

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING MINUTES
February 13, 2023

5 **CALL TO ORDER**

A meeting of the Village of Huntley Plan Commission was called to order on Monday, February 13, 2023 at 6:30 p.m. in the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 60142.

PLEDGE OF ALLEGIANCE

10 Vice Chairman Zydorowicz led the Pledge of Allegiance.

ROLL CALL

PRESENT: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, and Vice Chairman Ric Zydorowicz

15

ABSENT: Commissioner Terra DeBaltz, and Chairwoman Dawn Ellison

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 January 9, 2023 Plan Commission Meeting Minutes

A MOTION was made to approve the January 9, 2023 Plan Commission Meeting Minutes.

MOTION: Commissioner Ron Hahn

SECOND: Commissioner Jeff Peterson

30 **AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, and Dennis O’Leary**

NAYS: None

ABSTAIN: Vice Chairman Ric Zydorowicz

MOTION CARRIED 4:0:1

35 **PUBLIC HEARING(S)**

A. Petition No. 23-02.01, SSK Property Group LLC, Petitioner & Owner, relating to Lot 1 and 2 in the Huntley Automall (Commonly known as Huntley Ford, 13900 Automall Drive), Request is for approval of a (i) Final Plat of Consolidation and (ii) Site Plan Review, including any necessary relief, for construction of a new vehicle display lot for Huntley Ford, 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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Vice Chairman Zydorowicz turned to Village staff to begin the PowerPoint presentation to review the petition.

45

Senior Planner Scott Bernacki introduced the request from the petitioner, SSK Property Group LLC, requesting Final Plat of Consolidation and Site Plan Approval, including any necessary relief, for the construction of a new vehicle display lot for Huntley Ford upon Lots 1 & 2 in the Huntley Automall Resubdivision.

5 The aerial photographs were reviewed to show Huntley Ford currently located on Lot 1 of the Huntley Automall Resubdivision, 13900 Automall Drive, generally located at the southeast corner of Route 47 and Freeman Road, and zoned "C-2" Regional Retail – Planned Development District. It was said that Huntley Ford recently purchased the neighboring "Lot 2" directly west of the existing dealership for the proposed expansion of the existing vehicle display lot. The expansion would include a request to consolidate Lot 1 and Lot 2.

It was reviewed that the consolidation of the ±5 acre Lot 1 and the ±4 acre Lot 2 would result in a 9.01 acre lot with around 526 feet of frontage on Automall Drive. Planner Bernacki recapped the applicants request for relief to allow for the new lot with less than the required lot area, which is 15 acres in the C-2 District, as well as less than the required street frontage (600') as required by the Zoning Ordinance.

10 The site plan was reviewed to include the proposed construction of a new 350 space vehicle display lot, which included cross access to the existing dealership. The parking stalls were proposed to measure 9' X 18' as these spaces are intended to be used for display purposes only with all customer parking remaining in the existing parking areas on Lot 1. Parking setbacks were reviewed to be at least 25' from the west property line and an estimated 85' from the Route 47 curb line. It was explained that Lot 3 in Huntley Automall, directly north of Lot 1 and 2 was previously designed to accommodate the stormwater management needs for the development in area and that all proposed improvements on Lot 2 are accommodated by this existing stormwater management area.

15 Planner Bernacki reviewed the request for relief to accommodate site fencing. A 4-foot tall decorative metal fence was proposed to surround the new display lot and meet the existing fence along Automall Drive. The fencing style, height, and location are proposed to align with the existing fence installed at the dealership. The petitioner has requested relief to allow a fence/ gate in the platted 50' front yard setback.

20 Access plans were shared to show Lot 2 with a new paver apron providing a third street access to the property from Automall Drive. A rolling gate will be installed at this new entrance to Lot 2. The proposed new entrance would eliminate four on-street parking spaces provided around Automall Drive that will be restriped accordingly to replace the bike path and new transition. A continuation of the pedestrian sidewalk will also be provided across the new Automall Drive frontage.

25 Landscape plans were shown to offer 44 shade trees planted around the perimeter of the lot and included those planted within the 6 landscape islands central to the lot. The existing hedge will remain in the islands between Lot 1 and Lot 2. The plans also show 9 Ornamental Trees and 174 new shrubs proposed in mulched planting beds along the entire Route 47 frontage. All existing trees along the frontage are proposed to remain. The petitioner has requested relief to allow for a vehicle display lot with less than the 5% of required interior lot landscaping.

30 Planner Bernacki reviewed the request for relief to accommodate an additional ground sign to be located along Route 47 frontage. The proposed monument stands 6'-8" tall and will be 71 Square Feet. The sign features a gray stone base, natural tan brick above, a backlit "Ford" logo, and a limestone cap. A mix of perennials and grasses will surround the base of the monument sign as required. The proposed monument sign would be the 5th freestanding ground sign installed upon the Huntley Ford property and therefore would require relief to be installed.

35 The vehicle display lighting plan indicates the use of Lithonia D Series LED light fixtures which will be mounted on poles at 25' in total height. All pole style, color, and fixture mounting heights will match those used at the existing dealership.

40 The elements of requested relief were recapped to include the minimum lot area, minimum lot frontage, fencing in the front yard, interior lot landscaping reduction, and an additional ground sign to be installed on the property.

The commission was reminded that conceptual plans were favorably reviewed by the Plan Commission and Village Board in July of 2022.

