

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
Thursday, September 1, 2011
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, September 1, 2011 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Pam Fender, Nick Hanson, Niko Kanakaris, Harry Leopold, Paul Mercer and John Piwko.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

SPECIAL PRESENTATION:

- a) McHenry County Division of Transportation – Algonquin Road West Extension Update

Mr. Wally Dittrich, P.E., Design Engineer with the McHenry County Division of Transportation (McDOT), reviewed a Power Point Presentation to provide an update on the latest alignment issues and next steps in moving forward with the project. Mr. Dittrich stated that there will be a public meeting regarding this project at the end of September or the beginning of October and that the Village will be notified when a date has been selected.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Fender asked about funding for the project; Mr. Dittrich stated that the project is not currently in their 5-year plan but the plan is updated yearly.

Mr. Dittrich stated that McDOT is working on establishing the exact location of the Algonquin Road extension in order to assist future development.

There were no other comments or questions.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION:

- a) Discussion – August 11, 2011 Village Board and August 18, 2011 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Committee has any comments or changes to the Minutes; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the August 11, 2011 Village Board and August 18, 2011 Committee of the Whole Meeting Minutes.

- b) Discussion – September 8, 2011 Bill List in the Amount of \$263,884.80

Mayor Sass asked if the Committee had any comments or questions regarding the September 8, 2011 Bill List; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the September 8, 2011 Bill List in the Amount of \$263,884.80.

- c) Discussion – Ordinance (O)2011-09.38 – Approval of a Simplified Residential Zoning Variation for a rear-yard setback relief – Edward and Terri Schmitt, 13663 Roosevelt Drive

Senior Assistant to the Village Manager Lisa Armour reviewed a Power Point Presentation and reported that the petitioners are requesting relief from Village of Huntley Zoning Ordinance No. 97-07-24-01, (Annexation Agreement for Del Webb’s Sun City) which stipulates Site Standards for Single-family lots which includes a 20-foot rear yard setback requirement. The petitioners are requesting 2.32 feet in relief from the 20-foot rear yard setback requirement within the “SF-2-PDD” – Garden Residential – Planned Development District zoned property. The request would accommodate a 15’ x 19.5’ addition on the rear (east side) of the residence.

The proposed addition will back-up to Outlot A, which is an open-space area surrounding the residences in this portion of Del Webb’s Sun City Neighborhood 24. The petitioners note the proposed addition accommodates better use of the rear of their residence while avoiding insects, other wildlife and providing shade from direct sunlight.

The Sun City Community Association’s Modifications Committee denied the petitioner’s project request due to the encroachment into the setback area, which that group does not have jurisdiction to approve. The Sun City Community Association’s Board of Directors approved the petitioner’s appeal on August 24, 2011.

Zoning Board of Appeals Recommendation

The Zoning Board of Appeals reviewed the petition at a public hearing on August 24, 2011. The Zoning Board unanimously recommended approval by a vote of 7-0, subject to the following conditions:

1. No building permits or Certificates of Occupancy are approved as part of the Simplified Residential Zoning Variation.

Ms. Armour reported that the petitioner was in attendance to answer questions.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2011-09.38 – Approval of a Simplified Residential Zoning Variation for a rear-yard setback relief for Edward and Terri Schmitt located at 13663 Roosevelt Drive.

- d) Discussion – Ordinance (O)2011-09.39 - Approval of a Special Use Permit for an indoor amusement facility in the “M-PUD” Manufacturing – Planned Development District zoning district – CrossFit Huntley, 10643 Wolf Drive

Village Manager David Johnson reviewed a Power Point Presentation and reported that CrossFit Huntley, a facility offering fitness strength and conditioning programs, is requesting approval of a Special Use Permit for an “Indoor Amusement” facility at the subject lease space located at 10643 Wolf Drive within the “M”-PUD” Manufacturing – Planned Unit Development zoned Wolf Business Park. The definition for “Indoor Amusement” provided in the Zoning Ordinance specifically includes “commercial and nonprofit indoor health and exercise clubs”.

The approximately 5,000 square foot facility will provide core strength and conditioning program training to groups of generally four to ten. Initially the facility will serve approximately 40 clients with plans to serve as many as 100 clients within the next two years.

The business plan provided by the petitioners included the following days and hours of operation:

Monday through Friday	Saturday
6 am to 7 pm	7 am to 10 am

Staff Analysis

The 5,000 square foot tenant space, previously occupied by the Car-Dun-Al Dog Training Club (Car-Dun-Al relocated to the southwest corner of the Wolf Business Park in the spring of 2010), has thirty-six (36) parking stalls immediately adjacent to the tenant space and additional spaces are available further north in the parking lot. The Zoning Ordinance requires 0.3 parking spaces per person of design capacity, therefore, requiring a maximum of 33 parking spaces (max. occupant load is 100 persons per the 2006 International Building Code). The petitioner has indicated a maximum of forty (40) clients and two (2) staff persons would be onsite at any one time. The available parking is sufficient to accommodate the proposed facility.

Plan Commission Action

The Plan Commission reviewed the petition at a public hearing held on August 22, 2011. The Commission unanimously recommended approval by a vote of 7-0, subject to the following conditions:

1. Hours of Operation: Monday through Friday - 6 am to 7 pm and Saturdays - 7 am to 10 am.
2. No building permits, plans or Certificates of Occupancy are approved as part of this submittal.
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.

Village Manager Johnson reported that the petitioner was in attendance to answer questions.

Mayor Sass asked if the Committee had comments or questions.

Trustee Kanakaris asked why the businesses hours were a condition of approval; Village Manager Johnson reported that they are typically included for purposes of ensuring enough shared parking. Trustee Kanakaris asked what happens should they want to extend their hours; Village Manager Johnson reported that they would be required to request that change. Trustee Kanakaris stated that he would prefer to remove the hours of operation condition to allow the business to operate as they prefer. The other Committee members supported Trustee Kanakaris’ suggestion.

Mayor Sass asked if there were any other comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval Ordinance (O)2011-09.39 – Approval of a Special Use Permit for an Indoor Amusement Facility at 10643 Wolf Drive, as amended.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT'S REPORT:

Mayor Sass noted that the Committee had a handout at the dais of the proposed Chamber of Commerce signage for the 11704 Coral Street building. Mayor Sass also noted that no permit would be needed. Trustee Mercer stated that he thought the sign should be larger. Trustees Kanakaris and Hanson suggested that the sign also be illuminated.

Mayor Sass reported that the final adult mosquito control application would take place on September 1st, weather permitting.

Mayor Sass reminded the Committee that Village offices would be closed on Monday, September 5th, for Labor Day.

Mayor Sass announced that the Village is having a 9/11 ceremony at noon on Sunday, September 11th at James C. Dhamer Square.

UNFINISHED BUSINESS:

Trustee Hanson asked if the Village has plans to paint the water tower on Route 47 at the Bakley shopping center; Village Manager Johnson stated that it will be included in the 2012 Budget but had been postponed in the last two years due to the Route 47 Widening Project.

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEM: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:30 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Fender

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary