

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, March 8, 2010  
MINUTES

5

**CALL TO ORDER**

Plan Commission Acting-Chair Tom Kibort called to order the meeting of the Plan Commission of the Village of Huntley on March 8, 2010 at 6:31 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

**ATTENDANCE**

**PLAN**

COMMISSIONERS: Acting Chair Tom Kibort, Len Stensing, Ruby Hornig, and Russ Palermo

15

**COMMISSIONERS**

ABSENT: Chairman Ron Hahn and Commissioner Dawn Ellison

20

**ALSO PRESENT:**

Senior Assistant to the Village Manager Lisa Armour, Senior Planner Charles Nordman and Planner James Williams

20

3. Approval of Minutes

A. Approval of the January 25, 2010 Plan Commission Meeting Minutes

25

**A MOTION was made to approve the January 25, 2010 Plan Commission Minutes with the following additions:**

**Top of Page 4, add “Additionally, Commissioner Kibort stated he did not have a problem with the existing handicap ramp at the northeast corner of the existing structure if it serves a relevant purpose.”**

30

**Page 4, Line 13, add “Chairman Hahn expressed his concern with the Grove Street access to the site.”**

**Page 4, Line 26, add “pavement striping and arrows”**

35

**Page 4, Line 45, add “Commissioner Kibort concluded by stating he was generally in favor of the concept plan for the O’Connor Funeral Home addition with the exception of the Grove Street access to the site.”**

**MOVED: Commissioner Palermo**

40

**SECONDED: Commissioner Stensing**

**AYES: Commissioners Kibort, Hornig, Stensing, and Palermo**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 4:0:0**

45

4. Petitions

A. Public Hearing for Petition No. 10-03.01, James A. O’Connor Funeral Home, 11603 and 11605 E. Main Street and 11110 Grove Street, Requesting approval of (i) a Special Use Permit to modify a parking lot in the R-2 Single Family Residence District; (ii) Site Plan Review; and (iii) Preliminary/Final Planned Unit Development for a building addition and site improvements in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

50

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

5 The petitioner Miller Architects and Builders, on behalf of O'Connor Funeral Home, is requesting approval of a Special Use Permit to modify the parking lot located at 11110 Grove Street in the R-2 Single Family Residence District, Site Plan Review and Preliminary/Final Planned Unit Development for a 5,492 square foot building addition and related site improvements.

Senior Planner Nordman reviewed the development history for the subject property.

10 In the summer of 2003, the petitioner requested a Text Amendment and Special Use Permit to allow the construction of a parking lot on property zoned "R-2" Single Family (11110 Grove Street). The petitioner proposed to tear down a house and garage located at 11110 Grove Street to create additional parking for his funeral home business. A Grove Street access to the parking lot was also requested as part of the petition. After two meetings with both advisory boards, the petitioner's request received positive recommendations for approval; however, both the Plan Commission and Zoning Board of Appeals added a condition that Grove Street access not be part of the project. The Village Board reviewed the proposal on August 14, 2003 and denied the petition as presented. The Village Board recommended the petitioner revise the plan to exclude the parking lot access to Grove Street.

20 During the summer of 2005, the petitioner returned to request a Text Amendment to the Village's Zoning Ordinance to allow a parking lot as a Special Use in "R-2" Single Family Residence District and a Special Use Permit to allow the construction of a parking lot at 11110 Grove Street. This time the proposal did not include parking lot access to Grove Street. The Village Board approved the request on September 8, 2005 (Ordinance No. 2005-09.74).

25 On December 13, 2007, the petitioner presented a conceptual site plan to the Village Board that involved the remodeling of the existing funeral home structure to include an approximate 5,000 square foot addition on the southwest portion of the structure. The project included razing the Hansmann residence and garage to the west (11605 East Main Street), reconfiguring the parking area (resulting in a total of ±44 parking spaces) and connection of a drive aisle to exit onto Grove Street.

