

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, March 14, 2022  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 14, 2022 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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**PLEDGE OF ALLEGIANCE**

Chairman Kibort led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

**COMMISSIONERS:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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**COMMISSIONERS**

**ABSENT:** Commissioner Ron Hahn and Terra DeBaltz

**ALSO PRESENT:** Deputy Village Manager Lisa Armour, Director of Development Services Charles Nordman and Senior Planner Scott Bernacki

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4. **Public Comment** None

5. **Approval of Minutes**

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A. Approval of the February 28, 2022 Plan Commission Meeting Minutes

**A MOTION was made to approve the February 28, 2022 Plan Commission Meeting Minutes.**

**MOVED:** Vice Chair Dawn Ellison

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**SECONDED:** Commissioner Ric Zydorowicz

**AYES:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort

**NAYS:** None

**ABSTAIN:** None

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**MOTION CARRIED 5:0:0**

6. **Public Hearing(s)**

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A. Petition No. 22-03.01, True North Properties, as petitioner, and Village of Huntley, as owner, 11117 S. Church Street, Request is for approval of (i) a Map Amendment to rezone the subject property from “M” Manufacturing to “R-5” Multiple Family Residence; (ii) a Special Use Permit for a Multiple Family Dwelling – 21 to 50 units; (iii) a Preliminary and Final Plat of Subdivision; and (iv) a Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief in accordance with the application submitted to, and which is on file with, the Village of Huntley.

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Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

5 Director Nordman recapped the Village Board’s approval of the Downtown Revitalization Plan in September, 2010 and its efforts to implement the plan, including establishing a Tax Increment Finance District for the area. The plan identified the Village owned Catty property as a key redevelopment parcel suited for multi-family residential. Since acquiring the property in 2017, the Village has undertaken environmental remediation and other site preparation work to prepare the Catty property and building for successful rehabilitation and redevelopment for new occupancy.

10 Director Nordman stated that in accordance with Village Board direction on September 9, 2021, Staff began discussions with True North Properties and is currently in the process of finalizing a Purchase and Sale Agreement and Redevelopment Agreement for the property to accommodate the residential use. It was said that the requested development actions for consideration by the Plan Commission are to accommodate the proposed conversion of the existing building to 37 apartment units. The building is proposed to be named “The Cornell” based on the building previously being used as a Cornell Brothers Milk Condensing Factory.

15 Director Nordman introduced the proposed map amendment to rezone the ±2.62-acre property from “M” Manufacturing to “R-5” Multiple Family Residence to accommodate the proposed reuse of the building for apartments. The Village’s Downtown Revitalization Plan identified the property for multi-family residential in order to increase the residential density in the core downtown and the proposed rezoning is consistent with the recommendations of the Downtown Revitalization Plan.

20 Director Nordman explained that the “R-5” Multiple Family Residence District allows Multiple Family Dwelling containing 21 to 50 units as a special use. The conversion of the building to multi-family residential will create 37 apartment units within the building, therefore requiring approval of a special use by the Plan Commission and Village Board. The proposed apartment floor plans were reviewed to show two stories with 37 units which will consist of 17 studio, 16 1-bedroom, and four 2-bedroom units. It was explained that the Preliminary and Final Planned Unit Development is requested for Lot 1 only, which consists of the existing building. The proposed plans for the Village’s property (Lot 2) are preliminary and will be presented for site plan review by the Plan Commission and Village Board in the near future. The parking improvements would be constructed concurrently with the renovation of the building.

30 Director Nordman presented the proposed elevations, which call for repairing the building where brickwork has deteriorated and also removing several small appendages that have been added to the building over the years. The overall structure of the building will remain the same; however, the Developer is proposing to paint it white due to the multiple types of brick that have been used on the building over the years. The developer has explained that painting the building will give it a uniform appearance. Other noticeable changes will be the addition of a cornice treatment along the top of the building for a portion of the east elevation, and the north and south elevations and the addition of PTAC units (packaged terminal air conditioners) below many of the windows. The addition of the cornice treatment was at the request of the Village Board.

