

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, August 25, 2014
MINUTES

5

CALL TO ORDER

Acting Chair Ron Hahn called to order the Village of Huntley Plan Commission meeting for August 25, 2014 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

Acting Chair Ron Hahn led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Terra DeBaltz and Robert Chandler and Acting Chair Ron Hahn

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COMMISSIONERS ABSENT:

Vice Chair Dawn Ellison and Commissioner Lori Nichols

ALSO PRESENT:

Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments There were no public comments.

5. Approval of Minutes

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A. Approval of the July 14, 2014 Plan Commission Meeting Minutes

A MOTION was made to approve the July 14, 2014 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Hoeft

SECONDED:

Commissioner Chandler

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AYES:

Commissioners Hoeft and DeBaltz, Acting Chair Hahn

NAYS:

None

ABSTAIN:

Commissioner Chandler

MOTION CARRIED

3:0:1

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6. Public Hearing(s)

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A. Petition No. 14-8.1 – Huntley Community Radio, Ltd., petitioner, and Village of Huntley, owner, 10770 Kreutzer Road (Huntley Water Tower #5 located within the Wing Pointe Subdivision) – Requesting a special use permit to allow a radio transmission antenna on Village of Huntley Water Tower #5, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

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Director Nordman reviewed a PowerPoint presentation outlining the request including the petitioner, Huntley Community Radio, Ltd., 11419 Route 47, Huntley, IL 60142 and owner of the subject site, 10770 Kreutzer Road (Huntley Water Tower #5 located within the Wing Pointe Subdivision) is the Village of Huntley, 10987 Main Street, Huntley, IL 60142.

Director Nordman noted that Huntley Community Radio is requesting a special use permit to allow a radio transmission antenna on the Village of Huntley Water Tower #5.

Development Summary

5 Director Nordman stated that Huntley Community Radio (HCR) is requesting approval of a special use permit to locate a low-power FM transmission antenna on Water Tower #5 (10770 Kreutzer Road) in the Wing Pointe subdivision. Director Nordman continued the presentation noting that HCR previously received approval of a Special Use Permit on April 12, 2012, to operate a radio studio within Deicke Park and shortly thereafter HCR began broadcasting as an internet radio station from a studio located within the Deicke Park Building at 11419 Route 47

10 Director Nordman stated that on October 3, 2013 Huntley Community Radio sought consensus of the Village Board to proceed with a Federal Communications Commission (FCC) application and reasonable assurance that the Village of Huntley would allow HCR to locate an antenna on the Tower #5. The Village Board was supportive HCR's proposal and allowed them to proceed with a Federal Communications Commission license application to locate a low-power FM transmission antenna on Water Tower #5. Since that time, HCR has filed and received a license from the FCC to operate a low-power FM station. HCR has also completed the necessary studies to determine that the proposed antenna installation is structurally sound and would not interfere with any existing transmission service currently located on the tower.

20 Director Nordman specified that the proposed HCR transmission system will consist of a single low-power FM antenna mounted on a 10-foot pole that is attached to the water tower safety rail located at the top of the tower. The antenna would be connected to the radio studio located in Deicke Park via an internet connection and Director Nordman noted that there will be no ground mounted mechanical equipment or other structures located outside of the tower. Furthermore, Director Nordman stated that any equipment associated with the antenna will be located within the base of the water tower.

Special Use Permits – Standards for Special Use Permits.

30 Director Nordman noted that when reviewing a Special Use Permit, the Plan Commission must consider the following standards identified in Section 156.068(E) of the Zoning Ordinance and that no Special Use Permit shall be recommended or granted pursuant to Section 156.068(E) unless the applicant establishes the following:

- 35 (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.
- 40 (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.
- 45 (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.
- 50 (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.

Action Requested

Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 14-8.1 – Huntley Community Radio, Ltd., petitioner, and Village of Huntley, owner, 10770 Kreutzer Road (Huntley Water Tower #5 located within the Wing Pointe Subdivision) – Requesting a special use permit to allow a radio transmission antenna on Village of Huntley Water Tower #5, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

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

1. No building plans or permits are approved as part of this submittal.

A MOTION was made to open the public hearing to consider Petition No. 14-8.1.

