

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, January 9, 2017  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for January 9, 2017 at 6:31 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

**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 Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort

20

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

4. Public Comments None.

5. Approval of Minutes

25

A. Approval of the November 28, 2016 Plan Commission Meeting Minutes

**A MOTION was made to approve the November 28, 2016 Plan Commission Meeting Minutes as written.**

30

**MOVED:** Commissioner Nichols

**SECONDED:** Commissioner Hahn

**AYES:** Commissioners Darci Chandler, Hahn, Nichols and Robert Chandler

**NAYS:** None

35

**ABSTAIN:** Commissioner DeBaltz, Vice Chair Ellison and Chairman Kibort

**MOTION CARRIED 4:0:3**

B. Approval of the December 12, 2016 Plan Commission Meeting Minutes

40

**A MOTION was made to approve the December 12, 2016 Plan Commission Meeting Minutes as written.**

**MOVED:** Commissioner DeBaltz

**SECONDED:** Vice Chair Ellison

**AYES:** Commissioners Darci Chandler, Nichols, DeBaltz and Chairman Kibort

45

**NAYS:** None

**ABSTAIN:** Commissioners Hahn, Robert Chandler and Vice Chair Ellison

**MOTION CARRIED 4:0:3**

50

6. Public Hearing(s)

- A. Petition No. 17-1.1, Tiger Koo’s Martial Arts Academy, petitioner, and RJK Equities LLC, owner, 9734 Route 47 - Request is for a Special Use Permit to operate an Indoor Recreation Facility within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development-zoned property in accordance with the application submitted to, and is on file with, the Village of Huntley.

**Development Summary**

Planner Williams stated that Tiger Koo’s Martial Arts (TKMA) Academy and RJK Equities LLC have applied for a Special Use Permit for Indoor Recreation within the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development zoned tenant space at 9734 Route 47. The Special Use Permit will allow the Tiger Koo’s Martial Arts Academy (TKMA) to provide self-defense martial arts training within the 1,500 square foot lease space to students ranging between four (4) and seventy-five (75) years of age attending classes generally twice per week. The proposed TKMA days and hours of operation are as follows:

Monday – Thursday	4:30 p.m. to 8:00 p.m.
Saturday	9:00 a.m. to 12:00 p.m.
Sunday	Closed

Planner Williams noted Tiger Koo’s Martial Arts Academy currently operates two (2) facilities, one in Algonquin and the other in Hoffman Estates, that provide martial arts training in similar retail centers as the proposed Covington Lakes Commercial site.

**STAFF ANALYSIS**

Ordinance No. 2005-2.12, approved February 10, 2005, 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.

Planner Williams pointed out that the proposed martial arts training facility will operate exclusively on weekday late afternoons and evenings and Saturday mornings. The expected average class size, between 6 and 10 students, will frequently include clients dropped-off and picked-up for martial arts training sessions. The mixed retail/service commercial center’s parking includes a sixty-five (65) parking space area at the front (west) of the shopping center and nineteen (19) parking spaces at the rear (east) portion of the shopping center, for a total of eight-four (84) parking spaces. Planner Williams reviewed the following table providing a summary of the required parking for the Covington Lakes shopping center:

<b>BUSINESS / ROUTE 47 ADDRESS</b>	<b>SQUARE FOOTAGE / RESTAURANT SEATING</b>	<b>MINIMUM PARKING REQUIRED</b>	<b>REQUIRED PARKING SPACES</b>
Jimmy John’s / 9704	1,500 / 25	1.0 space per 3 seats	9
Vacant Space / 9708	1,500	4.0 spaces per 1,000 s.f.	6
Armanetti’s / 9714	4,500	4.0 spaces per 1,000 s.f.	18
Alchemy Salon / 9728	1,500	8.0 spaces per 1,000 s.f.	12
TKMA Academy / 9734	1,500	0.3 spaces/person design capacity	6
Felde Chiropractic / 9738	1,500	4.0 spaces per 1,000 s.f.	6
Smiles By Farr / 9744	1,500	4.0 spaces per 1,000 s.f.	6
4 Nails / 9748	1,500	4.0 spaces per 1,000 s.f.	6
Fast Tacos / 9754	1,500 / 20	1.0 space per 3 seats	7
		<b>TOTAL REQUIRED PARKING</b>	<b>76</b>

***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:

- 5 (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.
- 10 (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.
- 15 (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.
- 20 (c) *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.
- 25 (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.

30 Planner Williams noted that the petitioner’s responses to each of the General Standards were included as an attachment to the staff report.

