

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 9, 2020
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 9, 2020 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

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

20

COMMISSIONERS

ABSENT: Commissioner Lori Nichols

ALSO PRESENT: Director of Development Services Charles Nordman and Village Clerk Rita McMahon

25

4. Public Comments None.

5. Oath of Office

30

Village Clerk Rita McMahon conducted a swearing in ceremony to renew the Plan Commissioners' oaths of office, and for the members to officially take their first oath of office as Zoning Board of Appeals members. All six (6) members present were officially sworn in for the Plan Commission and Zoning Board of Appeals. *Commissioner Lori Nichols will be sworn in at a later date.*

35

6. Public Hearing(s)

A. Petition No. 20-03.1, TEQ LLC, petitioner, and Sunoco, as owner, 11320 Main Street, Request is for Site Plan Review for the installation of exterior silos, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

40

Chairman Kibort announced Director Nordman would be giving a PowerPoint presentation to review the petition.

Director Nordman reviewed slides including a slide with information on the petitioner/owner and the location of the property.

45

Petitioners: TEQ LLC
11320 Main Street
Huntley, IL 60142

50

Owners: Sunoco
 1 N. 2nd St.
 Hartsville, S.C. 29550

5 Subject Location: 11320 Main Street, Huntley, IL 60142

Request: The petitioners are requesting approval of Site Plan Review, including any necessary relief, to accommodate the proposed installation of exterior silos.

10 Zoning, Land Use and Comprehensive Plan:

| LOCATION | ZONING | CURRENT USE | COMPREHENSIVE PLAN |
|----------------------|--------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------|
| Property in Question | “M” Manufacturing | TEQ Manufacturing Facility | Light Industrial |
| North | “M” Manufacturing | Various Manufacturing Uses | Light Industrial |
| South | “R-1” Single Family Residence District | Village Public Works Facilities | Governmental, Utilities, Institutional and Cemeteries |
| East | “M” Manufacturing | Manufacturing | Light Industrial |
| West | “M” Manufacturing and “R-2” Single Family Residence District | Stormwater Detention / Depressional Storage Area | Single Family / Duplex and Multiple Family |

DEVELOPMENT SUMMARY

Director Nordman continued his PowerPoint presentation with a summary of the petition. On October 11, 2018 the Village Board approved a ±46,800 square foot manufacturing-warehouse addition for TEQ, located on the 15 6.06 acre site at 11320 Main Street. The property is zoned “M” Manufacturing district.

Director Nordman stated the addition was constructed in 2019, and has increased the capacity for their manufacturing and warehouse functions. One major component of the project was the addition of equipment to expand their plastic sheet extrusion line. This extrusion line utilizes approximately 200,000 lbs. of virgin resin/week along with another 200,000 lbs. of internal regrind/week. With this large amount of material, TEQ is now seeking approval to allow the placement of up to three plastic resin silos on the exterior of the facility (north of the new expansion). 20

Site Plan Review

Director Nordman reviewed the Site Plan. The proposed exterior silos will be located at the northeast corner of the new warehouse facility at the corner of Kiley Drive and Bakley Street. The drawings indicate each silo is made of galvanized steel and measures 38 feet tall and 12 feet wide. The silos are set back 14 feet from the Kiley Drive property line, thereby requiring 16-feet of relief from the thirty (30) foot setback requirement. A line-of-sight drawing is included with the plans indicating the silos will not obstruct the required 50' line-of-sight clearance from the corner Kiley Drive/Bakley Street. 25 30

If the silos are approved and constructed, TEQ expects the resin to be delivered via bulk trailers, averaging five trucks a week. The bulk trucks would deliver the virgin plastic resin to the silos while parked on Kiley Drive.

Landscaping

The proposed site landscaping includes plantings surrounding the west, north, and east sides of the silos, including four (4) pear trees, twenty (20) sea green junipers, and ten (10) Jackman’s Cinquefoil. All landscaping clears the 50-foot line-of-sight requirement from the street corner. 35

Required Relief

Director Nordman reviewed the relief required for the petition, as proposed.

