

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, June 12, 2017  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 12, 2017 at 6:31 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**

Chairman Tom Kibort led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

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

20

**COMMISSIONERS**

**ABSENT:** Commissioners Lori Nichols and Robert Chandler

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

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the May 8, 2017 Plan Commission Meeting Minutes

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**A MOTION was made to approve the May 8, 2017 Plan Commission Meeting Minutes as written.**

**MOVED:** Vice Chair Ellison

**SECONDED:** Commissioner Hahn

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**AYES:** Commissioners Darci Chandler, Hahn and DeBaltz, Vice Chair Ellison and Chairman Kibort

**NAYS:** None

**ABSTAIN:** None

**MOTION CARRIED 5:0:0**

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B. Approval of the May 22, 2017 Plan Commission Meeting Minutes

**A MOTION was made to approve the May 22, 2017 Plan Commission Meeting Minutes as written.**

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**MOVED:** Commissioner DeBaltz

**SECONDED:** Commissioner Darci Chandler

**AYES:** Commissioners Darci Chandler, Hahn and DeBaltz, Vice Chair Ellison and Chairman Kibort

**NAYS:** None

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**ABSTAIN:** None

**MOTION CARRIED 5:0:0**

6. Public Hearing(s)

5 A. Petition No. 17-6.1, Chicago Bread, LLC, as petitioner/owner, Outlot 5 of the Huntley Grove Commercial Subdivision (southeast corner of Route 47 and Kreutzer Road) – Request is for approval of (i) a Final Planned Unit Development for a multi-tenant retail building, including any necessary relief and (ii) a Special Use Permit for a Panera Bread Restaurant with a Drive-Through 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 Section 156.204 of the Huntley Zoning Ordinance.

10 Background Information

15 Planner Williams reviewed a PowerPoint presentation outlining the request from Chicago Bread LLC for approval of (i) a Final Planned Unit Development and (ii) Special Use Permit for a Restaurant with a Drive-Through for a ±4,200 square foot Panera Restaurant and adjoining ±3,300 square foot retail tenant space, including any necessary relief, and associated site improvements.

20 Planner Williams stated that the subject property is the B-3 (PUD) Shopping Center Business District – Planned Unit Development-zoned 1.716-acre, Outlot 5, Huntley Grove commercial subdivision tract located at the southeast corner of Route 47 and Kreutzer Road.

25 Planner Williams noted that the Annexation Agreement approved in 2007 for the subject property established the Preliminary Planned Unit Development and framework for the development of the Huntley Grove Commercial Subdivision stipulating that the Plan Commission and Village Board are to review and approve the Final Planned Unit Development plan for each Lot/Outlot. Additionally, Planner Williams pointed out that the Village’s Commercial Design Guidelines, which is an exhibit to the Annexation Agreement, provides further standards for development throughout the commercial subdivision.

Staff Analysis

30 Final Planned Unit Development

35 Planner Williams reiterated that the proposed development entails construction of a 7,500 square foot building on Outlot 5, Huntley Grove commercial subdivision, including a 4,200 square foot Panera Bread restaurant, with a single drive-through lane, the adjoining 3,300 square retail space, associated parking and other site improvements within the property at the southeast corner of Route 47 and Kreutzer Road.

Site Plan

40 Planner Williams stated that the single access point to the site, at the southeast corner of the Outlot, will connect both the Huntley Grove access aisle with the existing shared-access to the AutoZone site to the east. Vehicles entering the Panera Bread site will circulate one-way, counter-clockwise around the building. The development of the subject site shall also require connection to the Route 47 multi-purpose pathway currently under construction along the adjacent roadway.

45 Planner Williams pointed out that the proposed front, side and rear-yard building setbacks all conform to the setbacks required by the Annexation Agreement. The proposed front parking setback conforms to the 70.5-foot setback requirement accommodated under the amended Annexation Agreement executed for the previously developed Outlots within the commercial subdivision. The parking lot also conforms to the required setbacks along the corner-side and rear lot lines, however, the proposed three (3’) foot parking setback along the south lot line requires relief from the ten- (10’) foot requirement.

50 Planner Williams stated that review of the site plan included the proposed outdoor dining area adjacent to the Panera Bread tenant space and that the dining area will be protected from the parking lot with a five (5) foot tall

Trex fence/screen and raised planters. Additionally, Planner Williams stated that the site’s trash enclosure, located at the southeast corner of the site, has been rotated to improve accessibility as recommended by the Plan Commission and that the enclosure will be constructed of masonry to match the building with solid metal gates.