MOVED: Commissioner Chandler
SECONDED: Commissioner DeBaltz
AYES: Commissioners Hoeft, DeBaltz, and Chandler and Acting Chair Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

Acting Chair Hahn stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Acting Chair Hahn asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

Charles Nordman, Village of Huntley
Jim Carollo, Huntley Community Radio, 11419 Route 47, Huntley, IL 60142
Robert Yeoman, Huntley Community Radio, 11419 Route 47, Huntley, IL 60142

Mr. Carollo addressed the Plan Commission and stated that he did not have anything to add to the Staff's presentation.

Commissioners Hoeft and DeBaltz stated that they were both comfortable with the petitioners' request.

Commissioner Chandler asked what is Huntley Community Radio's frequency and range within the Huntley area.

Mr. Carollo stated that Huntley Community Radio is at 101.5 on the FM dial and has a range of between five to seven miles.

Acting Chair Hahn asked if the proposed antenna will restrict the future installation of other antennas on the elevated tower.

Director Nordman stated that there is still space for additional antennas on the elevated tower and that the Huntley Community Radio antenna under consideration this evening will not interfere with existing radio and telecommunication structures on the site.

No members of the audience offered any comments or concerns regarding the petition.

A MOTION was made to close the public hearing to consider Petition No. 14-8.1.

5 **MOVED:** Commissioner Hoeft
SECONDED: Commissioner Chandler
AYES: Commissioners Hoeft, DeBaltz, and Chandler and Acting Chair Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

10 A MOTION was made to recommend approval of Petition No. 14-8.1 – Huntley Community Radio, Ltd., petitioner, and Village of Huntley, owner, 10770 Kreutzer Road (Huntley Water Tower #5 located within the Wing Pointe Subdivision) – Requesting a special use permit to allow a radio transmission antenna on Village of Huntley Water Tower #5, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance subject to the following condition:

- 15
1. No building plans or permits are approved as part of this submittal.

20 **MOVED:** Commissioner DeBaltz
SECONDED: Commissioner Hoeft
AYES: Commissioners Hoeft, DeBaltz, and Chandler and Acting Chair Hahn
NAYS: None
ABSTAIN: None
MOTION CARRIED 4:0:0

25 7. Petition(s)

- 30 A. Petition No. 14-8.2 – Petition No. 14-8.2 – Interstate Partners LLC, Lot 6A of Regency Square Unit 1 – Requesting conceptual review of a proposed site plan and building elevations for a 7,950 square foot multi-tenant retail building.

35 Director Nordman reviewed a PowerPoint presentation outlining the request from the petitioners Interstate Partners LLC, 2860 Galvin Drive, Elgin, IL 60124 for a conceptual review of the proposed site development of Lot 6A of Regency Square - Unit 1 (Southwest corner of Route 47 and Langston Drive) including a site plan and building elevations accommodating the 7,950 square foot multi-tenant retail building.

Development Summary

40 Director Nordman continued the outline of the subject request stating that Interstate Partners is proposing the construction of a new commercial building on Lot 6A (1.92-acres) of Regency Square – Unit 1. Director Nordman stated that similarly to the other Regency Square lots fronting upon Route 47, Lot 6A is zoned “C-2” Regional Retail District and the proposed 7,950 square foot multi-tenant retail building will have a drive-through tenant space on its southernmost end. Director Nordman noted that prospective tenants for the building have not been specified with the exception of the northernmost tenant space which is earmarked for an Athletic
45 physical therapy facility.

Building Elevations

50 Director Nordman reviewed conceptual elevations for the proposed structure to integrate utility brick as the primary material and will generally replicates the architectural style of the petitioner’s previously constructed buildings to the north.

Parking

The proposed parking lot was reviewed by Director Nordman and he noted that it has been designed to share a curb cut with the existing retail center located immediately to the south (retail center with 7-Eleven). Access to the parking lot would also be provided from two curb cuts located along Langston Drive. A total of 63 parking spaces are proposed for the 7,950 square foot building. Director Nordman noted that the Regency Square Design Guidelines require 43 parking spaces assuming 6,200 square feet of retail with a 1,750 square foot restaurant.

