



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 12, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Metropolis - 11 S. Highland Ave - 3/8/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Northwest Community Hospital Neuroscience Addition - 800 W. Central Rd. - T1765
PUD Amendment, Rezoning from R-1 to I, Height Variation

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
4/12/2023

Item: Metropolis - 11 S. Highland Ave - 3/8/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Metropolis - 11 S. Highland Ave - 3/8/23	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

March 8, 2023

Project Title: Lauren Mika Zattera
Address: 1110 Heritage Drive
Mount Prospect, IL 60056

Requested Action:

1. Amendment to Planned Unit Development to Amended Ordinance 98-061 to modify a condition of approval to allow medical and dental office uses in the subject unit

Variations Required:

- Vari Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.
- Additional Variations may be identified upon submittal of detailed plans.

Attendees: Jeff Evens, Attorney representing the Petitioner
Walter Zattera, Dentist/Petitioner
Paul Sieben, Architect of Record
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The Metropolis PUD is a mixed-use development located in downtown Arlington Heights that was approved in 1998. The PUD is comprised of the Metropolis Theater / commercial building located along Campbell Street, the Hagenbring multi-tenant commercial building located along Vail Avenue, and the Metropolis Condominium building located along Highland Avenue, which condominium building includes ground floor commercial condominium units. Walter G. Zattera, a local dentist practicing in Arlington Heights, has under contract a 1,261 square foot ground floor commercial unit (the “subject unit”) within the Metropolis Condominiums and is proposing relocation of his dental practice to this location.

The dental practice has four employees (including the dentist) and 1,029 active patients. Hours of operation are Monday 9 a.m. to 6 p.m.; Tuesday and Wednesday 8 a.m. to 5 p.m., closed on Thursday, and every other Friday and Saturday they are open from 8 a.m. to 1 p.m. A part-time hygienist works every Monday and every other Wednesday, Friday and Saturday. The practice usually sees one patient per hour, which translates to about sixteen (16) patients on Mondays, about (8) patients on Tuesdays, and on Wednesdays approximately 8-16 patients. Every other Friday and Saturday, the dentist treats 8 patients a day. Consultations are by appointment only and no walk-ins are allowed.

Meeting Discussion:

Mr. Evens stated that he is an attorney and is representing the petitioner, who is the buyer of the property. The request was for an amendment to the PUD to allow medical office uses. The property is located in the B-5 District, which allows medical office uses but the PUD approval specifies that medical offices are not allowed within this building. Dr. Zattera has been practicing in Arlington Heights for the last 16 years and needs to relocate since his current location, where he was renting, was sold to a new owner. The former owner of the subject unit was a podiatrist/physical therapist, so the site had previously been used as a medical office. The petitioner believes that the requested approvals meet the necessary standards for approval.

Dr. Zattera said that he very much liked the subject unit and it was ideal for his practice. At his previous location it was communicated that he would have to vacate sometime in April. Then in January he was given a one-months' notice to vacate. He has been working out of two temporary locations and it has been a challenge but he is getting used to it. They have a

total of four employees and he would purchase parking permits for them. For his clients there is four-hour parking in the Vail Avenue garage. He was hoping to obtain the necessary zoning approvals as soon as possible so he could begin minor interior remodeling to prepare the space for his practice.

Mr. Hubbard stated that the subject property is the Metropolis PUD, which is located in the B-5 District. The subject unit is a commercial condominium within the Metropolis PUD. The B-5 District allows medical and dental offices, however, when the Metropolis PUD was originally approved in 1998, a condition of approval was included to prohibit medical and dental offices within the PUD. This was due to concerns over the high parking demand associated with those types of uses and the fact that the Village parking supply in the vicinity would need to accommodate for the parking demand from the Metropolis PUD since the PUD did not include any onsite parking. Additionally, the PUD was planned to include a large amount of unleased space on the third and fourth floors, which could have potentially accommodated a large medical or dental user.

The zoning request was to amend the PUD to eliminate the prohibition on medical/dental uses only for this particular commercial condominium unit. Since the original PUD approval in 1998, a fifth floor has been added to the Vail Avenue garage which has increased the Village parking supply. The Staff Development Committee is generally supportive of the requested amendment for several reasons: 1) the previous tenant was a medical related tenant, which was approved for occupancy in error, and the Village does not believe that the previous tenant/medical use created a strain on the public parking supply within the vicinity, 2) the aforementioned expansion to the Vail Avenue garage has increased the public parking supply, and 3) the subject unit is small at around 1,200 square feet in size and with only four employees. The Village does not anticipate that this business will have a significant impact on the public parking supply.

Per code, a traffic and parking study is required and the Staff Development Committee was generally supportive of a variation to waive this requirement. As part of the Plan Commission application, the petitioner will need to provide written justification addressing the variation approval criteria relative to the requested waiver of the traffic and parking study. The petitioner will be required to purchase parking passes for all employees to allow them to park within the Vail Avenue garage. The petitioner should be aware that a private RPZ will be required for this unit. A Plan Commission application has already been received for this project and staff is working to get this project before the Plan Commission as soon as possible.

Mr. Evens asked about the variation justification criteria.

Mr. Hubbard clarified that the response to the variation approval criteria had been drafted relative to the overall use of the space as a dentist office. However, the specific variation request was to waive the traffic and parking study requirement, so the response to the criteria should be revised to reflect the waiver request for the parking study, not the overall use of the property as a dentist office.

Commissioner Cherwin asked if there was a lot of capacity in the Vail Avenue garage during the day.

Mr. Hubbard replied that there was available parking capacity in the garage during the day.

Commissioner Cherwin stated that he imagined the justification to waive the traffic and parking study requirement was that there is a large public parking garage right next to the development. He is supportive of the proposed use and variation.

Commissioner Jensen asked about the previous tenant and whether they had come before the Plan Commission.

Mr. Hubbard responded that the previous tenant has not appeared before the Plan Commission and has only applied for a building permit. He suspected that the individual who approved the building permit was not aware of the restriction on medical/dental offices within the PUD.

Commissioner Jensen asked where the subject unit was located within the building.

Dr. Zattera replied that he would be on the first floor.

Commissioner Jensen stated that he did not take issue with the proposed use, especially because there had previously been a medical tenant within the subject unit which had not appeared to have caused any problems.

Commissioner Green said he thought that the proposed business was a good use for the subject unit and he encouraged the petitioner to proceed forward.

Commissioner Green opened up the floor for public comment. No one raised their hand for public comments.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder**



Conceptual Plan Review Committee

4/12/2023

Item: Northwest Community Hospital Neuroscience Building Addition - 800 W. Central Rd. - T1765

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinances 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan to allow construction of a new building and to incorporate additional land into the PUD.
2. Rezoning of a portion of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District.

