

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, January 11, 2021  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for January 11, 2021 at 6:30 p.m. The meeting was held virtually in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. *In light of the COVID-19 public health emergency and the prohibition of public gathering of 10 or more, the Plan Commission conducted the meeting remotely via an online video platform.*

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**PLEDGE OF ALLEGIANCE**

Chairman Kibort led the Pledge of Allegiance.

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**ROLL CALL**

**PLAN**

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

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**COMMISSIONERS**

**ABSENT:** None

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

4. **Public Comments** None.

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5. **Approval of Minutes**

A. Approval of the December 14, 2020 Plan Commission Meeting Minutes

No additions or corrections were noted.

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**A MOTION was made to approve the December 14, 2020 Plan Commission Meeting Minutes.**

**MOVED:** Commissioner Terra DeBaltz

**SECONDED:** Commissioner Robert Chandler

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

**NAYS:** None

**ABSTAIN:** None

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**MOTION CARRIED 7:0:0**

**6. Petitions/Public Hearings:**

5 A. Petition No. 21-01.01, MAL Property Holdings LLC, as petitioner, and Itasca Bank &  
Trust Co., as Successor Trustee to FNBC Bank & Trust under Trust Agreement #1-1270  
dated May 10, 2004, as owner, 11804 Route 47, Requesting approval for (i) Amending  
the Final Planned Unit Development, including any necessary relief; and (ii) a Special  
10 Use Permit for Outside Storage of Vehicles 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.

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

15 *Development Summary*

Manager griffin reviewed a PowerPoint presentation, which included site plans and aerial photos of the project. Manager Griffin began with the history of the project site. In June 2004, the Village Board approved an Ordinance rezoning the property located at 11804 Route 47 from “B2” Highway Service District to “M-PUD” Manufacturing District Planned Unit Development and also approved a Special  
20 Use Permit to Manning Concrete to operate a contractor’s storage yard. Over the years, many various tenants have leased space in the building, and the outdoor area continued to be used as a contractor’s storage yard and truck parking.

Manager Griffin stated that in April 2016 the Village Board approved a text amendment to the Zoning  
25 Ordinance in order to permit veterinary hospitals as a special use within the “M” zoning district. The petition also approved a Special Use Permit for Huntley Animal Care to lease the ±2,250 square foot first floor tenant space in the Manning Concrete facility.

Manager Griffin gave an overview of the current plans for MAL Property Holdings LLC, and stated  
30 they are proposing to purchase the former Manning Concrete property located at 11804 Route 47, and to move their Skokie based trucking company, Chase Carriers, to the Huntley site. Chase Carriers will have six (6) fulltime office employees working at the Huntley location. The buildings will remain unchanged; however, they will be cleaning up the parking lot and have plans to pave and stripe the lot  
35 within one year. The veterinary clinic, two smaller trucking companies, and a snow removal service will remain as tenants of the buildings.

STAFF ANALYSIS

Manager Griffin stated the existing facility is zoned “M” Manufacturing which allows a trucking  
40 company as a permitted use. Chase Carriers states the tractors, trucks, and trailers are on the road most of the week to deliver goods across the country. A truck or two may leave the site every 4 or 5 hours. Due to the nature of the trucking business, it may become necessary to temporarily store some of the trucks in the parking lot for a minimal amount of time while waiting for repairs. The outside storage of vehicles requires the approval of a Special Use Permit by the Plan Commission and Village Board of Trustees.

45 *Parking and Tenant Analysis*

5 The petitioner’s site plan indicates five (5) tenant spaces encompass the property (fully leased with the addition of Chase Carriers). This includes the 2,759 SF block building on the north side, and the 23,728 SF main structure. The tenant spaces include: The 2,759 SF Snow Removal Services in the north building; and 2,250 SF Huntley Animal Care; 3,000 SF Stron Logistics; 1,400 SF Sanchez Trucking; and the remaining 17,078 SF for Chase Carriers. The following chart reviews the required parking for tenants.

Tenant	SF of Tenant Space	Required Space/1000 SF	Required Spaces	Spaces Provided Regular/Handicap	Truck Parking Provided
Snow Removal Services	2,759	1/1000	3	3	N/A
Huntley Animal Clinic	2,250	5/1000	12	15 (inc.2 HC)	N/A
Stron Logistics	3,000	2/1000	6	6	15
Sanchez Trucking	1,400	1/1000	2	3	5
Chase Carriers	17,078	1/1000	18	18	30
Total			41 (inc.2 HC)	45 (inc.2 HC)	50

10 Manager Griffin continued her review of the parking. The site plan indicates there will be 45 regular parking spaces, including 2 handicap spaces. This exceeds the required parking by 4 spaces. In addition to the regular parking, the petitioner is planning to add 50 truck parking spaces along the east side of the site. This area will provide for truck parking for the 3 logistics companies.

