

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, June 13, 2011
MINUTES

5

CALL TO ORDER

Plan Commission Chairman Ron Hahn called to order the Village of Huntley Plan Commission meeting for June 13, 2011 at 6:31 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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ATTENDANCE

PLAN

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COMMISSIONERS: Commissioners Dawn Ellison, Ruby Hornig, Len Stensing, Russ Palermo, Robert Chandler, and Chairman Ron Hahn.

COMMISSIONERS

ABSENT: Commissioner Tom Kibort

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ALSO PRESENT: Village Manger Dave Johnson, Senior Assistant to the Village Manager Lisa Armour, Director of Development Services Charles Nordman and Planner James Williams

3. Public Comments

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There were no public comments.

4. Approval of Minutes

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A. Approval of the May 9, 2011 Plan Commission Meeting Minutes

A MOTION was made to approve the May 9, 2011 Plan Commission Minutes as written.

MOVED: Commissioner Stensing

SECONDED: Commissioner Hornig

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AYES: Commissioners Ellison, Hornig, Stensing, Chandler and Chairman Hahn

NAYS: None

ABSTAIN: Commissioner Palermo

MOTION CARRIED 5:0:1

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5. Public Hearing(s)

A. Petition No. 11-06.1, Huntley Gymnastics Academy, 10763 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor recreation facility in the "M" Manufacturing zoning district.

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Planner Williams reviewed a PowerPoint presentation outlining the petitioners' request.

Planner Williams explained that the Huntley Gymnastics Academy is requesting a Special Use Permit for an indoor recreation facility at 10763 Wolf Drive within the "M-PUD" Manufacturing-Planned Unit Development zoned Wolf Business Park owned by First Midwest Bank, Trust #13306, Wolf Business Center Corp. as beneficiary under Trust # 13306, 610 N. Route 31, Suite A, Crystal Lake, IL 60012.

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Planner Williams continued by stating the proposed gymnastics facility will occupy an approximately 15,000 square foot lease space with various equipment, exercise and dance areas along with office space and restrooms.

Planner Williams stated the business plan provided by the petitioners included the following days and hours of operation:

5 Monday through Friday - 9 am to 9 pm and Saturdays - 9 am to 4 pm; Sundays: Occasional Birthday Parties - To Be Determined; Summer Hours: Monday through Friday - 8 am to 8 pm and Saturdays - 9 am to 12 pm

Planner Williams continued that the petitioner's business plan included recreation gymnastic classes with generally no more than nine (9) individuals per class and team program training consisting of no more than ten (10) persons per class. The petitioners also indicated required parking for the facility would generally be no more than forty vehicles at peak times on weekdays between 6:00 p.m. and 8:00 p.m.

In light of the proposed gymnastics facility's close proximity to the Car-Dun-Al Dog Training facility, which relocated to this portion of the business park in the spring of 2010, Planner Williams stated the two facilities have similar days and hours of operation and both require parking for approximately 40 vehicles during peak hours. Furthermore, Planner Williams pointed out that the latter business, Car-Dun-Al, indicated the possibility of monthly weekend events that may require as many as 100 parking spaces. The parking area in the western portion of the Wolf Business Park has approximately 129 spaces. The entire Wolf Business Park has 482 parking spaces. However, other businesses operating within the Wolf Business Park frequently use parking spaces beyond customary business hours for storage of work vehicles.

Planner Williams stated it was Staff's expectation there would be sufficient parking during peak periods (weekday evenings between 6:00 p.m. and 8:00 p.m.) for both Car-Dun-Al and the Huntley Gymnastics Academy. Additionally, Planner Williams stated that it was also expected the two businesses could coordinate weekend events to avoid parking conflicts, particularly when monthly events are proposed by the Car-Dun-Al Dog Training facility.

Planner Williams stated the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance dictating that no Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.
- (b) *No Undue Adverse Impact.* The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- (c) *No Undue Interference with Surrounding Development.* The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (d) *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- (e) *No Undue Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.
- (f) *No Undue Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss or damage of natural, scenic and historic feature of significant importance.
- (g) *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

5 The presentation concluded with Planner Williams stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 11-06.1, Huntley Gymnastics Academy, 10763 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor recreation facility in the “M” Manufacturing zoning district.

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

- 10 1. Hours of Operation: Monday through Friday - 9 am to 9 pm and Saturdays - 9 am to 4 pm; Sundays: Occasional Birthday Parties - To Be Determined; Summer Hours: Monday through Friday - 8 am to 8 pm and Saturdays - 9 am to 12 pm
- 15 2. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
- 20 3. No products shall be sold on the subject premises except such products distributed in the normal course of business of the principal use and no outdoor display is permitted and/or approved as part of this submittal.
- 4. No Signage is approved as part of the Special Use Permit.

A MOTION was made to open the public hearing to consider Petition No. 11-5.1.

