

**VILLAGE OF HUNTLEY  
PLAN COMMISSION MEETING**

Monday, June 14, 2010

MINUTES

5

**CALL TO ORDER**

Plan Commission Chairman Ron Hahn called to order the meeting of the Plan Commission of the Village of Huntley on June 14, 2010 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:** Chairman Ron Hahn, Commissioners Ruby Hornig, Tom Kibort, Len Stensing, Robert Chandler, and Russ Palermo

**COMMISSIONERS**

**ABSENT:** Commissioner Dawn Ellison

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**ALSO PRESENT:** Senior Assistant to the Village Manager Lisa Armour, Senior Planner Charles Nordman and Planner James Williams

3. Approval of Minutes

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A. Approval of the April 12, 2010 Plan Commission Meeting Minutes

**A MOTION was made to approve the April 12, 2010 Plan Commission Minutes as written.**

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**MOVED:** Commissioner Palermo  
**SECONDED:** Commissioner Stensing  
**AYES:** Commissioners Kibort, Stensing, Palermo, Chandler and Chairman Hahn  
**NAYS:** None  
**ABSTAIN:** Commissioner Hornig  
**MOTION CARRIED** 5:0:1

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4. Petitions

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A. Petition No. 10-6.1, F.Y.D.O. Land, 11520 Smith Drive, Public Hearing to consider a Special Use Permit for a dog kennel/boarding facility.

Planner Williams reviewed a PowerPoint presentation outlining the petitioner's request.

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The petitioner, Robin Massey with The Pet Squad, d/b/a F.Y.D.O. Land is requesting a Special Use Permit for a dog kennel/boarding facility at 11520 Smith Drive, Huntley, IL 60142 owned by Smith Drive Huntley LLC, 1011 East Touhy, Suite 290, Des Plaines, IL 60018.

Planner Williams continued by stating the petitioner has purchased the existing Maddy's Doggie Daycare business located at 11221 Huntley-Dundee Road with plans to relocate this business as F.Y.D.O. Land to 11520 Smith Drive. The subject property is zoned "M" Manufacturing. The petitioner's request for a Special Use Permit to allow a dog daycare/boarding facility within the two-unit lease space at 11520 Smith Drive includes:

- Hours of operation: Monday thru Friday – 6 am to 7 pm; Saturday & Sunday – 10 am to 12 pm.
- The 5,700 square foot lease space will have an office, three (3) partitioned activity areas: one for small dogs, another for large dogs, and a third area for dogs considered more rambunctious; and overnight units for fourteen (14) dogs. Additionally, the petitioner is proposing an outdoor dog run area accessed via the easternmost doorway.

Planner Williams stated parking on the north side of the building has 34 parking spaces available for the five (5) lease spaces or approximately 14,250 square feet in gross floor area, of which the petitioner's dog care facility will occupy the easternmost two units or 5,700 square feet. Therefore, the 34 parking spaces is adequate to meet the required parking for Kennel/Boarding: 3.0 spaces per 1,000 gross square feet or 17 parking spaces plus parking for the balance of the other three lease spaces accommodated under Industrial Uses including Manufacturing (2 spaces / 1,000 gross square feet - 8,550 sf) or 17 spaces.

#### Plan Commission Requested Action:

The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 10-6.1, F.Y.D.O. Land, 11520 Smith Drive, for a Special Use Permit for a dog kennel/boarding 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 6 am to 7 pm, Monday through Friday and 10 am to 12 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 Signage is approved as part of the Special Use Permit.

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. Chairman Hahn swore in all those that stood to testify.

Robin Massey, The Pet Squad, d/b/a F.Y.D.O. Land 1999 Larkin Avenue, Elgin, IL 60123 addressed the Plan Commission stating she has had the facility in Elgin for 1½ years and strives to maintain an upscale dog care business.

5 Chairman Hahn asked if there are any measures in place to prevent dogs from exiting the doorway leading to the outdoor dog run.

Ms. Massey stated only staff has access to the outdoor dog run and added there are several preventative measures taken to insure that dogs are kept inside the facility including the use of double doors.

Commissioner Chandler asked if there were any sanitary drains installed in the facility.

Ms. Massey stated there are two existing drains outside and one installed inside along with grating under each of the dog run areas.

Commissioner Hornig asked if there is any walking of the dogs.

Ms. Massey stated the dogs are kept active and engaged inside the facility, however, for an additional charge dogs may be walked outside the facility.

Commissioner Kibort asked how the size of the existing Maddy's dog care facility compares with the proposed Smith Drive-location.

Ms. Massey stated Maddy's facility is approximately 4,500 square feet while the proposed location is 5,700 square feet.

