

**MINUTES OF THE SPECIAL PLAN COMMISSION MEETING
December 12, 2007**

The special meeting of the Plan Commission was called to order by Chairman Kurt Hezner at 7:02 p.m. at the Village Hall.

Members present: Chairman Kurt Hezner, William Cotey, Terry Howard, Howard Jaffe, Mark Moore, Walter Oakley, and Andy Robinson.

Members absent: None.

A quorum was established.

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

OLD BUSINESS:

**PC 07-22 Condell Medical Center and Medical Center Properties, Inc., Applicants
801 S. Milwaukee Avenue**

Request is for a Special Use Permit for a Planned Development in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District.

**PC 07-23 Condell Medical Center and Medical Center Properties, Inc., Applicants
801 S. Milwaukee Avenue**

Request is for a Planned Development with Concept Plan/Master Plan in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District.

**PC 07-26 Condell Medical Center and Medical Center Properties, Inc., Applicants
3.08 acres largely paved but with no buildings in Libertyville, Illinois. Part of
11-21-415-028.**

Request is for a Map Amendment to rezone approximately 3.08 acres of land previously known as the rear portion of the Libertyville Chevrolet property, and previously submitted as Plan Commission Case No. PC 06-13, from C-5, Vehicle Dealer Commercial District to IB, Institutional Buildings District.

**PC 07-27 Condell Medical Center and Medical Center Properties, Inc., Applicants
215 Coolidge Place 11-21-306-013; 707 Fairview 11-21-306-014; 725 Fairview
11-21-306-019; 737 Fairview 11-21-306-020; 721 Fairview 11-21-306-027; 747
Fairview 11-21-306-024; 735 Fairview 11-21-306-021; 0 Fairview 11-21-306-022;
739 Fairview 11-21-306-023**

Request is for a Map Amendment to rezone approximately 1.79 acres of land located south of Coolidge Place and along the west side of Fairview Avenue, previously submitted as Plan Commission Case No. PC 06-13, from R-6, Single-Family Residential District to IB, Institutional Buildings District.

**PC 07-28 Condell Medical Center and Medical Center Properties, Inc., Applicants
340 Cleveland Avenue 11-21-302-027; 334 Cleveland Avenue 11-21-302-028; 324
Cleveland Avenue 11-21-302-030; 320 Cleveland Avenue 11-21-302-031; 316
Cleveland Avenue 11-21-302-032; 310 Cleveland Avenue P.I.N. 11-21-302-091**

Request is for a Map Amendment to rezone approximately 1.3 acres of land located along the north side of Cleveland Avenue, most of which was previously submitted as Plan Commission Case No. PC 06-29, from R-6, Single-Family Residential District to IB, Institutional Buildings District.

**PC 07-29 Condell Medical Center and Medical Center Properties, Inc., Applicants
708 Fairview Avenue 11-21-307-004; 716 Fairview Avenue 11-21-307-005; 720
Fairview Avenue 11-21-307-006; Fairview Avenue Parcel 11-21-408-016**

Request is for a Map Amendment to rezone approximately 1.7 acres of land located along the east side of Fairview Avenue, which was previously submitted as Plan Commission Case No. PC 06-29, from R-6, Single-Family Residential District to IB, Institutional Buildings District.

**PC 07-30 Condell Medical Center and Medical Center Properties, Inc., Applicants
0 Stewart Avenue 11-21-302-024; 637 S. Stewart Avenue 11-21-302-025; South
150 Feet of 319 Austin Avenue 11-21-302-171; South 150 Feet of 323 Austin
Avenue 11-21-302-173**

Request is for a Map Amendment to rezone approximately 37,439 square feet of land located along the rear 150 feet of properties located at 319 and 323 Austin Avenue and two (2) properties along Stewart Avenue from R-6, Single-Family Residential District to IB, Institutional Buildings District.

Mr. John Spoden, Director of Community Development Department, presented the petitioner's request to the Plan Commission. Mr. Spoden stated that the petitioner, Condell Medical Center, was before the Plan Commission at their October 22, 2007, meeting requesting approval for a Special Use Permit for a Planned Development with Master Plan along with various Zoning Map Amendments in order to further develop the 77 acre Condell Medical Center campus in an IB Institutional Buildings District located at 801 South Milwaukee Avenue.

Mr. David Smith, Senior Planner, presented an additional memo indicating Staff response to Condell's submission of additional plan materials. Mr. Smith stated that Condell submitted a written

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 3 of 20

statement regarding their proposed sign plan, a statement with revised proposed hardscape and building coverages and a request to exclude Development Zone C from installing required Perimeter Landscaped buffering prior to issuance of building permits.

Mr. David Pardys, Village Attorney, presented to the Plan Commission the criteria for a Planned Development and the parameters in which the Plan Commission has to discuss the proposed Planned Development.

Ms. Jody Levine, Condell representative, stated that they have spent over \$100,000 on the Planned Development proposal so far. She stated that she is respectfully asking that the Plan Commission recommend approval for their request for the Planned Development.

Mr. Mike McGinn, architect for the petitioner, discussed recent hospital expansions including the Cardiology Unit expansion in 2005, and the Emergency Department expansion currently under construction. He stated that the entrance into the Cardiology Unit will be moved to the south side of the proposed west bed tower. He stated that there will be a connection from the tower to the third floor of the existing hospital. He stated that it is the connection between the proposed new tower with the existing building, the modern mechanical installations between the ceilings and floors causing a floor to ceiling height to be between 15 and 23 feet, and the roof top mechanical installations that force the proposed building height. He stated that they have done a shadow study of the proposed west tower. He stated that the shortest day of the year is December 21st and on that day, the property located at 330 Cleveland Avenue would be almost completely covered by the shadow of the proposed west tower at 1:00 p.m. He stated that in June the west tower shadow cast would be at its shortest at mid-day and not on the Cleveland Avenue property at all.

Mr. Jim Hosking, land planner for the petitioner, stated that they have rescinded their previous request to increase the maximum allowed lot coverage and are now stating that they intend to comply with the current Code allowance. He stated that their F.A.R. decreased over time and future development as they did not count parking structures towards the F.A.R. calculations. He stated that they agree to make Development Zones K and L no building zones. He stated that they will provide a PACE bus stop on campus and have had preliminary discussions with the PACE company regarding this issue.

Mr. Glen Eriksson, engineer for the petitioner, stated that the Master Plan is only a concept plan. He discussed the possible future extension of Condell Drive and the Master Utility Plan. He stated that the petitioner has contacted North Shore Gas, AT&T, and ComEd. He stated that all of the utility companies responded by telling the petitioner to come back when they are ready to do actual development.

Ms. Katrina Laflin, landscape architect for the petitioner, stated that they have already submitted perimeter landscape concept plans. She stated that they are defining interior parking lot landscaping as curbed green space that is adjacent at least on one side with a parking space.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 4 of 20

Ms. Robin Zacher, Condell representative, stated that they have submitted the paper work to the State of Illinois requesting an extension of time for the Certificate of Need application.

Mr. Steve Corcoran, traffic consultant for the petitioner, stated that there are currently 2,032 parking spaces provided on the Condell Medical Center campus. He stated that the parking consultant Walker has done a parking study that did not include the parking spaces at the Centre Club and the office buildings at Milwaukee Avenue, and they extrapolated that there are 1,307 parking spaces being used, but 1,324 spaces were needed. He stated that this study shows that there is a shortage in parking. He stated that the petitioner is proposing that the minimum required number of parking spaces should be 1.5 spaces per hospital bed and one (1) space per employee during the peak shift. He stated that with the proposed parking regulation, the hospital would need 1,333 parking spaces. He stated that outside of Development Zone A, all other land uses would be required to meet the current Parking Code. He stated that the hospital will require a total of 1,400 parking spaces after the completion of the west tower and the Emergency Department expansion. He stated that the campus parking will still exceed the demands. He stated that the hospital needs to actively manage the employee parking. He stated that there will be a potential PACE bus route, but the current funding is prohibitive at this time. He stated that the hospital will review the PACE route issue in one to 1.5 years from now. He stated that the loading dock is physically limited to make changes to it, but the hospital will incorporate policy changes to address the problems with the trucks loading/unloading in this area.

Mr. Tim Casy, environmental consultant for the petitioner, stated that his firm has done an analysis of the noise emissions. He stated that the Condell Medical Center noise levels comply with the State requirements of the maximum allowable noise emissions.

Mr. Craig Kramer, Security and Safety representative of Condell Medical Center, stated that they have installed a plastic safety chain at the driveway of the adjacent church to help minimize the cut-thru traffic through the church parking lot. He stated that security personnel observed only one vehicle cutting through the parking lot in recent weeks.

Mr. James Babowice, attorney representing the petitioner, stated that the petitioner proposes to incorporate noise mitigation measures into the Development Agreement. He stated that the petitioner will agree to presenting an update of the campus plan to the Village every five years. He stated that the petitioner agreed to come back before the ARC and Plan Commission with a unified sign criteria. He stated that the petitioner agrees to prohibit buildings in Development Zone (K) within the parking setback area and to show this on revised plans.

Mr. Mark Pelletier, Condell Medical Center representative, stated that the hospital has sent letters to all Villages that may have emergency vehicles, including ambulances, to exit the campus on Condell Drive onto Milwaukee Avenue. He stated that he cannot control all the ambulance drivers.

Mr. McGinn stated that they have not yet completed the final floor plans and the final building elevations.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 5 of 20

Mr. Babowice stated that all the exhibits shall be revised to include the firm or company name that produced the exhibits and to include the Campus Master Plan label.

Ms. Laflin stated that there is a logistical problem with compliance to the Staff review comment regarding the installation of the 50 foot buffer prior to construction of future facilities. She stated that the petitioner agrees that all future parking lot interior landscaping shall be no less than 10% of the parking lot as a regulation for this Planned Development.

Mr. Babowice stated that the petitioner has just submitted to the Plan Commission and Staff a revised table that assigns all potential uses into a Development Zone.

Ms. Maggie Griffin, Condell Medical Center representative, stated that Condell Medical Center has a comprehensive cardiac program. She stated that the need for patient bed expansion is to provide private rooms as one of the measures to control infections and to provide privacy to the patients.

Mr. Eriksson stated that regarding the Master Sanitary Sewer and Watermain Plan exhibit provided, that this plan shall be supplemented with detailed engineering capacity studies for sanitary sewer service to the campus as elements of the master plan go forward to construction. He agreed with the Village Engineering Division request that downstream capacity studies of the existing Village sewer (and water) systems will also be involved in this aspect of the Campus Master Plan's implementation. He agreed that separate studies shall be performed by private utilities providing electric, gas, and communication services to the campus as these utilities are not addressed in the submitted exhibit. He stated that final engineering plans will be submitted when they are ready.

