

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, December 9, 2019
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for December 9, 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

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PLAN

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

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COMMISSIONERS ABSENT:

None.

ALSO PRESENT:

Director of Development Services Charles Nordman, Development Manager Margo Griffin, and Special Counsel Betsy Gates-Alford.

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the November 12, 2019 Plan Commission Meeting Minutes

No additions or corrections were noted.

A MOTION was made to approve the November 12, 2019 Plan Commission Meeting Minutes.

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MOVED: Commissioner Nichols

SECONDED: Commissioner Hahn

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

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NAYS: None

ABSTAIN: Commissioner Robert Chandler

MOTION CARRIED 7:0:0

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6. Public Hearing(s)

A. Petition No. 19-12.1, Huntley Area Public Library District, as petitioner and owner, 11000 Ruth Road, Requesting approval of (i) a Final Plat of Consolidation; and (ii) 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 construction of a ±19,698 square foot building addition and related site improvements.

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A MOTION was made to open the public hearing to consider Petition No. 19-12.1.

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

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:

15 Charles Nordman, Director of Development Services, Village of Huntley
Frank Novak, Director, Huntley Area Public Library
Clayton Schuler, Project Engineer, MeritCorp Group LLC
20 Guy DeMaertelaere, 10821 Capitol Lane

SUMMARY

Director Nordman presented a PowerPoint overview of the project. The Huntley Area Public Library District is proposing a building expansion that will add ±19,698 square feet to the existing 15,000 square foot building at 11000 Ruth Road. The expanded building will have a total area of 34,698 square feet. The proposed expansion will extend east of the existing building and will eliminate the need for the mobile units that are currently located on the east side of the library.

<i>Existing Library</i>		<i>Expanded Library</i>	
Building	15,000 square feet	Existing Building	15,000 square feet
<u>Mobile Units</u>	<u>2,965 square feet</u>	Mobile Units	Removed
Total	17,965 square feet	<u>Building Addition</u>	<u>19,698 square feet</u>
		Total	34,698 square feet

35 Director Nordman stated the building expansion will create a larger children’s library, larger fiction and non-fiction areas, new program room(s), and additional office space. The existing portions of the building will be converted into a community hub that will include tutoring tables, teen area, teen gaming area, music studio and conference/makers space. A dedicated pick-up/drop-off window will also be created at the southwest corner of the existing building.

STAFF ANALYSIS

Plat of Consolidation

45 Director Nordman discussed the required plat of consolidation. The Library’s property is currently made up of two parcels (Lot 346 in Georgian Plan Phase 1 and part of the southwest quarter of Section 27). The parcels must be consolidated for the Library’s proposed expansion which will extend over the existing parcel lines. The property is zoned “O-1” General Office District which requires a minimum lot width of 80 feet and a minimum lot area of 21,780 square feet (0.5 acres). The plat of consolidation will create one lot with a width of 538 feet and an area of 446,315 square feet (10.246 acres) both of which exceed the minimum requirements for a lot in the “O-1” district.

Site Plan Review

5 Director Nordman reviewed the site plan. The Huntley Area Public Library District is proposing a building expansion that will add ±19,698 square feet to the existing 15,000 square foot building. The expansion will extend to the east and south of the existing building and will bring the total building area to 34,698 square feet. The expansion will also include a new drive-through book pick-up/drop-off lane at the southwest corner of the building.

10 Director Nordman stated the parking lot will be expanded to add 53 parking spaces. The existing parking lot provides 90 parking spaces and will be expanded to provide 143 parking spaces which exceeds the 105 parking spaces required by the Zoning Ordinance (3 spaces are required per 1,000 gross square feet). Stormwater management for the addition will be accommodated in an enlarged basin at the southwest corner of the site and a new basin to the southeast of the expanded parking lot.

15 A sidewalk will connect the main entrance of the library to the pathway within Pakisek Park to the east. The pathway system in Parisek Park provides a pedestrian connection to the Main Street multi-use path and the sidewalk system within the Georgian Place subdivision.

Building Elevations

20 The proposed building elevations will be a continuation of the white vertical siding and stone base of the existing building. The main entrance to the library will feature a covered entryway and new glass wall.

The trash enclosure, to be located on the north side of the building, is proposed to be constructed of white PVC with a steel gate.

Landscaping

25 Director Nordman reviewed landscaping for the property. The proposed landscape plan provides foundation plantings along the east, south, and west building elevations that include a variety of shrubs and ground cover. The plan also provides landscaping around the perimeter of the parking lot consisting of (30) trees including Sugar Maple, Richmond American Linden, Eastern Red Bud, Heritage River Birch, and Princeton Sentry Ginkgo.

Lighting

30 The existing parking lot lighting will be replaced with a new Sternberg Solana style LED fixture that will provide the required average minimum illumination of two (2) footcandles within the parking lot.

Signage

35 Per the applicant, no signage is planned for the Library at this time.

Required Relief

Director Nordman stated the proposed site plan requires the following relief:

- 40
1. Section 156.106(C)(7) of the Zoning Ordinance requires every parking lot to be bordered by a six (6) inch high concrete curb. The engineering plans provide a 1' ribbon curb around a majority of the parking lot, which requires relief from the Section 156.106(C)(7) of the Zoning Ordinance.

