

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, July 22, 2019  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 22, 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, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

20

**COMMISSIONERS**

**ABSENT:** Commissioners Darci Chandler and Lori Nichols were absent.

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

25

4. Public Comments None.

5. Approval of Minutes

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A. Approval of the July 8, 2019 Plan Commission Meeting Minutes

No additions or corrections were noted.

**A MOTION was made to approve the July 8, 2019 Plan Commission Meeting Minutes.**

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**MOVED:** Vice Chair Ellison

**SECONDED:** Commissioner DeBaltz

**AYES:** Commissioners Hahn, DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort

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**NAYS:** None

**ABSTAIN:** Commissioner Robert Chandler

**MOTION CARRIED 4:0:1**

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5. Public Hearing(s)

A. 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.

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

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

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:

15 Charles Nordman, Director of Development Services, Village of Huntley  
Matthew Cotherman, Project Manager, Principle Construction

**SUMMARY**

20 Director Nordman summarized the project overview and history of the development. The petitioner proposes to expand the RV storage lot and construct a stormwater management basin on ±7.5 acres of the former Huntley Outlet Center. The property is zoned C-2 Regional Retail zoning district. General RV is a recreational vehicle dealership selling products ranging from small pop-up campers to large motor homes which originally developed an ±8.28-acre site adjacent to the south and east of Automall Drive in 2010 and expanded in 2013 to include a ±4.57-acre parcel to the north of that original site. The 2013 project included construction of a 13,240 square foot vehicle service building as well as installation of an adjacent parking to the north of the new service building.

25 Director Nordman stated in February 2018, General RV acquired ±8 acres of the former Huntley Outlet Center property to the east, executed a Plat of Consolidation for the 20.12-acre property and expanded their operation to the east with the grading and construction of an eighty-eight (88) space recreational vehicle inventory parking area and associated landscaping and lighting improvements. In October 2018, a further amendment to the special use permit and site plan was approved to allow the construction of an ±18,400 (160' x 115') square foot addition adjoining (on the east side) the site's original ±33,280 square foot showroom/maintenance/office building.

30 In January 2019, General RV purchased an additional ±7.5 acres of the former outlet center site to create a site totaling ±27.62 acres. General RV is now requesting to amend the special use permit to expand their RV storage lot onto the ±7.5 acres that was purchased earlier this year. The request also requires site plan review for the proposed storage lot improvements and a plat of consolidation to consolidate the ±7.5 acres with General RV's existing ±20.12-acre property.

40 **Special Use Permit**

Director Nordman reviewed the requirements for a Special Use Permit. In accordance with the C-2 Regional Retail zoning district, recreational vehicle sales and service is allowed as a special use. Accordingly, the petitioner received approval for a special use permit per Ordinance 2010-09.48, approved September 9, 2010, to allow the initial General RV facility. Subsequent amendments to the Special Use Permits occurred in 2013 (Ordinance 2013-06.38), February 2018 (Ordinance No. 2018-02.06), and October 2018 (Ordinance No. 2018-10.43). The current expansion necessitates approval of another amended special use permit.

50 The Village's Zoning Ordinance provides the general standards the Plan Commission must consider when reviewing an application for a special use permit. No special use permit shall be recommended or granted unless it can be established that the following standards are met:

- (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.

- 5 (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.
- 15 (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- 20 (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.
- 25 (g) *Compliance with Standards.* The proposed use and development complies with any additional standards imposed on it by the particular provision of the Zoning Code authorizing such use.

Director Nordman stated General RV submitted answers to the Special Use Standards and a copy of response was included in the Plan Commission packet.

### 30 **Site Plan Review**

Director Nordman reviewed the specifics of the site plan. The proposed General RV storage lot expansion will provide 125 RV parking spaces and an additional stormwater management basin. The creation of the additional stormwater management basin will accommodate the additional detention/retention required for the expanded storage lot and the new service staging area on the existing General RV site.

35 Director Nordman stated the new storage lot will be primarily accessed from the existing General RV site; however, a secondary access will be created at the former Factory Shops Boulevard. This access point will be used for emergency purposes until the former Outlet Center property is developed. Upon development of the former Outlet Center property the driveway will be integrated into the overall site access. Staff notes, there are currently gates at the entrance of Factory Shops Boulevard that are required to remain in accordance with a settlement agreement between the Village and the owner of the Outlet Center property.

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The new storage lot will be enclosed with a fence that will match the exiting black vinyl coated chain link fence and decorative fence used on the existing site. The black vinyl coated chain link fence will run along the north edge of the storage lot and new stormwater management basin. The decorative fence will be installed along the east and south lot lines.