30 As part of the December 2007 review, the Village Board recommended the petitioner speak to the neighbors about parking and landscape buffering and develop a master plan for the funeral home that included neighboring lots. The Village Board did not express any objection to the demolition of the Hansmann house located at 11605 Main Street. Following discussion, a consensus was reached to refer the petition to the Plan Commission to begin the formal review process; however, the petitioner put plans on hold and did not proceed with the formal review process.

40 On August 20, 2009, the petitioner presented the current proposed plan to the Village Board. Following discussion, a consensus was reached to refer the petition to the Plan Commission to begin the formal review process. The Village Board encouraged the petitioner to discuss the project with surrounding residents before returning with a formal application. Additionally, the Village Board stated the following comments and concerns:

- 45
- The new building should be tied in better to the existing building. *The petitioner has stated that the existing structure will be resided to match the addition.*
  - The current concrete ramp along Main Street should be removed, as there will be a new accessible entrance in the rear. *The petitioner has stated that he would like the ramp to remain.*
  - Entrance on Grove Street was not viewed favorably.
- 50
- The Village Board did not express any objection to the demolition of the Hansmann house located at 11605 Main Street.

Subsequently, the Plan Commission reviewed the proposed conceptual plan at the January 25, 2010 meeting. The Plan Commission stated the following comments and concerns:

- The Grove Street parking lot entrance was not supported.
- The Commission supported keeping the ramp located on the northeast corner of the existing structure.

#### Project Summary

The proposed plan will require demolishing the existing residence at 11605 Main Street (Hansmann residence) to allow for a 5,492 square foot addition to the James A. O'Connor Funeral Home. The plan would reconfigure and expand the existing parking lot to provide spaces for 50 vehicles. Additionally, the plan proposes to create new parking lot access from both Main Street and Grove Street.

#### Building Addition

The proposed building addition will add 5,492 square feet to the existing 3,100 square foot funeral home. The proposed single-story addition will provide a new lobby, lounge, restrooms, garage, and chapel space. The addition and existing structure will be finished with hardi-board siding. The existing garage and trash enclosure will remain unchanged.

As proposed, the building addition will provide similar setbacks along Main Street and Myrtle Street as the existing funeral home. Since the existing funeral home encroaches into the required setbacks along Main Street and Myrtle Street, the structure is considered nonconforming. For the building addition to match the same setbacks as the existing structure, the following relief is required:

- Reducing the required front yard setback from 30'-0" to 17'-3" (note: existing structure is setback 17'-3" Main Street)
- Reducing the required setback abutting a street (Myrtle) from 20'-0" to 16'-0" (note: existing structure is setback 12'-0")

#### Parking

The proposed site improvements include an expansion and reconfiguration of the parking lot. The proposed expansion would create new driveways on Main Street and Grove Street and the reconfigured parking lot will provide 50 parking spaces. The current parking lot provides 42 parking spaces. The Zoning Ordinance requires four spaces per 1,000 gross square feet plus one space per 100 square feet of chapel space. The proposed addition will result in the overall building totaling 8,608 square feet of which 1,581 square feet will be dedicated to chapel space, therefore requiring 50 parking spaces. The proposed site plan complies with parking requirements for a funeral home.

In addition to providing vehicular parking, the Zoning Ordinance requires that facilities be provided for the parking of bicycles in any parking lot containing 20 or more parking spaces. The petitioner is requesting the following relief from this requirement:

- The petitioner has indicated the funeral home has not experienced a need to provide bicycle parking for clientele visiting the funeral home and is therefore requesting relief from Section 156.106(C)(14) of the Zoning Ordinance to not provide a bicycle rack.

#### Landscaping

The proposed landscape plan will add foundation plantings around the new addition and parking lot screening adjacent to Myrtle Street. Much of the existing landscaping on the site would remain, with exception to the removal of plant materials necessary to allow the parking lot access to Grove Street. The proposed landscape plan also calls for extending the existing 6-foot tall white PVC fence along the new Main Street driveway and towards Grove Street. The plan indicates the fence in both locations would extend to the

property lines on Grove Street and Main Street; however, the Zoning Ordinance requires the fence to be setback a minimum of 30-feet from the Grove Street property line and Main Street property line. As a result, the petitioner must revise plans to set the fence 30-feet back from the Grove and Main Street property lines.