VILLAGE BOARD CONCEPTUAL REVIEW

45 Director Nordman stated the Village Board conceptually reviewed plans for the proposed expansion on September 12, 2019, and provided the following comments and questions:

- 50
- Would there be an outside reading area for children? *The Library Executive Director stated an outside reading area would be discussed for the post construction landscaping.*
 - An overhang over the driveway for people being dropped off should be considered at the front entrance. *The Library Director explained that the library does not have a lot of drop off traffic.*

- It was asked if there would be a coffee/juice bar as part of the expansion. *The Library Director explained they do not have the foot traffic to warrant hiring staff and a barista for a coffee/juice bar.*
- The overall plans and building look nice.

5

ACTION REQUESTED

10 Director Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-12.1, Huntley Area Public Library District, as petitioner and owner, 11000 Ruth Road, Requesting approval of (i) Final Plat of Consolidation; and (ii) 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 recommended the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 15 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.
- 20 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.
- 25 4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
6. All permanent and seasonal plantings must be replaced immediately upon decline.
7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 30 8. No building plans or permits are approved as part of this submittal.
9. No sign permits are approved as part of this submittal.

35 Director Nordman introduced Frank Novak from the Huntley Area Public Library and stated he and his project engineer were prepared to answer questions from the Commission.

Mr. Novak stated he had nothing to add to the presentation.

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

40 Mr. Guy DeMaertelaere, 10821 Capitol Lane, came forward and expressed a concern about the potential for headlights shining into his windows from vehicles parking in the western most lot and requested additional landscaping be added on the north side of the lot.

45 Project Engineer Schuler responded and stated they would like to keep the area directly north of the parking lot free of landscaping because they hope to use this area for snow storage. He suggested they could add screening just a bit further out, and the Library would work with Village staff on the design.

There were no further comments from the public, and Chairman Kibort asked for the Commissioners to add their comments at this time.

50

All Commissioners were in favor of adding some landscaping to the north of the parking lot for screening purposes, and all were complimentary on the design of the project.

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

5 **A MOTION was made to close the public hearing to consider Petition No. 19-12.1.**

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

15 **A MOTION was made to approve Petition No. 19-12.1, Huntley Area Public Library District, as petitioner and owner, 11000 Ruth Road, Requesting approval of (i) a Final Plat of Consolidation; and (ii) 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:**

- 20 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.
- 25 2. The petitioners 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.
- 35 4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 40 5. The petitioner shall obtain final approval of the Lighting Plan from the Development Services Department.
- 6. All permanent and seasonal plantings must be replaced immediately upon decline.
- 7. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 8. No building plans or permits are approved as part of this submittal.
- 9. No sign permits are approved as part of this submittal.

Condition added by the Plan Commission:

- 45 10. The petitioner shall add landscaping to screen the north side of the west parking lot from the homes in the Georgian Plan subdivision.

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

5 B. Petition No. 19-12.2, BO2 Investments, LLC, as petitioner and owner, Lot 8 of Regency Square Unit 1 (generally located at the northwest corner of Route 47 and Princeton Drive), Requesting approval of 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 construction of two multi-tenant retail buildings totaling ±21,415 square feet and related site improvements.

A MOTION was made to open the public hearing to consider Petition No. 19-12.2.

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

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:

Charles Nordman, Director of Development Services, Village of Huntley
Margo Griffin, Development Manager, Village of Huntley
Joel Vetrone Jr. and Niko Kanakaris, BO2 Investments LLC
25 Larry Farrenkopf, Architects 127

SUMMARY

Manager Griffin presented a PowerPoint overview of the project.

30 The petitioner has submitted plans for the development of Lot 8, Regency Square Subdivision Unit 1, which is zoned “C-2” PDD Regional Retail – Planned Development District. The subject ±2.95-acre lot, located immediately north of Princeton Drive and south of Heartland Bank, is proposed to be the site of two (2) multi-tenant retail buildings.

35 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. Subject to the Guidelines, each development must receive Site Plan approval from the Plan Commission and Village Board.
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STAFF ANALYSIS

Site Plan

45 Manager Griffin reviewed the site plan. The proposed site plan for the two multi-tenant buildings on Lot 8 delineate the two structures situated in an “L” shape with 15’ wide promenade walkway between them. The total building area is 21,415 square feet. The tenant spaces on the 7,256 square foot north building face east toward Route 47, with an outdoor trellis covered patio space located at the northeast corner, creating a bump-out into the parking area. The tenant spaces on the 14,159 square foot south building face east and south toward Princeton Drive and Route 47, with the majority of the shops facing south toward Princeton Drive. The south building also
50 includes a 1,000 square foot second floor. This building includes two trellis covered outdoor patio spaces, one on the south side and one on the west side. The promenade walkway offers access between the east and west parking lots on Lot 8. A drive-through is not proposed with any of the tenant spaces.

