

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING MINUTES**  
January 9, 2023

5 **CALL TO ORDER**

A meeting of the Village of Huntley Plan Commission was called to order on Monday, January 9, 2023 at 6:30 p.m. in the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 60142.

**PLEDGE OF ALLEGIANCE**

10 Chairwoman Ellison led the Pledge of Allegiance.

**ROLL CALL**

PRESENT: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Chairwoman Dawn Ellison

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ABSENT: Vice Chairman Ric Zydorowicz

IN ATTENDANCE: Director of Development Services Charles Nordman and Senior Planner Scott Bernacki

20 **PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

25 A. Approval of the December 12, 2022 Plan Commission Meeting Minutes

**A MOTION was made to approve the December 12, 2022 Plan Commission Meeting Minutes.**

**MOTION: Commissioner Terra DeBaltz**

**SECOND: Commissioner Dennis O’Leary**

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**AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Chairwoman Dawn Ellison**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 6:0:0**

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**PUBLIC HEARING(S)**

A. Petition No. 23-01.01, UC Huntley LLC, Petitioner & Owner, relating to Lot 2 of the Duke Realty Corporation Huntley DC Subdivision (generally located at the southwest corner of Freeman Road and Weber Drive), Request for approval of a Final Planned Unit Development, including any necessary relief, for the construction of a 39,120 square foot speculative industrial building, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

Senior Planner Scott Bernacki introduced the request from the petitioner, UC Huntley LLC, requesting Final Planned Unit Development, including any necessary relief, for the construction of a speculative industrial building upon Lot 2 in the Duke Realty Corporation Huntley DC Subdivision.

5 The aerial photographs were reviewed to show Lot 2, which is located at the southwest corner of Freeman Road and Weber Drive and zoned "ORI PUD", Office/Research/Industrial - Planned Unit Development. The 15.69 acre parcel is located directly north of Universe Carrier Phase I, which was approved in January of 2022. It was explained that Lot 2 was annexed into the Village in 2014 and that the annexation agreement provides for the entire development to follow the "ORI" zoning regulations that were in place at the time of annexation.

10 It was further explained that in 2014, the "ORI" zoning district allowed for warehouse/ storage as a permitted use. The use also allowed for outdoor storage of trucks and tractor-trailers as accessory to the user. As it is written today, the ORI district would require a special use permit for "warehousing, storage, and distribution" uses.

15 The site plan was reviewed to include the proposed construction of a 39,120 square foot multi-tenant warehouse with principle access being provided from Freeman Road and two aprons from the private Weber Drive. No users for the building have been identified, but UC Huntley LLC has said that it intends to own and maintain the property while leasing the warehouse space to suitable users. The plans allow for the building to be divided in up to 4 tenant spaces. It was said that no dumpster enclosures have been proposed at this time, as installation will be determined based upon tenant needs.

20 Parking plans were shared with the Commission, which show 56 parking stalls measuring 10' X 19' for use by passenger vehicles. It was clarified that based on the area of the building devoted to warehouse and office space, the Village's parking table requires that 63 parking stalls be provided. It was explained that the owners have requested relief to accommodate the parking plan as shown with a reduction of (7) parking stalls from the requirement. Planner Bernacki further noted that 37 – 12' X 55' trailer stalls are proposed to be located behind the building and 22 additional tractor-trailer stalls measuring 12' X 75' are proposed along the south side lot line. It was noted that the trailer parking is only for tenants of the building and no trailer parking stalls shall be leased to an off-premises business.

25 Planner Bernacki reviewed the request for relief to accommodate site fencing. Because the users of the building have not been identified, it is unknown whether a security fence will ultimately be installed, however, the owners wish to request relief to allow for an 8 foot tall, black vinyl coated, chain link fence to be installed within the 35 foot front yard setback off Weber Drive. The proposed fencing style, height, and location will align with the existing fence installed upon the neighboring Universe Carrier Phase I lot. It was noted that relief for fence height and location was previously granted upon the Phase I lot.

30 The proposed multi-tenant industrial building was reviewed to be comprised of 32'- tall precast panels designed and painted to match the Phase I building to the south. The front of the building will face northeast toward the Weber facility, and will include the main entrances to each tenant space, adorned with two-story spandrel glass and a canopy installed at each entrance. The rear elevation includes a total of (14) overhead doors; (10) of which will be drive-in doors with four (4) depressed loading docks. Pre-fabricated equipment screens are proposed to be installed around any roof top mechanical equipment.

35 Landscape plans were shown to offer a mix of landscaping elements around the perimeter of the improved area proposing a total of 71 new shade trees, including 24 shade trees which will replace the dead trees along the west side of Weber Drive. There are 21 additional evergreen trees will be planted along the north side parking lot to offer a dense screen of the trailer parking as it may be viewed from Freeman Road. Plans also included 176 shrubs along the weber drive frontage and foundation plantings provided where possible on the north and east sides of the building. The remainder of the site, including the two existing detention ponds to the north and west of the building will remain an open natural prairie area as existing.

40 The parking lot lighting plan indicates the use of Lithonia D Series LED light fixtures which will be mounted on poles at 28' in total height within the passenger parking areas and at 30' in total height within the truck parking

areas. Lithonia wall pack lighting will also be utilized on the building. All pole style and mounting heights will match those used in Phase I and all lighting will be full cut off.

5 The elements of requested relief were recapped to include the location of a fence 20-feet from the Weber Drive Roadway Easement, the 8-foot height of the fence, and also the reduced parking from the 63 passenger stalls required to 56 stalls provided.

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

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1. All public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and 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 outdoor storage of shipping/cargo containers shall be prohibited.
  - 15 4. Tractor trailer parking spaces shall be for occupants of the building only. The tractor-trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
  6. If a dumpster is added to the exterior of the building, a dumpster enclosure shall be constructed and approved in accordance to the standards provided by the Development Services Department.
  7. The petitioner is responsible for mowing the grass and the continued maintenance of the landscape areas upon its property adjacent to Weber Drive and Freeman Road.
  - 20 8. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
  9. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.
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Chairwoman Ellison 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. 23-01.01**

30 **MOTION:** Commissioner Ron Hahn  
**SECOND:** Commissioner Joseph Holtorf  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Chairwoman Dawn Ellison  
**NAYS:** None  
35 **ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

Chairwoman Ellison 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 and Petitioner Viktor Demyaniv of UC Huntley, Civil Engineer Kristen Bruns of Jacob and Hefner, and Broker Mike Hawryluk of ICG Chicago.

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Chairwoman Ellison asked if the petitioner had anything to add or present to which Kristen Bruns thanked staff for the presentation and remained available for questioning.

45 Chairwoman Ellison asked if any members of the public had any comments to add to which no members of the public had anything to add.

Commissioner Ron Hahn mentioned that he appreciated the matching building design and color scheme of the two phases. Commissioner Hahn stated that the fence as proposed was not an issue in this location.

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Commissioner Joseph Holtorf was glad to see the divisible building offering smaller units as he feels it fills a gap in the market.

5 Commissioner Jeff Peterson clarified that there is an existing fence installed on the Phase I property and that there is no access proposed directly from Phase I to Phase II without first traveling on Weber Drive. Commissioner Peterson questioned why there are so many trailer-parking stalls with only 4 depressed loading docks and if it would be possible to eliminate some of the trailer stalls in exchange for passenger vehicles stalls so as to eliminate the need to request relief. Broker Mike Hawryluk responded that the building has been designed to offer the most flexibility in line with market demand for tenants. Commissioner Peterson stated that because relief has already been granted on Phase I, he is less concerned about also approving the relief on Phase II.

10 Commissioner Dennis O'Leary requested that the same conditions as applied to the Phase I development also be applied to Phase II. Those conditions being that no parking be allowed on Weber Drive and that no loading or unloading activity is permitted to take place from Weber Drive. Commissioner Hahn agrees with these suggested conditions. Planner Bernacki mentioned that these conditions can be added at the time the motion is made. Commissioner O'Leary confirmed with Broker Hawryluk that there is no intent to add a fuel pump to the site at this time. Chairwoman Ellison asked if a fuel pump were to be added, where would it go. Commissioner Hahn mentioned that this site may not ever support a fuel pump given the way it is currently designed.

20 Director Nordman addressed Commissioner O'Leary's concern over the continued detention pond maintenance by clarifying that these areas were previously designed with the overall subdivision and will continue to be maintained by the existing association.

25 Chairwoman Dawn Ellison asked about tenant signage to be installed upon the rear of the building facing south west. Broker Hawryluk stated that given that the building is speculative, no request for signage relief has been submitted at this time.

There were no further comments. Chairwoman Ellison requested a motion to close the public hearing.

30 **A MOTION was made to close the public hearing to consider Petition No. 23-01.01**

<b>MOTION:</b>	<b>Commissioner Jeff Peterson</b>
<b>SECONDED:</b>	<b>Commissioner Terra DeBaltz</b>
<b>AYES:</b>	<b>Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O'Leary, Terra DeBaltz, and Chairwoman Dawn Ellison</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>MOTION CARRIED</b>	<b>6:0:0</b>

35 Chairwoman Ellison requested a motion to approve the petition.

40 **A MOTION was made to approve Petition No. 23-01.01, Requesting approval of a Final Planned Unit Development, including any necessary relief, for the construction of a ±39,120 square foot speculative warehouse building upon Lot 2 in the Duke Realty Corporation Huntley DC Subdivision, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, subject to the following conditions:**

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1. All public improvements and site development must occur in full compliance with the submitted plans and all applicable Village codes, ordinances, and 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.
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3. The outdoor storage of shipping/cargo containers shall be prohibited.
4. Tractor trailer parking spaces shall be for occupants of the building only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
6. If a dumpster is added to the exterior of the building, a dumpster enclosure shall be constructed and approved in accordance to the standards provided by the Development Services Department.
7. The petitioner is responsible for mowing the grass and the continued maintenance of the landscape areas upon its property adjacent to Weber Drive and Freeman Road.
8. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
9. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

*The Plan Commission added the following conditions:*

10. No parking shall be allowed on Weber Drive.
11. No loading or unloading activity is permitted to take place from Weber Drive.

**MOTION:** Commissioner Dennis O’Leary  
**SECOND:** Commissioner Ron Hahn  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

**DISCUSSION**

There was an update provided on the Panera Bread development timeline, future occupants of the former Manny’s Gelato, and the Burger King.

**ADJOURMENT**

There being no further items to discuss, a **MOTION** was made to adjourn the meeting at 6:52 pm.

**MOTION:** Commissioner Terra DeBaltz  
**SECOND:** Chairwoman Dawn Ellison  
**AYES:** Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, Terra DeBaltz, and Chairwoman Dawn Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 6:0:0

Respectfully submitted,

  
Senior Planner  
Village of Huntley