

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 9, 2011
MINUTES

5

CALL TO ORDER

Plan Commission Chairman Ron Hahn called to order the Village of Huntley Plan Commission meeting for May 9, 2011 at 6:33 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 Len Stensing, Ruby Hornig, Tom Kibort, Robert Chandler, and Chairman Ron Hahn. Dawn Ellison arrived at 6:53 p.m.

COMMISSIONERS

ABSENT:

Commissioner Russ Palermo

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ALSO PRESENT:

Senior Assistant to the Village Manager Lisa Armour, Director of Development Services Charles Nordman and Planner James Williams

3. Public Comments

There were no public comments.

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4. Approval of Minutes

A. Approval of the March 28, 2011 Plan Commission Meeting Minutes

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A MOTION was made to approve the March 28, 2011 Plan Commission Minutes as written.

MOVED:

Commissioner Stensing

SECONDED:

Commissioner Chandler

AYES:

Commissioners Stensing, Kibort and Chandler

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NAYS:

None

ABSTAIN:

Chairman Hahn and Commissioner Hornig

MOTION CARRIED

3:0:2

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5. Public Hearing(s)

A. Petition No. 11-05.1, SBA Towers II, LLC as lessee and Union Pacific Railroad as owner, Union Pacific Railroad right-of-way located south of Mill Street and east of the railroad tracks, Special Use Permit for a wireless telecommunication facility and approval of such relief as may be necessary to allow for development 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 a PowerPoint presentation outlining the petitioners' request.

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SBA Towers II, LLC, headquartered at 5900 Broken Sound Parkway NW, Boca Raton, FL 33487 is the lessee for the subject property and Union Pacific Railroad, as owner, is based at 1400 Douglas Street, MS0640, Omaha, Nebraska 68179.

Planner Williams continued that the subject ±8,256 square foot parcel is located within the Union Pacific Railroad right-of-way south and east of the Mill Street railroad crossing adjacent to the Dean Foods employee parking area.

5 Planner Williams outlined the Development Summary for the project request including SBA Towers II, LLC has requested a Special Use Permit for a Wireless Telecommunication Service Facility (WTSF) to be located within the approximately 0.19-acre right-of-way parcel located on the north side of the Union Pacific Railroad tracks. The proposed 25' x 100' fenced lease space will be located at the southeast end of the site, approximately 320 feet southeast of Mill Street. Structures and equipment within the proposed lease space include (moving northwest to southeast across the space) a 12' x 20' future carrier shelter, a 14' x 14' Sprint equipment concrete slab, a 175-foot tall monopole cell tower, a 7' x 15' T-Mobile equipment slab and a 12' x 24' U. S. Cellular equipment shelter building. Access to the site is via 12-foot wide gravel driveway proposed within a 15'-wide access and utility easement from Mill Street.

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15 In addition to the ground equipment and shelter, Planner Williams reviewed the landscaping for the site which includes twenty-three (23) Mission Arborvitae shrubs on the north, east and south sides of the lease area and Dogwood, Arborvitae and shade trees along the access drive to the lease space.

20 Planner Williams stated there is no parking proposed for the facility given that the shelters and equipment are unmanned and require occasional visits to the site for maintenance. Similarly, there is no lighting or signage proposed for the site.

25 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:

30 (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.

35 (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.

40 (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.

55 Additionally, Section 156.068(F) of the Zoning Ordinance imposes *Special Standards for Specified Special Uses* for (5) *Public and Private Utilities and Services* not permitted as a matter of right in various zoning districts including Wireless Telecommunication Service Facilities (WTSF). Planner Williams stated the specific elements of relief the petitioner's request need from these requirements as follows:

- Minimum Lot Size: Manufacturing (M) – 20,000 square feet – The petitioner’s proposed lease space 8,256 square foot parcel requiring relief of 11,744 square feet
- 5 ➤ Setbacks. A Wireless Telecommunication Facility with a tower shall be setback a minimum of 1.1 times the tower height from any residentially-zoned property lot line. 175’ monopole foot tower proposed – 192.5’ setback required – proposed setback ±10’ – 182.5’ relief required
- 10 ➤ Equipment Shelter: Setback – Applicable District Requirements - 6.5 foot setback proposed – 8.5 foot relief from the 15’ Side Setback in the “M” District

The presentation concluded with Planner Williams stating the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 11-05.1, SBA Towers II, LLC as lessee and Union Pacific Railroad as owner, Union Pacific Railroad right-of-way located south of Mill Street and east of the railroad tracks, Special Use Permit for a wireless telecommunication facility and approval of such relief as may be necessary to allow for development 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.

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

- 25 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.
- 30 2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
- 35 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
- 40 4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. 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 any wireless service carrier will require an amendment to the Special Use Permit.
6. No building plans or permits are approved as part of this submittal.
7. No sign permits are approved as part of this submittal.
8. All abandoned or unused Telecommunication Service Facilities shall be deemed a nuisance and the Village may act after twelve (12) months of the cessation of operations unless an extension is approved. If an extension is not approved by the Village Manager or designee, the Village may act to abate such nuisance and require its removal at the property owners’ expense. After the Telecommunication Service Facility is removed, the owner of the site shall restore the site to its original, or to an improved condition.

A MOTION was made to open the public hearing to consider Petition No. 11-5.1.

45	MOVED:	Commissioner Kibort
	SECONDED:	Commissioner Hornig
	AYES:	Commissioners Stensing, Kibort, Hornig, and Chandler and Chairman Hahn
	NAYS:	None
50	ABSTAIN:	None
	MOTION CARRIED	5:0:0

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

- 5 Charles Nordman, Village of Huntley
James Williams, Village of Huntley
Richard Riley, Attorney, 14835 S. Westwood Dr., Orland Park, IL 60462
Alex Zirate, US Cellular Representative, One Pierce Place, Suite 800, Itasca, IL 60143
Sanjay Jaisingani, T-Mobile Representative, 8550 W. Bryn Mawr Avenue, # 100, Chicago, IL 60631
10 Chris Starke, WT Engineering, 2675 Pratum Avenue, Hoffman Estates, IL 60192
Tracy Drunasky, Edge Consulting Engineers, 624 Water Street, Prairie du Sac, WI 53578
George Kisiel, Okrent Associates, Inc., 122 S. Michigan Avenue, Suite 1200, Chicago, IL 60603
Matt Gustafson, 11318 Grove Street, Huntley, IL 60142
Chuck Wells, 11303 Myrtle Street, Huntley, IL 60142
15 Adeline Kunde, 11310 Myrtle Street, Huntley, IL 60142
Pat Mullins, 11308 Myrtle Street, Huntley, IL 60142

20 Richard Riley, SBA Towers II, LLC's representative, addressed the Plan Commission, presented the public notice mail receipts and mail return receipts and began a review of a PowerPoint presentation outlining his petition request. The presentation reviewed by Mr. Riley addressed facts and figures concerning cellular communication usage in McHenry County including 59% of 911 calls in March 2011 were made on wireless devices. Mr. Riley stated the proposed wireless telecommunication service facility would initially accommodate three (3) carriers; US Cellular, Sprint and T-Mobile.

25 Alex Zirate, US Cellular Representative, reviewed the propagation maps his company prepared for the Special Use Permit request and expressed his belief the cellular phone service would be better in the area surrounding the proposed site following the installation of the requested telecommunication facility.

30 Sanjay Jaisingani, T-Mobile Representative, reviewed the propagation maps his company submitted in support for the petitioner's request and stated the maps reflected how T-Mobile customer service would be improved by the installation of the requested wireless telecommunication service facility.

6:53 p.m. - Plan Commissioner Dawn Ellison arrived.

35 Mr. Riley reviewed a map of existing cellular towers in the region varying in height between 135' and 196'.

Chris Starck with WT Engineering reviewed the site design including the proposal to enclose the 2,500 square foot lease space with an eight-foot tall wooden fence.