5 Manager Griffin stated the site/building data delineates 129 regular parking spaces and 6 handicap spaces, totaling 135 spaces. The 135 parking spaces provided exceeds the 87 parking spaces (four spaces per 1,000 square feet for retail) required by the Zoning Ordinance. The proposed site plan provides parking stalls that are 10' in width and 19' in depth, which meets the new parking lot design standards. One loading space is provided, as required.

Summary of Required Parking

	Bldg. Square Feet	Required Parking	Proposed Parking
BUILDING 1 – LOT 8	7,256 sf	30	Total 129 regular and 6 handicap on Lot 8
BUILDING 2 – LOT 8	14,159 sf	57	
TOTAL Provided	21,415 sf	87	135 parking spaces

10 The proposed vehicular access to Lot 8 includes a full-access driveway on the existing Princeton Drive at the south side of the lot, and a full-access driveway on the west side of the lot as Princeton Drive changes from an east-west to a northerly direction. Internal traffic circulation includes two-way, 26.5' foot-wide drive aisles throughout, and a one-way eighteen (18') foot-wide one-way connection along the north side of the north building providing counter-clockwise access to the rear parking lot.

15 *Building Elevations and Landscaping*

Manager Griffin reviewed the building and landscape design and played a 3D video of the proposed architectural design of the shopping center. The proposed building elevations range from 21' to 24' in height and the depths of the tenant spaces are also varied. The east and south building facades consist of a combination of face brick, stone veneer with a limestone top cap, composite wood horizontal siding, and prefinished metal and glass. Wall-mounted decorative sconces are proposed throughout.

20 The proposed site plan depicts a variety of foundation landscaping and plantings within the parking lot islands and bump-outs as required by the Village's Commercial Design Guidelines. The major tree species included are Amur Linden, Apple Serviceberry, Big Pink Magnolia, Green Spruce, Northern Red Oak, Red Maple, and Star Magnolia. The requisite plantings are shown around the bases of the monument signs.

Signage

30 Manager Griffin reviewed the signage for the project. The site plan includes two (2) monument signs, one on Route 47 and one at Princeton Drive. Prototypical wall signage is also proposed.

35 Manager Griffin reviewed the first monument sign. The monument sign along the Route 47 landscape buffer is a two-sided, 10' x 11'10" (118.3 square foot per side), and is 15' tall. The sign is larger than the allowed 54 square feet per side in the Regency Guidelines and will require relief. The sign will be partially wrapped in face brick with a stone cap to match the building. The sign does not match the outlot monument sign-template (Sign type B) for Regency Square, and will require relief for the architectural style. The sign includes an internally illuminated LED video display board with full color graphics. Manager Griffin stated, if approved as proposed, this would be the first multi-tenant monument sign with 100% electronic changeable copy. The Village's Sign Regulations prohibit electronic message boards, and specifically restrict using any type of flashing light, or other light creating the illusion of movement. Consideration should be given to setting parameters as to what type of copy (beyond tenant names) should be allowed on the monument sign, and to restricting flashing and movement. The Regency Square Guidelines require ground signs to be set back 100 feet from Route 47 right-of-way, and relief will be required to allow the 20-foot setback. Staff notes, other similar projects in this development were granted relief allowing for a 30-foot setback (Starbucks, Rookies, Aldi, 7-Eleven, etc.). If the Route 47 multi-tenant monument sign is approved as proposed, it will require relief for setback, size, architectural style, and the Electronic Message Board.

5 Manager Griffin reviewed the second monument sign. The monument along Princeton Drive is single sided, with a sign face measuring 6'6" x 11'6" (74.75 SF), and an overall height of 9'0". The sign is an internally illuminated backlit lightbox sign, and the architectural style matches the Route 47 monument sign. The sign is to be used for tenant(s) along the south elevation, and is situated closer to the building. Similar to the Route 47 sign, this sign will need relief for size and architectural style. There is no electronic message board on this sign.

10 The building elevations reflect prototypical wall signage above each tenant storefront. As the two buildings will have customer access from the rear, prototypical wall signage is also shown on the rear and side elevations; however, no signage is proposed in the center walkway portions (south and north elevations). Only one (1) wall sign per tenant or one (1) per street frontage (must be located on street frontage face of the building) is allowed per the Regency Guidelines and relief will be required.

15 ***Lighting***

20 Manager Griffin stated the proposed parking lot lighting utilizes the OSQ Series LED area/flood luminaire fixtures. The fixture is a slim, low profile design, and the housing is cast aluminum with a weather tight LED driver compartment. The Village's Zoning Code requires parking lot lighting to have an average minimum illumination of two foot-candles and restrict light levels to 0.5 foot-candles at the property lines, and the proposed plans meet this standard.