40 Director Nordman mentioned that the preliminary site plan consists of improvements surrounding the building that will be completed by the Village to accommodate additional parking for the downtown and the proposed apartments. The site and landscape plans presented for Lot 2 are conceptual and the Village will return for site plan review upon finalization of the plans. The new parking will be provided within an expansion of the existing Village parking lot located north of the building and within a new parking lot directly east of the building. Both lots will be Village owned and available for use by the proposed apartments as well as downtown businesses. The parking area to east of the building will provide parking for 52 vehicles and the north parking area will provide an additional 85 parking spaces (137 new spaces total). It is anticipated that apartment residents will be provided vehicle stickers that will allow them to park in the lots overnight.

50 Director Nordman reviewed the proposed landscape plan which will provide an extension of the existing 8-foot-tall fence along the rear lot line of the Church Street homes, in addition to the installation of plantings that include Green Mountain Sugar Maples and Triumph Elm trees. The fence and landscaping would also extend across the rear and side of the AT&T building to screen the building from view of the building and the new parking lot. Additional landscaping on the site includes foundation plantings and parking lot landscaping. An undulating berm

is proposed along Church Street to screen the parking lot from the homes to the east. The plan also creates a plaza area to the north of the building that will provide a patio for the building's residents and also a space for a future train depot and platform for the proposed Amtrak service. It was said the trash enclosure for the building will be located within the parking lot on the east side of the building so it is easily accessible to the residents. The enclosure will be constructed of the same materials used for the existing trash enclosures throughout the downtown.

Director Nordman recapped the proposed plat of subdivision to resubdivide the existing parcel creating two lots. Lot 1, which will be sold to True North Properties, is being created for the existing building and will primarily consist of the building's footprint and a small area of property surrounding it. The remaining property is identified as Lot 2 and will remain under the Village's ownership. Lot 2 will be utilized for expanded parking areas to accommodate the apartments and downtown businesses.

Director Nordman mentioned that because this was a planned unit development certain elements of relief have been requested to accommodate the unique shape of Lot 1.

1. The "R-5" Multiple Family Residence District requires a minimum lot area of 80,000 square feet for a Planned Unit Development (PUD). Lot 1 will require relief to have a lot area of  $\pm 30,425$  square feet.
2. The "R-5" district requires a minimum front yard setback of 30 feet. The proposed front yard setback is  $\pm 5.1$  feet. Staff notes there is approximately 125 feet from the building to the Church Street right-of-way.
3. The "R-5" district requires a minimum rear yard setback of 40 feet. The proposed rear yard setback is  $\pm 1$  foot.
4. The "R-5" district requires a minimum corner side setback of 30 feet. The proposed corner side yard setback is  $\pm 5.1$  feet. Staff notes there is approximately 21.9 feet existing between the building and the Mill Street right-of-way.
5. The "R-5" district requires a minimum side yard setback of 10 feet. The proposed side yard setback is  $\pm 5$  feet.
6. The "R-5" district allows a maximum floor area ratio (FAR) of 0.6 (60%). The proposed floor area is approximately 1.0 (100%).
7. The "R-5" district allows a maximum building coverage of 35%. The proposed building coverage is approximately 80%.
8. The "R-5" district allows a maximum impervious coverage of 60%. The proposed impervious coverage is approximately 82%.
9. The Zoning Ordinance requires 2.5 parking spaces per multi-family dwelling unit, requiring 93 parking spaces for the 37 apartments. The parking for the apartment units will be provided in the new Village parking lots adjacent to the building (on Lot 2) and no parking will be provided on Lot 1.

Director Nordman stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

1. All 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) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.
4. Final sign plan will require Village Board approval prior to issuance of any sign permits.

Chairman Kibort thanked Director Nordman and requested a motion from the Commission to open the public hearing.

**A MOTION was made to open the public hearing to consider Petition No. 22-03.01**

**MOVED: Commissioner Ric Zydorowicz**  
**SECONDED: Vice Chair Dawn Ellison**  
**AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O'Leary, Vice Chair**

**Dawn Ellison, and Chairman Tom Kibort.**

**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 5:0:0**

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Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Director Charles Nordman, the Petitioner George Ieremciuc of True North Properties and the petitioner’s counsel Joe Gottemoller.

