

MINUTES OF THE PLAN COMMISSION
October 22, 2007

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

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

Members absent: Walter Oakley.

A quorum was established.

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

Commissioner Moore moved, seconded by Commissioner Howard, to approve the September 24, 2007, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**PC 07-21 Carl Wasserman, The Concept Team, Inc., Applicant
 1441 N. Milwaukee Avenue**

Request is for an appeal of a denial of a Site Plan Permit by the Village Administrator pertaining to the property located at 1441 N. Milwaukee Avenue.

The applicant requested that this item be continued to the November 12, 2007, Plan Commission meeting.

In the matter of PC 07-21, Commissioner Howard moved, seconded by Commissioner Moore, to continue this item to the November 12, 2007, Plan Commission meeting.

Motion carried 6 - 0.

NEW 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

**Minutes of the October 22, 2007, Plan Commission Meeting
Page 3 of 11**

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, introduced the petition to the Plan Commission. Mr. Spoden stated that the petitioner, Condell Medical Center, and Village Staff have spent several months engaged in meetings discussing the development of the petitioner's proposed Planned Development for their hospital campus. Mr. Spoden stated that the proposed plan will be part of a Master Plan process and that he and Staff have drafted a Zoning Code text amendment that incorporates a Master Plan process that reflects a larger Planned Development process. Mr. Spoden stated that Condell Medical Center is requesting approval for a Special Use Permit for a Planned Development with Concept Plan/Master Plan and various Zoning Map amendments in order to further develop the approximately 76.9 acre Condell Medical Center campus located in an IB, Institutional Buildings District at 801 South Milwaukee Avenue.

Mr. David Smith, Senior Planner, presented the proposed Map Amendments (zoning classification changes) as they relate to the Condell Medical Center campus. Mr. Smith stated that there is a request for a Map Amendment to rezone approximately 3.08 acres of land previously known as the rear portion of the Libertyville Chevrolet property, now a part of the Condell Medical Center campus, and previously submitted as Plan Commission Case No. PC 06-13, from C-5, Vehicle Dealer Commercial District to IB, Institutional Buildings District. Mr. Smith stated that there is a request for a Map Amendment to rezone approximately 1.79 acres of land generally located south of Coolidge Place and along the west side of Franklin Avenue, now a part of the Condell Medical Center campus, previously submitted as Plan Commission Case No. PC 06-13, from R-6, Single Family Residential District to IB, Institutional Buildings District. Mr. Smith stated that there is a request for a Map Amendment to rezone approximately 1.3 acres of land generally located along the north side of Cleveland Avenue, now a part of the Condell Medical Center campus, 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. Mr. Smith stated that there is a request for a Map Amendment to rezone approximately 1.7 acres of land generally located along the east side of Fairview Avenue, now a part of the Condell Medical Center campus, which was previously submitted as Plan Commission Case No. PC 06-29 from R-6 Single Family Residential District to IB Institutional Buildings District. Mr. Smith stated that there is a request for a Map Amendment to rezone approximately 37,439 square feet of land located along the rear of 150 feet of properties

Minutes of the October 22, 2007, Plan Commission Meeting
Page 4 of 11

generally located at 319 and 323 Austin Avenue and two (2) properties along Stewart Avenue all of which are now a part of the Condell Medical Center campus addressed as 801 South Milwaukee Avenue from R-6, Single Family Residential District to IB, Institutional Buildings District.

Mr. James Babowice, attorney representing the petitioner, presented the Condell Medical Center history of establishment and growth. Mr. Babowice introduced the planning, architect, and engineering consultants.

Mr. Robert Klute, Land Planner, consultant for the petitioner, presented the site plan to the Plan Commission. Mr. Klute stated that the proposed plan is a concept that is intended to guide the development of the Condell Medical Center campus for the next 15 to 20 years. He stated that they are proposing nine (9) development zones for the campus. He stated that future development beyond the proposed west bed tower is uncertain, therefore, the proposed allowable uses must be presented as general, not too specific, as the hospital does not know at this time what the future uses and development will include. Mr. Klute stated that the centrally planned zones may contain denser development and the development zones at the perimeter are planned to be less dense. He stated that Zone B could accommodate future hospital expansion and act as a pressure valve for future development. He stated that Zones C, G and H could provide ambulatory services, Zone D could develop with additional Life Style services, including sports medicine and a place to relocate the inter-generational care services. He stated that Zone E, which is adjacent to Milwaukee Avenue could be planned for acute care and skilled nursing. He stated that there may be an opportunity to construct an additional driveway from Milwaukee Avenue across from Valley Park Drive and that this would help to keep traffic oriented to Milwaukee Avenue. He stated that Zone I could be developed as a Family Services with temporary housing to serve patient's families. He stated that Zone J is located on the north side of Cleveland Avenue and intended to serve the hospital's logistical needs.