Mr. Hosking stated that reason for the decrease in hardscape cover had reduced over time in Table 1 of Group Exhibit B is because they did not count parking structures towards that overall hardscape percentage.

Mr. Eriksson stated that regarding the studies performed by Condell on the cut through traffic into residential areas, that signage on the Condell campus will be pursued, and that additional information will be provided on the random enforcement program alluded to in the Land Strategies memo to Condell, dated revised on 11/19/09. He agreed that frequency of enforcement activities to occur will be stipulated and what enforcement measures will be employed to hospital staff to deter future cut through traffic.

Mr. Eriksson stated that he agreed that regarding Exhibit "B", for the proposed Plat of Vacation for portions of Cleveland Avenue that additional language reserving easement rights over the area to be vacated for public utilities be put in place (watermain, sanitary sewer, street lighting, and sidewalks). He stated that signature blocks for the Village President, Treasurer, Village Engineer, Plan Commission Chair, and the County Clerk shall be included.

Mr. Eriksson agreed that the appropriate appraisals to determine the fair market value of the proposed Cleveland Avenue vacation shall be worked out between the petitioner and the Village.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 6 of 20

Mr. David Pegg, 526 Ash Street, stated that he has obtained over 120 petition signatures from neighboring residents that states their opposition for the Condell Plan for the proposed West Bed Tower. He stated that he is concerned about the increase in traffic in his neighborhood including the truck traffic that routes its way through Ash Street, through the adjacent church parking lot and then to Cleveland Avenue. He stated that the shadow study by the petitioner indicates that a portion of the church is encroached upon by the proposed west tower for a significant portion of the day-time period during the months of November and December.

Mr. Francois Bertard, 345 West Austin Avenue, stated that he is concerned about the height of the proposed west tower. He stated that the Master Plan as proposed would allow a second tower to go as high as 140 feet as well. He is concerned about the noise that will be produced by the west tower and asked why the mechanical units needed to be installed on top of the building.

Mr. McGinn stated that the main reason for the proposed installation of mechanical units is due to the cost of the project.

Mr. Bertard stated that the hospital should go back to planning a centralized energy center to be located in the center of the campus away from the residential properties. He stated that he is concerned about the traffic that will be generated by the development of a second bed tower. He stated that the shadow study is biased. He stated that a maximum permitted height of 140 feet is too tall. He stated that this is Libertyville, not Schaumburg. He stated that the hospital should have made better effort in talking to the neighbors.

Ms. Beth Swanik, 123 West Austin Avenue, stated that she has been a resident here for 54 years. She stated that the traffic and parking ratio calculations are underestimated. She stated that the parking required should be based upon the number of patients served per day. She stated that there is a lack of public transportation.

Mr. Allen Frelander, 522 Ash Street, stated that he is not anti-progress but that the petitioner should incorporate neighborhood advisers into their planning process for their medical campus. He stated that there have been junior high school students hit by vehicles along Stewart Avenue due to the increase in traffic. He stated that he is also concerned about drainage in the area. He stated that water run-off goes from Stewart Avenue to Ash Street.

Mr. Pat Sheeran, Village Project Engineer, stated that he has not been informed of any drainage issues on land between Ash Street and Stewart Avenue.

Mr. Frelander stated that he is concerned about the traffic cutting through the adjacent church parking lot as well.

Ms. Marsha Juracan, 327 West Austin Avenue, stated that she is concerned about the light that will emit from the proposed west bed tower. She stated that she has picked up trash including hospital rubber gloves, foot covers, and bones from outside near her home.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 7 of 20

Mr. Robert Klausegger, 330 Cleveland Avenue, asked what will happen to both sides of his property.

Mr. Hosking stated that both sides of Mr. Klausegger's property will be a no build zone for 50 feet with a landscaped buffer with fencing within 15 feet of his side property lines.

Chairman Hezner stated that it should be no structures or parking lots in the no build zone.

Ms. Jean Bertard, 335 West Austin, stated that she would like some assurances about any future development north of Cleveland Avenue.

Mr. Jack Bank, 521 Ash Street, stated that the plastic temporary chain recently installed on the church parking lot should be replaced by a permanent barrier.

Mr. Kramer stated that the safety chain needs to be removed on periodic basis for certain church functions.

Mr. Ray Linnemann, 751 Fairview Avenue, stated that he is concerned about the proposed setbacks and landscaped buffering.

Ms. Brenda Dahl, 715 Fairview Avenue, stated that she is concerned about the hospital adding another fence around her existing fence.

Mr. Andrew McCarthy, 337 ½ West Austin Avenue, stated that there should be a 100 foot no building zone along the northern perimeter of the hospital campus.

Chairman Hezner stated that he is concerned that the Master Plan is still incomplete. He stated that Development Zones G, H, and J show no planning for the future. He stated that Zone G indicates no long term commitment as to what the development should become. He stated that there is no grading plan, tree survey, and overall landscape plan. He stated that the petitioner did not explain enough as to why they located the future buildings in the way that they did. He stated that there is too much surface parking. He stated that there needs to be more design in the land planning aspect of the proposal. He stated that he does not agree to cap the proposed Master Plan/Planned Development at 20 years. He stated that the petitioner could have the ability to amend the Planned Development every five (5) years. He stated that he agrees to all of the proposed Map Amendments. He stated that the plan needs more thought.