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Chairman Kibort asked if the petitioner had anything to add or present to which Joe Gottemoller stated that there were no changes to the staff report and mentioned that they would remain available for questioning.

Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

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Chairman Kibort opened the discussion with the petitioners regarding the preservation of the standalone tower on the site. At this time, the plan is to keep the structure, however, the use is still being decided.

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Vice Chair Dawn Ellison asked a question to how the parking will be divided amongst the public and residents of the building. Director Nordman stated that stickers will likely be provided to residents, however, details are still being discussed. Vice Chair Ellison also asked for clarification on the PTAC units to be used on the building, ensuring that they are aesthetically compatible with the design of the building. Mr. Ieremciuc explained that they are working with the architect to develop a custom black screen so that they blend in with the window frame. Vice Chair Ellison requested that a cornice be added to the south end of the building, Mr. Ieremciuc explained that he would consider adding this on the south elevation but the west side has a gutter which would make this improvement not feasible in this location.

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Mr. Ieremciuc explained that the white paint would be a “white wash” and not a true white. This would then be sealed with a clear stain to keep dirt and debris out, as well as make for easy cleaning. Commissioner Zydorowicz questioned the life expectancy of the paint to which Mr. Ieremciuc said that every 2 years a power wash will be performed to maintain the exterior and that perhaps the paint will last around 10 years.

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Commissioner Peterson questioned the plan for the ivy on the west side of the building. Mr. Ieremciuc explained that when the hill is removed, there will be exposed concrete that will not compliment the brick. To mask this, Mr. Ieremciuc plans to install a metal screen to assist the ivy in growing along this portion of the building. Commissioner Peterson added that perhaps there is a significant amount of relief being offered for this project, but understands that it is mostly attributed to the unique lot being formed through the development agreement.

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Chairman Kibort generally agreed with the suggestion of adding the cornice on the south elevations and is encouraged by the partnership with the Village and excited to watch the underground stormwater storage project.

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Commissioner Zydorowicz is pleased to see the eyesore be replaced by the modern black and white design and looks forward to the increased and much needed downtown parking being added as a result of the project.

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Commissioner O’Leary looked for clarification on who would be responsible for what portions of the site. Director Nordman responded that the petitioner would be asked to maintain the foundation plantings around their site but generally the remainder of the site including the patio on the north end will be constructed and maintained by the Village.

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There were no further comments. Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 22-03.01

**MOVED:** Vice Chair Dawn Ellison  
**SECONDED:** Commissioner Ric Zydorowicz  
5 **AYES:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary and Vice  
Chair Dawn Ellison, and Chairman Tom Kibort.  
**NAYS:** None  
**ABSTAIN:** None  
10 **MOTION CARRIED** 5:0:0

Chairman Kibort requested a motion to approve the petition.

15 A MOTION was made to approve Petition No. 22-03.01, Requesting approval of (i) a Map Amendment rezoning the subject property from “M” Manufacturing to “R-5” Multiple Family Residential; (ii) a Special Use Permit for a Multiple Family Dwelling – 21 to 50 units; (iii) a Preliminary and Final Plat of Subdivision; and (iv) a Special Use Permit for a Preliminary and Final Planned Unit Development, including any necessary relief in accordance with the application submitted to, and which is on file with, the Village of Huntley subject to the following conditions:

- 20 1. All 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) standards, practices and permit requirements.  
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.  
25 3. No building permits, plans, or Certificates of Occupancy are approved as part of this submittal.  
4. Final sign plan will require Village Board approval prior to issuance of any sign permits.

**MOVED:** Vice Chair Dawn Ellison  
30 **SECONDED:** Commissioner Ric Zydorowicz  
**AYES:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary and Vice  
Chair Dawn Ellison, and Chairman Tom Kibort.  
**NAYS:** None  
**ABSTAIN:** None  
35 **MOTION CARRIED** 5:0:0

- 40 B. Petition No. 22-03.02, Christianson Companies, as petitioner, and RUBY-02-HNTLYCMRCL, LLC., as owner, Lot 8 of Huntley Crossings Phase II Plat II (generally located east of Route 47 and south of Regency Parkway), Request is for approval of (i) a Special Use Permit for a Car Wash within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development for the construction of a new ±4,551 square foot Car Wash, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

45 Chairman Kibort turned to Village staff to begin the PowerPoint presentation to review the petition.

Senior Planner Scott Bernacki reviewed the petitioner’s request by stating that the Zoning Ordinance requires Final Planned Development approval and a special use permit for the Car Wash upon Lot 8 of Huntley Crossings – Phase II Plat II. The lot is zoned as “B-3” Shopping Center Business District – Planned Unit Development.

