

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, October 14, 2019
MINUTES

5

CALL TO ORDER

Vice Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for October 14, 2019 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Vice Chair Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Ron Hahn, Darci Chandler, Lori Nichols, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort. *Chairman Kibort arrived at 6:32 p.m.*

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COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz was absent.

ALSO PRESENT: Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the September 9, 2019 Plan Commission Meeting Minutes

No additions or corrections were noted.

A MOTION was made to approve the September 9, 2019 Plan Commission Meeting Minutes.

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MOVED: Vice Chair Ellison

SECONDED: Commissioner Hahn

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

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NAYS: None

ABSTAIN: Commissioner Robert Chandler

MOTION CARRIED 5:0:1

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6. Public Hearing(s)

A. Petition No. 19-10.1, Huntley Barbell, Inc., as petitioner, and Huntley Tech Center, Inc. as owner, 11175 Dundee Road, Requesting approval of a Special Use Permit for an indoor recreation facility in the "M" Manufacturing District for Huntley Barbell, Inc.

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A MOTION was made to open the public hearing to consider Petition No. 19-10.1.

MOVED: Commissioner Darci Chandler
SECONDED: Vice Chair Ellison
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
5 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 6:0:0

10 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:

Margo Griffin, Development Manager, Village of Huntley
15 Stevie Caterina, Owner, Huntley Barbell, Inc.

SUMMARY

20 Manager Griffin presented a PowerPoint overview of the project. Huntley Barbell is a warehouse-style fitness facility providing strength training to their clients utilizing free weights, cardio equipment and group exercise sessions. Huntley Barbell currently operates at 11530 Smith Drive for which they received a special use permit in September 2016, for an indoor recreation use in the “M” Manufacturing District.

25 Huntley Barbell has requested a special use permit for an indoor recreation use in the “M” Manufacturing District to accommodate the relocation of their facility into the ±5,341 square foot lease space at 11175 Dundee Road, in the Huntley Tech Center. This is the third time Huntley Barbell has moved in search of a larger location for their growing business. The new space is the former location of Going Vertical, which was also used for indoor recreation.

30 Manager Griffin stated Huntley Barbell offers 24-hour key card access to the facility as well as various group training sessions scheduled Monday through Friday between 5:00 a.m. and 8:00 p.m. and Saturdays between 10:00 a.m. and 12:00 p.m. Currently, classes are held at 5:00 a.m. and 9:00 am, and 4:30, 5:30, and 6:30 p.m., Monday through Friday. The class size is typically 8-10 people. Classes are capped at 15 people, but that number is rarely reached. Including open gym members, the gym averages about 12-15 people in attendance at any given time. Special charity and customer appreciation events (held quarterly) could draw as many as many as 50 people, many of which carpool together. For those special events, the property owner suggested the large west lot and the
35 Tee2Green spaces on the east side in order to handle overflow parking. Within the next 3 years, Huntley Barbell hopes to continue to grow their gym membership by adding 1-3 more classes, and by increasing “open gym” during off class times.

STAFF ANALYSIS

40 Manager Griffin reviewed the zoning requirements, parking needs/availability, and signage plans for the project. The petitioner must secure approval of the Special Use Permit to accommodate the fitness facility’s relocation to the subject “M” Manufacturing-zoned lease space.

Parking

45 Manager Griffin stated the Zoning Ordinance requires 0.3 parking spaces per person of design capacity for commercial recreation. The maximum occupancy for the proposed Huntley Barbell facility is 56 persons (1 occupant/100 square feet), therefore requiring 19 parking spaces. The building owner plans to have Huntley Barbell utilize the 19 spaces along the west side of the building.

50 There are three main parking areas serving the west side of the building: the front (north side) spaces, the angled spaces facing the west side, and the large unmarked lot south of the Fydoland dog daycare center. All lots are in

need of sealcoating and striping. The building owner has already been notified of the need to stripe and sealcoat, regardless of Huntley Barbell occupying the space.

5 Additional space is available for parking to the southwest of the building; however, the area is not currently striped for parking. This area could be striped for parking in the future if it is determined it is needed.

Parking Table 1 - Lots & Available Spaces

Lots Currently Available for West Side of Bldg.	Number of Spaces Available
North Parking Spaces	18, including 1 handicap space
West Parking Spaces Adjacent Building	19, including 1 handicap space
TOTAL	37 spaces

10 **Signage**

Manager Griffin reviewed Huntley Barbell’s plans to incorporate the use of sign-face changes for the previous tenant’s (Vertical Limit) signs. This includes one wall sign on the north side of building, the name on the door of the east entrance, and tenant signage included on the Huntley Tech Center sign along Dundee Road.

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SPECIAL USE PERMITS – Standards for Special Use Permits.

Manager Griffin reviewed the standards for reviewing a Special Use Permit, stating 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:

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(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.

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(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.

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(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.

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(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.

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(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.

