

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, April 11, 2022
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 11, 2022 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

10

PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

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

20

COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz

ALSO PRESENT: Development Manager Margo Griffin and Senior Planner Scott Bernacki

25

4. **Public Comment** None

5. **Approval of Minutes**

A. Approval of the March 14, 2022 Plan Commission Meeting Minutes

30

A MOTION was made to approve the March 14, 2022 Plan Commission Meeting Minutes.

MOVED: Vice Chair Dawn Ellison

SECONDED: Commissioner Jeff Peterson

35

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

NAYS: None

ABSTAIN: Commissioner Ron Hahn

MOTION CARRIED 5:0:1

40

6. **Public Hearing(s)**

A. Petition No. 22-04.01, Barnes Development Company LLC, as petitioner, and RUBY-02-HNTLYCMRCL LLC, as owner, Lot 7 of Huntley Crossings Phase II Plat II (±1.81-acres generally located on the southeast corner of Route 47 and Regency Parkway), Request is for approval of (i) a Special Use Permit for a Automobile Repair, Minor within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development for the construction of a new ±10,000 square foot Belle Tire, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley.

50

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

5 Senior Planner Scott Bernacki introduced the project for the proposed ±10,000 square foot Belle Tire. The site plan was reviewed to show the access provided on the east via the private service road. It was noted that a 60' tall flag pole was proposed to be installed at the southwest portion of the parking lot, which would require relief from the maximum height allowable in the district. The elevations were presented to show 8 repair bays facing south and away from the public right of way along Regency Parkway. The renderings presented described the brick and precast elements of the principle building façade along with the storefront glass positioned toward the intersection. Landscape plans were discussed to offer 46 trees and 180 shrubs with particular attention given to screening the view of the repair bays and dumpster enclosure along the south lot line. It was mentioned that the light fixtures shall be selected to match the Lexington style utilized in the neighboring outlot developments in the Huntley Crossings Phase II. The monument sign was presented with compliant brick surround and the two directional signs were shown with a compliant brick base. The wall signage was reviewed to show two compliant illuminated installations along the Route 47 and Regency Parkway frontages and necessitate relief to allow for the third and fourth wall signs to be installed upon elevations with no street frontage and allow for 208 square feet in face area coverage. It was explained that Belle Tire proposed to operate as an Automobile Repair, Minor use, which would require a special use in the district.

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

- 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.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. All repair work shall be performed inside the structure.
- 25 4. Vehicles awaiting or following repair shall not be stored outside on-site for longer than 24 hours.
5. 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.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

30 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. 22-04.01

35 **MOVED:** Vice Chair Dawn Ellison
SECONDED: Commissioner Ric Zydorowicz
AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
40 **ABSTAIN:** None
MOTION CARRIED 6:0:0

45 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 Petitioners Allison Souter and Matt Schumacher of Cage Civil Engineering.

Chairman Kibort asked if the petitioner had anything to add or present to which Allison Souter made herself available for questioning.

50 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 clarified with staff that there were to be 8 repair bays proposed on the south elevation.

Vice Chair Ellison questioned the amount of plantings proposed for the property. Planner Bernacki mentioned that based on the properties frontage on the corner, a considerable amount of new plantings are required by the commercial design guidelines.

5 Commissioner Jeff Peterson complimented the elevations but also inquired about the height of the existing flagpoles installed within Huntley Crossing Phase II outlots.

10 Commissioner Ron Hahn asked if a reduced height could be offered for the flagpole. Ms. Souter mentioned that if a reduced height was requested by the commission, one could be supplied. It was asked whether the repair shop doors would remain open during ongoing repair work, as the sound transmission to neighboring lots could pose an issue. Mr. Souter confirmed that the overhead doors would remain closed when work is being performed on a vehicle.

15 Commissioner Zydorowicz questioned the location of the flag pole and complimented the overall look of the building.

Commissioner O’Leary clarified with Ms. Souter that there will be no outdoor storage of tires or other products and also complimented the projects appearance.

