

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, March 14, 2016
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 14, 2016 at 6:30 pm in the Municipal Complex Conference Room C107 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

15

PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Terra DeBaltz, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT: Commissioner Robert Chandler

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 January 25, 2016 Plan Commission Meeting Minutes

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A MOTION was made to approve the January 25, 2016 Plan Commission Meeting Minutes as written.

MOVED: Commissioner DeBaltz

SECONDED: Commissioner Vice-Chair Ellison

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

NAYS: None

ABSTAIN: Commissioners Hahn and Nichols

MOTION CARRIED 4:0:2

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6. Public Hearing(s)

A. Petition No. 16-3.1, Randall Road Animal Hospital and Thomas Manning, co-petitioners, and FNBC Bank & Trust, owner, 11804 Route 47 - Request for (i) a Text Amendment to allow a veterinary hospital as a Special Use in the "M" Manufacturing District and (ii) a Special Use Permit for a veterinary hospital in the "M" Manufacturing District, including any relief as may be necessary to allow for development in accordance with the submitted site plan and pursuant to the requirements of Section 156.068 and Section 156.204 of the Huntley Zoning Ordinance.

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Background Information

Planner Williams began the presentation noting Randall Road Animal Hospital and Thomas Manning, co-petitioners, and FNBC Bank & Trust, owner, of the subject property at 11804 Route 47 are requesting a text amendment to the Zoning Ordinance to allow a Veterinary Hospital as a Special Use in the "M" Manufacturing

District. Subsequently, a Special Use Permit is requested for a Veterinary Hospital to locate within the “M” Manufacturing zoned property at 11804 Route 47.

5 Planner Williams stated that the proposed veterinary clinic will occupy the ±2,250 square foot first floor tenant space at the southwest corner of the building adjacent to Route 47. The proposed veterinary hospital will provide preventative care, minor surgery and treat sick animals, primarily dogs and cats, five or six days a week between the hours of 8:00 a.m. and 7:00 p.m. Initially, the facility will operate with one veterinarian and two or three employees with the possibility of hiring additional staff in the future as needed. The clinic staff will transfer any animals requiring more intensive care and/or overnight accommodation to their Crystal Lake facility and will not board animals overnight. A dog waste station will be required adjacent to the facility’s parking area.

Staff Analysis

15 Planner Williams noted the subject site, 11804 Route 47, is zoned “M” Manufacturing District, which does not permit a veterinary hospital as an allowed or special permitted use. Currently, the Zoning Ordinance allows a veterinary hospital/clinic within the “B-2” Highway Service District, “C-1” Neighborhood Retail District and “C-2” Regional Retail District as a Permitted Use and in the “O” Corporate Office District as a Special Use (“C-1”, “C-2”, and “O” are part of the Planned Development District).

20 Planner Williams continued stating that in order to allow a veterinary hospital to locate at the subject site the text of the Zoning Ordinance must be amended to add a veterinary hospital as a special use within the “M” zoning district. Furthermore, Planner Williams noted, the proposed amendment would allow any “M” Manufacturing zoned property to request a Special Use Permit for a veterinary hospital.

Parking

25 There are thirteen (13) parking stalls immediately adjacent to the proposed facility entrance on the southwest corner of the site. The Zoning Ordinance minimum parking requirements are five (5) parking stalls per 1,000 square feet or twelve (12) parking spaces for the proposed 2,250 square foot animal hospital facility.

Standards for Amendments

30 Planner Williams stated that the Section 156.211 of the Huntley Zoning Ordinance specifies the procedure for considering proposed changes to the text of the Zoning Ordinance, including (E) *Standards for Amendments*. Planner Williams noted that when determining if a proposed amendment should be granted, the Plan Commission and Village Board are to be guided by the principal that its power to amend the Code is exercised only when the public good demands or requires the amendment to be made.

Special Use Permits

35 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:

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

45 (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.

50 (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.

- (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.
- 5 (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.
- 10 (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.
- 15 (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.

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Village Board Conceptual Review

The Village Board reviewed the conceptual plans for the project at their January 21, 2016 Committee of the Whole meeting. Planner Williams noted that the Village Board was generally supportive of the proposal and clarified that the Veterinary Hospital would occupy only the ground floor portion of the subject leased space.