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Manager Griffin stated the petitioner responded to standards and their response was included in the packet for Plan Commission review.

REQUESTED ACTION

Manager Griffin stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-10.1, Huntley Barbell, Inc, relating to the property located at 11175 Dundee Road, for a Special Use Permit for an indoor recreation facility in the “M” Manufacturing zoning district in accordance with the application submitted to, and is on file with, the Village of Huntley.

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

1. The north and adjacent west parking areas serving the west side of the building shall be seal coated and striped by no later than November 4, 2019, in accordance with the letter to the property owner dated October 4, 2019.
2. A parking plan shall be presented to Village Staff for approval if the southwest lot is to be utilized for parking. The plan shall include sealcoating and striping the lot in accordance with Zoning Ordinance requirements.
3. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
4. No products shall be sold on the subject premises except such products distributed in the normal course of business of the principal use and no outdoor display is permitted and/or approved as part of this submittal.
5. No Signage is approved as part of the Special Use Permit.

Manager Griffin introduced Stevie Caterina of Huntley Barbell, Inc. and stated she was prepared to answer questions from the Commission.

Chairman Kibort asked if there any comments from members of the public. There were none.

All Commissioners stated they were happy to see the business continue to grow in Huntley and there were no objections presented.

Commissioner Hahn commented on the parking and agreed it was important for the building owner to sealcoat and stripe the existing lots.

Vice Chair Ellison stated she was in favor of updating the signage along Dundee Road.

Chairman Kibort asked about when they planned to move to the new location and Ms. Caterina replied they hoped to move in around November 1st.

Commissioner Nichols asked about age restrictions for young kids, and the owner responded there are Youth (8-12) and Teen (13+) Fitness classes available.

Commissioner Robert Chandler inquired about “open gym” hours and if that was allowed with the 24-hour key access and Ms. Caterina said yes, as long as there is not a class in a particular area, the gyms are all available 24-hours per day.

Chairman Kibort asked if there were any additional questions or comments from members of the Plan Commission. There were none.

A MOTION was made to close the public hearing to consider Petition No. 19-10.1.

MOVED: Commissioner Nichols
SECONDED: Commissioner Hahn
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

A MOTION was made to approve Petition No. 19-10.1, Huntley Barbell, Inc, relating to the property located at 11175 Dundee Road, for a Special Use Permit for an indoor recreation facility in the “M” Manufacturing zoning district in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:

- 1. The north and adjacent west parking areas serving the west side of the building shall be seal coated and striped by no later than November 4, 2019, in accordance with the letter to the property owner dated October 4, 2019.**
- 2. A parking plan shall be presented to Village Staff for approval if the southwest lot is to be utilized for parking. The plan shall include sealcoating and striping the lot in accordance with Zoning Ordinance requirements.**
- 3. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.**
- 4. No products shall be sold on the subject premises except such products distributed in the normal course of business of the principal use and no outdoor display is permitted and/or approved as part of this submittal.**
- 5. No Signage is approved as part of the Special Use Permit.**

MOVED: Vice Chair Ellison
SECONDED: Commissioner Hahn
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

B. Petition No. 19-10.2, Bakley Enterprises, Inc., petitioner and owner, 10390 N. Vine Street (±2.2 acres generally located at the southwest corner of Route 47 and Joan Avenue), Requesting approval of a Final Plat of Subdivision, including any necessary relief, to resubdivide Lot 2 and part of Lot 3 of Bakley’s 18th Addition West Subdivision.

A MOTION was made to open the public hearing to consider Petition No. 19-10.2.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

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:

- 5 Charles Nordman, Director of Development Services, Village of Huntley
Ken Bakley and Cindy Jo Bakley, Owners, Bakley Enterprises, Inc.

SUMMARY

10 Director Nordman presented a PowerPoint overview of the project. The petitioner is proposing to resubdivide Lot 2 and part of Lot 3 of Bakley’s 18th Addition West Subdivision. These parcels are located at the southwest corner of Route 47 and Joan Avenue and include the former Huntley Car Wash. The proposed resubdivision will create two lots with an area of ±1.31 acres (Lot 1) and ±1.14 acres (Lot 2). There is no development proposed on either lot at this time.

15 **STAFF ANALYSIS**

20 Director Nordman reviewed the history of development in the direct area. In 2009 the Illinois Department of Transportation acquired property from the petitioner for the widening of Route 47. This included property along the Route 47 frontage and property for what is now Joan Avenue (west of Route 47). The new right-of-way for Joan Avenue bisected Lot 3 of Bakley’s 18th Addition West Subdivision which left approximately 0.92 acres of Lot 3 to the south of Joan Avenue. The petitioner is now proposing to resubdivide the lots to create a larger developable lot at the corner of Route 47 and Joan. The resubdivision will also shift the lot lines so the Municipal Utility Easement (MUE) that currently bisects the existing Lot 2 will be centered on the lot line between the two new lots.

