

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING MINUTES
April 24, 2023

5 **CALL TO ORDER**

A meeting of the Village of Huntley Plan Commission was called to order on Monday, April 24, 2023 at 6:30 p.m. in the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 60142.

PLEDGE OF ALLEGIANCE

10 Chairwoman Dawn 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

15

ABSENT: Vice Chairman Ric Zydorowicz

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

20 **PUBLIC COMMENT**

None

APPROVAL OF MINUTES

25 A. Approval of the April 10, 2023 Plan Commission Meeting Minutes

A MOTION was made to approve the April 10, 2023 Plan Commission Meeting Minutes.

MOTION: Commissioner Dennis O’Leary

SECOND: Commissioner Joseph Holtorf

30 **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

35

PUBLIC HEARING(S)

40 A. Petition No. 23-04.02, Huntley Center LLC, as Petitioner and Reiche Construction Inc, as Owner, Relating to the properties known as Lots 18 and 19 of the Huntley Pointe Corporate Park (generally located southwest of the intersection of Jim Dhamer Drive and Hennig Road at the conclusion of FYH Drive), Request for approval of (i) Final Plat of Consolidation; (ii) Special Use Permit for speculative Logistics, Fright, and Trucking operations with outdoor truck parking; and (iii) Site Plan Review, including any necessary relief, 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.

45

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

50 Senior Planner Scott Bernacki introduced the request from the petitioner, Huntley Center LLC, requesting Final Plat of Consolidation, Special Use Permit for speculative Logistics, Freight, and Trucking Operations with Outdoor

Truck Parking, and Site Plan Review, including any necessary relief, for the construction of a speculative industrial building upon Lots 18 and 19 in the Huntley Pointe Corporate Park Phase I.

The aerial photographs were reviewed to show Lots 18 & 19 located west of Henning Road and south of the cul-de-sac which concludes FYH Drive and zoned "BP" PDD, Business Park Planned Development District.

5

The petitioner was introduced as the ownership of AZE Inc., the transportation company who has established several limited liability companies whom own and now lease the recently completed logistics facility located at 13800 George Bush Court as well as the speculative warehouse facility located at 13801 George Bush Court. The proposal represents the petitioner's third and final logistics property investment within the Huntley Pointe Corporate Park.

10

It was described that Reiche Construction proposes to consolidate Lots 18 and 19 to form a ±10.97-acre site. The proposed lot conforms to the minimum lot area requirements for the "BP" District.

15

The Commission was reminded that in February 2022, the Village Board approved Ordinance 2022-02.06, which added the use "Logistics, Freight, and Trucking Operations" to the Village's Zoning Ordinance as requiring a special use permit in the "BP" District. Staff noted that no users for the tenant spaces have been identified at this time and that the petitioner is requesting the special use permit for Logistics, Freight, and Trucking Operations as a speculative use.

20

The site plan was reviewed to include the proposed construction of a 45,840 square foot multi-tenant industrial building with principle access being provided from two aprons on either side of FYH Drive. The building is positioned with the main entrances to the two (2) tenant spaces facing north opening toward FYH Drive. The truck court will face the south toward I-90 and proposes 11 drive in doors and four (4) depressed loading docks. Two (2) additional drive in doors are proposed to be located on the front facade, requiring relief.

25

Parking plans were shared with the Commission, which show 76 parking stalls measuring 10' X 19' for use by passenger vehicles. It was clarified that the Village's parking table requires 90 parking stalls be provided based on the area of the building projected to be dedicated to manufacturing, warehouse, and office. It was explained that the owners have requested relief to accommodate the parking plan as shown with a reduction of (14) parking stalls from the requirement. Planner Bernacki further noted that 177 – 12' X 55' trailer stalls are proposed to be located on the perimeter of the lot. 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. It was said that the petitioner proposes a 20 foot parking setback for the trailer parking located along Hennig Road and the I-90 frontage, rather than the required 25 feet.