25 **REQUIRED RELIEF**

Manager Griffin stated the following relief from the Regency Square Development Guidelines will be considered as part of the Site Plan Review process:

30 ***Site Plan***

1. Relief is required to allow two (2) principal buildings on one lot (Regency Square Development Guidelines).
2. Relief is required to reduce the side yard parking setback from 10 feet to 3.5 feet (Regency Square Development Guidelines).
- 30 3. Relief is required to reduce the Route 47 buffer from 100 feet to 39.5 feet to allow the parking lot to encroach into the buffer (Regency Square Development Guidelines).
- 35 4. The Regency Square Development Guidelines require a 25-foot building setback abutting a landscape zone (this would necessitate the building being setback 125 feet from the Route 47 right-of-way). Relief is required for both buildings to encroach approximately 11 feet into the 25 foot building setback abutting a landscape zone.
5. Regency Square Guidelines require a 35 feet building-to-building setback. A 15-foot separation is proposed between the buildings, requiring relief.
6. Relief is required to reduce the parking to building setback from 10 foot to 4 foot (Regency Square Development Guidelines).

40 ***Signage***

7. The proposed LED ground sign shall require relief to allow a moving/flashing sign (Zoning Ordinance 156.121(A)).
- 45 8. The proposed LED ground sign shall require relief to increase the maximum area of a sign face from 21 square feet to ±118.3 square feet (Regency Square Development Guidelines). *Staff notes, the Zoning Ordinance allows the maximum area of a sign face to be 80 square feet.*
9. The proposed LED ground sign shall require relief to increase the maximum height from 6'-8" to 15 feet (Regency Square Development Guidelines).
- 50 10. The proposed ground sign (south elevation) shall require relief to increase the maximum area of a sign face from 21 square feet to ±74.75 square feet (Regency Square Development Guidelines).
11. The proposed ground sign (south elevation) shall require relief to increase the maximum height from 6'-8" to 9'-0" feet (Regency Square Development Guidelines).

12. A ground sign must be setback 100 feet from Route 47 right-of-way (Regency Square Development Guidelines). A setback of 20 feet is proposed.
13. Both ground signs require relief from the architectural design standards. (Regency Square Development Guidelines).
- 5 14. Only one wall sign per tenant or one per street frontage (Route 47 or Princeton Drive) is allowed per the Regency Square Guidelines. Relief is required to allow prototypical wall signage on the north elevations facing the rear parking lot and north drive aisle.

Village Board Conceptual Review

10 Manager Griffin stated the Village Board reviewed conceptual plans for the project at their March 28, 2019 meeting and predominantly had questions about a parking lot which was proposed for Lot 9 and why it was needed since there was adequate parking for the buildings on Lot 8. Since then, the petitioner has withdrawn their proposal for a parking lot on Lot 9, and therefore this petition only covers Lot 8. Other than the parking, 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.

REQUESTED ACTION

20 Manager Griffin stated the petitioners, BO2 Investments LLC, are requesting a motion of the Plan Commission, to recommend approval of Petition No. 19-12.2, Lot 8 of Regency Square Unit 1, Requesting approval of 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.

25 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.
- 30 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.
- 35 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 screened to the full height of the equipment.
7. No building plans or permits are approved as part of the submittal.
8. No sign permits are approved as part of the submittal.
- 40 9. House side shields shall be installed on the parking lot fixtures if the fixtures produce glare visible from adjacent residential.
10. The electronic message board sign shall promote on-site businesses only. The sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.

50 Manager Griffin concluded her PowerPoint presentation and introduced BO2 Investments and their architect, and stated they were prepared to answer questions from the Commission.

Mr. Larry Farrenkopf, Architects 127, stated he had nothing to add to the presentation.

5 Commissioner Robert Chandler stated he thought the design of the building was very nice and felt lots of thought went into it. He did question the location of the one loading zone spot especially since he felt this site was conducive to restaurants. He stated he does understand most restaurants rely on early deliveries which would likely be loaded through the front door, and thus one loading space could potentially work.

Commissioner DeBaltz complimented the design and had no issues.

10 Commissioner Nichols liked the overall design and appreciated the 3D video presentation.

Chairman Kibort inquired about the second floor office on the south side of building 2. Niko Kanakaris responded the 1,000 SF office was planned as office space for the owners of the shopping center, BO2 Investments.

15 Chairman Kibort commented on the Route 47 monument sign location, and asked why they were reducing the sign setback to 20-feet. The petitioner responded the reduced setback would offer them additional parking spaces,

20 Vice Chair Ellison asked about potential line of sight issues, and the petitioner stated there were no line of sight issues raised by the village staff. Director Nordman confirmed the response.

Chairman Kibort commented on the video display board, and the need to restrict flashing and movement and the sign being used solely for the tenants of Lot 8. The petitioner understood the reason for the restriction.

25 Commissioner Hahn stated most of his questioned were already answered, and he was happy to hear the Fire Department had reviewed the circulation around the site.

30 Commissioner Darci Chandler stated she likes the design of the project and it was well thought out. She asked about timing for construction. The petitioner responded they planned to start construction in the spring and anticipate a 5 ½ month construction schedule.

