



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 14, 2024
6:45 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Ford Auxillary Parking Lot - 580 W. University Dr. - 5/10/23
- B. NCH Neurological Institute - 800 W. Central Rd. - 4/13/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Northwest Community Hospital Campus Improvements - 800 W. Central Rd. - T1765
Planned Unit Development Amendment, Rezoning, Land Use Variation, Special Use Permit, Variartions

VII. OTHER BUSINESS

- A. Public Comment

VIII PUBLIC COMMENT

IX. 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
2/14/2024

Item: Ford Auxillary Parking Lot - 580 W. University Dr. - 5/10/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Ford Auxillary Parking Lot - 5/10/23	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

May 10, 2023

Project Title: Ford Auxiliary Parking Lot LUV

Address: 580 W. University Dr.

Petitioner: John Guido Jr.
Arlington Heights Ford

Address: 801 W. Dundee Rd.
Arlington Heights, IL 60004

Requested Action:

1. Amendment to LUV Ord. 01-057 to allow storage of non-passenger vehicles.

Variations Required:

1. None identified at this time.

Attendees: John Guido Jr., Petitioner – Arlington Heights Ford
Cassie Smith, Business Development Manager, Arlington Heights Ford
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property is occupied by a surface parking lot including approximately 198 parking stalls. There is one entrance into/out of the site, which comes from a curb cut onto University Drive at the southwestern portion of the subject property. The surface parking lot on the site is completely enclosed with a six-foot tall fence on all four sides.

The subject property was purchased by the Village in 2001 as part of a larger land purchase within the industrial park located on the northwest side of the Village. At that time, Arlington Heights Ford was experiencing a high volume of motor vehicle inventory, and the Village subdivided the subject property so that that parking lot was located on its own separate lot, and leased the site to Arlington Heights Ford for use as an auxiliary storage lot for passenger vehicles. Eventually, the Village sold the lot to Arlington Heights Ford. It is important to note that prior to leasing the site to Arlington Heights Ford, a Land Use Variation had to be granted to the subject property, which restricted vehicle storage on the site to passenger vehicles only.

In March of 2023, Arlington Heights Ford was issued a citation due to the storage of non-passenger vehicles on the subject property (see pictures below). In discussing the matter with Arlington Heights Ford, they have stated that they process and complete a high volume of vehicle repairs for local commercial truck fleets, such as for ABC Plumbing and Amazon, and they have been storing trucks awaiting repairs in the University Drive auxiliary parking lot where it is not permitted. Arlington Heights Ford is planning to submit a Plan Commission application to allow for the storage of non-passenger vehicles on the subject property.

Meeting Discussion:

Mr. Guido – stated they are here to discuss a land use variation for an auxiliary lot at 580 W. University Dr. The lot was purchased from the Village several years ago and has been used for storage of commercial vehicles and surplus inventory. Since COVID and the depleted Ford inventories, there has been excess capacity on the lot. ABC Plumbing, Heating & Cooling asked to use the lot since the number of vehicles in their fleet had increased during COVID. Additionally, a school bus company also approached us for use of the lot, and now Ford has a violation for these uses of the lot. The violation is

due to the fact that the original zoning approvals only granted permission to park passenger vehicles on the lot. We have since cleared the lot.

We are purposing a change to the zoning approvals on the property to allow storage of commercial vehicles that are being serviced by Ford, as well as the storage of excess commercial vehicle inventory. Over the next few months Ford expects to submit a separate zoning application to allow a different site, also owned by Ford and that abuts their dealership at Dundee Road and Ridge Avenue, to be entitled for use as motor vehicles repair center for their commercial vehicles. This will be a first in Illinois, and we are excited about it. That building would have 28 to 42 service bays will generate a lot of service revenue, with parts being sold, so we will eventually have a lot of commercial vehicles. We will probably be asking for a land use variation to switch that over so that we can allow for commercial service, as well as our own inventory.

Ms. Simms – shared that the commercial vehicles that are being serviced by Ford and are being parked on the auxiliary lot are typically only stored there for 3-4 days while they are awaiting parts. Ford provides service to ABC vehicles, Pace vehicles, and other miscellaneous commercial fleets. Due to the constraints that COVID has caused to the supply chain, when larger repairs are needed, such to engines, those vehicles are stored on the auxiliary lot until the parts arrive and they can be brought back to the main Ford lot for repair. Once repaired, they leave.

Commissioner Green – asked about bus storage at the auxiliary lot and expressed concern that the lot is being mis-used by busses that he has observed coming and going up to three times a day and would tie up traffic on the street. When the busses would leave, the drivers would come get in cars. There were also “No Parking” signs on the street. He asked if this would continue to happen?

Ms. Simms & Mr Guido – both responded “no”.

Commissioner Green – asked if everything that would be stored on the auxiliary lot would be commercial vehicles that Ford is servicing and that are awaiting parts.

Mr. Guido – responded that for now the only commercial vehicles that would be stored on the lot would be those that are awaiting service by Ford. Eventually, the lot would be used for excess Ford inventory of the larger commercial vehicles that they will be selling.

Ms. Simms – confirmed that it would be only service vehicles for now, but will also be used for inventory of larger vehicles that Ford has for sale.

Mr. Guido – acknowledged that landscaping on the property could be improved. He explained that the large F150 & F250 trucks used to be showcased in this lot, and customers would come to the lot. With no excess inventory during COVID, customers had not been coming to the lot so the landscaping had not been a concern of theirs. However, we need to return it to looking nice and they have quotes from landscapers to make this happen.

Mr. Hubbard – explained property was zoned M-1, automobile storage for a dealership is not allowed in the M-1 district. The village purchased this land back in early 2001-2002, and granted a land use variation to allow for the storage of passenger vehicles on the site and leased it to Ford, and then later sold it to Ford. If these lots not monitored correctly, usage over time has a tendency to evolve. The parking of trucks has been occurring here, and Ford was issued a citation, and now are asking for an allowance to park non-passenger vehicles, such as trucks and commercial vehicles stored as excess inventory or awaiting repair. Staff is generally supportive of that use, but want to make sure that the landscaping is maintained and upgraded. There has been parking on the grass for several months, and landscaping should be restored and repaired. If trucks are stored at this site, we would ask that they be parked at the rear of the site, with a specific limit on the numbers and locations of truck storage. The lot should not be used for storage of vehicles not owned or being serviced by Ford. Staff is generally supportive to the plans.

Commissioner Green – asked of the staff how is this different than other locations where we have asked that they fence in this type situation, so we do not have to look at it.

Ms. Simms – confirmed that there are no wrecked cars stored in the lot. The area is fenced, and has been repaired, with landscaping that covers the fence.

Mr. Guido – stated that they don't do body work on cars.

Mr. Hubbard – explained if this were a residential area, and Ford was proposing storage of vehicles, they would need to completely screen it. This particular lot is screened from the street at the front, and with the updated landscaping it should be good. On one side is a solar array, which blocks some visibility to the lot.

Commissioner Green – stated that for a contractor shop, for example, all vehicle storage needed to be screened. Is Ford not required to screen everything completely due to the fact that no repairs were taking place on this lot?

Mr. Hubbard – explained that contractor shops had different requirements as they were defined differently in the code and were allowed within different zoning districts. In this particular location, which is zoned M-1, the complete screening requirement of vehicle storage was governed by whether it is adjacent to residentially zoned property. This site was not adjacent to residentially zoned property.

Commissioner Cherwin – as long as that lot was not used for storage of wrecked cars and was not used as a car-pool for parking by third party vehicles unrelated to Ford, then with it being limited to Ford's commercial inventory or trucks that are in need of service, he did not take issue with the proposal. So for when this goes to the Plan Commission, they may want to establish restrictions that prohibit wrecked cars, or the lease of the parking lot for use by third party users. Expressed he was OK for what they are doing, might just take a few extra conditions to get through Plan Commission.

Commissioner Sigalos – asked the petitioner to confirm that there will be no more coming and going of school buses throughout the day.

Mr. Guido – confirmed no school buses, only Pace vehicles would be stored on the site since Pace was one of their customers. And when those vehicles would be onsite, it would be because they are in possession by Ford and have a service ticket on them. He stated that he was generally OK with the conditions discussed today and by those identified within the staff report. They would limit the number of commercial service vehicles that are stored on the site and they would store those vehicles at the rear of the site. Service vehicles may be stored for a week, sometimes even a month or more depending supply chain issues and how long it takes to get parts.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**



Conceptual Plan Review Committee
2/14/2024

Item: NCH Neurological Institute - 800 W. Central Rd. - 4/13/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description

Minutes 4/12/23

Type

Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

April 12, 2023

Project Title: NCH Neurological Institute

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

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:

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

Attendees: Allen Jensen, NCH
Joseph Sivulka, NCH
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

Northwest Community Healthcare (NCH) 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. 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 Kirchhoff 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 the building, the western access road from Kirchhoff 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.

