

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, June 25, 2018
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 25, 2018 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

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

20

COMMISSIONERS

ABSENT: None.

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

25

4. Public Comments None.

5. Approval of Minutes

A. Approval of the May 14, 2018 Plan Commission Meeting Minutes

30

A MOTION was made to approve the May 14, 2018 Plan Commission Meeting Minutes with the following correction:

Page 1, Line 24, add "Village Attorney Thomas Burney"

35

MOVED: Vice Chair Ellison

SECONDED: Commissioner DeBaltz

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

40

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

B. Approval of the June 11, 2018 Plan Commission Meeting Minutes

45

A MOTION was made to approve the June 11, 2018 Plan Commission Meeting Minutes with the following correction:

Page 1, Line 7 replace "Chairman Tom Kibort" with "Vice Chair Dawn Ellison"

50

MOVED: Commissioner Hahn

SECONDED: Commissioner Darci Chandler

AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,

Vice Chair Dawn Ellison and Chairman Tom Kibort

NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

5

6. Public Hearing(s)

10

15

A. Petition No. 18-6.1, Chris and Barbara Lincoln, petitioners/owners, 8401 N. Route 47 - Request is for (i) An Amendment to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such 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, pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

Introduction

20

Director Nordman reviewed a PowerPoint presentation outlining the request from Chris and Barbara Lincoln, petitioners and owners of the 2.75-acre, RE-1 Residential Estate-zoned property at 8401 N. Route 47, Huntley, IL 60142 (i) to amend Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) a Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such relief as may be necessary to allow for development in accordance with the proposed site plan.

25

Director Nordman continued noting that the petitioners purchased the property in October 2016, proceeded to renovate the single-family home for their family, followed by continued clean-up the grounds and removal of dilapidated structures with the intent of operating an event venue on the property.

30

Director Nordman stated that initially the petitioners propose to renovate the existing farm outbuildings to use as venues for weddings, family reunions, corporate dinners, etc. with the plan to renovate the large barn to host similar events as a second phase. The first phase of the project would include the use of three covered paved area and grass/landscaped areas for smaller events. The second phase would consist of renovating the barn for hosting larger events such as wedding and receptions.

35

Staff Analysis

Text Amendments

40

Director Nordman pointed out that the subject property is zoned RE-1 Residential Estate District which does not allow the use of the property as an event venue as proposed by the petitioner. The proposed text amendment will add a definition for "Rural Event Venue" within Section 156.011 and also add "Rural Event Venue" as a Special Use to the RE-1 Residential Estate zoning district (Section 156.026(B)(2)).

45

Director Nordman stated that the proposed definition for "Rural Event Venue" would restrict the use to RE-1 zoned properties that are no less than 2 ½ acres in size and would require that an owner occupied residence is located on the property. Director Nordman reviewed the following proposed definition for "Rural Event Venue":

50

Rural Event Venue: A business that provides the use of land or buildings in the RE-1 Residential Estate District for hosting private events including wedding receptions, holiday parties, fundraisers and other similar events with food and beverages that are prepared on site or by a caterer and served to

invited guests during intermittent dates and hours of operation. A Rural Event Venue shall include an owner occupied residence and shall have a minimum lot area of 2½ acres.

5 Director Nordman pointed out that by amending the RE-1 Residential Estate District to add Rural Event Venue as Special Use, any request to operate a Rural Event Venue would be subject to review at a Plan Commission public hearing and approval by the Village Board.

Special Use Permit

10 In accordance with the proposed text amendments, the petitioner is requesting a special use permit to operate a Rural Event Venue at 8401 N. Route 47. The subject site is ±2.75 acres in size and is zoned RE-1 Residential Estate.

15 Director Nordman stated that when reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- 20 (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.
- (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.
- 25 (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.
- (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- 30 (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

35 Director Nordman stated the packet outlining the Lincoln Farmstead request included the petitioners' responses to the Special Use Permit Standards.

Site Plan Review

40 Director Nordman reviewed the concept for the proposed rural event venue noting the petitioners plan to utilize the land and existing farm buildings to host events, therefore, the overall modifications to the existing site are minimal. The most notable change is to the site access. Currently there are two driveways serving the ±2.75-acre property and the petitioner is proposing to consolidate the driveways into one driveway which will be centered on the property's Route 47 frontage. The petitioner is currently working with the Illinois Department of Transportation to obtain the necessary permits for the modified driveway.