Variations Required

1. Chapter 28, Section 5.1-8.5, to allow an approximately 80' tall building where code restricts maximum building height to 45'.
2. The need for additional variations may be identified once detailed plans are received.

Recommendation

The Staff Development Committee reviewed the preliminary concept plans for an amendment to PUD Ordinances 95-013, 01-052, and 06-033 to allow modifications to the previously approved Campus Master Plan to enable construction of a new building and to incorporate additional land into the PUD, the proposed rezoning of a portion of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District, and the following variation from Chapter 28 of the Municipal Code:

- Section 5.1-8.5, to allow an approximately 80' tall building where code restricts maximum building height to 45'.

The Staff Development Committee is generally supportive of the project subject to addressing the following items as part of the formal Plan Commission review process:

1. The petitioner shall provide written justification in support of any requested variation, which justification shall address each of the hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, cut-through traffic through the St. Simon's site, and parking. The traffic and parking study shall survey existing parking lot usage both within the NCH campus and the St. Simon's church property.

3. The traffic and parking analysis must compare existing site traffic volumes versus prior Master Plan traffic projections as well as the projected additional demand from the newly proposed building, which will allow for the capacity analysis to be compared with the earlier Master Plan assumptions.

4. Traffic Signal Warrant studies shall be required for key intersections, and should any traffic signal be warranted, NCH shall be required to pay for all of or a portion of any new signal construction and maintenance.

5. Detailed information relative to each building shall be provided, along with information on the number of existing employees at the site and the number of proposed employees within the Neuroscience Institute. Additionally, a fully dimensioned site plan shall be provided that includes a reference chart of all applicable Zoning Code requirements (i.e. lot coverage, Floor Area Ratio, building height, building setbacks, and open space), building square footage for each structure within the campus including details on how each structure is used (current and future), existing and proposed number of hospital beds, and total number of parking stalls.

6. Shared parking/access agreements with St. Simon's Episcopal Church shall be modified/established as part of the PUD amendment process.

7. A construction phasing plan outlining the anticipated start and completion date for each phase as well as a detailed summary of the construction staging, material storage, and construction worker parking demands shall be required.

8. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission hearing on this project.

9. A Certificate of Need shall be provided for any new beds within the NCH

campus.

10. A Design Commission application and review shall be required, which should occur prior to any Plan Commission appearance.

11. A Landscape & Tree Preservation Plan, as well as a Photometric Plan shall be required.

12. Preliminary engineering plans, including detention calculations, shall be required and onsite stormwater detention shall be designed to conform to MWRD and Village requirements.

13. The proposed building must conform to all applicable Building and Life-Safety regulations, including all fire lane requirements (as applicable). A preliminary Fire Lane and Access Plan, along with a Fire Truck Turning exhibit, shall be required

14. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

15. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Project Narrative	Exhibits
Conceptual Site Plan	Exhibits
Building Cross Section	Exhibits
Conceptual Floor Plan	Exhibits
NCH Campus Map	Exhibits



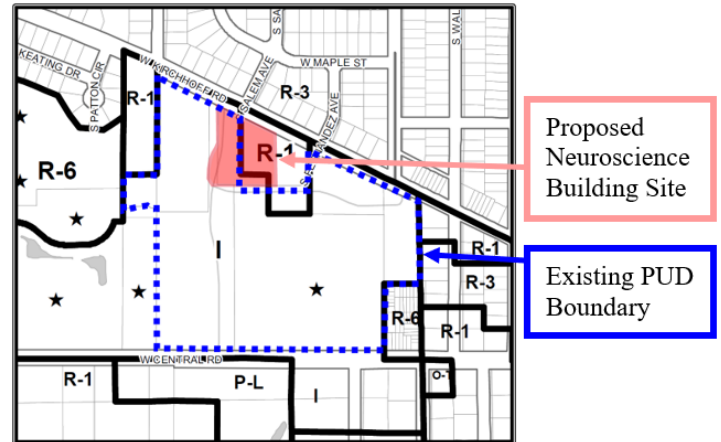
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1765
Project Title: NCH Neuroscience Building Addition
Location: 800 W. Central Rd.
PIN: 03-31-301-114, -013, 03-31-414-001, -013, -019, and -076 through -080

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 12, 2023
Date Prepared: April 7, 2023

Petitioner: Joseph J. Sivulka, Project Manager
 Northwest Community Healthcare
Address: 800 W. Central Rd.
 Arlington Heights, IL 60005

Existing Zoning: R-1: One-Family Dwelling District,
 I: Institutional District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1: One-Family Dwelling District R-3: One-Family Dwelling District	St. Simon's Episcopal Church, Single-Family Homes	Institutional, Single-Family Detached
South	P-L: Public Lands District I: Institutional District	Arlington Lakes Golf Course, Nursing/Rehabilitation Home	Parks, Institutional, Offices Only
East	R-1: One-Family Dwelling District R-3: One Family Dwelling District R-6: Multiple-Family Dwelling District	Multi-Family Residential, Single-Family Homes	Institutional, Moderate Density Multi-Family
West	R-1: One-Family Dwelling District R-6: Multiple-Family Dwelling District I: Institutional District	Multi-Family Residential, Medical Offices, United Church of Christ	Institutional, Moderate Density Multi-Family

Requested Action:

1. Amendment to PUD Ordinances 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan to allow construction of a new building and to incorporate additional land into the PUD.
2. Rezoning of a portion of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District.

Variations Required:

1. Chapter 28, Section 5.1-8.5, to allow an approximately 80' tall building where code restricts maximum building height to 45'.
2. The need for additional variations may be identified once detailed plans are received.

Project Background:

The Northwest Community Healthcare (NCH) hospital campus is approximately 34.7 acres in size and is governed by a Planned Unit Development (PUD) which has been amended multiple times since its original approval in 1974. At the north end of the campus (and not a part of the NCH property) is St. Simon's Episcopal Church. The church property includes the primary church building, a small memorial garden, and two parking lots: one located on the east side of the building and one on the west side. The NCH hospital campus includes the following elements:

- The primary hospital building which includes over 500,000 square feet of floor area.
- The eight-story Medical Office Building (Busse Center) that is connected to a six-story parking structure (Garage B) located on the northern end of the campus.
- The eight-story Patient Care Building (South Pavilion) located on the southern end of the campus.
- A Wellness Center located on the western side of the campus.
- The five-story parking garage (Garage C) with parking stalls primarily for physicians and employees located towards the center of the site.
- A Day Surgery Center and five-story parking garage (Garage A) for patients and visitors located on the eastern side of the campus.
- The Behavioral Health Center/continuing care facility located at the northwest corner of the campus.
- A central utility and power plant

Access to the NCH campus comes from two signalized access points along Central Road as well as two non-signalized access points along Kirchoff Road with the eastern Kirchoff Road access point being restricted to inbound traffic only. The various buildings are linked by a number of surface parking lots, a pedestrian walkway, and ring road system that allows for efficient campus circulation.

