

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 26, 2012
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 26, 2012 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 Dawn Ellison, Len Stensing, Ruby Hornig, Lori Nichols, J.R. Westberg and Robert Chandler and Chairman Tom Kibort

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 offered.

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4. Approval of Minutes

A. Approval of the March 12, 2012 Plan Commission Public Hearing Minutes

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A MOTION was made to approve the March 12, 2012 Plan Commission Public Hearing Minutes as written.

MOVED: Commissioner Westberg

SECONDED: Commissioner Ellison

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AYES: Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, Chandler, and Chairman Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 7:0:0

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5. Public Hearing(s)

A. Petition No. 12-3.2, Juki Huntley Property LLC, Union Special LLC, Huntley Travel Baseball, Heat United Soccer Club, and Old School Wrestling Club, 1 Union Special Plaza, Public Hearing to consider a request for a Special Use Permit to operate Indoor Recreation Facilities in the "M" Manufacturing District in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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Planner Williams reviewed the PowerPoint presentation outlining the request.

BACKGROUND INFORMATION

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Owners: Juki Huntley, LLC
1 Union Special Plaza
Huntley, IL 60142

Petitioners: Union Special, LLC
1 Union Special Plaza
Huntley, IL 60142

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Huntley Travel Baseball, Heat United Soccer Club, and Old School Wrestling Club

Subject Location: Two (2) lease spaces, 15,867 square feet and 5,238 square feet, within the Union Special facility

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Request: Special Use Permit for Indoor Recreation within the “M” Manufacturing zoned Union Special facility.

Zoning, Land Use and Comprehensive Plan:

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The zoning, existing uses and comprehensive plan land uses of the subject property and adjacent properties were reviewed.

DEVELOPMENT SUMMARY

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Planner Williams stated that Juki Huntley Property LLC, as property owner and Union Special LLC, local private company affiliate/petitioner have applied to the Village of Huntley for an Indoor Recreation Special Use Permit within the “M” Manufacturing zoning district. Planner Williams explained the Special Use will allow three local sport organizations: Huntley Travel Baseball (HTB), Heat United Soccer Club (HU) and Old School Wrestling Club (OSW) to use lease spaces within the Union Special facility.

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Huntley Travel Baseball and Heat United Soccer Club will share a 15,867 square foot lease space on the ground floor, while the Old School Wrestling Club will utilize a 5,238 square foot space on the upstairs level of the facility.

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Planner Williams stated all three organizations intend to use the spaces primarily on weekday evenings and weekends, with peak usage between 6 p.m. and 8 p.m. weekdays. During the peak usage time, each organization may have as many as 15 to 20 participants. The sports organizations’ participants are generally between the ages of eight (8) and eighteen (18) years of age and are typically dropped off at the facility thereby utilizing a modest amount of the Union Special facility parking. The peak usage times differing from other businesses within the Union Special facility and the minimal parking required for the use are both cited as reasons why the petitioner expects little, if any, conflict with the proposed Special Use.

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STAFF ANALYSIS

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Planner Williams recounted the precedent for the subject Special Use Permit was approved per Ordinance No. 2005-2.12, February 10, 2005, which accommodated a 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. Therefore, Planner Williams pointed out, the petitioners’ must secure approval of the Special Use Permit to accommodate the three (3) sports organizations use of the two (2) lease spaces within the “M” Manufacturing-zoned facility for their respective Indoor Recreation activities.

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STANDARDS FOR AMENDMENTS

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Planner Williams pointed out the Section 156.211 of the Huntley Zoning Ordinance addressed Amendments specifying the procedure for considering proposed changes to the zoning code text including (E) Standards for Amendments whereby the decision of whether a proposed amendment should be granted or denied is weighed against whether or not the public good demands or requires the amendment to be made.

SPECIAL USE PERMITS – Standards for Special Use Permits.

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.

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(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.