5 Lighting

The petitioner is requesting approval to utilize the existing parking lot lighting to illuminate the reconfigured parking lot. There is an existing light pole in the southwest parking lot that is proposed to remain. There is also an existing light pole in the eastern most parking lot that would be relocated to accommodate the new parking lot configuration.

10

Signage

A new wall sign is proposed on the south elevation of the building addition, adjacent to the building's main entrance. The proposed sign is non-illuminated and will measure 27-inches in height by 120-inches in width for a total area of 22.5 square feet. No other wall signs are located on the building. The existing ground sign along Main Street will remain. The following relief is required for the proposed wall sign:

15

- Section 156.136 of the Zoning Ordinance requires wall signs to be located on a street frontage face of a building. Relief is required to allow a wall sign on a building elevation that does not face a street frontage.

20

Special Use Permit

A Special Use Permit is required to amend the Grove Street parking lot because it is located in an "R-2" Single Family Residence District. When considering a request for a Special Use Permit the Plan Commission shall not recommended approval unless the applicant can establish that:

25

(a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which the Zoning Ordinance was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

30

(b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

35

(c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

40

(d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

45

(e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic features of significant importance.

50

(g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of Zoning Ordinance authorizing such use.

Site Plan Review

The Plan Commission shall review a site plan permit based on the following standards:

- 5 (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.
- 10 (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.
- 15 (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 20 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 25 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.
- 30 (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

Preliminary/Final Planned Unit Development

35 The Zoning Ordinance requires a Planned Unit Development (PUD) to have at least 80,000 square feet of land area, or such lesser size as may be determined acceptable by the Plan Commission and Village Board of Trustees. Staff recommends this petition be processed as a PUD to provide the oversight the property requires to ensure compatibility with surrounding properties and to accommodate the relief required as part of this application.

40 The Plan Commission shall review and evaluate the preliminary PUD in terms of whether the proposal:

- i. Is compatible with the Village of Huntley Comprehensive Plan and Community Goals.
- ii. Promotes high standards in design, site planning and construction.
- iii. Provides a safe and desirable living environment.
- 45 iv. Preserves natural features of the site.
- v. Provides adequate open space for recreation and other community purposes.
- vi. Represents a creative approach in land development.
- vii. The design is compatible with adjacent properties and neighborhood.

50 The Plan Commission shall review and evaluate the final PUD in terms of whether the proposal:

- i. Is in general conformance with the previously approved preliminary PUD plans.

- ii. 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.
- iii. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

5

#### Requested Action

A motion is requested of the Plan Commission, by the petitioner, to recommend approval of Petition No. 10-03.1, James A. O'Connor Funeral Home, 11603 and 11605 E. Main Street and 11110 Grove Street, requesting approval of (i) a Special Use Permit to modify a parking lot in the R-2 Single Family Residence District; (ii) Site Plan Review; and (iii) Preliminary/Final Planned Unit Development for a building addition and site improvements in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

10

15

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

1. The demolition of the single family residence at 11605 E. Main Street shall require approval from the Village Board and a demolition permit from the Development Services Department.
2. The 6-foot tall PVC fence shall be setback 30-feet from the Main Street and Grove Street property lines.
3. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
4. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer.
5. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, 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.
6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

20

25

30

35

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 asked anyone wishing to speak to stand and be sworn in. Acting-Chair Kibort swore in all those that stood to testify.

40

Walter Leucht, owner of the O'Connor Funeral Home addressed the Plan Commission and stated he believed the Grove Street access to and from the site was an important component of the proposed plan. Mr. Leucht stated the O'Connor Funeral Home has been located in the Huntley downtown for sixty years and the proposed addition would provide for the future of the funeral home at this location.

45

Commissioner Horning asked what points of ingress/egress are proposed if Grove Street access is not approved.