The Northwest Community Healthcare would like to add a new component into their campus; a new Neurological Institute, which would be housed within a separate and newly constructed building. Driven by the programming and operational needs of the proposed facility, and given that much of the campus is already built-out, NCH presented several conceptual scenarios for preliminary Staff Development Committee (SDC) consideration. Many of these concepts had significant issues, and as a result, the SDC recommended that NCH reach out to St. Simon's church, which had more land to accommodate for the proposed building and allowing for the development to be further away from the neighborhood to the north than some other options presented.

As a result, NCH now has under contract a portion of the St. Simon's Episcopal Church property. Specifically, NCH is proposing to purchase part of the western parking lot on the St. Simon's property to facilitate construction of the Neurological Institute. This facility would include an indoor rehabilitation space, a conference center, stroke triage space, a 24-bed intensive care unit, operating rooms, office and lab areas, and physician clinical areas for pre- and post-surgical consultation. The facility is meant to be a global destination for medical procedures, training, and education.

The building would include four floors with a fifth floor as either a mechanical penthouse or future expansion of the clinical areas. The second floor of the facility would include a sky-bridge connection to the second level of the existing Busse Center and a non-public connection back to the existing hospital Emergency Department. In sum, the building would include approximately 137,000 square feet of floor area.

Parking for the Neuroscience Institute would be located at grade and below the upper floors of the building, which would be canopied over the surface parking lot. Additionally, there would be one level of below grade parking. The site would also have two ambulance parking areas at the southern end of the building. A landscaped therapeutic garden is proposed to the north of the building abutting Kirchoff Road.

The proposed structure would be located on a portion of St. Simon's western parking lot and would extend further west to occupy what is now an auxiliary surface parking lot owned by NCH located to the west of the St. Simon's parking lot. This auxiliary surface lot is used by both the Busse Center to the south and the Behavioral Health Center to the west. In order to accommodate for the building, the western access road from Kirchoff would need to be shifted further west, requiring modifications to the primary parking lot in front of the Behavioral Health Center. Additionally, the remaining portion of St. Simon's western parking lot would be reconfigured as part of this development. A connection would also be made from St. Simon's eastern parking lot to the NCH surface parking lot located just to the east. Access to the Neuroscience Institute would come from a new curb cut on the western access road as well as two curb cuts on the ring road located to the south of the proposed building.

Zoning and Comprehensive Plan

In 1995, the Village Board approved Ordinance 95-013, which amended the PUD for the hospital campus and established a long-range Campus Master Plan for development within the PUD. The Plan set forth design standards that allowed the hospital to expand its operations without having to constantly request PUD amendments from the Village and they provided maximum development parameters relative to building envelopes (setbacks), maximum heights, site and building design guidelines, timeframes for implementation, and an administrative review process for minor deviations from the plans.

In 2001 and in 2006, the Campus Master Plan was amended to allow for major modifications that were outside of the general parameters established during the original 1995 approval. Furthermore, the most recent amendment from 2006 stipulated that the Campus Master Plan was intended to guide development over the next five years. Given that the proposed Neuroscience Institute is another major modification to the approved Campus Master Plan, and has been proposed outside of the five-year timeline established within the 2006 PUD amendment, an amendment to the PUD is required. Furthermore, this amendment will involve an expansion of the overall PUD to incorporate the portion of land purchased from St. Simon's Episcopal Church into the PUD.

The entire NCH campus and PUD is located within the I, Institutional zoning district, which is the appropriate zoning classification for a hospital. However, the St. Simon's site is zoned R-1, One-family Dwelling District, which includes the portion of their western parking lot that will be purchased by NCH and incorporated into the Neuroscience Institute site. As a result, that portion of land must be rezoned from the R-1 District to the I District. The Comprehensive Plan classifies both the St. Simon's property and the NCH property as suitable for Institutional land uses and the proposed development is therefore compatible with the Comprehensive Plan. As part of the zoning entitlement process, the SDC will evaluate whether the entire church property should be rezoned Institutional consistent with the Comprehensive Plan, whereby eliminating the small leftover R-1 section of zoning. Prior NCH Master Plans have significant history that will need to be reviewed upon submittal of a complete Plan Commission application. It should also be noted that prior approvals resulted in certain access restrictions and were also the result of an appointed subcommittee evaluation.

The petitioner is strongly encouraged to hold a neighborhood meeting well in advance of any Plan Commission hearing on this development in order to introduce the project to surrounding property owners and understand any preliminary concerns that they may have. Upon conclusion of this meeting, the petitioner shall provide a summary of the meeting discussion, including approximately how many people attended the meeting, what concerns were brought up, and how NCH responded to those concerns. For any newly proposed hospital beds, a certificate of need from the Illinois Health Facilities and Services Review Board shall be required.

Site Design

A comprehensive zoning analysis of the hospital campus must be completed as part of the Plan Commission review process. Given that certain changes have occurred to the site since the last zoning approvals were granted in 2006 (remodeling of certain spaces, shifting of certain uses within each building, etc.), detailed information relative to each building shall be required, along with basic information on the number of existing employees at the site and the number of proposed employees within the Neuroscience Institute. The petitioner must also provide a fully dimensioned site plan that includes a reference chart of all applicable Zoning Code requirements (i.e. lot coverage, Floor Area Ratio, building height, building setbacks, and open space), building square footage for each structure within the campus including details on how each structure is used (current and future), existing and proposed number of hospital beds, and total number of parking stalls. A site plan shall also be required for St. Simon's modified western parking lot as well as the modifications that will be necessary to the Behavioral Health Center parking lot.

Amendments to PUD's must include a construction phasing plan outlining the anticipated start and completion date for each phase as well as a detailed summary of the construction staging, material storage, and construction worker parking demands. The petitioner is encouraged to design and propose the building under the most intense scenario of development, which would include the fifth floor being used as additional useable floor area. This will allow the Village to analyze, plan, and mitigate for the potential impacts of the building assuming the highest intensity of use.

Stormwater/Infrastructure:

The petitioner will need to provide engineering plans so that the Village can assess detention requirements and determine what type of public improvements (i.e. sidewalks, parkway trees, etc.), if any, are required. The proposed development site is over half an acre, which triggers compliance with both Village and MWRD stormwater requirements, including volume control. Preliminary detention calculations shall be provided as part of the Plan Commission review process. The petitioner should be aware that there is an existing 8-inch watermain in the area of the proposed building, which must be relocated as a result of this development. Furthermore, a sanitary sewer must be extended to service this site. Finally, where feasible, the modification to the north/south access drive at the west of the proposed building should setback the proposed sidewalk to create a small parkway with landscape plantings.

