

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, December 9, 2013  
MINUTES

5

**CALL TO ORDER**

Acting-Chairperson Dawn Ellison called to order the Village of Huntley Plan Commission meeting for December 9, 2013 at 6:34 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**

Acting-Chairperson Ellison led the Pledge of Allegiance.

**ROLL CALL**

15

**PLAN**

COMMISSIONERS: Commissioners Tim Hoeft, Ron Hahn, and Robert Chandler and Acting Chairperson Dawn Ellison

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**COMMISSIONERS ABSENT:**

Commissioner Nichols and Chairman Kibort.

**ALSO PRESENT:**

Assistant Village Manager Lisa Armour, 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 September 23, 2013 Plan Commission Meeting Minutes

**A MOTION was made to approve the September 23, 2013 Plan Commission Meeting Minutes as written.**

**MOVED: Commissioner Hahn**

**SECONDED: Commissioner Chandler**

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**AYES: Commissioners Hoeft, Hahn, and Chandler and Acting-Chair Ellison**

**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 4:0:0**

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6. Public Hearing(s)

A. Petition No. 13-12.1, Colleen and Tadas Bite (dba The Workout Room LLC), petitioner and Chicago Title Land Trust Company HTB 114031, owner, 11514 Smith Drive – Suite D, Public Hearing to consider a request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District.

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Planner Williams reviewed a PowerPoint presentation outlining the petitioners’ request.

Background Information

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Petitioners Colleen and Tadas Bite, dba The Workout Room LLC, 11514 Smith Drive – Suite D, Huntley, IL 60142 and owner, Chicago Title Land Trust Company, CTLTC HTB 114031, 10 S. LaSalle Street Suite 2750, Chicago, IL 60603-1108 request for a Special Use Permit for Indoor Recreation within the “M” Manufacturing District.

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Development Summary

The petitioners Colleen and Tadas Bite have applied to the Village of Huntley for a Special Use Permit for Indoor Recreation within the “M” Manufacturing zoning district to operate The Workout Room.

5 Planner Williams continued stating that The Workout Room is a fitness training facility offering exercise space and classes to individuals between the ages of 15 and 90 years of age. The Workout Room will initially operate Monday through Friday between the hours of 5 a.m. and 8 p.m. and Saturdays and Sundays between the hours of 7 a.m. to 6 p.m. In addition to “an open gym”, Planner Williams explained that the petitioners will also offer personal training sessions and group fitness classes. The 1,941 square foot facility will generally accommodate between seven to ten clients at any time.

#### 10 Staff Analysis

10 Planner Williams stated that Ordinance No. 2005-2.12, approved February 10, 2005, accommodated the Zoning Text Amendment to include Indoor Amusement and Indoor Recreation as a Special Use within the “M” Manufacturing, “B-2” Highway Service and “B-3” Shopping Center Business Districts. Therefore, the petitioner must secure approval of the Special Use Permit to accommodate the track club’s use of the subject facility within the “M” Manufacturing-zoned district.

15 Planner Williams explained that the subject site has ten (10) parking spaces, including one (1) accessible space. Per the Section 156.106 of the Zoning Ordinance, the minimum required parking for Commercial Recreation is 0.3 parking spaces per person of design capacity. Therefore, given that the maximum occupancy for the tenant space being nineteen (19) persons (1 occupant/100 square feet), six (6) parking spaces are required, including an accessible space. The ten (10) existing spaces will be adequate to meet the facility’s needs and those of the existing tenants within the building

#### 20 Special Use Permits – Standards for Special Use Permits.

25 Planner Williams stated the following standards for Special Uses that must be considered by the Plan Commission were included in the project summary included with the Plan Commission packet:

- 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.
- 35 (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.
- 40 (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.
- 45 (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.
- 50 (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.
- (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.

Action Requested

Planner Williams stated that the petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-12.1, Colleen and Tadas Bite (dba The Workout Room LLC), petitioner and Chicago Title Land Trust Company HTB 114031, owner, 11514 Smith Drive – Suite D, a request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District.

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

1. The petitioner shall obtain a certificate of occupancy from the Development Services Department prior to occupying the tenant space.
2. No signage is approved as part of the Special Use Permit.
3. The parking lot shall be restriped, including an accessible space/loading area and appropriate signage prior to occupying the tenant space.