45

Director Nordman pointed out that the largest of the existing structures on the property is the dairy barn which is approximately 3,700 square feet in area and that there are three (3) additional buildings on the property that could also be used to host events. Director Nordman noted that the three (3) other buildings are located near the northwest corner of the property and include a frame building of approximately ±1,385 square feet, a metal building of ±864 square feet, and a covered patio area. Director Nordman stated that it is not anticipated that

50

more than one event would be hosted on the property at any one time and events would most frequently occur on Saturdays.

5 Director Nordman reviewed that parking for the venue is proposed within the open grass areas at the rear of the property accommodating approximately 70 vehicles and that portable restrooms would be brought in for each event. Additionally, Director Nordman noted that the petitioners would continue to use the existing single-family home as their private residence.

10 If approved, the petitioners will begin work to permit the necessary improvements to bring the structures up to minimum building code requirements which would include, but not be limited to, fire suppression and compliance with the Illinois Accessibility Code. Director Nordman also noted that the petitioners will be required to work with the McHenry County Health Department to obtain the necessary permits for any modifications required to the property's well and septic system.

15 ***Required Relief***

The proposed site plan shall require the following relief from the Zoning Ordinance:

- 20
1. Section 156.106(C)(5) of the Zoning Ordinance requires all off-street parking areas to be improved with an impervious all weather, durable and dustless surface. The petitioners are requesting relief from this requirement to utilize an open grass area for parking and gravel driveway to access the parking.
 2. Section 156.106(C)(6) of the Zoning Ordinance requires that all off-street parking areas shall be lighted with an average minimum illumination of two foot-candles. The petitioners are proposing to utilize a non-illuminated open grass area for parking.

25 Director Nordman reviewed photographs of the Lincoln Farmstead buildings and site.

ACTION REQUESTED

30 Director Nordman concluded the presentation stating the petitioners' request a motion of the Plan Commission to recommend approval of Petition No. 18-6.1, Chris and Barbara Lincoln, petitioners/owners, 8401 N. Route 47 - for (i) An Amendment to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such 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, pursuant to the requirements of Sections 35 156.068 and 156.204 of the Huntley Zoning Ordinance.

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

- 40
1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
 - 45 3. The petitioner is required to meet all development requirements of the McHenry County Health Department.
 4. Illinois Department of Transportation approval shall be obtained for the modified access to Route 47.
 - 50 5. No building plans or permits are approved as part of this submittal.

6. No sign permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 18-6.1.

5 **MOVED:** Commissioner DeBaltz
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
10 **ABSTAIN:** None
MOTION CARRIED 7:0:0

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

Charles Nordman, Director of Development Services, Village of Huntley
Chris and Barbara Lincoln, 8401 N. Route 47, Huntley, IL 60142

20 Barbara Lincoln addressed the Plan Commission and elaborated on the history of their ownership and initial development of the subject property and Chris Lincoln added that since the Huntley Village Board's conceptual review of the project, several people that have contacted them interested in information about holding future events at the site.

25 Chairman Kibort noted that there were no members of the public in attendance wishing to speak in favor of or in opposition to the proposed request.

30 Commissioner Darci Chandler stated that she is familiar with event venues such as the proposed Lincoln Farmstead site and is supportive of the request.

Commissioner Hahn stated that he believes the venue will be a welcome addition to the community and asked for confirmation that there would be no parking permitted along Route 47 and whether there is any parking proposed on the neighboring property to the west of the proposed on-site parking area.

35 Ms. Lincoln confirmed that there would not be parking along Route 47 in association with the proposed event venue and that the property owners adjacent to the west have granted permission to accommodate additional parking on their property.

40 Vice Chair Ellison stated that the community needs the type of event venue proposed, noted her concerns that the proposed venue buildings have applicable fire sprinkler systems, the building floors are sufficient to handle the occupant load and asked why the silo adjacent to the large barn had been razed.

