

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, January 25, 2016
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for January 25, 2016 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Terra DeBaltz, Robert Chandler, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioners Ron Hahn and Lori Nichols

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

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the December 14, 2015 Plan Commission Meeting Minutes

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A MOTION was made to approve the December 14, 2015 Plan Commission Meeting Minutes as written.

MOVED: Commissioner DeBaltz

SECONDED: Commissioner Darci Chandler

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AYES: Commissioners Darci Chandler, DeBaltz and Chairman Tom Kibort

NAYS: None

ABSTAIN: Commissioner Robert Chandler and Vice-Chair Ellison

MOTION CARRIED 3:0:2

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6. Public Hearing(s)

A. Petition No. 16-1.1, Next Level Travel Baseball, petitioner, and Property Dynamics LLC, XXXII, owner, 10735 – 10739 Wolf Drive - Request is for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

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Background Information

Planner Williams began the PowerPoint presentation outlining the request from Next Level Travel Baseball and Property Dynamics LLC, XXXII for a Special Use Permit for Indoor Recreation within the “M” Manufacturing zoning district. Planner Williams stated that the Special Use Permit will allow Next Level Travel Baseball to train and store their equipment within the 7,500 square foot lease space. Next Level Travel Baseball has two business components: travel baseball and private lessons and camps. The three (3) travel teams are divided among three (3) age groups; thirteen, fourteen, and fifteen-year-olds and compete against other baseball teams

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primarily within Illinois. Baseball training within the facility provides the fundamentals of pitching, fielding and hitting to players in the summer months, between April and September, and the off-season between October and March.

5	<u>Summer Hours</u> (April through September):	<u>Winter Hours</u> (October through March):
	Monday - Friday 12:00 to 7:00 p.m.	Monday - Thursday 5:00 to 7:00 p.m.
	Saturday and Sunday 8:00 a.m. to 5:00 p.m.	Friday 5:00 to 10:00 p.m.
		Saturday and Sunday 8:00 a.m. to 6:00 p.m.

10 Planner Williams pointed out that similar indoor recreation facilities currently operating within the Wolf Business Park include Huntley Gymnastics Academy, CrossFit Huntley, Center Stage Dance Academy and the recently considered petition for Huntley Cheer Association.

Staff Analysis

15 Planner Williams noted that Ordinance No. 2005-2.12, approved February 10, 2005, originally 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.

20 Planner Williams continued, noting that the facility will serve as a practice facility exclusively for the Next Level Travel Baseball participants with most athletes being dropped-off and picked-up for practice sessions. The adjacent parking lot provides 178 parking spaces that are shared by the nearby tenants within this portion of the Wolf Business Center, which include Authorized Food Equipment Services, Custom Collision Restoration (CCR), West Lake Church office, Kennametal, U.S Postal Service, Complete Auto Repair Service, and several vacant tenant spaces.

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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:

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General Standards. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

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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.

(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.

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

10 ***Action Requested***

The petitioner requests a motion of the Plan Commission to recommend approval of Petition No. 16-1.1, Next Level Travel Baseball, petitioner, and Property Dynamics LLC, XXXII, owner, 10735 – 10739 Wolf Drive - Request is for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley.

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

- 20 1. All improvements must occur in full compliance with all applicable Village Municipal Services (Engineering, Public Works, Planning and Building), practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 25 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. 16-1.1.

MOVED: Vice-Chair Ellison

SECONDED: Commissioner Robert Chandler

AYES: Commissioners Darci Chandler, DeBaltz, Robert Chandler, Vice-Chair Ellison and Chairman Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

35 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 stand and be sworn in. The following individuals were sworn in:

40 Charles Nordman, Village of Huntley

James Williams, Village of Huntley

Juan Acevedo, 9403 Rainsford Drive, Huntley, IL 60142

45 Juan Acevedo addressed the Plan Commission and thanked the Plan Commission for their consideration of the Special Use Permit request and expressed that he has a passion for baseball, described some of the improvements that has made and will make to the subject lease space at 10735 Wolf Drive.

Vice-Chair Ellison noted that she had concerns regarding the proposed indoor recreation use, particularly since it is so similar to uses in other existing tenant spaces within the Wolf Business Center facility.

50 Chairman Kibort asked whether padding will be placed beneath the athletic turf installed within the facility and Mr. Acevedo noted that padding will be included with the turf.

Commissioner Darci stated that she had no questions for the petitioner.

Commissioner DeBaltz stated that he had no issues with the proposed Special Use Permit request.

5 Commissioner Robert Chandler stated that he was excited about the proposed baseball training facility and had some questions for the petitioner regarding the interior improvements to the facility and asked if there was any thought to extending training to those individuals older than fifteen years of age.

10 Mr. Acevedo stated that he is interested in exploring the possibility of extending the baseball training to those players older than fifteen years.

Chairman Kibort asked if the facility will have a heart defibrillator kit on-site and Mr. Acevedo stated that the facility will be outfitted with a heart defibrillator.

15 There were no members of the audience in attendance expressing support or opposition to the request.

A MOTION was made to close the public hearing to consider Petition No. 16-1.1.

MOVED: Vice-Chair Ellison

SECONDED: Commissioner Darci Chandler

20 **AYES: Commissioners Darci Chandler, DeBaltz, Robert Chandler, Vice-Chair Ellison and Chairman Kibort**

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

25 **A MOTION was made to recommend approval of the request from Next Level Travel Baseball, petitioner, and Property Dynamics LLC, XXXII, owner, for a Special Use Permit to operate an Indoor Recreation Facility in the "M" Manufacturing District in accordance with the application submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

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

2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.

35 **3. No Signage is approved as part of the Special Use Permit.**

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner DeBaltz

40 **AYES: Commissioners Darci Chandler, DeBaltz, Robert Chandler, Vice-Chair Ellison and Chairman Kibort**

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

45 7. Discussion

Director Nordman noted that the next Plan Commission meeting is scheduled for Monday, February 8, 2016, however at this time there are no petitions scheduled for consideration that evening.

50 8. Adjournment

At 6:45 pm, a MOTION was made to adjourn the January 25, 2016 Plan Commission meeting.

5 **MOVED:** **Vice-Chair Ellison**
SECONDED: **Commissioner Darci Chandler**
AYES: **Commissioners Darci Chandler, DeBaltz, Robert Chandler, Vice-Chair Ellison**
 and Chairman Kibort
NAYS: **None**
ABSTAIN: **None**
10 **MOTION CARRIED 5:0:0**

Respectfully submitted,

James Williams

Planner

15 Village of Huntley