

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 12, 2019
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for August 12, 2019 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 Ron Hahn, Darci Chandler, Lori Nichols, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz was absent.

ALSO PRESENT: Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. Public Comments None.

5. Approval of Minutes

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A. Approval of the July 22, 2019 Plan Commission Meeting Minutes

No additions or corrections were noted.

A MOTION was made to approve the July 22, 2019 Plan Commission Meeting Minutes.

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MOVED: Commissioner Hahn

SECONDED: Vice Chair Ellison

AYES: Commissioners Hahn, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort

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NAYS: None

ABSTAIN: Commissioners Nichols and Darci Chandler

MOTION CARRIED 4:0:2

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5. Public Hearing(s)

A. Petition No. 19-8.1, VSJ Holdings LLC (d/b/a Elite Athletics and Sports), petitioner, and The Rink of Crystal Lake, Inc., owner, 10611-10615 Wolf Drive, Requesting 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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A MOTION was made to open the public hearing to consider Petition No. 19-8.1.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

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 Margo Griffin, Development Manager, Village of Huntley
Valerie Jackson, VSJ Holdings LLC
Shawn Jackson, VSJ Holdings LLC

SUMMARY

20 Manager Griffin presented a PowerPoint overview of the project. VSJ Holdings LLC (d/b/a Elite Athletics and Sports) and The Rink of Crystal Lake, Inc. have applied for a Special Use Permit for Indoor Recreation within the “M” Manufacturing zoning district. The Special Use Permit will allow VSJ Holdings LLC to operate their new business venture, Elite Athletics and Sports, in the Wolf Business Park. Per their business plan, Elite Athletics plans to be a state of the art multi-athletics training facility with their core focus on community and scholastic youth sports specific training. They will target sports specific individuals, teams, and clubs looking for expert training in wrestling, football, baseball, martial arts, strength and conditioning, and more.

25 Manager Griffin stated the 7,500 square foot unit works well for Elite Athletics and no further buildout of the space is anticipated. The gym layout consists of several large open space areas for training (turf area, weight/rack area, wrestling mats with heavy bags along wall). The space also includes smaller offices, which be utilized for offices and changing/locker rooms.

STAFF ANALYSIS

30 Manager Griffin reviewed the parking needs and availability for the project. As with similar indoor recreation facilities in Wolf Business Park, parking is readily available and is not anticipated to be an issue. All youth athletes will be dropped-off and picked-up for practice sessions. Youth practice sessions will run from 5:00 p.m. to 8:30 p.m. During the week, the peak morning hour would generate 5 vehicle visits, and the peak PM hour would generate 15 vehicle visits. Weekends would typically be slower, with 5 visitors during the peak AM hour, and 5 visitors for the peak PM hour. The petitioner estimates that on a very busy day, the business will utilize a maximum of 20 parking spaces at one time.

40 Based on the minimum parking required for Commercial Recreation uses (0.3 spaces per person of design capacity), twenty-three (23) parking stalls are required for the proposed facility. There are approximately 130 parking spaces within the eastern portion of the Wolf Business Park and approximately 60 parking spaces immediately adjacent to the subject lease space.

SPECIAL USE PERMITS – Standards for Special Use Permits.

45 Manager Griffin review the requirements for reviewing a Special Use Permit, stating 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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(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.

5 (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.

10 (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.

15 (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.

20 (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.

25 (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.

Manager Griffin stated the petitioner responded to standards and their response was included in the packet for Plan Commission review.

REQUESTED ACTION

30 Manager Griffin stated the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 19-8.1, VSJ Holdings LLC (d/b/a Elite Athletics and Sports), petitioner, and The Rink of Crystal Lake, Inc., owner, 10611-10615 Wolf Drive, Requesting 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.

35 Manager Griffin stated that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

40 1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.

2. 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.

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

Manager Griffin introduced Valerie and Shawn Jackson of VSJ Holdings LLC and stated they were prepared to answer questions from the Commission.

50 Chairman Kibort asked if there any comments from members of the public. There were none.

All Commissioners stated they were happy to see the business startup in Huntley and there were no objections presented.

5 Commissioner Robert Chandler stated he thought this specialty gym was a good use and particularly liked the addition of wrestling.

Commissioner Nichols liked the project and had no objection.

10 Chairman Kibort appreciated there was a large variety of sports included in the programming. He also inquired about the timing of when the gym would open. Valerie Jackson responded they have made great strides with the project and they hope to open the gym by mid-September. Shawn Jackson also replied, stating they have had so much interest from the community, and many persons offering to volunteer their time. In addition, they have a commitment from Junior Red Raiders Wrestling to be one of the first teams to sign on for training classes.

15 Vice Chairman Ellison asked if they were planning on getting any professional players to give talks to the members, or to perhaps sign on as a guest coach for the day, or for seminars, or camps. Shawn Jackson stated they have several people who will be coaching that have trained professionally, especially in collegiate sports. However, they have not gone out looking for professional guest coaches.

20 Commissioner Hahn stated he liked the proposed project and thought it fit well in the Wolf Business Park. He added it might be nice to have batting cages in the space. Shawn Jackson responded they have looked into batting cages and said there is a real potential for retractable batting cages in the future.

Commissioner Darci Chandler stated she likes the project and hopes it proves to be very successful.

25 Chairman Kibort asked if there were any additional questions or comments from members of the Plan Commission. There were none.

A MOTION was made to close the public hearing to consider Petition No. 19-8.1.

30 **MOVED: Commissioner Darci Chandler**
SECONDED: Commissioner Hahn
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
35 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 6:0:0

40 **A MOTION was made to approve Petition No. 19-8.1, VSJ Holdings LLC (d/b/a Elite Athletics and Sports), petitioner, and The Rink of Crystal Lake, Inc., owner, 10611-10615 Wolf Drive, Requesting a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District, in accordance with the application that has been submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

- 45 **1. No building unit construction permits, plans or Certificates of Occupancy are approved as part of this submittal.**
2. 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.
50 **3. No Signage is approved as part of the Special Use Permit.**

MOVED: Commissioner Robert Chandler

SECONDED: Vice Chair Ellison
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

7. Discussion

Director Nordman advised the Commissioners the next regularly scheduled Plan Commission meeting is Monday, August 22, 2019, however, no petitions are scheduled at this time. He advised the Commission he would send an email if the meeting was to be cancelled. No further comments were added.

8. Adjournment

At 6:43 pm, a MOTION was made to adjourn the August 12, 2019 Plan Commission meeting.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hahn, Nichols, Robert Chandler, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Respectfully submitted,

Margo Griffin

Development Manager
Village of Huntley