

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, June 24, 2019  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for June 24, 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**

Chairman Tom Kibort led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

COMMISSIONERS: Commissioners Ron Hahn, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort. *Commissioner Nichols arrived at 6:37 pm*

20

**COMMISSIONERS**

**ABSENT:** Commissioners Terra DeBaltz and Darci Chandler were absent.

25

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

4. Public Comments None.

5. Public Hearing(s)

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A. Petition No. 19-6.5, Edmar Nicolas, Eric and Marcella Mecher, Charles Dela Cruz, and Brian Paszkiewicz (d/b/a Royalty Gymnastics, Tumble, and Dance), petitioners, and Property Dynamics, LLC XXXII, owner, 10715 Wolf Drive, Request is for approval of a Special Use Permit for an indoor recreation facility in the "M" Manufacturing District for Royalty Gymnastics, Tumble, and Dance.

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**A MOTION was made to open the public hearing to consider Petition No. 19-6.5.**

*Commissioner Nichols arrived at 6:37 pm*

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**MOVED:** Vice Chair Ellison

**SECONDED:** Commissioner Nichols

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

**NAYS:** None

**ABSTAIN:** None

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**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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Margo Griffin, Development Manager

Royalty Gymnastics, Tumble & Dance representatives: Edmar Nicolas, Eric and Marcella Mecher, Charles Dela Cruz, and Brian Paszkiewicz

**SUMMARY**

5 Manager Griffin summarized the project overview. Royalty Gymnastics, Tumble & Dance (Royalty Gymnastics) is requesting approval of a Special Use Permit to allow an indoor recreation facility at 10761 and 10715 Wolf Drive within the Wolf Business Park. The property is zoned “M”-PUD” Manufacturing – Planned Unit Development. The gym spaces consist of two units (15,000 SF and 5,000 SF) and cross-access is via an internal hallway shared with other tenants in the building. Manager Griffin made a special note that Huntley Gymnastics Academy (HGA) recently closed their 25,000 SF facility in Wolf Business Park, and Royalty Gymnastics will be utilizing much of their space. Royalty’s 15,000 SF unit was previously leased by HGA, and Royalty’s 5,000 SF unit is immediately adjacent to HGA’s vacant 10,000 SF unit.

15 Both Royalty Gymnastics units will have various equipment, exercise areas, dance areas, and restrooms. The main office will be located in the larger unit.

20 Manager Griffin stated the business plan provided by the petitioners included the following days and hours of operation: Monday through Friday 9:00 am to 9:30 pm, and Saturday & Sunday 8:00 am to 4:00 pm. Birthday parties are also offered on Sunday.

25 Manager Griffin said the small (5000 SF) gym will hold recreation gymnastic classes, primarily for young tots/preschoolers, with parents in attendance. The large gym (15,000 SF) will be the competition gym, and is primarily for experienced students being dropped off for training (typically for 4 hours). No official competition meets (with other gyms visiting and competing) will be held at either gym.

*Parking*

30 The large gym, located on the west side of the building, is in close proximity to the Car-Dun-Al Dog Training facility. As with the prior tenant (HGA), the days and hours of operation for both enterprises are similar and parking should not be an issue. HGA anticipated a requirement for 40 spaces for the large gym, and Royalty Gymnastics anticipates a need for 30 parking spaces. The petitioner anticipates the small gym, located on the east side of the building (in the center of the business park) will require 25 spaces. The parking lot on the west side (near large gym) has 119 spaces. The parking area in the center of the business park (near small gym) has 178 parking spaces. The entire Wolf Business Park has 482 parking spaces.

35 Manager Griffin reviewed the specifics of the parking table in the report, and stated the anticipated need for both gyms is 55 spaces.

Gym Square Footage	Type of Gym	Max Persons Anticipated	Required Parking by Zoning Code .3/max capacity	Actual Max Parking Need Anticipated
15,000 SF	Competition*	90	30 spaces	30
5,000 SF	Recreation**	45	14 spaces	25
20,000 SF		135 people	44 Spaces	55 spaces

45 \* Competition gyms are used by students being dropped off for practice/classes. Parking is mostly for staff and limited number of parents stopping in.

\*\* Recreation gyms are primarily for young tots/preschoolers, with parents in attendance. Parking is for the parents and staff.

50 Manager Griffin reviewed the requirements for Special Use Permits. 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 (*The petitioner's responses to the standards were provided as an exhibit with the report*):

- 5 (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.
- (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.
- 10 (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.
- (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.
- 15 (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- 20 (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.

