

VILLAGE OF HUNTLEY
JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING
February 14, 2013
MINUTES

CALL TO ORDER:

A meeting of the Village Board of the Village of Huntley was called to order on Thursday, February 14, 2013 at 7:21 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees: Pam Fender, Ron Hahn, Nick Hanson, Niko Kanakaris, Harry Leopold and John Piwko.

Chairman Tom Kibort; Members: Dawn Ellison, Ruby Hornig, Lori Nichols and J.R. Westberg

ABSENT: Plan Commissioners: Robert Chandler and Len Stensing

IN ATTENDANCE: Village Manager David Johnson, Senior Assistant to the Village Manager Lisa Armour, Management Assistant Barbara Read, Director of Development Services Charles Nordman and Village Attorney Mike Coppedge.

PLEDGE OF ALLEGIANCE: Mayor Sass led the Pledge of Allegiance.

PUBLIC COMMENTS: None

SPECIAL PRESENTATION: None

ITEMS FOR DISCUSSION AND CONSIDERATION:

- a) Centegra Hospital Huntley – Referral to begin the formal development review and approval process

Village Manager David Johnson reviewed a Power Point Presentation and reported that in July 2007, the Village annexed 112 acres purchased by Centegra at the northeast corner of Haligus and Algonquin Roads. As part of the annexation process, the Village also adopted a text amendment to the zoning code and created the Health Care Zoning District and rezoned the property to this designation. The Health Care Zoning District specifically addresses the more unique needs of a large medical campus site, including a hospital. In 2008, Centegra completed construction of a 60,000 square foot ambulatory care mall (ACM), including an immediate care center, and the 120,000 square foot Health Bridge Fitness Center. These two facilities comprise approximately 35 acres. In December 2010, Centegra submitted their application for a Certificate of Need (CON) for a hospital to the Illinois Health Facilities and Review Board. The CON was approved by the Review Board in July, 2012.

The project is being introduced to the Village Board and Plan Commission to provide preliminary information on the proposed scope of the project, the required approvals, and the approach for working with Centegra through the approval process. Centegra does not have any architectural elevations to present at this time. Centegra officials have expressed their intent to blend the architectural design of the hospital with that of the ACM and Health Bridge. Centegra is currently planning to break ground in October.

Staff Analysis

Centegra is proposing a 5-story, 128-bed facility of approximately 375,000 square feet, with the ability to expand in the future. The hospital will include 100 medical surgical beds, an eight-bed intensive care unit, a full-service emergency department with a Level II trauma center, Level II special care nursery, non-invasive cardiology services, a helipad for transporting critical need patients, and a dedicated women's center. In addition to the hospital, Centegra is also considering the addition of another medical office building (MOB) east of the ACM. Per the site layout, the main entrance to the hospital would face Haligus Road. The emergency department (ED) would face south towards Health Bridge.

When originally announced in 2010, the conceptual layout for the site placed the hospital on the north end of the property. As Centegra officials have continued the planning process and evaluated options for placement on the site, they are now proposing to locate the hospital on the east side of the property between the ACM and Health Bridge to take advantage of existing site improvements (i.e. parking and stormwater detention). They believe this location will also enable them to provide better connectivity from the existing buildings and the hospital, creating a more centralized campus. This location is expected to have less impact on nearby residential neighborhoods.

A hospital is an allowed use under the site's Health Care Zoning District designation. The helipad will require a special use permit. The following review and approvals will be required from the Plan Commission and Village Board:

- Preliminary and Final Plat of Subdivision (existing lots will need to be re-subdivided)
- Preliminary and Final Planned Unit Development (PUD)
- Special Use Permit for a helipad

Due to the unique nature and size of this project, staff will be working with a team of consultants specializing in transportation, engineering, architecture, and landscape design. In addition, staff will be utilizing the services of a building plan reviewer who has previous experience reviewing new hospital construction plans. To facilitate the site plan and building plan review process, staff will meet regularly with the Centegra design team to address traffic and access, parking, engineering and drainage, architectural design, and site landscaping. A key element of the review process will be a traffic impact study that will be completed by Centegra and reviewed by the Village and our transportation consultant to determine road improvements that may be required to accommodate the hospital.

