

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, October 12, 2015
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for October 12, 2015 at 6:30 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

Chairman Tom Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Lori Nichols, Vice-Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS

ABSENT:

Commissioners Terra DeBaltz and Robert Chandler

ALSO PRESENT:

Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments None.

5. Approval of Minutes

A. Approval of the September 28, 2015 Plan Commission Meeting Minutes

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A MOTION was made to approve the September 28, 2015 Plan Commission Meeting Minutes as written.

MOVED:

Commissioner Nichols

SECONDED:

Vice-Chair Ellison

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AYES:

Commissioners Darci Chandler, Hahn, Nichols and Vice-Chair Ellison

NAYS:

None

ABSTAIN:

Chairman Tom Kibort

MOTION CARRIED

4:0:1

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6. Petition(s)

A. Petition No. 15-10.1, St. Mary Catholic Church, owner and petitioner, 10307 Dundee Road – Request is to amend a Final Planned Unit Development to allow construction of a maintenance garage in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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Background Information

Director Nordman began the PowerPoint presentation which outlined the subject request noting that the petitioner is St. Mary Catholic Church, 10307 Dundee Road, Huntley, IL 60142 with a request for an Amendment to the Final Planned Unit Development to construct a 1,428 square foot maintenance building at the southeast corner of the recently constructed Parish Center on the east side of the church site.

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Development Summary

Director Nordman reviewed the development history of the St. Mary Church site noting that it is zoned RE-1 (PUD) Residential Estate Planned Unit Development and that it received initial Planned Unit Development (PUD) approval on March 9, 2000 for a 22,981 square foot main sanctuary building which opened in November 2001. Director Nordman continued stating the Church was later granted a second PUD amendment on September 25, 2005 for a parking lot expansion and new driveway to Huntley-Dundee Road and most recently received approval for an amendment to the PUD, approved December 15, 2011, for the 32,567 square foot parish center addition.

Director Nordman stated the Church is now proposing the construction of a 1,428 square foot maintenance building to be located south of the parish center. Director Nordman pointed out that the primary exterior material for the building will be metal with a “Novabrick” wainscot at the base of the building. Additionally, Director Nordman noted the building’s overhead door will face south toward the trash enclosure and that no relief is necessary to construct the maintenance building as proposed.

Review Criteria - Final Planned Unit Development Review

Director Nordman stated that per the Village’s Zoning Ordinance Section 156.070 (E) Review Procedures (3) (h) The Plan Commission shall review and evaluate the final PUD in terms of whether the proposal meets the following criteria:

- i. Is in general conformance with the previously approved preliminary PUD plans.
- ii. 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.
- iii. Requires additional conditions and restrictions to protect the public interest and adjacent areas, improve the development and assure compliance with existing village ordinances.

Requested Action

The petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 15-10.1, St. Mary Catholic Church, owner and petitioner, 10307 Dundee Road – Request is to amend a Final Planned Unit Development to allow construction of a maintenance garage in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq.

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

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering 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.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
5. No building plans or permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

Mike Allen, St. Mary Church Maintenance Supervisor and Dennis Haney, St. Mary Maintenance Staff member, were in attendance and available to answer any questions the Plan Commission had regarding the amendment to the St. Mary Church PUD to accommodate the proposed maintenance building.

Chairman Kibort asked for confirmation that the proposed maintenance building had adequate access to the driveway pavement at the southern side of the Parish Center.

Mr. Allen confirmed that the location of the maintenance building offers sufficient access to the driveway on this portion of the site.

5 Vice-Chair Ellison noted that she expected the overhead door for the building would face west.

Mr. Allen noted the overhead door faces south in an effort order to avoid the adverse weather and cross-wind.

10 Commissioner Darci Chandler stated she is happy with how the church site has developed and generally approves of the proposed maintenance building.

Commissioners Hahn, Nichols and Vice-Chair stated they had no objection to the proposed maintenance building.

15 Chairman Kibort asked what type of equipment and materials would be stored in the maintenance building.

Mr. Allen noted that St. Mary Church contracts for snow removal for the large parking areas, therefore, smaller snow removal equipment, lawn/landscaping equipment, tools and supplies would be stored in the building.

20 **A MOTION was made to recommend approval of the request from St. Mary Catholic Church to amend the Final Planned Unit Development to allow construction of a maintenance garage in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.204 et seq. subject to the following conditions:**

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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 petitioners 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.
4. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 35 5. No building plans or permits are approved as part of this submittal.
6. No sign permits are approved as part of this submittal.

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MOVED: Vice-Chair Ellison
SECONDED: Commissioner Hahn
40 **AYES: Commissioners Darci Chandler, Hahn, Nichols, Vice-Chair Ellison and Chairman Kibort**
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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B. Petition No. 15-10.2, Duke Realty Limited Partnership, as petitioner, and NIMED Corporation, as owner, 10450 Algonquin Road and 10350 Haligus Road - Conceptual Review of a proposed Final Planned Unit Development for an ±80,000 square foot Medical Office Building, modifications to the Ambulatory Care Mall and new Maintenance Building for the Centegra Medical Campus

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Background Information

5 Director Nordman began the PowerPoint presentation outlining the request from the petitioner, Duke Realty Limited Partnership, 9377 W. Higgins Road, Suite 600, Rosemont, IL 60018 and owner, NIMED Corporation, c/o Centegra Health System, 385 Millennium Drive, Crystal Lake, IL 60012 for conceptual review the proposed Final Planned Unit Development for an ±80,000 Square Foot Medical Office Building, Modifications to the Ambulatory Care Mall and New Maintenance Building for the Centegra Healthcare Campus at the northeast corner of Haligus and Algonquin Roads.

Summary

10 Director Nordman stated that 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. Director Nordman pointed out that the Preliminary PUD included a 5-story, 128-bed hospital of approximately 375,000 square feet and a 4-story Medical Office Building (MOB) consisting of approximately 80,000 square feet. Director Nordman stated that the Preliminary
15 PUD also included related site improvements (parking, stormwater management facilities, etc.) to accommodate the hospital and MOB. Centegra later received Final PUD approval for the hospital and related site improvements on December 19, 2013 (Ordinance (O) 2013-12. 86)

20 Director Nordman stated that the Final PUD plan approved on December 19, 2013 did not include plans for the MOB, maintenance building or the necessary modifications to the Ambulatory Care Mall (ACM). Director Nordman pointed out that the petitioner chose to submit a separate Final PUD application for these improvements in order to expedite the start of construction on the hospital. In anticipation of submitting a formal development application for the outstanding elements of the campus, Director Nordman stated that the petitioners are requesting the Plan Commission to conceptually review the proposed site plan and building
25 elevations.

Staff Analysis

30 Director Nordman continued stating that while all of the proposed elements of the development (i.e. the MOB, modification to the ACM and the new maintenance building) were included in the Preliminary PUD approved by the Village Board on August 22, 2013, a single notable change to the Preliminary PUD is the relocation of the maintenance building away from Algonquin Road. Director Nordman noted that the site plan for the Preliminary PUD proposed to locate the maintenance building at the southeast corner of the campus near the HealthBridge trash enclosure. Director Nordman stated that at staff's direction, the petitioner found an
35 alternative location for the maintenance building that is on the interior of the campus and much less visible from surrounding roadways. Director Nordman noted that the proposed location for the shed is approximately 800 feet from the nearest street (Reed Road) and that the proposed brick maintenance building will be further screened with landscaping.

40 Director Nordman stated that the design of the proposed four-story, ±80,000 square foot, MOB is similar to the plan presented as part of the Preliminary PUD and the proposed building materials are a combination of those used on the hospital and ACM. The primary entrance to the building will be on the north elevation and parking is provided in the newly constructed north parking lot.

45 Director Nordman pointed out that the proposed modifications to the ACM will flip the building's main entrance to the north elevation so it is accessible from the north parking lot; however, the main entrance to the Immediate Care facility will remain at its current location on the south elevation. Additionally, Director Nordman concluded the presentation noting that modifications to the ACM building are primarily on the north elevation to accommodate the new entrance and associated entrance canopy and drop-off area.

50 Chairman Kibort noted the design of the doors on the proposed maintenance shed looked too small to accommodate the loading/unloading of materials such as road salt and Director Nordman acknowledged that the design of the doors may need to be reconsidered prior to construction.

Vice-Chair Ellison stated that she had concerns with the lack of color with the proposed Medical Office Building exterior materials.

Director Nordman pointed out that the proposed landscaping for the site may alleviate these concerns.

Commissioner Hahn raised concerns regarding emergency vehicle access to and circulation within the site and Vice-Chair Ellison noted that efficient signs on the adjacent roadways and within the site will help.

Chairman Kibort pointed out that a concern that he has had since the Centegra Campus was originally developed is the maintenance of the landscaping, specifically the inadequate amount of topsoil on the parking lot islands and native plantings around the detention ponds.

Director Nordman acknowledged that these concerns have been consistently communicated to the Centegra staff.

Commissioner Nichols asked if there are any other future plans for the development of the Centegra campus and Director Nordman stated that there are no plans beyond the plans currently under consideration to accommodate the Medical Office Building, reconfiguration of the ACM building and relocation of the maintenance building.

7. Discussion

Director Nordman distributed copies of the letter, dated 10/08/15, which sent to property owners within and around the Huntley downtown area inviting them to the Form Based Code Workshop to be held on Monday, October 26, 2015 at 6:30 p.m.

8. Adjournment

At 6:54 pm, a MOTION was made to adjourn the October 12, 2015 Plan Commission meeting.

MOVED: Vice-Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Darci Chandler, Hahn, Nichols, Vice-Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Respectfully submitted,

James Williams

Planner
Village of Huntley