

MINUTES OF THE PLAN COMMISSION
August 27, 2018

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:04 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Commissioner Pyter moved, seconded by Commissioner Schultz, to approve the July 23, 2018, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 18-10 Advocate Health Care and Advocate Condell Medical Center, Applicant
801 S. Milwaukee Avenue**

Request is for an Amendment to the Planned Development Master Plan for Advocate Condell Medical Center in order to amend the Unified Sign Criteria and install a free standing sign within the Condell Drive public right-of-way for property located in an IB, Institutional Buildings District.

Mr. James Babowice, agent for the petitioner, introduced the request by the petitioner. Mr. Babowice stated that they are here to present the Advocate Condell Medical Center's proposal for the gateway improvements at Condell Drive and Milwaukee Avenue, including the new monument sign. He stated that after discussion for the signage is complete they can then move to the discussion of the Five (5) Year Update of the Planned Development Master Plan.

Mr. Jim Kokaska, Advocate Condell Medical Center, stated that Advocate Condell is the only Level One Trauma Center in Lake County. He requested approval for their proposed gateway monument sign as they are concerned about visitors missing the turn onto Condell Drive or being late for appointments due to not seeing the existing signage at Condell Drive and Milwaukee Avenue.

Mr. Jeff Fahs, HDR Architects, Landscape Architect for the petitioner, presented the proposed landscape plan. He stated that the plan includes two curved walls in addition to the proposed

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monument sign. He stated that the two decorative curved walls are proposed to be installed on both sides of Condell Drive with the south wall encroaching into the Condell Drive public right of way but the north wall will be completely on private property. He stated that there will be no signage or lighting on either wall. Mr. Fahs stated that the monument sign is proposed to be 30 feet in height with a setback from the Milwaukee Avenue right-of-way center line approximately 79 feet, further setback than the existing monument entrance sign.

Mr. Babowice presented the petitioner's written response to the Standards for Planned Development to the Plan Commission.

Mr. Steven Hamilton, 222 Coolidge Place, asked what the time frame will be for the sign and wall improvements. Mr. Kokaska stated that it may take approximately 8 weeks to complete.

Ms. Beth Swanick, 123 W. Austin Avenue, stated that she is concerned about the maintenance of the landscaping.

Mr. Kokaska stated that Advocate Condell will be responsible for the landscape maintenance.

Ms. Brenda Dahl, 715 Fairview Avenue, stated that there seems to be some confusion as to how to get to the new medical building.

Mr. Roberto Orozco, Advocate Condell, stated that their objective is to get visitors to the hospital and once they are on the medical center campus, the existing wayfinding signage should be able to direct them where they need to go.

Ms. Barbara Shafer, 315 Minear Drive, asked if the ambulances will be blocked during the construction. Mr. Kokaska stated that the ambulances take a different route than where the construction is scheduled to take place and that there should not be a conflict.

Mr. Hamilton, 222 Coolidge Place, stated that he is concerned about the lack of information that the existing wayfinding signage provides.

Commissioner Pyter asked how Stewart Avenue enters into the medical center campus and what is its level of importance as an entry into the Advocate Condell campus. Mr. Orozco stated that Stewart Avenue is a secondary access point for visitors and is a route for the ambulances. He stated that most visitors enter the campus from the Milwaukee Avenue and Condell Drive entrance.

Commissioner Pyter asked if there is an unobstructed site line view for vehicles exiting the medical campus from Condell Drive onto Milwaukee Avenue. Mr. Kokaska stated that the proposed improvements do not obstruct the line of site and that vehicles can safely exit onto Milwaukee Avenue.

Commissioner Krummick asked why the petitioner is proposing a bigger sign within the Condell Drive right-of-way. Mr. Orozco stated that they are attempting to approve the visual identity of their gateway entrance into the medical center campus both for northbound and southbound

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traffic. He presented other Level One Trauma Center entrance signage to the Plan Commission for comparison. He stated that the monument sign located at the Advocate Medical Center on 95th Street is 39 feet in height. He stated that the Condell Drive entrance is not as visible as it should be. He stated that the curved walls on either side of Condell Drive provide a supportive visual entrance feature that is conducive to the gateway theme.

Commissioner Steffe stated that he likes the proposed location of the monument sign in the center of Condell Drive. He stated that he is concerned about the overgrowth of the existing vegetation along Milwaukee Avenue. He stated that he would like to see better landscape maintenance.

Commissioner Oakley asked how visitors can get to the PACE bus stop located east side of the street. Mr. Kokaska stated that they will investigate the accessibility of the PACE stop.

Commissioner Oakley asked for clarification regarding the storm water management as it relates to this project. Mr. Pat Dimmer, Eriksson Engineering Associates, stated that there are now four legs of pedestrian crosswalks at the intersection of Milwaukee Avenue and Condell Drive enabling improve pedestrian access to the PACE bus stops for visitors to Advocate Condell Medical Center. He described how the storm water management is planned as it relates to the proposed improvements.

Commissioner Flores stated that she is concerned about the visual site lines for traffic exiting onto Milwaukee Avenue from Condell Drive. She stated that better landscape and tree maintenance should be required for the area as well.

Mr. Orozco stated an Urban Forestry Plan is currently being developed for Plan Commission review for the whole campus. He stated that they expect this document to be complete for the September 24, 2018, Plan Commission meeting.