Mr. Klute stated that the petitioner is seeking to increase the maximum permitted lot coverage from 65% to 75%. He stated that the current lot coverage for the Condell Medical Center campus is approximately 40%. He stated that the petitioner is seeking to increase the maximum permitted FAR from .75 to .80. He stated that he is requesting to increase the maximum allowable height for a structure from 85 feet to 140 feet. He stated that the need for the height increase is due to the technical changes to the floor to ceiling heights in hospital buildings. He stated that there are no building zones along the perimeter of the campus.

Mr. Klute stated that it is difficult to clearly define administrative space versus other logistical space when determining floor area for a required parking space calculation, therefore the proposed parking requirement that the petitioner is offering is 1.5 parking spaces per licensed bed and one (1) parking space per full time employee per peak work shift. He stated that for Sub Area Zone A, the petitioner is proposing 134 parking spaces.

Mr. Francois Bertard, 345 West Austin Avenue, asked how many full time employees and how many part time employees there are that work at Condell.

Minutes of the October 22, 2007, Plan Commission Meeting
Page 5 of 11

Ms. Jean Bertard, 345 West Austin Avenue, asked where the parking lot going to be developed.

Mr. Ed Morgan, 218 Coolidge Place, asked if the no-build zone has changed. Mr. Klute responded in the negative.

Mr. David Pegg, 526 Ash Street, asked what the proposed text amendments would address.

Mr. Bob Klausegger, 330 Cleveland Avenue, asked if the petitioner is going to install an eight foot high chain link fence around his property. He stated that he will feel like a prisoner in his own house. Mr. Spoden stated that the fence will not be a chain link type.

Ms. Marcia Juracan, 327 West Austin Avenue, stated that she objects to an outdoor gas storage tank.

Mr. Klute stated that Zone J will be used for parking and has the least potential for building development.

Mr. Jack Bank, 521 Ash Street, stated that he is concerned about the parking proposal. He stated that there has been an increase in cut through traffic along Ash Street through the church parking lot to access Cleveland Avenue.

Mr. Steve Corcoran, Land Strategies, Inc., petitioner's traffic consultant, stated that the quantified cut through traffic is minimal. He stated that there may be a variety of traffic calming methods to deal with speeding or cut-through traffic such as periodic gating during certain hours of the day and signage. He stated that there is an agreement in place between Condell Medical Center and the adjacent church for a shared parking arrangement.

Ms. Beth Swanick, 123 West Austin Avenue, stated that the hospital expansion seems to be going north. She asked why future development could not go south. She stated that the hospital's growth is changing the character of the residential neighborhood.

Mr. Klute stated that the hospital core has already been established. He stated that the building design of the west tower inhibits locating it elsewhere. He stated that the functional relation of the buildings causes the campus directional growth patterns.

Mr. Klausegger stated that big trucks shortcut through Cleveland Avenue.

Mr. Bertard stated that he is confused about the rezoning proposals.

Ms. Martha Johnson, 511 Ash Street, stated that she is concerned about construction traffic. She stated that she is concerned about hospital employees speeding on Ash Street and the increase in traffic flow.

Minutes of the October 22, 2007, Plan Commission Meeting
Page 6 of 11

Ms. Glen Erickson, engineering consultant for Condell Medical Center, presented the storm water management plans to the Plan Commission. He pointed to the current detention basins on the plans. He stated that the hospital campus is currently in compliance with the Watershed Development Ordinance. He presented potential future detention areas.

Ms. Katrina Laflin, landscape architect consultant for Condell Medical Center, presented proposed landscape plans for the hospital campus. She stated that there will be a 30 foot landscape buffer between the parking lot expansion on the west side of the proposed west bed tower and the church parking lot to the north. She stated that there will be a 50 foot buffer at the majority of the Condell Medical Center campus perimeter. She stated that there will be a 15 foot landscape buffer along the perimeter adjacent to the Libertyville Chevrolet property. She stated that there will be a 15 foot landscaped buffer along those residential properties located within the hospital campus. She stated that the church parking lot is lower than the west tower parking lot. She stated that in addition to the 15 foot landscaped buffer adjacent to the residential lots inside the campus, there will also be 8 foot wood fences along the property lines to be maintained by Condell on both sides of the fence.

Mr. Klausegger, asked why there will be only a 15 foot buffer next to his house. He stated that Condell does not take care of its landscaping. Ms. Laflin stated that Condell will not mow grass between the fence and Mr. Klausegger's property.

Mr. Klausegger stated that Condell is boxing him in.

Mrs. Bertard stated that she is concerned with the proposed buffer widths along the north side of the hospital campus.

