

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 11, 2016
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for July 11, 2016 at 6:33 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, Ron Hahn, Lori Nichols, Vice-Chair Dawn Ellison and Chairman Tom Kibort

COMMISSIONERS

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ABSENT: Commissioners Terra DeBaltz and Robert Chandler

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

4. Public Comments None.

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5. Approval of Minutes

A. Approval of the June 27, 2016 Plan Commission Meeting Minutes

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A MOTION was made to approve the June 27, 2016 Plan Commission Meeting Minutes as written.

MOVED: Vice Chair Ellison

SECONDED: Commissioner Darci Chandler

AYES: Commissioners Darci Chandler and Hahn, Vice Chair Ellison and Chairman Kibort

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NAYS: None

ABSTAIN: Commissioner Nichols

MOTION CARRIED 4:0:1

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6. Public Hearing(s)

A. Petition No. 16-7.1, Huntley Gymnastics Academy and Academy of Cheer, 10725 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor recreation facility in the "M" Manufacturing zoning district.

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Development Summary

Planner Williams reviewed a PowerPoint presentation outlining the request from Huntley Gymnastics Academy and Academy of Cheer (HGA) for a Special Use Permit to allow an indoor recreation facility within the ±10,000 square foot space at 10725 Wolf Drive within the "M"-PUD" Manufacturing – Planned Unit Development-zoned Wolf Business Park.

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Planner Williams stated that HGA's existing 15,000 square foot gymnastics center received approval for an indoor recreation Special Use Permit in June of 2011. The proposed ±10,000 square foot expansion will be located on the east-facing side of the westernmost Wolf Drive Business Park building and will operate as a training facility for cheerleading.

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Planner Williams reviewed the following days and hours of operation for the indoor recreation facility:

Monday through Thursday 9 am to 9 pm

Friday 9 am to 8 pm

10 Saturday 8 am to 1 pm

Private engagements are available by appointment on Saturdays and Sundays

Planner Williams pointed out that the petitioner has indicated required parking for the facility would generally be no greater than thirty (30) vehicles at peak times on weekdays between 5:00 p.m. and 7:00 p.m.

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Staff Analysis

Planner Williams stated that the location of the proposed gymnastic facility expansion is in close proximity to the Next Level Travel Baseball facility that received a Special Use Permit for indoor recreation earlier this year. Planner Williams noted that the two indoor recreation facilities operate in similar fashion with many of the attendees being dropped-off and picked-up thereby minimizing the need for parking. The parking area in the central portion of the Wolf Business Park has approximately 178 spaces shared by the nearby tenants including 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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Planner Williams continued, noting that sufficient parking during peak periods (weekday evenings between 6:00 p.m. and 8:00 p.m.) would be available for Next Level Travel Baseball and Huntley Gymnastics Academy given the other dissimilar businesses on this side of the Wolf Business Park and the expectation that those businesses would not require extensive parking during these periods.

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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.

(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.

(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.

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REQUESTED ACTION

Planner Williams stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-7.1, Huntley Gymnastics Academy and Academy of Cheer, 10725 Wolf Drive, Special Use Permit for an indoor recreation facility in the “M-PUD” Manufacturing – Planned Unit Development zoning district.

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Planner Williams noted that 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 Thursday - 9 am to 9 pm; Fridays - 9 am to 8 pm; Saturdays - 8 am to 1 pm; with private engagements available on Saturdays and Sundays.
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.

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A MOTION was made to open the public hearing to consider Petition No. 16-7.1.

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MOVED: Vice Chair Ellison
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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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:

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James Williams, Village of Huntley
 Amy Krotzer, Huntley Gymnastics Academy, 10763 Wolf Drive, Huntley, IL 60142

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Ms. Krotzer addressed the Plan Commission and noted she had no additional information to add to Staff’s presentation of her request.

The Plan Commission had no questions or concerns regarding the request.

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There being no further questions or concerns or parties in attendance in support or opposition to the petitioners’ request Chairman Kibort called for a motion to close the public hearing.

A MOTION was made to close the public hearing for Petition No. 16-7.1.

MOVED: Commissioner Nichols

SECONDED: Commissioner Darci Chandler

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

10 A MOTION was made to recommend approval of the request from Huntley Gymnastics Academy and
Academy of Cheer, 10725 Wolf Drive, Public Hearing to consider a Special Use Permit for an indoor
recreation facility in the "M" Manufacturing zoning district, subject to the following conditions:

1. Hours of Operation: Monday through Thursday - 9 am to 9 pm; Fridays - 9 am to 8 pm; Saturdays - 8
am to 1 pm; with private engagements available on Saturdays and Sundays.
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.

MOVED: Commissioner Hahn

SECONDED: Commissioner Darci Chandler

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

- B. Petition No. 16-7.2, Village of Huntley, Proposed Zoning Ordinance Text Amendment to Article II -
Interpretations and Definitions, Article V - Business and Non-Residential Districts, Article VI - Planned
Development District, and Appendices - Table 2: Uses Permitted in Zoning Districts and Table 3: Uses
Permitted in Planned Development District.

Summary

Director Nordman reviewed a PowerPoint presentation outlining the proposed text amendment beginning
with the Village Board's approval on January 28, 2016 of a six month moratorium on the issuance of an
occupancy permit or any other development approval or building permit for payday loan facilities, currency
exchanges, resale shops, pawn shops and similar uses in order to review the existing uses and determine the
proper zoning classification and regulations for such establishments as well as the review process for locating
such establishments in the Village. Director Nordman continued noting that the moratorium was enacted due to
an increase in the number of inquiries for locating payday loan facilities, currency exchanges, resale shops,
pawn shops and similar uses within the Village. Director Nordman stated that these uses are permitted and
special uses within the Village's Zoning Ordinance. The secondary effects of these uses could be detrimental to
development within the Village and effectively limit the ability to attract diverse types of business and
therefore warrant further study to determine proper zoning classifications and regulations. Director Nordman

stated that the moratorium on the issuance of an occupancy permit or any other development approval or building permits extends to July 31, 2016.

Staff Analysis

5 Director Nordman pointed out that the definitions included in the Staff report are proposed for the uses that are subject to the moratorium. Currently, none of the uses are defined within the Zoning Ordinance. Director Nordman stated that the proposed zoning districts for the permitted uses and special uses are listed below each definition. If a use is listed as “permitted” it may locate within a zoning district by right and does not require approval from the Plan Commission or Village Board. If a use is listed as a “special use” it is considered as
10 having a special impact or uniqueness that requires careful review of its location, design, configuration and impact to determine the desirability of permitting it on any given site. Director Nordman pointed out that Special uses require review and approval by the Plan Commission and Village Board.

15 ***Proposed Definitions:***

ANTIQUÉ SALES: Antique Sales engage exclusively in the business of selling, bartering, or exchanging items which are by their style, design, or use commonly considered to be of another era or age, and not simply because the same is not a new product, including but not limited to works of art, pieces of furniture, decorative objects, clocks, lamps, clothing, rugs, toys, and the like. This definition excludes firearms, and vehicles and vehicle
20 parts, both restorable and in working condition. This definition further excludes “pawn shops and “secondhand store”. A store that primarily sells books is included under “bookstore”.

Proposed zoning districts: Permitted in the “B-2” Highway Service, “B-3” Shopping Center Business, “B-4” Adaptive Reuse Business, “C-1” Neighborhood Business District and “C-2” Regional Retail.

25 **AUCTION HOUSE:** An enclosed place or establishment conducted or operated for compensation or profit as a private or public market where items are offered for sale through competitive bidding. The term "auction house" shall not include on premises estate, foreclosure, real estate or personal property sales conducted upon the estate, foreclosed or for sale property or property belonging to the personal property owner.

30 ***Proposed zoning districts:*** Special Use in the “M” Manufacturing and “ORI” Office/Research Industrial District

CURRENCY EXCHANGE: A commercial use that exchanges common currencies, sells money orders, or cashier’s checks and cashes checks as its principal business activity. “Currency Exchange” shall not include a “Financial Institution.”

35 ***Proposed zoning districts:*** Special Use in the “B-3” Shopping Center Business and “C-2” Regional Retail.

FURNITURE SALES, USED: A retail store that buys or accepts donations and sells previously used furniture that is in good repair or has been restored or reconditioned to a clean and usable condition.

40 ***Proposed zoning districts:*** Special Use in the “B-2” Highway Service, “B-3” Shopping Center Business, and “C-1” Neighborhood Business District and “C-2” Regional Retail.

PAWN SHOP: An establishment that engages, in whole or in part, in the business of receiving property in pledge or as a security for money or other things advanced to the pawner or pledger.

45 ***Proposed zoning districts:*** None.

PERSONAL LOAN AGENCY: An establishment providing loans to individuals in exchange for receiving personal checks or titles to the borrower’s motor vehicles as collateral. The definition excludes “financial institution” and “currency exchange”.

50 ***Proposed zoning districts:*** Special Use in the “B-3” Shopping Center Business and “C-2” Regional Retail.

SECONDHAND STORE: A retail store that buys or accepts donations and sells previously used merchandise, such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique, that is in good repair or has been restored or reconditioned to a clean and usable condition.

5 **Proposed zoning districts:** *Special Use in the “B-2” Highway Service, “B-3” Shopping Center Business, “C-1” Neighborhood Business District and “C-2” Regional Retail.*

Director Nordman reviewed the following tables that provided a comparison of the existing and proposed zoning districts for the uses that are subject to the moratorium.

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PERMITTED AND SPECIAL USES

USE		RE-1	RE-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	O-1	HC	M	ORI
Antique Sales	Existing								S	X	X	X				
	Proposed									X	X	X				
Auction House	Existing									X					S	
	Proposed														S	S
Currency Exchange	Existing									X	X					
	Proposed										S					
Furniture Sales, Used	Existing									X	X					
	Proposed									S	S					
Pawn Shop	Existing									X						
	Proposed															
Personal Loan Agency	Existing									X	X		S			
	Proposed										S					
Secondhand Store	Existing									S	S					
	Proposed									S	S					

X = Permitted Use S = Special Use

PLANNED DEVELOPMENT DISTRICT - PERMITTED AND SPECIAL USES

USE		ER	ER-1	ER-2	SF-1	SF-2	MF-1	MF-2	C-1	C-2	O	BP	P
Antique Sales	Existing								X	X			
	Proposed								X	X			
Currency Exchange	Existing								X	X	X		
	Proposed									S			
Furniture Sales, Used	Existing								X	X			
	Proposed								S	S			
Personal Loan Agency	Existing								X	X	X		
	Proposed									S			
Secondhand Store	Existing								S	S			
	Proposed								S	S			

15 X = Permitted Use S = Special Use

Village Board and Plan Commission Conceptual Review

Director Nordman stated that the Village Board favorably reviewed the proposed amendments on June 23, 2016, and referred it to the Plan Commission to begin the formal development review and approval process. Director Nordman reminded the Plan Commission that they had conceptually reviewed the proposed amendments at their June 27, 2016 meeting and provided favorable feedback.

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Requested Action

Director Nordman concluded the presentation noting that a motion is requested of the Plan Commission, to recommend approval of Petition No. 16-7.2, Village of Huntley, Proposed Zoning Ordinance Text Amendment to Article II - Interpretations and Definitions, Article V - Business and Non-Residential Districts, Article VI - Planned Development District, and Appendices - Table 2: Uses Permitted in Zoning Districts and Table 3: Uses Permitted in Planned Development District.

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A MOTION was made to open the public hearing to consider Petition No. 16-7.2.

MOVED: Commissioner Nichols
SECONDED: Commissioner Darci Chandler
5 **AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and**
Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

10 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:

15 Charles Nordman, Village of Huntley

The Plan Commission had no questions or concerns regarding the proposed text amendment.

20 There being no further questions or concerns or parties in attendance in support or opposition to the petitioners' request Chairman Kibort called for a motion to close the public hearing.

A MOTION was made to close the public hearing for Petition No. 16-7.2.

MOVED: Vice Chair Ellison
25 **SECONDED: Commissioner Hahn**
AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and
Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

30 **A MOTION was made to recommend approval of the Village of Huntley, Proposed Zoning Ordinance Text Amendment to Article II - Interpretations and Definitions, Article V - Business and Non-Residential Districts, Article VI - Planned Development District, and Appendices - Table 2: Uses Permitted in Zoning Districts and Table 3: Uses Permitted in Planned Development District.**

35 **MOVED: Vice Chair Ellison**
SECONDED: Commissioner Hahn
AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and
40 **Chairman Kibort**
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

45 7. Discussion

Director Nordman stated that the next Plan Commission meeting is scheduled for Monday, July 25, 2016.

8. Adjournment

50 **At 6:50 pm, a MOTION was made to adjourn the July 11, 2016 Plan Commission meeting.**

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn and Nichols, Vice Chair Ellison and
Chairman Kibort
5 **NAYS:** None
ABSTAIN: None
MOTION CARRIED 5:0:0

10 Respectfully submitted,
James Williams
Planner
Village of Huntley