Commissioner Jaffe stated that it appears that the petitioner did not consider other alternatives to the proposed building height for the west tower. He asked if other locations on the campus were considered for a central energy center. He stated that he would like to know what decibel the State requires or establishes for acceptable noise levels and what criteria is used to regulate noise. He stated that he would like for the petitioner to increase its sensitivity to the residential neighbors. He stated that he is in favor of the petitioner installing a 50 foot buffer prior to construction. He stated that he is in favor of making the gate into the church parking lot a permanent fixture.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 8 of 20

Commissioner Howard asked what the height of the second tower is planned to be. He asked if structured parking is only planned for Development Zones B and C. He asked how the ownership of the Centre Club will impact the approval of a Planned Development for the overall hospital campus. He asked if the petitioner would be willing to explore further the possibility of a centralized power plant or energy center facility and how it would function.

Mr. Tom Olsen, representing Condell Medical Center, stated that there are issues of transferring steam and making new connections into existing boilers. He stated that there are logistical difficulties that would hamper the development of a centralized energy center.

Commissioner Howard asked what the sequence of development might be for the Development Zones on the campus.

Mr. Hosking stated that after the west tower is developed in Zone A, it is possible that Zone C may be developed first with office and ambulatory services. He stated that then Zone B may be developed next with structured parking to support development in Zone C. He stated that currently, there is nothing planned in the short term. He stated that a second bed tower is a long term plan and may be 15 to 20 years later.

Commissioner Howard stated that he prefers the 50 foot landscaped perimeter buffer to be installed around the residential properties located within the hospital campus. He asked why the plan shows only a 15 foot buffer running north/south in Zone J. Mr. Hosking responded that those locations should be 50 foot buffer in Zone J.

Commissioner Robinson stated that he is not in favor of the proposed height. He stated that he might support what the height would become without the rooftop power plant.

Mr. McGinn stated that he would obtain the information necessary to help illustrate the discrepancies as to the building height both with the roof top mechanical units and without.

Commissioner Robinson stated that the parking count needs to take into consideration the number of outpatient visitors.

Commissioner Moore asked what kind of neighborhood outreach has Condell done to inform them of any future development. Ms. Christina Rybinki, representative from Condell Medical Center, stated that they have made efforts to build their relationship with the residential neighbors. She stated in October 2007 the hospital invited over 200 neighbors to a meeting and there were 50 that attended.

Commissioner Moore stated that more detail to the plans would be better. He stated that he is trying to be guided by the Code. He stated that he is looking at categories of uses to be permitted and the petitioner has provided categories. He stated that he is looking for general locations of buildings and land uses and the petitioner has provided those. He stated that he is looking for an overall maximum

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 9 of 20

density and the petitioner has provided that. He stated that he is looking for a general architectural style and the petitioner has provided letters regarding the architecture. He stated that he has looked for proposed private and public open space and he stated that the petitioner has provided that. He stated that he looked for vehicular and pedestrian circulation system and the petitioner has provided that. He stated that he is uncertain of the petitioner's proposal for the staging of development. He stated that public dedications are not applicable with this petition. Commissioner Moore stated that he does not see where the petitioner has failed to provide the required elements of the plan. He stated that he can see that this concept proposal is a health care village by the way the plan identifies development areas on the campus. He stated that there are proposed dimensions, F.A.R., and lot coverage. He stated that the plan has the general characteristics that have been sought. He stated that the reason that the petitioner has made the application for the Planned Development is to avoid amending the Special Use Permit multiple times in the future. He stated that this proposed process for the Master Plan is to entrust the Village Staff, Appearance Review Commission, and ultimately the Village Board to review for approval Final Plans of the Master Plan. He stated that the petitioner has complied sufficiently to the minimum standards outlined in the proposed master plan approval process. He stated that he supports the request for the petitioner's planned development application because he believes that they have met the standards.

Commissioner Cotey stated that it is not clear as to what will happen next after the development of the west tower. He stated that the proposed extension of Condell Drive was well thought out. He stated that he would have liked to have seen a more development transit plan for the hospital employees. He stated that the church parking lot should be closed off to prevent cut through traffic.

Commissioner Oakley stated that the petitioner has met the criteria of the ordinance.

Mr. Babowice requested of the Plan Commission to blend recommendation for approval for the Master Plan with approval for the Final Plan for the west bed tower. He stated that staging is not required as part of the Master Plan Planned Development, but that staging would be required as part of a Concept Plan Planned Development. He stated that the petitioner's proposal has met all seven items of the Master Plan criteria. He asked that the Plan Commission give a positive recommendation to the Village Board for the proposed Master Plan for Condell Medical Center.

Chairman Hezner asked what type of building development is anticipated for Development Zones H, J, and G. Mr. Hosking state that there are no short term plans for Zone J.

Commissioner Jaffe asked if the petitioner is still seeking the 140 foot maximum building height. Mr. Babowice stated that the petitioner is still seeking the 140 foot height allowance.

Chairman Hezner stated that he is concerned about the 20 year cap on the planned development.

Mr. Spoden stated that the proposed 20 year cap is part of an envisioned process that will allow Village oversight of the campus development as a whole.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 10 of 20

Mr. Pardys stated that the thought process was to not allow further construction after the 20 year cap expired without further review by the Village or application for a new Planned Development.