30

35

The proposed multi-tenant industrial building was reviewed to be constructed of precast panels designed and painted to match the buildings on George Bush Court. The plans indicate a panel height of 29'-4" with the parapet wall top reaching 31'-4" in height near the center and front corners of the building. The north facing building frontage will include the main entrances to each tenant space which feature spandrel glass and an awning. Outward from the entrances are windows which span about 50% of the building's frontage. The south façade includes the fifteen (15) truck docks. A precast dumpster enclosure is proposed to be located in the rear of the building within the truck court landscaped island.

40

45

Landscape plans were shown to offer 64 shade trees planted around the perimeter of the property with 40 evergreen trees planted to screen the truck parking areas. Landscaped islands are provided in the passenger parking areas as required. The building's foundation has been planted with 211 shrubs including a mix of grasses, perennials, and groundcover near the FYH Drive entrance. It was noted that planting shall be strategically located between trailer parking stalls and be installed at least 7' from back of curb to minimize impact from the parked

semi-trailer overhang. It was noted that the zoning ordinance requires that a minimum of 25% of the lot be designated as open space / landscape areas. The proposed building, truck court, and parking lot result in an impervious lot coverage of 80.6%, representing a 28,759 square foot lot coverage overage. The applicant has requested relief for a 5.6% reduction in required open space.

5

The lighting plan indicates the use of Lithonia D Series LED light fixtures mounted on poles at a 27'-6" in total height around the perimeter of the property and within the truck parking areas. Lithonia wall pack lighting will also be utilized on the building and all lighting shall be full cut off.

10

Although no tenants have been identified or specific signage proposed, the proposal includes a request for relief from the Village's Sign Ordinance to allow for one wall sign per tenant upon the building elevation facing FYH Drive and one additional wall sign per tenant to be installed upon the building elevation facing I-90. Any future signage must be submitted in full to the Village's Development Services Department and otherwise conform to the Village's Sign Ordinance.

15

The Plan Commission was reminded that the Village Board had reviewed the plans on 6.23.23 and expressed no issues with the proposal or its location.

20

The elements of requested relief were recapped to include the location of loading docks facing the street, parking setback reduction from 25' to 20', an open space reduction from 25% to 19.4%, reduced parking required from 90 passenger stalls to 76 stalls provided, and wall sign relief to provide for one wall sign per tenant in the rear of the building (facing I-90).

25

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

30

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.
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 tenants of the building.
5. The parapet wall shall be raised at the buildings southeast and southwest corners to match the buildings front corner elevations. Parapet height shall be increased to be 6" above the proposed rooftop unit to ensure proper screening from adjacent view. Additional screening shall be required if the rooftop mechanical equipment is not fully screened by the building's parapet wall.
6. The petitioners will comply with all final landscape plan revisions to be approved by the Development Services Department.
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.

35

40

45

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. 23-04.02

- MOTION:** Commissioner Jeff Peterson
SECOND: Commissioner Joseph Holtorf
AYES: Commissioners Ron Hahn, Joseph Holtorf, Jeff Peterson, Dennis O'Leary, Terra

50

DeBaltz, and Chairwoman Dawn Ellison

NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

5

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 Adam Reiche of Reiche Partners LLC.

10

Chairwoman Ellison asked if the petitioner had anything to add or present to which Adam Reiche noted that the existing facilities on George Bush Court are first class facilities that should provide great benefit to the business park and the overall community.

15

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.

20

Commissioner Ron Hahn mentioned that he was generally in favor of the identified relief to accommodate the proposal. Commissioner Hahn and Mr. Reiche discussed the potential accommodations for electric trucks in the fleet. Commissioner Hahn requested that lease agreements include stipulation that would prevent against the storage of disabled trucks or tractors on site.

Commissioner Joseph Holtorf was glad to see that the building is divisible to accommodate additional businesses.

25

Commissioner Jeff Peterson complimented the building product and mentioned that the relief requested is consistent with what was previously accepted in the business park.

Commissioner Dennis O'Leary raised a concern regarding storm water and drainage. Mr. Reiche explained that the detention is all off-site and that the detention was pre-planned and sized for the entire business park.

30

Commissioner Terra DeBaltz agreed with the statements made by the previous commissioners and is in favor of the proposal.

Chairwoman Dawn Ellison questions the need for the trees installed within the truck court to which Mr. Reiche agreed to relocate them elsewhere on the site.

35

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

A MOTION was made to close the public hearing to consider Petition No. 23-04.02

40

MOTION: Commissioner Terra DeBaltz
SECONDED: Commissioner Jeff Peterson
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

45

Chairwoman Ellison requested a motion to approve the petition.

50

A MOTION was made to approve Petition No. 23-04.02, Requesting approval of (i) Final Plat of Consolidation; (ii) Special Use Permit for speculative Logistics, Freight, and Trucking operations with outdoor truck parking; and

(iii) Site Plan Review, including any necessary relief, for the construction of a ±45,840 square foot speculative industrial building upon Lots 18 and 19 in the Huntley Pointe Corporate Park Phase I, in accordance with the plans that have been submitted to, and are on file with, the Village of Huntley, subject to the following conditions:

5

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.
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 tenants of the building.
5. The parapet wall shall be raised at the buildings southeast and southwest corners to match the buildings front corner elevations. Parapet height shall be increased to be 6” above the proposed rooftop unit to ensure proper screening from adjacent view. Additional screening shall be required if the rooftop mechanical equipment is not fully screened by the building’s parapet wall.
6. The petitioners will comply with all final landscape plan revisions to be approved by the Development Services Department.
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.

10

15

20

The Plan Commission added the following conditions:

9. The landscaping plan shall be revised to relocate the proposed trees adjacent to the truck court islands.

25

MOTION:	Commissioner Ron Hahn
SECOND:	Commissioner Terra DeBaltz
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

30

35

B. Petition No. 23-04.03, OM Group, as Petitioner and Owner, Relating to the property known as Lot 6 of Huntley Crossings Phase I (generally located on Route 47 south of Powers Road near Huntley Crossings Drive, directly north of BMO Harris Bank), Request for approval of (i) Special Use Permit for Drive-Through Food Service; and (ii) Final Planned Unit Development, including any necessary relief, 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.

40

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, OM Group, requesting Special Use Permit for Drive-through food service, and Final Planned Unit Development, including any necessary relief, for the construction of a multi-tenant building with up to four retail and restaurant tenants.

45

The aerial photographs were reviewed to show Lot 6 of Huntley Crossings Phase I, located on Route 47 south of Powers Road near Huntley Crossings Drive, directly north of BMO Harris Bank. The property is zoned “B-3 (PUD)” Shopping Center Business District – Planned Unit Development and is subject to the Rubloff Annexation Agreement.

The petitioner was introduced as purchasing the property in February 2022, with intentions to develop a ±8,400 square foot single story retail building to support up to four retail and restaurant users. OM Group has shared with the Village that they are finalizing lease agreements for users of the building that include;

1. A Wing Stop quick service restaurant. The ±1,395 square foot end cap is proposed to offer limited seating, as the location is primarily planned for carry-out and delivery service.
2. A retail liquor store within the larger ±4,115 square foot in-line unit.
3. An un-named quick service / carry out restaurant in the smaller ±1,395 square foot in-line unit.
4. The Human Bean, a ±1,395 square foot drive-through espresso café.

5
10 The site plan was reviewed to include the proposed construction of a patio area in front of the northernmost tenant space. The outlot will receive principal vehicle access from the rear private roadway that runs parallel to Route 47 and connects Powers Road to Huntley Crossings Drive. Lot 6 proposes a dedicated access point at the southeast corner of the parcel. Cross access is also proposed between the front parking areas of Lot 6 and Lot 7c to the north. This would provide vehicle cross access from Culvers south to Lot 6, offering the functionality of an integrated shopping center allowing users to flow directly between outlots without the need to pull onto the rear private roadway. Pedestrian access will be provided along the west side of the private roadway and will complete the connection north to Powers Road and south to Huntley Crossings Drive. An internal sidewalk network is shown along the south property line to bring pedestrians internal to the site.