40 Mr. Riley pointed out the subject property is unusual in that it is a relatively narrow and linear site. Mr. Riley stated the proposed tower will initially accommodate the three (US Cellular, Sprint and T-Mobile) carriers with the capacity for two more carriers in the future.

45 Mr. Riley reviewed aerials of the proposed site and photos, with the tower superimposed on the site, from various vantage points in and around the Huntley downtown area.

Commissioner Kibort asked if Dean Foods' representatives are aware access to the site will be accommodated by crossing the existing employee parking area which is adjacent to Mill Street.

50 Mr. Riley assured Commissioner Kibort that all concerned parties are aware of the design of the proposed site.

George Kisiel, Vice President with Okrent Associates, Inc., was introduced by Mr. Riley. Mr. Kisiel reviewed a map of the Village of Huntley and immediate area showing the properties excluded as a result of the Standards

for Specified Special Uses which he believes significantly limits the cellular tower facilities.

Tracy Drunsky with Edge Consulting Engineers, Inc. outlined the National Environmental Policy Act (NEPA) compliance documentation her firm prepared for the SBA Towers II, LLC special use permit request. Ms. Drunsky stated the compliance documentation study indicated “no adverse effects” upon any of the surrounding properties within the study area.

Mr. Kisiel continued with the PowerPoint presentation which included an aerial of the site with the requisite 192.5’-setback radius. Mr. Kisiel stated the setback requirement for a setback of 1.1-times the tower height was to protect adjacent properties from a monopole tower which fails and falls over. Mr. Kisiel stated the nearest house was over 320 feet away from the proposed tower location. Mr. Kisiel reviewed a letter from the structural engineering firm Sabre Towers and Poles which stated that if the proposed tower were to fail during a high wind event it would most likely collapse on itself.

Furthermore, Mr. Kisiel stated the subject ±8,256 lease space was actually a portion of the 93,000 square foot Union Pacific Railroad right-of-way between Mill and Grove Streets, and therefore, exceeds the 20,000 square foot minimum required in the Manufacturing zoning district.

Mr. Riley introduced other individuals in attendance in support of the petitioner’s request.

Matt Gustafson, 11318 Grove Street, addressed the Plan Commission stating he has lived at his current address for about a year and wanted to know what the benefit the Village would receive from locating the cellular tower at the proposed location. Mr. Gustafson added he was opposed to the cellular tower facility and believed there may be other locations which are not so close to residential property and therefore better suited to accommodate the facility.

Chuck Wells, 11303 Myrtle Street, stated he was opposed to the petitioner’s request and believed the proposed cellular tower facility should be placed somewhere else. Mr. Wells stated he was opposed to idea of having a 175’-tall tower so close to his residence and believed it will be an eyesore and another nuisance to contend with along with the noise from the Dean Foods facility.

Adeline Kunde, 11310 Myrtle Street, stated she is opposed to the petitioner’s request.

Pat Mullins, 11308 Myrtle Street, stated she is opposed to the petitioner’s request and would not be happy with the view of the tower from the window of her residence. Ms. Mullins stated she was curious as to how the proposed cellular tower fit with the Village’s recently adopted Downtown Revitalization plan and she did not believe the Village would benefit from the location of the proposed cellular tower.

Chairman Hahn asked if there were any other members of the audience who wanted to speak in regard to the petitioners’ request. There were none.

Commissioner Ellison asked Mr. Riley if other locations for the proposed facility have been considered and recommended Mr. Riley look at the triangular area northeast of the Kreutzer Road/Union Pacific Railroad track crossing or the Dean Foods facility adjacent to the proposed site.

Mr. Riley stated the proposed site was determined after a great deal of research. Mr. Riley further explained that Dean Foods had been contacted to determine if they would accommodate the location of the cellular tower facility and they were not interested.

Commissioner Stensing asked about the possibility of incorporating stealth design in the construction of the tower.