25 Director Nordman stated the property is zoned “B-3” Shopping Center Business which requires a minimum lot area of 80,000 square feet and minimum lot width of 200 feet. Both proposed lots shall require relief from the 80,000 minimum lot area required in the “B-3” district. Lot 1 will have an area of 57,014 square feet and Lot 2 will have an area of 38,362 square feet.

30 Relief is also required for the existing structure to remain on Lot 1. The former car wash building encroaches into the 50 foot required front yard setback along Route 47. The structure is considered nonconforming and the reconfiguration of the lot shall require relief to be approved in order for the structure to remain.

35 Director Nordman stated the “B-3” Shopping Center Business district requires a special use permit for a car wash, therefore, the future use of the former car wash will also require the approval of a special use permit should someone propose to reopen it at some point in the future. Any previous approvals for the car wash are no longer valid due to it being closed for longer than six (6) months.

40 **REQUESTED ACTION**

Director Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-10.2, Requesting approval of a Final Plat of Subdivision, including any necessary relief, to resubdivide Lot 2 and part of Lot 3 of Bakley’s 18th Addition West Subdivision.

45 Director Nordman stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

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1. The development of Lot 1 or redevelopment of Lot 2 shall require the extension of a sidewalk across the Route 47 frontage of the subject lot.
 2. The development of Lot 1 or redevelopment of Lot 2 shall be done in compliance with the requirements of the Village of Huntley Subdivision Ordinance.
 3. The reuse of the former car wash on Lot 2 shall require the approval of a special use permit.

4. The Surveyors Certificate shall be corrected to state document number “2007R0042739”, rather than “2007R00442739”
5. Building setback lines shall be added to Lot 2.

5 Director Nordman introduced Ken Bakley and Cindy Bakley of Bakley Enterprises, and stated they were prepared to answer questions from the Commission.

Chairman Kibort asked if there any comments from members of the public. There were none.

10 All Commissioners stated they did not have any issues with the resubdivision of the lots as proposed. No objections were voiced.

Owner Ken Bakley stated he did not realize the Special Use for the car wash expired. He stated he hoped that if he got a car wash user in the future that it would not be an issue.

15 Chairman Kibort asked if there were any additional questions or comments from members of the Plan Commission. There were none.

A MOTION was made to close the public hearing to consider Petition No. 19-10.2.

20 **MOVED: Commissioner Darci Chandler**
SECONDED: Vice Chair Ellison
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
25 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 6:0:0

30 **A MOTION was made to approve Petition No. 19-10.2, Requesting approval of a Final Plat of Subdivision, including any necessary relief, to resubdivide Lot 2 and part of Lot 3 of Bakley’s 18th Addition West Subdivision, in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

- 35
1. The development of Lot 1 or redevelopment of Lot 2 shall require the extension of a sidewalk across the Route 47 frontage of the subject lot.
 2. The development of Lot 1 or redevelopment of Lot 2 shall be done in compliance with the requirements of the Village of Huntley Subdivision Ordinance.
 3. The reuse of the former car wash on Lot 2 shall require the approval of a special use permit.
 4. The Surveyors Certificate shall be corrected to state document number “2007R0042739”, rather than “2007R00442739”
 - 40 5. Building setback lines shall be added to Lot 2.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Hahn
45 **AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.**
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

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B. Petition No. 19-10.3, Country Delight Dairy, Inc., as petitioner, and Dean IL Dairies LLC, as owner, 11713 Mill Street (±9.8-acres generally located south of Mill Street and east of Dean Street), Requesting approval of a Special Use Permit for the Outside Storage of Vehicles for Country Delight Dairy.

5 **A MOTION was made to open the public hearing to consider Petition No. 19-10.3.**

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

10 **AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.**

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

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

20 Scott Richmond, Attorney, Ariano Hardy Ritt, South Elgin, IL

Joe McMahon, Owner, Country Delight, Oakbrook, IL

SUMMARY

25 Director Nordman presented a PowerPoint overview of the project. Country Delight is proposing to purchase the former Dean Foods plant located at 11713 Mill Street. The plant, which is located on the south side of Mill Street, sits on approximately ±9.8 acres that is bound by Mill Street to the north, Dean Street to the west, Martin Drive and Grove Street to the south, and the Union Pacific Railroad to the east. Country Delight is also purchasing the ±6.8 acres Deans transportation facility which is located on the north side of Mill Street; however, the property is not included as part of this petition.

30 Director Nordman stated the former plant at 11713 Mill Street is zoned “M” Manufacturing which allows warehouse storage and manufacturing as permitted uses; however, the outside storage of vehicles requires the approval of a special use permit by the Plan Commission and Village Board of Trustees. Country Delight’s proposed outside storage of the semi-tractor trucks and semi-trailers triggers the requirement for a special use permit. The approval of a special use permit is required prior to Country Delight occupying the property.