In the matter of PC 07-22, Commissioner Jaffe moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Special Use Permit for a Planned Development in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District, subject to the following conditions:

1. *The construction of all elements of the Master Plan must be completed not later than twenty (20) years following approval of the Master Plan by the Board of Trustees. Following the expiration of such time period, any further construction commenced or completed shall no longer be subject to nor benefitted by the provisions of the Master Plan and any construction commenced or completed thereafter shall be subject to all of the then applicable provisions of this Code.*
2. *Not earlier than fifty-four (54) months following the approval of a Master Plan and not later than five (5) years after such approval, the Plan Commission shall conduct a public hearing to review the progress and status of the Master Plan. At such public hearing, the applicant shall provide an update as to the status of the Master Plan and shall advise the Plan Commission of the construction which has been completed up until the date of such public hearing and the construction which the applicant reasonably believes will be completed within the five (5) year period following such public hearing. The applicant shall provide updates to the Plan Commission at additional public hearings to be conducted not later than every five (5) years thereafter. No such public hearing shall be conducted earlier than fifty-four (54) months following the previous public hearing held with respect to the Master Plan.*
3. *After approval of the Master Plan, all building permits for Final Plans shall be reviewed for recommendation by Staff and the Appearance Review Commission and shall receive approval by the Village Board prior to issuance of building permits provided that said Final Plans adhere to the Development Standards of the Master Plan.*
4. *Parking regulations for Development Zones A and B shall be one parking space per employee during the largest shift and one and a half spaces per patient bed. All uses in all other Development Zones shall be based on the current Zoning Code requirements in place at the time of development of each zone.*
5. *That all future development on the Condell Medical Center campus, as part of the Master Plan, adhere to the following Development Standards:*

1. *Building Height Restrictions:*

| <u>Zone</u> | <u>Land Use</u> | <u>Maximum Building Height</u> |
|-------------|--|--------------------------------|
| A | Hospital Redevelopment and Expansion | 140 feet |
| B | Hospital Redevelopment and Expansion | 85 feet |
| C | Ambulatory Services/Medical Office Building | 85 feet |
| D | Life Style Services/Wellness/Ambulatory Services | 60 feet |
| E | Post Acute Care | 60 feet |
| F | Ambulatory Services/Medical Office Building | 85 feet |
| G | Ambulatory Services/Medical Office Building | 60 feet |

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 11 of 20

| | | |
|----------|--|--------------------------------|
| <i>H</i> | <i>Ambulatory Services/Medical Office Building</i> | <i>85 feet</i> |
| <i>I</i> | <i>Day Care</i> | <i>40 feet</i> |
| <i>J</i> | <i>Logistical Services</i> | <i>40 feet</i> |
| <i>K</i> | <i>No Build Zone</i> | <i>No Structures Permitted</i> |
| <i>L</i> | <i>No Build Zone</i> | <i>No Structures Permitted</i> |
| <i>M</i> | <i>Family Services</i> | <i>40 feet</i> |

2. *Setbacks:*
Building and Landscaping Setbacks shall comply with the following exhibits; Campus Master Plan-Landscape Buffer Plan, Campus Master Plan-Land Use and with the Conceptual PD Landscape exhibit; with the following revisions;
 - (1) *The entire Development Zone K shall be revised as a Building Setback.*
 - (2) *All exhibits shall be revised to include revision dates and the company or firm name that created it.*
3. *Campus wide (Master Plan) Floor Area Ratio and Lot Coverage shall be recalculated and submitted with each new Final Plan for building permit and shall comply with current Zoning Code regulations at the time of submission to the Village.*
4. *That all future Parking Lot Interior Landscaping to be no less than 10% of the parking lot as a regulation for this Planned Development*
6. *A Master Plan campus wide sign program shall require an Amendment to the Master Plan in accordance to the Zoning Code regulations if submitted after approval of the current petition for the Master Plan.*
7. *There shall be no building construction within Development Zone L in order to preserve the grove of existing trees.*
8. *That no buildings or parking lot improvements be constructed within any development zone unless the 50 foot perimeter landscape buffering for such development zone has first been installed in accordance with the approved landscape plan. The only exception to this would be to permit construction in Development Zones A, B and F prior to installing the 50 foot perimeter landscape buffering. However, prior to issuing any building permits for the West Tower, the landscape buffering and fencing shall be installed adjacent to the property located at 330 Cleveland Avenue in accordance to the approved landscape plan.*

Chairman Hezner asked the Plan Commission if there is any further discussion before the roll call vote.

Commissioner Jaffe asked if there is a method of voting separately based upon the proposed conditions for approval. He stated that if Condition No. 5 is included, his vote will be different. He stated that Condition No. 5 is the building height restrictions.

Mr. Spoden stated that the conditions are included so that when a project is submitted for review, Staff will know what the development standards are in order to administer the Planned Development regulations. He stated that Condition No. 5 is at the heart of the matter.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 12 of 20

Commissioner Jaffe stated that in Condition No. 5, the proposed height exceeds the current Zoning Code standards.

Mr. Pardys stated that an alternate motion could be made with the change to Condition No. 5.

Commissioner Jaffe stated that the Plan Commission could consider keeping Condition No. 5 as is and vote on the motion as given.

Chairman Hezner stated that the condition should remain as is.