#### **REQUESTED ACTION**

25 Manager Griffin concluded the presentation stating the petitioner requests a motion of the Plan Commission, to recommend approval of Royalty Gymnastics, Tumble & Dance, 10761 and 10715 Wolf Drive, Petition No. 19-6.5, for a Special Use Permit for an indoor recreation facility in the "M" Manufacturing zoning district.

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

- 30 1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
- 2. 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.
- 35 3. No Signage is approved as part of the Special Use Permit.

40 Manager Griffin introduced the representatives from Royalty Gymnastics 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.

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

45 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. 19-6.5**

50 **MOVED: Vice Chair Ellison**  
**SECONDED: Commissioner Robert Chandler**

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

**NAYS:** None

**ABSTAIN:** None

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

10 A MOTION was made to approve Petition No. 19-6.5, Edmar Nicolas, Eric and Marcella Mecher, Charles Dela Cruz, and Brian Paszkiewicz (d/b/a Royalty Gymnastics, Tumble, and Dance), petitioners, and Property Dynamics, LLC XXXII, owner, 10715 Wolf Drive, Request is for approval of a Special Use Permit for an indoor recreation facility in the “M” Manufacturing District for Royalty Gymnastics, Tumble, and Dance, subject to the following conditions:

15 1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.

20 2. 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.

4. No Signage is approved as part of the Special Use Permit.

**MOVED:** Commissioner Hahn

**SECONDED:** Vice Chair Ellison

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

**NAYS:** None

**ABSTAIN:** None

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

35 B. Petition No. 19-6.6, BSTP Midwest, LLC, petitioner, and Chicago Title Land Trust Company as Trustee of Trust No. 4365, owner, ±6.45-acres generally located at the northwest corner of Route 47 and Kreutzer Road, Huntley, IL 60142; PIN: 18-32-400-008, Request is for approval of (i) a Special Use Permit for a Gasoline Station; (ii) a Special Use Permit for a Car Wash; (iii) Preliminary and Final Plat of Subdivision; and (iv) Site Plan Review, including any necessary relief.

40 A MOTION was made to open the public hearing to consider Petition No. 19-6.6.

**MOVED:** Commissioner Hahn

**SECONDED:** Commissioner Robert Chandler

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

**NAYS:** None

**ABSTAIN:** None

**MOTION CARRIED 5:0:0**

50 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  
Members from BSTP Midwest: Troy Paionk, Rick Claes  
Owner of Express Car Wash: Dan Gunsteen

5 **SUMMARY**

Director Nordman began with a PowerPoint presentation reviewing the particulars of the project. Thorntons has submitted plans for a proposed ±4,515 square foot convenience store/gasoline station with ten (10) fueling dispensers which provide twenty (20) fueling positions for vehicles. Additionally, a ±5,000 square foot car wash is proposed to the north of the Thorntons. The proposed 6.45-acre site includes area for stormwater detention and compensatory storage for the modified floodplain. The site is zoned C-2 Regional Retail and is subject to the Regency Square Development Guidelines.

**Site Plan**

15 Director Nordman reviewed the site plans. The Thorntons site plan proposes a ±4,515 square foot convenience store with parking for 40 vehicles which exceeds the required parking 19 spaces. The site plan also includes parking stalls that are 10 feet in width and up to 20 feet in depth, which exceeds the minimum required dimensions. The width of the parking lot drive aisle is also greater than required and will measure at least 28 feet in width. The building's main entrance will be orientated toward Route 47 and a secondary entrance to the convenience store will be provided along the rear elevation of the building. Pedestrian connections will be provided from the Thorntons site to the existing multi-use paths on both Route 47 and Kreutzer Road and a bicycle rack is provided at the southwest corner of the building. A proposed outdoor sales pavilion for propane and ice is proposed along the south elevation. The proposed trash enclosure for Thorntons will be located at the northwest corner of the site so not to be easily visible from Route 47 or Kreutzer Road.

25 Director Nordman stated the proposed car wash would consist of a ±5,000 square foot building with parking/vacuums for eighteen (18) vehicles along the north elevation of the building. Stacking for the car wash will be provided in three (3) lanes that can accommodate stacking for approximately 27 vehicles prior to the pay canopy. The trash enclosure for the car wash is located northwest of the building, away from Route 47.

30 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. The overhead utility lines across the frontage of the southern portion of Regency Square were previously buried with the original development.

**Site Access**

35 Director Nordman discussed major access points for the development project. Access to the two sites would be provided by a right-in/right-out on Route 47, a right-in on Kreutzer Road, and a full access at the intersection of Kreutzer Road and Princeton Drive. Right turn lanes will also be added on both Route 47 and Kreutzer Road for each of the access points. A left turn lane will be created at the intersection of Kreutzer Road and Princeton Drive for vehicles traveling east on Kreutzer Road. A traffic impact study was prepared by the petitioner, and reviewed by the Village's traffic consultant, to ensure the proposed access points are properly located and adequate to accommodate anticipated traffic. The Illinois Department of Transportation (IDOT) has reviewed the plans and has provided conceptual approval of the access and road improvements.

**Stormwater/Floodplain**

45 Director Nordman stated in order to develop the site a modification to the existing floodplain is required. The modification of the floodplain by filling the area requires a Conditional Letter of Map Revision based on Fill (CLOMR-F) to be issued by FEMA. The developer's engineer has started the process of receiving this authorization from FEMA. Additionally, in order to be in compliance with the regulations, the development provides for compensatory storage to offset the displacement of the storage within the floodplain. This additional volume is constructed at a ratio of 1.5 to 1 and is in addition to the stormwater detention volume that is required for the development of the site improvements. The total compensatory storage volume required is 1.56 acre-feet.

The proposed development will construct 2.23 acre-feet of storage which results in a surplus of 0.67 acre-feet. The remaining stormwater management is in compliance with the Stormwater Ordinance.

### **Building Elevations**

5 Director Nordman reviewed the architectural elements of the project. The proposed elevations for the Thorntons includes the use of brick as the primary material and stacked stone at the base of the building. The main entrance to the store would be surrounded with a red raised parapet and aluminum canopy. A red awning with gooseneck light fixtures above would be located over the storefront window to the south of the main entrance. The gooseneck light fixtures would also be located on the north, south and west building elevations. The rear of the building (west elevation) would also include a secondary entrance to the convenience store with a red panel accent similar to that used on the on main entrance. The north elevation (facing Kreutzer Road) would have a faux window with an aluminum trellis canopy above. Roof-top mechanical equipment would be screened by the height of the building's parapet wall. The Thorntons canopy used to cover the gas pumps will have columns to match the building and bronze panel and red coping on the canopy roof.

15 The proposed elevations for the car wash would also utilize brick as the primary material and stacked stone at the base of the building and for vertical columns, although the color of the brick would differ slightly from that used on the Thorntons building. The front of the car wash building would include a red standing seam aluminum roof and red aluminum canopies above each of the windows along the north elevation, adjacent to the vacuums.

20 Both Thorntons and the car wash would have trash enclosures that are constructed of materials to match each building and each would have metal gates in accordance with the Village's Commercial Design Guidelines.

### **Landscaping**

25 The proposed landscape plan provides landscaping in accordance with ordinance requirements. The frontage of Route 47 and Kreutzer Road will include the use of Hedge Maples, Sugar Maples, and Autumn Blaze Maples and 'Autumn Brilliance' Serviceberry and Glenleven Littleleaf Linden trees. Trees are also provided internally to the site and along the perimeter of the stormwater management. Landscaping has also been provided around the ground signs in accordance with the ordinance.

30 Director Nordman noted, the four existing trees located along the Route 47 frontage of the site would be removed to accommodate site work.

### **Lighting**

35 Parking lot lighting on both the Thorntons and car wash site will utilize the CreeEdge Series LED style fixtures mounted on 20-foot tall poles. Additional site lighting will be provided by under mounted canopy lights and wall fixtures on both buildings. The proposed light levels within the parking areas meet the minimum 2-footcandle average and do not exceed allowable light levels at the lot lines.

### **Signage**

40 Director Nordman reviewed the signage. The proposed Thorntons sign plan includes six (6) wall signs stating "Thorntons". One wall sign would be located over the building's front entrance, one on the south elevation (facing Kreutzer Road), one on the west (rear) elevations and three would be located on the fueling canopy (north, east, and south sides of the canopy). The proposed signage for the car wash includes two (2) wall signs which state "\$3.00 Car Wash". Both signs would measure 3'-4" by 22'-0" (73 sq. ft.).