15 Manager Griffin stated the Zoning Ordinance requires that parking lots be paved and striped per Section 156.106 (C)(5)(10) which specifically requires that all open off-street parking areas shall be improved with a compacted gravel base and an impervious all weather, durable and dustless surface which meets applicable village ordinances. Currently, the only area of the site which is paved is the parking area assigned to Huntley Animal Care. The remainder of the project site is covered with compacted gravel. The petitioner has stated they will pave the entire site; however, they are requesting that they be allowed  
 20 one year to complete the paving and striping.

Special Use Permit

25 Manager Griffin discussed the procedure for Special Use Permits. When reviewing the Special Use Permit for Outside Storage of Vehicles, the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance. No Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following (*The petitioner’s responses to the standards were provided as an exhibit in the Plan Commission packet*):

- 30 (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.
- 35 (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.
- (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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

*Manager Griffin referenced the petitioner's Special Use Permit qualifying statement and narrative was included in the packet information.*

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*Action Requested*

Manager Griffin stated the petitioner is requesting a motion of the Plan Commission, to recommend approval of Petition No. 21.01.01, MAL Property Holdings LLC, request for approval of (i) Amending the Final Planned Unit Development, including any necessary relief; and (ii) a Special Use Permit for a  
20 Outside Storage of Vehicles at 11804 Route 47.

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

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1. In accordance with the approved site plan, not more than fifty (50) trucks/semi-trailers shall be parked on the site at any one time. An amendment to the special use permit shall be required to exceed fifty (50) truck/semi-trailer parking spaces.
2. The parking of trucks and semi-trailers shall only occur in designated spaces as indicated on the approved site plan.
- 30 3. MAL Property/Chase Carriers shall be issued a temporary certificate of occupancy until such time that the required paving and striping of the entire gravel parking lot and the truck storage lot/parking areas are complete. The temporary certificate of occupancy shall expire on February 1, 2022.
- 35 4. Failure to complete the required paving and striping of the parking lot and truck parking area by February 1, 2022 shall be a violation of the special use permit conditions and shall constitute grounds for revocation of the special use permit.
5. No Dean Street access is allowed from the site. All access shall be on Route 47. The petitioner shall properly block the Dean Street entrance.
6. The property maintenance violations related to the vacant 632 SF block building along Dean Street shall be addressed within 90 days of approval of the special use permit.
- 40 7. No building construction permits, plans, or Certificates of Occupancy are approved as part of the special use permit.

45

Manager Griffin concluded her slide presentation, and introduced Sorin Butaci, Attorney John Sprenzel, Broker Jason Lev, and Tom Manning. Manager Griffin also stated staff did receive correspondence from one neighbor, Ms. Connie Kraft, 11737 Woodcreek Drive, who is online and is prepared to give her statement with respect to this public hearing. Manager Griffin stated all were available to answer questions from the Commission.

Chairman Kibort thanked Manager Griffin and requested a motion to open the Public Hearing.

**A MOTION was made to open the public hearing to consider Petition No. 21.01.01**

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

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Chairman Kibort stated that as this public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Sorin Butaci, John Sprengel, Jason Lev, Tom Manning, Connie Kraft, and Manager Griffin.

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Chairman Kibort asked the representatives for MAL Property Holdings LLC if they had anything to add.

Attorney John Sprengel thanked staff for the presentation. He stated his client was currently under contract to purchase the property, and in order to conduct his business he would need the Special Use Permit for the outside storage of vehicles. Trucks would not be parked long-term.

25

Broker Jason Lev stated this would be the corporate headquarters for the business. They anticipated they would open the Huntley operations with 6-8 fulltime employees, and hope to grow the business over time. The trucks are on the road the majority of the time, and are typically parked onsite on the weekends and holidays.

30

Chairman Kibort then asked if there were any other comments from the petitioners. There were none.

Chairman Kibort asked if there were any comments from members of the public, and called upon Ms. Connie Kraft, 11737 Woodcreek Drive, to make her statement at this time.

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Ms. Kraft stated she had no problems with trucks being out there and is happy to see Huntley is growing. Ms. Kraft stated her primary concern with this property is the issue of noise. She explained that she resides within 250 feet of the commercial truck parking lot and hears CDL required vehicles backing up all hours day and night. She stated that she failed to understand how Huntley can allow this so close to a full residential neighborhood. Ms. Kraft also asked about the paving project and what days and hours they would be allowed to utilize the heavy equipment.

40

Manager Griffin responded regarding the Village Ordinance on noise. She stated the business would be allowed to operate during the night (10pm-7am) as long as they did not have any unreasonably loud and raucous noise from the premises. As for the parking lot improvement, the paving project would be required to adhere to the normal construction hours for the Village, which are Monday through Friday 7:00 a.m. - 8:00 p.m.; Saturday 8:00 a.m. - 7:00 p.m.; and Sunday or holidays 8:00 a.m. - 7:00 p.m.