45 Ms. Lincoln acknowledged that all requirements from the Huntley Fire Protection District would be met, the stability of the buildings including the floors would be confirmed and noted that the silo was in a state of such disrepair that it could not be restored.

Chairperson Kibort stated his concern that the proposed site parking did not conflict with the septic field, suggested posts and twine can easily denote alignment of parking spaces and temporary lighting may also be a consideration.

50 Ms. Lincoln added that they are considering the use of valets to ease and efficiency of the proposed parking.

Commissioner Nichols requested confirmation of how restrooms would be accommodated and when they expected to accommodate the first event.

5 Ms. Lincoln stated that lavatory trailer(s) would be brought in for each event and that they hoped to be open as soon as possible dependent upon financing and making all the necessary improvements to the buildings and site.

10 Commissioner DeBaltz stated that she also believes the community needs the requested rural event venue and noted that she shares concerns about the venue's parking arrangement, but, trusts that any parking issues will be sufficiently addressed by the solutions to these parking issues previously noted by the petitioner.

Commissioner Robert Chandler stated that he is supportive of the proposed request and also stated that while he had concerns regarding the site's parking those concerns have been alleviated by the petitioners' plans for the design of event venue parking and use of parking valets.

15 **A MOTION was made to close the public hearing to consider Petition No. 18-6.1.**

MOVED: Commissioner Nichols
SECONDED: Commissioner Robert Chandler
20 **AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,**
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

25 **A MOTION was made to recommend approval of Petition No. 18-6.1, Chris and Barbara Lincoln, petitioners/owners, 8401 N. Route 47 - for (i) An Amendment to Chapter 156: Zoning Ordinance of the Village of Huntley Code of Ordinances to add Rural Event Venue to Section 156.011 Definitions and add Rural Event Venue as a Special Use to Section 156.026 RE-1 Residential Estate District; (ii) Special Use Permit for a Rural Event Venue in the RE-1 Residential Estate District; and (iii) Site Plan Review for proposed site improvements to accommodate a Rural Event Venue, including approval of such relief as**
30 **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, pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 35 **1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.**
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
40 **3. The petitioner is required to meet all development requirements of the McHenry County Health Department.**
4. Illinois Department of Transportation approval shall be obtained for the modified access to Route 47.
5. No building plans or permits are approved as part of this submittal.
45 **6. No sign permits are approved as part of this submittal.**

MOVED: Vice Chair Ellison
SECONDED: Commissioner Darci Chandler
50 **AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,**
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
ABSTAIN: None

MOTION CARRIED 7:0:0

B. Petition No. 18-6.2, Sardar Motors Inc., petitioner, and DNT Properties, Inc., owner, 10501 Route 47 - Request is for a Used Automobile Sales dealership in the B-2 Highway Service District pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

Development Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from the petitioner Sardar Motors Inc., to operate a proposed used automobile dealership requiring a Special Use Permit within the B-2 Highway Service District-zoned property at 10501 Route 47.

Planner Williams stated that the proposed used automobile dealership will be located within the showroom portion of the building which fronts Route 47. The building is also home to two (2) other automotive-related businesses; MB Garage and Auto Crafters. MB Garage was issued a special use permit for automobile repair by the Village Board in June of 2008 and is located in the west/southwest portion of the building with parking in the south lot. Planner Williams note that Auto Crafters, an auto body repair facility, received approval of a special use permit in October, 2010 and is located on the north side of the building/site. The petition by Auto Crafters also included rezoning the subject property from B-3 Shopping Center Business to B-2 Highway Service as well as approval of a special use permit for a used automobile sales dealership known as Route 47 Auto Sales in the same lease space to be utilized by Sardar Motors. Route 47 Auto Sales has since ceased operations and the special use permit for the dealership expired.

Sardar Motors is proposing to focus on lower end vehicles and display approximately 25 to 35 vehicles on the property. Planner Williams reviewed the proposed days/hours of operation for the used auto dealership as follows:

Monday-Friday	9 AM – 9 PM
Saturday	9 AM – 6 PM
Sunday	Closed

Signage for the dealership will be installed on the front (east) and side (south) elevations of the building on the existing sign band that was utilized by previous occupants of the building. No other site improvements are proposed as part of the petition.

