

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, March 12, 2012  
MINUTES

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**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for March 12, 2012 at 6:32 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**ATTENDANCE**

PLAN

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COMMISSIONERS: Commissioners Dawn Ellison, Len Stensing, Ruby Hornig, Lori Nichols, J.R. Westberg and Robert Chandler and Chairman Tom Kibort

COMMISSIONERS

ABSENT: None

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ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

3. Public Comments

There were no Public Comments offered.

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4. Approval of Minutes

A. Approval of the February 27, 2012 Plan Commission and Zoning Board of Appeals – Public Hearing Joint Meeting Minutes

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**A MOTION was made to approve the February 27, 2012 Plan Commission and Zoning Board of Appeals – Public Hearing Joint Meeting Minutes as written.**

**MOVED: Commissioner Stensing**

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**SECONDED: Commissioner Hornig**

**AYES: Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, Chandler, and Chairman Kibort**

**NAYS: None**

**ABSTAIN: None**

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**MOTION CARRIED 7:0:0**

5. Public Hearing(s)

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A. Petition No. 12-3.1, Huntley Community Radio and Huntley Park District, 11419 S. Route 47, Public Hearing to consider a request for a Zoning Ordinance Text Amendment to allow a Radio Studio by Special Use Permit in the “R-1” Single Family Residence District and a Special Use Permit to allow a Radio Studio in the “R-1” Single Family Residence in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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Planner Williams reviewed the PowerPoint presentation outlining the request.

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BACKGROUND INFORMATION

Petitioners: Huntley Community Radio, Ltd.  
12171 Route 47, Suite 155  
Huntley, IL 60142

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Huntley Park District (owner)  
11419 S. Route 47  
Huntley, IL 60142

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Subject Location: 30.43± acre Huntley Park District’s Deicke Park located adjacent to southwest of the Route 47/Mill Street intersection.

Request: Zoning Ordinance Text Amendment to allow a Radio Studio as a Special Permitted Use in the “R-1” Single Family Residence District and Special Use Permit to allow a Radio Studio within the “R-1” Single Family Residence District zoned Deicke Park, 11419 S. Route 47.

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Zoning, Land Use and Comprehensive Plan:

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The zoning, existing uses and comprehensive plan land uses of the subject property and adjacent properties were reviewed.

DEVELOPMENT SUMMARY

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Planner Williams stated the Huntley Community Radio, a not-for-profit Illinois corporation, is proposing to locate a radio station within the Deicke Park Building located at 11419 Route 47. The station would occupy space that was occupied by the Huntley Park District’s Finance Department, which moved into offices within the REC Center.

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Planner Williams continued that the Huntley Community Radio station will broadcast news, information and alerts affecting the Huntley community and would initially broadcast as an internet radio station. The organization would eventually seek approval from the Federal Communications Commission (FCC) to establish and operate a low-power FM radio station (The FCC has yet to open a filing window for accepting applications for low-power radio stations; it is unknown when the FCC will begin accepting applications).

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Prior to operating as a low-power FM radio station the organization will need to construct an antenna and transmitter. The proposed antenna will be approximately 100 feet tall and would be located adjacent to the Deicke Park Building. The antenna and transmitter, which will also require a Special Use Permit application at a future date yet undetermined, will allow the station to broadcast on the FM frequency which will reach an area within a radius of approximately 3½ miles.

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Planner Williams emphasized that Huntley Community Radio is not requesting approval of the antenna at this time, but will return to request approval once the FCC begins accepting applications.

STAFF ANALYSIS

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Planner Williams noted that the Huntley Zoning Ordinance allows a radio studio by right in the “ORI” Office, Research and Industrial district and as a special permitted use in the “B-2” Highway Service and “B-3” Shopping Center Business zoning districts. With Deicke Park zoned “R-1” Single Family Residence, Planner Williams continued that a radio studio is not a permitted or special use. Therefore, in order to allow the operation of the radio station within Deicke Park, a text amendment of the Zoning Ordinance would be required to allow a radio station within an “R-1” district subject to approval of a Special Use Permit. Additionally, the necessary antenna will require amending the text of the Zoning Ordinance to allow a radio antenna and tower within the “R-1” zoning district.

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STANDARDS FOR AMENDMENTS

Planner Williams pointed out the Section 156.211 of the Huntley Zoning Ordinance addressed Amendments specifying the procedure for considering proposed changes to the zoning code text including (E) Standards for Amendments whereby the decision of whether a proposed amendment should be granted or denied is weighed against whether or not the public good demands or requires the amendment to be made. Planner Williams stated Huntley Community Radio included a mission statement and outline of programing they intend to provide in the hope of satisfying the principle of providing a public good.

SPECIAL USE PERMITS – Standards for Special Use Permits.

Planner Williams stated the Plan Commission must consider the standards identified in Section 156.068(E) of the Zoning Ordinance dictating that 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.

VILLAGE BOARD CONCEPTUAL REVIEW

Planner Williams stated the petitioners’ request was previously reviewed conceptually before the Village Board on October 6, 2011 and the Village Board referred the request to the Plan Commission. At that time the Village Board had asked about the proposed radio station’s transmitting distance (approximately a radius of five (5) miles) and hours of operation (24/7 with live programming between 6 a.m. and 6 p.m. with some programs repeated after 6 p.m.).

