

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, January 27, 2020  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for January 27, 2020 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 Kibort led the Pledge of Allegiance.

**ROLL CALL**

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**PLAN**

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

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**COMMISSIONERS ABSENT:**

None

**ALSO PRESENT:**

Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. Public Comments None.

5. Public Hearing(s)

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A. Petition No. 20-1.2, Verizon Wireless, as petitioner, and Northern Illinois Medical Center, as owner, 10400 Haligus Road, Request is for consideration of a Special Use Permit to allow a Wireless Telecommunication Service Facility to be located on the exterior of Northwestern Medicine Huntley Hospital, pursuant to the requirements of Section 156.068 of the Village of Huntley Zoning Ordinance.

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

Manager Griffin reviewed slides including a slide with information on the petitioner and owner of the property.

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**Petitioner:**

Verizon Wireless  
(Dolan Realty Advisor, LLC, agent)  
343 S. Kirkwood Ave  
#5 Box 220130  
Kirkwood, MO 63122

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Owner: Northern Illinois Medical Center (NIMC)  
 10400 Haligus Road  
 Huntley, IL 60142

5 Subject Location: 10400 Haligus Road (Northwestern Medicine Huntley Hospital)

Request: A special use permit is requested to allow Verizon Wireless transmission antennas on Northwestern Medicine Huntley Hospital.

10 Zoning, Land Use and Comprehensive Plan:

LOCATION	ZONING	CURRENT USE	COMPREHENSIVE PLAN
Property in Question	“HC” Health Care	Northwestern Medicine Huntley Hospital	Health Care
North	“HC” Health Care	Northwestern Medicine Office Building and Urgent Care Building	Health Care
South	“HC” Health Care	Northwestern Health Bridge Fitness Center	Health Care
East	“A1CV” Agricultural Conditional Use/Variation (Unincorporated McHenry County) and “HC” Health Care	Tom’s Farm and Vacant Northwestern (health care campus) Land	Mixed Use Commercial/Office (Tom’s Farm) Health Care
West	“RE-1” Residential Estate	Single Family Residential (North Bridge Subdivision)	Single Family

Manager Griffin reviewed an aerial photo indicating the parcel in question, and also reviewed the existing use for the surrounding parcels.

15 **DEVELOPMENT SUMMARY**

Manager Griffin continued her PowerPoint presentation with a summary of the petition. Verizon Wireless is requesting approval of a special use permit to locate antennas on the exterior of Northwestern Medicine Huntley Hospital. The antenna system will be placed on the north, west and south elevations of the penthouse floor of the Hospital. All equipment associated with the antennas will be housed within the rooftop penthouse and will not be visible from the ground. There will be no ground mounted mechanical equipment or other structures located outside the building. The antennas to be mounted to the exterior elevations of the hospital will be eight (8) feet in height and will match the color of the building elevation to which they are attached. The antennas will not extend above the height of the rooftop parapet.

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 25 The Zoning Ordinance (Sections 156.044(C)(4) and 156.068(F)(5)) allows wireless telecommunication facilities to be located on an existing structure subject to approval of a special use permit.

**SPECIAL USE PERMITS – Standards for Special Use Permits.**

30 Manager Griffin reviewed the standards for Special Use Permits. 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 the petitioner’s response to the SUP standards was provided as an exhibit in the Plan Commissioner’s packet.

**ACTION REQUESTED**

Manager Griffin stated the petitioner is requesting a motion of the Plan Commission, to recommend approval of Petition No. 20-01.2, Requesting a Special Use Permit to allow a Wireless Telecommunication Service Facility to be located on the exterior of Northwestern Medicine Huntley Hospital, pursuant to the requirements of Section 156.068 of the Village of Huntley Zoning Ordinance.

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

1. The color of the antennas shall match the color of the building elevation to which they are attached.
2. No building plans or permits are approved as part of this submittal.

Manager Griffin stated she had concluded her presentation, and introduced the petitioner, Doug Dolan of Dolan Realty Advisors (for Verizon).

Chairman Kibort thanked Manger Griffin and requested a motion to open the Public Hearing.

**A MOTION was made to open the public hearing to consider Petition No. 20-1.2.**

**MOVED:** Vice Chair Ellison  
**SECONDED:** Commissioner Darci Chandler  
**AYES:** Commissioners Ron Hahn, Darci Chandler, Lori Nichols, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

5 Chairman Kibort stated that as this public hearing, anyone wishing to testify must be sworn in and asked those wishing to do so to stand. He then swore in representatives from Dolan Realty (for Verizon) and Village staff.

10 Mr. Doug Dolan of Dolan Realty approached the podium and thanked staff for the presentation. He stated he and his client, Verizon, do agree to the two conditions requested by staff. He had no further comment but stated he was available for questions.

Chairman Kibort then asked for comments or questions from the Commission.

15 Vice Chair Ellison asked when the antennas would be installed. Mr. Dolan responded he thought it would be the end of this year, or possibly next year.

20 Commissioner Hahn stated he liked the location, but inquired why this site was chosen. Mr. Dolan responded this location was chosen due to the projections on future needs for coverage and capacity. This antenna will also enhance speeds for users of this area in the future. Commissioner Hahn also asked if bird nests have been an issue. Mr. Dolan stated this is not a common issue for this type of antenna.

Chairman Kibort requested a motion to close the public hearing.

25 **A MOTION was made to close the public hearing to consider Petition No. 20-1.2.**

**MOVED:** Vice Chair Ellison  
**SECONDED:** Commissioner Lori Nichols  
**AYES:** Commissioners Ron Hahn, Darci Chandler, Lori Nichols, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

30 **NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

Chairman Kibort requested a motion to approve the petition.

35 **A MOTION was made to approve Petition No. 20-1.2, Verizon Wireless, as petitioner, and Northern Illinois Medical Center, as owner, 10400 Haligus Road, Request is for consideration of a Special Use Permit to allow a Wireless Telecommunication Service Facility to be located on the exterior of Northwestern Medicine Huntley Hospital, pursuant to the requirements of Section 156.068 of the Village of Huntley Zoning Ordinance, subject to the following conditions:**

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1. The color of the antennas shall match the color of the building elevation to which they are attached.
  2. No building plans or permits are approved as part of this submittal.
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**MOVED:** Commissioner Robert Chandler  
**SECONDED:** Commissioner Ron Hahn  
**AYES:** Commissioners Ron Hahn, Darci Chandler, Lori Nichols, Terra DeBaltz, Robert Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

50 **NAYS:** None  
**ABSTAIN:** None

**MOTION CARRIED 7:0:0**

6. Discussion

5 Director Nordman asked the Commissioners to watch their email for the annual Statement of Economic Interest from McHenry County.

10 Director Nordman stated the next regularly scheduled Plan Commission meeting is Monday, February 10<sup>th</sup>; however, there is nothing currently scheduled. Director Nordman stated he will send an email if the meeting is to be cancelled.

7. Adjournment

15 **At 6:44 pm, a MOTION was made to adjourn the January 27, 2020 Plan Commission meeting.**

15 **MOVED: Vice Chair Ellison**  
**SECONDED: Commissioner Lori Nichols**  
**AYES: Commissioners Hahn, Nichols, Darci Chandler, Vice Chair Ellison, and Chairman Kibort.**  
20 **NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

25 Respectfully submitted,

*Marga Griffin*

Development Manager  
Village of Huntley