25 **MOVED:** Commissioner Stensing
SECONDED: Commissioner Palermo
AYES: Commissioners Ellison, Stensing, Hornig, Palermo and Chandler and
Chairman Hahn
NAYS: None
30 **ABSTAIN:** None
MOTION CARRIED 6:0:0

35 Chairman Hahn stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Hahn asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Village of Huntley
James Williams, Village of Huntley
40 Amy Krotser, 10763 Wolf Drive, Huntley, IL 60142

45 Amy Krotser, Owner/President of the Huntley Gymnastics Academy, addressed the Plan Commission stating her gymnastics facility had seventy-three members and she was optimistic for the future of the operation at the proposed Wolf Drive location. Ms. Krotser explained that the majority of the facility’s clients are dropped off thereby alleviating the need for customer parking.

Commissioner Stensing stated his comments were limited to the customary concerns regarding exterior lighting for the facility and Ms. Krotser stated her plans did not include the addition of any exterior lighting around the facility.

50 Commissioner Chandler asked if the proposed Huntley Gymnastics Academy was affiliated with the existing Hugs Gymnastics facility and Ms. Krotser explained the proposed facility was a separate and distinct operation.

Chairman Hahn asked if there were any consideration for signage for the proposed indoor recreation facility.

Director Nordman stated any signs for the proposed facility would need to meet the Village Sign Regulation requirements and be applied for, reviewed and permitted separately from the consideration of the Special Use Permit.

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A MOTION was made to close the public hearing to consider Petition No. 11-6.1.

MOVED: Commissioner Ellison

SECONDED: Commissioner Chandler

10 **AYES: Commissioners Ellison, Stensing, Palermo, Hornig, and Chandler and Chairman Hahn**

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

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A motion was made by the Plan Commission to recommend approval of Petition No. 11-06.1, Huntley Gymnastics Academy, 10763 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor recreation facility in the "M" Manufacturing zoning district, subject to the following conditions:

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1. Hours of Operation: Monday through Friday - 9 am to 9 pm and Saturdays - 9 am to 4 pm; Sundays: Occasional Birthday Parties - To Be Determined; Summer Hours: Monday through Friday - 8 am to 8 pm and Saturdays - 9 am to 12 pm

25

2. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.

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3. No products shall be sold on the subject premises except such products distributed in the normal course of business of the principal use and no outdoor display is permitted and/or approved as part of this submittal.

4. No Signage is approved as part of the Special Use Permit.

MOVED: Commissioner Ellison

SECONDED: Commissioner Hornig

35 **AYES: Commissioners: Ellison, Hornig, Stensing, Chandler, and Palermo and Chairman Hahn**

NAYS: None

ABSTAIN: None

MOTION FAILS: 6:0:0

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6. Discussion

A. Comprehensive Plan Update – Draft Existing Land Use Plan

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Director Nordman pointed out that a customary preliminary step in the Comprehensive Plan revision process is the determination of two or three subareas within the Village where development is expected in the foreseeable future and more extensive study of these areas is therefore necessary to provide desired design parameters to developers.

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To this end, Director Nordman stated, the Development Services Department Staff is requesting the Plan Commission to provide a consensus of which two or three subareas are most appropriate for further study from the following list of seven (7) potential sites or any other areas the Plan Commissioners might suggest:

1. Northwest corner of Route 47 and Mill Street – a.k.a. *Old Huntley High School Site*
2. Northwest of Route 47 and Kreutzer Road – *Portofino Site*
3. North of Freeman Road / South of Powers Road – *Stade Farm Site*
4. South of Tollway / North of Big Timber / West of Route 47 – *Barancik Site*
5. Southwest of Huntley-Dundee Road / Northeast of UPRR – *Arbor Place Site*
6. West side of Route 47, Between Main Street and Algonquin – *West Side Commercial Site*
7. Northwest of Algonquin and Vine - *Garlieb-Hardy Site*

10 After review of the seven (7) potential subarea sites, Director Nordman turned the discussion over to the Plan Commission.

Chairman Hahn asked if the Rosenwinkel Farm site (the ±412 acre unincorporated McHenry County parcel bounded by Main Street, Coyne Station Road and the Union Pacific Railroad tracks) should be considered.

15 Director Nordman pointed out that because this parcel and the Sinclair Parcel, adjacent to Kreutzer Road and the UPRR on the southeast side of the Village, were part of the Transit Oriented Development study conducted in 2007 it would be best to concentrate on sub-areas within the Village not previously studied.

20 Commissioner Ellison asked if there was an easement running north and south through the Site #1 that may encumber future development.

Director Nordman stated that he did not believe this was the case.

25 Chairman Hahn stated he believed the sub-areas selected for extensive study should be the areas with the greatest potential for development.

Following a discussion the Plan Commission provided a consensus to concentrate study on subareas: (1) Northwest corner of Route 47 and Mill Street – a.k.a. *Old Huntley High School Site*; (2) Northwest of Route 47 and Kreutzer Road – *Portofino Site*; and (3) Northwest of Algonquin and Vine - *Garlieb-Hardy Site*.

30 7. Adjournment

At 7:13 pm, a MOTION was made to adjourn the June 13, 2011 Plan Commission meeting.

35	MOVED:	Commissioner Ellison
	SECONDED:	Commissioner Stensing
	AYES:	Commissioners Ellison, Palermo, Hornig, Stensing, Chandler and Chairman Hahn
	NAYS:	None
40	ABSTAIN:	None
	MOTION CARRIED	6:0:0

Respectfully submitted,

James Williams

45 Planner
Village of Huntley