

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, April 13, 2015  
MINUTES

5

**CALL TO ORDER**

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for April 13, 2015 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 Tim Hoeft, Ron Hahn, Terra DeBaltz Lori Nichols, and 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 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 March 9, 2015 Plan Commission Meeting Minutes

**A MOTION was made to approve the March 9, 2015 Plan Commission Meeting Minutes as written.**

**MOVED: Commissioner Hahn**

**SECONDED: Commissioner Nichols**

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**AYES: Commissioners Hoeft, Hahn, Nichols, and DeBaltz, Vice Chair Ellison and Chairman Kibort**

**NAYS: None**

**ABSTAIN: Commissioner Chandler**

**MOTION CARRIED 6:0:1**

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6. Public Hearing(s)

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A. Petition No. 15-4.1, Dana Cohen, LCC Law (Agent on behalf of Sprint) as Petitioner and Village of Huntley, as Owner, 13550 Route 47 – Requesting a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

Director Nordman reviewed a PowerPoint presentation outlining the request from the petitioner, Dana Cohen, LCC Law, Agent on behalf of Sprint, 10700 Higgins Road, Suite 240, Rosemont, IL 60018, and owner, the Village of Huntley, for a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2.

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*Summary*

Director Nordman note that the petitioner is requesting approval of a Special Use Permit to allow the installation

of cellular antennas for Sprint atop Village of Huntley Water Tower #2 and the construction of an equipment shelter at the base of the tower. The Village of Huntley Zoning Ordinance specifically requires a Special Use Permit for this type of use under Section 156.068.

5 Director Nordman recounted that the Plan Commission previously reviewed and recommended approval of a request for a Special Use Permit by US Cellular to install antennas atop Water Tower #2 in August 2006. The Village Board subsequently approved the Special Use Permit on September 7, 2006. The request by US Cellular included the installation of a stackable pod/monopole that extended approximately 20 feet above the water tower and construction of an equipment shelter at the base of the tower. At the end of 2014 US Cellular  
10 chose to terminate their lease and their equipment, including the stackable pod/monopole and equipment shelter, has been removed from the site.

The current request by the petitioner, Director Nordman pointed out, will allow Sprint to install antennas atop Water Tower #2 and place an 11'-3" by 19'-4" equipment shelter at the base of the tower. Unlike the previous  
15 US Cellular antennas, the Sprint antennas will be mounted on the existing corral located at the top of the tower. This is similar to antenna installations on the Village's other water towers.

#### *Standards for Special Use Permits*

Director Nordman noted that when reviewing a Special Use Permit, the Plan Commission must consider the  
20 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:

- (a) General Standards. No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:  
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- (b) 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.
- (c) 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.  
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- (d) 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.  
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- (e) 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.  
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- (f) No Undue Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential street.  
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- (g) 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.
- (h) 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.  
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Director Nordman noted that the Plan Commission's Staff Report outlining the petitioner's request included their responses to each of the Special Standards for Specified Special Uses applicable to Public and Private Utilities and Services.

5 *Requested Action*

Director Nordman stated that the petitioner requests a motion of the Plan Commission, to recommend approval of a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2 (13550 Route 47), pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

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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. The petitioner must abide by the terms of the lease agreement to be established between SprintCom, Inc. and the Village of Huntley.
2. Any future additions, deletions or alterations to the nature of the use accommodated by the approved Special Use Permit and/or the executed lease agreement governing use of the subject site by SprintCom, Inc. will require an amendment to the Special Use Permit.
3. The petitioner shall obtain final approval of the construction plans from Village of Huntley Public Works Department.
4. No building plans or permits are approved as part of this submittal.

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**A MOTION was made to open the public hearing to consider Petition No. 15-4.1.**

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**MOVED: Commissioner Nichols**  
**SECONDED: Commissioner Hoeft**  
**AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

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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:

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Charles Nordman, Village of Huntley  
Dana Cohen, LCC Law, Agent on behalf of Sprint, 10700 Higgins Road, Suite 240, Rosemont, IL 60018

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Chairman Kibort asked if the petitioner had any information that they would like to provide regarding the subject request.

Dana Cohen with LLC Law, addressed the Plan Commission and provided a brief outline of their request and stated that she would be happy to answer any questions the Plan Commission had regarding the project.

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Chairman Kibort inquired about the height of the water tower, the height of Sprint's proposed installation on the top of the structure, specifics regarding the proposed equipment shelter at the water tower base and correction wiring.