Signage

Director Norman noted that while the petitioner is proposing three (3) ground signs on the site, no additional details for the proposed signage has provided at this time with the exception of the locations of the ground signs adjacent to Route 47, Langston Drive, and Princeton Drive.

Staff Analysis

Director Nordman stated that any proposed development within Regency Square is subject to the Regency Square Development Guidelines which provide the standards for site planning, building design, construction, landscaping and signage. Subject to the Guidelines, each development must receive Site Plan approval from Huntley Investments LLC and the Village of Huntley. Additionally, the proposed development of Lot 6A will require the following review and approval by the Plan Commission and Village Board:

1. Site Plan Review
2. Special Use Permit for a drive-through

Additionally, Director Nordman noted that preliminary review of the proposed project has determined that the following relief from the Regency Square Development Guidelines will need to be considered as part of the Site Plan Review process:

1. A parking lot setback of 100 feet is required from Route 47 right-of-way. A 39-foot setback is proposed, which is the same as that approved for lots to the north.
2. A ground sign must be setback 100 feet from Route 47 right-of-way. A setback of 26'-6" is proposed on Lot 6A. A 30-foot setback was approved for the lots to the north.
3. Curb cuts for any drive-through establishment shall not be permitted with 100 feet of any street intersection or street corner. The curb cut at the northwest corner of the site is approximately 60 feet from the intersection of Princeton Drive and Langston Drive.
4. One (1) ground sign is permitted per lot. Relief is required to allow three (3) ground signs on Lot 6A.

Village Board Concept Review

The Village Board reviewed the conceptual plans on August 21, 2014, and referred it to the Plan Commission to begin the formal development review and approval process. Director Nordman noted that the Board's comments regarding the proposed project included the following:

- There was concern regarding a possible conflict between truck deliveries and drive-through traffic. The petitioner has provided a dedicated delivery/loading zone that does not obstruct the drive-through or parking lot drive-aisle.
- There was concern regarding a potential conflict with vehicles exiting the drive-through and vehicles backing out of the parking spaces adjacent to the drive-through exit. The petitioner has widened the island to the north of the drive-through exit to provide greater separation from drive-

through.

Action Requested

5 Director Nordman stated that the petitioners are requesting that the Plan Commission review the proposed development to obtain feedback regarding the possibility of developing the plan as proposed and that this review is conceptual and does not bind the Plan Commission or the Village in any additional review processes.

10 Director Nordman stated the petitioner is not in attendance; however, comments regarding the project will be provided to them in order for comments to be reflected in their future submittal.

Commissioner Hoeft stated that he is supportive of the subject project particularly given the changes the petitioners have made based on the Village Board's comments.

15 Commissioner DeBaltz stated that she was comfortable with the conceptual presentation of the project.

Acting Chair Hahn asked why the petitioners have proposed a 26'-6" setback for the ground sign adjacent to Route 47 rather than the thirty foot setback for signage within the similar developments within the Regency Square to the north.

20 Director Nordman stated that he believed that the petitioner's request greater relief from the sign setback than has been previously requested may be function of the petitioner not knowing the exact dimensions of the ground sign proposed for this site.

25 Commissioner Chandler noted that in light of the fact that we do not know what establishment may be occupying the southernmost tenant space with the drive-through, he is concerned that the vehicle stacking will not be adequate to meet the particular businesses' needs and the traffic generating during peak periods.

There were no additional comments from members of the audience.

30 8. Discussion

Director Nordman stated that the next Plan Commission meeting will most likely be Monday, September 22, 2014 at 6:30 p.m.

35 9. Adjournment

At 6:58 pm, a MOTION was made to adjourn the August 25, 2014 Plan Commission meeting.

40 **MOVED: Commissioner Hoeft**
SECONDED: Commissioner Chandler
AYES: Commissioners Hoeft, DeBaltz, and Chandler and Acting Chair Hahn
NAYS: None
ABSTAIN: None
45 **MOTION CARRIED 4:0:0**

Respectfully submitted,

James Williams

Planner

50 Village of Huntley