Mr. Leucht stated there is the existing Myrtle Street entrance and exit along with the proposed drive to Main Street along the west side of the addition.

50

Commissioner Horning stated she was in favor of the Grove Street driveway access.

Commissioner Stensing stated he was in favor of the Funeral Home addition but opposed to the Grove Street access to the site.

Commissioner Stensing asked if the sign proposed for the rear of the addition facing south would be illuminated and Mr. Leucht stated it would probably not be lit. Commissioner Stensing asked if the existing sign on Main Street would remain and Mr. Leucht stated the sign on Main Street would remain unchanged.

5

Commissioner Stensing stated he was comfortable with the proposed signage and the other elements of relief proposed in the Planned Unit Development.

10

Commissioner Palermo stated he was comfortable with Main Street access and the elements of relief covered in the Planned Unit Development including the proposed setbacks for the addition, but did not believe the Grove Street access was a good idea. Commissioner Palermo further stated he was comfortable with the proposed sign on the rear of the addition and with the existing accessibility ramp remaining at the northeast corner of the original structure.

15

Acting-Chair Kibort asked if the HVAC equipment was sufficiently screened and Senior Planner Nordman pointed out on the site plan where landscaping was proposed to screen the HVAC equipment on the east side of the proposed structure.

20

Acting-Chair Kibort stated he was comfortable with no bike rack installed at this time but acknowledged that if it becomes an issue he would appreciate the property owner installing the bike rack at that time. Acting-Chair Kibort continued by stating he was not in favor of the Grove Street access to the site.

Acting-Chair Kibort reviewed the procedure for hearing comments and questions from audience members.

25

Larry Melman, 11107 Grove Street, stated he was in favor of the funeral home and respects the history it has had in Huntley but is concerned with the proposed demolition of the Hansmann residence. Mr. Melman stated it would be the third home razed for the expanded funeral home facility. Mr. Melman stated he wished the subject business could find a location better able to accommodate the size of the proposed facility.

30

Mark Wingate, 11204 Grove Street, stated his house is located at the southeast corner of Grove and Mill Streets and is currently impacted by funeral processions passing his house. Mr. Wingate states that he believes the Grove Street access may actually alleviate this impact.

35

Renee Behrens, 11112 Grove Street, the resident to the south of the parking lot, stated she is in favor of the service Mr. Luecht and the funeral home provides and is in favor of the Grove Street access to the site.

40

Thomas Conley, 10904 Woodstock Street, stated he is unhappy with the prospect of the historic structure at 11605 Main Street being razed. Mr. Conley stated that he believes the house 11609 Main Street may be one of the oldest residences in the Village and he would hate to see that structure destroyed. Mr. Conley stated he believes the Grove Street access would have a negative impact on the neighborhood.

James Drafall, owner of the 11609 Main Street property, stated he was in favor of the Grove Street access to the funeral home site.

45

Commissioner Horning stated she sees little difference between the Grove Street access compared with the existing access to Myrtle Street.

Commissioner Stensing stated he is opposed to Grove Street access.

50

Walter Leucht outlined the history of how the off-street parking evolved and added that when he purchased the funeral home there was no off-street parking. Mr. Leucht explained that visitors at that time would park on Main Street.

Commissioner Palermo stated he liked the expansion but disliked the Grove Street access.

Acting-Chair Kibort stated the motion for a recommendation on the petitioner’s request would be separated between the Special Use Permit, Site Plan Review and the Preliminary/Final Planned Unit Development.

