

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 22, 2011
MINUTES

5

CALL TO ORDER

Plan Commission Chairman Ron Hahn called to order the Village of Huntley Plan Commission meeting for August 22, 2011 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: Commissioners Ruby Hornig, Tom Kibort, Len Stensing, Russ Palermo, Dawn Ellison and Robert Chandler and Chairman Ron Hahn.

COMMISSIONERS

ABSENT:

None

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ALSO PRESENT:

Director of Development Services Charles Nordman and Planner James Williams

3. Public Comments

There were no public comments.

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4. Approval of Minutes

A. Approval of the July 25, 2011 Plan Commission Meeting Minutes

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A MOTION was made to approve the July 25, 2011 Plan Commission Minutes with the following addition:

Page 3, Lines 16-17, add “and suggested investigating the possibility of Retail/Service Commercial land uses along Sandwald Road.”

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MOVED: Commissioner Stensing

SECONDED: Commissioner Palermo

AYES: Commissioners Kibort, Hornig, Stensing, Palermo and Chairman Hahn

NAYS: None

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ABSTAIN: Commissioners Dawn Ellison and Robert Chandler

MOTION CARRIED 5:0:2

5. Public Hearing(s)

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A. Petition No. 11-08.1, CrossFit Huntley, 10643 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor amusement facility in the “M-PUD” Manufacturing – Planned Development District zoning district.

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Planner Williams explained that CrossFit Huntley is requesting a Special Use Permit for an indoor amusement facility at 10643 Wolf Drive within the “M-PUD” Manufacturing-Planned Unit Development zoned Wolf Business Park owned by First Midwest Bank, Trust #13306, Wolf Business Center Corp. as beneficiary under Trust # 13306, 610 N. Route 31, Suite A, Crystal Lake, IL 60012.

The approximately 5,000 square foot fitness facility will provide core strength and conditioning program training to groups of generally four to ten. Initially the facility will serve approximately 40 clients with plans to serve as many as 100 clients within the next two years. The business plan provided by the petitioners included the following days and hours of operation: Monday through Friday- 6 am to 7 pm and Saturdays 7 am to 10 am.

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Planner Williams continued the presentation stating the 5,000 square foot tenant space, previously occupied by the Car-Dun-Al Dog Training Club (Car-Dun-Al relocated to the southwest corner of the Wolf Business Park in the spring of 2010), has thirty-six (36) parking stalls immediately adjacent to the tenant space and additional spaces are available further north in the parking lot. The Zoning Ordinance requires 0.3 parking spaces per person of design capacity, therefore, requiring a maximum of 33 parking spaces (max. occupant load is 100 persons per the 2006 International Building Code). The petitioner has indicated a maximum of forty (40) clients and two (2) staff persons would be onsite at any one time. The available parking is sufficient to accommodate the proposed facility.

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15 Planner Williams 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:

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(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.

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(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.

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(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.

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(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.

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(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.

The presentation concluded with Planner Williams stating the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 11-08.1, CrossFit Huntley, 10643 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor amusement facility in the "M" Manufacturing zoning district.

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

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1. Hours of Operation: Monday through Friday - 6 am to 7 pm and Saturdays - 7 am to 10 am.

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.

10 **A MOTION was made to open the public hearing to consider Petition No. 11-8.1.**

MOVED: Commissioner Stensing
SECONDED: Commissioner Chandler
AYES: Commissioners Ellison, Stensing, Kibort, Hornig, Palermo and Chandler and Chairman Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 7:0:0

20 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:

25 James Moffett, 105 Boulder Drive, Lake in the Hills, IL 60156
 James Williams, Village of Huntley

30 James Moffett addressed the Plan Commission and stated that he and his wife Cheryl opened Moffett Physical Therapy six years ago and have assisted hundreds of individuals with rehabilitative care and the CrossFit Huntley facility provides the next step in physical care assistance to able-bodied persons offering advanced strength training and physical conditioning.

Chairman Hahn asked what training staff will be required for the facility and if the Moffett Physical Therapy office on Vine Street will remain open once the Wolf Business Park facility is in place.

35 Mr. Moffett stated the certified trainers are developed through the CrossFit program itself and confirmed the Vine Street office will close once the proposed Wolf Drive facility opens.

40 Commissioner Ellison asked if the proposed CrossFit facility will provide support for individuals involved in workers compensation claims and Mr. Moffett stated the proposed physical training facility would not provide that type of rehabilitation care.

Commissioner Ellison asked how long training sessions would last and if the group classes would include both men and women.

45 Mr. Moffett stated typical training sessions would be between 45 and 60 minutes and be co-ed, and that separate training would be available for children ten years and older.

Commissioner Kibort asked if the typical CrossFit client would be in relatively good physical condition.

50 Mr. Moffett stated the workouts are scaled to meet individual's level of fitness and abilities and tailored to focus on certain areas while avoiding other areas.

Commissioner Hornig asked how the facility would be promoted and Mr. Moffett stated that initially they would rely upon “word of mouth” advertising.

5 Commissioner Ellison asked for clarification on how the Indoor Amusement Special Use Permit applies as opposed to Indoor Recreation.

10 Director Nordman pointed out that while the Village of Huntley’s Zoning Ordinance, Definitions section includes gymnasiums and racquet courts under “Indoor Recreation”, health and exercise clubs are included under the “Indoor Amusement” definition.

A MOTION was made to close the public hearing to consider Petition No. 11-8.1.

MOVED: Commissioner Ellison
SECONDED: Commissioner Hornig
15 **AYES:** Commissioners Ellison, Stensing, Kibort, Palermo, Hornig, and Chandler
and Chairman Hahn
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED 7:0:0**

A motion was made by the Plan Commission, to recommend approval of Crossfit Huntley, 10643 Wolf Drive, a Special Use Permit for an indoor amusement facility in the “M-PUD” Manufacturing – Planned Unit Development zoning district.

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

1. Hours of Operation: Monday through Friday - 6 am to 7 pm and Saturdays - 7 am to 10 am.
- 30 2. No building 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.
- 35 4. No Signage is approved as part of the Special Use Permit.

MOVED: Commissioner Ellison
SECONDED: Commissioner Hornig
40 **AYES:** Commissioners: Ellison, Hornig, Stensing, Kibort, Chandler, and Palermo
and Chairman Hahn
NAYS: None
ABSTAIN: None
45 **MOTION FAILS: 7:0:0**

6. Discussion

50 Director Nordman stated the next Plan Commission meeting on Monday, September 12, 2011 may include a Special Use Permit request for an Indoor Recreation to accommodate a golf simulation facility with a lease space at the Huntley Tech Center on Huntley-Dundee Road.

7. Adjournment

At 6:58 pm, a MOTION was made to adjourn the August 22, 2011 Plan Commission meeting.

5	MOVED:	Commissioner Ellison
	SECONDED:	Commissioner Stensing
	AYES:	Commissioners Chandler, Ellison, Hornig, Kibort, Palermo, Stensing and Chairman Hahn
	NAYS:	None
10	ABSTAIN:	None
	MOTION CARRIED	7:0:0

Respectfully submitted,

James Williams

15 Planner
Village of Huntley