5 **Parking**

Planner Williams noted that the Declaration of Covenants, Conditions, Easements and Restrictions (CCRs) for Huntley Grove, enforced by the developer, include parking requirements specifying five (5) parking spaces per 1,000 square feet for retail and office; ten (10) parking spaces per 1,000 square feet for restaurants under 5,000 square feet. The parking requirements included in the CCRs are more restrictive than parking requirements found within the Annexation Agreement. The Annexation Agreement for the Huntley Grove property requires a parking ratio of four (4) parking spaces per 1,000 square feet for retail. All parking stalls are 10 feet in width and 19 feet in depth, which exceeds the minimum dimensions required by the Zoning Ordinance.

The proposed and required parking for the site is as follows:

PROPOSED PARKING	HUNTLEY GROVE CCRS – REQUIRED PARKING - Restaurants less than 5,000 square feet - Ten (10) spaces /1,000 square feet	ANNEXATION AGREEMENT REQUIRED PARKING – four (4) spaces /1,000 square feet
66 spaces including three (3) accessible parking spaces	59 parking spaces	30 parking spaces

15 **Building Façade**

Planner Williams reviewed the proposed building materials for the 7,500 square foot building including the combination of a light grey and dark grey face brick. The entrances to the Panera restaurant and retail space face towards Route 47 (west-facing elevation) and have a flat aluminum awning system above each doorway with fabric awnings above the restaurant’s windows and above the windows flanking the retail space entryway. The windows on the other three elevations, and doorway on the rear (east-facing) elevation, have similar flat and angled awnings above the windows with a flat awning system above the drive-through pick-up window on the rear of the Panera restaurant. The building parapet will serve to screen the roof-mounted HVAC and mechanical equipment to the full height of that equipment.

25 **Landscaping**

Planner Williams reviewed the site’s landscape plan which includes foundation and perimeter plantings and trees meeting or exceeding the Village’s Landscape Ordinance and Commercial Design Guidelines. Planner Williams noted that the dumpster enclosure screening includes a combination of plant materials including, most notably, three (3) Black Hills Spruce trees and Bayberry shrubs.

30 **Site Lighting**

Planner Williams stated that the petitioners are proposing Sternberg Prairie Series, lantern-style, double-fixtures mounted on 17’-6”-tall posts. The fixture will match the style of the parking lot lights on the adjacent lots. The Village’s Zoning Ordinance requires parking lot lighting to have an average minimum illumination of two foot-candles within the parking lot and a maximum of 0.5 foot-candles at the property lines. Village staff will continue to work with the petitioners to ensure compliance with the lighting requirements prior to the issuance of a building permit.

40 **Signage – Monument/Ground Signs**

Planner Williams reviewed the proposed ground signage for the Panera Bread restaurant consisting of a single, two-sided, 7’-11 ¼”-tall monument sign with a 5’-9 ¼” x 8’-0” (46.16 square foot/side) copy area located adjacent to Route 47 at the southwest corner of the site. The monument sign copy-area includes “Panera Bread Drive Thru” as well space for the future retail tenant sign. In addition to the drive-through signage (i.e. preview

and menu boards), two (2) 3.5 square foot, 3'-3"-tall directional signs are proposed at the drive-through aisle entrance (at the southwest corner of the building) and at the southeast entry to the site. The directional signs will have a brick base to match the building. Relief is required for the directional signs exceeding the three (3') foot height maximum by three inches.

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**Signage – Wall**

Planner Williams briefly reviewed the petitioner’s proposed wall sign package which breaks-down as follows:

BUILDING ELEVATION	NUMBER OF SIGNS ALLOWED	NUMBER OF SIGNS PROPOSED	SQUARE FOOTAGE OF SIGNS ALLOWED	SQUARE FOOTAGE OF SIGNS PROPOSED	RELIEF REQUIRED
WEST (FRONT)	2	4 <sup>(1, 2,3,4)</sup>	60	47.99	FOR TWO (2) SIGNS
NORTH (CORNER SIDE)	1	2 <sup>(1, 3)</sup>	60	42.15	FOR ONE (1) ) SIGN
EAST (REAR) DRIVE-THRU	0	1 <sup>(1)</sup>	--	35.07	FOR ONE (1) ) SIGN & 35.07 SF
SOUTH (SIDE)	0	--	--	--	--
TOTAL	3	7	120	125.21	FOUR (4) ADDL. SIGNS AND 5.21 SQUARE FEET

THE THREE (3) TYPES OF PROPOSED WALLS SIGNS ARE:

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- (1) “PANERA BREAD” SIGN – 35.07 SF; (2) “PANERA BREAD WALL LOGO” SIGN – 5.84 SF
- (3) “DRIVE THRU” SIGN – 7.08 SF; (4) “RETAIL” SIGN – UNDEFINED - 50 SF MAXIMUM ALLOWABLE SIZE

Planner Williams summarized the relief required for the proposed wall sign package including an additional four (4) signs and 5.21 square feet over the allowable maximum square footage of signage.

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Final Planned Unit Development - Requested Relief

Planner Williams reviewed the following elements of relief determined through the Final Planned Unit Development review process:

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1. Relief is required to allow an outlot ground sign greater than six (6) feet in height as restricted by the Annexation Agreement. This also requires an amendment to the Annexation Agreement which will be processed at a later date.
2. Relief required from the ten (10') foot internal side parking setback to accommodate the three (3') foot proposed parking area setback on the south side of the site.
- 25 3. The Sign Package requires the following relief:
  - a. Wall Signage – relief for four (4) additional signs and an additional 5.21 square feet
  - b. Directional Signs – relief of three (3") inches from the three (3') foot height requirement

Village Board Concept Review

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Planner Williams noted that the Village Board favorably reviewed the conceptual plan for the project on May 4, 2017, and referred it to the Plan Commission to begin the formal development review and approval process and that the Village Board comments included the following:

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1. Increase the width of the sidewalk/patio at the front of the building to provide more space for the outdoor dining. *The petitioner adjusted the width (from 28.5' to 25.8') of the drive aisle along the front of the site in order to increase the size of the outdoor patio seating area. The drive aisle width remains greater than that required by the Zoning Ordinance.*

2. Extend the barrier median at the southeast corner of the drive-through to prevent vehicles from entering the drive-through lane at the incorrect location. *The petitioner has extended the barrier around the corner of the building to prevent someone from entering the drive-through at the incorrect location.*

5 Plan Commission Concept Review

Planner Williams stated that the Plan Commission reviewed the conceptual plans on May 8, 2017 and offered the following comment through the course of their review:

1. The suggestion was made to turn the dumpster enclosure clockwise in order to orient its opening to the southwest improving its accessibility. *The dumpster was rotated slightly to improve accessibility.*

10 **ACTION REQUESTED**

Planner Williams concluded the presentation noting the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 17-6.1, Chicago Bread, LLC, as petitioner/owner, Outlot 5 of the Huntley Grove Commercial Subdivision (southeast corner of Route 47 and Kreutzer Road) – Request is for approval of (i) a Final Planned Unit Development for a multi-tenant retail building, including any necessary relief and (ii) a Special Use Permit for a Panera Bread Restaurant with a Drive-Through 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 Section 156.204 of the Huntley Zoning Ordinance.

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

- 25 1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 30 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 35 5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. In accordance with Zoning Ordinance Section 156.106(C), bicycle racks shall be added to the site plan.
7. In accordance with the Village’s Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
- 40 8. The development of the subject site shall require a paved connection to the Route 47 multi-purpose pathway currently under construction.
9. Relief for the height of the proposed Outlot monument sign is subject to an amendment to the Huntley Grove Annexation Agreement.
10. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 45 11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

**A MOTION was made to open the public hearing to consider Petition No. 17-6.1.**

50 **MOVED: Vice Chair Ellison**  
**SECONDED: Commissioner DeBaltz**

**AYES:** Commissioners Darci Chandler, Hahn and DeBaltz, Vice Chair Ellison and Chairman Kibort

**NAYS:** None

**ABSTAIN:** None

5 **MOTION CARRIED 5:0:0**

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:

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James Williams, Village of Huntley  
Jason Berg, 110 Tower Lane, Elk Grove Village, IL 60007

Mr. Berg, addressed the Plan Commission, thanked them for their consideration of the request.

15

No other members of the audience wished to speak in support or opposition to the request.

Commissioner Darci Chandler stated that she was generally in favor of the proposed development and had no specific questions or concerns.

20

Commissioner Hahn stated that he was in favor of the request.

Vice Chair Ellison suggested lowering the height of the fence adjacent to the outdoor patio seating area if possible.

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Chairman Kibort asked the petitioner about the proposed construction schedule for the site.