Chairman Moore requested additional clarification as to why the petitioner is seeking the proposed location of the sign in the Condell Drive right-of-way. Mr. Kokaska stated that they did not initially seek placement of their gateway entrance sign for the center of the Condell Drive right-of-way as they did not own that land, but wanted to get their signage installed at the earliest opportunity. He stated that after the passage of time and further review they believed it to be a safety issue and to propose the sign to be relocated in the center of the Condell Drive right-of-way. He stated that they studied three or four different concepts before they decided on the current gateway sign proposal. He stated that they have received various complaints from the community about the lack of visibility of the existing entrance sign.

Chairman Moore stated that he is not in favor of the proposed height of the sign. He asked what the petitioner would like for the Plan Commission to do this evening. Mr. Babowice stated that he would like to request a straw poll vote before the Plan Commission makes an official recommendation to the Village Board.

All Plan Commission members except for Chairman Moore stated that they support the petitioner's request for the sign as proposed.

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In the matter of PC 18-10, Commissioner Flores moved, seconded by Commissioner Pyter, to recommend the Village Board of Trustees approve an Amendment to the Planned Development Master Plan for Advocate Condell Medical Center in order to amend the Unified Sign Criteria and install a free standing sign within the Condell Drive public right-of-way for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 6 - 1

Ayes: Flores, Krummick, Oakley, Pyter, Schultz, Steffe

Nays: Moore

Absent: None

PC 18-11 Advocate Health Care and Advocate Condell Medical Center, Applicant
801 S. Milwaukee Avenue

Request is for a five (5) year update of the Planned Development Master Plan for the Advocate Condell Medical Center campus located in an IB, Institutional Buildings District.

Mr. James Babowice, agent representing the petitioner, introduced the Five Year Update to the Advocate Condell Medical Center Planned Development Master Plan.

Mr. James Kokaska, Advocate Condell agent, stated that Advocate has benefitted from a change in their leadership structure. He stated that during the past five years, some of the improvements for the Libertyville Advocate Condell Medical Center campus include the Medical Office Building located at the southwest corner of Condell Drive and Milwaukee Avenue, an MRI addition, among other improvements.

Mr. Roberto Orozco stated that Advocate Condell plans to replace their Cardiac Cath Lab. He stated that in addition to the Gateway Project they are currently seeking approval for, they plan to renovate their Special Care Nursery department and add a Medical Simulation Center. He stated that they plan to expand their ICU among other improvements.

Ms. Katrina Laflin, Landscape Architect for the petitioner, stated that her firm drafted the Master Plan landscape standards in 2008. She stated that they identified approximately 46 trees that were dead or dying and were removed and replaced approximately three years ago. She stated that they are currently working on a campus-wide tree management program for the campus. She stated that this program includes the tagging of 1,189 trees and a maintenance program of cyclical pruning. She stated that the planned buffer areas are treated differently respective of the degree of the berm slopes as this will dictate the appropriate planting species. She stated that their recent investigations of the current parking lot landscape conditions have identified some areas falling short of the minimum 10% interior parking lot landscaping, but other areas have much more creating an overall net average of 20% interior parking lot landscaping.

Ms. Laflin stated that they intend to finalize the campus tree program in time for the next Plan Commission meeting.

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Ms. Trudy Valente, 668 Valley Park Drive, asked if within the next five years there will be additional buildings constructed on the Advocate Condell Medical Center campus. Mr. Kokaska stated that no new buildings are planned at this time. He stated that the proposed improvements are scheduled to take place within the existing structures.

Commissioner Steffe asked how the funding is administered for the landscape improvements and maintenance. Mr. Kokaska stated that Advocate Condell addresses their funding and budgeting on an annual basis.

Commissioner Krummick asked what is currently out of compliance. Ms. Laflin stated that there currently are gaps within the landscaped buffered areas. She stated that within the buffered areas some plantings have more difficulty taking root relative to whether they are on flat areas versus uphill areas. She stated that they intend to address these areas as part of their plan.

Commissioner Pyter asked for clarification regarding the parking for the ICU. Mr. Orozco stated that the Master Plan accommodated the parking needed for the West Bed Tower if completely built out and occupied. He stated that they will evaluate the parking needs as each space is renovated or built out.

Mr. John Spoden, Director of Community Development stated that Staff recommends that the Master Plan Five Year Update presentation be continued to September 24, 2018, so that the Plan Commission can conclude its discussion on the Five Year Update in conjunction with its review and recommendation on the petitioner's Tree Program presentation.

Chairman Moore stated that he concurred with Mr. Spoden's recommendation.

In the matter of PC 18-11, Commissioner Steffe moved, seconded by Commissioner Schultz, to continue this item to the September 24, 2018, Plan Commission meeting.

Motion carried 7 - 0.

Ayes: Moore, Schultz, Flores, Krummick, Oakley, Pyter, Steffe

Nays: None

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that Libertyville High School will be before the Village Board tomorrow regarding their request to Amend the Site Plan Permit for the proposed changes to the parking lot and landscaping along the west side of the high school campus.

Mr. Spoden announced that there will be a Comprehensive Plan Review Committee meeting on September 12, 2018.

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Commissioner Oakley moved, seconded by Commissioner Steffe, to adjourn the Plan Commission meeting.

Motion carried 7 - 0.

Meeting adjourned at 8:40 p.m.