Fire Protection/Emergency Services:

The proposed Neuroscience Institute shall conform to all applicable building and life safety code requirements. The petitioner is strongly encouraged to meet with the Building & Life Safety Department to understand how the fire lane requirements apply to this development. Aerial fire apparatus access roads conforming to code requirements must be provided at a minimum of 26' in width. A preliminary Fire Lane and Access Plan should be submitted that illustrates the location and width of all aerial fire access roads, including dimensions from the building as well access lengths around the building from each aerial fire access road. A fire truck turning exhibit shall also be required. Additionally, as the access road along the

western side of the St. Simon's church building will be modified, fire access to that building will need to be reevaluated to ensure the modified site conforms to current code requirements.

Building

Design Commission review shall be required prior to a formal hearing before the Plan Commission. The Neuroscience building has been proposed at approximately 80' in height and maximum allowable height within the I District is restricted to 45'. As such, the following variation is required:

- ***Chapter 28, Section 5.1-8.5, to allow an approximately 80' tall building where code restricts maximum building height to 45'***

Per Code, variations shall only be approved when they conform to four standards of approval, which have been outlined below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

To demonstrate conformance, a written response to each of the four criteria for each variation must be provided as part of any Plan Commission application. Additionally, Section 6.10 of the Zoning Code restricts the height of mechanical penthouses to be no more than the maximum allowable building height of 45' and an additional height variation may be required based on the final design of the site mechanicals.

The petitioner shall provide details on all proposed mechanical/utility equipment (transformers, generators, HVAC equipment, switchgear, etc.) and refuse storage sites as part of the Plan Commission review process. Where feasible, all mechanical equipment and refuse storage areas shall be internally located within the building and/or on the roof and must appropriately screened. Where located on the ground, all these elements must be appropriately located and screened. For larger mechanical equipment, supplemental sound attenuation screening may be required.

Traffic & Parking

As part of the formal review process the petitioner must provide a traffic and parking study from a Certified Traffic Engineer. This study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Given that 1) the modification to the north/south access road that connects to Kirchoff will reduce parking within the parking lot in front of the Behavioral Health Center, and 2) the Neuroscience Institute will be constructed on an existing surface parking lot, the study must carefully analyze the parking needs within this part of the campus. Parking surveys documenting usage at both the Behavioral Health Center parking lot and the auxiliary parking lot (where the building will be constructed) shall be required to establish baseline demand. Given that the overall parking supply within NCH is likely to be reduced while useable floor area will be increased, a comprehensive analysis of the onsite parking supply and future demand will be required. The traffic and parking analysis must compare existing site traffic versus prior Master Plan traffic projections as well as the projected additional demand

from the newly proposed building, which will allow for the capacity analysis to be compared to the earlier Master Plan assumptions.

Furthermore, since St. Simon's parking supply will be reduced upon the sale and removal of a portion of their west parking lot, parking surveys documenting their parking demand shall also be required. A recalculation of the parking requirements for the church will be necessary to determine whether a reduction in their onsite parking supply creates the need for a parking variation. As noted above, a connection between St. Simon's east lot and the NCH parking lot ("Lot 2") to the east of the church has been proposed, presumably to allow for St. Simon's to park within Lot 2 during peak usage times. A survey of the baseline demand within Lot 2 shall also be required. Since Lot 2 will now be connected to the St. Simon's site, which site has direct access to Kirchoff Road, the study must evaluate the potential for NCH traffic to utilize the St. Simon's curb cut as a cut-through for ingress/egress to and from the campus.

Previous modifications to the NCH campus have a long history of traffic impacts on both Kirchoff and Central, as well as surrounding residential streets, and the traffic and parking study shall make recommendations for modifications to the site access as may be necessary to improve traffic movements into, out of, and through the NCH campus. Additionally, the proposed access points into the Neuroscience Institute from the ring road and north/south access aisle must be evaluated for traffic impact and vehicle safety. Traffic Signal Warrant studies shall be required for key intersections, and should any traffic signal be warranted, NCH shall be required to pay for all of, or a portion of, any new signal construction and maintenance.

The petitioner shall provide details on all shared parking/access agreements that it has with St. Simon's Episcopal Church, both existing and proposed. Amendments to these agreements will likely be required and new agreements may be necessary, all of which must be coordinated and finalized as part of the PUD amendment process. Additionally, the petitioner will need to provide up-to-date information on the total number beds and employees onsite (current and future) so that the Village can determine if the overall site complies with current parking standards as outlined in the Zoning Ordinance. Since a portion of the proposed facility will be used as a conference center/training area, the Village may need to assign separate parking requirements to the different usage areas within building in order to calculate the amount of code required parking. A detailed parking analysis will be completed once all details have been provided. Per Code, one 10' x 35' loading zone is required for the proposed building, and bicycle parking shall be provided compliant with Section 10.8 of the Zoning Code.

Landscaping

As part of the formal Plan Commission application, the petitioner will need to provide a Landscape & Tree Preservation Plan, as well as a Photometric Plan. The Landscape Plan shall take into consideration the landscape and site design standards that were implemented as part of the 2006 Master Campus Plan, as well as all applicable Village Code requirements. As mentioned above, the site will include a Therapeutic Garden to the north of the Neuroscience Institute, to be located between the structure and Kirchoff Road, which will serve as an enhanced buffer for the site.

RECOMMENDATION

The Staff Development Committee reviewed the preliminary concept plans for an amendment to PUD Ordinances 95-013, 01-052, and 06-033 to allow modifications to the previously approved Campus Master Plan to enable construction of a new building and to incorporate additional land into the PUD, the proposed

rezoning of a portion of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District, and the following variation from Chapter 28 of the Municipal Code:

- ***Section 5.1-8.5, to allow an approximately 80' tall building where code restricts maximum building height to 45'.***

The Staff Development Committee is generally supportive of the project subject to addressing the following items as part of the formal Plan Commission review process:

1. The petitioner shall provide written justification in support of any requested variation, which justification shall address each of the hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, cut-through traffic through the St. Simon's site, and parking. The traffic and parking study shall survey existing parking lot usage both within the NCH campus and the St. Simon's church property.
3. The traffic and parking analysis must compare existing site traffic volumes versus prior Master Plan traffic projections as well as the projected additional demand from the newly proposed building, which will allow for the capacity analysis to be compared with the earlier Master Plan assumptions.
4. Traffic Signal Warrant studies shall be required for key intersections, and should any traffic signal be warranted, NCH shall be required to pay for all of or a portion of any new signal construction and maintenance.
5. Detailed information relative to each building shall be provided, along with information on the number of existing employees at the site and the number of proposed employees within the Neuroscience Institute. Additionally, a fully dimensioned site plan shall be provided that includes a reference chart of all applicable Zoning Code requirements (i.e. lot coverage, Floor Area Ratio, building height, building setbacks, and open space), building square footage for each structure within the campus including details on how each structure is used (current and future), existing and proposed number of hospital beds, and total number of parking stalls.
6. Shared parking/access agreements with St. Simon's Episcopal Church shall be modified/established as part of the PUD amendment process.
7. A construction phasing plan outlining the anticipated start and completion date for each phase as well as a detailed summary of the construction staging, material storage, and construction worker parking demands shall be required.
8. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission hearing on this project.
9. A Certificate of Need shall be provided for any new beds within the NCH campus.
10. A Design Commission application and review shall be required, which should occur prior to any Plan Commission appearance.
11. A Landscape & Tree Preservation Plan, as well as a Photometric Plan shall be required.

