of the landscape.

Mr. Palmer added that from the Park District's perspective, it is most important to disguise the base.

Chairman Hahn reiterated his opinion that the southwest corner of original Diecke Park would be the least visible, and Mr. Palmer stated that it would be more visible from Lion's Chase and there are Oak groves to consider as well.

Chairman Hahn stated that he is bothered that residents did not receive their notices, and Planner Williams stated that all of the notices went out along Lincoln and Sunset.

Commissioner Kibort asked that the quality of the fence be nailed down. He added that no matter where or what, there will be residents who will complain.

Mr. Bieniek added that when he and Thom walked the site, the loss of mature trees was also a big concern.

Commissioners Ellison, Stensing and Kibort expressed a desire to walk the park with Mr. Palmer, and Mr. Bieniek asked to be included in the walk. Due to the Open Meetings Act, it was set for 4 p.m. and 5 p.m. on June 18.

Commissioner Patterson asked if notices were sent for both meetings, and Planner Williams stated that they are sent only for Public Hearings, which are held at the ZBA meeting.

Chairman Hahn said he wished that this petition had been brought up at a Joint Meeting to accommodate both parties. He added that based on an informal consensus of the Commissioners, this petition should be tabled for further review.

Mr. Palmer asked if ZBA would be able to proceed without PC's vote, and he was told they would not.

**A MOTION was made to table for further review Petition No. 08-6.6, Site Acquisition Consultants, Inc., US Cellular, Huntley Park District, 11419 Route 47, Special Use Permit for a 160-foot monopole cellular communication tower; and Approval of such other 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, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Sections 156.105, 156.111 and 156.120 et seq.**

<b>MOVED:</b>	<b>Commissioner Ellison</b>
<b>SECONDED:</b>	<b>Commissioner Hornig</b>
<b>AYES:</b>	<b>Commissioners Palermo, Hornig, Stensing, Ellison, Kibort, Patterson, Chairman Hahn</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>7:0:0</b>

**ADJOURNMENT**

**At 9:23 pm, A MOTION was made to adjourn the Planning Commission's June 9, 2008 meeting**

<b>MOVED:</b>	<b>Commissioner Ellison</b>
<b>SECONDED:</b>	<b>Commissioner Patterson</b>
<b>AYES:</b>	<b>ALL</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>7:0:0</b>

Respectfully submitted,  
Kari L. Turco  
Kari L. Turco  
Recording Secretary  
Karick & Associates

*This document is subject to correction as noted on the next meeting's minutes.*