45 Proposed ground signs are located at the Route 47 right-in/right-out access and near the right-in access along Kreutzer Road. Both would be constructed of stacked stone to match the Thorntons building. The ground signs will advertise both Thorntons and the car wash and would stand 10'-3" in height, which is comparable to the height of other ground signs within Regency Square. One directional sign, three (3) feet in height, is proposed at the Kreutzer Road/Princeton Drive intersection entrance. This sign will include a stacked stone base to match the other ground signs.

5 The number of wall signs would require relief from the Sign Ordinance which allows one wall sign per street frontage. The Thorntons site has frontage on Route 47 and Kreutzer Road, thus allowing two (2) signs. Relief would be required for four (4) additional signs for Thorntons. The car wash site has frontage on only Route 47, therefore only one (1) wall sign is allowed. The car wash will require relief to allow one (1) additional wall sign.

**Special Use Permit**

10 Director Nordman discussed the process for 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 (The petitioner’s responses to the standards are provided as an exhibit to this report):

- 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.
- (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.
- 20 (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.
- (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.
- 25 (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.
- 30 (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.

**Preliminary/Final Plat of Subdivision**

35 Director Nordman stated the Preliminary/Final Plat of Subdivision is required to create the lots necessary for the proposed gasoline station and car wash. The proposed two (2) lot subdivision will create a ±3.13-acre lot for Thorntons and a ±3.32-acre lot for the car wash. The two lots will share stormwater management by establishment of an easement which is reflected on the plat. The two lots will also share access to Route 47 and Kreutzer Road. The Declaration of Easements, Covenants, Conditions and Restrictions (CCRs) for Manke’s Subdivision provides for the reciprocal easements necessary for access as well as the shared detention pond, utilities, and ground signs. A copy of the CCRs is provided as an attachment to this report.

40 The Regency Square Development Guidelines requires a minimum lot area of 0.6 acres and lot width of 135 feet for a gasoline station or car wash. Both proposed lots exceed the minimum lot area and width required by the Guidelines.

**45 Village Board Conceptual Review**

Director Nordman stated the Village Board reviewed conceptual plans for the project on October 25, 2018 and requested the petitioners to make improvements to the overall building elevations. Since that time, the petitioner has added the following features to the building elevations:

- 50 • A rear entrance was added to Thorntons.
- A faux window and canopy were added to the south elevation (facing Kreutzer Road).
- The height of the parapet wall was increased to fully screen the roof-top equipment.

- Gooseneck light fixtures were added to all elevations of Thorntons
- A red awning was added above the window to the south of the main entrance.
- Wall signage was added to the west (rear) and south (facing Kreutzer Road) elevations of the Thorntons building.
- 5 • The CMU block was removed from the car wash elevations and replaced with Harvard brick.

**REQUESTED ACTION**

10 Director Nordman concluded the presentation stating the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 19-6.6, requesting (i) a Special Use Permit for a Gasoline Station; (ii) a Special Use Permit for a Car Wash; (iii) Preliminary and Final Plat of Subdivision; and (iv) 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.

15 Director Nordman recommended 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.
- 20 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 be required to obtain Illinois Department Transportation (IDOT) approval prior to the issuance of a building permit.
- 25 4. The petitioner shall not begin site work until a Conditional Letter of Map Revision based on Fill (CLOMR-F) is issued by FEMA.
5. The burial of the existing overhead utilities shall be completed prior to the issuance of a certificate of occupancy for Thorntons or the car wash, whichever occurs first.
6. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
- 30 7. The Techny Arborvitae shall be replaced with a different species of shrub.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with McHenry County within three (3) months of approval by the Village Board.
- 35 11. No building plans or permits are approved as part of the submittal.
12. No sign permits are approved as part of the submittal.
13. Any directional signage proposed on the site shall have a brick base to match the building.

40 Director Nordman introduced representatives from BSTP Midwest, LLC and Express Car Wash to answer any comments from the Plan Commission.

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

45 Troy Paionk from Bluestone stated Director Nordman has done a fantastic job summarizing the project and he had nothing to add.

Commissioner Hahn stated he was pleased with the project and it was in a logical location. He asked about the merchandise being stacked outside, and whether anything additional (besides ice and propane) would be stacked. Mr. Paionk answered, no, just the ice boxes and propane cages.

50 Commissioner Hahn asked about the rooftop mechanicals being screened. Mr. Paionk answered, yes, it would be fully screened by the parapet wall.



Commissioner Hahn inquired about the staging area for tanker trucks and whether they would be blocking vehicular access. Mr. Paionk stated there is a striped area on the pavement, and it will not block vehicles.

