

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, December 13, 2021
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for December 13, 2021 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

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

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COMMISSIONERS

ABSENT: None

ALSO PRESENT: Director of Development Services Charles Nordman and Senior Planner Scott Bernacki

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4. **Public Comment:** None

5. **Approval of Minutes**

A. Approval of the November 22, 2021 Plan Commission Meeting Minutes

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A MOTION was made to approve the November 22, 2021 Plan Commission Meeting Minutes.

MOVED: Commissioner Ron Hahn

SECONDED: Commissioner Ric Zydorowicz

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AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary
Vice Chair Dawn Ellison.

NAYS: None

ABSTAIN: Commissioners Terra DeBaltz and Chairman Tom Kibort

MOTION CARRIED 5:0:2

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6. **Public Hearing(s)**

A. Petition No. 21-12.1, Sew Hop’d Brewery, as petitioner, and Union Special LLC, as owner, 1 Union Special Plaza - Request is for an amendment to the Special Use Permit for the Sew Hop’d Brewery to allow the interior expansion of a Microbrewery in the “M” Manufacturing District pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.

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

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Planner Scott Bernacki introduced the petitioner’s request for an amendment to a special use permit to accommodate the proposed 2,915 square foot interior expansion of the existing Microbrewery. Mr. Bernacki recapped that the petitioner originally received a special use and site plan approval to operate a microbrewery at this location via Ordinance 2018-04.14. Mr. Bernacki reviewed the parking requirements, interior photos, and proposed

floor plans mentioning that the expansion of suite 113 would accommodate up to 100 additional seats requiring a total of 66 parking spaces.

5 Mr. Bernacki noted that Village Staff recommends three conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including;

- 1. All improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) standards, practices and permit requirements.
- 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 10 3. No building plans or permits are approved as part of this submittal.

Mr. Bernacki concluded by introducing Petitioner Lance Lamb of Union Special and Sew Hop'd Brewery.

15 Chairman Kibort thanked Mr. 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. 21-12.01

20	MOVED:	Vice Chair Dawn Ellison
	SECONDED:	Commissioner Terra DeBaltz
	AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O'Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
	NAYS:	None
	ABSTAIN:	None
25	MOTION CARRIED	7:0:0

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 Lance Lamb and Terry Hitpas of Union Special and Sew Hop'd Brewery.

30 Lance Lamb approached the podium to introduce himself and Chairman Kibort asked if the petitioner had any comments to add to which Mr. Lamb did not have anything to add.

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.

35 Commissioner Ron Hahn expressed pleasure in the need for the quality business to expand.

40 Vice Chair Dawn Ellison confirmed with the petitioner that the space proposed for the added seating was previously the store room. Further, Vice Chair Ellison cautioned the petitioner to first notify the United States Post Office prior to relocating the mail room to the interior common area. Lastly, Vice Chair Ellison shared that she was pleased to now have the opportunity to book a private event at this location.

45 Commissioner Ric Zydorowicz mentioned that the expansion is much needed and will be just as beneficial to the public patrons of the business as it would to the petitioner.

50 Commissioner Dennis O'Leary questioned if additional restroom facilities were to be provided in the proposal given the added seating capacity. Mr. Lamb responded that these improvements were not in the plans at this time. Commissioner O'Leary also questioned the accessibility choice of proposing a step into the new space as opposed to a ramp. Mr. Lamb responded that solutions are being considered at this time and perhaps a portable ramp can be provided if needed. Director Nordman affirmed that the Petitioner has had preliminary discussions with the Village's Building Official and are working towards a final solution.

Commissioners Jeff Peterson, Terra DeBaltz and Chairman Tom Kibort all echoed the positive sentiments in general support of the special use.

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

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A MOTION was made to close the public hearing to consider Petition No. 21-12.01

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Ric Zydorowicz,
10 **AYES:** Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED** 7:0:0

Chairman Kibort requested a motion to approve the petition.

A MOTION was made to approve Petition No. 21-12.01, Sew Hop’d Brewery, as petitioner, and Union Special LLC, as owner, 1 Union Special Plaza - Request is for an amendment to the Special Use Permit for the Sew Hop’d Brewery to allow the interior expansion of a Microbrewery in the “M” Manufacturing District pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:

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1. All improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No building plans or permits are approved as part of this submittal.

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MOVED: Commissioner Terra DeBaltz
SECONDED: Commissioner Jeff Peterson
AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
35 **NAYS:** None
ABSTAIN: None
MOTION FAILED 7:0:0

Chairman Kibort asked the petitioner when the renovations would be complete to which the petitioner responded in the spring of 2022.

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Chairman Kibort announced the next petition on the agenda.

- B. Petition No. 21-12.02, Universe Carrier Inc., petitioner, and Component Management Group LLC, owner, Lots 3 and 4 in Duke Realty Corporation Huntley DC Subdivision, Request is for approval of (i) Preliminary and Final Planned Unit Development for Lots 3 and 4 of the Duke Realty Corporation Huntley DC Subdivision; (ii) a Text Amendment to allow a Fuel Dispenser as a Special Use in the “ORI” Office, Research, Industrial zoning district; (iii) a Special Use Permit for a Fuel Dispenser; and (iv) Preliminary and Final Plats of Resubdivision, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance.

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

5 Director Charles Nordman introduced the petitioner Universe Carrier and provided background on the property annexed in 2014 as part of the Weber Distribution Center. Director Nordman mentioned that the Annexation Agreement provides for the development to follow the ORI zoning designation at the time of annexation which allowed for the proposed truck terminals and warehousing storage. It was noted that truck terminals are no longer available as permitted uses in the ORI zoning district.

10 Director Nordman described the proposed 100,000 square foot, 38' foot tall, 30 dock building to be constructed upon the southern 2 lots. Director Nordman presented all site improvements including the access as provided from the private Weber Drive, mentioning that a traffic signal will be added at the intersection of Freeman Road and Weber Drive.

15 Director Nordman stated that 64 of the required 69 parking spaces are being provided on site and that the petitioner is requesting relief from this parking requirement as the spaces provided should sufficiently accommodate the anticipated 30 employees. 136 trailer stalls are also proposed north of the building for use by Universe Carrier trucks only. When reviewing the landscaping plan, Director Nordman explained that screening has been provided near the trailer parking and dock areas.

20 Director Nordman mentioned that the petitioner responded to the Village Board's recommendation to enhance the company's visibility from the tollway by proposing to install a sign on both the north and south elevations which requires relief from the Village's sign ordinance.

25 Director Nordman detailed the proposed 12,000-gallon fuel dispenser and clarified that this proposed use requires a text amendment so that the fuel dispenser use can be added as an allowable accessory use in the ORI District subject to special use permit approval. Director Nordman continued that the petitioner is requesting the special use for the private use of a fuel dispenser upon the property as it is critical to their business operations.

30 Director Nordman recapped the 5 elements of requested relief as part of the preliminary and final PUD which include; providing only a 20'-foot parking setback, which is 5'-feet less than the 25'-feet required in the ORI district; installing an 8'-foot vinyl chain link fence which is 2'-feet higher than the maximum 6'-feet as restricted in the District; Installing said fence 10' from the property line which is 25'-feet inside of the required 35'-foot front yard setback; a reduction of required onsite parking spaces as only 64 of the required 69 parking spaces are being provided, and lastly for a second wall sign which is 1 more wall sign than allowable upon the building.

35 Director Nordman outlined the preliminary and final plat of subdivision which calls for the consolidation of the 2 southernmost lots in order to formulate a buildable parcel which accommodates the proposed phase I development plans.

40 Director Nordman noted that Village Staff recommends several conditions be applied should the Plan Commission forward a positive recommendation to the Village Board including;

Site Development

- 45 1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 50 4. If dumpsters are added anywhere to the exterior, they will be required to have dumpster enclosures and must be approved by the Development Services Department.

Architecture

5. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

Parking/Storage

6. Tractor trailer parking spaces shall be for Universe Carrier, Inc. only. The tractor trailer parking spaces shall not be leased to an off-premise business by the owner or tenant of the building.
7. No parking shall be allowed on Weber Drive.
8. No loading or unloading activity is permitted to take place from Weber Drive.
9. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.

10 Landscaping

10. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
11. The petitioner is responsible for mowing the grass areas adjacent to Weber Drive and Freeman Road (on their lots).

15 General

12. No building permits are approved as part of this submittal.
13. No sign permits are approved as part of this submittal.

Plat of Subdivision

14. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

Director Nordman concluded by introducing the Petitioner and his design team.

25 Chairman Kibort thanked Director Nordman 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. 21-12.02

30 **MOVED:** Commissioners Ric Zydorowicz,
SECONDED: Vice Chair Dawn Ellison
AYES: Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary,
Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
35 **MOTION CARRIED** 7:0:0

40 Chairman Kibort stated that this is a public hearing and anyone wishing to testify must be sworn in. The following persons were sworn in: Director Charles Nordman, the Petitioner Viktor Demyaniv of Universe Carrier, Kristen Bruns of Jacob and Hefner, Tom Succop of Ware Malcomb.

The petitioners approached the podium to introduce themselves and Chairman Kibort asked if the petitioner had any comments to add to which they responded that they did not have anything to add.

45 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.

50 Commissioner Ron Hahn questioned the traffic flow and inquired whether there was a plan to incorporate electric vehicle charging stations. Mrs. Bruns confirmed that it is intended the trucks circulate clockwise through the site and Mr. Demyaniv stated there is no need to include the changing stations at this time. Mr. Demyaniv confirmed that Universe Carrier is moving from Melrose Park to Huntley. Commissioner Hahn stated that he generally agrees with the necessary relief.

Commissioner Peterson questioned whether Universe Carrier has mobile service vehicles and asked if there was consideration given to supplying dedicated parking areas for these service vehicles. Mr. Demyaniv responded that these vehicles will likely park between the docks if necessary. Discussion confirmed that Universe Carrier does supply refrigerated trailers in its fleet and the business does not anticipate washing the trucks on site.

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Discussion continued regarding the fuel tank’s capacity and containment requirements. Mrs. Bruns assured that the fuel dispenser will be inspected by the State Fire Marshal and that additional containment methods are being worked on with the Village including a double walled tank, barrier curbing, a daily maintenance and emergency plan, and the installation of 2 bmp oil and water separation snouts installed within the storm sewers.

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Commissioner Dennis O’Leary questioned the size of the barrier curb to which Mrs. Bruns stated the petitioner is still working out the details with their engineering team and the curb may require a sump, but affirmed that all designed containment methods exceed the State Fire Marshals requirements.

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Commissioner Peterson asked if the same containment methods were being utilized near the repair shop to which Mrs. Bruns confirmed that there will also be a separate oil and water separator inside.

Chairman Kibort asserts that Eakin creek is a good quality creek and all additional efforts should be made to protect it including the added condition to make available a spill containment kit on site and installing signage which informs users that storm sewers drain to water ways.

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Commissioner Hann asked if a canopy was considered for the fuel dispenser to which Mr. Demyaniv stated was not in the plans.

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Vice Chair Dawn Ellison confirmed the hours of operation of the mechanic to be from 8:00am – 6:00pm and expressed concern over the circulation through the facility being in such close proximity to the fueling dispenser. Discussion revealed that this is not an uncommon site layout for similar uses.

Chairman Kibort confirmed with Mrs. Bruns that the weigh station will have a reader installed on the exterior of the facility.

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Commissioner Ric Zydorowicz complimented the elevations and agreed with the fencing relief as noted.

Commissioner Dennis O’Leary confirmed that the phase II would be to the north of the proposed phase I and also be for a similar warehousing development separate from the proposed building.

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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. 21-12.02

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MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Jeff Peterson
AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	7:0:0

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Chairman Kibort requested a motion to approve the petition.

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A MOTION was made to approve Petition No. 21-12.02, Universe Carrier Inc., petitioner, and Component Management Group LLC, owner, Lots 3 and 4 in Duke Realty Corporation Huntley DC Subdivision, Request is for approval of (i) Preliminary and Final Planned Unit Development for Lots 3 and 4 of the Duke

Realty Corporation Huntley DC Subdivision; (ii) a Text Amendment to allow a Fuel Dispenser as a Special Use in the “ORI” Office, Research, Industrial zoning district; (iii) a Special Use Permit for a Fuel Dispenser; and (iv) Preliminary and Final Plats of Resubdivision, including any necessary relief in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance subject to the following conditions:

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- 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
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- 5. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment.

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- 7. No parking shall be allowed on Weber Drive.
- 8. No loading or unloading activity is permitted to take place from Weber Drive.
- 9. The outdoor storage of shipping/cargo containers shall be prohibited on all lots.

Landscaping

- 10. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
- 11. The petitioner is responsible for mowing the grass areas adjacent to Weber Drive and Freeman Road (on their lots).

General

- 12. No building permits are approved as part of this submittal.
- 13. No sign permits are approved as part of this submittal.

Plat of Subdivision

- 14. In accordance with Section 155.221 of the Subdivision Ordinance, the Final Plat of Subdivision shall be recorded with Kane County within three (3) months of approval by the Village Board.

The following conditions were added by the Plan Commission:

- 15. A spill containment kit shall be made available near the fuel dispenser
- 16. Signs shall be installed near the storm drains to that advise fuel dispenser users “No dumping, drains to creek”

MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Terra DeBaltz
AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS:	None
ABSTAIN:	None
MOTION FAILED	7:0:0

Chairman Kibort asked the petitioner the timeline for construction to which the petitioner responded the spring of 2022 through the Winter of 2022.

7. **Discussion**

Director Nordman stated the next Plan Commission meeting is scheduled for January 10, 2022.

5 There was no further discussion.

8. **Adjournment**

At 7:21 pm, a MOTION was made to adjourn the December 13, 2021 Plan Commission meeting.

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MOVED:	Vice Chair Dawn Ellison
SECONDED:	Commissioner Terra DeBaltz
AYES:	Commissioners Ron Hahn, Jeff Peterson, Ric Zydorowicz, Dennis O’Leary, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	7:0:0

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Respectfully submitted,

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Senior Planner
Village of Huntley