Mr. Spoden stated that there was ample discussion during the public hearing regarding the timing of the installation of the 50 foot buffer.

Chairman Hezner stated that Condition No. 8 can be amended to include additional areas to be subject to the installation of the 50 foot landscape buffer installation.

Mr. Spoden stated that there were two levels of discussion. He stated that one level was to consider all areas to be subject to the installation of the 50 foot buffer prior to any commencement of construction, the second level of discussion was to only incorporate the installation of the fence and landscape buffer around the residence located at 330 Cleveland Avenue.

Chairman Hezner stated that it should be all areas on the campus.

Mr. Spoden stated for clarification that the Chairman of the Plan Commission is wanting all areas of the campus to be landscaped in accordance to the Landscape Plan prior to the commencement of construction.

Chairman Hezner stated that the motion should be so amended.

Commissioner Oakley asked for clarification of Condition No. 8 and why the petitioner wanted Development Zone C to be included with A, B and F as exceptions to the installation of the landscape buffer requirement prior to construction. Mr. Spoden stated that A, B and F were listed by Staff as they were not Development Zones located on the perimeter of the campus. Mr. Spoden stated that Zone C was not listed by Staff as it incorporates residential properties not owned by Condell Medical Center, but is located within the center of the campus away from the perimeter.

Commissioner Oakley stated that Condition No. 8 could be amended to include Development Zone C.

Chairman Hezner stated that the addition of Development Zone C would serve to have the residence on Fairview Avenue buffered with landscaping. He stated that the currently discussed language to amend Condition No. 8 to include the entire campus for landscape installation prior to construction would inherently include Development Zone C.

Commissioner Moore asked if 50 feet is required by the commercial zoning district.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 13 of 20

Mr. Spoden stated that the 50 feet is required within the IB District abutting the residential district. He stated that there are portions of the plan that show a 25 foot perimeter landscape buffer.

Chairman Hezner stated that the stated 25 foot buffer is on the portion of the perimeter adjacent to the old Bernard Chevrolet property.

Mr. Spoden stated that there is also the perimeter of the hospital campus that is adjacent to the church property. He stated that the petitioner has agreed to keep a 50 foot buffer in Development Zone J as well.

Chairman Hezner stated that Condition No. 8 should then be amended to include Development Zone C. He stated that the amendment should include to read, **“The only exception to this would be to permit construction in Development Zones A, B, F and C prior to installing the 50 foot perimeter landscape buffering.”**

Commissioner Jaffe stated that he amends his motion to include the aforesaid amendment to Condition No. 8.

Commissioner Robinson seconded the motion.

Motion failed 3 - 4.

Ayes: Cotey, Moore, Oakley
Nays: Hezner, Howard, Jaffe, Robinson
Absent: None

In the matter of PC 07-23, Commissioner Howard moved, seconded by Commissioner Moore, to recommend the Village Board of Trustees approve a Planned Development with Concept Plan/Master Plan in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District, subject to the following conditions:

- 1. The construction of all elements of the Master Plan must be completed not later than twenty (20) years following approval of the Master Plan by the Board of Trustees. Following the expiration of such time period, any further construction commenced or completed shall no longer be subject to nor benefitted by the provisions of the Master Plan and any construction commenced or completed thereafter shall be subject to all of the then applicable provisions of this Code.*
- 2. Not earlier than fifty-four (54) months following the approval of a Master Plan and not later than five (5) years after such approval, the Plan Commission shall conduct a public hearing to review the progress and status of the Master Plan. At such public hearing, the applicant shall provide an update as to the status of the Master Plan and shall advise the Plan Commission of the construction which has been completed up until the date of such public hearing and the construction which the applicant reasonably believes will be completed within the five (5) year period following such public hearing. The applicant shall*

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 14 of 20

provide updates to the Plan Commission at additional public hearings to be conducted not later than every five (5) years thereafter. No such public hearing shall be conducted earlier than fifty-four (54) months following the previous public hearing held with respect to the Master Plan.

3. *After approval of the Master Plan, all building permits for Final Plans shall be reviewed for recommendation by Staff and the Appearance Review Commission and shall receive approval by the Village Board prior to issuance of building permits provided that said Final Plans adhere to the Development Standards of the Master Plan.*
4. *Parking regulations for Development Zones A and B shall be one parking space per employee during the largest shift and one and a half spaces per patient bed. All uses in all other Development Zones shall be based on the current Zoning Code requirements in place at the time of development of each zone.*
5. *That all future development on the Condell Medical Center campus, as part of the Master Plan, adhere to the following Development Standards:*

1. *Building Height Restrictions:*

| <u>Zone</u> | <u>Land Use</u> | <u>Maximum Building Height</u> |
|-------------|--|--------------------------------|
| A | Hospital Redevelopment and Expansion | 140 feet |
| B | Hospital Redevelopment and Expansion | 85 feet |
| C | Ambulatory Services/Medical Office Building | 85 feet |
| D | Life Style Services/Wellness/Ambulatory Services | 60 feet |
| E | Post Acute Care | 60 feet |
| F | Ambulatory Services/Medical Office Building | 85 feet |
| G | Ambulatory Services/Medical Office Building | 60 feet |
| H | Ambulatory Services/Medical Office Building | 85 feet |
| I | Day Care | 40 feet |
| J | Logistical Services | 40 feet |
| K | No Build Zone | No Structures Permitted |
| L | No Build Zone | No Structures Permitted |
| M | Family Services | 40 feet |