Mr. Riley stated stealth design such as a flag pole is very restrictive and may not accommodate the number of

carriers planned for the facility.

Commissioner Kibort asked Village President Charles Sass, in attendance at the Plan Commission meeting, if he thought there was a more suitable location for the facility along Route 47. Village President Sass stated most locations will likely present difficulties.

Commissioner Kibort stated he had concerns about the proposed tower's "fall zone" and the proximity of adjacent structures, particularly the Dean Foods facility to the west. Commissioner Kibort also stated that while he understands the restrictive nature of the cellular towers with stealth-design he still wishes it could have been given further consideration by the petitioner.

Mr. Riley replied that the restrictive elements of stealth-design towers would limit co-location of carriers on a site, thereby possibly increasing the demand for more towers.

Commissioner Chandler asked what construction materials are proposed for the ground structures.

Mr. Riley stated the structures would consist of pre-fabricated materials.

Commissioner Chandler asked if the two future cellular service carriers would occupy structures.

Mr. Riley stated the future carriers would not necessarily require shelters for their equipment and could perhaps use exposed equipment frames such as those proposed for use by Sprint and T-Mobile.

Commissioner Chandler asked where the proposed facility will access electricity.

Mr. Riley stated power to the facility will access via the closest available location and be installed underground.

A MOTION was made to close the public hearing to consider Petition No. 11-5.1.

MOVED:	Commissioner Ellison
SECONDED:	Commissioner Chandler
AYES:	Commissioners Ellison, Stensing, Kibort, Hornig, and Chandler and Chairman Hahn
NAYS:	None
ABSTAIN:	None
MOTION CARRIED	6:0:0

Commissioner Stensing stated he was opposed to the previous petitions for cellular tower installations within the Huntley Park District property and is not necessarily in favor of the current request under consideration.

Commissioner Ellison stated she was concerned about the negative impact the tower would have on the surrounding residents.

Mr. Riley offered to provide any additional information the Plan Commission members deem necessary or helpful in their deliberations of the request.

Commissioner Hornig stated she has considered the residents' concerns and was not in favor of the petitioner's request.

Commissioner Chandler stated he was not on the Plan Commission when the previous petitions for cell towers were considered and that he is surprised the NEPA compliance documentation found "no adverse effect" to adjacent properties. Commissioner Chandler further stated the tower was out of character for the neighborhood and he was concerned about the location of the tower in the old portion of the Village.

Commissioner Stensing stated he was concerned about the height of the tower adjacent to the neighborhood.

A motion was made by the Plan Commission to recommend approval of Petition No. 11-05.1, SBA Towers II, LLC as lessee and Union Pacific Railroad as owner, Union Pacific Railroad right-of-way located south of Mill Street and east of the railroad tracks, Special Use Permit for a wireless telecommunication facility and approval of such relief as may be necessary to allow for development 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:

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 petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
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MOVED:	Commissioner Ellison
SECONDED:	Commissioner Kibort
AYES:	None
NAYS:	Commissioners: Ellison, Hornig, Stensing, Chandler, Kibort, and Chairman Hahn
ABSTAIN:	None
MOTION FAILS:	0:6:0

6. Discussion

A. Comprehensive Plan Update – Draft Existing Land Use Plan

Director Nordman referenced the Existing Land Use Map and Table provided to the Plan Commissioners for discussion this evening and pointed out there are large areas within the Village available for infill development.

Director Nordman encouraged the Plan Commissioners to begin to determine what future development patterns they envision with particular attention given to these large vacant areas within the Village's interior.

7. Adjournment

At 8:35 pm, a MOTION was made to adjourn the May 9, 2011 Plan Commission meeting.

MOVED: Commissioner Ellison
SECONDED: Commissioner Chandler
5 **AYES:** Commissioners Ellison, Kibort, Hornig, Stensing, Chandler and Chairman
Hahn
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED** 6:0:0

15 Respectfully submitted,
James Williams
Planner
Village of Huntley