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Ms. Cohen pointed out that the height of the water tower is 143 feet and that Sprint will install antennas on the existing corral at the top of the water tower at a height of approximately 146 feet. In regard the equipment shelter at the water tower base, Ms. Cohen noted that the shelter will be similar to what was there previously and that all wiring connections will be inside the water tower and connect underground to the equipment shelter.

Chairman Kibort encouraged the petitioner to work closely with the Village's Public Works Department and Director Nordman pointed out that the Village's Public Works Director had a number of conditions to allow Sprint's proposed installation on Water Tower #2.

5 Chairman Kibort asked if there were any members of the public opposed or in favor of the petitioner's request in attendance to step forward.

There were no members of the public in attendance wishing to speak regarding the petitioner's request.

10 Commissioner Hoeft stated that he had no concerns regarding Sprint's request particular given that it is so similar to what U.S. Cellular had previously installed.

Commissioners Hahn, DeBaltz and Nichols and Vice Chair Ellison had no issues regarding the petitioner's request.

15 Commissioner Chandler asked if U.S. Cellular equipment shelter had to be removed when their installation was removed from the site and Director Nordman confirmed that removal of the equipment shelter was a required when U.S. Cellular left.

20 **A MOTION was made to close the public hearing to consider Petition No. 15-4.1.**

**MOVED: Commissioner Chandler**  
**SECONDED: Commissioner DeBaltz**  
**AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison**  
25 **and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

30 **A MOTION was made to recommend approval of Petition No. 15-4.1, Dana Cohen, LCC Law (Agent on behalf of Sprint) as Petitioner and Village of Huntley, as Owner, 13550 Route 47 – Requesting a Special Use Permit to allow a Wireless Telecommunication Service Facility upon Village of Huntley Water Tower #2, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance subject to the following conditions:**

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1. **The petitioner must abide by the terms of the lease agreement to be established between SpintCom, Inc. and the Village of Huntley.**
  2. **Any future additions, deletions or alterations to the nature of the use accommodated by the approved Special Use Permit and/or the executed lease agreement governing use of the subject site by SprintCom, Inc. will require an amendment to the Special Use Permit.**
  - 40 3. **The petitioner shall obtain final approval of the construction plans from Village of Huntley Public Works Department.**
  4. **No building plans or permits are approved as part of this submittal.**

45 **MOVED: Commissioner Hahn**  
**SECONDED: Commissioner Nichols**  
**AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison**  
**and Chairman Kibort**  
**NAYS: None**  
50 **ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

B. Petition No. 15-4.2, Tony Remke, AJ Vine Street LLC, as Owner, and Huntley Auto Repair, Inc., as Petitioner, 10369 Vine Street - Requesting a Special Use Permit to allow a Minor Automotive Repair facility within the "B-3" Shopping Center Business District zoned property, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance.

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Planner Williams reviewed a PowerPoint presentation outlining the request from the owner, Tony Remke, AJ Vine Street LLC, 802 Ridge Road, Marengo, IL 60152 and petitioners, Mark Wirsing/Mike Ziemer, dba Huntley Auto Repair, 10369 Vine Street, Huntley, IL 60142, requesting a Special Use Permit for a Minor Automotive Repair facility for the existing 3,420 square foot automotive garage and office facility at 10369 Vine Street.

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*Introduction*

Planner Williams stated that the petitioners are requesting a Special Use Permit for minor automotive repair within the subject lot to accommodate a proposed automotive repair business. The existing building which includes a small second story apartment, was constructed on the site prior to the annexation of the A. W. Garlieb's Subdivision in November of 1995 which included the subject property and several other lots along the west side of Vine Street. An auto repair shop has operated at the location since the early 1980s up until last year.

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Planner Williams noted that the property is zoned "B-3" Shopping Center Business which requires a Special Use Permit for minor automotive repair. The property was an automotive repair facility prior to annexation; therefore, a Special Use Permit had not been approved for the use in the past.

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Planner Williams recounted that the earlier this year the petitioners contacted the property owner about leasing the facility for automotive repair and the property owners contacted the Village's Development Services Department regarding the steps required to reestablish the minor automotive repair use on the site. Staff advised the property owner that in addition to the Certificate of Occupancy requirements, a Special Use Permit for minor automotive repair is also required to reestablish the use within the existing building.

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*Staff Analysis*

Planner Williams pointed out that the proposed minor automotive service and repair facility will operate Monday through Friday between 7:30 a.m. and 7:00 p.m. and Saturday between 8:00 a.m. and 3:00 p.m. and offer the following services that are customary under the requirements for minor automotive repair:

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- Factory Recommended Service/Maintenance
- A/C Service
- Brake Service
- Exhaust Systems
- Factory Scheduled Maintenance
- Oil Changes
- Tire Repair and Replacement
- 30/60/90K Mileage Maintenance
- Battery Service and Replacement
- Emission Repairs
- Extended Warranty Service
- Headlight & Bulb Replacement
- Suspension Work
- Transmission Service

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*Parking*

Planner Williams reviewed the parking for the site including that the approximately 3,420 square foot automotive garage and office requires fourteen (14) parking spaces (the second story apartment requires two (2) parking stalls) and the existing site has twenty-one (21) parking stalls including the requisite single accessible parking space. The petitioners are not proposing any changes to the property that would change the layout of the site.

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*Special Use Permit*

Planner Williams 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:

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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.

(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.

25 Action Requested

Planner Williams stated that the petitioners request a motion of the Plan Commission, to recommend approval of Tony Remke, AJ Vine Street LLC, as Owner, and Huntley Auto Repair, Inc., as Petitioner, 10369 Vine Street, for a Special Use Permit to allow a Minor Automotive Repair facility within the “B-3” Shopping Center Business District zoned property, 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. All repair work must be performed inside the structure.
- 2. Vehicles shall not be stored outside for longer than 24 hours.
- 3. No building plans or permits are approved as part of this submittal.
- 4. No sign plans or permits are approved as part of this submittal.

40 **A MOTION was made to open the public hearing to consider Petition No. 15-4.2.**

**MOVED: Commissioner Chandler**  
**SECONDED: Commissioner Nichols**  
45 **AYES: Commissioners Hoefft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

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:

5 James Williams, Village of Huntley  
Tony Remke, AJ Vine Street LLC, 802 Ridge Road, Marengo, IL 60152

Chairman Kibort asked if the petitioner had any information that they would like to provide regarding the subject request.

10 Mr. Remke addressed the Plan Commission noted that he had nothing to add to Staff's presentation of his request and offered to answer any questions the Plan Commission members had in regard to his proposal.

15 Commissioner Hoeft noted that he had no specific comments regarding the request given that the site has historically been used for minor automotive repair.

Commissioners Hahn and Ellison similarly had no concerns regarding the proposed request.

20 Chairman Kibort pointed out the importance of adhering to the conditions of approval that no repair work shall occur outside the auto repair facility and that the storage of vehicles outside the structure be limited to no more than 24 hours.

Mr. Remke noted that he concurs with the importance of compliance with these requirements.

25 Commissioner DeBaltz, Nichols and Chandler had no questions or objections to the petitioners' request.

There were no members of the audience wishing to comment regarding the petitioners' request.

**A MOTION was made to close the public hearing to consider Petition No. 15-4.2.**

30 **MOVED: Commissioner Hoeft**  
**SECONDED: Commissioner Chandler**  
**AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort**  
35 **NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 7:0:0**

40 **A MOTION was made to recommend approval of Petition No. 15-4.2, Tony Remke, AJ Vine Street LLC, as Owner, and Huntley Auto Repair, Inc., as Petitioner, 10369 Vine Street, for a Special Use Permit to allow a Minor Automotive Repair facility within the "B-3" Shopping Center Business District zoned property, pursuant to the requirements of Section 156.068 and 156.206 of the Village of Huntley Zoning Ordinance subject to the following conditions:**

- 45
- 1. All repair work must be performed inside the structure.**
  - 2. Vehicles shall not be stored outside for longer than 24 hours.**
  - 3. No building plans or permits are approved as part of this submittal.**
  - 4. No sign plans or permits are approved as part of this submittal.**

50 **MOVED: Commissioner Hoeft**  
**SECONDED: Commissioner Chandler**  
**AYES: Commissioners Hoeft, Hahn, DeBaltz, Nichols and Chandler, Vice Chair Ellison and Chairman Kibort**

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

5 7. Discussion

Director Nordman reminded the Plan Commission members that the next scheduled meeting is Monday, April 27, 2015, however, at this time, there are no petitions scheduled for consideration that evening.

10 8. Adjournment

**At 7:00 pm, a MOTION was made to adjourn the April 13, 2015 Plan Commission meeting.**

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

Respectfully submitted,

*James Williams*

Planner

25 Village of Huntley