5

A motion was made by the Plan Commission to recommend approval of Petition No. 10-03.1, James A. O’Connor Funeral Home, 11603 and 11605 E. Main Street and 11110 Grove Street, requesting approval of (i) a Special Use Permit to modify a parking lot in the R-2 Single Family Residence District, subject to the following conditions:

10

1. The demolition of the single family residence at 11605 E. Main Street shall require approval from the Village Board and a demolition permit from the Development Services Department.
2. The 6-foot tall PVC fence shall be setback 30-feet from the Main Street and Grove Street property lines.
3. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
4. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer.
5. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, 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.
6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

15

20

25

30

<b>MOVED:</b>	<b>Commissioner Stensing</b>
<b>SECONDED:</b>	<b>Commissioner Palermo</b>
<b>AYES:</b>	<b>Commissioners: Hornig</b>
<b>NAYS:</b>	<b>Commissioners; Stensing, Palermo and Acting-Chair Kibort</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION FAILS</b>	<b>1:3:0</b>

35

A motion was made by the Plan Commission to recommend approval of Petition No. 10-03.1, James A. O’Connor Funeral Home, 11603 and 11605 E. Main Street and 11110 Grove Street, requesting approval of (ii) Site Plan Review, subject to the following conditions:

40

1. The demolition of the single family residence at 11605 E. Main Street shall require approval from the Village Board and a demolition permit from the Development Services Department.
2. The 6-foot tall PVC fence shall be setback 30-feet from the Main Street and Grove Street property lines.
3. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
4. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer.
5. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, 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.

45

50

6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
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. No Grove Street access to the site.

**MOVED:** Commissioner Stensing  
**SECONDED:** Commissioner Palermo  
**AYES:** Commissioners: Stensing, Palermo and Acting-Chair Kibort  
**NAYS:** Commisioners: Hornig  
**ABSTAIN:** None  
**MOTION CARRIES** 3:1:0

A motion was made by the Plan Commission to recommend approval of Petition No. 10-03.1, James A. O’Connor Funeral Home, 11603 and 11605 E. Main Street and 11110 Grove Street, requesting approval of (iii) Preliminary/Final Planned Unit Development, subject to the following conditions:

1. The demolition of the single family residence at 11605 E. Main Street shall require approval from the Village Board and a demolition permit from the Development Services Department.
2. The 6-foot tall PVC fence shall be setback 30-feet from the Main Street and Grove Street property lines.
3. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
4. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer.
5. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, 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.
6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
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. No Grove Street access to the site.

**MOVED:** Commissioner Stensing  
**SECONDED:** Commissioner Palermo  
**AYES:** Commissioners: Stensing, Palermo and Acting-Chair Kibort  
**NAYS:** Commisioners: Hornig  
**ABSTAIN:** None  
**MOTION CARRIES** 3:1:0

5. Discussion

A. Downtown Revitalization Plan

Senior Planner Nordman stated the Downtown Revitalization Program consultant has prepared three alternatives for the downtown plan including: (1) Preservation Alternative; (2) Redevelopment and Expansion Alternative; and (3) Hybrid Alternative.

Acting-Chair Kibort asked if the three (3) alternatives are available on the Village’s website and Senior Planner Nordman stated they were posted on the website.

Senior Planner Nordman stated the plan recommendations will be produced by the consultant based on the Hybrid Alternative selected by the Village Board. Another community workshop will be scheduled when a complete draft of the plan has been completed.

5

Senior Planner outlined the next scheduled Plan Commission meeting will be Monday evening, March 22, 2010 at 6:30 p.m. A public hearing to consider Pioneer Center’s request for a Special Use Permit to operate a second hand store at 10514 Route 47, the former location of Nick’s Furniture, will be held that evening along with the conceptual review of an auto services facility at the southeast corner of Route 47 and Joan Avenue.

10

6. Adjournment

**At 7:24 pm, a MOTION was made to adjourn the March 8, 2010 Plan Commission meeting.**

15	<b>MOVED:</b>	<b>Commissioner Stensing</b>
	<b>SECONDED:</b>	<b>Commissioner Palermo</b>
	<b>AYES:</b>	<b>Commissioners Stensing, Kibort, Hornig, and Palermo</b>
	<b>NAYS:</b>	<b>None</b>
	<b>ABSTAIN:</b>	<b>None</b>
20	<b>MOTION CARRIED</b>	<b>4:0:0</b>

Respectfully submitted,  
*James Williams*  
Planner

25 Village of Huntley