

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 10, 2021
MINUTES**

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for May 10, 2021 at 6:30 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

PLAN

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

COMMISSIONERS

ABSENT: Commissioner Lori Nichols

ALSO PRESENT: Director of Development Services Charles Nordman, Development Manager Margo Griffin, and Deputy Village Manager Lisa Armour

4. Public Comment

5. Approval of Minutes

A. Approval of the April 26, 2021 Plan Commission Meeting Minutes

No additions or corrections were noted.

A MOTION was made to approve the April 26, 2021 Plan Commission Meeting Minutes.

MOVED: Commissioner Darci Chandler

SECONDED: Commissioner Robert Chandler

AYES: Commissioners Darci Chandler, Ron Hahn, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

6. Public Hearing(s)

A. Petition No. 21-05.01, Royalty Gymnastics, Tumble, and Dance, as petitioner, and

Property Dynamics, LLC XXXII, as owner, 10757 Wolf Drive, Request is for approval of a Special Use Permit for the expansion of an indoor recreation facility in the “M” Manufacturing District.

Chairman Kibort stated Manager Griffin would be giving a PowerPoint presentation to review the petition.

Manager Griffin began her presentation with a review of an aerial photo and several additional exhibits, and discussed the history of Royalty Gymnastics in the Wolf Business Park.

Manager Griffin stated Royalty Gymnastics, Tumble & Dance (Royalty Gymnastics) began operations in Wolf Business Park in July 2019. At that time, they were approved for a Special Use Permit for two (2) indoor recreation spaces totaling 20,000 square feet.

Manager Griffin stated Royalty Gymnastics is requesting approval of a Special Use Permit to allow for a 5,000 square foot expansion of their indoor recreation facility located within the Wolf Business Park. The new space is located at 10757 Wolf Drive and is directly adjacent to their large gym (10761 Wolf) and across the corridor from their small gym (10715 Wolf). The property is zoned “M”-PUD” Manufacturing – Planned Unit Development.

All three Royalty Gymnastics units will have various equipment, exercise areas, dance areas, and restrooms. The main office will remain in the larger unit. The business hours will be Monday through Friday 9AM-9:30 PM, and Saturday and Sunday from 8AM to 4PM.

Manager Griffin reviewed the parking at the site. The new gym and the existing large gym are located on the west side of the building, in close proximity to the Car-Dun-Al Dog Training facility. Royalty Gymnastics anticipates a need for 40 parking spaces on the west side. The petitioner anticipates the small gym, located on the east side of the building (in the center of the business park) will require 25 spaces. The parking lot on the west side has 119 spaces. The parking area in the center of the business park has 178 parking spaces. The entire Wolf Business Park has 482 parking spaces. Manager Griffin stated, Royalty Gymnastics anticipates the need for all three gyms will be 65 spaces (40 on the west side, and 25 on the east side of the building). Manager Griffin stated the Zoning Code requires 54 spaces for the three (3) gyms.

Special Use Permit

Manager Griffin reviewed the requirements for a Special Use permit. 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:

- (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.

- (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.
- (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.

Manager Griffin stated Royalty Gymnastics submitted their written response to the Standards for Special Use permits and it was included as an exhibit in the Plan Commission packet.

Requested Action

Manager Griffin stated the petitioners are requesting a motion of the Plan Commission, to recommend approval of Royalty Gymnastics, Tumbling & Dance, 10757 Wolf Drive, Petition No. 21-05.01 for a Special Use Permit for an indoor recreation facility in the “M” Manufacturing zoning district.

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

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

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Manager Griffin concluded her presentation, and stated Marcella Mecher, Eric Mecher, and Ashley Ogura of Royalty Gymnastics were in attendance and they are prepared to answer questions from the Plan Commission.

Chairman Kibort thanked Manager Griffin and stated it was time to open the public hearing and requested a motion from the Commission.

A MOTION was made to open the public hearing to consider Petition No. 21-05.01

5 **MOVED:** Commissioner Terra DeBaltz
SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED** 6:0:0

Chairman Kibort stated that as this is a public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Marcella Mecher, Eric Mecher, Ashley Ogura, and Manager Griffin.

15 Chairman Kibort asked if there was anything the petitioners wanted to add that was not covered.

Ms. Mecher stated they have been lucky enough to grow their Huntley business during the pandemic. They look forward to gaining the extra gym space for their clients. Ms. Mecher stated they will also be expanding to include a new “Parkour” training program. She had nothing further to add at this time.

20 Chairman Kibort asked if there were any public comments. There were none.

Chairman Kibort asked the Plan Commissioners for comments.

25 Commissioner DeBaltz stated she was happy to hear this business was growing during this difficult time. She was in favor of the expansion of the business and the Special Use permit for Indoor Recreation.

30 Chairman Tom Kibort asked about the location of the new unit with respect to the other businesses. Ms. Mecher stated they are located next to an automotive repair shop.