PLAN COMMISSION CONCEPTUAL REVIEW

Similarly to the Village Board’s conceptual review of the request, Planner Williams pointed out the Plan Commission’s conceptual review of the proposed request on Monday, February 27, 2012, was generally favorable. Comments at that meeting primarily focused on the issue on the broadcast antenna (location/

proximity to the building, height, potential tree removal, public hearing process...etc.) that may be necessary for the site in the future.

5 REQUESTED ACTION

The PowerPoint presentation concluded with Planner Williams' review of the petitioners request for a motion of the Plan Commission, to recommend approval of Petition No. 12-3.1, the request from Huntley Community Radio and Huntley Park District for a Zoning Ordinance Text Amendment to allow a Radio Studio by Special Use Permit in the "R-1" Single Family Residence District and a Special Use Permit to allow a Radio Studio in the "R-1" Single Family Residence zoned Deicke Park, 11419 S. Route 47, in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 25 3. Village Board approval shall be required for any future broadcast antenna for the site including any and all applicable Text Amendment(s) and/or Special Use Permit(s).

**A MOTION was made to open the public hearing to consider Petition No. 12-3.1.**

30 **MOVED: Commissioner Ellison**  
**SECONDED: Commissioner Stensing**  
**AYES: Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, and**  
**Chandler and Chairman Kibort**  
**NAYS: None**  
35 **ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

40 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  
Charles Nordman, Village of Huntley  
45 Allen Pollack, Executive Director, Huntley Community Radio (HCR) 12171 Route 47, #155, Huntley, IL 60142  
Jim Carollo, Technical Advisor, HCR, 12171 Route 47, #155, Huntley, IL 60142

The Petitioner's representatives had no additional comments.

50 No members of the audience had any comments.

Commissioner Ellison asked the petitioners if the Deicke Park building had an existing fire suppression system and Mr. Carollo stated he that he believed the structure was not equipped with fire sprinklers.

Chair Kibort added that in order for the petitioners to occupy the building the Huntley Fire Protection District would review the site to make sure it meets any and all of their requirements and Director Nordman confirmed this assertion.

5 Commissioner Ellison asked if the future antenna would pose any interference to other over-the-air transmissions in the area and Mr. Carollo stated it would not create any interference.

Chairman Kibort asked what the approximate height of the proposed antenna tower would be and Mr. Carollo stated the total height of the tower would be less than one-hundred feet.

10 Commissioner Hornig asked if a frequency on the FM-band had been determined and Mr. Pollack stated the specific frequency would not be known until the Federal Communications Commission approved the request.

15 Chairman Kibort stated he is not sure the height of the future antenna would warrant approval from the Federal Aviation Administration but wanted to remind the petitioners of this requirement and Mr. Pollack stated he was familiar with this requirement.

20 Chairman Kibort inquired about the promotional efforts Huntley Community Radio has employed and Mr. Pollack stated promotional efforts have included the use of Facebook, the Huntley Neighbors-website and resources at the Huntley High School.

Commissioner Westberg believed the proposed radio station will be very beneficial to the Village of Huntley and surrounding area.

25 Commissioner Chandler asked if programming would include school closings and Mr. Pollack stated Huntley Community Radio planned to include all applicable local alerts including school closings.

**A MOTION was made to close the public hearing to consider Petition No. 12-3.1.**

30 **MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Chandler  
**AYES:** Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, and  
Chandler and Chairman Kibort  
**NAYS:** None  
35 **ABSTAIN:** None  
**MOTION CARRIED 7:0:0**

40 **A MOTION was made to recommend approval of Petition No. 12-3.1, the request from Huntley Community Radio and Huntley Park District for a Zoning Ordinance Text Amendment to allow a Radio Studio by Special Use Permit in the “R-1” Single Family Residence District and a Special Use Permit to allow a Radio Studio in the “R-1” Single Family Residence zoned Deicke Park, 11419 S. Route 47, in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq., subject to the following conditions:**

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1. **All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**
  - 50 2. **The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**
  3. **Village Board approval shall be required for any future broadcast antenna for the site**

including any and all applicable Text Amendment(s) and/or Special Use Permit(s).

5 **MOVED:** Commissioner Stensing  
**SECONDED:** Commissioner Ellison  
**AYES:** Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, and  
Chandler and Chairman Kibort  
**NAYS:** None  
**ABSTAIN:** None  
10 **MOTION CARRIED** 7:0:0

6. Discussion

15 Director Nordman notified the Plan Commission the next meeting, scheduled for Monday, March 26, 2012, is a public hearing to discuss and consider the request from Union Special for a Special Use Permit to accommodate an Indoor Recreation in the “M” Manufacturing-zoned property.

7. Adjournment

20 **At 6:55 pm, a MOTION was made to adjourn the March 12, 2012 Plan Commission meeting.**

20 **MOVED:** Commissioner Ellison  
**SECONDED:** Commissioner Hornig  
**AYES:** Commissioners Ellison, Stensing, Hornig, Nichols, Westberg, and  
Chandler and Chairman Kibort  
25 **NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 7:0:0

30 Respectfully submitted,  
*James Williams*  
Planner  
Village of Huntley