**Action Requested**

35 Planner Williams concluded the PowerPoint presentation by stating that the petitioners request a motion of the Plan Commission to recommend approval of Petition No. 17-1.1, Tiger Koo’s Martial Arts Academy, petitioner, and RJK Equities LLC, owner, 9734 Route 47 - Request for a Special Use Permit to operate an Indoor Recreation Facility in the “B-3 (PUD)” Shopping Center Business District – Planned Unit Development-zoned property in accordance with the application submitted to, and is on file with, the Village of Huntley.

40 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.
- 45 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. 17-1.1.**

50 **MOVED: Vice Chair Ellison**  
**SECONDED: Commissioner Robert Chandler**

**AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and Robert Chandler, Vice Chair Ellison and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

5 **MOTION CARRIED 7:0:0**

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:

10

James Williams, Village of Huntley

Jong Sub Koo, TKMA, 1536 East Algonquin Road, Algonquin, IL 60102

Amy Ober, TKMA, 1536 East Algonquin Road, Algonquin, IL 60102

Kirk Booher, RJK Equities LLC, 1134 North Main Street, Algonquin, IL 60102-3482

15

Mr. Koo addressed the Plan Commission and thanked them for their consideration of the request and introduced TKMA's office manager Amy Ober.

20

Ms. Ober addressed the Plan Commission and noted that the staff report outlining TKMA's request included TKMA days of operation as Monday through Thursday and this should be corrected to reflect that TKMA will operate on Fridays between 4:30 p.m. to 8:00 p.m.

Chairman Kibort noted that Staff will make this correction.

25

Mr. Booher, representing owners of the Covington Lakes shopping center, stated that the positive experience TKMA has had operating two (2) other martial arts training facilities in similar retail centers as the proposed site is strong evidence that the proposed martial arts facility will fit well in the proposed location. Mr. Booher stated that he believes the retail center's parking is sufficient for the martial arts training facility and that Tiger Koo's Martial Arts Academy will be a benefit to the both the strip retail center as well as the community.

30

Mr. Koo noted that this will be his third martial arts training facility and as with the other two (2) locations he expects this location to be an asset to both the neighboring businesses as well as the Huntley community.

No other members of the public wished to speak in favor of or in opposition to the proposed request.

35

Commissioner Darci Chandler stated that she supports the request recalling that when she participated in martial arts when younger her mother often dropped her off and picked her up from her training sessions.

Commissioner Hahn expressed his support of the proposed request.

40

Vice Chair Ellison asked where in Hoffman Estates the Tiger Koo facility was located and how long a typical martial arts training session lasted.

45

Mr. Koo stated that Hoffman Estates facility was located on Palatine Road and that a typical martial arts training session lasted forty (40) minutes.

Chairman Kibort noted his support of the proposed request and agreed that the proposed martial arts facility should benefit the neighboring businesses and may also receive enrollment of clients from the neighboring residential neighborhood.

50

Commissioners Nichols and DeBaltz both stated that they were in favor of the request and did not have any questions or concerns of the petitioner and/or property owner.

5 Commissioner Robert Chandler expressed his support of the proposed request and, noting that the TKMA's business plan mentioned that Mr. Koo was a seventh degree black belt, asked the number of degrees there were within this martial arts discipline.

Mr. Koo stated that Tae-Kwon-Do includes nine (9) black belt degrees.

10 **A MOTION was made to close the public hearing to consider Petition No. 17-1.1.**

**MOVED: Commissioner Hahn**  
**SECONDED: Commissioner Darci Chandler**  
15 **AYES: Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and Robert Chandler, Vice Chair Ellison and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

20 **A MOTION was made to recommend approval of Petition No. 17-1.1, Tiger Koo's Martial Arts Academy, petitioner, and RJK Equities LLC, owner, 9734 Route 47, request for a Special Use Permit to operate an Indoor Recreation Facility in the "B-3 (PUD)" Shopping Center Business District – Planned Unit Development-zoned property in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

- 25
1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
  - 30 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.

**MOVED: Commissioner Hahn**  
35 **SECONDED: Commissioner Darci Chandler**  
**AYES: Commissioners Darci Chandler, Hahn, Nichols, and Robert Chandler, Vice Chair Ellison and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

40 7. Discussion

Director Nordman stated that the next Plan Commission meeting is scheduled for Monday, January 23, 2017 and at this time there are no petitions or public hearing items pending for consideration that evening.

45 8. Adjournment

**At 6:52 pm, a MOTION was made to adjourn the January 9, 2017 Plan Commission meeting.**

50 **MOVED: Vice Chair Ellison**  
**SECONDED: Commissioner Nichols**

**AYES:** Commissioners Darci Chandler, Hahn, Nichols, DeBaltz, and Robert Chandler, Vice Chair Ellison and Chairman Kibort

**NAYS:** None

**ABSTAIN:** None

5 **MOTION CARRIED 7:0:0**

Respectfully submitted,

*James Williams*

Planner

10 Village of Huntley