**A MOTION was made to open the public hearing to consider Petition No. 13-12.1.**

**MOVED: Commissioner Hoeft**  
**SECONDED: Commissioner Chandler**  
**AYES: Commissioners, Hahn, Nichols and Chandler and Acting-Chair Ellison**  
**NAYS: None**  
**ABSTAIN: None**  
**MOTION CARRIED 4:0:0**

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

Charles Nordman, Village of Huntley  
 James Williams, Village of Huntley  
 Colleen Bite, 204 Walton Street – Unit 2C, Barrington, IL 60010

Coleen Bite, petitioner, stated that she had nothing to add and welcomed any questions the Plan Commission may have regarding her request.

Commissioner Hahn asked what business use previously occupied the subject suite-space.

Planner Williams stated that a small engine repair business is in Suite A, at the west end of the building, and that Suites B and C were unoccupied but may have included a spray paint booth in the past which may have incorporated the subject suite space – Suite D at that time.

Acting-Chair Ellison asked when the petitioner hoped to open and Ms. Bite stated that they were planning on opening as early as February 1, 2014 if the suite space was ready.

In regard to the condition of approval requiring striping of the parking lot, Acting-Chair Ellison noted that compliance with the requirement may be delayed if the weather does not cooperate and Staff acknowledged that the striping of the parking area was predicated upon the weather permitting the work being performed.

**A MOTION was made to close the public hearing to consider Petition No. 13-12.1.**

**MOVED: Commissioner Hoeft**  
**SECONDED: Commissioner Chandler**

**AYES:** Commissioners Hoeft, Hahn, and Chandler and Acting-Chair Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 4:0:0**

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A MOTION was made to recommend approval of Petition No. 13-12.1, Colleen and Tadas Bite (dba The Workout Room LLC), petitioner and Chicago Title Land Trust Company HTB 114031, owner, 11514 Smith Drive – Suite D, a request for a Special Use Permit to operate an Indoor Recreation Facility in the “M” Manufacturing District subject to the following conditions:

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1. The petitioner shall obtain a certificate of occupancy from the Development Services Department prior to occupying the tenant space.
2. No signage is approved as part of the Special Use Permit.
3. The parking lot shall be restriped, including an accessible space/loading area and appropriate signage prior to occupying the tenant space, but no later than May 1, 2014.

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**MOVED:** Commissioner Hoeft  
**SECONDED:** Commissioner Chandler  
**AYES:** Commissioners Hoeft, Hahn, Chandler and Acting-Chair Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 4:0:0**

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7. Petition(s)

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- A. Petition No. 13-12.2, Centegra Health System, 107.572 +/- acre site located at the Northeast corner of Algonquin and Haligus Roads, Consideration of a request for (a) Final Planned Unit Development for a Hospital and associated site improvements; and (b) Final Plat of Subdivision.

Director Nordman reviewed a PowerPoint presentation outlining the request.

Background Information

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The petitioner, Centegra Health System, 385 Millennium Drive, Crystal Lake, IL 60012 and owner, NIMED Corp., an Illinois not-for-profit corporation request a Final Planned Unit Development to allow construction of a 128-bed hospital and related site improvements and Final Plat of Subdivision to consolidate the four (4) existing lots that make up the Centegra Health Care Campus within the 107.572 +/- acre site located at the Northeast corner of Algonquin and Haligus Roads, Huntley, Illinois.

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On August 22, 2013, the Village Board adopted Ordinance (O)2013-08.48 approving a Preliminary Planned Unit Development (PUD), Special Use Permit for a Heliport, and Preliminary Plat of Subdivision for the Centegra Health Care Campus. The Preliminary PUD included a 5-story, 128-bed hospital of approximately 375,000 square feet and a 4-story medical office building consisting of approximately 80,000 square feet. The Preliminary PUD also included related site improvements (parking, stormwater management facilities, etc.) to accommodate the hospital and MOB.

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*Required Approvals*

The petitioner is now requesting Final PUD approval for the hospital and related site improvements. The petitioner will submit a separate application for Final PUD for the Medical Office Building (MOB), Maintenance Building, and modifications to the Ambulatory Care Mall (ACM). It is anticipated that a Final PUD application for the remaining buildings will be submitted in 2014.

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The petitioner is also requesting approval of the Final Plat of Subdivision to consolidate the four (4) existing lots into one lot for the 107.572 +/- acre site.

5 *Village Board and Plan Commission Preliminary PUD Review*

The Plan Commission conducted a public hearing for the Preliminary PUD, Special Use Permit for the Heliport and Preliminary Plat of Subdivision on July 22, 2013. The Preliminary PUD included the following element of relief:

- 10 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.

15 Following the consideration of testimony, the Plan Commission unanimously voted to forward a positive recommendation for consideration to the Village Board. The Village Board then reviewed the petition and the Plan Commission's recommendation at a Committee of the Whole meeting on August 15, 2013. On August 22, 2013, the Village Board unanimously voted to adopt Ordinance (O) 2013-08.48 approving the Preliminary PUD, Special Use Permit for the Heliport, and Preliminary Plat of Subdivision for the Centegra Health Care Campus, subject to conditions.

20 Director Nordman reviewed the Village Board's adoption of Ordinance (O)2013-08.48 including the twenty-three conditions of approval as follows with the petitioner's response in **bold**:

- 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. **The proposed development plans have undergone extensive review to verify compliance with Village requirements.**
- 30 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department. **The final engineering plans have undergone extensive review and are pending final approval by the Village.**
- 35 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. **The petitioner has acknowledged and agreed to this condition.**
- 40 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. **The Engineering Plans have been reviewed by the Village to ensure compliance with this condition.**
- 45 5. The location of the proposed maintenance building or the outside storage of maintenance equipment shall require future Village approval. **The petitioner has acknowledged this condition and will submit plans for the maintenance building as a separate application for Final PUD.**
- 50 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. **The petitioner has provided an agreement and covenant for the landbanking of the 120 parking spaces.**
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. **The petitioner has acknowledged this condition and added the path as a future improvement on the Final PUD Plan.**

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. ***Berming has been added between the northernmost parking lot and Reed Road.***
9. Mechanical equipment, storage, service and maintenance areas shall comply with the restrictions of Section 156.044(F) of the Zoning Ordinance. ***The petitioner has provided screening for ground and roof mounted mechanical equipment. The service and maintenance area will be submitted as part of the Final PUD for the maintenance building.***
10. Building elevations for the proposed modifications to the Ambulatory Care Mall shall be provided as part of the application for Final PUD. ***The petitioner has acknowledged this condition and will submit a Final PUD application for the ACM at a later date.***
11. The elevations of the Medical Office Building shall be modified to incorporate architectural accents to break up large spans of face brick. ***The petitioner has acknowledged this condition and will submit revised elevations as part of the Final PUD application for the Medical Office Building.***
12. 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. ***The petitioner has submitted plans to the McHenry County Division of Transportation for review.***
13. 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. ***Intersection improvements are included as part of the application for Final PUD. Improvements to the Algonquin Road / Haligus Road intersection are also subject to approval by the McHenry County Division of Transportation.***
14. 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. ***The review of the heliport is currently ongoing with the Illinois Department of Transportation Aeronautical Division and the Federal Aviation Administration.***
15. The Special Use Permit for the heliport shall be extended for a period three (3) years from the date of approval by the Village Board. The Special Use Permit shall be null and void if the heliport is not established within three (3) years. ***The petitioner has acknowledged this condition and agrees.***
16. 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 proposed screening is included as part of the application for Final PUD. The petitioner proposes to construct a brick enclosure surrounding the oxygen pad.***
17. 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 affecting abutting residents. ***The petitioner has acknowledged this condition and agrees.***
18. The petitioner is required to meet all development requirements of the Huntley Fire Protection District. ***The petitioner has acknowledged and agreed with this condition***
19. No building plans or permits are approved as part of this submittal. ***The petitioner has acknowledged this condition.***
20. No sign permits are approved as part of this submittal. ***The petitioner has acknowledged this condition.***
21. The petitioner shall improve existing landscaping particularly in the area adjacent to detention ponds, vegetative swales, and Algonquin Road. ***The petitioner has submitted a planting plan as part of the Final PUD that details proposed improvements to existing landscaped areas.***
22. 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. ***The planting plan submitted with the Final PUD includes additional landscaping at the base of the ground sign located at the Haligus Road / Reed Road intersection.***
23. The Final PUD plans shall include the use of larger deciduous (5"-6" caliper) and evergreen (9'-10') trees in accordance with the Annexation Agreement and Maple and Locust trees shall replace the use of Linden trees. ***The landscape plan submitted with the Final PUD has been modified to use larger trees and evergreen trees in accordance with the requirements for the Annexation Agreement for the***

*property. Additionally, Linden trees have been replaced with Maple trees.*

*Final Planned Unit Development*

5 Similar to the Preliminary PUD, the Final PUD proposes 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.

10 ***Building Elevations***

As presented with the Preliminary PUD, 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 stamped 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.

20 Building material and color samples were reviewed as part of the Preliminary PUD and will be displayed will at the December 9, 2013, Plan Commission meeting.

***Parking***

25 Parking for the campus will be provided entirely on surface parking lots with a total of 1,458 spaces provided on opening day, with an additional 120 parking spaces to be landbanked for future construction as needed.