2. *Setbacks:*

Building and Landscaping Setbacks shall comply with the following exhibits; Campus Master Plan-Landscape Buffer Plan, Campus Master Plan-Land Use and with the Conceptual PD Landscape exhibit; with the following revisions;

- (1) *The entire Development Zone K shall be revised as a Building Setback.*
 - (2) *All exhibits shall be revised to include revision dates and the company or firm name that created it.*
3. *Campus wide (Master Plan) Floor Area Ratio and Lot Coverage shall be recalculated and submitted with each new Final Plan for building permit and shall comply with current Zoning Code regulations at the time of submission to the Village.*
 4. *That all future Parking Lot Interior Landscaping to be no less than 10% of the parking lot as a regulation for this Planned Development*

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 15 of 20

6. *A Master Plan campus wide sign program shall require an Amendment to the Master Plan in accordance to the Zoning Code regulations if submitted after approval of the current petition for the Master Plan.*
7. *There shall be no building construction within Development Zone L in order to preserve the grove of existing trees.*
8. *That no buildings or parking lot improvements be constructed within any development zone unless the 50 foot perimeter landscape buffering for such development zone has first been installed in accordance with the approved landscape plan. The only exception to this would be to permit construction in Development Zones A, B, F and C prior to installing the 50 foot perimeter landscape buffering. However, prior to issuing any building permits for the West Tower, the landscape buffering and fencing shall be installed adjacent to the property located at 330 Cleveland Avenue in accordance to the approved landscape plan.*

Motion failed 3 - 4.

Ayes: Cotey, Moore, Oakley
Nays: Hezner, Howard, Jaffe, Robinson
Absent: None

In the matter of PC 07-27, Commissioner Jaffe moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Map Amendment to rezone approximately 1.79 acres of land located south of Coolidge Place and along the west side of Fairview Avenue, previously submitted as Plan Commission Case No. PC 06-13, from R-6, Single-Family Residential District to IB, Institutional Buildings District, in accordance with the plans submitted.

Chairman Hezner asked if there is any further discussion.

Commissioner Oakley asked if the subject property will be taken off of the tax rolls or not. Mr. Spoden stated that he did not know if it would be taken off of the tax rolls or not. He stated that within the entire campus, there are both taxable and non-taxable parcels that belong to Condell Medical Center.

Commissioner Robinson stated that previous discussions regarding this matter included the issue of tax exemption once Condell acquired the subject property.

Mr. Pardys stated that the Assessor's office will determine which parcels are exempt uses and which parcels are non-exempt uses. He stated that the bulk of the hospital campus will be tax exempt.

Motion carried 7 - 0.

Ayes: Hezner, Cotey, Howard, Jaffe, Moore, Oakley, Robinson
Nays: None
Absent: None

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 16 of 20

In the matter of PC 07-26, Commissioner Moore moved, seconded by Commissioner Robinson to recommend the Village Board of Trustees approve a Map Amendment to rezone approximately 3.08 acres of land previously known as the rear portion of the Libertyville Chevrolet property, and previously submitted as Plan Commission Case No. PC 06-13, from C-5, Vehicle Dealer Commercial District to IB, Institutional Buildings District, in accordance with the plans submitted.

Motion failed 3 - 4.

Ayes: Hezner, Howard, Moore
Nays: Cotey, Jaffe, Oakley, Robinson
Absent: None

In the matter of PC 07-28, Commissioner Robinson moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Map Amendment to rezone approximately 1.3 acres of land located along the north side of Cleveland Avenue, most of which was previously submitted as Plan Commission Case No. PC 06-29, from R-6, Single-Family Residential District to IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes: Hezner, Cotey, Howard, Jaffe, Moore, Oakley, Robinson
Nays: None
Absent: None

In the matter of PC 07-29, Commissioner Robinson moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Map Amendment to rezone approximately 1.7 acres of land located along the east side of Fairview Avenue, which was previously submitted as Plan Commission Case No. PC 06-29, from R-6, Single-Family Residential District to IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes: Hezner, Cotey, Howard, Jaffe, Moore, Oakley, Robinson
Nays: None
Absent: None

In the matter of PC 07-30, Commissioner Jaffe moved, seconded by Commissioner Cotey, to recommend the Village Board of Trustees approve a Map Amendment to rezone approximately 37,439 square feet of land located along the rear 150 feet of properties located at 319 and 323 Austin Avenue and two (2) properties along Stewart Avenue from R-6, Single-Family Residential District to IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 7 - 0.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 17 of 20

Ayes: Hezner, Cotey, Howard, Jaffe, Moore, Oakley, Robinson

Nays: None

Absent: None

PC 07-25 Village of Libertyville, Applicant
118 W. Cook Avenue

Request is for Text Amendments to the Libertyville Zoning Code relating to Planned Developments in Zoning Code Articles 8 and 16.

In the matter of PC 07-25, Commissioner Howard moved, seconded by Commissioner Robinson, to recommend the Village Board of Trustees approve Text Amendments to Section 8-3.5 and Section 16 of the Libertyville Zoning Code.

Chairman Hezner stated that the Text Amendment in Zoning Code Section 8-3.5(a) regarding the Maximum Permitted Building Height in the IB, Institutional Buildings District for buildings that are part of a Planned Development shall in no event be more than 140 feet as the proposed amendment states. He stated that the current text reads 85 feet.

