

MINUTES OF THE PLAN COMMISSION
July 27, 2015

The regular meeting of the Plan Commission was called to order by Vice Chairman William Cotey at 7:05 p.m. at the Village Hall.

Members present: Vice Chairman William Cotey, Walter Oakley, Amy Flores, and Kurt Schultz.

Members absent: Chairman Mark Moore, Dan Donahue, and David Semmelman.

Village Staff present: David Smith, Senior Planner, and Fred Chung, Senior Project Engineer.

Commissioner Oakley moved, seconded by Commissioner Schultz, to approve the June 8, 2015, Plan Commission meeting minutes.

Motion carried 4 - 0.

Commissioner Schultz moved, seconded by Commissioner Oakley, to approve the June 22, 2015, Plan Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 15-14 Advocate Health Care and Advocate Condell Medical Center, Applicant
825 S. Milwaukee Avenue (part of the 801 S. Milwaukee Avenue campus)**

Request is for an Amendment to the Special Use Permit for a Planned Development in order to amend the list of permitted uses for the Advocate Condell Medical Center Planned Development Master Plan Development Zone E to include ambulatory surgery, ambulatory surgical centers and clinics, as permitted uses in an IB, Institutional Buildings District.

Mr. David Smith, Senior Planner, introduced the request for the Amendment to the Special Use Permit to the Plan Commission. Mr. Smith stated that the petitioner, Advocate Health Care, is seeking approval for an amendment to the Special Use Permit for Planned Development Master Plan – Development Zone E to allow for ambulatory surgery, ambulatory surgical centers and clinics, as permitted uses. Mr. Smith stated that this would allow for the construction of an Ambulatory Surgical Treatment Surgery Center within Development Zone E. Mr. Smith stated that the proposed ambulatory surgical center is not included in the approved list of land uses for Zone E. Mr. Smith stated that Development Zone E is approximately 10.2 acres and located at the southwest corner of Condell Drive and Milwaukee Avenue.

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Mr. Matt Primack, Advocate representative, stated that the Advocate Condell Medical Center has undergone a transition over the recent years. He stated that medical care has allowed for patients to have shorter hospital stays and the inpatient care has dropped by 4%. He stated that health care is transitioning into a retail-based medicine phenomenon. He stated that Ambulatory Outpatient Surgical Care is on the rise and that the proposal for Development Zone E is commensurate with this trend.

Mr. Lance Thies, landscape architect for Advocate from HDR, presented the site and landscape plans to the Plan Commission. He stated that a partial reason for the proposed building and parking lot configuration is to save certain trees, although there are a number of trees that will have to be removed.

Mr. Mike McGinn, architect representing Advocate, presented the proposed elevations of the building for both the Medical Office Building and the Ambulatory Surgical Center to the Plan Commission.

Mr. Chris Kuechle, 505 Fairlawn Avenue, stated that he is concerned about the traffic.

Mr. Primack, stated that the proposed Ambulatory Surgical Care facility is moving an existing service currently provided within the main hospital to the proposed development so that the number of people both in terms of staff and patients is changing very little or not at all, thus having little change in traffic trips generated.

Commissioner Flores asked for clarification of the Staff review comment regarding the public sidewalk. Mr. Peter Messina, representing Advocate, stated that the public sidewalk will be permitted separately under an agreement between the Village and Advocate Condell.

Commissioner Oakley asked for clarification regarding the ownership entity once the ambulatory surgical service currently provided within the main hospital facility moves out to the new Ambulatory Surgical Center building at 825 S. Milwaukee Avenue. Mr. Primack stated that it will be a joint venture between the hospital and a physician group.

Commissioner Oakley asked what will happen to the medical office building located at the northeast corner of Milwaukee Avenue and the commercial driveway located across from Condell Drive. Mr. Scott Nelson, representing Advocate, stated that it will be sold.

Chairman Cotey asked for the Village's traffic consultant to comment on the petitioner's traffic study. Mr. James Woods, Civil Tech and the Village's traffic consultant, stated that the petitioner will have to work with IDOT as it relates to additional anticipated crosswalks at the intersection of Milwaukee Avenue and Condell Drive.

Chairman Cotey asked for clarification regarding the traffic signal and the potential for a pedestrian signal at the intersection of Milwaukee Avenue and Condell Drive.

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Mr. Woods stated that the timing of the signal is important and coordination with IDOT is important.

Mr. Fred Chung, Village Engineer, stated that the heavy equipment traffic has been heavy during this summer due to the Milwaukee Avenue road improvement construction which influences the traffic study data.

Chairman Cotey ask if additional signage will be a part of this development. Mr. Thies stated that they will have wall signage for the buildings.

Mr. Nelson stated that they will be compliant with the previously approved uniform sign criteria that are part of the Planned Development Master Plan.

Commissioner Oakley asked for clarification regarding a pedestrian cross walk previously discussed. Mr. Woods stated that the petitioner will have to apply for permit with IDOT regarding any additional pedestrian cross walks at the Milwaukee Avenue and Condell Drive intersection.

Chairman Cotey asked where the nearest PACE bus stop is located. Mr. Chung stated that there is a PACE stop located on the east side of Milwaukee Avenue near the Condell Drive intersection.

Commissioner Schultz asked if the petitioner is willing to landbank some of the proposed parking spaces. Mr. Messina stated that they anticipate that a substantial number of the proposed parking spaces will be utilized and therefore would prefer to not landbank any.

Chairman Cotey asked if the petitioner will accommodate incoming ambulances.

Mr. Nelson stated that the Ambulatory Surgical Center (ASC) will not receive ambulances and that the ASC will not have patients stay overnight.

Chairman Cotey asked what the petitioner would like for the Plan Commission to do tonight. Mr. James Babowice, attorney representing Advocate, stated that they would like for the Plan Commission to render their positive recommendation for their request to the Village Board.

In the matter of PC 15-14, Commissioner Schultz moved, seconded by Commissioner Flores, to recommend the Village Board of Trustees approve an Amendment to the Special Use Permit for a Planned Development in order to amend the list of permitted uses for the Advocate Condell Medical Center Planned Development Master Plan Development Zone E to include ambulatory surgery, ambulatory surgical centers and clinics, as permitted uses in an IB, Institutional Buildings District, in accordance with the plans submitted.

Ayes: Cotey, Oakley, Flores, Schultz
Nays: None
Absent: Moore, Donahue, Semmelman

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Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

Chairman Cotey asked about the status of the Bridge Development application to amend their Special Use Permit. Mr. David Smith, Senior Planner, stated that the applicant withdrew their request during the Village Board meeting which was then followed by the Village Board denying their request for the amendment.

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

Motion carried 4 - 0.

Meeting adjourned at 7:58 p.m.