Meeting Discussion:

Mr. Jensen introduced himself as the Executive Director of Facilities Management for NCH. He outlined the proposal, which was to construct a new medical building focused on neurosciences, which was greatly needed to provide advanced neuroscience services within the community. Northwest Community Hospital strives integrate community-based care through a wide range of different modalities. The building would be called the Neurological Institute, or NNI (Northshore Neurological Institute). The building would be a global destination, providing medical care for people all over the world. The physicians and the doctors' groups that have come to NCH are world class. The driving force behind this building is Doctor Kassam and his team. Through their expertise, they are able to immediately navigate and control stroke management within a very, very short time frame.

The proposed building was originally pitched to the Village several months ago, and in working with Village Staff, they have determined that the optimal location for this building would be on property that is just to the west of St. Simon's Church. It would be located on the parking lot that is between St. Simon's and the NCH Behavioral Health building. This location will allow the building to conform to all setbacks that will be required while also allowing the building to be large enough to provide the space they need for the NNI.

The building would initially be 4 stories. The estimated square footage is approximate at this point as they still need to determine the how to align the services with what is also provided within the main hospital, such as with surgical services, recovery, nursing, respiratory, etc. The building would house 6 operating rooms. Three of them would be conventional operating rooms. The other three would be sized for MRI advanced imaging and for cardiology. There would be a 24-bed recovery area, also called an ICU.

The recovery for these particular cases is relatively short. The average recovery time is around 27 hours. The doctors would be implementing whatever stroke management is necessary, and their goal is to get patients home for continued care and not stuck in a hospital bed. The layout and floorplans are still be finalized; they are contemplating a bridged connecting from the NNI to the Busse Center, which would facilitate support services between this building and main hospital.

From an aesthetic perspective, NCH is sensitive to the neighbors on the other side of Kirchhoff and the building design has taken this into consideration. They would have green space between Kirchhoff and the building, providing park-like atmosphere. They want to come as close to meeting all zoning code requirements as possible. They've reviewed the existing PUD requirements for the site, and the also intend to comply with all Fire & Life Safety requirements. The meeting this evening was to facilitate an early conversation and let the community know that NCH is in the process of purchasing the parking lot from St. Simon. They anticipate closing in June, and that would give us an opportunity to start the zoning entitlement process and finalize the design for the building. We anticipate starting the project soon, with completion anticipated by late November of 2025. They are in the process of finalizing a Certificate of Need with the State.

Mr. Hubbard explained that the Northwest Community Healthcare campus is part of a PUD that was originally approved in 1974 and that has been amended 15-20 times since. Most recently in 2005/2006 for a relatively large addition at that time on northern side of the campus. The St. Simon's Episcopal Church is located abutting and to the north of the campus, but is not part of the PUD. NCH is proposing a neurological institute within a new building located on the parking lot at the west of the St. Simon's Church.

Based on preliminary concepts prepared by NCH, which showed the building at different locations within the campus that would be close to adjacent residential areas, staff recommended they reach out to St. Simon's. Subsequently, NCH has negotiated a contract for purchase of St. Simon's western parking lot. The building would be a 4-5 stories, and this requires

an amendment to the PUD that governs the site. St. Simon's property and parking lot is zoned R-1 and it would need to be rezoned into the I District, which is compatible with the remaining zoning on the campus. The Comprehensive Plan classifies this site as suitable for institutional uses and so this proposal is consistent with the Comprehensive Plan. The Village will analyze whether we recommend the entirety of the Saint Simon's site to be rezoned into the I District, which is the most appropriate zoning classification for that type of use.

There is a significant history of zoning actions, development, and neighborhood involvement relative to the NCH campus. Several Master Plans have been approved over the years, one in 1995, one in 2001, one in 2006. These plans must be reviewed and the issues and concerns taken into consideration as part of this project.

A neighborhood meeting should be held well in advance of any Planning Commission appearance. A comprehensive zoning analysis of the overall campus will need to be done. Detailed information on each existing building, the proposed building, number of existing and future employees, and zoning site data for the NCH campus and NNI building must be provided. Details on the St. Simon's property must be provided to verify whether the reduction in parking and lot size will create any non-conformities. Details on the number of existing hospital beds and proposed beds should be provided.

Given that the western drive aisle that leads to Kirchhoff Road is proposed for realignment, pushing it farther west and into the Behavioral Health Center parking lot, a plan showing how that lot will be reconfigured must be provided. The Village will want to study the parking impacts on that parking area as well.

The possibility of a fifth floor addition including expanded floor area for hospital usage has been discussed. The traffic and parking study should take into account this scenario in order to analyze the most intense potential development configuration. Engineering plans will be required. The development area is over half an acre, so it triggers compliance with both Village and MWRD stormwater regulations. Preliminary detention calculations must be submitted. Infrastructure changes and modifications that are needed, including relocation of an 8-inch water main and extension of a sanitary sewer. NCH is encouraged to initiate early coordination with Building and Life Safety Department to understand the fire lane requirements for this development.

Fire access at the St. Simon's site will need to be analyzed since their western parking lot will be reconfigured. A variation is required for the height of the proposed NNI building, it's approximately 80 feet in height and the I District limits maximum building heights to 45 feet. It will need to be justified by the four standards for variation approval and a written justification will be required. Details must be provided on all mechanical and utility equipment and refuse storage areas, mechanical equipment and storage areas should be internally located within the building or on the roof. Larger mechanical equipment may need supplemental sound attenuation.

A formal traffic and parking study from a certified traffic engineer will be required. This study will need to survey usage at both the Behavioral Health Center parking lot, the existing parking lot west of the church where the building will be constructed, and the parking lot to the east of the church, which will serve as surplus overflow for church-related activities. The study should compare existing site traffic versus prior master plan traffic projections, in comparison to the projected traffic from the newly proposed building. Due to the reduction in parking on the St. Simon's site, it will need to be reevaluated for parking. A variation may be required for the church. Since a connection between St. Simon's and Parking Lot 2 to the east will be implemented, it creates the potential for cut through traffic. Ingress and egress from the NCH campus has been a historical concern so we want to make sure we understand the potential impact this could have. The study must evaluate internal circulation and access into the Neurological Institute site. Traffic signal warrant studies may be required at key intersections as part of this development, and if a new signal is warranted, NCH would be required to pay for part of, or all of, the cost of any new signal construction and maintenance.

Shared parking agreements between St. Simon's and NCH will need to be evaluated; they may need to be modified, amended, or rescinded and reestablished to account for the different parking areas that will be provided.

A Landscape and Tree Preservation Plan and a Photometric Plan is required. Landscape design must take into consideration some of the design standards that were implemented as part of the 2006 Master Campus Plan.

We're generally supportive of this project subject to addressing the items outlined in the staff report.

Commissioner Cherwin asked about the facility to the west of the proposed NNI.

Mr. Hubbard responded that it was the Behavioral Health Center.

Mr. Jensen confirmed it was a three-story building.

Commissioner Cherwin asked about the height of the Busse Center located to the south of the proposed NNI.

Mr. Jensen confirmed it was nine stories.

Commissioner Cherwin asked if NCH would be required to provide details on every building on campus, or whether the Village had all of that information already from past applications.

Mr. Hubbard explained that much of that information was already documented and should be easy for NCH to obtain, but there have also been changes that have occurred within the campus over the last 15 years since the previous approval, so we can't rely strictly on the previous data.

Commissioner Sigalos asked about treatment at the proposed Neurological Institute.

Mr. Jensen replied that the primary areas of treatment would be for stroke patients.

Commissioner Sigalos asked if stroke patients be brought to this new building via ambulance?

Mr. Jensen confirmed this to be true.

Commissioner Sigalos said that ambulance traffic and noise would be a concern given surrounding residential areas.

Mr. Jensen acknowledged that this would be an important piece of analysis. Ambulance traffic from neighboring municipalities often use Kirchoff.

Commissioner Sigalos stated that he thought it would be a great facility and good addition to the community. Arlington Heights was fortunate to have NCH in the community and it was a world class institution. He was in favor of the proposed concept.

Commissioner Green echoed the comment from Commissioner Sigalos. He's seen many of the previous Campus Master Plans come through the Plan Commission so he was familiar with the history of concerns. There would likely be significant neighborhood concern over traffic. Previous planning efforts resulted in restrictions on traffic movements, and some of those restrictions were eventually removed as they were not effective and traffic has worked itself out over the years. He looked forward to further discussions on the matter.

Commissioner Cherwin asked about some of the previous traffic restrictions.

Commissioner Green replied that restrictions were placed on exits to the north along Kirchoff, which was meant to reduce traffic in the residential neighborhoods to the north. But traffic ended up leaving on Central and then circling back north, resulting in traffic going through the residential neighborhoods to the east and west. There was a lot of study and discussion on this matter. The Planning Commission would take into consideration all viewpoints on traffic.

Commissioner Cherwin asked about a possible sheltered connection between the main entrance at the southeast part of the main building and the main parking garage on the east side.

Mr. Jensen replied that they were aware of this issue. Previous approval contemplated a covered walkway in this area, but it was removed from the final scope of work. He was not sure exactly the reasons, either it was not financially viable or there was some other constraint that made it impractical. They've actually talked about it recently. From a facilities management perspective, it makes a lot of sense.

Commissioner Green summarized the Conceptual Plan Review Committee feedback as positive.

Commissioner Cherwin reiterated that it was a nice project.

Commissioner Green stated that it was a very nice project and we're looking forward to the nuts and bolts.

