

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, October 12, 2020  
MINUTES

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**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for October 12, 2020 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 Kibort led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

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

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**COMMISSIONERS**

**ABSENT:** Commissioners Terra DeBaltz, and Lori Nichols

**ALSO PRESENT:** Development Manager Margo Griffin

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4. **Public Comments** None.

5. **Approval of Minutes**

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A. Approval of the September 28, 2020 Plan Commission Meeting Minutes

No additions or corrections were noted.

**A MOTION was made to approve the September 28, 2020 Plan Commission Meeting Minutes.**

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

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6. Petition(s)

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A. Petition No. 20-10.01, Frances L. Borhart, petitioner, and Carol E. Donahue Trust No. 1, owner, 11875 Mill Street, Request is for consideration of a Final Plat of Resubdivision to Resubdivide Lots 1 - 4 in the Final Plat of Donahue's Subdivision.

Chairman Kibort announced Manager Griffin would be giving a PowerPoint presentation to review the petition.

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Manager Griffin reviewed a PowerPoint presentation and began with development summary of the petition.

Manager Griffin stated the petitioner is proposing to resubdivide Donahue's Subdivision, located at the southeast

corner or Route 47 and Mill Street. The resubdivision consists of the three (3) lots that front Mill Street, which includes one single family home, and a larger parcel that has significant frontage on Route 47. The petitioner has been attempting to sell the property for some time and feels it would be easier to sell the home and vacant lots along Mill Street if they were smaller, thus allowing them to have a lower asking price.

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**STAFF ANALYSIS**

Manager Griffin stated the subject property is zoned “R-1” Single Family Residential which requires a minimum lot area of 12,600 square feet and a minimum lot width of 90 feet. The petitioner is proposing to reduce the size of the lots fronting Mill Street to create a larger parcel fronting Route 47 (Lot 4). In doing so, the depth of the Mill Street lots are reduced from 300 feet to 150 feet and the width of the lots are shifted slightly so that each lot measures no less than 90 feet and the existing home continues to meet side yard setbacks for the “R-1” zoning district. All proposed lots conform to the minimum lot area and width requirements for the “R-1” zoning district as detailed in the following table:

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<b>Lot 1</b>	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>
Lot Area	29,095 sf	13,923 sf	12,600 sf
Lot Width	88 ft.	92.64 ft.	90 ft.
<b>Lot 2</b>	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>
Lot Area	29,924 sf	15,752 sf	12,600 sf
Lot Width	100 ft.	105 ft.	90 ft.
<b>Lot 3</b>	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>
Lot Area	29,763 sf	13,398 sf	12,600 sf
Lot Width	100 ft.	90 ft.	90 ft.
<b>Lot 4</b>	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>
Lot Area	356,138 sf	403,153 sf	12,600 sf
Lot Width	991.19 ft.	1,139.58 ft.	90 ft.

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**Action Requested**

Manager Griffin stated the petitioner requests a motion of the Plan Commission to recommend approval of Petition No. 20-10.01, Requesting consideration of a Final Plat of Resubdivision to reconfigure Lots 1 - 4 in the Final Plat of Donahue’s.

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Manager Griffin stated Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. Upon approval of the Final Plat by the Village Board, the Owner shall record the plat with the Recorder of McHenry County within three months. If not recorded within this time, the approval shall be null and void (Section 155.221(A)(5) of the Village’s Subdivision Ordinance).

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Manager Griffin concluded her PowerPoint presentation and informed Chairman Kibort that Frances Borhart, petitioner, and Gary Borhart were in attendance and ready to answer any questions from the Plan Commission.

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Chairman Kibort asked the petitioners if they had anything to add. They responded in the negative and stated they were prepared to answer questions.

There were no public comments.

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

Commissioner Robert Chandler stated he had no issues with the revised subdivision proposal.

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Commissioner Darci Chandler stated she was in favor of the proposal as it was presented.

Commissioner Ron Hahn had no issues and was in favor of the petition.

Vice Chair Dawn Ellison had no issues with the plans.

5 Chairman Tom Kibort stated he was in favor of the Plat of Resubdivision.

There were no further comments from the Commission.

10 Chairman Kibort requested a motion to approve the petition.

15 **A MOTION was made to approve Petition No. 20-10.01, Frances L. Borhart, petitioner, and Carol E. Donahue Trust No. 1, owner, 11875 Mill Street, Request is for consideration of a Final Plat of Resubdivision to Resubdivide Lots 1 - 4 in the Final Plat of Donahue's Subdivision, in accordance with the plans that have been submitted to, and is on file with, the Village of Huntley, pursuant to the Huntley Zoning Ordinance, including specifically Section 156.204 et. seq., subject to the following conditions:**

20 1. **Upon approval of the Final Plat by the Village Board, the Owner shall record the plat with the Recorder of McHenry County within three months. If not recorded within this time, the approval shall be null and void (Section 155.221(A)(5) of the Village's Subdivision Ordinance).**

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

30 7. Discussion

Manager Griffin stated the next regularly scheduled Plan Commission meeting is Monday, October 26, 2020, and there were currently no petitions scheduled for that agenda. An email will be sent out and notices will be posted if the meeting is cancelled.

35 8. Adjournment

**At 6:39 pm, a MOTION was made to adjourn the October 12, 2020 Plan Commission meeting.**

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

50 Respectfully submitted,  
*Margo Griffin*  
Development Manager  
Village of Huntley