

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, July 25, 2016
MINUTES**

CALL TO ORDER

Vice-Chair Dawn Ellison called to order the Village of Huntley Plan Commission meeting for July 25, 2016 at 6:30 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

PLEDGE OF

ALLEGIANCE Vice-Chair Dawn Ellison led the Pledge of Allegiance.

ROLL CALL

PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols and Terra DeBaltz, and Vice-Chair Dawn Ellison

COMMISSIONERS

ABSENT: Commissioner Robert Chandler and Chairman Tom Kibort

ALSO PRESENT: Planner James Williams

4. Public Comments None.

5. Approval of Minutes

A. Approval of the July 11, 2016 Plan Commission Meeting Minutes

A MOTION was made to approve the June 27, 2016 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Hahn

SECONDED:

Commissioner Nichols

AYES:

Commissioners Darci Chandler, Hahn and Nichols and Vice Chair Ellison

NAYS:

None

ABSTAIN:

Commissioner DeBaltz

MOTION CARRIED

4:0:1

6. Petitions(s)

A. Petition No. 16-7.3, Advocate Health Care, Lot 3, Huntley Corporate Park - Phase 1 Resubdivision (PIN #02-08-401-021), Requesting a Final Plat of Subdivision and Site Plan Review for a ±18,102 square foot medical office building on the ±5.89 acre "O" Corporate Office-zoned property.

Development Summary

Planner reviewed a PowerPoint presentation outlining the petitioner's request from Advocate Health Care for the proposed development of a ±18,102 square foot medical office and related improvements on the ±5.89 acre site at the southeast end of Quality Drive within the northwest corner of the Route 47 and Interstate 90. The single-story medical office building will have its main entrance oriented facing east, toward Route 47 and client parking located on that side of the facility and along the south side of the site. The rear (west side) entrance to the outpatient facility will serve employees, provide ambulance access to the facility and the western portion of the

site will accommodate employee parking. The north portion of the site accommodates stormwater detention adjacent to the entrance drive.

STAFF ANALYSIS

Final Plat of Subdivision

Planner Williams noted that the proposed final plat serves to divide the existing Lot 3, Huntley Corporate Park - Phase 1 into the subject ±5.89-acre, Lot 1 site for Advocate Health Care office building and 1.076-acre stormwater management easement area and the residual-portion of Lot 3 to the north at the southeast corner of Jim Dhamer and Quality Drives. The proposed subdivision also reflects property that was previously conveyed to the Illinois Tollway Authority in 2012 for the interchange project. The Corporate Office (O) site standards includes a minimum lot size of two (2) acres, and does not dictate a minimum lot width, therefore, the resulting lots are conforming with zoning requirements.

Site Plan

Planner Williams stated that the proposed medical office site includes the ±18,102 square foot building with an open space for a possible future expansion adjacent to the north of the facility. The site will be accessed from Quality Drive with a ingress/egress drive aisle providing access to the employee/emergency vehicle parking on the west side of the site and those areas on the east and south portions of the development intended for client parking.

Parking

Planner Williams noted that the required parking ratio for a Medical Clinic is four (4) parking spaces per 1,000 gross square feet, therefore, seventy-three (73) parking stalls including four (4) accessible spaces are required for the 18,102 square foot medical office building. The proposed development includes eighty-eight (88) parking stalls including nine (9) accessible spaces. The parking on the east and south portion of the site have 9.5-foot wide stalls, while the parking on the rear (west side), intended for employee parking, will have 9.0-foot wide spaces. Additionally, Planner Williams pointed out that there are three (3), 12' x 32' parking stalls for delivery and emergency vehicle parking adjacent building's rear entrance.

Building Elevations

Planner Williams stated that the front (east) elevation features a combination of Harvard modular brick veneer, cast stone and large windows and the rear (west) elevation includes a combination of the Harvard modular brick veneer and preformed metal panels.

Landscaping

Planner Williams reviewed the proposed landscaping for the site noting that the majority of the property's existing trees will remain, with the exception of two (2) trees to be removed along the south property line. The landscape plan for the development conforms to the tree plantings required for the site perimeter, adjacent to the parking lot and around the detention area. Additionally, the proposed ground cover and shrub plantings around the building foundation, within the parking lot islands and screening the dumpster enclosure is of sufficient size and quantity to meet the landscape ordinance requirements.

Lighting

In regard to the site's lighting plan, Planner Williams stated that it specifies the use of VLX LED low-profile fixtures mounted upon twenty (20') foot poles at twenty-seven (27) locations throughout the site. Planner Williams noted that the site's photometric plan meets the requisite 2.0 foot-candle average for parking areas (2.1 fc) and 0.5 foot-candle maximum at the property line.

Signage

In regard to the site’s signage, there are three (3) wall signs and one (1) ground sign proposed for the site. The proposed wall signs will be located on the north, south, and west elevations so to be visible from Quality Drive, Interstate 90, and Rout 47. All signs will state “Advocate Medical Group”.

Planner Williams stated that a monument sign is proposed on the site plan, however, no elevations are provided at this time. The proposed ground sign is located at the northwest corner of the building to be visible to vehicles entering the site. In accordance with the Village’s sign regulations and design guidelines, the monument sign for the site must include masonry base and sides matching the principal structure and the requisite landscaping around the base of the sign.

Village Board Concept Review

Planner Williams reviewed the Village Board’s conceptual review of the project at their June 16, 2016 Committee of the Whole meeting and noted that the following concerns were expressed regarding the proposed project:

- Wall signage for facility should be larger for better visibility from Route 47 and I-90 Tollway.

Plan Commission Concept Review

Planner Williams reviewed the Plan Commission’s conceptual plans of the project at their June 27, 2016 meeting and noted the following concerns were expressed:

- 5 ▪ It was recommended that the entrance canopy extend over the driver’s side of the vehicle. As proposed, it extended only over the passenger side of the vehicle.
- It was recommended that architectural elements be added to the south elevation.
- 10 ▪ The Commission encouraged the placement of a ground sign along the property’s Route 47 frontage.

REQUESTED ACTION

Planner Williams concluded the PowerPoint presentation noting that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 16-7.3, Advocate Health Care, Lot 3, Huntley Corporate Park - Phase 1 Resubdivision (PIN #02-08-401-021), Requesting a Final Plat of Subdivision and Site Plan Review for a ±18,102 square foot medical office building on the ±5.89 acre “O” Corporate Office-zoned property.

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

- 20 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.
- 25 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 3. 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.
- 30 4. The proposed monument sign shall include brick sides and stone cap to match/complement the principal building materials.
- 5. Parking spaces in the easternmost parking area shall be increased to 18 feet in depth.
- 6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.

7. All landscaping is to be properly monitored and pruned so as to not block the view of the building.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
9. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
10. In accordance with Section 155.221(A)(6) of the Subdivision Ordinance, the developer shall record the plat of consolidation with the Recorder of Kane County within three months of approval by the Village Board. Failure to record the Plat(s) of Subdivision within three (3) months shall render the documents null and void.
11. No building permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.

Peter Messina with Advocate Medical Group addressed the Plan Commission and noted that there are no plans to increase the size of the wall signs proposed for the facility. Additionally, Mr. Messina noted his concerns with Condition of Approval requiring the parking lot depth to be increased and the requirement that permanent and seasonal plantings must be replaced immediately upon decline.

Planner Williams noted that the condition requiring the depth of the parking spaces to be increased was an element similar to the width of spaces being increased and could perhaps be addressed when the Village Board considers the proposed development.

In regard to the replacement of plantings that are dead or dying, Planner Williams stated that Staff is willing to work with property owners regarding the timing of the replacement of vegetation.

Commissioner Darci Chandler asked if there had been any consideration for the extension of the canopy on the front (east side) of the facility.

Mr. Messina noted that the proposed canopy design is extended compared with existing facilities.

Commissioner Hahn asked if the petitioner would consider increasing the size of the wall signs as an alternative to the placement of a monument sign adjacent to Route 47.

Mr. Messina reiterated Advocate's position that the proportions of the proposed wall signs were appropriate for the facility and that they were therefore more likely to consider a monument sign adjacent to Route 47 rather than increasing the size of the wall signs.

A MOTION was made to recommend approval of Petition No. 16-7.3, Advocate Health Care, Lot 3, Huntley Corporate Park - Phase 1 Resubdivision (PIN #02-08-401-021), Requesting a Final Plat of Subdivision and Site Plan Review for a ±18,102 square foot medical office building on the ±5.89 acre "O" Corporate Office-zoned property 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. 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.
4. The proposed monument sign shall include brick sides and stone cap to match/complement the principal building materials.
5. Parking spaces in the easternmost parking area shall be increased to 18 feet in depth.

6. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
7. All landscaping is to be properly monitored and pruned so as to not block the view of the building.
8. All permanent and seasonal plantings must be replaced immediately upon decline.
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11. No building permits are approved as part of this submittal.
12. No sign permits are approved as part of this submittal.
13. The petitioner is encouraged to work with Staff regarding the placement of a ground sign along the property's Route 47 frontage.

15 **MOVED: Commissioner Darci Chandler**
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, Debaltz, and Vice Chair Ellison
NAYS: None
ABSTAIN: None
20 **MOTION CARRIED 5:0:0**

7. Discussion

25 Planner Williams stated that the next Plan Commission meeting is scheduled for Monday, August 8, 2016, however, there are no public hearings and/or petitions scheduled for that meeting at this time.

8. Adjournment

At 6:55 pm, a MOTION was made to adjourn the July 25, 2016 Plan Commission meeting.

30 **MOVED: Commissioner Nichols**
SECONDED: Commissioner DeBaltz
AYES: Commissioners Darci Chandler, Hahn and Nichols, DeBaltz and Vice Chair Ellison
35 **NAYS: None**
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,

40 *James Williams*
Planner
Village of Huntley