

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, December 14, 2015  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for December 14, 2015 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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**PLEDGE OF ALLEGIANCE**

Chairman Tom Kibort led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, and Chairman Tom Kibort

20

**COMMISSIONERS**

**ABSENT:** Vice-Chair Dawn Ellison and Commissioner Robert Chandler

**ALSO PRESENT:** Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the November 9, 2015 Plan Commission Meeting Minutes

**A MOTION was made to approve the November 9, 2015 Plan Commission Meeting Minutes as written.**

35

**MOVED:** Commissioner DeBaltz  
**SECONDED:** Commissioner Hahn  
**AYES:** Commissioners Darci Chandler, Hahn, DeBaltz and Chairman Tom Kibort  
**NAYS:** None  
**ABSTAIN:** Commissioner Lori Nichols  
**MOTION CARRIED** 4:0:1

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B. Approval of the November 23, 2015 Plan Commission Meeting Minutes

**A MOTION was made to approve the November 23, 2015 Plan Commission Meeting Minutes as written.**

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**MOVED:** Commissioner Nichols  
**SECONDED:** Commissioner Darci Chandler  
**AYES:** Commissioners Darci Chandler, Hahn and Nichols  
**NAYS:** None  
**ABSTAIN:** Commissioner Terra DeBaltz and Chairman Tom Kibort  
**MOTION CARRIED** 3:0:2

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6. Public Hearing(s)

- 5 A. Petition No. 15-12.1, Huntley Cheer Association, petitioner, and Wolf Business Center, Inc., owner, Request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

**Background Information**

10 Planner Williams began the PowerPoint presentation outlining the proposed Special Use Permit for Indoor Recreation within the “M” Manufacturing zoned Wolf Business Center facility that the petitioner, Huntley Cheer Association, and owner, Wolf Business Center, Inc., are requesting within the 10,000 square foot lease space at 10621 – 10627 Wolf Drive.

**Staff Analysis**

15 Planner Williams noted that Ordinance No. 2005-2.12, approved February 10, 2005, originally accommodated the Zoning Text Amendment to include Indoor Amusement/Indoor Recreation as a Special Use within the “M” Manufacturing, “B-2” Highway Service and “B-3” Shopping Center Business Districts.

20 Planner Williams continued, noting that the lease space will serve as a practice facility for the Huntley Cheer organization with most athletes being dropped-off and picked-up for practice sessions. Huntley Cheer is not proposing to host competitions at the facility. According to the petitioner, Planner Williams noted, there are typically between ten (10) to fifteen (15) parking spaces needed to accommodate parents and instructors. The adjacent parking lot provides 115 parking spaces that are shared by the nearby tenants, which include CrossFit, Center Stage Dance Academy, DanCo., HD Supply, and several vacant tenant spaces.

25 ***Special Use Permits***

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

30 **General Standards.** No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

35 (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.

40 (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.

45 (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.

50 (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 Planner Williams noted that the petitioner's responses to each of the General Standards were included as an attachment to the Staff Report which outlined the petitioner's request.

***Action Requested***

10 The petitioner requests a motion of the Plan Commission to recommend approval of Petition No. 15-12.1, Huntley Cheer Association, petitioner, and Wolf Business Center, Inc., owner, Request for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley

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

1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
- 20 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
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. 15-12.1.**

25 **MOVED: Commissioner Nichols**  
**SECONDED: Commissioner Hahn**  
**AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
30 **MOTION CARRIED 5:0:0**

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

35 Charles Nordman, Village of Huntley  
James Williams, Village of Huntley  
Robert Gajewski, Huntley Cheer Association, P.O. Box 1047, Huntley, IL 60142

40 Robert Gajewski, addressed the Plan Commission and noted that he is the former Director of the Huntley Cheer Organization and current Director of Facilities for Huntley Cheer and thanked the Plan Commission for their consideration of the Special Use Permit request.

45 Commissioner Darci stated that she had no questions for the petitioner.

Commissioner Hahn stated that he had no issues with the proposed Special Use Permit request.

50 Chairman Kibort noted that the proposed lease space appeared suitable for Huntley Cheer's use as a practice facility and Mr. Gajewski agreed stating the proposed lease space should work even better than the previous practice space located within the Union Special building.

Commissioner Nichols noted that she had no questions for the petitioner and was in favor of the request.

Commissioner DeBaltz stated that she was happy with the proposed request and had no questions for the petitioner.

**A MOTION was made to close the public hearing to consider Petition No. 15-12.1.**

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

**A MOTION was made to recommend approval of the request from Huntley Cheer Association, petitioner, and Wolf Business Center, Inc., owner, for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
- 20 2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
3. No Signage is approved as part of the Special Use Permit.

25 **MOVED:** Commissioner DeBaltz  
**SECONDED:** Commissioner Nichols  
**AYES:** Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and Chairman Kibort  
**NAYS:** None  
**ABSTAIN:** None  
30 **MOTION CARRIED 5:0:0**

7. Discussion

Director Nordman noted that the Monday, December 28, 2015 Plan Commission meeting has been cancelled.

35 8. Adjournment

**At 6:55 pm, a MOTION was made to adjourn the December 14, 2015 Plan Commission meeting.**

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

Respectfully submitted,

*James Williams*

Planner

50 Village of Huntley