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 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. Parking areas are for the display of vehicles for sale only. The vehicle display lot shall not be used for any other type of outside storage or automobile repair activities.
4. No parking spaces shall be leased to an off-premises business.
5. No off-site parking or display is permitted.
6. All parking and display shall take place on paved surfaces only.
7. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
8. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

Vice Chairman Zydorowicz 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. 23-02.01

MOTION:	Commissioner Dennis O’Leary
SECOND:	Commissioner Joseph Holtorf
AYES:	Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, and Vice Chairman Ric Zydorowicz
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

Vice Chairman Zydorowicz 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’s Representative Dave Olufs of Just 4 Measure, Ltd.

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

Vice Chairman Zydorowicz asked if the petitioner had anything to add or present to which Dave Olufs questioned the need for condition number five “No off-site parking or display is permitted.” Mr. Olufs explained that currently Huntley Ford is temporarily leasing lot space at a vacant restaurant on Freeman Road. It was understood that the proposed expansion on Lot 2 would accommodate the needs of Huntley Ford, at this time, to eliminate the need to continue to lease space off site. That said, Huntley Ford desires to preserve the ability to once again temporarily store vehicles off site should Huntley Ford grow to a point that additional space is again needed for the vehicles.

There was much discussion regarding keeping or modifying this condition. Mr. Olufs contends that Huntley Ford currently has a need to display 420 cars and states that the new 350 space lot paired with the existing dealership parking will more than accommodate those needs to support display, customer, and employee vehicles. However, Huntley Ford desires to maintain the ability to park cars off site.

Director Nordman stated that with or without the condition added, Huntley Ford would still need to receive additional board approvals for temporary off site storage, should the need ever again arise.

5 Commissioner Ron Hahn mentioned that he would be accepting of preserving the ability for Huntley Ford to seek approval to again store vehicles off site, should the need ever arise sometime in the future, but also recommended that the condition prevent against parking or storage on the public property / Automall Drive.

Planner Bernacki recommended that the condition be modified to “No on-street parking or display is permitted.”

10 Commissioner Jeff Peterson confirmed with Mr. Olufs that Huntley Ford received approval for the temporary off site storage of vehicles upon the vacant restaurant property on Freeman Road. He further clarified that any use of this or any other off-site parking area is only for overflow inventory storage and not intended for the display of vehicles, meaning the off-site areas would not be open to customers.

15 Director Nordman stated that once the Lot 2 expansion is completed, all parking operations at the vacant restaurant location are expected to cease and if Huntley Ford were to desire to utilize that parcel again, or any other parcel for temporary off site vehicle parking, the Village Board would need to give their approval.

20 Commissioner Joseph Holtorf questioned why there would ever be a need to utilize an off-site property for temporary parking if Huntley Ford currently owns 6 additional acres in the Huntley Automall. Mr. Olufs responded that the 6 acres may support an additional dealership in the future, however, there are no plans at this time.

25 Mr. Olufs clarified that the proposed expansion should support the current need while accommodating some potential growth. However, if the growth fluctuates to a point that cannot be supported upon the newly consolidated lot, Huntley Ford would maintain the ability to seek Village Board approval for temporary off-site parking so that the vehicles stored off site can be shipped in when needed for display.

30 Director Nordman stated that the approval of this case is only for the consolidation of Lot 1 and 2, which includes site plan approval of the 350-space expansion, but does not include any approvals for Huntley Ford to park off-site. This would need to be addressed should the need ever arise. Director Nordman recapped to the commission that even if this condition were to be removed, the Village Board approvals would still be required should Huntley Ford need to resume any off-site parking.

35 Vice Chairman Zydorowicz confirmed agreement amongst the commissioners to revise condition five to read as “No on street parking or display is permitted.”

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

A MOTION was made to close the public hearing to consider Petition No. 23-02.01

40 **MOTION:** Commissioner Ron Hahn
SECONDED: Commissioner Joseph Holtorf
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, and Vice Chairman Ric Zydorowicz
NAYS: None
45 **ABSTAIN:** None
MOTION CARRIED 5:0:0

Commissioner Hahn acknowledged the necessity of the fencing in this context.

50 Commissioner O’Leary confirmed with Planner Bernacki that the consolidation of Lot 1 and Lot 2 in the Huntley

Automall Resubdivision would now be known together as Lot 1 of the Huntley Automall Resubdivision Number 4.

Commissioners Hahn, Peterson, and O’Leary all mentioned they were pleased to see the success of the Ford Dealership and welcome the expansion.

5 Vice Chairman Zydorowicz requested a motion to approve the petition.

A MOTION was made to approve Petition No. 23-02.01, Requesting approval of a Final Plat of Consolidation and Site Plan Review, including any necessary relief, for the construction of a vehicle display lot, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, subject to the following conditions:

- 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. Parking areas are for the display of vehicles for sale only. The vehicle display lot shall not be used for any other type of outside storage or automobile repair activities.
- 4. No parking spaces shall be leased to an off-premises business.
- 5. All parking and display shall take place on paved surfaces only.
- 6. All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
- 7. 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:

- 8. No on-street parking or display is permitted.

MOTION:	Commissioner Ron Hahn
SECOND:	Commissioner Dennis O’Leary
AYES:	Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, and Vice Chairman Ric Zydorowicz
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

DISCUSSION

Director Nordman advised the Commissioners of the upcoming Plan Commission Schedule, including March 13, which will be a joint Plan Commission and Village Board meeting to serve as the kick off to the comprehensive planning process.

ADJOURMENT

There being no further items to discuss, a MOTION was made to adjourn the meeting at 6:57 pm.

MOTION:	Commissioner Dennis O’Leary
SECOND:	Commissioner Joseph Holtorf
AYES:	Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O’Leary, and Vice Chairman Ric Zydorowicz
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	5:0:0

Respectfully submitted,

A handwritten signature in black ink, appearing to be the initials 'S/S.B.' with a horizontal line extending to the right.

5 Senior Planner
Village of Huntley