15
20 The proposed drive-through was explained to show users circulating around the building before entering the dedicated drive-through lane. Stacking has been provided to accommodate ten (10) vehicles to the pick-up window and six (6) vehicles to the menu board. Overflow queuing would be positioned in the southern drive aisle alongside the building so as not to back onto the rear roadway. The proposed drive-through will require approval of a special use permit. A full curb was added as a condition of approval to discourage users from immediately accessing the drive-through lane from the rear roadway without first circulating the building.

25
Parking plans were shared with the Commission, which show 40 parking stalls measuring 10' X 19' as compliant with the Rubloff Annexation Agreement. It was also noted that a bike rack was proposed for the site.

30 The proposed building elevations were reviewed to be constructed principally of a dark gray face brick with veneer stone piers at each corner of the building and between each of the tenant spaces. A decorative sconce adorns each pier around the entire building. Light gray fiber cement boards are proposed as an accent material to serve as the backdrop for the tenant signage. Storefront glass lines the entire front façade facing Route 47 and wraps around the two endcap units. A permanent canopy has been installed above the drive-through window along the north elevation. A stone veneer entry monolith offers roofline variation as viewed from the Route 47 frontage. A cast stone band divides the brick from the fiber cement board and a black metal coping will cap the entire building. The parapets have been raised so that all rooftop mechanical equipment will be completely concealed by the building.

35
40 Landscape plans were shown to offer a total of (39) new trees offering (6) different species as well as (220) shrubs of (13) different species. It was noted that the plans are viewed to achieve compliance with the intent of the Village's landscape requirements while also maintaining a horticulturally responsible spacing of trees. Relief has been requested to accept the landscaping plans as presented, which are 17 trees short of the lot requirements. It was also noted that conditions were added specific to species selection as well as calling for additional screening provided near the ground / wall mount mechanical installations.

45
50 The lighting plan indicates the use of the Sternberg Prairie Series fixture as used in the nearby Lighthouse Academy development and closely resembles the style used throughout Huntley Crossings Phase I. The petitioner will be required to modify their plans to verify the pole style, color, and fixture mounting height match those used in the neighboring developments. It was also noted that the photometric plans shall be revised to ensure the

maximum permitted illumination at the property line is not greater than one half (0.50) foot-candles. Final plans are to be reviewed and approved by the Development Services Department at the time of building permit.

5 The petitioners sign proposal was reviewed to include a total of ten (10) wall signs upon the multi-tenant building. Relief from Section 156.123(D) has been requested by the petitioner to allow for the installation of six (6) additional wall signs. Relief from Section 156.123(C) has been requested by the petitioner to allow for the installation of signage upon the side and rear elevations with no street frontage. Relief from 156.123(A) has been requested by the petitioner to accommodate the proposed wall sign area coverage of ±40 square feet for the northernmost tenant space, ±20 square feet for the small inline tenant space, ±39 square feet for the larger inline tenant space, and ±40 square feet for the southernmost tenant space. The petitioner also proposed a standalone directional sign at the rear entrance.

15 The elements of requested relief were recapped to include the location of the dumpster enclosure in the rear yard, landscaping plans as presented, and wall sign number, size, and location.

20 The Plan Commission was reminded that the Village Board had reviewed the plans on 3.23.23 and expressed several items which were addressed by the petitioner including direct drive-through lane access from the rear, side and rear signage, outdoor patio seating, permanent overhangs incorporated into the building design, and modifications to the base of the building as being constructed of masonry as opposed to storefront glass.

25 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. The proposed rumble strip near the drive-through entrance shall be constructed as a full curb to prohibit direct access to queuing from the rear roadway.
4. A railing/ fencing shall be provided within the front patio seating area.
- 30 5. The pole and wall mounted lighting fixtures shall be selected to match that of the prairie style used in the neighboring developments. Pole style, color, and mounting height shall be designed to match the existing developments. The specifications and photometric plans shall be resubmitted and approved by the Development Services Department.
- 35 6. All directional signs shall have a brick base.
7. The landscaping plan shall be resubmitted and approved by the Development Services Department. including the following revisions;
 - i An alternative species shall be selected to replace the Espresso Kentucky Coffee Tree and the Grow Low Sumac.
 - 40 ii That the mechanical equipment as visible from the ground including meters and transformers shall be appropriately screened.
 - iii All landscape beds are required to be mulched on an annual basis and dead plantings must be replaced immediately upon decline.
- 45 8. No building plans, construction permits, sign permits, or Certificates of Occupancy are approved as part of this submittal.