Chairman Hezner asked if there is any further discussion on the matter.

Commissioner Oakley asked what will happen to the other requests if the Plan Commission votes negative for the 140 feet building height amendment. Chairman Hezner stated that the item before the Plan Commission at this time is for a proposed Text Amendment and if passed, would permit the Village Board to approve Planned Developments with buildings of up to 140 feet in height.

Commissioner Robinson asked if the current motion includes the proposed Text Amendments in Zoning Code Section 16-13. Mr. John Spoden, Director of Community Development, stated that if the Plan Commission so chooses, they can make separate motions for Sections 8-3 and 16-13.

Mr. David Pardys, Village Attorney, stated that the proposed Text Amendment in Zoning Code Section 8-3 can be referred to as PC 07-25.1 and proposed Text Amendment in Zoning Code Section 16-13 can be referred to as PC 07.25.2. Mr. Pardys stated that because of the length of PC 07-25.2, the motion can refer to the attached memo in lieu of reading all of it into the record.

Chairman Hezner requested an amended motion for approval for the proposed Text Amendment PC 07-25.1 regarding Zoning Code Section 8-3.5(a).

In the matter of PC 07-25.1, Commissioner Howard moved, seconded by Commissioner Moore, to recommend the Village Board of Trustees approve a Text Amendment to Section 8-3.5(a) of the Libertyville Zoning Code.

Motion failed 2 - 5.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 18 of 20

Ayes: Hezner, Moore
Nays: Cotey, Howard, Jaffe, Oakley, Robinson
Absent: None

In the matter of PC 07-25.2, Commissioner Moore moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Text Amendment to Section 16-13 of the Libertyville Zoning Code attached to memo dated December 7, 2007 from the Community Development Department, Planning Division, to Members of the Plan Commission.

Chairman Hezner asked if there is any further discussion regarding this matter.

Commissioner Cotey asked if this will come back for review again at the time the entire Zoning Code goes through the review and approval process for its overall updates. Mr. Spoden stated that the matter of PC 07-25.2 will already have been incorporated into the Zoning Code prior to the adoption of the overall Zoning Code updates.

Mr. Pardys stated that this amendment will be in place immediately prior to the Zoning Code updates being adopted.

Chairman Hezner stated that PC 07-25 is receiving recommendation from the Plan Commission as two separate motions.

Motion carried 7 - 0.

Ayes: Hezner, Cotey, Howard, Jaffe, Moore, Oakley, Robinson
Nays: None
Absent: None

Commissioner Jaffe asked the petitioner if they would be interested in allowing the Plan Commission to amend their motions on the Special Use Permit, Planned Development, and Text Amendment if Development Zone A was reduced to 85 feet maximum building height..

Mr. Babowice stated that the petitioner is willing to have it reduced to 104 feet as they need this height for the west bed tower to be in compliance with the Certificate of Need recently applied for to the State of Illinois.

Mr. Pardys stated that the new language regarding the maximum building height will require new motions by the Plan Commission.

In the matter of PC 07-22, Commissioner Jaffe moved, seconded by Commissioner Moore, to recommend the Village Board of Trustees approve a Special Use Permit for a Planned Development in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District, subject to the same conditions as previous stated and amended with

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 19 of 20

an additional amendment under Condition No. 5 to allow a maximum building height to not exceed 105 feet in Development Zone A.

Chairman Hezner asked if there is any further discussion regarding this matter.

Commissioner Oakley asked how many stories 105 feet would be if it were an office building. Commissioner Jaffe stated that it would be nine (9) stories. He stated that he was hoping that the maximum height could have been brought down to 85 feet. He stated that he understands that the petitioner cannot comply with the 85 feet maximum building height.

Chairman Hezner asked the petitioner if the 105 feet maximum building height is what they will agree to.

Mr. Babowice stated that the petitioner agrees to the 105 feet building height for Development Zone A.

Motion failed 3 - 4.

Ayes: Cotey, Howard, Moore
Nays: Hezner, Oakley, Jaffe, Robinson
Absent: None

In the matter of PC 07-23, Commissioner Robinson moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Planned Development with Concept Plan/Master Plan in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District, subject to the same conditions as previous stated and amended with an additional amendment under Condition No. 5 to allow a maximum building height to not exceed 105 feet in Development Zone A.

Motion failed 3 - 4.

Ayes: Cotey, Howard, Moore
Nays: Hezner, Jaffe, Oakley, Robinson
Absent: None

In the matter of PC 07-25.1, Commissioner Jaffe moved, seconded by Commissioner Robinson, to recommend the Village Board of Trustees approve a Text Amendment to Section 8-3.5 of the Libertyville Zoning Code . Chairman Hezner stated that the revised Text Amendment in Zoning Code Section 8-3.5 (a) regarding the Maximum Permitted Building Height in the IB, Institutional Buildings District for buildings that are part of a Planned Development is changed from 140 to 105 feet.

Motion carried 4 - 3.

Minutes of the December 12, 2007, Special Plan Commission Meeting
Page 20 of 20

Ayes: Hezner, Cotey, Howard, Moore
Nays: Jaffe, Oakley, Robinson
Absent: None

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Commissioner Cotey moved and Commissioner Howard seconded a motion to adjourn.

Motion carried 7 - 0.

Meeting adjourned at 10:52 p.m.