A motion was made by the Plan Commission to recommend approval of Petition No. 10-06.1, F.Y.D.O. Land, 11520 Smith Drive, for a Special Use Permit for a dog kennel/boarding facility, subject to the following conditions:

1. Hours of Operation shall be 6 am to 7 pm, Monday through Friday and 10 am to 12 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 Signage is approved as part of the Special Use Permit.

**MOVED:** Commissioner Kibort  
**SECONDED:** Commissioner Hornig  
**AYES:** Commissioners: Kibort, Hornig, Stensing, Palermo, Chandler, and Chairman Hahn  
**NAYS:** None

**ABSTAIN:** None  
**MOTION CARRIES:** 6:0:0

5 B. Petition No. 10-6.2, General RV, Lot 3 of the Huntley Auto Mall, Conceptual review of a 33,280 square foot recreational vehicle dealership and related site improvements.

Commissioner Chandler stated he is employed by the architecture firm that created the elevations for General RV, therefore, he will recuse himself for this agenda item.

10 Senior Planner Nordman reviewed the PowerPoint presentation outlining the concept plan for the 33,280 square feet recreational vehicle dealership from General RV headquartered at 48500 12 Mile Road, Wixom, MI 48393. The owner of the 8.41 acre property, Lot 3 of the Huntley Auto Mall Resubdivision No. 1 is Huntley Development Limited Partnership, 6250 North River Road, Suite 10-400, Rosemont, IL 60018

15 Senior Planner Nordman stated the subject tract is zoned “C-2-PDD” Regional Retail – Planned Development District.

20 Project Summary

General RV, which sells recreational vehicles ranging from small pop-up campers to large motor homes, is interested in purchasing and subdividing a lot at the Huntley Auto Mall. The proposed lot is located adjacent to the Tollway exit ramp and immediately west of the Huntley Prime Outlet Mall. General RV is based in Michigan with additional locations in Ohio, Florida and Utah. This would be their first facility in Illinois.

25 The proposed 8.41-acre site would include a 33,280 square foot showroom/maintenance building. The proposed building would be constructed primarily of precast concrete panels with face brick or CMU block at the base of the building and a standing seam metal roof. The proposed site plan provides 61 parking stalls for customers and employees, and 152 parking stalls for recreational vehicles. Two access points are proposed off Auto Mall Drive.

30 Due to the irregular shape of the lot, there may be some relief needed on setbacks. A cursory review of the site plan has identified the following plan elements that will require relief:

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- Parking within the 50-foot required setback adjacent to the Tollway. A 10-foot setback is proposed.
  - The RV Repair Write Up Canopy encroaches into the 50-foot front yard building setback adjacent to Auto Mall Drive.
  - 40 ▪ The trash pad and propane tank are located within the 30-foot side yard building setback. Both are located less than 10-feet from the east lot line.
  - A fence is shown within the 50-foot front yard setback adjacent to Auto Mall Drive. The Zoning Ordinance does not allow fences within the front yard setback.

45 The site is zoned C-2 Regional Retail, which requires approval of a Special Use Permit for recreational vehicle sales and service. Additionally, Site Plan Review approval is required for all property within the Planned Development District and a Plat of Subdivision is required to create the proposed 8.41-acre lot.

## Requested Action

5 The petitioner is requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed. This review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

10 Chairman Hahn stated it was a good use, but expressed concern regarding the relief needed to encroach into the fifty foot setback along the tollway.

Mr. Rob Baidas, General RV, stated the required setbacks are his primary concern with the property.

15 Chairman Hahn asked if the building could be moved to the north. Mr. Baidas stated it is as far north as possible on the site.

Chairman Hahn asked when General RV wanted to be open for business. Mr. Baidas responded that they wanted to be open in Spring 2011.

20 Commissioner Kibort asked why the propane tank was located within the setback. Mr. Baidas explained that the location of the propane tank is partially dictated by the state.

25 Commissioner Kibort asked if something more could be done with the entrance canopy. Mr. Baidas stated they will do something to better accentuate the entrance of the building.

Commissioner Stensing asked if they will rent RV's. Mr. Baidas responded no.

30 Mr. Baidas further explained the dealership will have a large parts department and will likely pull customers from around the Chicagoland area.

Commission Stensing asked if customers would be staying overnight in their RV's. Mr. Baidas stated there is not enough space on the site to allow customers to spend the night.

35 Mr. Jim Brucato, Principal Construction, stated that General RV will need some flexibility as to where RV's are parked within the display area. Mr. Brucato further explained the RV display lot would be sheet drained and there would be no curb surrounding the lot.

40 Commissioner Kibort stated that landscaping should be shifted to the perimeter of the lot rather than locating it in the RV display area.

## 5. Discussion

There was no further discussion.

## 45 6. Adjournment

**At 7:35 pm, a MOTION was made to adjourn the June 14, 2010 Plan Commission meeting.**

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

10 Respectfully submitted,  
*James Williams*  
Planner  
Village of Huntley