

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING**

Monday, April 12, 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 April 12, 2010 at 6:35 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 Tom Kibort, Len Stensing, Robert Chandler, and Russ Palermo

COMMISSIONERS

ABSENT: Commissioners Ruby Hornig and Dawn Ellison

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ALSO PRESENT: Senior Planner Charles Nordman and Planner James Williams

Approval of Minutes

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A. Approval of the March 22, 2010 Plan Commission Meeting Minutes

A MOTION was made to approve the March 22, 2010 Plan Commission Minutes as written.

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MOVED: Commissioner Stensing
SECONDED: Commissioner Palermo
AYES: Commissioners Kibort, Stensing, Palermo, and Chairman Hahn
NAYS: None
ABSTAIN: Commissioner Chandler
MOTION CARRIED 4:0:1

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Petitions

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A. Public Hearing for Petition No. 10-04.01, CarDunAl Obedience Dog Training Club, 10773 Wolf Drive, Public Hearing to consider a Special Use Permit for a canine training facility.

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

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The petitioner is requesting approval of a Special Use Permit to allow CarDunAl Dog Obedience Club to operate a canine training facility at the Wolf Industrial lease space addressed as 10773 Wolf Drive. 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).

5 The Wolf Business Park consists of two buildings, with CarDunAl's present location within a 5,000 square foot lease space at the southeast corner of the east building. CarDunAl 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

10 CarDunAl 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.

15 The parking area nearest CarDunAl'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.

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

- 20 1. Hours of Operation shall be 8 am to 10 pm, Monday through Friday and 7 am to 7 pm, Saturday and Sunday
- 25 2. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
- 30 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.
- 35 4. No overnight and/or extended boarding of animals is permitted and/or approved as part of this submittal.
- 40 5. No Signage is approved as part of the Special Use Permit.

35 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.

40 Jerry McEvelly, CarDunAl Board of Directors member, 535 Eagle Ridge Lane, Algonquin, IL 60102 and John Opatrny, CarDunAl Treasurer, 243 Leith Way, Cary, IL, 60013 addressed the Plan Commission.

45 Mr. McEvelly stated CarDunAl is a not-for-profit organization serving the needs of dog enthusiasts and they have outgrown their current 10643 Wolf Drive location necessitating the relocation to the larger lease space at 10773 Wolf Drive.

Chairman Hahn asked Staff if there is a record of any comments and/or complaints from anyone regarding the existing CarDunAl facility.

5 Staff stated they do not have any record of any complaints regarding the existing dog training facility.

10 Commissioner Kibort asked if there should be a condition added noting the lease space could potentially be less than 17,500 square feet. Staff explained the petitioner has noted in their application that the lease space could be reduced to 12,500 square feet if the property owner leases the adjacent tenant space.

15 Commissioner Kibort asked the petitioners about the policy for exercising the animals outdoors and their bathroom needs.

Mr. McEvelly stated the facility has a strictly enforced policy requiring clients to clean up after their dogs and be mindful of the animals when outside of the facility.

20 A motion was made by the Plan Commission to recommend approval of Petition No. 10-04.01, CarDunAl Obedience Dog Training Club, 10773 Wolf Drive, Special Use Permit for a canine training facility, subject to the following conditions:

- 25 1. Hours of Operation shall be 8 am to 10 pm, Monday through Friday and 7 am to 7 pm, Saturday and Sunday
- 30 2. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.
- 35 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.
- 40 4. No overnight and/or extended boarding of animals is permitted and/or approved as part of this submittal.
- 45 5. No Signage is approved as part of the Special Use Permit.

MOVED:	Commissioner Stensing
SECONDED:	Commissioner Kibort
40 AYES:	Commissioners: Kibort, Stensing, Palermo, Chandler and Chairman Hahn
NAYS:	None
ABSTAIN:	None
MOTION CARRIES:	5:0:0

Discussion

A. Upcoming Projects / Future Meetings

5 Staff and Commissioners briefly discussed the 2010 Street Improvement projects which include the east side of the Southwind Subdivision, Grove Street between Mill Street and Martin Drive, and Reed Road.

Adjournment

10 **At 7:00 pm, a MOTION was made to adjourn the April 12, 2010 Plan Commission meeting.**

MOVED: Commissioner Chandler

SECONDED: Commissioner Palermo

15 **AYES: Commissioners Stensing, Kibort, Palermo, Chandler and Chairman Hahn**

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

20 Respectfully submitted,
James Williams
Planner
Village of Huntley

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