12. Preliminary engineering plans, including detention calculations, shall be required and onsite stormwater detention shall be designed to conform to MWRD and Village requirements.
13. The proposed building must conform to all applicable Building and Life-Safety regulations, including all fire lane requirements (as applicable). A preliminary Fire Lane and Access Plan, along with a Fire Truck Turning exhibit, shall be required
14. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
15. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

April 7, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1765

Neuroscience
Building Site

Northwest
Community
Hospital PUD





Northwest Community Healthcare Hospital

Arlington Heights, IL

The NorthShore Neurological Institute (NNI) at Northwest Community Healthcare

The project consists of a world class, global destination Neurological Institute of approximately 137,000 sf. The location of the 4-story building, plus one additional level of below grade parking is physically bounded by the existing Saint Simon church, Kirchhoff Road, West Drive and North Drive. The area of the new hospital building construction is currently a parking lot.

The proposed face of the new building is currently designed to be approximately 150' from the existing Kirchhoff Road R.O.W, almost twice the current zoning requirement of 80'. The area between the new building and Kirchhoff Road will consist of a Therapeutic Garden with park-like landscape features, including a Garden Wall to act as a windbreak and visual screening of vehicles to neighbors across the street as well as a place of respite for patients, patient family members, staff and the community.

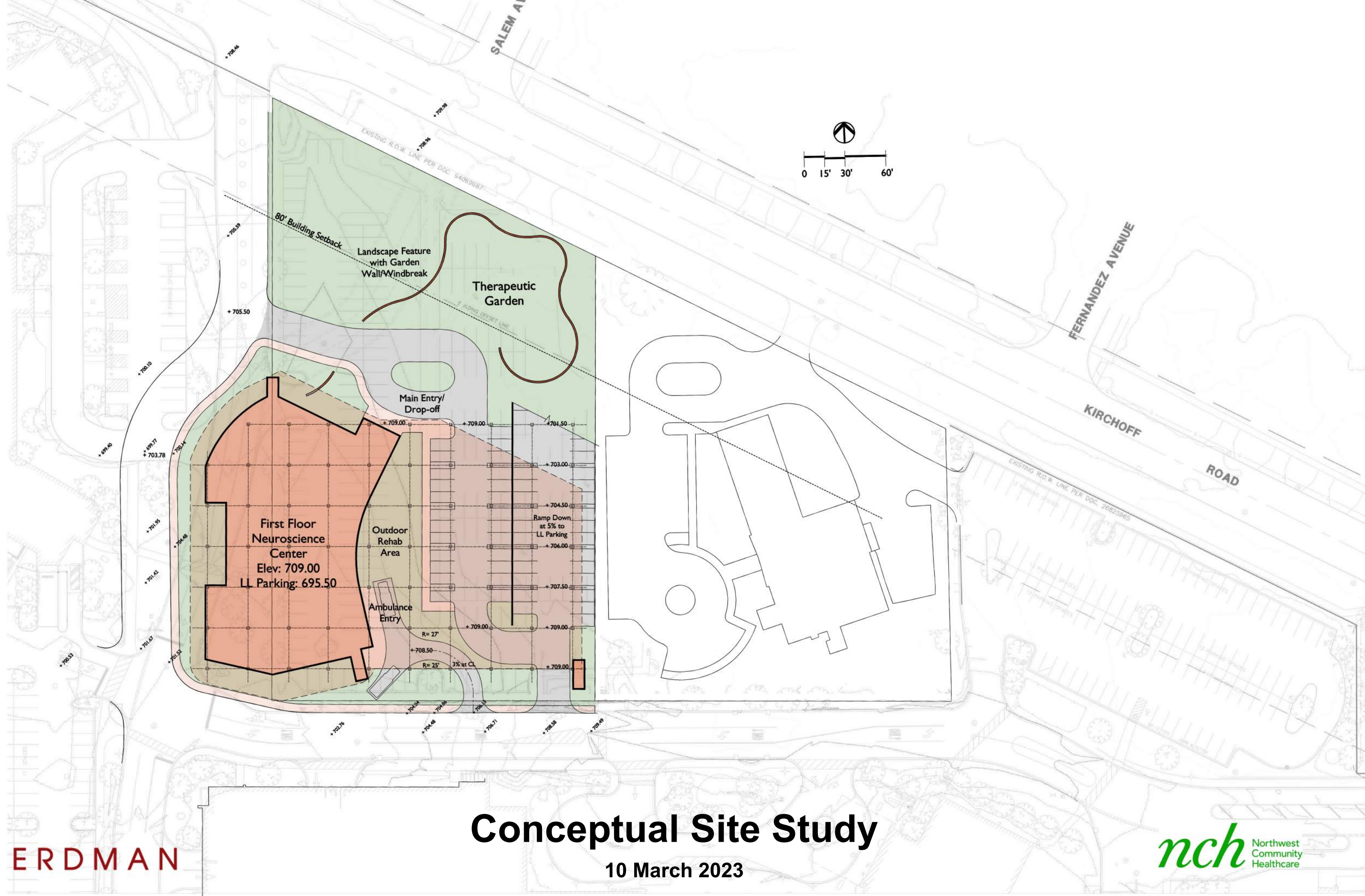
The first level of the proposed building will include an indoor Integrative Rehabilitation space, a Conference Center and a stroke triage space along with parking that will be located below the larger 2nd floor footprint. The conference space will allow for the facility to be a global destination for training and education.