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

35 **A MOTION was made to close the public hearing for Petition No. 19-12.2.**

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

45 **A MOTION was made to approve Petition No. 19-12.2, BO2 Investments, LLC, as petitioner and owner, Lot 8 of Regency Square Unit 1, Requesting approval of 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:**

50 **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 screened to the full height of the equipment.
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. House side shields shall be installed on the parking lot fixtures if the fixtures produce glare visible from adjacent residential.
10. The electronic message board sign shall promote on-site businesses only. The sign shall contain static messages only and shall not have movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity other than that provided through an automatic dimming system to control overall illumination intensity. Each message on the sign shall be displayed for a minimum of 10 seconds. The change of messages must be accomplished immediately.

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

- C. Petition No. 19-12.3, Village of Huntley, as petitioner, Consideration of potential text amendments to the Village of Huntley Zoning Ordinance regarding medical cannabis businesses operating in accordance with the Illinois Compassionate Use of Medical Cannabis Program Act, 430 ILCS 130/1 et seq., including specifically whether to include state-authorized medical cannabis dispensing organizations and medical cannabis cultivation centers as permitted or special uses in non-residential zoning districts in the Village, minimum distance limitations from sensitive uses, and other reasonable zoning regulations relating to the location, time, place, and manner, of such medical cannabis business establishments.

A MOTION was made to open the public hearing to consider Petition No. 19-12.3.

MOVED: Vice Chair Ellison

SECONDED: Commissioner Nichols

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

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. There were no audience members wishing to make statements. The following individuals were sworn in:

Charles Nordman, Director of Development Services, Village of Huntley
Special Counsel Betsy Gates-Alford, Phillipini Law Firm

After the swearing in, Chairman Kibort announced the Village's Special Counsel and staff would be giving a presentation and he introduced Betsy Gates-Alford and Director Nordman.

5

Regulation of Medical Cannabis Cultivation Centers and Dispensaries

Special Counsel Gates-Alford gave a brief slide show presentation. Counsel began by reviewing the Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130, (the "Act"). The Act was originally enacted by the Illinois General Assembly effective January 1, 2014. In June 2019, the General Assembly passed various amendments to the Act in connection with the legalization of adult-use cannabis pursuant to the Cannabis Regulation and Tax Act, 401 ILCS 705/1-1, et. seq. The Act sets forth an extensive statewide regulatory scheme for production, distribution, and use of medical cannabis and provides for the operation of two types of medical cannabis businesses: medical cannabis dispensaries and medical cannabis cultivation centers.

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Special Counsel Gates-Alford stated that State law governs the total number of medical cannabis dispensaries and cultivation centers that may operate throughout Illinois. Up to 60 medical cannabis dispensaries may be registered in Illinois, and those registrations are further allocated among several "Dispensing Organization Districts." 410 ILCS 130/115. Kane County is designated as a Dispensing Organization District and allocated two registrations, and there are two medical cannabis dispensaries currently registered in Kane County. McHenry County is also designated as a Dispensing Organization District and is allocated one registration. Special Counsel Gates-Alford stated there is not currently a registered medical cannabis dispensary in McHenry County. The Act also authorizes the registration of one cultivation center in each of Illinois' twenty-two State Police Districts. Huntley is located in District 2, which consists of Lake, Kane, McHenry, DuPage, and DeKalb Counties, and there is currently one medical cannabis cultivation center registered in District 2.

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The Act establishes some basic regulations for the location of cultivation centers. Specifically, a cultivation center must be located more than 2,500 feet from pre-existing schools, day care facilities, and areas zoned for residential use. 410 ILCS 130/105(c). Although the Act originally included buffer requirements for medical cannabis dispensaries as well, those requirements were eliminated by recent amendments to the Act and will not apply to medical dispensaries registered on or after July 1, 2019. 410 ILCS 130/130(d).

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Special Counsel Gates-Alford continued her review of the Act. The Act also authorizes municipalities to enact "reasonable" local land use regulations that do not "unreasonably prohibit the cultivation, dispensing, and use of medical cannabis" in accordance with the Act. 410 ILCS 130/140. Accordingly, local zoning regulations can limit the location of medical cannabis businesses, including by establishing reasonable buffer limitations for medical dispensaries, provided that the buffers or other limitations are not so restrictive as to effectively prohibit medical cannabis businesses from locating within the community.

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Special Counsel Gates-Alford stated that except for land use regulations authorized by the Act, local regulation over medical cannabis facilities is generally prohibited. She stated, much like the Cannabis Regulation and Tax Act's regulatory structure of adult-use cannabis businesses, the Act delegates most regulatory and enforcement functions to State agencies. The Department of Professional and Financial Regulation ("DPFR") exclusively licenses and oversees medical cannabis dispensaries, and the Department of Agriculture ("DOA") exclusively licenses and oversees medical cannabis cultivation centers. Both DPFR and DOA have adopted administrative rules that extensively regulate topics such as registration and licensing of medical cannabis facilities and their owners and staff; security systems and procedures; production, storage, transportation, and distribution of medical cannabis; facility hours and access; electronic surveillance and alarm systems; recordkeeping; inventory control; sanitation; inspections and investigations; and disciplinary procedures. But the regulations do not comprehensively cover many subjects that fall within traditional municipal zoning authority, such as minimum lot size, setbacks, parking, screening, landscaping, signage, and separation from/ proximity to other uses.

