

**VILLAGE OF HUNTLEY
COMMITTEE OF THE WHOLE MEETING
August 15, 2013
MINUTES**

CALL TO ORDER:

A meeting of the Committee of the Whole of the Village of Huntley was called to order on Thursday, August 15, 2013 at 7:00 p.m. in the Municipal Complex, Village Board Room, 10987 Main St., Huntley, Illinois 60142.

ATTENDANCE:

PRESENT: Mayor Charles Sass; Trustees Ronda Goldman, Nick Hanson, Niko Kanakaris, Harry Leopold, John Piwko and JR Westberg.

ABSENT: None

IN ATTENDANCE: Village Manager David Johnson, Assistant 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 COMMENT: None

ITEMS FOR DISCUSSION:

- a) Discussion – Consideration of the July 18, 2013 Committee of the Whole, July 25, 2013 Liquor Commission, July 25, 2013 Village Board and August 1, 2013 Committee of the Whole Meeting Minutes

Mayor Sass asked if the Committee had any comments or changes to the Minutes; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the July 18, 2013 Committee of the Whole, July 25, 2013 Liquor Commission, July 25, 2013 Village Board and August 1, 2013 Committee of the Whole Meeting Minutes.

- a) Discussion – Consideration of the August 22, 2013 Bill List in the amount of \$575,020.96

Mayor Sass reported that \$229,926.20 or (40%) of the total Bill List was attributed to SSA & TIF Property Taxes, and the purchase of a 2013 Ford F250 Pickup Truck with Plow, the Chassis Truck Package for the 2013 Ford F550 and the Truck Package Equipment and install for the International 7400 Cab & Chassis for Public Works.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval the August 22, 2013 Bill List in the amount of \$575,020.96.

- a) Discussion – Consideration of a Resolution Approving a Bid Award to Elmund & Nelson, Co. for Kreutzer Road Roadway Lighting in the amount of \$157,617.00

Assistant Village Manager Lisa Armour reported that on August 6, 2013, sealed bids were opened and read aloud for Kreutzer Road Roadway Lighting. Since Kreutzer Road is under Village jurisdiction, it was more cost effective to complete the roadway lighting under a separate contract which only required Village review of lighting design.

Four bids were received as follows:

Elmund & Nelson, Co.	\$157,617.00
Utility Dynamics, Co.	\$166,015.00
Virgil Cook & Sons	\$170,455.00
Home Towne Electric	\$220,728.90

Staff Analysis

The low bid, which was 21% (\$42,621.75) under the engineer's estimate of \$200,238.75, has been reviewed by Christopher Burke Engineering (CBBEL) and all is in order. Elmund & Nelson, Co. has completed other projects for the Village and also serves as the Village's contractor for street light maintenance. CBBEL recommends that a contract be awarded to Elmund & Nelson, Co. for their proposal submitted in the amount of \$157,617.00.

Financial Impact

Lighting is part of the overall cost for the Kreutzer Road Extension, which is funded in the FY2013 Annual Budget line item 04-10-4-7500, Street Improvement Fund.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval a Resolution Approving a Bid Award to Elmund & Nelson, Co. for Kreutzer Road Roadway Lighting in the amount of \$157,617.00.

- b) Discussion – Consideration of an Ordinance Approving (a) a Preliminary Planned Unit Development, for the purpose of permitting a Hospital, a Medical Office Building and associated site improvements; (b) a Special Use Permit for a Heliport; (c) a Preliminary Plat of Subdivision; and (d) granting such other zoning relief as may be related to this application for Centegra Health System, 107.572 +/- acres generally located at the Northeast corner of Algonquin and Haligus Roads, Huntley, Illinois

Village Manager David Johnson reported that in July 2007, the Village annexed 107.572 +/- 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, created the Health Care Zoning District, and rezoned the property to this designation. The Health Care Zoning District specifically addresses the 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.

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.