20 Chairman Kibort requested an additional condition be added to evaluate the condition of the landscaping within the existing basin. He explained that additional top soil and native plantings be added in this area. Planner Bernacki mentioned that this condition can also be addressed through standard engineering permit review.

25 Chairman Kibort stated that he was ok with allowing the 60’ flag pole but requested final direction be supplied on the matter from the commission. Additional discussion took place regarding the flag pole height.

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. 22-04.01

30	MOVED:	Commissioner Ric Zydorowicz
	SECONDED:	Commissioner Ron Hahn
	AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary and Vice Chair Dawn Ellison, and Chairman Tom Kibort.
	NAYS:	None
35	ABSTAIN:	None
	MOTION CARRIED	6:0:0

Chairman Kibort requested a motion to approve the petition.

40 **A MOTION was made to approve Petition No. 22-04.01, Requesting approval of (i) a Special Use Permit for a Automobile Repair, Minor within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development; and (ii) Final Planned Unit Development for the construction of a new ±10,000 square foot Belle Tire, 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:**

- 45
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.
 - 50 3. All repair work shall be performed inside the structure.
 4. Vehicles awaiting or following repair shall not be stored outside on-site for longer than 24 hours.
 5. 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.

6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

The Plan Commission added the following conditions:

7. Further evaluation shall be given to the existing condition of the detention basin. If determined necessary, additional native plantings shall be added.

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Ron Hahn
AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary and Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort asked about the timeline for construction to which Ms. Souter responded that they hope to break ground as soon as possible with completion this fall.

- B. Petition No. 22-04.02, Storebuild LLC, as petitioner, and Chicago Title Land Trust 8002350463, as owner, relating to the ±1.62-acres generally located at the northwest corner of Kreutzer Road and Raymond Court, Request is for approval of (i) a Final Plat of Consolidation; and (ii) Site plan review for the construction of a new ±15,654 square foot Gerber Collision & Glass, including any necessary relief, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley

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

Senior Planner Scott Bernacki introduced the project for the proposed ±15,654 square foot Gerber Collision and Glass. It was explained that Gerber Collision and Glass proposed to operate as an Automobile Repair Major use, which is a permitted use within the “M” Manufacturing district. The site plan was reviewed to show the access provided off Kreutzer Road using the shared private driveway. It was described that a 6’ privacy fence was proposed to be installed along Kreutzer Road and Raymond Court. The fence was shown to separate customer parking from the vehicle storage yard. It was noted that the dumpster enclosure was to be located within the corner side yard, requiring relief. The elevations were presented to show the locations of the service doors. The renderings presented described the split face CMU used on the principle building façade along with the metal paneling and storefront glass positioned on the front entrance canopy. Landscape plans were discussed to offer 10 new trees and 154 shrubs with the intent to keep the existing mature landscaping along Kreutzer Road and Raymond Court. It was mentioned that the light fixtures proposed matched the fixtures utilized in the neighboring Goodwill building. The 13’-3” monument sign was presented as using the same split face CMU as the principal building and a stone cap. The wall signage was reviewed to show two illuminated channel letter installations along Kreutzer Road and the private entrance driveway frontages. Relief was requested to allow for the second wall sign to be installed upon an elevation with no street frontage.

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. All repair work shall be performed inside the structure.
4. Outside storage of vehicles, awaiting or following repair or service shall not be stored on site for longer than five (5) days. No vehicle awaiting repair shall be stored within the customer parking area. All vehicles with visible body damage or in need of frame or fender straightening shall be located within the vehicle storage yard, completely concealed by the privacy fence.

5. The proposed fence shall utilize composite wood slats, rather than stained wood as specified on the plans.
6. No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

5 Planner Bernacki concluded by introducing the Petitioner’s representative Tim Schwartz of Store-Build.

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

10 **A MOTION was made to open the public hearing to consider Petition No. 22-04.02**

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Dennis O’Leary
AYES: Commissioners Rohn Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

20 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 Tim Schwartz of Store-Build, Terry Adams of JTS Architects, Paul Fashingbauer, Construction Manger for Gerber, and Samantha Kita, Regional VP for Gerber.