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STAFF ANALYSIS

40 Director Nordman reviewed the use, zoning requirements, and parking needs for the project. Country Delight is proposing to utilize the former Dean’s plant on the south side of Mill Street for the storage and distribution of milk and dairy products. They have also stated that as their company grows they intended to expand their distribution lines and begin production of their own. Country Delight has been transporting milk for Dean Foods and operating out of the transportation facility on the north side of Mill Street under a special use permit that allowed the outside storage of vehicles by Dean Foods (Ordinance (O)2015.11.45). Upon approval of the Special Use Permit Country Delight will shift their truck parking to the former plant on the south side of Mill Street and utilize the building for their distribution operation.

45 Director Nordman stated the proposed storage and distribution by Country Delight at 11713 Mill Street will include the outside storage of thirty (30) tractor trucks and thirty (30) semi-trailers within the parking area to the south of the plant in accordance with the proposed site plan. The site plan also includes the creation of 73 employee parking spaces within the parking area to the south of the plant.

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Country Delight has stated the truck traffic will be one-third (1/3) of the truck traffic compared to when Dean Foods was in operation. The hours of operation will be weekdays from 4:00 AM to 6:00 PM. Country Delight anticipates having approximately 75-105 employees. The following is a summary of the positions:

- 5 • 10-15 Office Operations
- 5-10 Salesmen
- 10-20 Warehouse Employees (Distribution and Production Operations)
- 50-60 Drivers

10 Director Nordman reviewed necessary improvements for the site. In conjunction with the request for a Special Use Permit Country Delight is required to make several improvements to the property to bring it into conformance with Zoning Ordinance requirements. These improvements include resurfacing the truck storage lot, installing solid fencing to screen the truck parking from residential properties, and installing landscaping along the Dean Street frontage. In addition to these improvements, they have also proposed to paint the exterior of the building and repair/replace broken dock doors.

15 The resurfacing of the truck storage lot is necessary due a majority of the lot being in poor condition with much of the asphalt severely cracked and crumbling. Country Delight will be resurfacing the truck storage lot/parking areas on the parcel to accommodate its fleet of vehicles and employee parking. The striping of the lot will create parking for thirty (30) tractor trucks, thirty (30) trailers, and 73 employee parking spaces.

20 Director Nordman stated the fencing surrounding the storage lot will also be modified to provide screening in accordance with Zoning Ordinance requirements. The proposed solid white fencing used to screen the truck parking area would replace the portion of the existing chain link fence that is adjacent to properties that are residentially zoned. The fencing is proposed to extend along the Dean Street frontage, starting at the southwest corner of the main building, and extend south and southeast along the Martin Drive frontage of the property (see exhibit).

25 The proposed landscaping will be installed along Dean Street in an area that was previously occupied by asphalt and a maintenance building that collapsed earlier this year. The proposed landscaping includes eleven (11) deciduous trees and 14 evergreen trees in addition to shrubs and perennials.

SPECIAL USE PERMITS – Standards for Special Use Permits.

30 Director Nordman went over the requirements for reviewing a Special Use Permit, stating 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:

35 (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.

40 (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.

45 (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.

50 (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.

5 (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.

10

Director Nordman stated the petitioner responded to standards and their response was included in the packet for Plan Commission review.

REQUESTED ACTION

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Director Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Country Delight Dairy, Inc., as petitioner, and Dean IL Dairies LLC, as owner, 11713 Mill Street (±9.8-acres generally located south of Mill Street and east of Dean Street), Requesting approval of a Special Use Permit for the Outside Storage of Vehicles for Country Delight Dairy.

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

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1. In accordance with the approved site plan, not more than thirty (30) tractors (trucks) and thirty (30) trailers shall be parked on the site at any one time. An amendment to the special use permit shall be required to exceed thirty (30) tractors (trucks) and/or 30 trailers parked on the site.

2. The parking of tractors (trucks) and trailers shall only occur in designated spaces as indicated on the approved site plan.

3. The landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking shall be completed no later than June 1, 2020.

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4. Country Delight shall be issued a temporary certificate of occupancy until such time that the required landscaping, fencing and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking are complete. The temporary certificate of occupancy shall expire on June 1, 2020.

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5. Failure to complete the required landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking by June 1, 2020 shall be a violation of the special use permit conditions and shall constitute grounds for revocation of the special use permit.

6. The width of employee parking stalls shall be 10 feet and the width of the drive aisle shall be 25 feet in accordance Zoning Ordinance requirements for parking stall dimensions.

7. The landscape plan shall be revised to replace the GroLow Sumac with a different species of shrub.

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8. The use of the parking spaces within the right-of-way along Mill Street shall require a license agreement between Country Delight Dairy LLC and the Village of Huntley.

9. The location of the fence along Dean Street shall not obstruct sight lines for vehicles exiting the site.

10. The solid fencing shall be extended to run along the east lot line of the truck storage lot.

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11. Curb shall be installed along Dean Street in the area where the landscaping will abut the Dean Street pavement.