As detailed as part of the Preliminary PUD review, 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 Final PUD proposes to provide 1,458 parking spaces on opening day with an additional 120 parking spaces to be landbanked, resulting in a total of 1,578 parking spaces for the entire campus. The proposed landbanked parking spaces would be located north of the proposed MOB and existing ACM. In accordance with the conditions of approval for the Preliminary PUD, the petitioner has provided an agreement and covenant in form to the Village that reserves the area for future parking and that it 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.

40 ***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 as part of the petition for Preliminary PUD. The TIA was 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.

Based on the recommendations of the TIA, several improvements are proposed to the surrounding road network as part of the Final Planned Unit Development. These improvements consist of the following:

- 50 • The current one and only access point to the campus at the intersection of Haligus Road and Faith's Way will remain as the main entrance to the campus. The intersection will be signaled prior to the opening of the hospital. The intersection improvements will also include the construction of a northbound right turn bay from Haligus Road at Faith's Way onto the campus.

- The intersection of the Algonquin Road and Haligus Road will be improved to include the addition of a southbound right turn lane and a northbound right turn lane on Haligus Road. Signal coordination will be added with the Haligus Road traffic signals to optimize signal timings. McDOT approval is required for the intersection improvements.
- 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.
- Another new access point is proposed on the north side of the campus off 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 as 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.

### ***Landscaping***

As presented as part of the Preliminary Planned Unit Development, 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 feature on the landscape plan is the expansion of the northern stormwater management pond. This is 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. 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 (these plantings will replace the seasonal plantings recently installed at the base of the sign). 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.

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.

5 Notable changes to the Landscape Plan since the Preliminary Planned Unit Development was approved by the Plan Commission include the following:

- The size of landscape materials was modified to include the use of larger deciduous and evergreen trees in accordance with the Annexation Agreement.
- To address a Preliminary PUD condition of approval, Lindens were removed from the plan and replaced with Maple trees.
- Berming was added between the northernmost parking lot and Reed Road.
- Details have been added for the replacement/improvement of existing landscaping and vegetative swales found to be in poor condition.
- A Planting Management Plan has been added to the Planting Plan.
- A Layout and Material Plan has been prepared to show the location of benches, bike racks, flagpoles, trash receptacles, planter pots, etc.
- An Irrigation Plan has been provided with the Planting Plan.

### ***Lighting***

20 The existing parking lot light fixtures will be replaced by a Patriot LED fixture to provide a uniform fixture throughout new and existing parking lots. The Patriot fixture is a shoebox style fixture that is considered dark sky friendly. Pedestrian paths throughout the campus will be illuminated by a pole mounted LED fixture with a reflective disk top (manufacturer/model: BEGA 7210LED). The photometric plan complies with Zoning Ordinance requirements for minimum parking lot illumination and maximum permitted light levels at lot lines.

### ***Signage***

25 The signage package for the Health Care Campus utilizes the overall design and color scheme that was approved as part of the original PUD approval in 2007. The existing digital message sign at the corner of Algonquin Road and Haligus Road and the sign at the corner of Haligus and Reed Road will both remain; however, the existing ground sign at the campus' main entrance (Faith's Way) will be removed and replaced in a different location with a new sign. The new ground sign at the campus' main entry will match the ground sign at the corner of Haligus Road and Reed Road. An identical sign will also be constructed at the north entry on Haligus Road. Both signs will be located so not to obstruct vehicular sight lines.

35 The directional signage to be located throughout the campus will consist of a continuation of the existing signage utilized on the campus. Directional signs will range from five (5) to ten (10) feet in height, with a majority of the signage between five (5) to six (6) feet in height.

40 Building mounted signage for the Hospital will consist of two signs stating "Centegra Hospital Huntley". One sign will be mounted on the Hospital's west (front) elevation and the other would be mounted on the south elevation (facing Algonquin Road). The building mounted signage on the Healthbridge Fitness Center and ACM will remain as existing.

### ***Final Planned Unit Development Review Criteria***

45 The Plan Commission shall review and evaluate the final PUD in terms of whether the proposal:

- a. Is in general conformance with the previously approved preliminary PUD plans?
- b. By virtue of its imaginative and creative design and benefits to the village, justifies the intended variations from the strict interpretation of the Subdivision Ordinance.
- 50 c. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing Village ordinances.

### ***Final Plat of Subdivision***

5 The Final 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.

10 In conjunction with the Final Plat of Subdivision, the petitioner will amend the existing Declaration of Covenants, Conditions, Restrictions and Easements (CCRs) for Centegra Health Care Campus. The amended CCRs will accommodate the proposed Final Plat of Subdivision and further development of the property.

15 The proposed Final Plat of Subdivision has been reviewed by Village Staff and found to be in substantial compliance with the Preliminary Plat of Subdivision that was approved by the Village Board on August 22, 2013.

**Action Requested**

20 The petitioner requests a motion of the Plan Commission, to recommend approval of Petition No. 13-12.2, Centegra Health System, 107.572 +/- acre site located at the Northeast corner of Algonquin and Haligus Roads, Consideration of a request for (a) Final Planned Unit Development for a Hospital and associated site improvements; and (b) Final Plat of Subdivision.

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

- 30 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.
- 35 2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
- 40 3. No stockpiling of excess materials, including soil/dirt, shall be permitted for longer than twelve (12) months from the time a Certificate of Occupancy is approved for the Hospital. Upon removal of any stockpile, the subject site shall be properly graded and seeded.
- 45 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.
- 50 5. Mechanical equipment, storage, service and maintenance areas shall comply with the restrictions of Section 156.044(F) of the Zoning Ordinance.
6. Building elevations for the proposed modifications to the Ambulatory Care Mall and Medical Office Building shall be provided as part of the application for Final PUD.
7. Algonquin Road access is subject to final review and approval by the McHenry County Department of Transportation.
8. The scale of the roadway improvements planned along Haligus Road shall require the mill and overlay of the existing surface course from Algonquin Road to a distance of no less than the north access drive into the campus.
9. The Algonquin Road and Haligus Road intersection improvement is subject to final review and approval by the McHenry County Department of Transportation.
10. 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 affecting abutting residents.
11. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
12. No building plans or permits are approved as part of this submittal.

13. No sign permits are approved as part of this submittal.

Michael Eisley, Centegra CEO, addressed the Plan Commission and thanked the Development Services Department Staff for the presentation and their assistance with the proposed project so far.

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Commissioner Hoeft offered that he was in favor of the proposed plan as presented and stated that he appreciated the landscape improvements Centegra implemented this past autumn.

Commissioner Hahn asked what the height of the proposed berm at the northern portion of the site.

10 David Connolly with Hammes Company addressed the Plan Commission and stated that the proposed berm is approximately four (4) feet in height.

Commissioner Hahn stated that he liked the proposed uniform LED site lighting and asked if there were any future plans for the signalization of the Reed/Lakewood Roads' intersection.

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Director Nordman stated that the signal is currently warranted and the intersection is in Lake-in-the-Hills.

Commissioner Chandler stated that he was happy with the overall development as proposed and noted that he appreciated the roof-top equipment screening being appropriately addressed.

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Acting-Chair Ellision stated she likes the canopy at the emergency room entrance but that she still has the same concerns she raised when the preliminary plans for the site were considered regarding the ability for persons to easily and efficiently find their way to that entrance.

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Mr. Eisley stated that he appreciated Acting-Chair Ellision's concerns regarding circulation across the medical campus and that Centegra is dedicated to continually explore ways for persons to safely and efficiently navigate their way throughout the development.

**A MOTION was made to recommend approval of Petition No. 13-12.2, Centegra Health System, 107.572 +/- acre site located at the Northeast corner of Algonquin and Haligus Roads, Consideration of a request for (a) Final Planned Unit Development for a Hospital and associated site improvements; and (b) Final Plat of Subdivision., subject to the following conditions:**

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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 a 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. Mechanical equipment, storage, service and maintenance areas shall comply with the restrictions of Section 156.044(F) of the Zoning Ordinance.
6. Building elevations for the proposed modifications to the Ambulatory Care Mall and Medical Office Building shall be provided as part of the application for Final PUD.
7. Algonquin Road access is subject to final review and approval by the McHenry County Department of Transportation.

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8. The scale of the roadway improvements planned along Haligus Road shall require the mill and overlay of the existing surface course from Algonquin Road to a distance of no less than the north access drive into the campus.
9. The Algonquin Road and Haligus Road intersection improvement is subject to final review and approval by the McHenry County Department of Transportation.
10. 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 affecting abutting residents.
11. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
12. No building plans or permits are approved as part of this submittal.
13. No sign permits are approved as part of this submittal.

**MOVED:** Commissioner Hahn  
**SECONDED:** Commissioner Hoeft  
**AYES:** Commissioners Hoeft, Hahn, and Chandler and Acting-Chair Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 4:0:0**

8. Adjournment

At 7:15 pm, a MOTION was made to adjourn the December 9, 2013 Plan Commission meeting.

**MOVED:** Commissioner Hoeft  
**SECONDED:** Commissioner Hahn  
**AYES:** Commissioners Hoeft, Hahn, and Chandler and Acting-Chair Ellison  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED 4:0:0**

Respectfully submitted,  
*James Williams*  
 Planner  
 Village of Huntley