Commissioner Green opened up the meeting for public comment.

No public comments were received relative to this project.

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
2/14/2024

Item: Northwest Community Hospital Campus Improvements - 800 W. Central Rd. - T1765 Planned Unit Development Amendment, Rezoning, Land Use Variation, Special Use Permit, Variations

Department: Planning & Community Development

Requested Action:

1. Amendment to PUD Ord. 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan.
2. Amendment to Rezoning Ord. 66-89 to remove a restriction that requires usage as a nursing home (Manor Care property).
3. Amendment to Rezoning and PUD Ord. 66-107 and 69-080 may be required to allow non-medical office uses on the 605-675 W. Central Road property.
4. Amendment to the Comprehensive Plan to reclassify the 605-675 W. Central Road site from "Offices Only" to "Institutional".
5. Rezoning of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District.
6. Depending on final details and phasing, it may be necessary to include the Congregational Church property within the NCH PUD, and a rezoning of that property from the R-1, One-Family Dwelling District to the I, Institutional District shall also be required.
7. Land Use Variation to allow a surface parking lot as the principal use at 605-675 W. Central Road (Phase 1).
8. Special Use Permit to allow a private parking garage on the 605-675 W. Central Road property (future phase).

Recommendation

The Staff Development Committee reviewed the conceptual plans showing an amendment to PUD Ord. 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan, an amendment to Rezoning Ord. 66-89 to remove a restriction that requires use of the site as a nursing home (Manor Care property), an amendment to rezoning and PUD Ord. 66-107 and 69-080 may be required to allow non-medical office uses on the 605-675 W. Central Road property, an amendment to the Comprehensive Plan to reclassify the 605-675 W. Central Road site from "Offices Only" to "Institutional", rezoning of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District, the potential incorporation of the Congregational

Church property within the NCH PUD and a rezoning of that property from the R-1, One-Family Dwelling District to the I, Institutional District, a Land Use Variation to allow a surface parking lot as the principal use at 605-675 W. Central Road (Phase 1), a Special Use Permit to allow a private parking garage on the 605-675 W. Central Road property (future phase), and the following variation(s) from Chapter 28 of the Municipal Code:

- ***Section 5.1-8.5, to allow a 66' tall building where code restricts maximum height to 45' (Neurological Institute).***
- ***Potential Variation to Section 5.1-8.5 to allow the medical office building and structured garage to exceed the maximum allowable height of 45'.***
- ***The potential Variation to Section 10.4, to allow 660 parking stalls for the Central Road medical office building (future phase) where 720 parking stalls are required.***

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 the proposed Land Use Variation, building height variation, and any additional variation required, 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 written justification in support of the proposed Special Use Permit for the Future Phase structured garage, which shall address each of the criteria necessary for SUP approval as outlined in the Zoning Ordinance:
 - § **That said special use is deemed necessary for the public convenience at this location.**
 - § **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - § **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
3. 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. The study should also evaluate if a right-turn lane at the main entrance off of Central Road is warranted, along with other road widening for traffic facilitation. Each phase of development shall be separately analyzed.

4. The traffic and parking analysis must compare existing site traffic volumes to prior Master Plan traffic projections as well as the projected additional demand from the newly proposed building. The capacity analysis shall be compared to validate earlier Master Plan assumptions.

5. Traffic Signal Warrant studies shall be required for key intersections. 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 Traffic and Parking study must not only analyze the traffic impacts upon Central and Kirchoff, but also on Fernandez and adjoining streets, including White Oak.

6. 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 Neurological Institute, the modified Busse Center, the main campus building additions, and both phases of the medical office building on the south side of Central Road. 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.

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

8. Details on the timing and specific improvements in each phase of development must be provided. 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.

9. NCH shall evaluate the feasibility of placing one level of the proposed garage below grade, and whether another level of parking can be added to Garage C to reduce the size of the proposed garage at 605-675 W. Central Road.

10. The petitioner shall explore viability of an alternate parking garage west of Garage B and north of the Wellness Center, which would reduce demand at Garage C to free up space closer to the new office buildings to the south.

11. Additional southern setbacks shall be incorporated on both the 715 W. Central Road site and the 605-675 W. Central Road site to allow additional space for enhanced landscape screening between these properties and the properties to the south.

12. The façade of the proposed garage shall have a decorative appearance on elevations facing public ROW and adjacent residential areas, and lighting within the garage shall be carefully designed to minimize disturbance to surrounding single-family homes.

13. The petitioner shall explore incorporation of a landscaped center median along Central Road for an enhanced entrance to the hospital campus.

14. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission hearing on this project.
15. A Certificate of Need shall be provided for any new beds within the NCH campus.
16. A Design Commission application and review shall be required, which should occur prior to any Plan Commission appearance.
17. A Landscape & Tree Preservation Plan and a Photometric Plan shall be required.
18. Preliminary engineering plans, including detention calculations, shall be required. Onsite stormwater detention shall be designed to conform to MWRD and Village requirements.
19. All improvements within the Central Road ROW shall be subject to review and approval by CCDOT. No part of the footings or foundations for the bridged connection over Central Road may be placed in the public ROW.
20. 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.
21. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
22. 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
Staff Report 4-12-23	Board or Commission Report
CPRC Minutes 4-12-23 (Draft)	Minutes
Aerial	Exhibits
Conceptual Site Plan - Phase 1	Exhibits
Conceptual Site Plan - Future Phases	Exhibits
NCH Campus Map	Exhibits
Project Narrative	Correspondence
Stacking Diagrams and Neuro Bldg Floor Plan	Exhibits



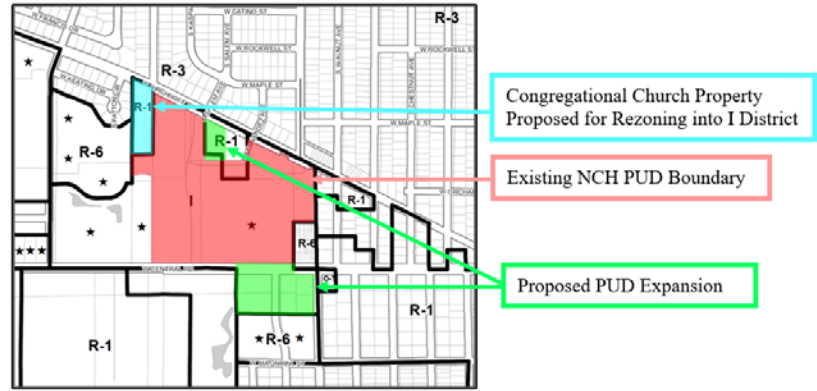
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1765
Project Title: NCH Campus Improvements
Location: 800 W. Central Rd.
PIN: 03-31-301-114, -013, -101, 03-31-414-001, -013, -019, and -076 through -080, 08-09-100-012, -008, 08-09-101-011, -018 -019, -020

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 16, 2024
Date Prepared: February 9, 2024

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 R-6: Multiple-Family Dwelling District	Arlington Lakes Golf Course, Multi-family Residential	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 Ord. 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan.
2. Amendment to Rezoning Ord. 66-89 to remove a restriction that requires usage as a nursing home (Manor Care property).
3. Amendment to Rezoning and PUD Ord. 66-107 and 69-080 may be required to allow non-medical office uses on the 605-675 W. Central Road property.
4. Amendment to the Comprehensive Plan to reclassify the 605-675 W. Central Road site from "Offices Only" to "Institutional".
5. Rezoning of the St. Simon's Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District.
6. Depending on final details and phasing, it may be necessary to include the Congregational Church property within the NCH PUD, and a rezoning of that property from the R-1, One-Family Dwelling District to the I, Institutional District shall also be required.
7. Land Use Variation to allow a surface parking lot as the principal use at 605-675 W. Central Road (Phase 1).
8. Special Use Permit to allow a private parking garage on the 605-675 W. Central Road property (future phase).

Variations Required:

1. Chapter 28, Section 5.1-8.5, to allow a 66' tall building where code restricts maximum height to 45' (Neurological Institute).
2. Depending on final height of the medical building/garage, a variation to allow structures above 45' in height may be required.
3. Variation to Chapter 28, Section 10.4, to allow 660 parking stalls for the Central Road medical office building (future phase) where 720 parking stalls are required.

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

To the west of the Behavioral Health Center is the Congressional United Church of Christ property, which includes a church building, parking lot at the rear, and an open field that is partially used as a garden for the church. To the south of the campus and located on the southern side of Central Road are two properties; 1) the former Manor Care skilled nursing home located at 715 W Central Road, and 2) a two-building medical office development located at 605-675 W. Central Road. These two properties are separate from each other and bisected by Fernandez Avenue.

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 access point being restricted to inbound traffic only. The various buildings are linked by surface parking lots, a pedestrian walkway, and ring road system that allows for efficient campus circulation.

Northwest Community Healthcare is interested in adding a new Neurological Institute within a separate and newly constructed building adjacent to the St. Simon's Episcopal Church. The building would be located on the surface parking lot to the west of the existing church building. This was reviewed by the Conceptual Plan Review Committee (CPRC) at a meeting on April 12, 2023. The meeting minutes and staff report from the April 12th meeting are included in the materials provided to the CPRC.

