

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 25, 2022
MINUTES

5

CALL TO ORDER

Chairwoman Dawn Ellison called to order the Village of Huntley Plan Commission meeting for July 25, 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

Chairwoman Ellison led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, and Chairwoman Dawn Ellison

20

COMMISSIONERS

ABSENT: Commissioners Jeff Peterson, Ric Zydorowicz and Terra DeBaltz

ALSO PRESENT: Director of Development Services Charles Nordman

25

4. **Public Comment:**

5. **Approval of Minutes**

A. Approval of the June 27, 2022 Plan Commission Meeting Minutes

30

A MOTION was made to approve the June 27, 2022 Plan Commission Meeting Minutes.

MOVED: Commissioner Ron Hahn

SECONDED: Commissioner Joseph Holtorf

35

AYES: Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, and Chairwoman Dawn Ellison

NAYS: None

ABSTAIN: None

MOTION CARRIED 4:0:0

40

6. **Petition(s)**

A. Petitioner No. 22-07.01, Huntley Ford / SSK Property Group LLC, Owner, Relating to 13900 Automall Drive, Request is for conceptual review of a proposed site plan and building elevations for an expansion to Huntley Ford.

45

Chairwoman Ellison turned to Village staff to begin the PowerPoint presentation to review the petition.

Director Charles Nordman stated that the petitioner has requested the Plan Commission to conceptually review the proposed plans for the expansion of the dealership and provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process.

50

Director Nordman introduced the proposed expansion of the dealership that will include façade upgrades and an expanded vehicle display lot. Huntley Ford recently purchased the 4 acres, in addition to the remaining 6.13 acres to the south.

5 Director Nordman described the 15,000 square foot expansion to the building to include new service bays at the rear of the building. He stated the proposed improvements to the building’s exterior would include the installation of aluminum composite metal panels over a majority of the front elevation and new signage. It was said that the sides and rear of the building would be painted darker gray to match.

10 Director Nordman summarized the proposal to expand the dealership’s vehicle display lot on the adjacent 4-acre parcel to the west of the dealership. This expansion would include 361 new spaces, an area for stormwater management, new lighting, landscaping, monument signage, and a cross access to the existing dealership’s display lot.

15 Director Nordman concluded by introducing the Petitioner’s representative David Olufs of Just 4 Measure, Ltd.

Chairwoman Ellison thanked Director Nordman and asked if the petitioner had any comments to add to which the petitioners had no additional comments.

20 Commissioner Ron Hahn stated that the proposed renovations looked good.

Commissioner Joseph Holtorf questioned the prospective site plan wondering what was proposed for “lot 1.” The petitioner responded that the area would be intended for future dealerships, but there are no commitments at this time.

25 Commissioner Hahn asked whether there would be sufficient parking for the future dealerships proposed on the site plan to which the petitioner stated there would likely be room for just one additional dealership.

30 Commissioner Holtorf confirmed with the petitioner that the approval of this vehicle display area would eliminate the need for offsite parking.

Commissioner Dennis O’Leary questioned the storm water plan for the new paved surface. The petitioner responded that the engineering documents are being drafted now and that additional on site may be needed in future phases of the proposal.

35 Chairwoman Dawn Ellison asked if electric charging stations would be made available for the public or only vehicles on display. The petitioner responded this would be up to the owner to decide how many and where the charging stations would be installed.

40 Chairwoman Ellison confirmed with the petitioner that the parking lot was designed to accommodate RV’s navigating the site. It was noted that the existing trees along Route 47 would make it difficult to see the vehicle display lot.

There were no further comments.

45 8. **Discussion**

There was no further discussion.

50 9. **Adjournment**

At 6:50 pm, a MOTION was made to adjourn the July 25, 2022 Plan Commission meeting.

MOVED: Commissioner Ron Hahn
SECONDED: Commissioner Joseph Holtorf
5 **AYES:** Commissioners Ron Hahn, Joseph Holtorf, Dennis O’Leary, and Chairwoman Dawn Ellison
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED** 4:0:0

Respectfully submitted,



15 Senior Planner
Village of Huntley