STAFF ANALYSIS

Planner Williams noted that there are sixty-eight (68) parking stalls within the southern parking lot that will be shared between Sardar Motors and MB Garage. Sardar has display parking for twelve (12) vehicles immediately adjacent to Route 47 and twenty-eight (28) additional parking stalls (40 spaces total) with the remaining twenty-eight (28) spaces to be utilized by MB Garage.

Planner Williams stated that a condition of approval will require the petitioner to repair, sealcoat and stripe the parking lot to define the parking spaces dedicated between MB Garage and Sardar Motors Inc. including used vehicle inventory display area, customer parking, and required handicap accessible spaces.

Planner Williams also noted that the width of the north-south drive aisle adjacent to Route 47 is too narrow (approximately 30 feet wide) to accommodate customer parking and/or automobile inventory display.

SPECIAL USE PERMITS – Standards for Special Use Permits.

Planner Williams stated that when reviewing a Special Use Permit, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- 5 (b) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or
10 undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- (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.
- 15 (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.
- (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- 20 (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

25 Planner Williams noted that the packet outlining the Sardar Motors Inc. request included the petitioner's responses to the Special Use Permit Standards.

Request for Motion

30 Planner Williams concluded the presentation stating the petitioners' request a motion of the Plan Commission to recommend approval of Petition No. 18-6.2, Sardar Motors Inc., 10501 Route 47, request for a Special Use Permit for a Used Automobile Sales facility in the "B-2" Highway Service District pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance.

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

- 1. The Special Use Permit cannot be transferred to another business without Village authorization.
- 2. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
- 40 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 4. A striping plan shall be revised to define parking for customers and required handicap accessible parking spaces.
- 5. The parking lot shall be repaired, sealcoated and striped in accordance with the striping plan, as approved by the Development Services Department, prior to the issuance of an occupancy permit for Sardar Motors.
- 45 6. All parking and vehicle storage must occur in designated parking spaces only. No parking is allowed in drive aisles. No storage is allowed on adjacent streets or off-site.
- 7. Sardar Motors Inc. vehicle inventory shall be restricted to the south parking lot, in accordance with the site plan submitted by the petitioner.
- 50 8. Outside vehicle display is restricted to vehicles available for sale by Sardar Motors Inc. Damaged, wrecked, or inoperable vehicles shall not be stored outside.
- 9. No vehicles shall be stored on the property with exception to vehicles displayed for sale by Sardar Motors Inc.

10. No vehicles sales shall occur on the property until Sardar Motors Inc. has provided the Village of Huntley with a copy of an approved used car dealer's sales license from the State of Illinois.
11. Vehicle sales shall be restricted to automobile, minivan, sport utility and light pick-up trucks only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted.
- 5 12. The raised planting bed along the front elevation of the building shall be repaired and maintained with seasonal plantings.
13. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
- 10 14. No sign permits are approved as part of this request. Any proposed signage shall require the issuance of a sign permit prior to installation.
15. No building or occupancy permits will be issued until all provisions stated herein have been satisfied.

A MOTION was made to open the public hearing to consider Petition No. 18-6.2.

15 **MOVED:** Commissioner Nichols
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
20 **ABSTAIN:** None
MOTION CARRIED 7:0:0

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

Charles Nordman, Director of Development Services, Village of Huntley
James Williams, Planner, Village of Huntley
30 Omar Abdulrazzaq, petitioner, dba Sardar Motors Inc., 10510 Route 47, Huntley, IL 60142
Tom Kondraros, owner, DNT Properties, Inc., 900 Lee Street, Elk Grove Village, IL 60007

Mr. Abdulrazzaq addressed the Plan Commission thanked them for their consideration and reminded the Plan Commission that the facility's proposed hours on Saturdays would be between 9 am and 6 pm.

35 Chairman Kibort noted that there were no members of the public in attendance wishing to speak in favor of or in opposition to the proposed request.

40 Commissioner Robert Chandler had a question about the square footage of the proposed used automobile dealership in the existing building and whether there were plans to store and/or display vehicles inside.

Mr. Kondraros stated that the used automobile dealership will occupy approximately 2,000 square feet and Mr. Abdulrazzaq noted that there is no plan to store and/or display inventory vehicles inside.