12. In accordance with Section 156.068(M) of the Zoning Ordinance, the special use must be established within six (6) months or the Special Use Permit shall be null and void.

13. A cash bond in the amount of 120% of the estimated cost shall be provided for the required landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking.

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14. In accordance with Section 156.068(L) of the Zoning Ordinance, upon the conditions of approval being met the applicant shall file an affidavit with the Village Manager stating so. Upon receipt, the Village

shall complete an inspection to verify that such conditions and limitations have been met. The required cash bond shall not be returned until the Village has confirmed that all conditions and limitations of the Special Use Permit have been met.

5 15. No building construction permits, plans, or Certificates of Occupancy are approved as part of the special use permit.

Director Nordman introduced Country Delight's owner Joe McMahon and his attorney Scott Richmond, and stated they were both prepared to answer questions from the Commission.

10 Attorney Richmond thanked Director Nordman for the detailed overview of the project and stated he and his client were pleased to be here. He added Country Delight is also under contract for the north side property. That said, when the Special Use is approved, Country Delight plans to move the entire operation to the South Plant.

15 Attorney Richmond stated on behalf of his client, Country Delight, he would like to request a couple of changes to the conditions, as follows:

- Condition number 1, they would like to increase the number of vehicles to 40, contingent upon submittal of a site plan to staff indicating the additional spaces.
- Condition number 13, they would like to present a letter of credit instead of a cash bond.
- He stated all other conditions were acceptable.

20 Attorney Richmond noted the truck traffic is considerably less than when Dean's was in operation. He estimates the current truck traffic from the north site is about 1/3 of what occurred when Dean's was operational.

Chairman Kibort asked if there were any comments from members of the public.

25 Mr. John Staab spoke on behalf of his mother who is the owner of the duplex at 11303 Dean Street. Mr. Staab expressed that he was concerned with the amount of truck traffic that would be utilizing Mill Street and requested that Dean Street be considered for truck traffic in the future. He also suggested a traffic study may be useful.

30 Discussion ensued regarding truck traffic on Mill Street and Dean Street. Vice Chair Ellison asked if Country Delight was willing to sit down with Mr. Staab to discuss traffic issues in the future. He replied, he would be willing to meet with Mr. Staab.

No other residents spoke in opposition or support of the project.

35 The Commissioners debated the pros and cons of the request to increase the trucks to 40 and the consensus was to allow the increase if it could be worked out on a site plan and approved by staff.

40 Chairman Kibort asked if there were any additional questions or comments from members of the Plan Commission. There were none.

A MOTION was made to close the public hearing to consider Petition No. 19-10.3.

45 **MOVED: Commissioner Robert Chandler**
SECONDED: Vice Chair Ellison
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
50 **MOTION CARRIED 6:0:0**

A MOTION was made to approve Petition No. 19-10.3, Country Delight Dairy, Inc., as petitioner, and Dean IL Dairies LLC, as owner, 11713 Mill Street (±9.8-acres generally located south of Mill Street and east of Dean Street), Requesting approval of a Special Use Permit for the Outside Storage of Vehicles for Country Delight Dairy, subject to the following conditions:

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1. In accordance with the approved site plan, not more than thirty (30) tractors (trucks) and thirty (30) trailers shall be parked on the site at any one time.
 2. The parking of tractors (trucks) and trailers shall only occur in designated spaces as indicated on the approved site plan.
 3. The landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking shall be completed no later than June 1, 2020.
 4. Country Delight shall be issued a temporary certificate of occupancy until such time that the required landscaping, fencing and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking are complete. The temporary certificate of occupancy shall expire on June 1, 2020.
 5. Failure to complete the required landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking by June 1, 2020 shall be a violation of the special use permit conditions and shall constitute grounds for revocation of the special use permit.
 6. The width of employee parking stalls shall be 10 feet and the width of the drive aisle shall be 25 feet in accordance Zoning Ordinance requirements for parking stall dimensions.
 7. The landscape plan shall be revised to replace the GroLow Sumac with a different species of shrub.
 8. The use of the parking spaces within the right-of-way along Mill Street shall require a license agreement between Country Delight Dairy LLC and the Village of Huntley.
 9. The location of the fence along Dean Street shall not obstruct sight lines for vehicles exiting the site.
 10. The solid fencing shall be extended to run along the east lot line of the truck storage lot.
 11. Curb shall be installed along Dean Street in the area where the landscaping will abut the Dean Street pavement.
 12. In accordance with Section 156.068(M) of the Zoning Ordinance, the special use must be established within six (6) months or the Special Use Permit shall be null and void.
 13. A cash bond in the amount of 120% of the estimated cost shall be provided for the required landscaping, fencing, and resurfacing of the truck storage lot/parking areas for Country Delight's fleet of vehicles and employee parking.
 14. In accordance with Section 156.068(L) of the Zoning Ordinance, upon the conditions of approval being met the applicant shall file an affidavit with the Village Manager stating so. Upon receipt, the Village shall complete an inspection to verify that such conditions and limitations have been met. The required cash bond shall not be returned until the Village has confirmed that all conditions and limitations of the Special Use Permit have been met.
 15. No building construction permits, plans, or Certificates of Occupancy are approved as part of the special use permit.
- Condition added by the Plan Commission:*
16. A maximum of forty (40) tractors (trucks) and forty (40) trailers may be stored on the site subject to revised parking/storage lot striping plan being submitted to, and approved, by Village staff.

MOVED: Commissioner Nichols
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

5 D. Petition No. 19-10.4, Shepherd Capital, LLC, as petitioner and owner, ±7.19-acres generally located at the southeast corner of Regency Parkway and Farm Hill Drive, Requesting approval of (i) a Special Use Permit for Congregate Care; (ii) Preliminary and Final Plat of Subdivision; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

A MOTION was made to open the public hearing to consider Petition No. 19-10.4.

10 **MOVED: Vice Chair Ellison**
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED 6:0:0**

20 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:

25 Charles Nordman, Director of Development Services, Village of Huntley
Margo Griffin, Development Manager, Village of Huntley
Steve Maskrey and Theresa Maskrey, partners, Shepherd Premier Senior Living
Brandon Schwab, owner, Shepherd Premier Senior Living

25 **SUMMARY**

30 Manager Griffin presented a PowerPoint overview of the project. Shepherd Premier Senior Living (“Shepherd Premier”) has purchased ±7.2 acres on the east side of Farm Hill Drive (Lots 11, 12, and 13) in Regency Square and has an additional ±4.59 acres on the west side of Farm Hill Drive (Lots 15 and 16) under contract with the intent to construct a total of 144 units of assisted living/memory care between the two sites. Shepherd Premier is proposing to construct a total of nine (9) single-story residence buildings on the two sites and an administrative office building to serve as the sales center for the facility. The petitioner plans to develop the facility in two phases with the first phase consisting of the ±7.2 acres on the east side of Farm Hill Drive that will contain 96 units of memory care/assisted living. The second phase would consist of 48 units on the remaining ±4.59 acres on
35 the west side of Farm Hill Drive. Plans for the second phase will be submitted for review at a later date.

40 Manager Griffin stated the Regency Square development is regulated by the Regency Square Development Guidelines (“Development Guidelines”). The Guidelines provide regulations for site planning, building design, landscaping and signage for development within Regency Square. The Guidelines were established as a substitute for the general regulations set forth in the Village of Huntley’s Zoning Ordinance. The subject sites are zoned “BP” Business Park which requires a special use permit for congregate care in accordance with the Development Guidelines.

45 **STAFF ANALYSIS**

Manager Griffin reviewed the zoning requirements, parking needs/availability, building designs, and signage plans for the project.

Plat of Consolidation

50 Manager Griffin stated the proposed Shepherd’s Plat of Consolidation will consolidate the three (3) parcels that constitute the subject development (currently platted as Lots 11, 12 and 13 in Regency Square Unit 1) into one (1) lot. The new ±7.2 acre lot will be platted as Lot 1 in Shepherd’s Plat of Consolidation. The resulting Plat of

Consolidation meets the minimum lot area (1 acre) and minimum lot width (100 feet) required for the BP-Business Park District in the Regency Square Guidelines.

Site Plan

5 Manager Griffin presented a review of the site plan. Shepherd Premier’s first phase is located on the east side of Farm Hill Drive and is bordered by Regency Parkway and Fire Station #3 to the north, Sun City Neighborhood 3 and wetlands to the south, and wetlands to the east. The proposed site plan includes 96 units within six (6) residence buildings and an administrative office building that will serve both phases of development. Each single-story residence building contains 16 units. Access to the site would be provided from two curb cuts on Farm Hill Drive, both of which align with curbs cuts on the west side of Farm Hill Drive. Sidewalks are included along Farm Hill Drive and Regency Parkway as part of the site development. As per the 2016 Settlement Agreement between the Village and the previous owner, Shepherd Premier has agreed to complete the sidewalk beyond the boundaries of their purchased lots. This includes installing sidewalks on Regency Parkway east to its existing terminus at Princeton Drive.

15 The six (6) residence buildings are situated on the site so that fenced courtyards are created between the two clusters of buildings with walking paths and other amenities within the fenced area. The fence panels are constructed of a heavy-duty aluminum, and cannot be opened without a key card or code. Dumpsters are designed with materials to match the buildings and include limestone sills, stone sides, and steel metal frame doors and metal infill panels. A 40-foot-wide landscape buffer is provided adjacent to Sun City as required by the Development Guidelines.

Temporary Sales Trailer

25 Manager Griffin stated the architecture plans (Sheet A002) depict a temporary sales trailer (utilizing 6 parking spaces) in the north parking lot located at the corner of Regency Parkway and Farm Hill Drive. The 53-foot trailer will be present during the construction process up until the permanent office is completed. A color photo of the trailer is included in in the packet materials as exhibit 1.

Parking

30 Manager Griffin reviewed the parking for the site. Small parking lots are provided throughout the development, allowing easy access to the residence units and the office building. The Regency Square Development Guidelines include minimum parking requirements for Congregate Care facilities at a ratio of 1.0 parking space per unit/bed. In addition, parking for the office building requires four (4) spaces per 1000 square feet. The plans depict ninety-six (96) beds (requiring 96 spaces), with the office building measuring 2,584 square feet (requiring 11 spaces), totaling 107 required spaces. The site plan meets the Regency Square parking requirements as it provides the 110 spaces, as follows: ninety-six (96) regular spaces, seven (7) handicap accessible spaces, and seven (7) land-banked spaces (along Farm Hill Drive).

Building Elevations

40 Manager Griffin stated all proposed residence buildings are single-story structures, each containing 16 units. The main office for the facility is also be a one-story structure of similar design. All buildings comply with the single-story/25 feet height limitation as required by the Development Guidelines for this portion of Regency Square. The proposed building materials include a stone base and cement board siding above. The architect has included color renderings (exhibit 1) of the three elevations proposed for Phase 1 (Options A, B and C) and the site plan (in exhibit 4) indicates which elevation will be used on each residence.

Landscaping

50 Manager Griffin reviewed the landscape plans. A comprehensive landscape plan has been prepared for the Shepherd Premier Phase 1 that conforms to the landscape requirements of the Regency Square Development Guidelines. The plans depicts a variety of trees, plants, shrubs, and annuals, including 13 species of deciduous trees, 3 varieties of coniferous trees, 2 types of flowering trees, 10 species of shrubs, 5 varieties of

annuals/perennials, and 2 types of ornamental grasses. The plan includes the use of site amenities such as pergolas, gazebos, and benches.

Lighting

5 Manager Griffin stated the proposed site lighting includes the use of ATG Electronics LED shoebox style lighting fixtures in the parking lots, which will be installed with house side shields. Decorative Lithonia LED wall sconces will be utilized on the residences and office building, and Hydrel up lighting will be used for the monument sign. The proposed photometric plan provides a higher average minimum foot-candle than the Zoning Code’s requisite 2.0 foot-candle average minimum for the parking area. The petitioner will be required to work
10 with staff to reduce lighting closer to 2.0 foot-candles.

Signage

15 The proposed sign package includes a monument sign located at the corner of Regency Parkway and Farm Hill Drive. The sign face, constructed of natural stone, will be engraved with “Shepherd Premier Senior Living of Huntley”. The sign face measures 5’ high and 7’-8” wide (38.33 square feet), and the entire monument sign measures 98.22 square feet. The base and sides of the sign will utilize stone and face brick to match the residences. Additional directional signs for the Main Office location will be constructed of natural stone with engraved sign faces.

20 **REQUIRED RELIEF**

Manager Griffin reviewed the required relief needed for the project to proceed as proposed, and reviewed a detailed PowerPoint slide indicating the location of each area of relief sought. The following relief from the Regency Square Development Guidelines will be considered as part of the Site Plan Review process:

- 25 1. Relief from the requirement of one (1) building per lot in Regency Square “District C (BP)”, to allow seven (7) buildings on one lot.
- 30 2. Relief from the required Building to Building Setback of 35-feet, to allow:
 - a. 18.36-foot setback between Residence 1 and 2
 - b. 31.3-foot setback between Residence 2 and 4
 - c. 16.16-foot setback between Residence 3 and 4
 - d. 28.67-foot setback between the Office and Residence 6
- 35 3. Relief from the Required Front (20-foot) and Side (10-foot) Building to Parking Setbacks as follows:
 - a. Residence 1, to allow a 16.78-foot front parking to building setback.
 - 40 b. Residence 2, to allow a 15.45-foot front parking to building setback, and a 6.89-foot side parking to building setback.
 - c. Residence 3, to allow a 15.49-foot front parking to building setback, and a 7.69-foot side parking to building setback.
 - d. Residence 4, to allow a 16.2-foot front parking to building setback, and a 4.48-foot side parking to building setback.
 - e. Residence 5, to allow a 15.08-foot front parking to building setback.
 - f. Residence 6, to allow a 15.1-foot front parking to building setback.
 - 45 g. Office Building, to allow a 9.34-foot front parking to building setback.
- 50 4. Relief from the required 10-foot Parking to Landscape Setback, to allow:
 - a. 3.73-foot setback between the 40-foot landscape buffer and the south access drive along Farm Hill Drive.
5. Relief from the Signage Standards for Sign Type B, to allow:
 - a. Signage that does not match the Regency Square’s overall sign system form, material and color palette.
 - b. The sign copy area (sign face) of the monument sign is 38.33 square feet, which exceeds the maximum 21 square feet.
 - c. The overall size of the monument sign is 98.22 square feet, which exceeds the maximum 42 square feet.