Since that meeting, NCH has continued to evaluate the future needs for their campus and refine their plans. Slight modifications to the proposed Neurological Institute building have occurred, and the scope of the requested PUD amendment has changed to encompass wider improvements to the overall NCH campus. The components and programming within the Neurological building remain similar to what was presented in 2023. The overall campus improvements would be phased over a period of several years and are initially contemplated to occur in two primary phases. Details on the timing and specific components within each phase are still being determined, however, a general summary of the two phases is shown below:

Phase 1 Improvements:

- Construction of a 3-story, 141,700 square foot Neurological Institute building along Kirchoff Road with a partial 4th-story to include a mechanical penthouse. Future expansion to a complete 4th floor is contemplated, which would house an intensive care unit. This building was previously contemplated as a 4-story structure with potential for a 5th story addition.
- Bridged connection from the Neurological Institute to the Busse Center.
- Modifications to the access road and parking lot to the east of the Behavioral Health Center.
- 72,000 square foot medical office building at 715 W. Central Road, including a surface parking lot with 131 parking stalls and a bridged connection over Central Road to the main hospital campus.
- Surface parking lot at 605-675 W Central Road with 229 parking stalls.
- Spine/GI Department building addition and new Busse Center Lobby.

Future Phase improvements:

- 72,000 square foot building addition to the 715 W Central Road medical office building, reducing the parking supply on that property from 131 to 70 parking stalls.
- 3-story parking garage at 605-675 W Central Road including 590 parking stalls and a bridged connection to 715 W Central medical office building.
- 15,000 square foot hospital addition.
- Modifications to the southeast campus entrance/exit and circulation.
- Extended North Drive and Kennicott access point.

The petitioner has provided two conceptual campus master plans identifying the improvements proposed for each phase, which have been included within the materials provided to the CPRC.

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. The Plan set forth design standards that allowed the hospital to expand its operations without having to request PUD amendments while providing 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. The 2006 amendment stipulated that the Campus Master Plan was intended to guide development over the next five years.

The petitioner must provide a detailed project timeline and phasing plan that encompasses all anticipated future components within the overall campus improvement plans. Depending on the timing of each phase, certain entitlements will either need to be approved as part this zoning request, or may need to be deferred to a future date.

An amendment to the underlying PUD shall be required to grant the zoning entitlements requested. The amendment will involve an expansion of the overall PUD to incorporate the portion of land purchased from St. Simon's Episcopal Church, as well as the new medical office building and parking area on the south side of Central Road, and potentially the Congressional Church property.

The entire NCH campus and PUD is located within the I, Institutional zoning district, which is appropriate 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 Neurological Institute site. Both the Neurological Institute building and the St. Simon's church site should be rezoned from R-1 to the I District. Depending on the timing of changes proposed on the Congressional Church site, that property may also need to be rezoned from R-1 to the I District.

The Comprehensive Plan classifies the St. Simon's property, the NCH campus, the Congressional Church property, and the former Manor Care property as suitable for "Institutional" land uses. However, the existing medical office buildings at 605-675 W. Central Road are classified as "Offices Only" and must be reclassified "Institutional". 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.

Several additional zoning actions shall also be required as outlined below:

- An amendment to Rezoning Ord. 66-89: This ordinance rezoned the former Manor Care nursing home property at 715 W. Central Road in 1966 from the R-1 District to the I District. The rezoning was conditional upon usage of that property as a nursing home, and given the proposed medical office use on the site, the ordinance must be amended.
- An amendment to Rezoning and PUD Ord. 66-107 and 69-080 may be required: Based upon initial analysis, this ordinance rezoned the medical office property at 605-675 W. Central Road from the R-1 District to the I District and made the rezoning conditional upon the property being used as a medical office. As the site would be used as a surface parking lot, and later as a parking garage, an amendment to the ordinance is likely required.
- Land Use Variation (LUV) to allow a surface parking lot as the principal use at 605-675 W. Central Road (Phase 1). The petitioner will need to provide a written response outlining how the proposed LUV conforms to the four criteria necessary for LUV approval.
- Special Use Permit (SUP) to allow a private parking garage on the 605-675 W. Central Road property (future phase). The petitioner will need to provide a written response outlining how the proposed SUP conforms to the three criteria necessary for SUP approval.

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. 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 and Building 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 Neurological Institute, the modified Busse Center, the main campus building additions, and both phases of the medical office building on the south side of Central Road. 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. The proposed Neurological Institute, expanded NCH main building (GI/Spine Department, new Busse Lobby, and 15,000 square foot addition), and both phases of the 715 W Central medical office building shall be included as separate analyses/line items within the reference chart.

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. Additionally, NCH should provide details on the long-term plans for the Behavioral Health Center.

Each new structure shall require Design Commission approval. With regards to the design of the structured garage in a future phase of development, the SDC has asked the petitioner to evaluate placing one level of the garage below grade to reduce the overall height and mass of the building for better compatibility with the surrounding single-family homes. Additionally, NCH should evaluate the feasibility of either 1) adding a level to Garage C, which would reduce the size of the proposed garage on the 605-675 W. Central site; or 2) constructing a new garage west of Garage B and north of the Wellness Center, which could reduce demand within Garage C and open that garage up for use by the new medical office building south of Central Road.

The façade of the garage should have a decorative appearance on elevations facing public Right-of-Way and adjacent residential areas, and details on the proposed lighting within the garage must be provided for review by the Village; constant light within a garage, along with intermittent headlight glare from cars driving within the garage can have an impact on surrounding neighbors, and NCH should be sensitive to this concern as they finalize the design. The petitioner shall evaluate an increase in the southern setback for the parking lot of the medical building proposed on the 715 W. Central Road site, as well as the parking lot and future garage proposed on the 605-675 W. Central Road site. Increased setbacks in these areas would allow additional space for enhanced landscape screening between these properties and the residential properties to the south.

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 should provide details on the timing, layout, and usage of the potential 4th floor addition to the Neurological Institute to allow staff to evaluate the most intense development scenario, evaluate potential impacts, and potentially entitle the proposed addition as part of the requested PUD amendment.

Stormwater/Infrastructure:

The petitioner will need to provide detailed preliminary engineering plans to 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 for both the Neurological Institute and the developments proposed on the south side of Central Road. Central Road is under the jurisdiction of the Cook County Department of Transportation (CCDOT), and all improvements within the Central Road Right-of-Way will require review and approval by the CCDOT. This would entail burial of certain overhead utilities to accommodate for the bridged connection between main NCH campus and the proposed medical office

building at 715 W. Central, as well as the bridged connection itself. The petitioner shall evaluate the potential for a landscaped median within the Central Road Right-of-Way.

Variations

The Neurological Institute has been proposed at approximately 66' in height, whereas the 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 66' 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.**

A written response to each criteria for each variation must be provided as part of a Plan Commission application.

Final details on the proposed height of the medical office building and structured garage must be provided to verify compliance with height regulations. Any encroachment beyond 45' in height will require variation approval. The petitioner should be aware that Section 6.10 of the Zoning Code restricts the height of mechanical penthouses and stair/elevator overruns to be no more than the maximum allowable building height of 45', and additional height variations may be required based on the final design of these elements.

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 application. Where feasible, all mechanical equipment and refuse storage areas shall be internally located within the building and/or on the roof and must be 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.

Preliminary parking calculations show that there may be a parking deficit for the medical office building upon construction of the 72,000 square foot addition to that building. NCH has indicated that certain offices would be administrative as opposed to medical, potentially reducing the amount of parking required. Details must be provided within any Plan Commission application to allow for a complete parking analysis.

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 Neurological 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. Details on the existing spaces and uses within the NCH campus will need to be provided to allow for a complete parking analysis of the overall NCH campus.

Each phase of development must be separately analyzed within the study, and shall include an analysis comparing existing site traffic volumes to prior Master Plan traffic projections as well as the projected additional demand from the newly proposed buildings. This will allow comparisons with earlier Master Plan assumptions. A full review of the prior traffic impacts, studies, traffic conditions, and requirements will need to occur as this project moves forward.

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 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. The traffic study shall make recommendations for modifications to the site access to improve traffic movements into, out of, and through the NCH campus. A right-turn lane at the main entrance off of Central Road may be warranted, along with other road widening for traffic facilitation. Given that 660 new parking stalls would be proposed on the south side of Central Road, the study must analyze traffic impacts on Fernandez and adjoining streets, as well as along White Oak. Phase 1 has proposed deferral of the alignment of the north leg of the easterly Central Road access point to a future phase of development, and the study must analyze if this improvement may be necessary as part of Phase 1.

The revised Central Road east access modifications proposed within the full build-out, as well as the extended north Drive access road to Kirchoff, will need to be analyzed for impacts to internal site circulation, ingress/egress to and from the site, and overall traffic impacts. The proposed access points into the Neurological 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. 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 of beds and employees onsite (current and future) to determine if the overall site complies with current parking standards. 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 the building in order to calculate the amount of code required parking. A detailed parking analysis will be completed once all details have been provided. Loading zones for the Neurological Institute and medical office building must be provided pursuant to Section 10.7 of the Zoning Code. Bicycle parking shall be provided compliant with Section 10.8 of the Zoning Code.