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Special Counsel Gates-Alford said that although local authority to establish land use regulations for medical cannabis businesses is similar in many ways to local authority over adult-use cannabis businesses (which was reviewed during the Public Hearing held in front of the Plan Commission dated November 12, 2019) there are some key differences, including the following:

- No prohibition option for medical cannabis. Unlike with adult-use cannabis businesses, the Village does not have the option to simply prohibit medical cannabis cultivation centers or dispensaries. Under the Act, a local government “may not unreasonably prohibit the cultivation, dispensing, and use of medical cannabis” as authorized by state law. 410 ILCS 130/140. The Village also cannot make zoning regulations that are unreasonably restrictive such that they would effectively prohibit medical cannabis businesses.
- No cap on the number of businesses. The Act does not authorize a municipality to impose a cap on the number of medical cannabis dispensaries or cultivation centers within their jurisdiction.
- Buffer requirements. As discussed above, the Act specifies buffer requirements for medical cannabis cultivation centers, which will preempt any conflicting local regulations. *See* 410 ILCS 130/140. But the Act does not dictate any particular buffer requirements for dispensaries registered with the State on or after July 1, 2019. Accordingly, buffers between new dispensaries and other, sensitive uses can be established as part of the Village’s reasonable zoning regulations.
- On-Premises Consumption. Unlike the Cannabis Regulation and Tax Act, the Act does not address on-premises consumption of cannabis within a medical dispensary. Since the Act is silent on this subject, a local prohibition of on-premises consumption would not conflict with the Act and could be included in the Village’s reasonable zoning regulations.

B. Proposed Zoning Code Amendments.

Special Counsel Gates-Alford reviewed the key changes in the draft ordinance, which will be considered and discussed by the Plan Commission this evening:

- Zoning Districts: The draft ordinance proposes that medical cannabis dispensaries would be appropriately classified as a special use in the C-2 Regional Retail District, and that medical cannabis cultivation centers would be appropriate classified as a special use in the M Manufacturing District. The Plan Commission previously recommended that adult-use dispensaries should be classified as special uses in the C-2 District.
- Buffers: The draft ordinance incorporates the buffer requirements prescribed by State law for medical cultivation centers. It proposes that medical dispensaries be subject to the same buffer requirements that the Plan Commission recommended for adult-use dispensaries.
- Performance Standards: The draft ordinance includes suggestions for performance standards for medical dispensaries and cultivation centers that do not conflict with the Act and applicable State regulations. With respect to medical dispensaries, the proposed standards parallel those that the Plan Commission recommended for adult-use dispensaries. If medical cannabis businesses are classified as special uses, then additional, reasonable site-specific conditions could be imposed as part of granting the special use permit. Note that, as discussed, the Act and State regulations establish significant requirements for the physical facilities and operations of medical cannabis businesses, which preempt conflicting or concurrent local regulations, so those subjects need not be addressed in the Zoning Code.

- On-Premises Consumption: It is proposed that the Plan Commission consider prohibiting on-premise consumption at medical dispensaries. The Plan Commission previously recommended that on-premises consumption be prohibited in adult-use dispensaries.

5 This concluded Special Counsel Gates-Alford’s presentation, and she stated Director Nordman would be adding a few comments.

Director Nordman conducted a short recap of the proposed areas where a medical marijuana dispensary could possibly locate in the Village.

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Director Nordman stated in order to maintain consistency with the adult-use cannabis dispensary regulations reviewed by the Plan Commission on November 11, 2019, a medical cannabis dispensary is also proposed as a special use in the “C-2” Regional Retail zoning district. The additional standards for medical cannabis dispensaries are also the same terms as the Plan Commission reviewed for adult-use cannabis dispensaries, except that the numerical limit of one dispensary cannot not apply. Director Nordman highlighted the areas on the zoning map where a medical dispensary could be located, and discussed the buffer areas. Map 1 displayed the proposed 1,000 –foot buffer from Daycare centers, and a 250-foot buffer from Residential zoned parcels. Map 2 displayed the 1,000-foot buffer from Schools.

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20 Director Nordman stated the Compassionate Use of Medical Cannabis Program Act does not allow a municipality from prohibiting a medical cannabis cultivation center; thus, a medical cannabis cultivation center has been proposed as a special use in the “M” Manufacturing zoning district. The Act prohibits a medical cultivation center from locating within 2,500 feet (0.47 miles) of pre-existing schools, daycare facilities, and areas zoned for residential use, which significantly limits possible locations in the Village. The only “M” Manufacturing zoned property that meets the 2,500 feet buffer requirement is located south of Interstate 90, west of Route 47. Director Nordman highlighted this area on the zoning map.

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Director Nordman then referred to the formal language of the text amendment included in the Commissioner’s packets (and posted below), and this is what the Commissioners are being asked to review and offer their recommendation the Village Board.

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PROPOSED ZONING ORDINANCE AMENDMENTS

Section 156.011, entitled “Definitions” of Article II, entitled “Interpretations and Definitions,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is proposed to be amended in part to add the following new definitions:

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“Medical Cannabis Cultivation Center” means a facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide registered medical cannabis dispensing organizations with usable medical cannabis.