50 Planner Bernacki provided an overview of the subject 1.4-acre parcel which lies one lot south of Regency Parkway and fronts to Route 47. It was explained that principal access to the site provided by the rear private service road.

5 Planner Bernacki introduced the proposal for a new 4,500 square foot car wash with 3 drive-thru lanes. Plans presented that the drive aisles accommodate 9 vehicles stacked per lane with a maximum total stacking capacity of 35 vehicles up to the wash entrance. Vehicles will circulate through the wash tunnel and exit using the southeast access drive. The south side lot is comprised of 8 standard 10' x 19' parking spaces and 16 vacuum stations in oversized stalls. The details of the vacuum stations were reviewed.

10 Planner Bernacki summarized the elevations which propose a powder coated structural steel and clear storefront glass was tunnel with an acrylic roof system. The tunnel is capped on both the east and west elevations with red and black aluminum composite panels. The tunnel is bookended by two gray brick masonry parapet towers. The 24' and 28' tall structures feature 2 charcoal brick soldier courses and charcoal brick wainscot at the base. The north elevation supports the entrance canopy which projects from the west tower. Accent materials include metallic aluminum cornice, fascia and eaves.

15 Planner Bernacki explained that Tommy's Express Car Wash currently operates over 70 US facilities with Illinois locations in Orland Park and coming soon to Lombard, Loves Park, and Peoria. The commission was shown street views of the Orland Park facility which offered a comparable image to what the development plans propose for the Huntley Location.

20 Planner Bernacki summarized the petitioner's signage, which includes a compliant ±39 square foot illuminated wall sign on the west elevation, facing Route 47 and a second illuminated wall sign of the same size on the east elevation, facing the private access road. It was explained that relief has been requested by the petitioner for the installation of the additional wall sign upon an elevation with no street frontage. Additional relief would accommodate the proposed wall sign face area overage of ±27.16 square feet. A standalone monument sign was reviewed to be sighted near the northwest corner of the development area. The 7'-3" tall sign features a charcoal brick base and a complaint ±51 square feet of face area per side. It was noted that the sign may not be installed any closer than 10' from the neighboring north property line. It was also noted that the standard along the Route 47 corridor calls for a full brick surround of the sign with a stone cap. The monument face proposes a 20 Square foot full color LED electronic message center on each side. Relief will be required from to allow a changeable electronic message board as a component of the monument sign. Three freestanding directional signs are proposed to be installed near the wash entrance and exit. It was noted that the directional signs may not be installed any closer than 5' from the property lines and that all directional monument signs are required to feature a brick base.

35 Planner Bernacki reviewed the landscape plans which proposed (23) large trees and (10) small trees offering (4) different species as well as (121) shrubs of (6) different species, which complies with the Village's landscape ordinance. It was stressed that plantings have been placed to offer a natural screening of mechanical equipment and dumpster enclosure. A hedgerow of red twig dogwood planted atop a 1-½ - foot to 2-½ - foot tall modular brick retaining wall along the Route 47 frontage of the lot was a notable feature of discussion.

40 Planner Bernacki recapped the elements of relief required to allow for the additional wall sign to be installed facing the rear private access driveway and accommodating also the ±27 square feet of face area over the 50.6 square feet of face area allowable. It was said that relief was also required to allow for the changeable electronic message board as a component of the monument sign.

45 Planner Bernacki stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including:

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 petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. The lighting fixture shall be selected to match that of the neighboring development and the photometric plans shall be resubmitted and approved by the Development Services Department.

4. The monument sign shall be revised to show brick surrounding the sign face and utilize a decorative stone cap. Sign plans shall be resubmitted and approved by the Development Services Department.
5. The directional signs shall be revised to provide a brick base.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Planner Bernacki concluded by introducing the Petitioner's representative Tanner Brandt of Christianson Companies.