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Action Requested

The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-3.1, Randall Road Animal Hospital and Thomas Manning, co-petitioners, and FNBC Bank & Trust, owner, 11804 Route 47 - (i) a Text Amendment to allow a veterinary hospital as a Special Use in the "M" Manufacturing District and (ii) a Special Use Permit for a veterinary hospital in the "M" Manufacturing District.

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Planner Williams stated 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. 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.
3. 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. 16-3.1.

MOVED: Commissioner Hahn

SECONDED: Commissioner Nichols

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

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NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

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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:

James Williams, Village of Huntley

Thomas Zanck, Attorney, 40 Brink Street, Crystal Lake, IL 60014
Thomas Manning, 15010 Church Road, Huntley, IL 60142
Dr. Mandeep Sandhu, 1580 Carlemont Drive, Crystal Lake, IL 60014

5 Thomas Zanck, the co-petitioners' attorney, addressed the Plan Commission and reminded the Plan Commission of the Huntley Village Board's support for the request when the conceptual plans for the veterinary hospital was considered on January 21, 2016. Additionally, Mr. Zanck pointed out that the subject property at 11804 Route 47 is in a transitional-state and the proposed veterinary hospital offers a viable immediate use of the lease space.

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

Vice-Chair Ellison asked if the facility will include installation of a dog run.

15 Dr. Sandhu stated that a dog run would not be installed, but a dog waste station would be accommodated adjacent to the veterinary hospital parking area.

Commissioner Hahn stated that he had no concerns or issues with the petitioners' request.

20 Commissioner Darci Chandler stated that she was comfortable with the veterinary hospital at the proposed location.

Chairman Kibort reminded the other Plan Commissioners and audience that the veterinary hospital under consideration this evening had made a similar request last fall for a location on Princeton Drive.

25 Chairman Kibort noted that the conditions for approval for the veterinary hospital should require the installation of a dog waste station.

Dr. Sandhu stated that he was comfortable with this condition being added to the Special Use Permit for the veterinary hospital.

30 Commissioner DeBaltz that stated she supportive of the veterinary hospital locating within the subject lease space, but had concerns that there may be conflict with traffic serving the rear of the site moving in-and-out past the veterinary hospital lease space.

35 Mr. Manning addressed the Plan Commission and pointed out that the drive aisle serving the rear of the site is wide-enough and sufficiently separated from the parking area which will serve the veterinary hospital to avoid any conflict with traffic circulating in-and-out of the site.

40 Commissioner Nichols noted that she had no issues or concerns regarding the petitioners' request.

Chairman Kibort asked how long the subject lease space has been vacant and who were the last tenants.

Mr. Manning noted that it has been vacant for a few months and the last tenants were engineering firms associated with the Route 47 and I-90 tollway improvement projects.

45 Vice-Chair Ellison asked if the second floor of the building would be used.

Dr. Sandhu noted that the ground floor of the building was sufficient for the veterinary hospital and he did not need the additional second floor lease space.

50 **A MOTION was made to close the public hearing to consider Petition No. 16-3.1.**

MOVED: Commissioner DeBaltz
SECONDED: Commissioner Darci Chandler

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

NAYS: None

ABSTAIN: None

5 **MOTION CARRIED 6:0:0**

10 A MOTION was made to recommend approval of the request from Randall Road Animal Hospital and Thomas Manning, co-petitioners, and FNBC Bank & Trust, owner, 11804 Route 47 - (i) a Text Amendment to allow a veterinary hospital as a Special Use in the "M" Manufacturing District and (ii) a Special Use Permit for a veterinary hospital in the "M" Manufacturing District, subject to the following conditions:

- 15 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.
3. No Signage is approved as part of the Special Use Permit.
- 20 4. An animal waste station shall be provided on the exterior of the tenant space and shall be properly maintained at all times.

MOVED: Vice-Chair Ellison

SECONDED: Commissioner Darci Chandler

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

25 **NAYS:** None

ABSTAIN: None

MOTION CARRIED 6:0:0

30 7. Discussion

Director Nordman noted that the next Plan Commission meeting is scheduled for Monday, March 28, 2016, however at this time there are no petitions scheduled for consideration that evening.

35 8. Adjournment

At 6:57 pm, a MOTION was made to adjourn the March 14, 2016 Plan Commission meeting.

MOVED: Vice-Chair Ellison

SECONDED: Commissioner Lori Nichols

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

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

45 Respectfully submitted,
James Williams
Planner
Village of Huntley