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Ms. Kraft responded she was happy to hear there were strict construction hours for when the paving occurs. She had no further comments.

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

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

10 Vice Chair Dawn Ellison inquired about the water runoff after the paving is completed. Manager Griffin stated the Village's Development Engineer has reviewed the project and due to the many years of gravel being compacted at this site, it is nearly impervious now. Also, there is adequate drainage at the site now. As long as the petitioner paves only the existing gravel area, there should be no issues. Further review will be conducted when official paving plans are received. Vice Chair Ellison stated she had no additional questions and she was in favor of the project as it was presented.

15 Commissioner Ron Hahn stated he moved to town in 1975 and there was a trucking company at this site then. He also reviewed many trucking companies that operated at the site over the years, and added the residential came in after the established trucking operations.

20 Commissioner Hahn asked about whether trucks would be unloading and storing material or product in the outdoor area. Mr. Sprenzel responded and stated trucks would be the only items stored outside.

Commissioner Darci Chandler stated she approved of the project as they are continuing a similar operation and will be cleaning up the site.

25 Commissioner Lori Nichols stated she has no issues or questions, and has no objection.

Commissioner Terra DeBaltz stated she agrees with the positive comments of the other Commissioners, and is happy to see it being paved.

30 Commissioner Robert Chandler questioned the minimal or maximum amount of storage for the trucks. He questioned whether there might be any reason why a truck would be there for a very long time.

35 Jason Lev responded the goal would be to have the trucks in a repair bay for as short of time as possible.

Commissioner Ron Hahn stated he does know with Covid some trucks do take 30 days due to waiting for parts. Commissioner Hahn stated his opposition would be to trucks being used for spare parts.

40 Jason Lev responded, they want to keep all trucks in operation and also have discussed using Rush Trucking next door for repairs.

Commissioners Ron Hahn and Robert Chandler had no further questions.

45 Chairman Tom Kibort stated it is his understanding with respect to the previous user, it sounds like there may be even less trucks coming in and out of the site on a daily basis. He was also in favor of the paving.

There were no further comments from the Commission.

Chairman Kibort requested a motion to close the public hearing.

5 **A MOTION was made to close the public hearing to consider Petition No. 21.01.01.**

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

Chairman Kibort requested a motion to approve the petition.

20 **A MOTION was made to approve Petition No. 21.01.01, MAL Property Holdings LLC, request for approval of (i) Amending the Final Planned Unit Development, including any necessary relief; and (ii) a Special Use Permit for a Outside Storage of Vehicles at 11804 Route 47., pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:**

- 25 1. **In accordance with the approved site plan, not more than fifty (50) trucks/semi-trailers shall be parked on the site at any one time. An amendment to the special use permit shall be required to exceed fifty (50) truck/semi-trailer parking spaces.**
- 30 2. **The parking of trucks and semi-trailers shall only occur in designated spaces as indicated on the approved site plan.**
- 35 3. **MAL Property/Chase Carriers shall be issued a temporary certificate of occupancy until such time that the required paving and striping of the entire gravel parking lot and the truck storage lot/parking areas are complete. The temporary certificate of occupancy shall expire on February 1, 2022.**
- 40 4. **Failure to complete the required paving and striping of the parking lot and truck parking area by February 1, 2022 shall be a violation of the special use permit conditions and shall constitute grounds for revocation of the special use permit.**
5. **No Dean Street access is allowed from the site. All access shall be on Route 47. The petitioner shall properly block the Dean Street entrance.**
6. **The property maintenance violations related to the vacant 632 SF block building along Dean Street shall be addressed within 90 days of approval of the special use permit.**
7. **No building construction permits, plans, or Certificates of Occupancy are approved as part of the special use permit.**

**MOVED:** Commissioner Terra DeBaltz  
**SECONDED:** Commissioner Robert Chandler  
45 **AYES:** Commissioners Ron Hahn, Darci Chandler, Lori Nichols, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort

**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 7:0:0

5 6. Discussion

Director Nordman stated the next regularly scheduled meeting is Monday, January 25, 2021. There is currently one item on the agenda, which includes a concept review for the annexation and development of the Stade parcel on Freeman Road.

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7. Adjournment

**At 7:06 pm, a MOTION was made to adjourn the January 11, 2021 Plan Commission meeting.**

15 **MOVED:** Vice Chair Dawn Ellison  
**SECONDED:** Commissioner Lori Nichols  
**AYES:** Commissioners Ron Hahn, Darci Chandler, Lori Nichols, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort

20 **NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 7:0:0

Respectfully submitted,

25 *Margo Griffin*  
Development Manager  
Village of Huntley