Commissioners Ron Hahn, Darci Chandler, Robert Chandler, and Vice Chair Dawn Ellison all stated they were in favor of the project as proposed.

35 There were no further comments. Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 21-05.01.

40 **MOVED:** Commissioner Ron Hahn
SECONDED: Commissioner Robert Chandler
AYES: Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
45 **ABSTAIN:** None
MOTION CARRIED 6:0:0

Chairman Kibort requested a motion to approve the petition.

A MOTION was made to approve Petition No. 21-05.01, Royalty Gymnastics, Tumble, and Dance, as petitioner, and Property Dynamics, LLC XXXII, as owner, 10757 Wolf Drive, Request is for approval of a Special Use Permit for the expansion of an indoor recreation facility in the “M” Manufacturing District, pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, including specifically Section 156.204 et. seq., subject to the following conditions:

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

MOVED: Commissioner Robert Chandler
SECONDED: Vice Chair Dawn Ellison
AYES: Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort announced the next petition on the agenda.

B. Petition No. 21-05.02, MTM Property Group LLC, as petitioner and owner, Lot 7 of Kishwaukee Center Lot 3 Resubdivision (Northeast corner of Smith Drive and Smith Court), Request is for Site Plan Review, including any necessary relief, for the construction of a 6,000 square foot industrial building and associated site improvements.

Chairman Kibort stated Director Nordman would be giving a PowerPoint presentation to review the petition.

Director Nordman began his presentation with a review of an aerial photo and several additional exhibits. Director Nordman stated the petitioner, MTM Property Group LLC, is proposing to construct a 6,000 square foot light industrial building on Lot 7 of Kishwaukee Center Lot 3 Resubdivision, which is located at the northeast corner of Smith Drive and Smith Court. The site will include parking for fourteen (14) vehicles and onsite stormwater management. The petitioner also owns the neighboring building to the north. The proposed building is being built on a speculative basis and will be listed for lease following construction.

Site Plan

Director Nordman reviewed the site plan. He stated the site plan proposes a 6,000 square foot light industrial building that will be orientated towards Smith Court. Access to the site will be provided by a

38-foot-wide curb cut on Smith Court, which will serve the fourteen (14) stall parking lot and two overhead doors on the west elevation of the building. The 14 parking stalls exceed the twelve (12) spaces required by the Zoning Ordinance for an industrial service use (2 spaces per 1,000 square feet).

5 Director Nordman stated the stormwater management will be provided onsite, directly south of the building. A trash enclosure is not proposed on the site as the petitioner has explained that a trash receptacle will be kept inside the building.

Building Elevations

10 Director Nordman reviewed the building elevations. The proposed building elevations consist of pre-finished metal wall panels and a brick veneer wainscot at the base of the east and west building elevations. The front of the building (west elevation) will face towards Smith Court and will include the entrances to the building and two overhead doors. Material and color samples will be provided at the meeting.

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Landscaping

Director Nordman reviewed the petitioner’s landscape plan. Proposed landscaping consists of four (4) Red Sunset Maple trees to be planted along Smith Drive and Smith Court and five (5) Black Hills Spruce to be planted south of the building, adjacent to the stormwater management area. Other landscaping on the site includes foundation plantings along the south elevation of the building that consist of Karl Forester Reed Grass, Green Sargent Junipers and Dwarf Burning Bushes. An existing 24-inch caliper tree will also be preserved on the site.

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Lighting

25 Director Nordman stated the parking lot lighting will be provided by three (3) wall mounted fixtures located on the west elevation of the building. The light levels within the parking lot meet the minimum light levels required by the Zoning Ordinance. Additional wall mounted lighting will be located above doors, as required by the building code.

30 ***Signage***

Director Nordman stated there is no signage proposed as part of the project. Any future signage shall comply with the Village’s sign ordinance, unless relief is requested and approved by the Village Board.

Requested Relief

35 Director Nordman stated the proposed plans for the site require the Plan Commission and Village Board to consider the following relief as part of the Site Plan Review:

1. The “M” Manufacturing zoning district requires a 10-foot minimum front yard parking setback. Relief is required to allow the parking lot to be setback 1.6 feet from the front lot line.
2. Section 156.089(1) of the Zoning Ordinance requires that a building’s front exterior walls facing a street shall be of masonry, manufactured stone, transparent glass or architectural pre-cast concrete panels. It further requires that the side exterior walls may be of architectural metal except that the lower third or lower seven (7) feet, whichever is less, of the wall shall be masonry, manufactured stone, transparent glass or architectural concrete panels.

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Relief is required for the south and west building elevations, which face a street, to use pre-

finished metal wall panels and a brick veneer wainscot at the base of the building (bottom 40 inches of the building will have a brick veneer wainscot). Relief is also required for the north and east elevations to be constructed entirely of pre-finished metal panels.