Village Board Conceptual Review

5 Manager Griffin stated the Village Board reviewed conceptual plans for the project at their June 13, 2019 meeting and predominantly had questions about Shepherd Premier’s other locations and general operating procedures. The Board did not raise any issues regarding the size, use, or design of the project. The consensus was for the development to proceed to the Plan Commission after the plans were further developed.

SPECIAL USE PERMITS – Standards for Special Use Permits.

10 Manager Griffin reviewed the standards for reviewing a Special Use Permit, stating 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:

15 (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.

30 (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.

(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.

35 (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.

40 Manager Griffin stated the petitioner responded to standards and their response was included in the packet for Plan Commission review.

REQUESTED ACTION

45 Manager Griffin stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-10.4, Shepherd Capital, LLC, as petitioner and owner, ±7.19-acres generally located at the southeast corner of Regency Parkway and Farm Hill Drive, Requesting approval of (i) a Special Use Permit for Congregate Care; (ii) Preliminary and Final Plat of Subdivision; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

50 Manager Griffin stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 5 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
- 10 5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
6. All roof-top mounted and ground-mounted equipment must be adequately screened.
7. No building plans or permits are approved as part of the submittal.
8. No sign permits are approved as part of the submittal.
9. The photometric plans must be adjusted to reduce the lighting to be closer to the 2.0 foot-candle average minimum for the parking area.
- 15 10. The sales trailer requires a building permit and must comply with all applicable building codes.

Manager Griffin introduced Brandon Schwab, and Steve and Theresa Maskrey of Shepherd Premier Senior Living and stated they were prepared to answer questions from the Commission.

20 Chairman Kibort asked if there any comments from members of the public.

Donald Bellm, 12610 Oak Grove, Huntley, stated he lived just south of the project and was wondering about what was happening near his property. The petitioners responded the area in question was a wetland and it would remain unchanged except for some enhanced landscaping.

25 Kate Ficke, 12654 Cold Spring Drive, Huntley, inquired about the amount of lighting and whether it would be noticeable. Staff responded that house-side shields would be required on all light fixtures facing the residential homes.

30 No other members of the public offered comments on the project.

All Commissioners stated they thought the location and the architectural design for the assisted living and memory care project was very good.

35 Commissioner Hahn asked if basements were part of the plan. Steve Maskrey responded they planned to include basements in all of the units.

40 Commissioner Hahn also inquired about the dumpster locations and wondered if it would be difficult for pickups. Mr. Maskrey replied the waste hauling group they planned to use has already approved the design and had no issues.

Vice Chair Ellison asked about the turning radius for fire trucks and Mr. Maskrey stated the design had been reviewed by the HFPD.

45 Discussion ensued regarding costs and Theresa Maskrey responded it was in the mid-price range, but considering it is all-inclusive, it works out well for clients. She added residents typically stay 2 to 3 years, and the home is all private pay.

50 Chairman Kibort asked if there were any additional questions or comments from members of the Plan Commission. There were none.

A MOTION was made to close the public hearing to consider Petition No. 19-10.4.

MOVED: Commissioner Robert Chandler
SECONDED: Commissioner Hahn
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

A MOTION was made to approve Petition No. 19-10.4, Shepherd Capital, LLC, as petitioner and owner, ±7.19-acres generally located at the southeast corner of Regency Parkway and Farm Hill Drive, Requesting approval of (i) a Special Use Permit for Congregate Care; (ii) Preliminary and Final Plat of Subdivision; and (iii) Site Plan Review, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, subject to the following conditions:

- 1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
- 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.**
- 3. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.**
- 4. All permanent and seasonal plantings must be replaced immediately upon decline.**
- 5. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
- 6. All roof-top mounted and ground-mounted equipment must be adequately screened.**
- 7. No building plans or permits are approved as part of the submittal.**
- 8. No sign permits are approved as part of the submittal.**
- 9. The photometric plans must be adjusted to reduce the lighting to be closer to the 2.0 foot-candle average minimum for the parking area.**
- 10. The sales trailer requires a building permit and must comply with all applicable building codes.**

MOVED: Commissioner Robert Chandler
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

7. Discussion

Director Nordman advised the Commissioners the next regularly scheduled Plan Commission meeting is Monday, October 28, 2019, however, no petitions are scheduled at this time. He advised the Commission he would send an email if the meeting was to be cancelled.

In addition, Director Nordman advised the Commissioners there would be a Special Plan Commission Public Hearing on Tuesday, November 12th to review potential text amendments to the Village of Huntley Zoning Ordinance regarding adult use cannabis business establishments operating in accordance with the Illinois Cannabis Regulation and Tax Act.

No further comments were added.

8. Adjournment

5 **At 8:36 pm, a MOTION was made to adjourn the October 14, 2019 Plan Commission meeting.**

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

10 **AYES:** Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

15 Respectfully submitted,

Margo Griffin

Development Manager
Village of Huntley