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. 23-04.03

MOTION: Commissioner Terra DeBaltz

SECOND: Commissioner Jeff Peterson
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

5

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’s Architect Steven Kolber of Kolbrook Design.

10

Chairwoman Ellison asked if the petitioner had anything to add or present to which Steven Kolber thanked Village staff and remained available for questioning.

15

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.

20

Commissioner Terra DeBaltz asked for drive-through circulation clarification confirming that there will be no back up onto the rear roadway. Commissioner DeBaltz felt that the proposal was in-line with the existing and upcoming developments in Huntley Crossings Phase I. Mr. Kolber responded to Commissioner DeBaltz’s question of the requested relief to reduce the required plantings, and it was said that the site has been maximized from a landscaping perspective, and that planting any closer would be harmful to the health of the trees.

25

Commissioner Dennis O’Leary complimented the proposal.

30

Commissioner Jeff Peterson noted that the site circulation including the drive-through is not ideal, but was unsure given the site constraints how else it could be oriented. Commissioner Peterson confirmed that cross access would also be provided to Lot 7c to the north, to which Mr. Kolber noted that his client would be happy to accommodate.

35

Commissioner Joseph Holtorf requested landscaping uniformity standards along the Route 47 corridor. Commissioner Holtorf recommended that the landscaping design be cohesive with existing and upcoming neighboring developments.

40

Commissioner Ron Hahn questioned why there is no cross access planned to the south with BMO bank. Director Nordman explained that it just was not planned at the time, but became a priority as developments moved forward in the area. Commissioner Hahn also made note that vehicles with trailers cannot access this or any other outlot site in Huntley Crossings and as plans for the area move forward, these considerations should be given when accessing the site design.

45

Chairwoman Dawn Ellison asked for the trees near the entrance apron to be removed or replaced with a low rise variety to ensure proper visibility when turning onto the rear roadway.

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

A MOTION was made to close the public hearing to consider Petition No. 23-04.03

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

50

NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

5 Chairwoman Ellison requested a motion to approve the petition.

A MOTION was made to approve Petition No. 23-04.03, Requesting approval of (i) Special Use Permit for Drive-through food service; and (ii) Final Planned Unit Development, including any necessary relief, for the construction of a ±8,400 square foot multi-tenant restaurant and retail building upon Lots 6 in Huntley Crossings Phase I, 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. The proposed rumble strip near the drive-through entrance shall be constructed as a full curb to prohibit direct access to queuing from the rear roadway.
4. A railing/ fencing shall be provided within the front patio seating area.
5. The pole and wall mounted lighting fixtures shall be selected to match that of the prairie style used in the neighboring developments. Pole style, color, and mounting height shall be designed to match the existing developments. The specifications and photometric plans shall be resubmitted and approved by the Development Services Department.
6. All directional signs shall have a brick base.
7. The landscaping plan shall be resubmitted and approved by the Development Services Department. including the following revisions;
 - i An alternative species shall be selected to replace the Espresso Kentucky Coffee Tree and the Grow Low Sumac.
 - ii That the mechanical equipment as visible from the ground including meters and transformers shall be appropriately screened.
 - iii 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.

The Plan Commission added the following conditions:

10. Landscaping near the entrance apron shall be reviewed to include low rise plantings so as to eliminate concerns of any sight line obstructions.

MOTION: Commissioner Terra DeBaltz
SECOND: Commissioner Joseph Holtorf
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

Director Nordman provided an update on the ongoing and upcoming developments.

ADJOURNMENT

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:21 pm.

MOTION: Commissioner Terra DeBaltz

5 **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

10 **MOTION CARRIED** 6:0:0

Respectfully submitted,



15 Senior Planner
Village of Huntley