Mr. Berg stated that they hope to submit a building permit for the project within the next seventy-five (75) days and expected to open within the first quarter of 2018.

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Commissioner DeBaltz stated that she believed the project looked fine and wished the developer luck with the project.

**A MOTION was made to close the public hearing to consider Petition No. 17-6.1.**

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**MOVED:** Vice Chair Ellison

**SECONDED:** Commissioner Hahn

**AYES:** Commissioners Darci Chandler, Hahn and DeBaltz, Vice Chair Ellison and Chairman Kibort

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**NAYS:** None

**ABSTAIN:** None

**MOTION CARRIED 5:0:0**

45 **A MOTION was made to recommend approval of Petition No. 17-6.1, Chicago Bread, LLC, as petitioner/owner, Outlot 5 of the Huntley Grove Commercial Subdivision (southeast corner of Route 47 and Kreutzer Road) – Request is for approval of (i) a Final Planned Unit Development for a multi-tenant retail building, including any necessary relief and (ii) a Special Use Permit for a Panera Bread Restaurant with a Drive-Through 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 Section 156.204 of the Huntley Zoning Ordinance.**  
50 **subject to the following conditions:**

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. All permanent and seasonal plantings must be replaced immediately upon decline.
6. In accordance with Zoning Ordinance Section 156.106(C), bicycle racks shall be added to the site plan.
7. In accordance with the Village’s Commercial Design Guidelines, screens, dormers or other features are required to conceal rooftop mechanical equipment on all sides of the structure if the Development Services Department determines that the parapet walls, as proposed, do not fully screen said equipment.
8. The development of the subject site shall require a paved connection to the Route 47 multi-purpose pathway currently under construction.
9. Relief for the height of the proposed Outlot monument sign is subject to an amendment to the Huntley Grove Annexation Agreement.
10. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
11. No building plans or permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

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

7. Petition(s)

- A. Petition No. 17-6.2, T.M. Crowley & Associates on behalf of CVS Pharmacy, Northwest corner of Illinois Route 47 and Kreutzer Road - Conceptual review of a site plan and building elevations for a CVS Pharmacy including a Drive-Through.

**Project Background**

Director Nordman reviewed a PowerPoint outlining the conceptual review of the 13,225 square foot CVS pharmacy on a ±1.75 acre site at the northwest corner of Route 47 and Kreutzer Road, a ±1.14 acre site to the west, fronting on Kreutzer Road, for future development, and associated ±1.95 acre lot for stormwater detention and ±2.54 acre lot for flood plain compensatory storage.

**Staff Analysis**

Director Nordman noted that the subject site is zoned C-2 Regional Retail and is subject to the Regency Square Development Guidelines.

**Site Plan**

Director Nordman reviewed the proposed CVS site plan including a 13,225 square foot building with parking for 68 vehicles which exceeds the 53 parking spaces required by the Zoning Ordinance. Director Nordman noted that

5 the building's main entrance will be orientated toward the intersection of Route 47 and Kreutzer Road with access to the site provided by a right-in/right-out and a full access drive at the intersection of Kreutzer Road and Princeton Drive. The building's trash enclosure and loading area will be located on the north elevation and the drive-through pharmacy will be located at the northwest corner of the building. Director Nordman pointed out that the site plan also includes parking stalls that are 10 feet in width and up to 19.5 feet in depth, which exceeds the minimum dimensions required by the Zoning Ordinance. Additionally, Director Nordman stated that the width of the parking lot drive aisle is also greater than required and will measure 30 feet in width.

10 Director Nordman noted that in conjunction with the development of the site, the Village's Subdivision Ordinance requires the burial of overhead utility lines across the Route 47 frontage of the property. Director Nordman stated that the developer has been in contact with ComEd and has received an Advance Deposit Letter outlining the cost to design the overhead wire burial and pole removal. The developer is currently in the process of securing payment for ComEd to begin the design work. Director Nordman pointed out that the overhead utility lines across the frontage of the southern portion of Regency Square were previously buried with the original development.

15 **Building Elevations**

20 Director Nordman reviewed the proposed building elevations for the facility which consist of three primary materials: structural brick, Nichiha panels, and stacked stone. The stacked stone will be located on the columns adjacent to the building's main entrance and Nichiha panels will be used below the windows flanking the main entrance. The remaining portions of the building will be brown and beige colored face brick. The bottom ±7 feet of the building and columns will be brown colored face brick and the upper ±13 feet of the building will be beige colored face brick.

25 **Signage**

The proposed CVS sign plan was reviewed by Director Nordman and he pointed out that the facility will include five wall signs and two ground signs. The proposed wall signage includes three signs stating "CVS Pharmacy" and two signs stating "drive-thru pharmacy". The proposed ground signs will be located at the corner of Route 47 and Kreutzer Road and at the intersection of Kreutzer Road and Princeton Drive. Both ground signs would be constructed of brick to match the building and would include sign panels for both CVS and the lot to be developed in the future.

30 **Required Relief**

35 Director Nordman identified the following relief required to accommodate the proposed plans for the CVS site:

1. The Regency Square Development Guidelines require a rear park/drive setback of 10 feet. The proposed site plan proposes no setback as a shared drive aisle is proposed between the CVS site and the 1.14 acre lot to be developed in the future. The shared access will be reflected as an access easement on the proposed plat of subdivision.
2. The Regency Square Development Guidelines restrict ground signs for commercial parcels to 6'-8" in height. The ground sign at the corner of Route 47 and Kreutzer Road would be 12 feet in height and the sign at Princeton Drive and Kreutzer Road would measure 8 feet in height. Similar relief has been granted for other commercial lots within Regency Square.

40 **Required Approvals**

45 The property will require the following review and approvals from the Plan Commission and Village Board:

1. Plat of Subdivision
2. Special Use Permit for a drive-through
3. Site Plan Review, including any necessary relief

50 **Village Board Conceptual Review**



Director Nordman stated that the Village Board reviewed the conceptual plans on March 2, 2017, noted that at that time the proposed building primarily consisted of split-face block. The following is a summary of the comments by the Village Board:

- 5
- The Village Board opposed the significant use of split-face block proposed along the upper portion of the pharmacy facility and the plain wall elevations. *The petitioner replaced the split-face block with brick and added a cornice at the top of the building.*
  - The Village Board recommended increasing the size and quantity of plant materials along the north lot line of the CVS site to better screen the trash enclosure and loading area.
- 10

### **Requested Action**

Director Nordman stated that the petitioners are requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

15 Peter Bazos, Attorney representing the petitioner, addressed the Plan Commission, introduced Mark Iverson with V3 Engineering, and offered to answer any questions the Plan Commission had regarding the proposed project.

Commissioner Darci Chandler stated that she liked the layout for the proposed pharmacy facility.

20 Commissioner Hahn stated that he initially had reservations with how the proposed building was oriented on the subject lot but after review of the plan he understood how the site should work efficiently.

25 Vice Chair Ellison questioned the orientation of the trash enclosure and Mr. Iverson confirmed that the design of the trash enclosure was to accommodate front-loading garbage trucks.

Vice Chair Ellison asked if there was any consideration for a set of dual drive-through lanes and Mr. Bazos pointed out that the drive-through traffic volume did not justify an additional drive-through lane.

30 Vice Chair Ellison asked if any trees were going to be preserved on the property and Mr. Bazos noted that the landscape plan for the site indicates that two (2) oak trees adjacent to Route 47 that are intended to be preserved.

Chairman Kibort suggested breaking-up large wall expanses of the building with faux windows and installing site lighting that matched/complemented the light fixtures used throughout the Regency Square development.

35 Chairman Kibort asked if there were any issues with the compensatory floodplain adjacent to the site and reminded the petitioner that the Village has adopted the Kane County Stormwater Ordinance.

40 Mr. Iverson noted that the engineering of the floodplain compensatory storage area to the north and northwest of the site has yet to be finalized and acknowledged the regulations that govern stormwater management within the Village of Huntley.

45 Commissioner DeBaltz stated that other than any elements could perhaps improve the east (Route 47-facing) elevation of the building she is generally comfortable with the proposed site development.

### **8. Discussion**

Director Nordman stated the next Plan Commission meeting is scheduled for Monday, June 26, 2017.

### **9. Adjournment**

At 7:19 pm, a MOTION was made to adjourn the June 12, 2017 Plan Commission meeting.

**MOVED:** Vice Chair Ellison

**SECONDED:** Commissioner Darci Chandler

5 **AYES:** Commissioners Darci Chandler, Hahn and DeBaltz, Vice Chair Ellison  
and Chairman Kibort

**NAYS:** None

**ABSTAIN:** None

**MOTION CARRIED 5:0:0**

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Respectfully submitted,

*James Williams*

Planner

Village of Huntley

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