Required Approvals

A hospital is an allowed use under the site's Health Care Zoning District designation. The helipad requires a special use permit. The following review and approvals are being requested from the Village Board for the 107.572 +/- acre site at this time:

- Preliminary Plat of Subdivision
- Preliminary Planned Unit Development (PUD), including granting such other zoning relief as may be related to the application
- Special Use Permit for a helipad

Director of Development Services Charles Nordman reviewed a Power Point Presentation and reported that the following approval of the Preliminary PUD and Preliminary Plat of Subdivision, Centegra must submit required materials for Final PUD and Final Plat approval.

VILLAGE BOARD AND PLAN COMMISSION CONCEPT REVIEW

The project was introduced to the Village Board and Plan Commission at a joint meeting on February 14, 2013, 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. The preliminary site plan presented at the meeting illustrated the proposed location of the hospital between the ACM and Health Bridge, which Centegra representatives stated made a more viable campus and would allow for future expansion. Discussion focused on potential road improvements, accessibility between buildings, and the proposed construction schedule. No objections were raised by the Village Board and Plan Commission regarding the proposed relocation of the hospital.

Centegra representatives also reviewed their schedule for holding public informational meetings, which has included the following meetings to date:

- Community Open House (Sun City) on February 12, 2013
- Community Open House on February 19, 2013
- Community Open House on March 6, 2013

PRELIMINARY PLANNED UNIT DEVELOPMENT

Centegra is proposing a 5-story, 128-bed hospital 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. The main entrance to the hospital would face Haligus Road and the emergency department (ED) would face south towards Health Bridge. In addition to the hospital, Centegra is also proposing a 4-story, 80,000 square foot medical office building (MOB) east of the ACM. The entry to the MOB would face north (towards Reed Road) and the main entry to the existing Ambulatory Care Mall (ACM) would be relocated to the north building elevation so patients would be utilizing the new parking lots located to the north of the MOB and ACM.

BUILDING ELEVATIONS

Hospital

The proposed building elevations for the 5-story hospital (the hospital will be 89 feet in height) will utilize precast panels with various finishes. The primary finish will be a thin veneer modular face brick cast into the panel. An acid washed precast panel will be an accent on the elevations, with exception to the three story projection at the front of the building (west elevation) where it will be the primary material. The tower feature at the main entrance to the hospital will use a precast panel cast stone face and glass atrium. The tower, which will be the tallest portion of the building, will extend approximately 14 feet above the top of the penthouse roof. Accent materials will include metal and composite metal panels and a louver system to fully enclose the roof mounted mechanical equipment. The dumpster for the campus will be located within the loading dock area for the hospital, which sits below grade. No other areas of trash collection are proposed for the campus, with exception to the existing enclosure at Health Bridge. Building material and color samples will be displayed at the meeting.

Medical Office Building

Similar to the hospital, the proposed 4-story medical office building (the MOB will be 70 feet in height) will primarily utilize precast panels with a thin veneer modular face brick cast into the panel. Acid washed precast panels will be used adjacent to the main entrance to the MOB and for the corridors connecting the MOB to the hospital and ACM.

Maintenance Building

A maintenance building is proposed at the southeast corner of the Health Bridge facility near the existing trash enclosure. Elevations have not been provided at this time.

Parking

Parking for the campus will be provided entirely on surface parking lots with a total of 1,451 spaces provided on opening day, with an additional 120 parking spaces to be landbanked for future construction as needed. An exhibit has been prepared by the petitioner to illustrate the anticipated areas where patrons of each use would likely park as well as areas that will be assigned for staff parking. As illustrated on the exhibit, areas assigned for staff parking would be located in the outer parking lots while the lots nearest the main entrances to each building are dedicated for patrons/visitors.

The existing Health Bridge and ACM are required a combined 720 parking spaces, which are presently provided on the site. The hospital and MOB will require the addition of 848 parking spaces to be added to the site for a total of 1,568 required parking spaces for the entire campus. The Preliminary PUD proposes to provide 1,451 parking spaces on opening day with an additional 120 parking spaces to be landbanked, resulting in a total of 1,571 parking spaces for the entire campus. The proposed landbanked parking spaces would be located north of the proposed MOB and existing ACM.

The Health Care Zoning District allows for landbanked parking in accordance with Section 156.044 (E)(8) of the Zoning Ordinance. The Village Board shall have the right, in its sole discretion, to terminate the landbanking of required parking and require the property owner to increase the number of parking spaces provided for the development.

The following table provides a summary of the required parking for the campus:

Required Parking

	Ordinance	Existing/Proposed Buildings	Required	Proposed
Health Bridge	4 spaces per 1,000 square feet	120,000	480	

Ambulatory Care Mall	4 spaces per 1,000 square feet	60,000	240	
Hospital	1 space per bed	128 beds	128	
	1 space per employee on largest shift	400 staff (day shift)	400	
Medical Office Building	4 spaces per 1,000 square feet	80,000	320	
Total			1,568	1,571*

**This includes 120 parking spaces that will be landbanked for future construction as needed resulting in a total of 1,451 parking spaces on opening day.*

In comparison, Staff reviewed the parking requirements for New Lenox and Elgin which are home of the two most recently built suburban hospitals. The following table provides a summary of each municipality’s parking requirements and compares the requirements to the number of parking spaces proposed for Centegra’s hospital and medical office building:

Parking Comparison

	Ordinance Requirement	Applied to Centegra	Centegra-Huntley
ELGIN			
Hospital	1 space per 2 beds + 1 space per employee on peak shift	464 spaces would be required	528 spaces proposed
Medical Office	1 space per 250 square feet (gross area)	320 spaces would be required	320 spaces proposed
Total		784	848*
NEW LENOX			
Hospital	1 space per bed + 0.75 space per full time employee on largest shift	428 spaces would be required	528 spaces proposed
Medical Office	1 space per 250 square feet (gross area)	320 spaces would be required	320 spaces proposed
Total		748	848*

**728 parking spaces will be added to the site on opening day resulting in a total of 1,451 parking spaces on the campus. An additional 120 parking spaces will be landbanked for future construction as needed.*

Traffic Analysis

As a part of the development application and in accordance with the Annexation Agreement, the petitioner prepared a Traffic Impact Analysis (TIA) for the surrounding road network. The TIA has been reviewed by the Village’s transportation consultant and the McHenry County Division of Transportation (McDOT). In addition, as a courtesy a copy of the TIA was forwarded to the Village of Lake in the Hills.

Currently, the one and only access point to the campus is located at the intersection of Haligus Road and Faith’s Way. This intersection is to remain as the main entrance to the campus. The Village and petitioner are in agreement that the intersection will be signalized prior to the opening of the hospital. The intersection improvements will also include the construction of a northbound right turn lane from Haligus Road at Faith’s Way onto the campus.

A new access drive is proposed on Haligus Road approximately 1,100 feet north of the main entrance. This new access point will be designed to provide for one inbound and two outbound lanes, a right turn and a left turn, at its intersection with Haligus Road. A new northbound right turn deceleration lane on Haligus Road is proposed south of this new access point. Also, the painted median on Haligus Road will be restriped to provide a southbound left turn lane.

Final Haligus Road improvements, including intersection improvements at Haligus and Algonquin Roads and the resurfacing of Haligus Road, will be determined as a part of the Final Planned Unit Development approval process.

Another new access point is proposed on the north side of the campus off of Reed Road. This new access point will be designed similarly to the new Haligus Road access point in that it will provide for one inbound and two outbound lanes at its intersection with Reed Road. A new eastbound deceleration lane is proposed for the new access drive, and the painted median on Reed Road will be restriped to provide a westbound turn lane. It should be noted that the Village and Centegra partnered to widen Reed Road north of the campus to three lanes in 2009.

A third new access point to the campus is proposed. It is from a right-in / right-out drive on the southeast end of the campus at Algonquin Road. A new westbound deceleration lane is proposed preceding this new access drive on Algonquin Road. This new access point is proposed to be primarily for emergency and employee traffic. McDOT approval of this access drive is required.

A copy of the TIA was provided as an exhibit in the packet.

Landscaping

The proposed landscape plan for the campus will maintain much of the existing landscaping on the Health Bridge portion of the site and supplement it to create focal points and provide additional screening in high profile areas. The landscaping surrounding the ACM will be reconfigured and added to in order to accommodate the relocation of the building's main entrance and new parking lots.

The most notable new feature on the landscape plan is the expansion of the northern stormwater management pond. This was necessary to accommodate the stormwater detention requirements for the expanded campus. The expanded pond provides the required landscaping and the addition of an asphalt path around the pond. The proposed landscaping surrounding the hospital and new MOB will include an assortment of deciduous trees, evergreen trees and understory planting beds. Bicycle racks will also be provided as required by Ordinance. The parking lot landscaping has been designed in accordance with Ordinance requirements and includes the use of bioswales with a native seed mix. The west elevation (rear) of the hospital, which includes the loading docks for the building, will be screened with a line of evergreen trees that will be 6 feet in height at the time of planting. The remaining perimeter plantings along the west lot line will consist of trees as required by Ordinance.

As part of the Final PUD for the original campus, Centegra committed to creating a landscape feature/emphasis at the intersection of Algonquin and Haligus Road at some point in the future. To meet this commitment, the petitioner is proposing the creation of a larger ornamental landscape bed at the base of the existing sign that will include stone outcroppings, bushes and a 5" caliper specimen tree. Additionally, landscaping will be added to the edge of the stormwater management pond to create a backdrop for the sign and planting bed. The additional landscaping along the pond will include intermediate flowering trees, stone outcropping, shrub masses, and an ornamental landscape bed. Landscaping will also be added at the rear of the pool house to better screen the rear of the building from

Algonquin Road. This landscaping will include 11 evergreen trees, shrub masses, and an ornamental landscape bed.

The northern portion of the site will primarily remain undeveloped for now, with exception of the access drive to Reed Road. This northern portion of the campus will remain as agricultural land or possibly be used by the Huntley Park District for practice fields. Centegra is continuing discussions with the Park District for the use of this area as practice fields. Areas adjacent to the Reed Road access drive and adjacent to the northern most parking lots will be planted with turf seed and no mow fescue seed mix.

Lighting

Details pertaining to the site lighting are not required to be provided as part of an application for Preliminary PUD. Lighting information, including proposed parking lot and other site lighting fixtures, shall be provided as part of the application for Final Planned Unit Development.

Signage

Preliminary sketches have been provided for the proposed wall signage on the hospital and ACM and proposed locations for directional signage have been illustrated on the landscape plan; however, details pertaining specific designs have not been provided as part of an application for Preliminary PUD. A comprehensive signage package shall be required as part of the application for Final PUD.

Requested Relief

The application for Preliminary PUD requires the following element of relief:

1. Per Section 156.106(C)(7) of the Zoning Ordinance, every parking lot shall be bordered by a six (6) inch high concrete curb. The north edge of the northern most parking lots and the access drive to Reed Road do not provide the required 6-inch high concrete curb.

SPECIAL USE PERMIT

A Special Use is a use that has some special impact or uniqueness that requires careful review of its location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting its establishment on a specific site. In the case of the "HC" Health Care Zoning District, a heliport is identified as a Special Use that requires such consideration. As such, Centegra Health System is requesting a Special Use Permit for the proposed heliport to be accessory to the hospital.

The proposed heliport will be located at the southeast corner of the hospital, adjacent to the emergency department. The heliport will serve strictly for hospital/air ambulance use for Centegra Hospital and no helicopter parking or refueling is proposed to occur on the site. The primary approach path for the helipad will be from the west/south which results in the helicopter traveling north over Haligus Road and then turning due east towards the landing pad. A secondary approach path is provided from the southeast.

The proposed heliport will require the approval of the Illinois Department of Transportation Aeronautical Division and the Federal Aviation Administration (FAA). The petitioner anticipates submitting the required applications following approval of the Special Use Permit and Preliminary PUD by the Village.

PRELIMINARY PLAT OF SUBDIVISION

The proposed Preliminary Plat of Subdivision will consolidate the four (4) existing lots of the Centegra Health Care Campus into one lot. Centegra previously subdivided the campus into four (4) lots when the property was annexed in 2007. At the time, the intention was to have a separate lot for each building

to accommodate ownership by different Centegra entities. The consolidation of the four existing lots will create one lot (Lot A) with a lot area of 107.572 +/- acres. The lot will contain a total of five (5) buildings (including the proposed maintenance building) which is allowed as part of a Planned Unit Development. For taxing purposes, the petitioner will work with Grafton Township to create plats of assessment in order to separate uses that will pay real estate taxes and those that will not pay real estate taxes. The hospital is not-for-profit and would not be subject to real estate taxes; however, the other uses are subject to real estate taxes.

The following table provides a comparison of the zoning requirements for the proposed Preliminary Plat of Subdivision:

Lot A

	Code Requirement	Proposed	Relief Required
Lot Area	2 acres	107.572 +/- acres	None
Lot Width	N/A	2,559 ft. (Reed Road) 2,441ft. (Haligus Road) 1,053 ft. (Algonquin Road)	None

Following the Plan Commission and Village Board approving the Preliminary Plat of Subdivision, the petitioner will be required to present a Final Plat of Subdivision for approval prior to developing the site. In accordance with the Zoning Ordinance, the Final Plat of Subdivision must be approved within one year of the Village Board approving the Preliminary Plat, unless the Village Board grants an extension.

PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed the petitioner’s request at a public hearing on July 22, 2013. A total of seven surrounding property owners attended the meeting (6 from Lake in the Hills and 1 from Huntley). Lake in the Hills residents expressed concern regarding the increased noise the hospital may generate, particularly caused by increased traffic on Algonquin Road. The Lake in the Hills residents that spoke at the public hearing reside approximately 1,400 feet from the location of the proposed hospital. The Huntley resident, who lives on Faith’s Way, expressed concern regarding the potential for traffic on Faith’s Way to backup into the Northbridge subdivision. Centegra’s traffic engineer explained that the proposed stoplight and the intersection of Haligus Road and Faith’s Way should reduce any stacking that currently occurs.

Following discussion, the Plan Commission unanimously recommended approval of the petition by a vote of 5-0, 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 petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than twelve (12) months from the time the first Certificate of Occupancy is approved for the hospital. Upon removal of any stockpile, the subject site shall be properly graded and seeded.
4. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to

minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.

5. The location of the proposed maintenance building or the outside storage of maintenance equipment shall require future Village approval.
6. The landbanking of 120 required parking spaces shall be subject to the applicant filing his or her unconditional agreement and covenant in form and substance acceptable to the Village that areas reserved for future parking shall be maintained as landscaped open space until and unless required to be used for parking. The Village Board shall have the right, in its sole discretion, to terminate the landbanking of required parking and require the property owner to increase the number of parking spaces provided for the development.
7. Final Planned Unit Development Plans shall include a future path to be located across Reed Road frontage of the Centegra Health System property. The construction of the path shall be required when development occurs in a future phase on the northern portion of the site.
8. In accordance with the Annexation Agreement, a berm or a continuous landscape screen shall be added to the Final Planned Unit Development plans between the northern most parking lots and the Reed Road right-of-way.
9. Mechanical equipment, storage, service and maintenance areas shall comply with the restrictions of Section 156.044(F) of the Zoning Ordinance.
10. Building elevations for the proposed modifications to the Ambulatory Care Mall shall be provided as part of the application for Final PUD.
11. Algonquin Road access and improvements to the Haligus and Algonquin Roads intersection is subject to final review and approval by the McHenry County Department of Transportation.
12. The final Haligus Road improvements (e.g. intersection improvements and resurfacing) shall be determined with the final engineering plans for the Final Planned Unit Development.
13. The heliport is subject to final review and approval by the Illinois Department of Transportation Aeronautical Division and the Federal Aviation Administration. Any substantial change to the location of the heliport, approach path, or other feature of the helipad shall require the approval of the Village Board. There shall be no parking or refueling of aircraft on site.
14. Proposed screening surrounding the bulk oxygen pad shall be constructed of materials to match those used for the hospital, similar to the oxygen pad enclosure constructed for Centegra’s facility at 11650 South Route 47. The chain link fence proposed on the Preliminary PUD plan is not an acceptable material.
15. The petitioner shall agree to install landscaping on the north side of Reed Road, across from the Reed Road access drive, if the Village determines vehicle lights are impacting abutting residents.
16. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
17. No building plans or permits are approved as part of this submittal.
18. No sign permits are approved as part of this submittal.

The Plan Commission added the following conditions:

19. The petitioner shall improve existing landscaping particularly in the area adjacent to detention ponds and along vegetative swales.
20. The petitioner shall add landscaping at the base of the proposed ground sign at the Reed/Haligus Roads intersection and shall provide a detailed plan as part of the Final PUD submittal.

Financial Impact

Centegra expects the hospital to create approximately 800 construction jobs, 1,100 permanent jobs, and have an overall project value of approximately \$200 million.

Village Manager Johnson reported that representatives from CBBEL, V3 Aviation and the Huntley Fire Protection District were in attendance to answer questions on behalf of the Village.

Mayor Sass reported that representatives from Centegra were in attendance to answer questions and make a short presentation.

Mr. Mike Eesley, Centegra President & CEO, introduced those in attendance representing Centegra and thanked the Village Board and staff. Mr. Eesley reported that Centegra is a 501(c)3 institution and the hospital will be a 128 bed facility and include eight (8) ICU beds, 20 maternity beds and 100 medical/surgical beds.

Mr. Aaron Shepley reported that regarding the current law suits that the Will County Circuit Court judge ordered the case remanded back to the Illinois Health Facilities Review Board to review the findings; no new public hearing will take place and the Review Board is to provide a more detailed explanation of their decision. The Review Board met on August 14th and took no action and it is anticipated that action will take place at the September 24th meeting. Mr. Shepley reported that Centegra has a valid CON from the Review board to move forward and that the lawsuit does not invalidate the CON.

Mr. Shepley reported that Centegra is taking the Village's concerns regarding landscaping very seriously and have accepted all the Plan Commission's conditions. Mr. Shepley reported that Centegra was happy to include the two (2) additional access points into the campus but they are asking for curb relief (deferral) for the north parking lot until future development takes place. Mr. Shepley reported that signalizing Haligus Road at Faiths Way will be beneficial to both the Northbridge Subdivision residents and Centegra. Mr. Shepley reported that the Algonquin Road access will be right-in / right-out and limited to ambulance traffic only.

Mayor Sass asked if the Committee had any comments or questions.

Trustee Piwko commended Staff and Centegra for the informative presentation and made the following statements: 1) he would like the Village to review the entire sign package at the same time as opposed to coming before the Board in pieces as Health Bridge did in the past; 2) the south side of the Medical Office Building (MOB) is too plain with just flat brick; 3) he would like to see the landscaping on Haligus Road at Reed Road more presentable; 4) in the Traffic Study he did not see Haligus Road at Main Street covered; 5) please consider landscaping to screen the maintenance building during planning; 6) asked if the physician's offices currently in the Ambulatory Care Mall (ACM) be moved to the MOB; 7) asked if the hospital will be changed from a Level 2 to a Level 1 Trauma facility; and 8) will there be curbing for land banked parking. In response, Mr. Brian DeSalle from Civiltech Engineering, Inc. stated that they will check into the reason why the traffic study did not include the intersection of Haligus Road at Main Street. Mr. Eesley reported that the doctors currently located in the ACM will remain as the MOB will house additional physicians. Mr. Eesley reported that the hospital will not be changed in the future to a Level 1 care facility as the Level 1 status is more academic and cost prohibitive. Trustee Piwko also asked why the helicopters come in such a steep pattern in the 2nd pattern. Mr. Bryan Reiger from V3 reported that IDOT requires two (2) approaches and the second approach from the south is the secondary and not the main approach.

Trustee Leopold made the following statements: 1) at the Health Bridge facility there is quite a bit of dead or missing landscaping and he would like it improved or replaced; and 2) the plans do not show painted crosswalks from the parking lots to the buildings and he would like it added. Mr. Eesley reported that the landscaping at Health Bridge will take place as part of condition #19. Mr. Dave Connolly from Hammes Company reported that the crosswalk markings will be included in the final petition.

Trustee Kanakaris stated that he agreed with the landscaping issues/requests and that he had no other issues with the plans.

Trustee Hanson and Trustee Westberg stated that they were good with the plans.

Mayor Sass asked if the Committee had any comments or questions; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval an Ordinance approving (a) a Preliminary Planned Unit Development, for the purpose of permitting a Hospital, a Medical Office Building and associated site improvements; (b) a Special Use Permit for a Heliport; (c) a Preliminary Plat of Subdivision; and (d) granting such other zoning relief as may be related to this application for Centegra Health System, 107.572 +/- acres generally located at the Northeast corner of Algonquin and Haligus Roads, Huntley, Illinois.

- c) Discussion – Consideration of a Resolution Approving the Renewal of a Professional Services Agreement – Government Relations / Morreale Public Affairs Group (MPAG)

Mayor Sass reported that the contract for professional services from the Morreale Public Affairs Group (MPAG) is due to terminate on August 31, 2013. A new contract is proposed at the same fee of \$4,000 per month.

Staff Analysis

The Village has contracted with MPAG since 2007. MPAG was instrumental in maintaining a Village presence in Springfield and in particular advocating for the inclusion of the Route 47 widening project and the I-90 / Route 47 full interchange project in the State's financial budget. MPAG continues to monitor and advocate legislation in the General Assembly that is advantageous to the Village. Other projects MPAG assists with include mass transit, economic development, fiber optic access and identifying funding opportunities for major water and sewer improvements required south of I-90.

Financial Impact

The contract is included in the FY2013 Budget. Funding in FY2014 will be determined through the FY2014 budget planning process.

Legal Analysis

The contract has been reviewed by the Village Attorney and all is in order for consideration.

Mayor Sass reported that Ms. Kim Morreale was unable to attend the meeting but will be present before the August 22nd Village Board Meeting to meet and answer questions that the Trustees may have prior to the vote.

Mayor Sass asked if the Committee had any questions or comments for Staff; there were none.

It was the consensus of the Committee of the Whole to forward on to the Village Board for approval a Resolution authorizing the renewal of Professional Services Agreement with Morreale Public Affairs Group (MPAG) to provide Government Relations for the Village of Huntley.

VILLAGE ATTORNEY'S REPORT: None

VILLAGE MANAGER'S REPORT: None

VILLAGE PRESIDENT’S REPORT:

Mayor Sass reported that a Temporary Use Permit request will be added to the August 22nd Village Board Agenda for Culver’s of Huntley to host a tractor display; information will be included in the packet.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ON CLOSED SESSION ITEMS: None

ADJOURNMENT:

There being no further items to discuss, a MOTION was made to adjourn the meeting at 7:45 p.m.

MOTION: Trustee Piwko

SECOND: Trustee Westberg

The Voice Vote noted all ayes and the motion carried.

Respectfully submitted,

Barbara Read
Recording Secretary