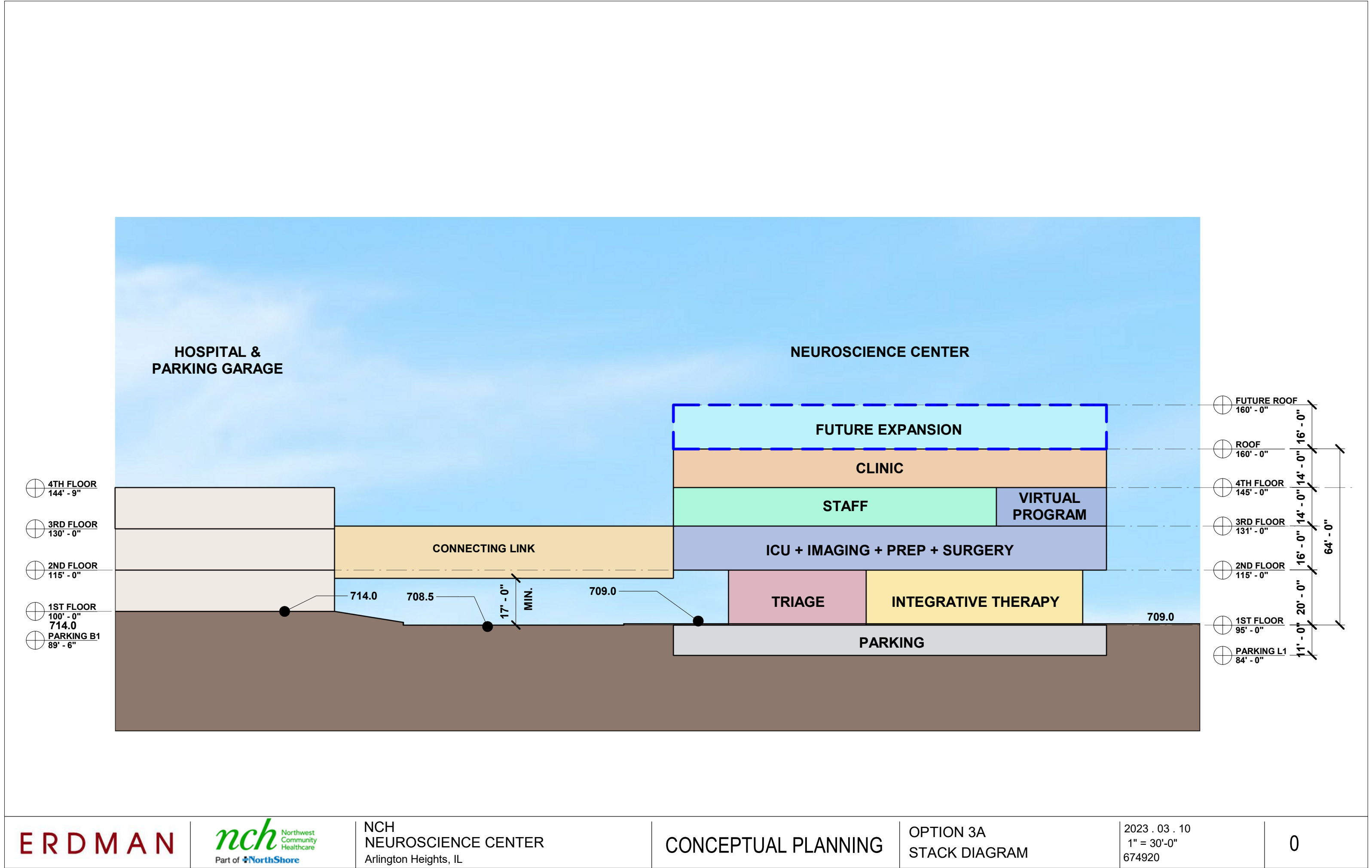
The second floor will contain a 24 bed Intensive Care unit, 6 Operating Rooms (3 of which will include Imaging modalities), associated prep and central sterilization components, access for outpatients to use Imaging and an above grade connector back to the main hospital structure. The approximate 20' floor to floor height from first floor to second floor will allow for a non-ramped connection to the second level of the existing Busse Center and non-public connection back to the existing hospital Emergency Department. This height will also allow for the necessary 14' minimum clearance under the connector at the existing North Drive Road.

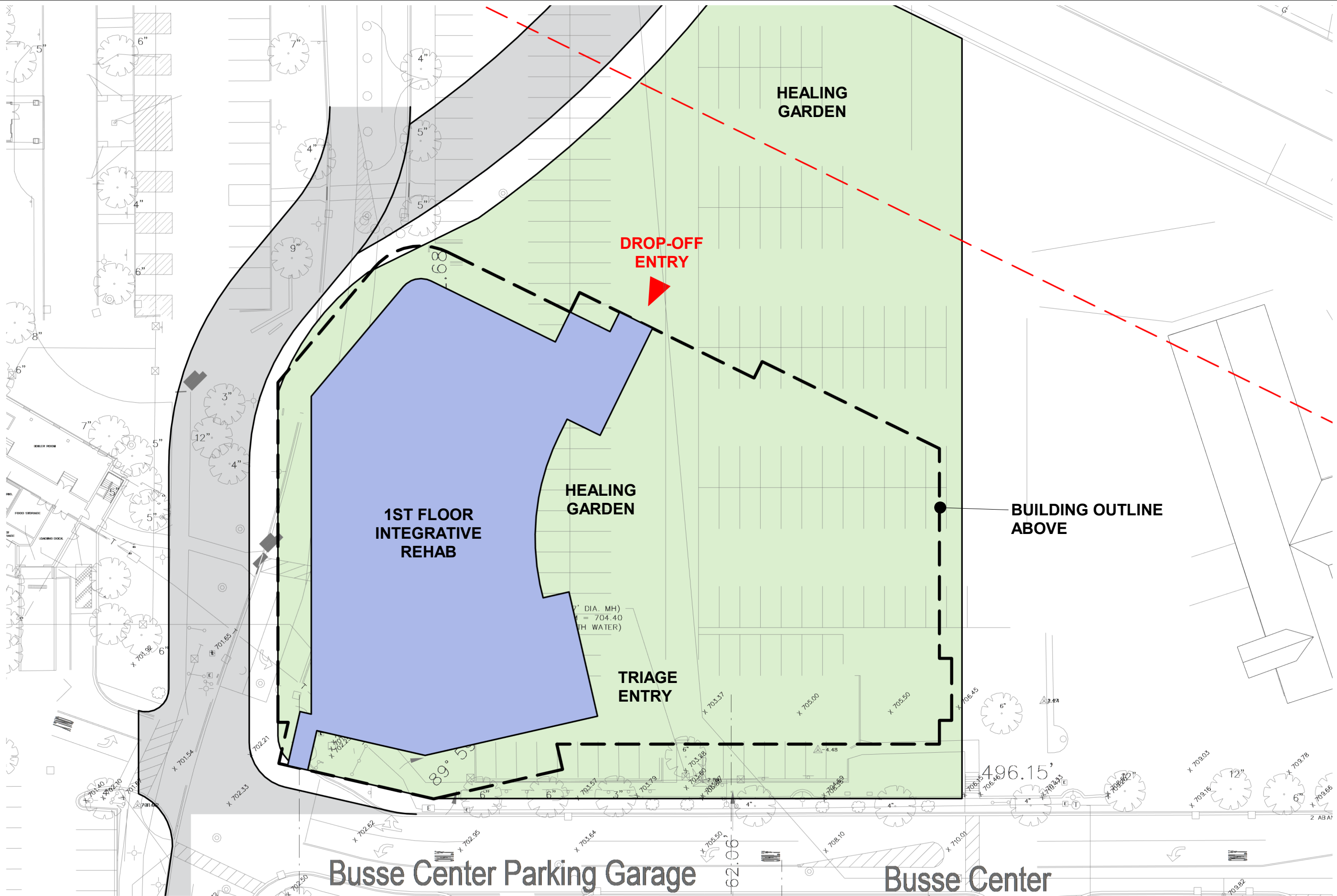
The third floor will consist of staff office and collaboration spaces, simulation lab, a virtual programming space to allow connectivity across the globe and a viewing gallery into an Operating Room(s) for training and visitor observation.

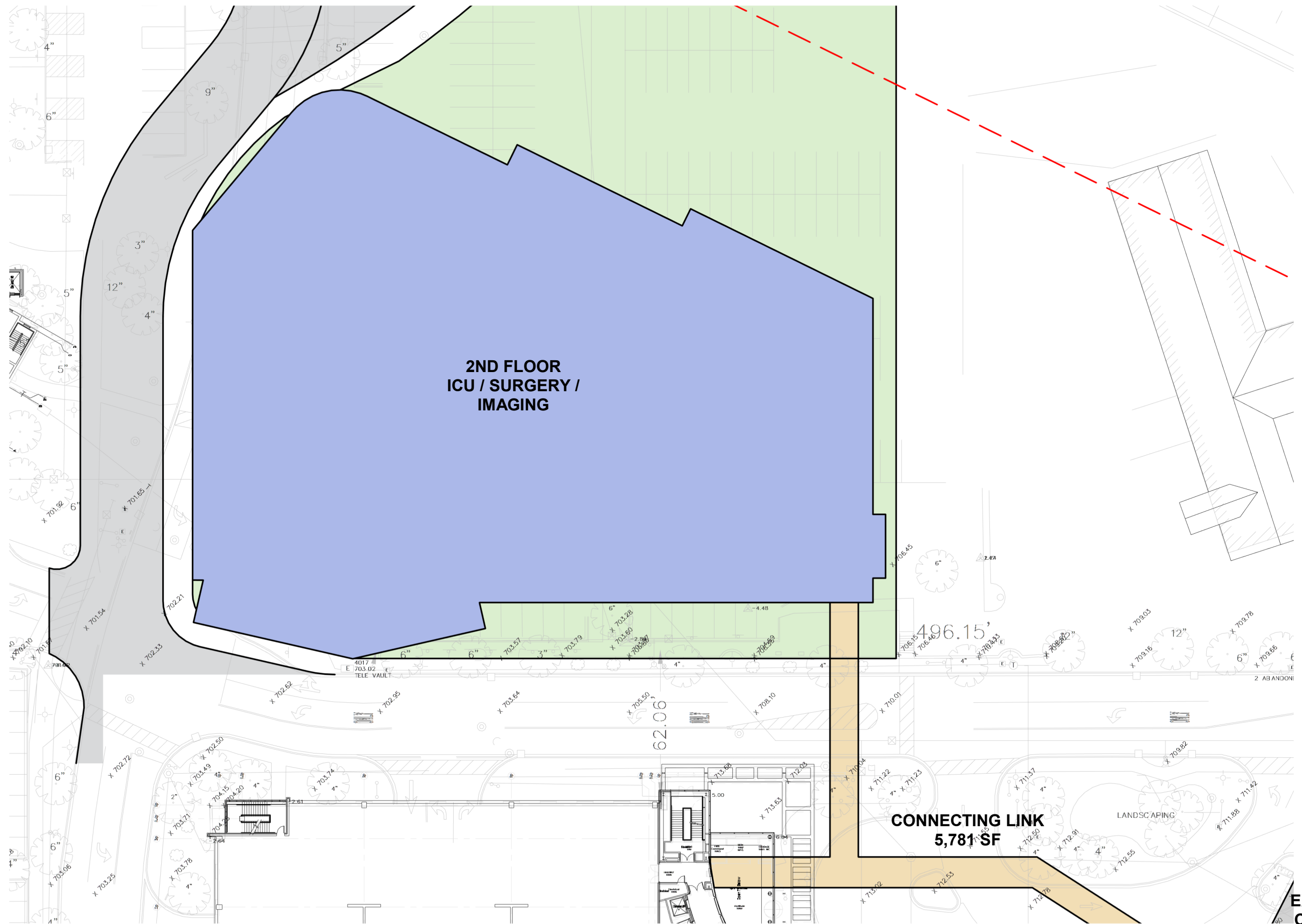
The fourth floor will consist of the physician clinical area for pre- and post-surgical consultation. This space will house approximately 65 patient facing spaces.

A potential fifth floor may consist of the mechanical penthouse or future clinical expansion. The final design basis of the mechanical systems is currently underway.

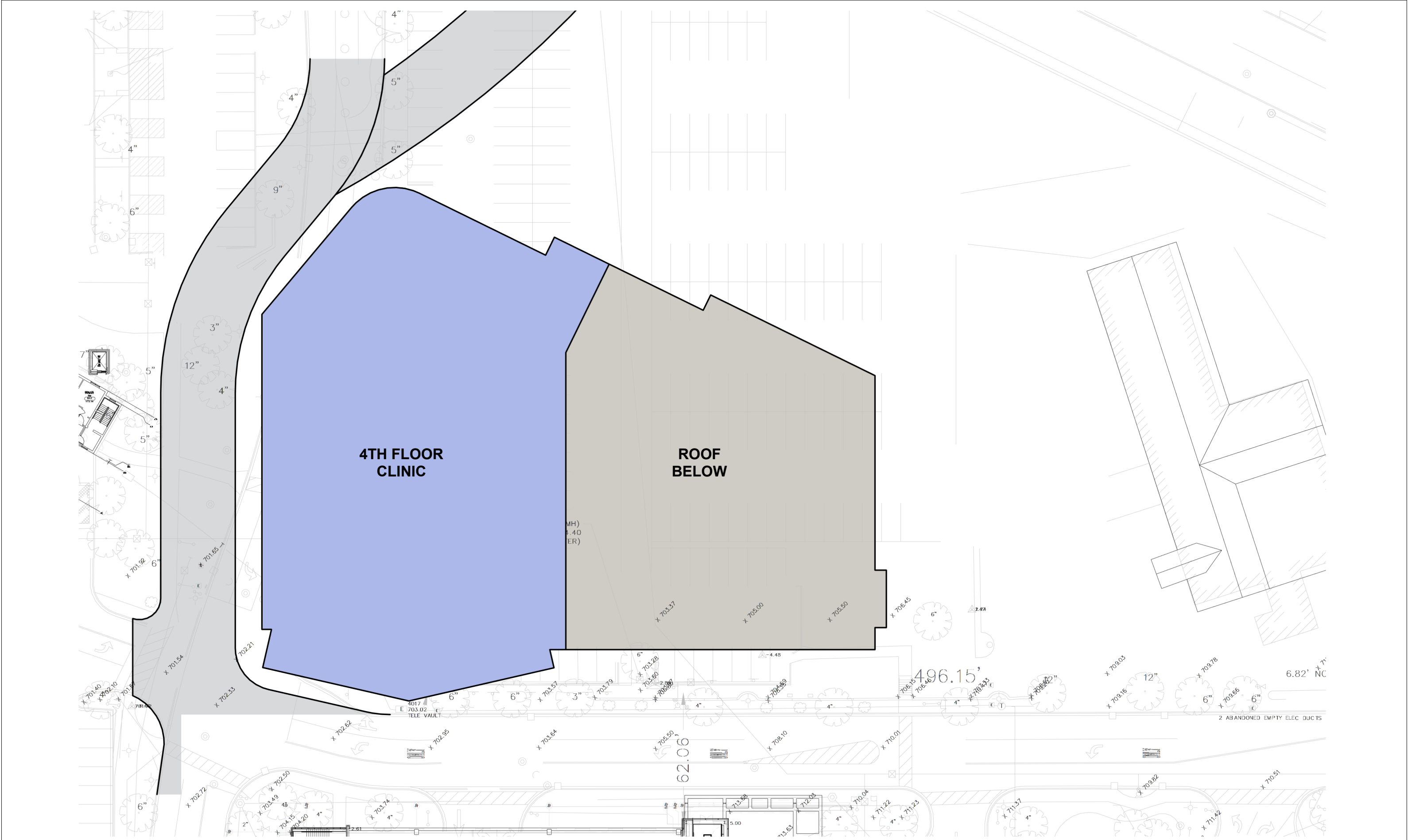


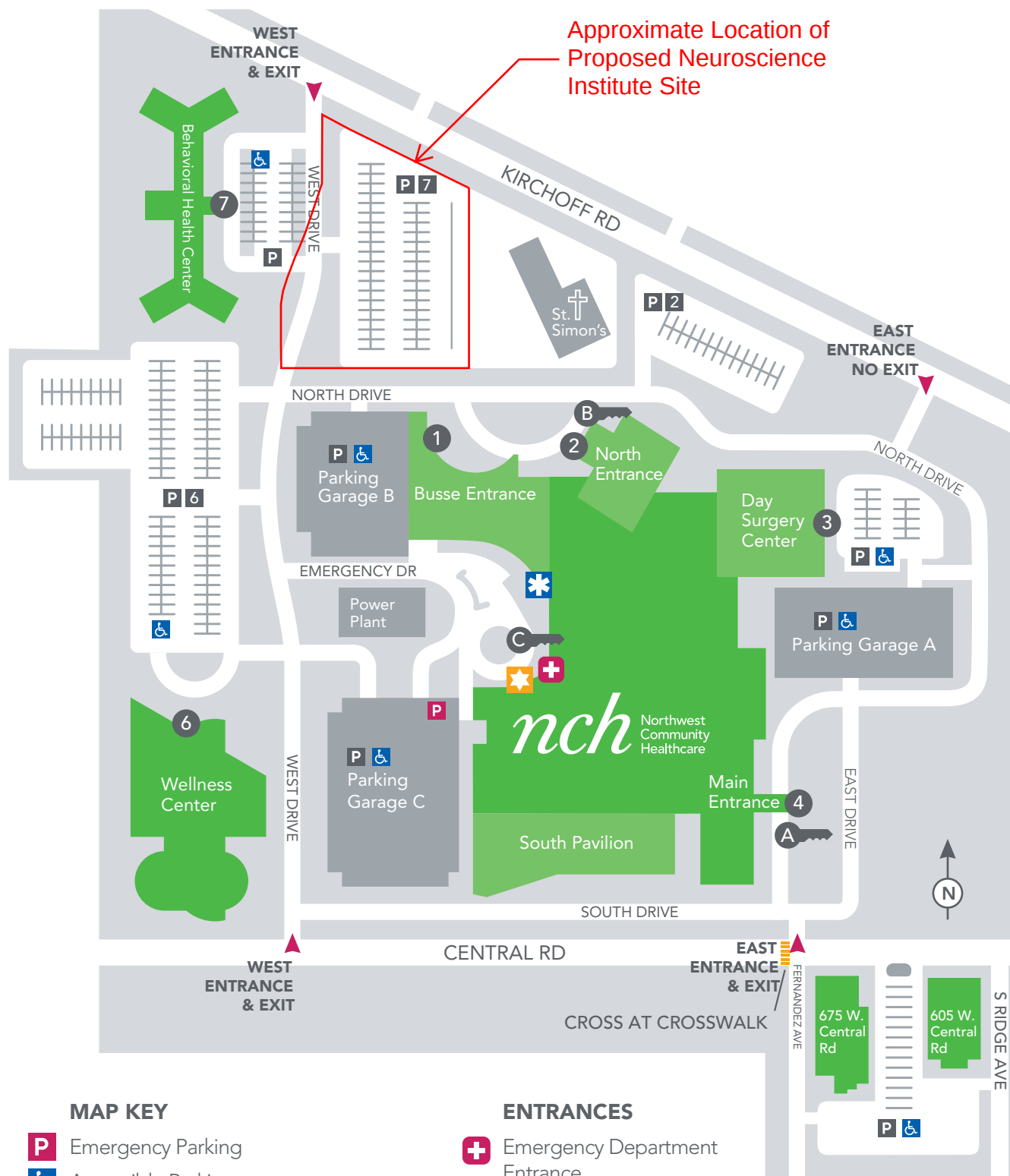






EXISTING
CANOPY





MAP KEY

- P** Emergency Parking
- P** Accessible Parking
- P** Parking
- ★** Security Station
- ✱** Private Ambulance Entrance and Parking

COMPLIMENTARY VALET PARKING

- A** Monday - Friday, 8 a.m. - 6 p.m.
Saturday and Sunday, closed
- B** Monday - Friday, 6 a.m. - 5 p.m.
Saturday and Sunday, closed
- C** Sunday - Saturday, 10 a.m. - 10 p.m.

ENTRANCES

- +** Emergency Department Entrance
- 1** Busse Entrance
880 W. Central Road
- 2** North Entrance
800 W. Central Road
- 3** Day Surgery Center
675 W. Kirchoff Road
- 4** Main Entrance
800 W. Central Road
- 6** Wellness Center
900 W. Central Road
- 7** Behavioral Health Center
901 W. Kirchoff Road