Landscaping

The existing NCH campus is well landscaped and maintained. 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, and all Village Code requirements. The Neurological Institute will include a Therapeutic Garden to the north of the building, to be located between the structure and Kirchoff Road, which will serve as an enhanced buffer for the site. Landscape buffers around the proposed medical office building and parking areas will need to be carefully designed to provide enhanced screening for the residential areas to the south and west.

RECOMMENDATION

The Staff Development Committee reviewed the conceptual plans showing an amendment to PUD Ord. 95-013, 01-052, 06-033 to allow modifications to the approved Campus Master Plan, an amendment to Rezoning Ord. 66-89 to remove a restriction that requires use of the site as a nursing home (Manor Care property), an amendment to rezoning and PUD Ord. 66-107 and 69-080 may be required to allow non-medical office uses on the 605-675 W. Central Road property, an amendment to the Comprehensive Plan to reclassify the 605-675 W. Central Road site from “Offices Only” to “Institutional”, rezoning of the St. Simon’s Episcopal Church property from the R-1, One-Family Dwelling District to the I, Institutional District, the potential incorporation of the Congregational Church property within the NCH PUD and a rezoning of that property from the R-1, One-Family Dwelling District to the I, Institutional District, a Land Use Variation to allow a surface parking lot as the principal use at 605-675 W. Central Road (Phase 1), a Special Use Permit to allow a private parking garage on the 605-675 W. Central Road property (future phase), and the following variation(s) from Chapter 28 of the Municipal Code:

- ***Section 5.1-8.5, to allow a 66’ tall building where code restricts maximum height to 45’ (Neurological Institute).***
- ***Potential Variation to Section 5.1-8.5 to allow the medical office building and structured garage to exceed the maximum allowable height of 45’.***
- ***The potential Variation to Section 10.4, to allow 660 parking stalls for the Central Road medical office building (future phase) where 720 parking stalls are required.***

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 the proposed Land Use Variation, building height variation, and any additional variation required, 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 written justification in support of the proposed Special Use Permit for the Future Phase structured garage, which shall address each of the criteria necessary for SUP approval as outlined in the Zoning Ordinance:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
 3. 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. The study should also evaluate if a right-turn lane at the main entrance off of Central Road is warranted, along with other road widening for traffic facilitation. Each phase of development shall be separately analyzed.
 4. The traffic and parking analysis must compare existing site traffic volumes to prior Master Plan traffic projections as well as the projected additional demand from the newly proposed building. The capacity analysis shall be compared to validate earlier Master Plan assumptions.
 5. Traffic Signal Warrant studies shall be required for key intersections. 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 Traffic and Parking study must not only analyze the traffic impacts upon Central and Kirchoff, but also on Fernandez and adjoining streets, including White Oak.
 6. 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 Neurological Institute, the modified Busse Center, the main campus building additions, and both phases of the medical office building on the south side of Central Road. 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.
 7. Shared parking/access agreements with St. Simon's Episcopal Church shall be modified/established as part of the PUD amendment process.
 8. Details on the timing and specific improvements in each phase of development must be provided. 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.
 9. NCH shall evaluate the feasibility of placing one level of the proposed garage below grade, and whether another level of parking can be added to Garage C to reduce the size of the proposed garage at 605-675 W. Central Road.
 10. The petitioner shall explore viability of an alternate parking garage west of Garage B and north of the Wellness Center, which would reduce demand at Garage C to free up space closer to the new office buildings to the south.

11. Additional southern setbacks shall be incorporated on both the 715 W. Central Road site and the 605-675 W. Central Road site to allow additional space for enhanced landscape screening between these properties and the properties to the south.
12. The façade of the proposed garage shall have a decorative appearance on elevations facing public ROW and adjacent residential areas, and lighting within the garage shall be carefully designed to minimize disturbance to surrounding single-family homes.
13. The petitioner shall explore incorporation of a landscaped center median along Central Road for an enhanced entrance to the hospital campus.
14. The petitioner shall hold a neighborhood meeting well in advance of any Plan Commission hearing on this project.
15. A Certificate of Need shall be provided for any new beds within the NCH campus.
16. A Design Commission application and review shall be required, which should occur prior to any Plan Commission appearance.
17. A Landscape & Tree Preservation Plan and a Photometric Plan shall be required.
18. Preliminary engineering plans, including detention calculations, shall be required. Onsite stormwater detention shall be designed to conform to MWRD and Village requirements.
19. All improvements within the Central Road ROW shall be subject to review and approval by CCDOT. No part of the footings or foundations for the bridged connection over Central Road may be placed in the public ROW.
20. 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.
21. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
22. 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.

February 9, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

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



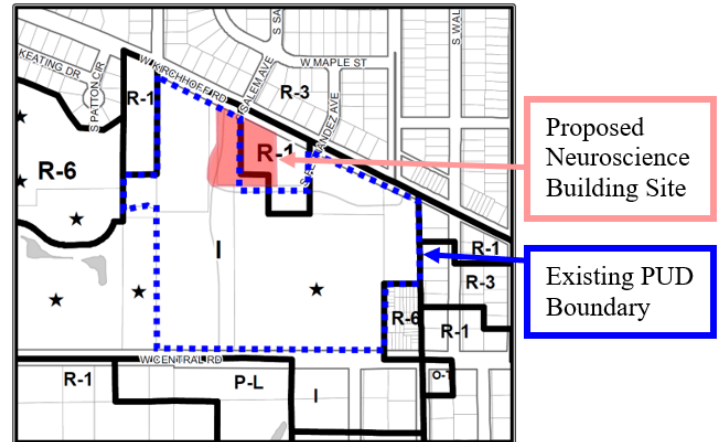
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

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

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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

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

April 12, 2023

Project Title: NCH Neurological Institute

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

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:

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

Attendees: Allen Jensen, NCH
Joseph Sivulka, NCH
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

Northwest Community Healthcare (NCH) 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. 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 Kirchhoff 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 the building, the western access road from Kirchhoff 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.

Meeting Discussion:

Mr. Jensen introduced himself as the Executive Director of Facilities Management for NCH. He outlined the proposal, which was to construct a new medical building focused on neurosciences, which was greatly needed to provide advanced neuroscience services within the community. Northwest Community Hospital strives integrate community-based care through a wide range of different modalities. The building would be called the Neurological Institute, or NNI (Northshore Neurological Institute). The building would be a global destination, providing medical care for people all over the world. The physicians and the doctors' groups that have come to NCH are world class. The driving force behind this building is Doctor Kassam and his team. Through their expertise, they are able to immediately navigate and control stroke management within a very, very short time frame.

The proposed building was originally pitched to the Village several months ago, and in working with Village Staff, they have determined that the optimal location for this building would be on property that is just to the west of St. Simon's Church. It would be located on the parking lot that is between St. Simon's and the NCH Behavioral Health building. This location will allow the building to conform to all setbacks that will be required while also allowing the building to be large enough to provide the space they need for the NNI.

The building would initially be 4 stories. The estimated square footage is approximate at this point as they still need to determine the how to align the services with what is also provided within the main hospital, such as with surgical services, recovery, nursing, respiratory, etc. The building would house 6 operating rooms. Three of them would be conventional operating rooms. The other three would be sized for MRI advanced imaging and for cardiology. There would be a 24-bed recovery area, also called an ICU.

The recovery for these particular cases is relatively short. The average recovery time is around 27 hours. The doctors would be implementing whatever stroke management is necessary, and their goal is to get patients home for continued care and not stuck in a hospital bed. The layout and floorplans are still be finalized; they are contemplating a bridged connecting from the NNI to the Busse Center, which would facilitate support services between this building and main hospital.

From an aesthetic perspective, NCH is sensitive to the neighbors on the other side of Kirchhoff and the building design has taken this into consideration. They would have green space between Kirchhoff and the building, providing park-like atmosphere. They want to come as close to meeting all zoning code requirements as possible. They've reviewed the existing PUD requirements for the site, and the also intend to comply with all Fire & Life Safety requirements. The meeting this evening was to facilitate an early conversation and let the community know that NCH is in the process of purchasing the parking lot from St. Simon. They anticipate closing in June, and that would give us an opportunity to start the zoning entitlement process and finalize the design for the building. We anticipate starting the project soon, with completion anticipated by late November of 2025. They are in the process of finalizing a Certificate of Need with the State.

Mr. Hubbard explained that the Northwest Community Healthcare campus is part of a PUD that was originally approved in 1974 and that has been amended 15-20 times since. Most recently in 2005/2006 for a relatively large addition at that time on northern side of the campus. The St. Simon's Episcopal Church is located abutting and to the north of the campus, but is not part of the PUD. NCH is proposing a neurological institute within a new building located on the parking lot at the west of the St. Simon's Church.

Based on preliminary concepts prepared by NCH, which showed the building at different locations within the campus that would be close to adjacent residential areas, staff recommended they reach out to St. Simon's. Subsequently, NCH has negotiated a contract for purchase of St. Simon's western parking lot. The building would be a 4-5 stories, and this requires

an amendment to the PUD that governs the site. St. Simon's property and parking lot is zoned R-1 and it would need to be rezoned into the I District, which is compatible with the remaining zoning on the campus. The Comprehensive Plan classifies this site as suitable for institutional uses and so this proposal is consistent with the Comprehensive Plan. The Village will analyze whether we recommend the entirety of the Saint Simon's site to be rezoned into the I District, which is the most appropriate zoning classification for that type of use.

There is a significant history of zoning actions, development, and neighborhood involvement relative to the NCH campus. Several Master Plans have been approved over the years, one in 1995, one in 2001, one in 2006. These plans must be reviewed and the issues and concerns taken into consideration as part of this project.

A neighborhood meeting should be held well in advance of any Planning Commission appearance. A comprehensive zoning analysis of the overall campus will need to be done. Detailed information on each existing building, the proposed building, number of existing and future employees, and zoning site data for the NCH campus and NNI building must be provided. Details on the St. Simon's property must be provided to verify whether the reduction in parking and lot size will create any non-conformities. Details on the number of existing hospital beds and proposed beds should be provided.

Given that the western drive aisle that leads to Kirchhoff Road is proposed for realignment, pushing it farther west and into the Behavioral Health Center parking lot, a plan showing how that lot will be reconfigured must be provided. The Village will want to study the parking impacts on that parking area as well.

The possibility of a fifth floor addition including expanded floor area for hospital usage has been discussed. The traffic and parking study should take into account this scenario in order to analyze the most intense potential development configuration. Engineering plans will be required. The development area is over half an acre, so it triggers compliance with both Village and MWRD stormwater regulations. Preliminary detention calculations must be submitted. Infrastructure changes and modifications that are needed, including relocation of an 8-inch water main and extension of a sanitary sewer. NCH is encouraged to initiate early coordination with Building and Life Safety Department to understand the fire lane requirements for this development.

Fire access at the St. Simon's site will need to be analyzed since their western parking lot will be reconfigured. A variation is required for the height of the proposed NNI building, it's approximately 80 feet in height and the I District limits maximum building heights to 45 feet. It will need to be justified by the four standards for variation approval and a written justification will be required. Details must be provided on all mechanical and utility equipment and refuse storage areas, mechanical equipment and storage areas should be internally located within the building or on the roof. Larger mechanical equipment may need supplemental sound attenuation.

A formal traffic and parking study from a certified traffic engineer will be required. This study will need to survey usage at both the Behavioral Health Center parking lot, the existing parking lot west of the church where the building will be constructed, and the parking lot to the east of the church, which will serve as surplus overflow for church-related activities. The study should compare existing site traffic versus prior master plan traffic projections, in comparison to the projected traffic from the newly proposed building. Due to the reduction in parking on the St. Simon's site, it will need to be reevaluated for parking. A variation may be required for the church. Since a connection between St. Simon's and Parking Lot 2 to the east will be implemented, it creates the potential for cut through traffic. Ingress and egress from the NCH campus has been a historical concern so we want to make sure we understand the potential impact this could have. The study must evaluate internal circulation and access into the Neurological Institute site. Traffic signal warrant studies may be required at key intersections as part of this development, and if a new signal is warranted, NCH would be required to pay for part of, or all of, the cost of any new signal construction and maintenance.

Shared parking agreements between St. Simon's and NCH will need to be evaluated; they may need to be modified, amended, or rescinded and reestablished to account for the different parking areas that will be provided.

A Landscape and Tree Preservation Plan and a Photometric Plan is required. Landscape design must take into consideration some of the design standards that were implemented as part of the 2006 Master Campus Plan.

We're generally supportive of this project subject to addressing the items outlined in the staff report.

Commissioner Cherwin asked about the facility to the west of the proposed NNI.

Mr. Hubbard responded that it was the Behavioral Health Center.

Mr. Jensen confirmed it was a three-story building.

Commissioner Cherwin asked about the height of the Busse Center located to the south of the proposed NNI.

Mr. Jensen confirmed it was nine stories.

Commissioner Cherwin asked if NCH would be required to provide details on every building on campus, or whether the Village had all of that information already from past applications.

Mr. Hubbard explained that much of that information was already documented and should be easy for NCH to obtain, but there have also been changes that have occurred within the campus over the last 15 years since the previous approval, so we can't rely strictly on the previous data.

Commissioner Sigalos asked about treatment at the proposed Neurological Institute.

Mr. Jensen replied that the primary areas of treatment would be for stroke patients.

Commissioner Sigalos asked if stroke patients be brought to this new building via ambulance?

Mr. Jensen confirmed this to be true.

Commissioner Sigalos said that ambulance traffic and noise would be a concern given surrounding residential areas.

Mr. Jensen acknowledged that this would be an important piece of analysis. Ambulance traffic from neighboring municipalities often use Kirchoff.

Commissioner Sigalos stated that he thought it would be a great facility and good addition to the community. Arlington Heights was fortunate to have NCH in the community and it was a world class institution. He was in favor of the proposed concept.

Commissioner Green echoed the comment from Commissioner Sigalos. He's seen many of the previous Campus Master Plans come through the Plan Commission so he was familiar with the history of concerns. There would likely be significant neighborhood concern over traffic. Previous planning efforts resulted in restrictions on traffic movements, and some of those restrictions were eventually removed as they were not effective and traffic has worked itself out over the years. He looked forward to further discussions on the matter.

Commissioner Cherwin asked about some of the previous traffic restrictions.

Commissioner Green replied that restrictions were placed on exits to the north along Kirchoff, which was meant to reduce traffic in the residential neighborhoods to the north. But traffic ended up leaving on Central and then circling back north, resulting in traffic going through the residential neighborhoods to the east and west. There was a lot of study and discussion on this matter. The Planning Commission would take into consideration all viewpoints on traffic.

Commissioner Cherwin asked about a possible sheltered connection between the main entrance at the southeast part of the main building and the main parking garage on the east side.

Mr. Jensen replied that they were aware of this issue. Previous approval contemplated a covered walkway in this area, but it was removed from the final scope of work. He was not sure exactly the reasons, either it was not financially viable or there was some other constraint that made it impractical. They've actually talked about it recently. From a facilities management perspective, it makes a lot of sense.

Commissioner Green summarized the Conceptual Plan Review Committee feedback as positive.

Commissioner Cherwin reiterated that it was a nice project.

Commissioner Green stated that it was a very nice project and we're looking forward to the nuts and bolts.

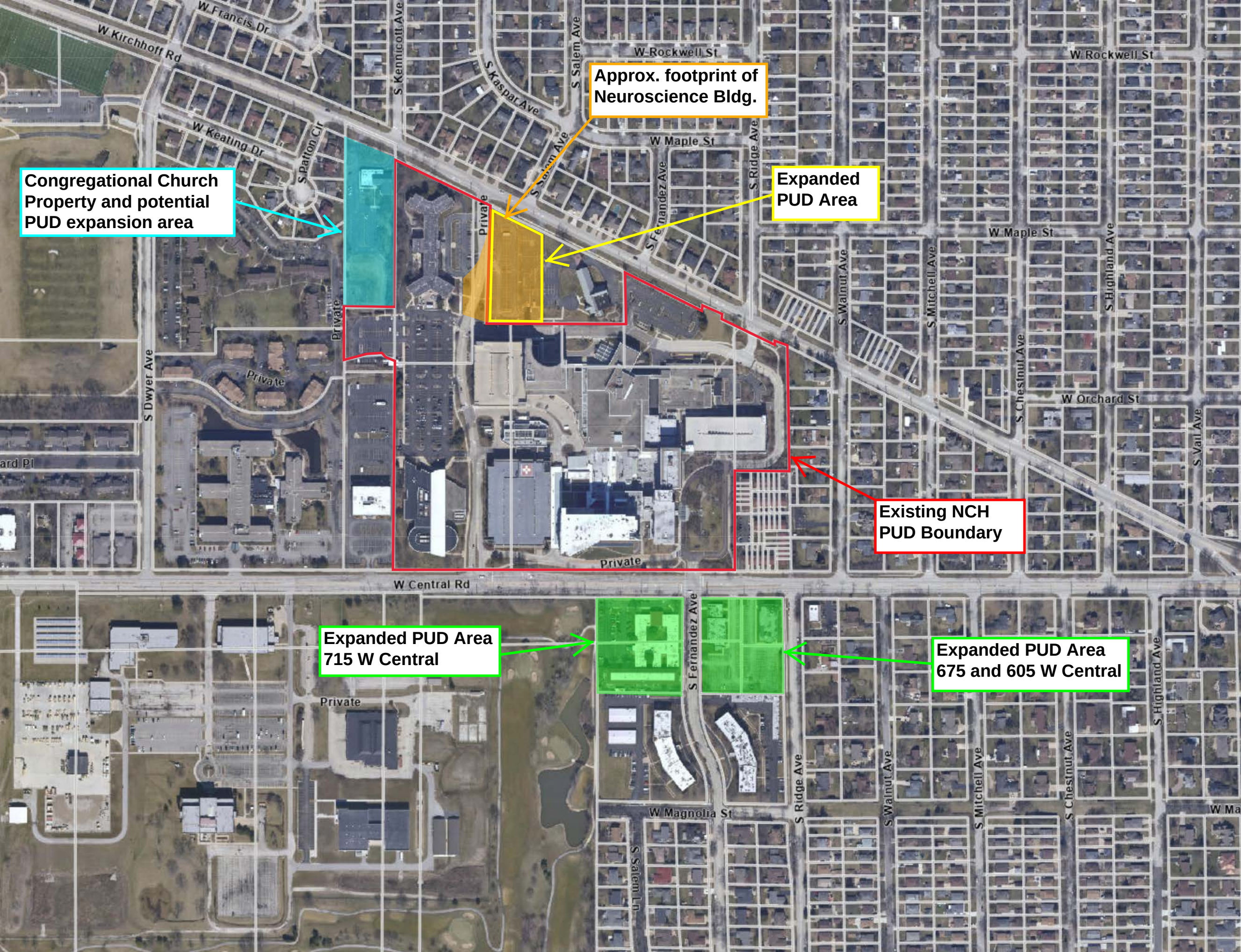
Commissioner Green opened up the meeting for public comment.

No public comments were received relative to this project.

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



Congregational Church
Property and potential
PUD expansion area

Approx. footprint of
Neuroscience Bldg.

Expanded
PUD Area

Existing NCH
PUD Boundary

Expanded PUD Area
715 W Central

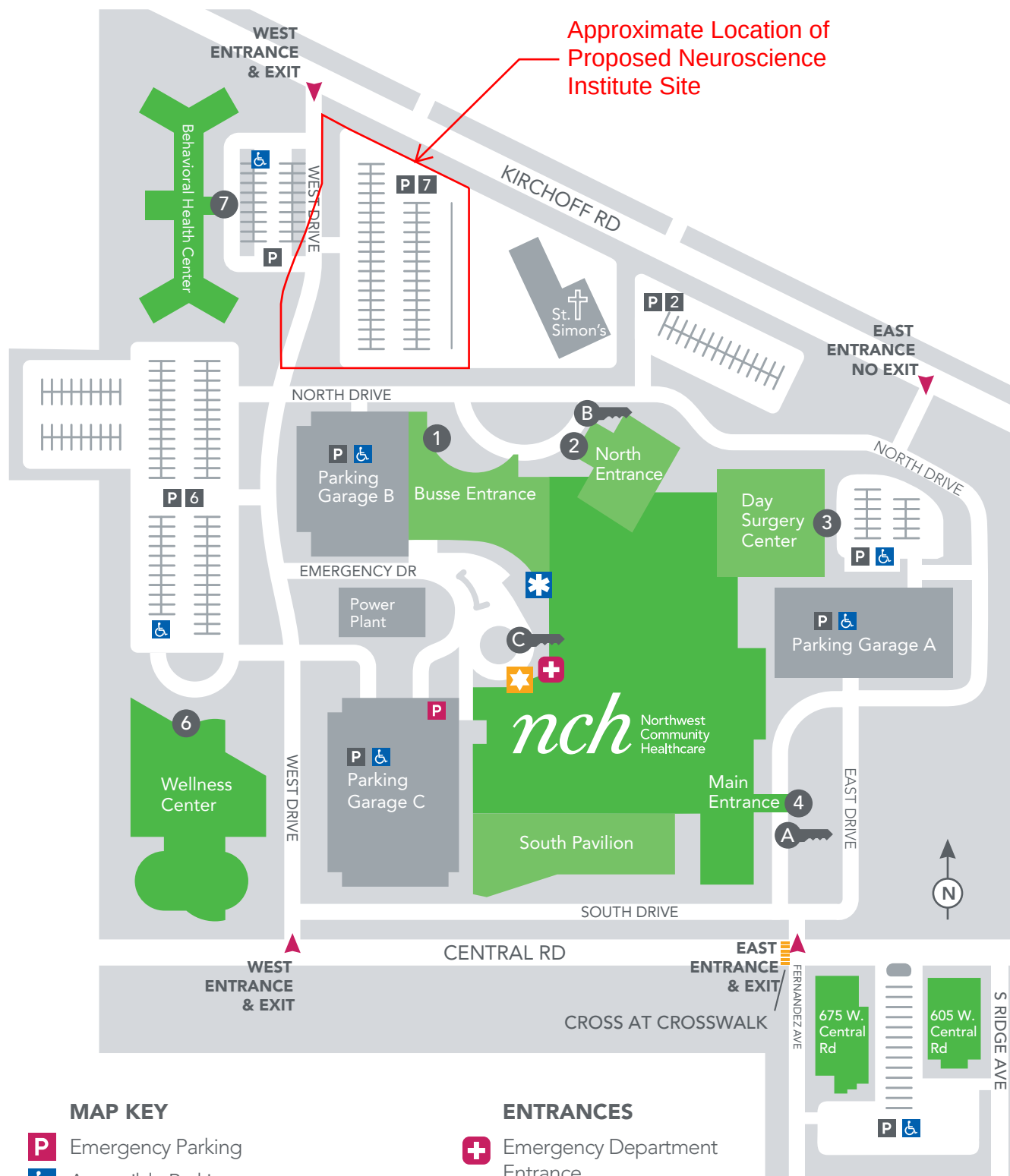
Expanded PUD Area
675 and 605 W Central





Campus Site Plan - Future Phases

Arlington Heights, Illinois
15 November 2023



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

nch Northwest
Community
Healthcare

07-2019



Northwest Community Hospital

Arlington Heights, IL

Northwest Community Healthcare Campus Redevelopment

Northwest Community Healthcare wishes to accommodate community needs and growth in our capacity to care for these needs through increased campus redevelopment that will include future campus expansion projects. Existing properties south of West Central Road will be replaced with a three-level medical office building and related parking. Property on the north side of campus will contain a three-level inpatient neuroscience building. Entrance upgrades and modifications will be required for the existing Busse Center for Specialty Medicine entrance.

Neurological Institute. Already a destination for innovative neurological care, NCH is investing in an expansion of this program. NNI at NCH is a care destination and training site for innovative neurological care. NNI at NCH's expansion into its own building on the NCH hospital campus will further NCH's mission and vision to help everyone in the community be their best and provide safe, seamless and personal care, every person, every time. This Institute will serve an unmet need for the neuroscience services offered by NCH in the Chicago area. The Neurological Institute will initially have 3 floors above grade, one level of underground parking, and a 4th level mechanical penthouse, for a total of 141,700SF. The site is physically bound by the existing Saint Simon church, Kirchhoff Road, West Drive and North Drive. The area of the new building is currently used as a parking lot by St. Simon and is in process to be purchased by NCH.

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 rehabilitation space, conference, a Neuro-Critical Decision Unit (N-CDU), and ADA accessible parking. The second floor will contain a 24 bed Intensive Care Unit, operating rooms, imaging, surgery support, 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. The third floor will consist of staff office spaces, education, and clinical exam and treatment rooms. The fourth floor will consist of a mechanical penthouse. The facility will be constructed for future potential vertical expansion on the fourth floor. It would not exceed the height of the penthouse.

On the northwest side of campus, the Congregational Church property is in the early stages of purchase by NCH. We'll include that property in our rezoning effort with the hope that a rezoned 'I' property will enable us to reconfigure the west ring road to travel further west and align with Kenicott. This will

provide an efficient option for any needed traffic signal. It will also allow us more acreage to rethink our 901 W. Kirchhoff behavioral Health building which provides essential mental health services to the community.

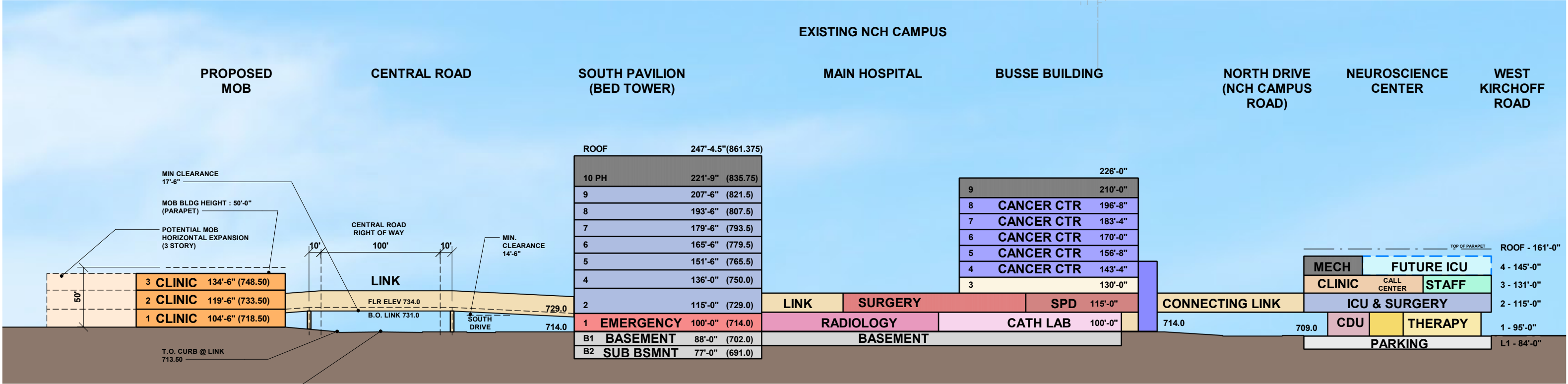
Cancer center. As part of our commitment to providing expert care close to home, NCH is focused on delivering on a vision to build a dedicated, full-service world-class cancer center in our community that will help meet the increasing demand for comprehensive cancer care while enabling us to enhance patient care and convenience. To create the needed capacity on campus for this new Cancer Center, NCH will replace three aging facilities at 605, 675 and 715 West Central Road with a new Medical Office Building and parking on the 715 West Central Road site. This new three-level building, along with redevelopment of several floors within the existing Busse Center, will provide for the existing outpatient clinics on campus as well as new cancer related outpatient services and the ability to co-locate Cancer Center services in the most patient convenient manner.