- 1. Section 156.045 (C)(3) of the Zoning Ordinance requires a thirty (30) foot building setback from the lot line adjacent to the Kiley Drive. As proposed, the silos are setback 14 feet; therefore, requiring relief to encroach into the required setback by 16 feet.

ACTION REQUESTED

Director Nordman stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Petition No. 20-03.1, 11320 Main Street, Requesting Site Plan Review for the installation of exterior silos, 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:

- 1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 4. No building permits are approved as part of this submittal.
- 5. No sign permits are approved as part of this submittal.

Director Nordman stated he had concluded his presentation, and introduced Dan Williams, who was there on behalf of TEQ.

Chairman Kibort thanked Director Nordman and requested a motion to open the Public Hearing.

A MOTION was made to open the public hearing to consider Petition No. 20-3.1.

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Terra DeBaltz, Ron Hahn, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort stated that as this public hearing, anyone wishing to testify must be sworn in and asked those wishing to do so to stand. He then swore in Dan Williams, Engineering Director for TEQ and Director Nordman. There were no additional persons present wishing to testify.

Chairman Kibort asked Mr. Williams if he had anything to add. He stated Staff had done a good job of reviewing the petition and he had nothing to add at this time, but was available for questions.

Chairman Kibort then asked for comments or questions from the Commission.

Commissioner Robert Chandler thought the project was acceptable and was sufficiently screened.

Commissioner Darci Chandler stated she was happy with the project.

Chairman Kibort asked about the type of plastic resin that would be stored in the silos. Discussion ensued.

Vice Chair Ellison asked about the deliveries via semi-trucks, and the timing of deliveries, Mr. Williams stated each truck would take 1 to 2 hours to unload. Vice Chair Ellison felt the delivery plans were acceptable.

5

Commissioner Hahn asked about whether anything being delivered or stored in the tanks would be explosive. Mr. Williams stated nothing was explosive, and only plastic resin was to be stored in the tanks.

10

Commissioner Hahn also asked what future plans TEQ had in place in case the silos were no longer needed, or if TEQ moved from this location. He suggested adding a condition of approval to allow the Village to require TEQ to remove the tanks if this situation did occur. The other Commissioners were in agreement with adding the condition.

There was no further comment from the Commission.

15

Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 20-3.1.

20

MOVED: Commissioner Terra DeBaltz
SECONDED: Vice Chair Dawn Ellison
AYES: Commissioners Darci Chandler, Terra DeBaltz, Ron Hahn, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
25 ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort requested a motion to approve the petition.

30

A MOTION was made to approve Petition No. 20-3.1.1, TEQ LLC, petitioner, and Sunoco, as owner, 11320 Main Street, Request is for Site Plan Review for the installation of exterior silos, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:

35

- 1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
- 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.**
- 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
- 4. No building permits are approved as part of this submittal.**
- 45 5. No sign permits are approved as part of this submittal.**

The Plan Commission added the following condition of approval:

- 6. Should TEQ (or successor) cease utilizing the silos for storage of plastic resin, they shall be required to dismantle and remove the silos immediately.**

50

MOVED: Commissioner Ron Hahn
SECONDED: Vice Chair Dawn Ellison
AYES: Commissioners Darci Chandler, Terra DeBaltz, Ron Hahn, Robert Chandler, Vice
5 Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

10 7. Discussion

Director Nordman stated the next regularly scheduled Plan Commission meeting is Monday, March 23rd;
however, there are currently no petitions scheduled for that date at the moment

15 8. Adjournment

At 6:49 pm, a MOTION was made to adjourn the March 9, 2020 Plan Commission meeting.

MOVED: Vice Chair Ellison
20 **SECONDED:** Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Terra DeBaltz, Ron Hahn, Robert Chandler, Vice
Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
25 **MOTION CARRIED 6:0:0**

Respectfully submitted,

Margo Griffin

Development Manager

30 Village of Huntley