5 **Action Requested**

Director Nordman stated the petitioner, MTM Property Group LLC, is requesting a motion of the Plan Commission, to recommend approval of Petition No. 21-05.02, requesting Site Plan Review, including any necessary relief, for the construction of a 6,000 square foot light industrial building and associated site improvements.

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Director Nordman recommended the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

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1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
4. All permanent and seasonal plantings must be replaced immediately upon decline.
5. A trash enclosure shall be constructed should a trash receptacle be located outside the building.
6. No building plans or permits are approved as part of the submittal.

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Director Nordman concluded his presentation, and introduced the petitioner, Travis Schultz, and said he was prepared to answer questions from the Plan Commission.

Chairman Kibort thanked Director Nordman and stated it was time to open the public hearing and requested a motion from the Commission.

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A MOTION was made to open the public hearing to consider Petition No. 21-05.02

MOVED:	Commissioner Robert Chandler
SECONDED:	Commissioner Darci Chandler
AYES:	Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

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Chairman Kibort stated that as this is a public hearing, anyone wishing to testify must be sworn in and asked those wishing to please raise their right hand. He then swore in Travis Schultz and Director Nordman.

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Chairman Kibort asked if there was anything the petitioner wanted to add that was not covered.

Travis Schultz thanked staff for all their support and assistance with the project, and he stated he was

looking forward to expanding his footprint in Huntley. He said he owns the building to the north, which used to be the well-known “Coffee Roastery” building. The new south building will be designed to match his building to the north.

5 Chairman Kibort asked if there were any comments from the public. There were none.

Chairman Kibort asked the Plan Commissioners for comments.

10 Commissioner Robert Chandler stated he had no issues with the relief requested and he felt the building fit well with the other buildings in the direct vicinity.

15 Commissioner Robert Chandler asked if the brick was dimensional. The petitioner responded the brick was dimensional and at the same time Manager Griffin raised up a material board with the sample bricks.

Commissioner Darci Chandler asked about the dumpster, and Travis Schultz stated it would be stored inside the building. Commissioner Darci Chandler approved of the overall project and the design.

20 Commissioner Ron Hahn asked about the dumpster and if they had thought about an option for an outdoor area in case, in the future, a tenant desired one. He stated if that became the case, they would build an enclosure to Code and meet all Village requirements. Commissioner Ron Hahn approved of the project and the design.

25 Vice Chair Dawn Ellison stated she was in favor of the project.

Chairman Tom Kibort stated he approved of the proposed development.

30 Commissioner Terra DeBaltz asked if the building is designed for a single or multi-tenant. Travis Schultz responded it is designed to fit both scenarios. Commissioner DeBaltz approved of the project.

There were no further comments. Chairman Kibort requested a motion to close the public hearing.

A MOTION was made to close the public hearing to consider Petition No. 21-05.02.

35 **MOVED:** Commissioner Terra DeBaltz
SECONDED: Commissioner Ron Hahn
AYES: Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
40 **ABSTAIN:** None
MOTION CARRIED 6:0:0

Chairman Kibort requested a motion to approve the petition.

45 **A MOTION was made to approve Petition No. 21-05.02, MTM Property Group LLC, as petitioner and owner, Lot 7 of Kishwaukee Center Lot 3 Resubdivision (Northeast corner of Smith Drive and Smith Court), Request is for Site Plan Review, including any necessary relief, for the**

construction of a 6,000 square foot industrial building and associated site improvements., pursuant to the requirements of Section 156.204 of the Huntley Zoning Ordinance, subject to the following conditions:

- 5 1. All public improvements and site development must occur in full compliance with the submitted plans and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
- 10 2. The petitioners will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 15 3. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 20 4. All permanent and seasonal plantings must be replaced immediately upon decline.
- 5. A trash enclosure shall be constructed should a trash receptacle be located outside the building.
- 6. No building plans or permits are approved as part of the submittal.

MOVED: Commissioner Ron Hahn
SECONDED: Commissioner Terra DeBaltz
AYES: Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
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NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

30 7. **Discussion**

Director Nordman stated there are currently no petitions scheduled for the May 24, 2021 Plan Commission meeting. Director Nordman gave a brief status update the following projects/sites: Amazon, Hampton Inn, Former Outlet Mall, Former Tobacco Hut, Infinite Thermal Solutions, and potential for Multi-family residential development. There was no further discussion.

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8. **Adjournment**

At 6:58 pm, a MOTION was made to adjourn the May 10, 2021 Plan Commission meeting.

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MOVED: Vice Chair Ellison
SECONDED: Commissioner Terra DeBaltz
AYES: Commissioners Darci Chandler, Ron Hahn, Robert Chandler, Terra DeBaltz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
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NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Respectfully submitted,

Marga Griffin

Development Manager

5 Village of Huntley