As indicated on the conceptual layout, Centegra is proposing access to Algonquin Road, which is under the jurisdiction of the McHenry County Division of Transportation (McDOT). Staff has met with McDOT staff to review the proposed layout and to discuss possible access at this location. At this time, it is undetermined as to what extent access may be allowed (i.e. full access or more restricted access). The traffic study will address this issue, as well as other access issues.

While not indicated on the conceptual layout, Centegra is proposing to provide an area for practice fields for various sports on the north side of the parking area shown north of the ACM. The fields would serve as an interim use until future development. At this time, Centegra has not identified any other plans for this portion of the site.

The conceptual layout also illustrates a potential site layout for another type of health-care related facility. However, this is only conceptual. Centegra has no plans for this portion of the property at this time.

Financial Impact

Centegra expects the hospital to create approximately 800 construction jobs, 1,100 permanent jobs, and have an overall project value of approximately \$233 million.

Village Manager Johnson reported that representatives from Centegra Hospital were in attendance to answer questions.

Mayor Sass invited Centegra to address the Village Board and Plan Commission.

Chief Executive Officer, Mike Eesley, thanked the Village Board and Plan Commission and said that other representatives were also in attendance to answer questions. Mr. Eesley also reported that the new proposed location of the hospital on the site makes it a more viable campus and allows for future expansion.

Mayor Sass asked if the Board or the Commission had any questions.

Trustee Leopold asked that for the benefit of those in attendance if Mr. Eesley would explain the Medical Office Building in more detail. Mr. Eesley reported that the new building to the east of the existing ambulatory care building will be 68,000 square feet and four (4) stories and will be connected directly to the hospital. Trustee Leopold also asked for details regarding the helipad; Mr. Eesley reported that the helipad will be located near the Emergency Room for easy access. Mr. Eesley also reported that they would like to have a dedicated entrance for emergency vehicles off of Algonquin Road.

Trustee Hahn asked if the medical office building and the hospital will be built at the same time. Mr. Eesley reported that they currently have a contract with Power Construction Company for the hospital but hopes that the medical office building will be completed before the hospital as the hospital has a 24 to 26 month construction process.

Trustee Fender noted the connectivity of the buildings and asked if they will be having an underground passage way between the buildings; Mr. Eesley reported that to transport patients from the medical buildings to the hospital in an emergency they would be required to use EMS but the passage between the buildings would be by the medical staff. Trustee Fender asked if a private vehicle would be bringing someone to the Emergency Room would they use the access from Algonquin Road; Mr. Eesley said that the access from Algonquin Road would be used by EMS vehicles only and that private vehicles would use the main entrance. Trustee Fender asked if the County has given approval for the entrance off of Algonquin Road; Village Manager Johnson reported that it is too early in the process for those details but that Staff has met with the County and they understand the importance.

Trustee Hanson asked about improvements to the main entrance at Haligus and Faiths Way; Mr. Eesley reported that they are doing traffic studies to determine the needs.

Plan Commissioner Ellison asked if there would be an entrance off of Reed Road; Mayor Sass reported that it will be discussed during the engineering review of the project.

Mr. Eesley asked that Susan Milford, Senior Vice President for Centegra, give an update on upcoming informational meetings. Ms. Milford reported that post cards have gone out and that Centegra will be having some open house sessions for the neighbors and the entire community on Tuesday February 19th and Wednesday March 6th from 6:30 p.m. to 7:30 p.m. in the Village Board Room. They would like to get feedback from the community. Ms. Milford reported that they had already had a session in Sun City which 55 individuals attended and they also have a website that people can go to and give feedback. Ms. Milford reported that they will also be meeting with several Fire Department EMS teams to discuss the site and hospital.

Centegra's Senior Vice President and General Counsel Mr. Aaron Shepley reported that the Advocate Health System, Sherman Health System and Mercy Health Care have partnered and filed a lawsuit against the Illinois

Health Facilities Services and Review Board seeking to overturn the approval of the Centegra Hospital project. Mr. Shepley reported that this type of lawsuit is an administrative review and set for a hearing in early March.

Mayor Sass asked if there were any other questions or comments; there were none. Mayor Sass thanked the representatives from Centegra.

b) Discussion Only – Downtown / TIF – Planning Process

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that a priority of the Downtown Revitalization Plan is to implement a comprehensive and consistent streetscape improvement system within the Downtown. Based on this priority, a goal for the Development Services Department in 2013 is to prepare a master streetscape plan that will achieve the following:

1. Develop clear consensus on an overall design.
2. Obtain consensus for specific design elements including, but not limited to, streets, sidewalks, utilities, site amenities, and wayfinding signage.
3. Prepare engineering plans to construct improvements in manageable pieces.

The ultimate goal is to have engineering plans prepared and ready for construction when funding first becomes available from either the new Downtown/Route 47 Corridor TIF or grant opportunities.

To assist in the preparation of the master streetscape plan staff has contacted the planning firm that prepared the Downtown Revitalization Plan to request a proposal for their services. Staff is currently awaiting this proposal. Prior to entering into a professional services agreement with any firm, Staff will return to the Village Board for approval.

Mayor Sass asked if the Village Board or the Plan Commission members had any comments or questions; there were none.

This item is presented for discussion purposes only; therefore, no action is required of the Village Board at this time.

c) Discussion Only – Status Update for Updating the Text of the Comprehensive Plan

Director of Development Services Charles Nordman reported that one of the goals established for the Development Services Department in 2013 is to update the text of the Comprehensive Plan. The Land Use Plan and Transportation Plan of the Comprehensive Plan were updated within the past two years; however, the remaining portions of the Plan date back to 2002.

Staff Analysis

The update to the Land Use Plan, approved by the Village Board in November of 2011, incorporated the recommendations of the Transit Oriented Development Guidelines and Downtown Revitalization Plan. The Land Use Plan was also updated to accurately reflect existing and proposed land uses, such as Centegra's Health Care Campus and boundary agreements between the Village and surrounding municipalities. The update to the Transportation Plan was approved by the Village Board in October of 2012 and reflected significant improvements to the transportation system that had been completed since the previous Plan was initially adopted. The Transportation Plan was also updated to include the most current plans for future transportation projects.

In the first half of 2013 the Planning and Zoning Division will be working with the Plan Commission and Village Board to update the remaining chapters of the Comprehensive Plan. This includes the incorporation of the Transit Orientated Development Guidelines and Downtown Revitalization Plan as well as incorporating the

Strategic Plan's Mission Statement, Values and Vision for the Future which shall serve as a guide for updating the Plan. The Plan Commission started reviewing the document at their last meeting and will continue to review and amend the document chapter by chapter. As chapters are revised, Staff will provide regular updates to the Village Board to allow for review and comment. When complete, the Plan Commission will forward the document to the Village Board for final review and approval.

Mayor Sass asked if the Village Board or the Plan Commission members had any comments or questions.

Trustee Leopold asked that the street maps be updated to include all the streets and made larger for ease of use.

Plan Commission Chairman Kibort asked that the Plan Commission receive a copy of everything put together in a binder.

Trustee Piwko suggested that an analysis be done on the Land Use Plan for the unincorporated properties surrounded by the Village to determine if they would generate revenue for the Village if they were incorporated into the Village.

Mayor Sass asked if there were any other comments or questions; there were none.

This item is presented for discussion purposes only; therefore, no action is required of the Village Board at this time.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:53 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Fender

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary