



#2017-38 Mercyhealth Hospital Project Review for Planning and Zoning Commission

Meeting Dates: December 6, 2017 and January 3, 2018

Requests:

1. Preliminary Planned Unit Development and
2. Special Use Permit for a hospital and accessory uses including helipad.

Location: 875 Route 31

Acreage: 17 acres

Existing Zoning: O PUD Office

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	M Manufacturing
East:	M Manufacturing
West:	M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Mercy Alliance has owned this property for several years. In 2004 they received preliminary PUD approval for a hospital on this site.
- Mercy has received their Certificate of Need approval from the State of Illinois and is proceeding back through the zoning process. They are requesting approval of a Preliminary Planned Unit Development and Special Use Permit to allow the hospital, related medical offices and helipad.

Land Use Analysis:

ZONING

- The site is currently zoned O PUD Office. Hospitals are a special use in the O zoning district. The accessory medical offices and helipad uses are supporting uses to the hospital.
- The Comprehensive Land Use Plan designates this area as Commercial. The proposed office use is an acceptable business use in the Commercial land use designation.
- The petitioner is requesting the Special Use Permit to allow the hospital and accessory uses.

SITE PLAN

- Access to the site is through two entrances, one from Three Oaks Road and one from Raymond Drive. No direct access to Route 31 is permitted by IDOT.
- The City's traffic consultant Kimley Horn is currently working on finalizing the traffic study.
- The traffic study is currently evaluating the access points and surrounding off-site intersections and will be provided for the public hearing on January 3, 2018. The petitioner is subject to the recommendations of the traffic study and would need to provide the required improvements.
- Internal circulation around the building is provided through the parking lot and a dedicated drive aisle in both the front and rear of the site.
- The City is preparing for a possible future traffic signal at the Tek Drive and Route 31 intersection. To accommodate this, Raymond Drive would need to be realigned between Tek Drive and the north leg of Central Park Drive. Right-of-way across this area in Mercy's site is being required as reflected in the conditions of approval.
- A helipad is proposed with this hospital at the northeast corner of the site. In its current location it is approximately 700 feet from the adjacent residential home. The helipad will need to be relocated to comply with the criteria, as stated in the conditions of approval.
- Drop-off locations are provided at both entrances for the clinic offices and the emergency room.

FLOOR PLAN

- No floor plan has been provided; it is required at Final PUD.

PARKING

- The site is providing a total of 322 parking spaces, which includes 32 accessible spaces.
- Parking for a hospital is based on 2 spaces per patient bed and 1 space per 300 gross square feet of administrative areas.
- Until the floor plan is provided at Final PUD, there is no way to accurately determine if the appropriate number of parking spaces are being provided. Mercyhealth is aware of their customers' needs and the City's parking requirements and indicate they have provided sufficient parking for all patients, staff and guests.

ELEVATIONS

- The building is designed with a variety of projections and stacked layers to create a distinct visual appearance.
- The building uses a variety of materials including brick veneer, stone veneer, corrugated metal panels and ACM wall panels.
- Materials are natural in color.

- With a building this large it is difficult to determine the location of the front entrances and staff has recommended larger entrance features to immediately alert visitors to the main doors.
- Staff has reviewed the elevations based on the criteria listed in the Design Standards. The project meets 5 of the 10 criteria, 6 of 10 are required to be considered meeting the standards.

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination if the project meets 5 of 10 of the criteria. The results are as follows:

1. Building Form
 Meets *Does not meet* *Not Applicable*
2. Building Massing and Articulation
 Meets *Does not meet* *Not Applicable*
3. Rooflines and Parapets
 Meets *Does not meet* *Not Applicable*
4. Building Materials
 Meets *Does not meet* *Not Applicable*
5. Roof Materials
 Meets *Does not meet* *Not Applicable*
6. Building Colors
 Meets *Does not meet* *Not Applicable*
7. Building Fenestration
 Meets *Does not meet* *Not Applicable*
8. Entrance Design
 Meets *Does not meet* *Not Applicable*
9. Canopy/Awning Design
 Meets *Does not meet* *Not Applicable*
10. Overall Façade Design
 Meets *Does not meet* *Not Applicable*

LANDSCAPE PLAN

- The petitioners have provided a preliminary landscape plan. The plan illustrates the following improvements:
 - Foundation base landscape around the building to soften the impact of the building meeting the ground.
 - Perimeter landscape around the site and parking areas. Additional landscape is required to screen the parking lot, which has been reflected in the conditions of approval.
 - Larger interior parking lot landscape areas that create areas for a variety of trees and shrubs to be planted creating a more sustainable landscape design.

SIGNAGE

- Mercy indicates a monument sign and several directional signs. The building elevations indicate signage. No signage details were submitted and all signs must meet the requirements of the UDO.

Findings of fact:

Preliminary Planned Unit Development

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of the hospital in the O PUD zoning district. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

Meets *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*

8. Any private infrastructure shall comply with the city standards.
 Meets Does not meet
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets Does not meet
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets Does not meet

Hospitals are required to comply with specific SUP criteria. Section 2-400 B 41. Hospitals in the Unified Ordinance establishes standards for hospital uses in Crystal Lake. Briefly, the criteria are as follows:

1. Minimum development area: Hospitals shall be located on property with a minimum of five acres.
 Meets Does not meet
2. Access roads: Hospitals shall have access to an arterial or major collector street. Traffic shall not travel through neighborhood connector or local streets.
 Meets Does not meet
3. Loading area: A designated drop-off/pick-up area shall be included in front of the building, that is long enough to accommodate a bus and which is exclusive of the required parking lot drive aisles.
 Meets Does not meet
4. Natural features: The development plan shall identify all natural features such as wetlands, water features, mature tree stands, steep slopes and where feasible, preserve these existing natural features.
 Meets Does not meet
5. Recreational open space: The facility shall provide appropriate recreational, open space area and paved paths throughout the property for employees and patients to use.
 Meets Does not meet
6. Heliport/helipad: If a heliport or helipad is provided as an accessory use to the facility, it shall be located at least 1,000 feet from surrounding residential property. The heliport/helipad shall meet all Federal Aviation Administration guidelines as applicable.
 Meets Does not meet

The property adjacent to the helipad location is zoned E-1 in McHenry County, but it is owned by Mercyhealth.

Planned Unit Development Variations

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations.

Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The petitioner is asking for a variation in conjunction with their PUD request.

- **Article 3-200 Height and Stories Variation.**
 - **Allow a building at 62 feet in height above the permitted 28 feet, a variation of 34 feet.**
 - **Allow a three-story building with penthouse portion; whereas only two-stories are permitted.**

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commercial, which allows for existing and future commercial and business uses. The following goal is applicable to this request:

Land Use – Commercial

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

Community Facilities – Public Facilities

Goal: Support the specific needs and goals of public facilities to ensure cooperation between public and city facilities for the health, safety and needs of the community.

This can be accomplished with the following supporting actions:

Supporting Action: Support the needs of health care facility providers.

Success Indicator: The total number of health care facilities within the City limits.

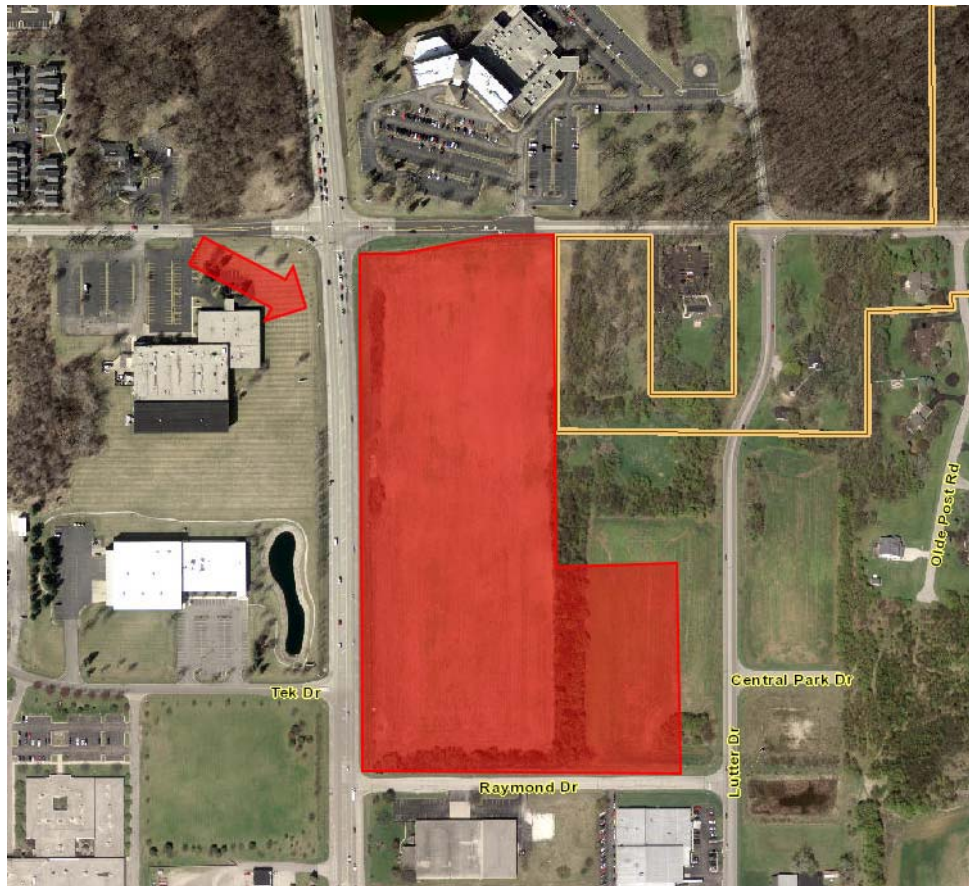
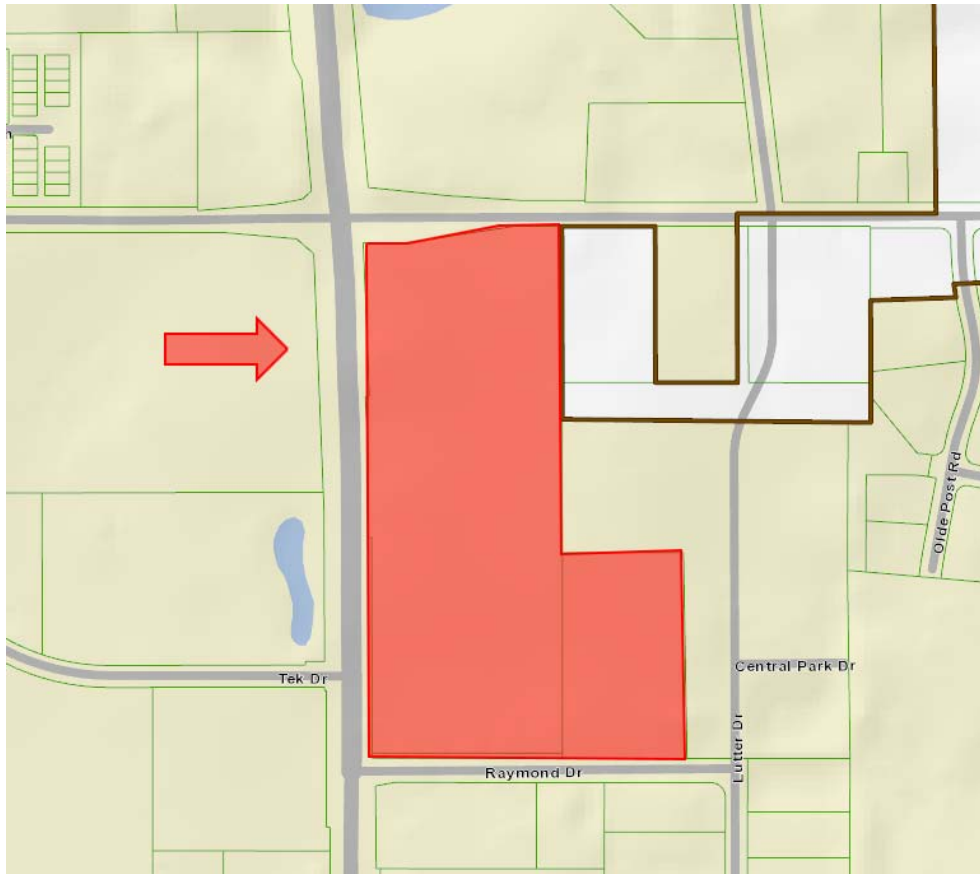
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Mercyhealth, received 10/27/17)
 - B. Site Development Plan Set [Sheets C-100, C-200, C-300, C-301, C-302, C-400, C-500, L-100, A-6] (Fehr Graham, dated 11/22/17, received 11/22/17)
2. Signs
 - A. All signage must meet the UDO requirements.
 - B. No signs can be placed within 10 feet of the future dedication of right-of-way along Three Oaks Road or Raymond Drive.
3. Elevations:
 - A. Provide revisions to the elevations in order to meet the UDO design standards, these can include larger more pronounced entry features, a continuous solid base of stone or brick around the building, or other enhancement that would meet the UDO Design Criteria.
4. Site Plan
 - A. The designated fire lane needs to be 26 feet in width.
 - B. Provide sidewalk around the site. Work with staff on the appropriate location and future connections to adjacent properties.
 - C. Right-of-way for Raymond Drive shall be dedicated for a possible future connection. The right-of-way shall line up between Tek Drive and the north leg of Central Park Drive. A Plat of Dedication is required to be prepared.
 - D. In order to correct the narrowing of Three Oaks Road, additional right-of-way shall be dedicated. A Plat of Dedication is required to be prepared.
 - E. All municipal utilities are required to be in a Municipal Utility Easement (MUE). All stormwater facilities are required to be in a stormwater management easement. Plats for these easements are required to be provided.
 - F. Revise the location of the helipad to ensure it is 1,000 feet from neighboring residential to the east.
 - G. Bury aerial utility lines along Route 31 and Three Oaks Road.
5. Landscape Plan
 - A. The planting beds shall contain shrubs, grasses and flowers.
 - B. Add shrubs in the western landscape area adjacent to the clinic parking to screen parking spaces from Route 31.
 - C. In order to provide additional screening of the parking lot, the perimeter of the western drive aisle shall contain a variety of evergreen and deciduous shrubs.
6. Provide the following plans with the Final PUD submittal:
 - A. Final detailed plan set (engineering, site, landscape, elevations) addressing all the comments and conditions of approval.