45 Commissioner DeBaltz asked if there were any improvements to the existing building and/or site other than the addition of signage to the building's exterior and Mr. Abdulrazzaq stated that there were no improvements considered at this time other than the façade signage.

50 Chairperson Kibort inquired as to the origin of the "Sardar Motors" name and Mr. Abdulrazzaq stated that it was the name used by a business previously operated by his father. Chairman Kibort emphasized the importance of the building/site being properly maintained including the raised bed planter along the building's front elevation.

Mr. Kondraros noted that there may be consideration for the removal of the raised bed planter feature in the near future.

5 Vice Chair Ellison noted she believed the display of vehicles within the drive aisle between the building and landscape buffer should be allowed.

10 Director Nordman stated that Staff would investigate the possibility of allowing vehicle inventory display in this area including contacting the Huntley Fire Protection District for direction on whether or not there is sufficient room to accommodate parking/display in this area.

Commissioner Hahn stated that he is comfortable with the request, particularly given the history for accommodating automobile sales within the subject site.

15 Commissioner Darci Chandler stated she is comfortable with the requested and wished the petitioner well with the proposed used vehicle dealership business.

A MOTION was made to close the public hearing to consider Petition No. 18-6.2.

20 **MOVED: Commissioner DeBaltz**
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, Robert Chandler,
Vice Chair Dawn Ellison and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
25 **MOTION CARRIED 7:0:0**

30 **A MOTION was made to recommend approval of Petition No. 18-6.2, Sardar Motors Inc., petitioner, and DNT Properties, Inc., owner, 10501 Route 47 - Request for a Used Automobile Sales dealership in the B-2 Highway Service District pursuant to the requirements of Sections 156.068 and 156.204 of the Huntley Zoning Ordinance subject to the following conditions:**

1. **The Special Use Permit cannot be transferred to another business without Village authorization.**
2. **All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.**
- 35 3. **The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
4. **A striping plan shall be revised to define parking for customers and required handicap accessible parking spaces.**
- 40 5. **The parking lot shall be repaired, sealcoated and striped in accordance with the striping plan, as approved by the Development Services Department, prior to the issuance of an occupancy permit for Sardar Motors.**
6. **All parking and vehicle storage must occur in designated parking spaces only. No parking is allowed in drive aisles. No storage is allowed on adjacent streets or off-site.**
- 45 7. **Sardar Motors Inc. vehicle inventory shall be restricted to the south parking lot, in accordance with the site plan submitted by the petitioner.**
8. **Outside vehicle display is restricted to vehicles available for sale by Sardar Motors Inc. Damaged, wrecked, or inoperable vehicles shall not be stored outside.**
9. **No vehicles shall be stored on the property with exception to vehicles displayed for sale by Sardar Motors Inc.**
- 50 10. **No vehicles sales shall occur on the property until Sardar Motors Inc. has provided the Village of Huntley with a copy of an approved used car dealer's sales license from the State of Illinois.**

11. Vehicle sales shall be restricted to automobile, minivan, sport utility and light pick-up trucks only. No motor home, semi- or large-truck, trailer, or watercraft sales are permitted.
12. The raised planting bed along the front elevation of the building shall be repaired and maintained with seasonal plantings.
- 5 13. Any changes in use or site plan layout must be evaluated by the Village for compliance with the Special Use Permit.
14. No sign permits are approved as part of this request. Any proposed signage shall require the issuance of a sign permit prior to installation.
- 10 15. No building or occupancy permits will be issued until all provisions stated herein have been satisfied.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Hahn
15 **AYES:** Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

20 16. Discussion

Director Nordman stated the next Plan Commission meetings are scheduled for Monday, July 9th and Monday, July 23rd, 2018 and Staff will contact commission members prior to the meetings when petition items are scheduled.

25 17. Adjournment

At 7:30 pm, a MOTION was made to adjourn the June 25, 2018 Plan Commission meeting.

30 **MOVED:** Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, DeBaltz, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort
NAYS: None
35 **ABSTAIN:** None
MOTION CARRIED 7:0:0

Respectfully submitted,

James Williams

40 Planner
Village of Huntley