

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, September 12, 2011
MINUTES

5

CALL TO ORDER

Plan Commission Chairman Ron Hahn called to order the Village of Huntley Plan Commission meeting for September 12, 2011 at 6:30 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 Ruby Hornig, Tom Kibort, Len Stensing, and Robert Chandler and Chairman Ron Hahn.

COMMISSIONERS

ABSENT:

Commissioners Dawn Ellison and Russ Palermo

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ALSO PRESENT:

Senior Assistant to the Village Manager Lisa Armour and Director of Development Services Charles Nordman

3. Public Comments

There were no public comments.

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4. Approval of Minutes

A. Approval of the August 22, 2011 Plan Commission Meeting Minutes

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A MOTION was made to approve the August 22, 2011 Plan Commission Minutes as written.

MOVED:

Commissioner Stensing

SECONDED:

Commissioner Hornig

AYES:

Commissioners Kibort, Hornig, Stensing, Chandler and Chairman Hahn

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NAYS:

None

ABSTAIN:

None

MOTION CARRIED

5:0:0

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5. Public Hearing(s)

A. Petition No. 11-09.1, Virtual Outdoors – Indoor Golf, 11177 Dundee Road, Public Hearing to consider a Special Use Permit for an Indoor Amusement facility in the “M” Manufacturing zoning district.

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Director Nordman outlined the petitioner’s request stating Virtual Outdoors Indoor Golf is requesting approval of a Special Use Permit for Indoor Amusement within the “M” Manufacturing zoned Huntley Tech Center at 11177 Dundee Road. Director Nordman reviewed the zoning, current use and future land uses for the subject property and adjacent properties.

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Presentation of the petitioner’s project continued with Director Nordman stating that Virtual Outdoors is proposing an Indoor Golf facility within the approximately 9,000 square foot lease space located at 11177 Dundee Road on the east side of the Huntley Tech Center. The proposed floor plan for the facility includes a lounge area, restrooms, office, storage room, private party room and future kitchen. The golf center will house six (6) golf simulators featuring True Golf’s E6Golf software with sixty-seven (67) prominent worldwide golf courses along with practice putting greens and chipping areas.

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5 Director Nordman stated the business plan provided by the petitioner includes the following days and hours of operation: Monday through Wednesday – 8 am to 10 pm and Thursday through Sunday 8 am to 12 am, and the petitioner may consider opening at 6:00 a.m. a few days a week if this is desired by the facility’s patrons.

10 Director Nordman reviewed parking for the facility pointing out that adjacent to the east of the proposed Indoor Golf Simulation facility lease space is a large paved area suitable for the facility’s parking. The Zoning Ordinance requires 0.3 parking spaces per person of design capacity, therefore, fifty-four (54) parking spaces (maximum occupant load is 180 persons per the 2006 International Building Code) would be required. The petitioner estimates that initially approximately twenty-eight (28) parking stalls will be sufficient to meet the needs of the facility, however, the site plan reflects that there is adequate room to accommodate significantly greater parking if required in the future. Striping for the northern-most three rows of 28 parking spaces, including the requisite two handicap spaces, will therefore be adequate to meet the needs of the facility.

15 Director Nordman 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:

- 20 (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.
- 25 (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.
- 30 (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.
- 35 (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.
- 40 (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.

45 The presentation concluded with Director Nordman stating the petitioner requests a motion of the Plan Commission, to recommend approval of Virtual Outdoors Indoor Golf, 11177 Dundee Road, Public Hearing to consider a Special Use Permit for Indoor Amusement facility in the “M” Manufacturing zoning district.

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

1. No building permits, plans or Certificates of Occupancy are approved as part of this submittal.
- 55 2. 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.

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

A MOTION was made to open the public hearing to consider Petition No. 11-9.1.

5 **MOVED:** Commissioner Chandler
SECONDED: Commissioner Stensing
AYES: Commissioners Stensing, Kibort, Hornig, and Chandler and
Chairman Hahn
NAYS: None
10 **ABSTAIN:** None
MOTION CARRIED 5:0:0

15 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:

Marc Tintner, Virtual Outdoors Indoor Golf, 2040 East Algonquin Road, Algonquin, IL 60102
Charles Nordman, Village of Huntley

20 Marc Tintner addressed the Plan Commission clarifying that he hopes to have the facility opened by December 1, 2011. Mr. Tintner recalled his recent meeting with Huntley Development Services Department and Huntley Fire Protection District Staff on-site to discuss requirements for the business and stated that he hired an architect to assist with the design of suitable HVAC and bathrooms for the facility.

25 Mr. Tintner reiterated his confidence for meeting his goal of opening on December 1st and reminded the Plan Commission that most of the facility's business would be conducted between January and April each year.

30 Chairman Hahn asked the petitioner about proposed signage for the facility and Mr. Tintner stated his plans for a sign were relatively simple perhaps just an "Indoor Golf" box sign.

Mr. Tintner added that his plans include a lounge component for the facility for which he understands he would need a liquor license. The closest similar facility, Mr. Tintner pointed out, was in Palatine.

35 Chairman Hahn asked is a golf dome was considered. Mr. Tintner stated it was more affordable to operate a virtual golf center than a golf dome.

40 Chairman Hahn asked if there was any merchandise to be sold on the premises and Mr. Tintner responded only associated golf accessories would be sold at the facility. Mr. Tintner added that an associate of his had suggested using the facility for golf exercise classes.

Commissioner Chandler asked if there were any age restrictions to be imposed and Mr. Tintner stated the facility would not have an age restriction.

45 Commissioner Stensing inquired whether real golf balls were used with the simulators and Chairman Hahn asked how balls are retrieved.

Mr. Tintner replied customers use their own clubs and balls and the balls hit the screen and return to the client for the next shot.

50 Chairman Hahn asked if the customers are charged by the hour and Commissioner Chandler asked if scheduled tee times would be available and Mr. Tintner replied yes to both inquires.

55 Mr. Tintner stated he will solicit all golf programs and schools to determine how the proposed facility can assist these groups and Chairman Hahn offered that the Del Webb Sun City Community should offer a significant customer base.

A MOTION was made to close the public hearing to consider Petition No. 11-9.1.

5 **MOVED:** Commissioner Stensing
SECONDED: Commissioner Hornig
AYES: Commissioners Stensing, Kibort, Hornig, and Chandler and
Chairman Hahn
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED** 5:0:0

A motion was made by the Commission Kibort, to recommend approval of a Special Use Permit for Virtual Outdoors Indoor Golf, 11177 Dundee Road, subject to the following conditions:

- 15 1. No building permits, plans or Certificates of Occupancy are approved as part of this
submittal.
2. No products shall be sold on the subject premises except such products distributed in the
20 normal course of business of the principal use and no outdoor display is permitted and/or
approved as part of this submittal.
3. No Signage is approved as part of the Special Use Permit.

25 **MOVED:** Commissioner Kibort
SECONDED: Commissioner Stensing
AYES: Commissioners: Hornig, Stensing, Kibort, Chandler, and
Chairman Hahn
NAYS: None
ABSTAIN: None
30 **MOTION FAILS:** 5:0:0

6. Discussion

There were no Items discussed.

35 7. Adjournment

At 7:00 pm, a MOTION was made to adjourn the September 12, 2011 Plan Commission meeting.

40 **MOVED:** Commissioner Hornig
SECONDED: Commissioner Kibort
AYES: Commissioners Chandler, Hornig, Kibort, Stensing and Chairman Hahn
NAYS: None
ABSTAIN: None
45 **MOTION CARRIED** 5:0:0

Respectfully submitted,

Charles Nordman

Director of Development Services

50 Village of Huntley