5 Commissioner Hahn asked about whether the car wash is the type you stay sitting in your car. Mr. Gunsteen answered, yes, you remain in the vehicle.

Vice Chair Ellison stated she thought the car wash could use signage on the west elevation. Mr. Gunsteen responded, they would welcome additional signage if the Village Board allowed it.

10 Vice Chair Ellison also thought architectural upgrades such as faux windows on the North and West elevations would be an improvement. Rick Claes from Bluestone responded, stating that he has been involved with building 130 of the Thorntons projects, and this project is already one of the most expensive. The burial of the ComEd power lines is costing them \$300,000, so they would prefer not to add to the budget, especially if it's not a necessary element.

15 Chairman Kibort asked about the removal of the tree line and whether it was absolutely necessary. Mr. Paionk responded it was needed for the burial of the utilities and for grading purposes. Discussion continued describing the turn lanes.

20 Commissioner Nichols stated she likes the plan, and she would like to see a similar station on the north side of town.

25 Commissioner Robert Chandler did not care for the awnings on the west and east elevations of the car wash and questioned if they could be removed. The owner of Express Car Wash, Dan Gunsteen, stated the red awnings were a part of their branding and requested they remain.

30 Chairman Kibort inquired about the timing of the project. Mr. Paionk stated it would be closely tied to the curb cut approvals from IDOT for the Route 47 access. The last IDOT approvals took 17 months, so 2020 construction would likely be the soonest.

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. 19-6.6**

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

45 **A MOTION was made to approve Petition No. 19-6.6, BSTP Midwest, LLC, petitioner, and Chicago Title Land Trust Company as Trustee of Trust No. 4365, owner, ±6.45-acres generally located at the northwest corner of Route 47 and Kreutzer Road, Huntley, IL 60142; PIN: 18-32-400-008, Request is for approval of (i) a Special Use Permit for a Gasoline Station; (ii) a Special Use Permit for a Car Wash; (iii) Preliminary and Final Plat of Subdivision; and (iv) Site Plan Review, including any necessary relief, subject to the**  
50 **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 be required to obtain Illinois Department Transportation (IDOT) approval prior to the issuance of a building permit.
4. The petitioner shall not begin site work until a Conditional Letter of Map Revision based on Fill (CLOMR-F) is issued by FEMA.
5. The burial of the existing overhead utilities shall be completed prior to the issuance of a certificate of occupancy for Thorntons or the car wash, whichever occurs first.
6. The petitioner shall obtain final landscape approval of the Landscape Plan from the Development Services Department.
7. The Techny Arborvitae shall be replaced with a different species of shrub.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with McHenry County within three (3) months of approval by the Village Board.
11. No building plans or permits are approved as part of the submittal.
12. No sign permits are approved as part of the submittal.
13. Any directional signage proposed on the site shall have a brick base to match the building.

*Two additional conditions were added with the motion by the Plan Commission:*

14. Extra signage may be added to the car wash building, if desired by the owner.
15. Petitioner will work with staff to see if faux windows can be feasibly added to the north and west elevations.

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

C. Petition No. 19-6.7, Principal Construction Corp., petitioner, and General RV Center, owner, 14000 Automall Drive, Request is for approval of (i) an Amended Special Use Permit for Recreational Vehicle Sales; (ii) Final Plat of Consolidation; 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. The application proposes an expanded recreational vehicle storage lot for General RV Center located at 14000 Automall Drive.

**A MOTION was made to open the public hearing to consider Petition No. 19-6.7.**

**MOVED:** Vice Chair Ellison  
**SECONDED:** Commissioner Lori Nichols  
**AYES:** Commissioners Hahn, Nichols, Robert Chandler, Vice Chair Ellison, and Chairman Kibort.  
**NAYS:** None

**ABSTAIN: None**  
**MOTION CARRIED 5:0:0**

5 Chairman Kibort stated the petitioner advised staff that they were making changes to the plan and wished to ask for a continuance for the Public Hearing.

**A MOTION was made to continue Petition No. 19-6.7, Principal Construction Corp., petitioner, and General RV Center, owner, 14000 Automall Drive, to the July 8, 2019 Plan Commission meeting.**

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

20 7. Discussion

Director Nordman stated the next regularly scheduled Plan Commission meeting is scheduled for Monday, July 8, 2019.

25 8. Adjournment

**At 7:25 pm, a MOTION was made to adjourn the June 24, 2019 Plan Commission meeting.**

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

Respectfully submitted,

*Margo Griffin*

Development Manager  
Village of Huntley

40