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PLAN COMMISSION CONCEPTUAL REVIEW

Planner Williams recalled the Plan Commission’s conceptual review of the proposed request on Monday, February 27, 2012, was favorable. Questions about the proposed Special Use Permit for Indoor Recreation within the “M” Manufacturing-zoned property at 1 Union Special Plaza included how the sports organizations’ participants would enter the facility and whether spectators or the general public would be accommodated in the respective lease spaces. A Union Special representative stated the facility has key-card access and spectators and sports exhibitions are not currently planned to be accommodated within either of the two (2) subject lease spaces.

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REQUESTED ACTION

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The PowerPoint presentation concluded with Planner Williams’ review of the petitioners request for a motion of the Plan Commission, to recommend approval of Petition No. 12-3.2, Juki Huntley Property LLC, Union Special LLC, Huntley Travel Baseball, Heat United Soccer Club, and Old School Wrestling Club, 1 Union Special Plaza, Public Hearing to consider a request for a Special Use Permit to operate Indoor Recreation Facilities in the “M” Manufacturing District in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

1. All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
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. 12-3.2.

MOVED: Commissioner Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, and Chandler and Chairman Kibort
NAYS: None
ABSTAIN: None
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:

James Williams, Village of Huntley
Charles Nordman, Village of Huntley
Terry Hitpas, President, Union Special, LLC, 1 Union Special Plaza, Huntley, IL 60142
Tom Bartel, Vice President, Union Special, LLC, 1 Union Special Plaza, Huntley, IL 60142
Bob Marrow, 11908 4th Street, Huntley, IL 60142

The Petitioner's representatives had no additional comments.

Mr. Marrow, 11908 4th Street resident, asked if Union Special's Special Use Permit request would have any effect on zoning of the subject and/or surrounding properties.

Planner Williams stated that the zoning would not be changed.

Mr. Marrow stated he was concerned with the Union Special-owned office building at the west end of 4th Street and a driving school business leasing space in the building. Mr. Marrow stated he has seen several clients of the driving school speeding to-and-from the business and on a couple occasions had flagged down drivers to tell them to "slow down".

Mr. Bartel stated the driving school was no longer a tenant in the office building Mr. Marrow referenced. Mr. Bartel encouraged Mr. Marrow to contact their offices if he had any future issues involving Union Special's main site or ancillary facilities.

Chairman Kibort also suggested Mr. Marrow contact the Village if there are any issues that concern him in the future.

Commissioner Ellison asked the Union Special representatives why the Old School Wrestling Club was using the entrance on the south side of the facility. Mr. Bartel explained the southern entrance was the closest to the lease space occupied by the wrestling club.

Commissioner Stensing asked if the soccer club would ever use equipment such as soccer goals/nets on the Union Special exterior grounds and the petitioners stated the use of such equipment outside is not expected nor would be permitted.

5 Commissioner Westberg asked if the entrances were ADA compliant and the petitioners stated both entrances met these requirements.

10 Commissioner Chandler asked Staff if a parking study was performed as part of the petitioner's Special Use Permit request and Director Nordman stated there had not been a comprehensive parking study done, rather, Staff relied on empirical observations of the facility's parking area to determine if adequate parking for the requested use would be available.

A MOTION was made to close the public hearing to consider Petition No. 12-3.2.

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

25 **A MOTION was made to recommend approval of Petition A. Petition No. 12-3.2, Juki Huntley Property LLC, Union Special LLC, Huntley Travel Baseball, Heat United Soccer Club, and Old School Wrestling Club, 1 Union Special Plaza, Public Hearing to consider a request for a Special Use Permit to operate Indoor Recreation Facilities in the "M" Manufacturing District in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq., subject to the following conditions:**

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1. **All public improvements and site development must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
 - 35 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.**

40 **MOVED:** Commissioner Ellison
SECONDED: Commissioner Westberg
AYES: Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, and
Chandler and Chairman Kibort
NAYS: None
45 **ABSTAIN:** None
MOTION CARRIED 7:0:0

6. Discussion

50 Planner Williams reminded the Plan Commission the next meeting is scheduled for Monday, April 9, 2012 and Staff will contact the Plan Commission members if scheduling of the meeting is necessary.

7. Adjournment

At 6:56 pm, a MOTION was made to adjourn the March 26, 2012 Plan Commission meeting.

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

Respectfully submitted,

James Williams

15 Planner
Village of Huntley