Chairman Kibort thanked Planner Bernacki and requested a motion from the Commission to open the public hearing.

**A MOTION was made to open the public hearing to consider Petition No. 22-03.02**

**MOVED: Commissioner Jeff Peterson**  
**SECONDED: Commissioner Dennis O'Leary**  
**AYES: Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O'Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 5:0:0**

Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Senior Planner Scott Bernacki, the petitioner Tanner Brandt of Christianson Companies, and Keith Zimmerman Owner Operator of the car wash.

Chairman Kibort asked if the petitioner had anything to add or present to which Tanner Brandt thanked staff for the comprehensive review of the project and spoke about the circulation through the wash including the variety of cash, credit, or app options for payment.

Keith Zimmerman added that the Tommy's Car Wash system is a state-of-the-art facility unlike any other car wash in the industry speaking to the technology customers use to customize the wash experience and also the water recycling systems.

Chairman Kibort asked if any members of the public had any comments to add to which no members of the public had anything to add.

Vice Chair Dawn Ellison complimented the separation of the vacuum area from the wash stacking which should have great improvements to parking lot circulation and layout when compared to existing car washes.

Commissioners Peterson confirmed with Mr. Zimmerman that the hours of operation will be from 7:00am to 9:00pm 7 days per week with pricing of individual washes starting at \$5.00 to \$20.00 dependent on upgrades selected. Memberships for unlimited washes are valid at any Tommy's location and range from \$20.00 – \$40.00 per month.

Commissioners Zydorowicz stated that requiring all monument signage to be a full brick surround will assist in keeping consistency along the Route 47 corridor. The petitioners acknowledged that revisions were in the works to modify this.

Chairman Kibort and Commissioners O'Leary complimented the project and encouraged the businesses location in Huntley. A timeline for construction was requested to which Mr. Brandt had targeted construction to start in June of this year with an 8-month construction timeline.

There were no further comments. Chairman Kibort requested a motion to close the public hearing.

**A MOTION was made to close the public hearing to consider Petition No. 22-03.02**

5 **MOVED:** Commissioner Ric Zydorowicz  
**SECONDED:** Commissioner Jeff Peterson  
**AYES:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair  
Dawn Ellison, and Chairman Tom Kibort.  
**NAYS:** None  
10 **ABSTAIN:** None  
**MOTION CARRIED** 5:0:0

Chairman Kibort requested a motion to approve the petition.

15 **A MOTION was made to approve Petition No. 22-03.02, Requesting approval of (i) a Special Use Permit for a Car Wash within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development for the construction of a new ±4,551 square foot Car Wash, including any necessary relief, in accordance with the plans that have been submitted to, and are 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 and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
  - 25 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
  3. The lighting fixture shall be selected to match that of the neighboring development and the photometric plans shall be resubmitted and approved by the Development Services Department.
  4. The monument sign shall be revised to show brick surrounding the sign face and utilize a decorative stone cap. Sign plans shall be resubmitted and approved by the Development Services Department.
  - 30 5. The directional signs shall be revised to provide a brick base.
  6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

35 **MOVED:** Commissioner Dennis O’Leary  
**SECONDED:** Commissioner Jeff Peterson  
**AYES:** Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair  
Dawn Ellison and Chairman Tom Kibort.  
**NAYS:** None  
**ABSTAIN:** None  
40 **MOTION CARRIED** 5:0:0

7. **Discussion**

45 Director Nordman stated that there will be no public hearings for the next regularly scheduled Plan Commission meeting and therefore it is anticipated the March 28, 2022 meeting will be cancelled, making the next Plan Commission Meeting April 11, 2022.

There was no further discussion.

50 8. **Adjournment**



At 7:22 pm, a MOTION was made to adjourn the March 14, 2022 Plan Commission meeting.

5      **MOVED:**                                      **Vice Chair Dawn Ellison**  
**SECONDED:**                                **Commissioner Jeff Peterson**  
**AYES:**                                        **Commissioners Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.**

10     **NAYS:**                                        **None**  
**ABSTAIN:**                                 **None**  
**MOTION CARRIED**                        **5:0:0**

Respectfully submitted,

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Senior Planner  
Village of Huntley