- B. The final landscape plan shall include species, quantity and size of all proposed materials.
 - C. Floor plan illustrating square footage of all proposed spaces with the label of their use for each floor of the building.
7. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works, and Community Development Departments in addition to those of the City's stormwater consultant.
 8. The petitioner shall revise their plans for the Final PUD to address the recommendations contained in the Traffic Study by Kimley Horn dated xx/xx/xx and hereby agree to dedicate adequate right-of-way and pay their fair share of any required improvements.
 9. Provide the City with the FAA approval for the heliport.

2017-38 Mercyhealth Crystal Lake – 875LT S. Route 31



City of Crystal Lake Development Application

Office Use Only

File #

2017-0038

Project Title: Mercyhealth Crystal Lake

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

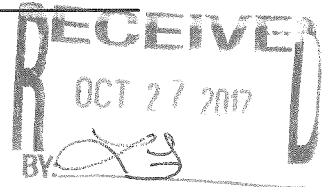
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



Petitioner Information

Name: Mercyhealth

Address: 1000 Mineral Point Avenue

Janesville, Wisconsin 53548

Phone: 608-756-6000

Fax: _____

E-mail: jbenning@mhemail.org

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Proposed hospital/clinic with paved parking lots, landscaping, storm water detention and utilities.

Project Address/Location: Southeast corner of Illinois Route 31 and Three Oaks Road,

Crystal Lake, Illinois. 875 LT S. Route 31

PIN Number(s): 19-10-400-010, 19-10-401-004

Development Team

Please include address, phone, fax and e-mail

Developer: Joanna Benning; Mercyhealth; 1000 Mineral Point Avenue; Janesville, WI 53548;
608-756-6000; jbenning@mhemail.org

Architect: Matt Sanders; AECOM; 800 LaSalle Avenue, Suite 500; Minneapolis, MN 55402;
612-376-2125; matt.sanders@aecom.com

Attorney: Paul Van Den Heuvel; Mercyhealth; 1000 Mineral Point Avenue; Janesville, WI 53548;
608-756-6158; pvandenheuvel@mhemail.org

Engineer: Vaughn Lewis; Fehr Graham; 200 Prairie Street, Suite 208; Rockford, IL 61107;
815-394-4700; vlewis@fehr-graham.com

Landscape Architect: Rebecca de Boer; Ken Saiki Design, Inc.; 303 S. Paterson Street; Suite 1; Madison, WI 53703;
608-251-3600; rdeboer@ksd-la.com

Planner: Matt Sanders; AECOM; 800 LaSalle Avenue, Suite 500; Minneapolis, MN 55402;
612-376-2125; matt.sanders@aecom.com

Surveyor: Dan Kasten; Fehr Graham; 200 Prairie Street, Suite 208; Rockford, IL 61107;
815-394-4700; dkasten@fehr-graham.com

Other: _____

Signatures

PETITIONER: Print and Sign name (if different from owner)

Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Joanna Benning

October 27, 2017

OWNER: Print and Sign name

Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