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“Medical Cannabis Dispensary” means a facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered medical cannabis cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

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SECTION III. Section 156.061, entitled “(C-2) Regional Retail District” of Article VI, entitled “Planned Development District,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is proposed to be amended in part as follows:

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§ 156.061 (C-2) REGIONAL RETAIL DISTRICT

* * *

5 (B) *Uses.*

* * *

(2) *Special Uses.* Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance, the Village may, by Special Use Permit, allow the following uses in the C-2 District:

* * *

RETAIL SALES – Furniture sales (used), Outdoor sales & service, Secondhand store, adult-use cannabis dispensary, **Medical cannabis dispensary.**

* * *

15 **SECTION IV.** Section 156.045, entitled “(M) Manufacturing District” of Article V, entitled “Business and Non-Residential Districts,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is proposed to be amended in part as follows:

20 § 156.045 (M) MANUFACTURING DISTRICT

* * *

(B) *Uses.*

* * *

25 (2) *Special Uses.* Upon recommendation by the Plan Commission after public hearing on petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance, **the Village may, by Special Use Permit, allow the following uses in the M District:**

30 AGRICULTURAL BUSINESS - Kennel/boarding, Poultry hatchery, Veterinary Hospital, Wind Energy Systems (large or small), **Medical cannabis cultivation center.**

35 **SECTION V.** Section 156.068, entitled “Special Use Permits” of Article VII, entitled “Special Use Permits,” of Chapter 156, entitled “Zoning Code,” of Title XV, entitled “Land Usage” of the Huntley Code is proposed to be amended in part as follows:

40 (F) *Special Standards for Specified Special Uses.* Where the district regulations authorizing any special use permit in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

* * *

45 **(10) Medical Cannabis Cultivation Centers.**

a. **Location Restrictions**

50 (i) **No medical cannabis cultivation center shall be established, maintained or operated on any lot that has a property line within 2,500 feet of the property line of a pre-existing public or private pre-school or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use.**

(ii) Medical cannabis cultivation centers shall not be established on multiple-use or multiple-tenant property or on a property that shares parking with other users.

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b. Manufacture and Production Standards

(i) Unless otherwise stated herein or provided by state law, the medical cannabis cultivation center shall conform to all Village rules, regulations and ordinances.

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(ii) All medical cannabis cultivation centers shall comply with the Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130/1 et seq., (“Medical Cannabis Act”) and all rules and regulations adopted in accordance therewith.

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(iii) Parking areas shall be well lit and monitored by video surveillance equipment in accordance with the Medical Cannabis Act and State regulations.

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c. Setbacks/Lot Area/Bulk Regulations. A medical cannabis cultivation center shall conform to the setback, lot area, and bulk regulations applicable to the zoning district in which the medical cannabis cultivation center is located.

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d. Signage

(i) Other than signage expressly required by State law, all signage for a medical cannabis cultivation center shall be limited to one flat wall sign not to exceed ten square feet in area, and one identifying sign, which can only include the center’s address, not to exceed two square feet in area; such signs shall not be directly illuminated.

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(ii) Electronic changeable copy signs and temporary signs are not permitted in connection with a medical cannabis cultivation center.

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e. Age and Access Limitations. Cultivation centers shall not employ anyone under the age of twenty-one (21). Access shall be limited exclusively to medical cannabis cultivation center staff and local and state officials and those specifically authorized under the Medical Cannabis Act and State regulations.

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f. Security and Video Surveillance

(i) The medical cannabis cultivation center shall be an enclosed locked facility and shall provide and maintain adequate security on the premises, including lighting, video surveillance, and alarms that comply with the Medical Cannabis Act and State regulations. The facility shall be enclosed by a high security fence. The fence must be adequately secure to prevent unauthorized entry and include gates connected into an access control system.

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(ii) The medical cannabis cultivation center parking area, cultivation, production, warehousing areas, and shipping bays and entrance shall be monitored by video surveillance equipment that complies with the Medical

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Cannabis Act and State regulations. The operator shall promptly make such records available to the Huntley Police Department upon request.

5 (iii) Loading of all medical cannabis products shall occur within secure enclosed shipping bays and shall not be visible from the exterior of the building.

10 (iv) A medical cannabis cultivation center is subject to inspection by the Huntley Police Department and/or Huntley Development Services at any time during regular business hours.

15 g. Noxious Odors. All medical cannabis cultivation centers shall operate in a manner that prevents odor impacts on neighboring premises or properties, and, if necessary, the facility shall be ventilated with a system for odor control.

h. Conduct on Site

(i) Retail sales of medical cannabis or medical cannabis infused products are strictly prohibited at medical cannabis cultivation centers.

20 (ii) It shall be unlawful for a medical cannabis cultivation center to cultivate, manufacture, process, package, or sell any product other than useable cannabis and cannabis-infused products intended for human consumption in accordance with the Medical Cannabis Act.

25 i. Interpretation. The provisions of this Subsection 156.068(F)(10) are intended to be interpreted in a manner consistent with the provisions and limitations of the Medical Cannabis Act and State regulations promulgated thereunder.