25 Chairman Kibort asked if the petitioner had anything to add or present to which Tim Schwartz thanked staff for the comprehensive review of the project and made the design team 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.

30 Commissioner Zydorowicz stated that the overall design looked good and agreed with the condition to change the wood fence from stained wood to composite. It was confirmed that all cars parked east of the fence are to be vehicles awaiting repair. It was noted that the relief needed to post the sign on the west elevation was agreeable.

35 Commissioners O’Leary asked about the installation of the oil and water separator and paint booths to ensure that the business would not expel and hazardous materials. Paul Fashingbauer confirmed that this should not be an issue. The question of fire suppression was raised to which Terry Adams confirmed that the entire building will be sprinkled in accordance with Village code.

40 Chairman Kibort confirmed with Paul Fashingbauer that there would be no media blasting on site. Chairman Kibort made note that the Kreutzer road elevation is quite plain and the use of faux windows could assist in elevating the look of the split face CMU. It was discussed that the fence would block any façade enchantments from having any impactful value.

Vice Chair Dawn Ellison had no additional comments to add.

45 Commissioners Peterson requested the location of the exhaust hood to confirm adequate screening to which Terry Adams of JTS Architects confirmed that the metal parapet will completely screen any units installed on the roof. The question of tow truck circulation was raised, Mr. Fashingbauer confirmed that parts delivery and tow trucks would utilize the wider north apron. The 5 day on site parking limitation was debated to be too short a time for a car to be repaired and removed from the site. Planner Bernacki mentioned that the condition was born out of the definition of Automobile Repair Major and applies consistently to all similar uses, anything reported beyond the
50 time limitation would become an enforcement issue.

Commissioner Ron Hahn asked whether the repair shop doors would remain open during ongoing repair work, as the sound transmission to neighboring lots could pose an issue. Mr. Fashingbauer confirmed that the overhead doors would remain closed when work is being performed as they are only used to get the vehicles into the repair bays within the enclosed building

5

Chairman Kibort asked about the timeline for construction to which Mr. Fashingbauer responded that they hope to receive permits as soon as possible with completion this fall.

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

10

A MOTION was made to close the public hearing to consider Petition No. 22-04.02

MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Ric Zydorowicz
AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

15

20

Chairman Kibort requested a motion to approve the petition.

A MOTION was made to approve Petition No. 22-04.02, Requesting approval of (i) a Final Plat of Consolidation; and (ii) Site plan review for the construction of a new ±15,654 square foot Gerber Collision & Glass, 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:

25

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. **All repair work shall be performed inside the structure.**
4. **Outside storage of vehicles, awaiting or following repair or service shall not be stored on site for longer than five (5) days. No vehicle awaiting repair shall be stored within the customer parking area. All vehicles with visible body damage or in need of frame or fender straightening shall be located within the vehicle storage yard, completely concealed by the privacy fence.**
5. **The proposed fence shall utilize composite wood slats, rather than stained wood as specified on the plans.**
6. **No building plans, permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.**

30

35

40

MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Jeff Peterson
AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Vice Chair Dawn Ellison and Chairman Tom Kibort.
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

45

50

7. **Discussion**

5 Planner Bernacki stated that there will be no public hearings for the next regularly scheduled Plan Commission meeting and therefore it is anticipated the April 25, 2022 meeting will be cancelled, making the next Plan Commission Meeting May 9, 2022.

Chairman Kibort joined Vice Chair Ellison and the Plan Commissioner's in thanking Development Manager Margo Griffin for her 20 years of service to the Village of Huntley.

10 There was no further discussion.

8. **Adjournment**

At 7:17 pm, a MOTION was made to adjourn the April 11, 2022 Plan Commission meeting.


15

MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Jeff Peterson
AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O'Leary, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
20 NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

20

Respectfully submitted,

25


Senior Planner
Village of Huntley