Ms. Juracan asked why the proposal could not include a 50 foot buffer along the west side of the J Zone and not just 15 feet. Chairman Hezner stated that the petitioner is requesting a 15 foot buffer along the west side of the J Zone.

Ms. Juracan stated that the proposed 50 feet on the north side of the J Zone includes Buck Thorn trees.

Ms. Leslie Volk, 617 Fairview Avenue, asked what landscape plan is proposed for the northwest corner of Fairview and Coolidge.

Ms. Laflin stated that there will be a 50 foot landscape buffer.

Ms. Brenda Dawson stated that the parking lot should not be closer than 50 feet from the residences as well.

Mr. Michael McGinn, HDR Architect, consultant for Condell Medical Center, presented the proposed west bed tower building expansion. He presented building elevations which included glass and other building materials.

Minutes of the October 22, 2007, Plan Commission Meeting
Page 7 of 11

Mr. Klausegger asked where the trees are in the west tower building plans. He asked how the building is to be powered. Mr. McGinn stated that the building proposal will connect to the Cleveland Avenue utilities.

Mr. Klausegger stated that the new west tower will create more noise.

Mr. McGinn stated that the new west tower will not be taller than the existing water tower.

Mr. Klausegger stated that there will be more helicopters and an increase in liability.

Ms. Robin Zachert, Director of Strategic Planning for Condell Medical Center, stated that as many as 26 helicopters come to the hospital per year.

Chairman Hezner stated that more specific information should be provided regarding the liability insurance.

Mr. Bertard asked what kind of equipment will be installed on the new west tower building. Mr. McGinn stated that there will be two cooling towers on the roof, each having four screening walls without roof covers.

Mr. Anthony McCarthy, 337½ West Austin Avenue, asked when will the window lights of the proposed west tower be turned off at night time. Mr. Spoden stated that currently there are no restrictions in the code for interior lights of a building.

Mr. McGinn presented building cross section exhibits of the proposed west bed tower and adjacent existing buildings.

Mrs. Bertard asked why the day care could not be relocated at this time. She stated that the new building will be a wall of light. Mr. McGinn stated that the Certificate of Need that Condell Medical Center is currently seeking approval for will not allow for the immediate relocation of the day care center.

Mr. David Pegg, 526 Ash Street, asked where helicopters will land. He asked if the proposed west bed tower will be higher than the existing helicopter landing pad.

Mr. Klausegger asked if his home will be in the shade all day that will be cast from the new west bed tower. Mr. McGinn stated that the building is proposed to have an angled juxtaposition which will not block the sun during the summer months onto Mr. Klausegger home.

Chairman Hezner asked the petitioner to explain in more detail about the Certificate of Need which Condell Medical Center has applied for with the State of Illinois.

Ms. Zachert stated that the Certificate of Need, (C.O.N.) is a mechanism used in health care planning which the State of Illinois regulates and has established criteria that must be adhered to by health

Minutes of the October 22, 2007, Plan Commission Meeting
Page 8 of 11

care facilities. She stated that the C.O.N. is overseen by the Illinois Health Planning Facilities Board and authorizes health care facilities' growth. She stated that the emergency department addition and the proposed west bed tower are subject to the regulations of the C.O.N. She stated that there is an 18 month deadline in which to obligate the approval of the project but that this can be extended. She stated that there must be a financial commitment of at least 1/3 of necessary funds that will be guaranteed. She stated that the financial guarantee must be committed by January 19, 2008 and have at least 1/3 of the project contracted for construction. She stated that annual progress reports are required to be reviewed by Illinois Health Planning Facilities Board. She stated that the West Bed Tower is expected to be completed by June 1, 2010.

Mr. McGinn stated that they have 24 months to complete the project upon its approval. He stated that the drawings are 40% complete and that they want to start site work in the Spring of 2008.

Mr. Tom Olsen, Project Manager for Condell Medical Center, stated that the time frame is very tight and that the project must be obligated very quickly.

Chairman Hezner stated that he is concerned about losing the C-5 commercial zoning land. He stated that the Master Plan is too vague. He stated that he would like to see that the Allen parcel trees are protected in the plans. He asked why there is only a five (5) foot setback for perimeter buffer along the north side of Zone G. He asked why the proposed West Tower could not be set back further from Cleveland Avenue. He stated that he would like to see more landscaping between the proposed zones. He stated that he would like to see more utility plans than just storm water. He stated that discussions with the utility companies have begun and that this should be demonstrated. He stated that conceptual building and parking lot density calculations should be done across the whole campus in each of the zones. He stated that the parking lots should have no less than 10% inter-parking lot landscaping. He requested that the petitioner do a shade study of the proposed west bed tower. He stated that there should be language in the proposed Planned Development regulations by the petitioner for a unified architectural statement. He stated that the architectural statement provides some control so that not all of the buildings will look that same. He stated that the petitioner should talk to IDOT about the possible connection to Milwaukee Avenue across from Valley Park Drive.

Chairman Hezner stated to Mr. Klausegger that he should be aware that Condell Medical Center will continue to grow.

Mr. Klute stated that it is problematic to plan parameters when the hospital doesn't know what the future will be.

Commissioner Moore asked why the F.A.R. needs to be increased. Mr. Klute stated that the Condell Medical Center is a different use type than most others and requires structural development that is unlike other uses thereby increasing the F.A.R.

Minutes of the October 22, 2007, Plan Commission Meeting
Page 9 of 11

Commissioner Robinson asked where the parking ramp will be located. Mr. Klute stated that when the hospital is ready to develop a medical office building, the first area would likely be in Zone C and with that there may be a parking structure.

Commissioner Robinson stated that most hospitals have parking ramps next to the inpatient component of their facility. He stated that he is concerned that surface parking will continue to expand.

Chairman Hezner stated that the petitioner should show the potential density and not plan for a sea of parking.

Commissioner Robinson asked what the property tax is for the R-6 District portion of the hospital campus. Mr. Babowice stated that the function of the use will determine a parcel's taxability.

Commissioner Robinson asked if the storm water and flooding issues have been resolved.

Ms. Joan Galantha, 331 West Austin, stated that she has received some flooding on her property.

Mr. Erickson stated that they have repaved the north end of the parking lot.

Commissioner Robinson stated that he is concerned about the height of the proposed west bed tower. He stated that the push northward with development is harmful towards the Austin Road neighborhood. He stated that he does not like to see the Village lose the C-5 Zoning District.

Commissioner Howard stated that he is concerned about the construction and delivery traffic along Cleveland Avenue. He asked how this problem will be actively managed during both pre- and post-construction of the west bed tower. He asked how the cut-through traffic through the church parking lot will be resolved.

Commissioner Howard asked if there will be any type of research and development within any of the Condell Medical Center facilities that may be controversial in the Libertyville community or that may be dangerous. He asked what Tertiary Health Care means.

Mr. Mark Pelletier, Sr. Vice President of Operations and COO of Condell Medical Center, stated that there is a State definition of Tertiary Health Care. He stated that it reflects a level of acute care services, internal medicine services, basic research and that it will be a teaching hospital with a resident program.

Commissioner Howard asked what are the basic ground rules that permit a tertiary hospital.

Mr. Pelletier stated that Condell is 75% to the point of becoming tertiary facility. He stated that part of their intended services may include infusion chemotherapy treatment care.

Commissioner Howard asked for more clarification of the term, "Health Care Village".

Minutes of the October 22, 2007, Plan Commission Meeting
Page 10 of 11

Mr. Klute stated that it is primarily a marketing term to convey that Condell is more than just a hospital.

Commissioner Jaffe stated that he is concerned about the loss of the C-5 Zoning District and does not support that zoning change for the Bernard Chevrolet aspect. He stated that the Planned Development should be more specific with the potential density build-out calculations. He stated that he is sensitive to Condell Medical Center's timeline. He stated that he is concerned about the proposed height of the west bed tower.

Commissioner Moore stated that the 15 foot buffer along the commercial property is not justified. He asked if the Plat of Consolidation is affecting the financing. He asked if there is a proposal to dedicate any open space on the campus. He stated that the hurried timeline for the C.O.N. is becoming the Village's problem at the cost of a thorough review of the proposed Planned Development.

Mr. Babowice that there is not an exhibit to show dedicated open space on the campus.

Mr. Klute stated that they need the owner's authorization to dedicate any open space.

Commissioner Cotey asked if the petitioner has incorporated any plans to include mass transit into the Planned Development.

Mr. Corcoran stated that there is currently a PACE bus stop along Milwaukee Avenue and that there have been discussions of locating a PACE bus stop within the campus as the hospital develops the other zones.

Commissioner Cotey asked that the petitioner give additional consideration to addressing the loading dock area problems.

Chairman Hezner requested that the petitioner provide more definitive plans. He stated that the requests should be continued to provide the petitioner an opportunity to revise their plans to address the concerns stated thus far by the Plan Commission, residents, and the Staff.

In the matters of PC 07-22, PC 07-23 and PC 07-26 thru PC 07-30, Commissioner Howard moved, seconded by Commissioner Cotey, to continue these items to the November 26, 2007, Plan Commission meeting.

Motion carried 6 - 0.

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.

Minutes of the October 22, 2007, Plan Commission Meeting
Page 11 of 11

In the matter of PC 07-25, Commissioner Howard moved, seconded by Commissioner Cotey, to continue this item to the November 26, 2007, Plan Commission meeting.

Motion carried 6 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Robinson moved and Commissioner Jaffe seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 10:58 p.m.