30 (11) Medical Cannabis Dispensaries

a. Minimum required buffer from protected uses:

35 i. A medical cannabis dispensary may not be located within 1,000 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, or day care center. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

40 (ii) A medical cannabis dispensary may not be located within 1,000 feet of the property line of an existing religious establishment, park district property, or library.

45 (iii) A medical cannabis dispensary may not be located within 250 feet of residentially zoned property except when separated by a State highway.

50 (iv) For the purposes of this section, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the lot on which an applicable medical cannabis dispensary is located to the nearest point on a property line of any protected use.

(v) Summary of Buffer Requirements:

<u>Use</u>	<u>Required Buffer</u>
<u>Schools</u>	<u>1,000 feet</u>
<u>Daycare</u>	<u>1,000 feet</u>
<u>Religious Establishment</u>	<u>1,000 feet</u>
<u>Residentially zoned property*</u>	<u>250 feet</u>
<u>Park District Property</u>	<u>1,000 feet</u>
<u>Library</u>	<u>1,000 feet</u>

*Except when separated by a State highway.

- b. A medical cannabis dispensary may not conduct any sales or distribution of cannabis other than as authorized by the Medical Cannabis Act; provided, however, that if the medical cannabis dispensary is also a licensed adult-use Cannabis Dispensary, then it may conduct sales or distribution of cannabis in accordance with the Cannabis Regulation and Tax Act, 410 ILCS 705/1 et seq. and the regulations of this Chapter that apply to adult-use Cannabis Dispensaries.
- c. Exterior Display: A medical cannabis dispensary shall be maintained or operated in a manner that the public viewing of cannabis, cannabis products, cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way or from outside of the cannabis dispensing organization is not allowed.
- d. Hours of Operations: Hours of operation are limited to between 6:00am and 10:00pm.
- e. Environmental: Emission of dust, fumes, vapors, or odors in a manner that impacts neighboring premises or properties or any public property or right-of-way shall be prohibited.
- f. Signage: Electronic changeable copy signs are not permitted for a medical cannabis dispensary. No cannabis leaf or bud image may be used in promotional signage for a medical cannabis dispensary.
- g. State Requirements: The medical cannabis dispensary must comply with all applicable provisions of the Medical Cannabis Act as may be revised or amended from time to time.
- h. All hazardous waste and cannabis waste shall be disposed of in accordance with the provisions of the statutes of the State of Illinois and ordinances of the Village of Huntley.
- i. On-Premises Consumption: It shall be prohibited to consume cannabis products in a medical cannabis dispensary or anywhere on the site occupied by a medical cannabis dispensary.
- j. Other Cannabis Businesses Prohibited. Adult-use cannabis craft growers, cultivation centers, infusers, processors, and transporter organizations shall not be permitted to be co-located with a medical cannabis dispensary.

k. Interpretation. The provisions of this Subsection 156.068(F)(11) are intended to be interpreted in a manner consistent with the provisions and limitations of the Medical Cannabis Act and State regulations promulgated thereunder.

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Director Nordman concluded his presentation.

Chairman Kibort asked for public comments at this time. There were none.

10 **A MOTION was made to close the public hearing for Petition No. 19-12.3.**

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

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Chairman Kibort asked for comments from the Commissioners.

Commissioner Nichols asked Special Counsel if there was a medical incident (example given was a seizure) and a person was in need of cannabis, whether a person could be prosecuted for utilizing the drug on the premises.

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Special Counsel responded that would be an enforcement issue for something that is happening in an emergency situation. She stated the reason for the zoning language is to determine whether (or not) a lounge for consumption (on premises) would be allowed. As the staff report indicates, a lounge is not intended to be an allowed use for any dispensary in Huntley.

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All Commissioners were in favor of the zoning amendment as written and had no further comments.

Commissioner Kibort asked for a motion.

35 **A MOTION was made to approve Petition No. 19-12.3, Village of Huntley, as petitioner, Consideration of potential text amendments to the Village of Huntley Zoning Ordinance regarding medical cannabis businesses operating in accordance with the Illinois Compassionate Use of Medical Cannabis Program Act, 430 ILCS 130/1 et seq., including specifically whether to include state-authorized medical cannabis dispensing organizations and medical cannabis cultivation centers as permitted or special uses in non-residential zoning districts in the Village, minimum distance limitations from sensitive uses, and other reasonable zoning regulations relating to the location, time, place, and manner, of such medical cannabis business establishments:**

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

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7. Discussion

Director Nordman advised the Commissioners there were no petitions scheduled for December 23, 2019, and therefore tonight's meeting is the last one of the year. The next regularly scheduled Plan Commission meeting is Monday, January 13, 2020.

5 No further comments were added.

8. Adjournment

At 7:50 pm, a MOTION was made to adjourn the December 9, 2019 Plan Commission meeting.

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MOVED: Vice Chair Ellison

SECONDED: Commissioner Darci Chandler

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

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NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

Respectfully submitted,

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Margo Griffin

Development Manager
Village of Huntley