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### ***Landscaping***

50 Director Nordman reviewed the proposed landscape plan and stated it will add perimeter plantings along the south and east lot lines of the new storage lot. The eastern lot line provides a setback of thirty (30) feet allowing for the installation of trees and shrubs to screen the lot from the future development on the Outlet Center property. Similarly, a fifteen (15) foot setback is provided along the south lot line for similar screening from future

development. The detention basin will be planted in accordance with the requirements of the Kane County Stormwater Ordinance.

**Lighting**

5 Director Nordman stated the lighting for the new storage lot will use the same Lithonia Lighting fixture utilized on the existing General RV site. A total of twenty-four additional light poles, mounted at 24'-6" in height will be installed within the expanded storage lot.

**Relief Required**

10 Director Nordman stated the proposed site plan requires the following element of relief:

- 1. Per Huntley Zoning Ordinance Section 156.106 (C)(7) parking areas are to be bordered by a six (6") inch curb, therefore, relief is required for the proposed uncurbed portion of RV storage/display area. Similar relief was approved for the RV storage/display area when the initial phase of the General RV site was developed and with subsequent expansions in 2013 and 2018.

**Final Plat of Subdivision (consolidation)**

Director Nordman reviewed the Plat of Consolidation. The petitioner is required to consolidate the ±7.5-acre parcel with the existing Lot 1A (Lot 1A is dedicated for stormwater management) and Lot 1B of the Resubdivision of General RV Plat of Consolidation resulting in the following:

|   |   |                     |
|---|---|---------------------|
| Lot 1A                                    | Stormwater Detention  | ±3.77 Acres         |
| Lot 1B                                    | General RV Original development, 2013 expansion and latest proposed expansion | ±23.85 Acres        |
| <b>General RV Total Resulting Acreage</b> |   | <b>±27.62 Acres</b> |

The new Lot 1A is 3.77-acres and consists of the existing stormwater management/Eakin Creek. Lot 1A fronting on Freeman Road, requires relief of 11.23 acres from the fifteen (15) acre minimum and 273.48 feet from the 600-foot minimum frontage required in the "C-2" Regional Retail District. Lot 1B consists of the General RV dealership and meets the minimum lot width and area requirements for the "C-2" district. Lot 1B also provides a cross access easement for emergency vehicles from Automall Drive to the former Outlet Center property.

**REQUESTED ACTION**

Director Nordman reviewed the petitioner's request: The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 19-6.7, requesting (i) an Amended Special Use Permit for Recreational Vehicle Sales for General RV; (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.

Director Nordman 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 (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 petitioners 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 "Future Building Addition" is not approved as part of this request.

5. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
6. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
7. All permanent and seasonal plantings must be replaced immediately upon decline.
8. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

10 Director Nordman introduced Matthew Cotherman from Principle Construction and stated he was prepared to answer questions from the Commission.

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

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

Commissioner Hahn asked when the project would begin construction. Mr. Cotherman replied they hoped to begin September 1<sup>st</sup>.

20 Vice Chair Ellison inquired about the perimeter trees, and whether they might want to hold off on planting them in case the petitioner decided to expand again. Director Nordman stated the Code requires the landscaping to be planted with this expansion, and they could always be moved to a new perimeter if General RV expands again.

25 Commissioner Kibort asked if any of the existing detention was changing. Director Nordman stated it would remain the same. Commissioner Kibort offered it would be a good idea to “clean up” the trees around the ponds, but would not add it as a requirement for this project.

30 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. 19-6.7.**

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

45 **A MOTION was made to approve Petition No. 19-6.7, Principal Construction Corp., petitioner, and General RV Center, owner, for (i) an Amended Special Use Permit for Recreational Vehicle Sales; (ii) Final Plat of Consolidation; and (iii) Site Plan Review, including any necessary relief, for an expanded recreational vehicle storage lot for General RV Center located at 14000 Automall Drive, 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:**

- 50 **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 petitioners 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.
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9. No building plans or permits are approved as part of this submittal.
10. No sign permits are approved as part of this submittal.

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

7. Discussion

Director Nordman advised the Commissioners the next regularly scheduled Plan Commission meeting is scheduled for Monday, August 12, 2019. Commissioner DeBaltz commented she would be absent for the next meeting. No further comments were added.

8. Adjournment

At 6:45 pm, a MOTION was made to adjourn the July 22, 2019 Plan Commission meeting.

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

Respectfully submitted,

*Margo Griffin*

Development Manager  
 Village of Huntley