

VILLAGE OF HUNTLEY
PLAN COMMISSION PUBLIC HEARING
April 12, 2010
6:30 PM



AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - A. Approval of the March 22, 2010 Plan Commission Meeting Minutes
4. Petitions
 - A. Petition No. 10-4.1, CarDunAl Obedience Dog Training Club, 10773 Wolf Drive, Public Hearing to consider a Special Use Permit for a canine training facility.
5. Discussion
 - A. Upcoming Projects / Future Meetings
6. Adjournment

MEETING LOCATION

Village Board Room
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact David Johnson, Village Manager at (847) 669-9600. The Village Board Room is handicap accessible.

Village of Huntley
PUBLIC HEARING
REQUEST FOR PLAN COMMISSION ACTION

MEETING DATE: April 12, 2010

SUBJECT: Public Hearing for Petition No. 10-4.1, CarDunAl Obedience Dog Training Club, 10773 Wolf Drive, Public Hearing to consider a Special Use Permit for a canine training facility.

BACKGROUND INFORMATION

Petitioner: CarDunAl Obedience Dog Training Club
 10643 Wolf Drive
 Huntley, IL 60142

Owner: First Midwest Bank, Trust #13306
 Wolf Business Center Corp. as beneficiary under Trust # 13306
 610 N. Route 31, Suite A
 Crystal Lake, IL 60012

Subject Location: 10773 Wolf Drive

Request: The petitioner is requesting approval of a Special Use Permit for a canine training facility.

Zoning, Land Use and Comprehensive Plan:

LOCATION	ZONING	CURRENT USE	COMPREHENSIVE PLAN
Property in Question	"M-PUD" –Manufacturing Planned Unit Development	Manufacturing	Light Industrial
North	"R-2" Single Family Residence District & "RE-2"Residential Estate District	Residential	Single Family
South	"M" –Manufacturing	Manufacturing	Light Industrial
East	"R-2" Single Family Residence District & "M" Manufacturing	Residential & Manufacturing	Single Family
West	"RE-2"Residential Estate District	Residential	Single Family

DEVELOPMENT SUMMARY

CarDunAl Obedience Dog Training Club is requesting approval of a Special Use Permit to allow a canine training facility at 10773 Wolf Drive within the "M"-PUD" Manufacturing – Planned Unit Development zoned Wolf Business Park. CarDunAl previously received approval for a Special Use Permit in May of 2006 for their current location at 10643 Wolf Drive (Ordinance (O) 2006-05.56).

The Wolf Business Park consists of two buildings, with CarDunAI’s present location within a 5,000 square foot lease space at the southeast corner of the east building. CarDunAI is now requesting a Special Use Permit to allow for the relocation of their operation to a 17,500 square foot lease space at the southwest corner of the west building. In addition, the petitioners are requesting to amend the hours of operation specified in their original business plan as follows:

	Monday through Friday	Saturday and Sunday
Original - 10643 Wolf Drive	5 pm to 10 pm	7 am to 10 pm
Proposed - 10773 Wolf Drive	8 am to 10 pm	7 am to 7 pm

CarDunAI would also be holding special event trials at their new location. The events are licensed by the American Kennel Club and would be held as frequently as once a month. Events are typically held on Saturdays and/or Sundays and could potentially generate as many as 100+ cars per day. A typical training class is expected to generate approximately 40 cars per session.

The parking area nearest CarDunAI’s new location provides approximately 129 spaces. The entire Wolf Business Park has 482 parking spaces; however, several spaces are frequently occupied by vehicles associated with the other businesses operating in the Wolf Business Park.

STANDARDS FOR SPECIAL USE PERMITS

The Plan Commission shall review an application for a Special Use Permit based on the following standards:

- (a) *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which the Zoning Ordinance 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 the Zoning Ordinance authorizing such use.

REQUEST FOR MOTION

The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 10-4.1, CarDunAl Obedience Dog Training Club, 10773 Wolf Drive, requesting a Special Use Permit for a canine training facility.

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

1. Hours of Operation shall be 8 am to 10 pm, Monday through Friday and 7 am to 7 pm, Saturday and Sunday
2. No building unit construction 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 overnight and/or extended boarding of animals is permitted and/or approved as part of this submittal.
5. No Signage is approved as part of the Special Use Permit.

DOCUMENTS ATTACHED

- CarDunAl Dog Obedience Training Club - Business Plan, dated 03/09/2010
- Wolf Business Park - Site Plan
- 10773 Wolf Drive - Floor Plan