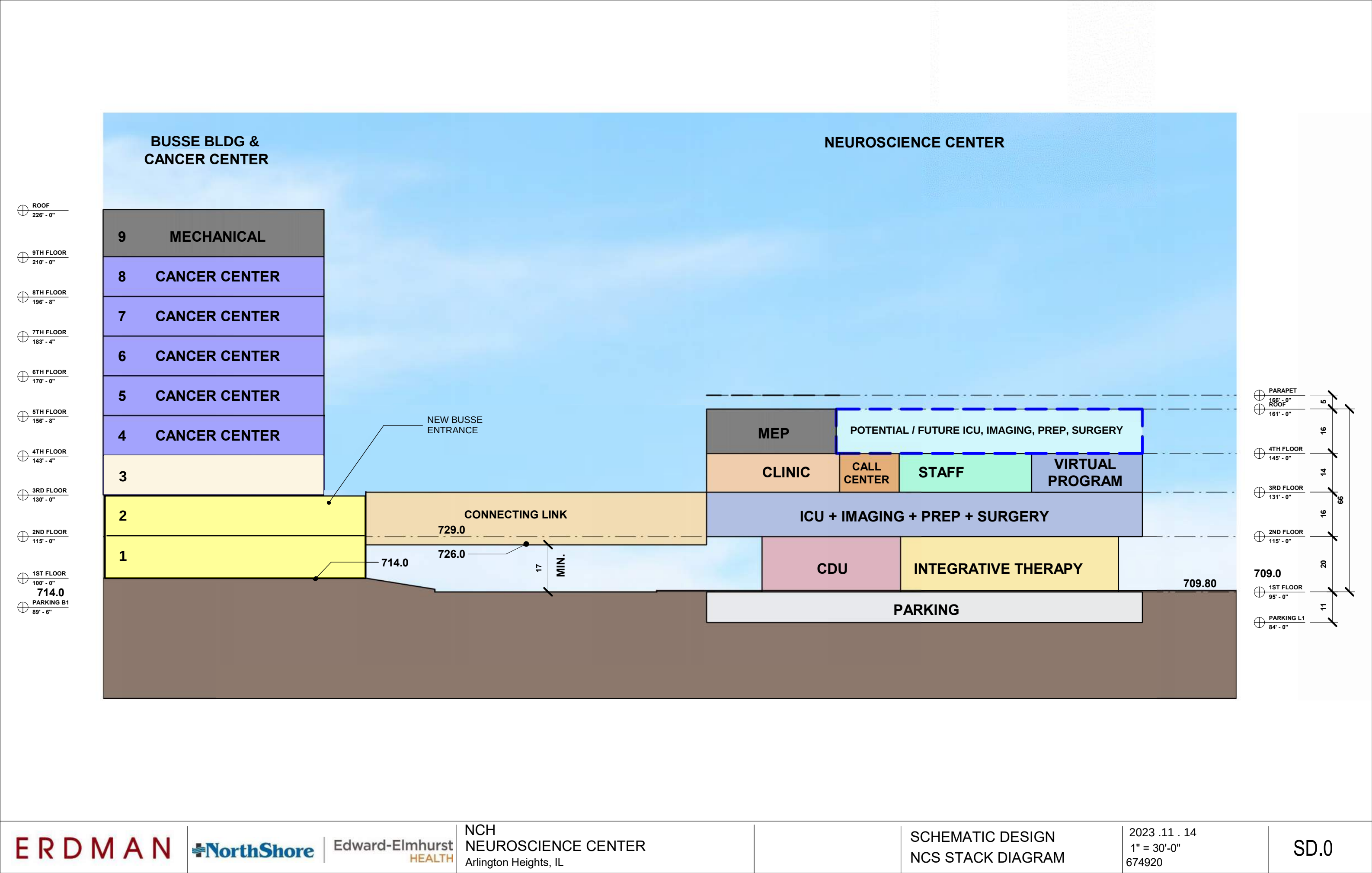
Construction will be phased. The first phase is for the 72,000 square feet Medical Office Building (MOB). It will have 360 surface parking spaces with a mid-block pedestrian crossing on South Fernandez Avenue. Related to future redevelopment plans, NCH would like to address a phase 2 redevelopment plan for consideration. These very early planning exercises would further solidify NCH in the community and region as a destination site for high quality medical care. The phase 2 concept will be designed to add three levels onto the south side of the phase 1 building, and include a 3-level parking structure to be located at 605 / 675 West Central Road with a 2nd floor conditioned bridge over Fernandez Ave. into the phase 1 MOB. Total future parking needs of both structures will be 680 stalls for a combination of medical office and administration uses.

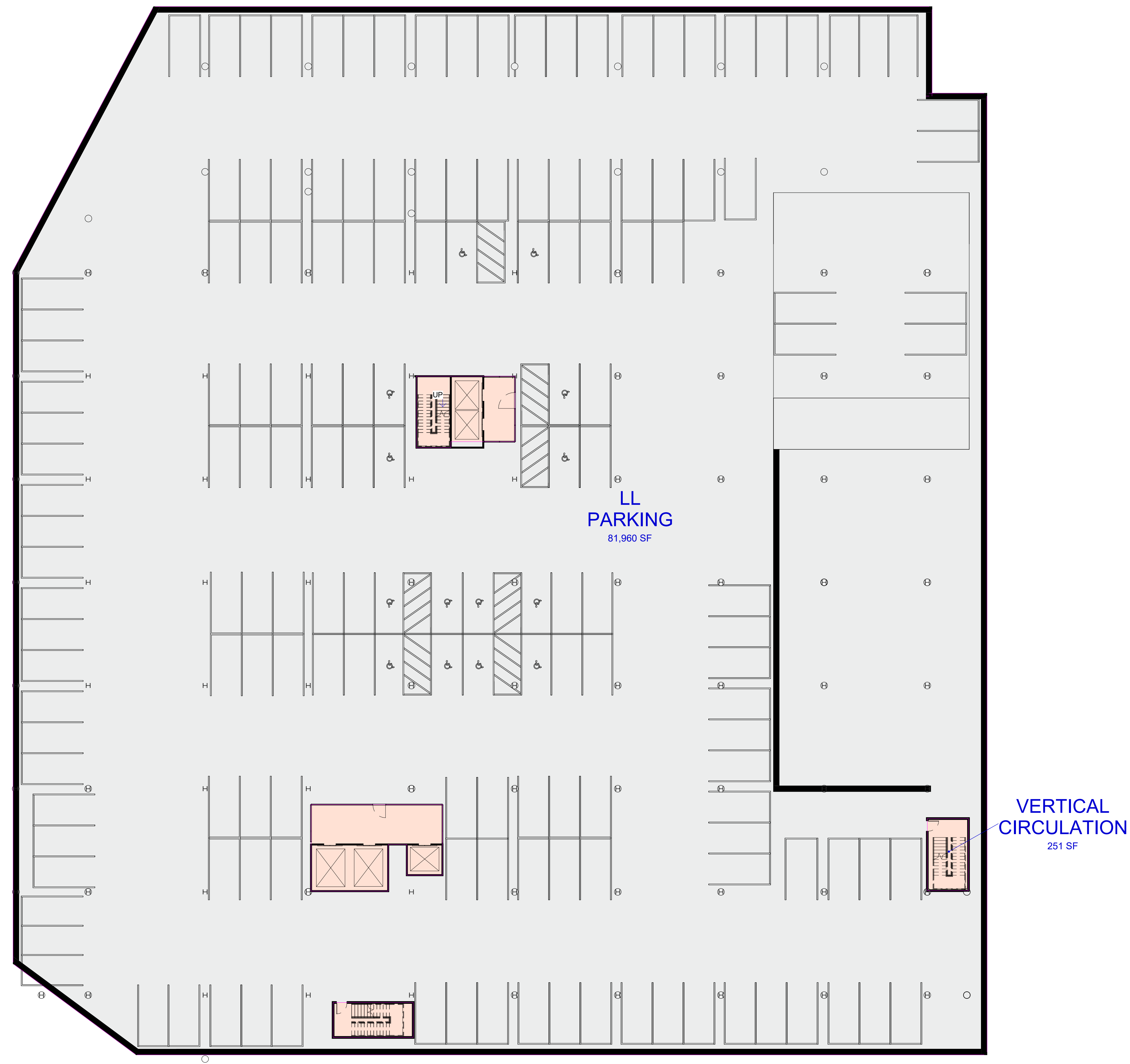
We also envision a conditioned pedestrian bridge from the 715 West Central Road building to the existing south pavilion, over Central Road, at the second level of both buildings. The expected clearance of the road will exceed the minimum 14'.

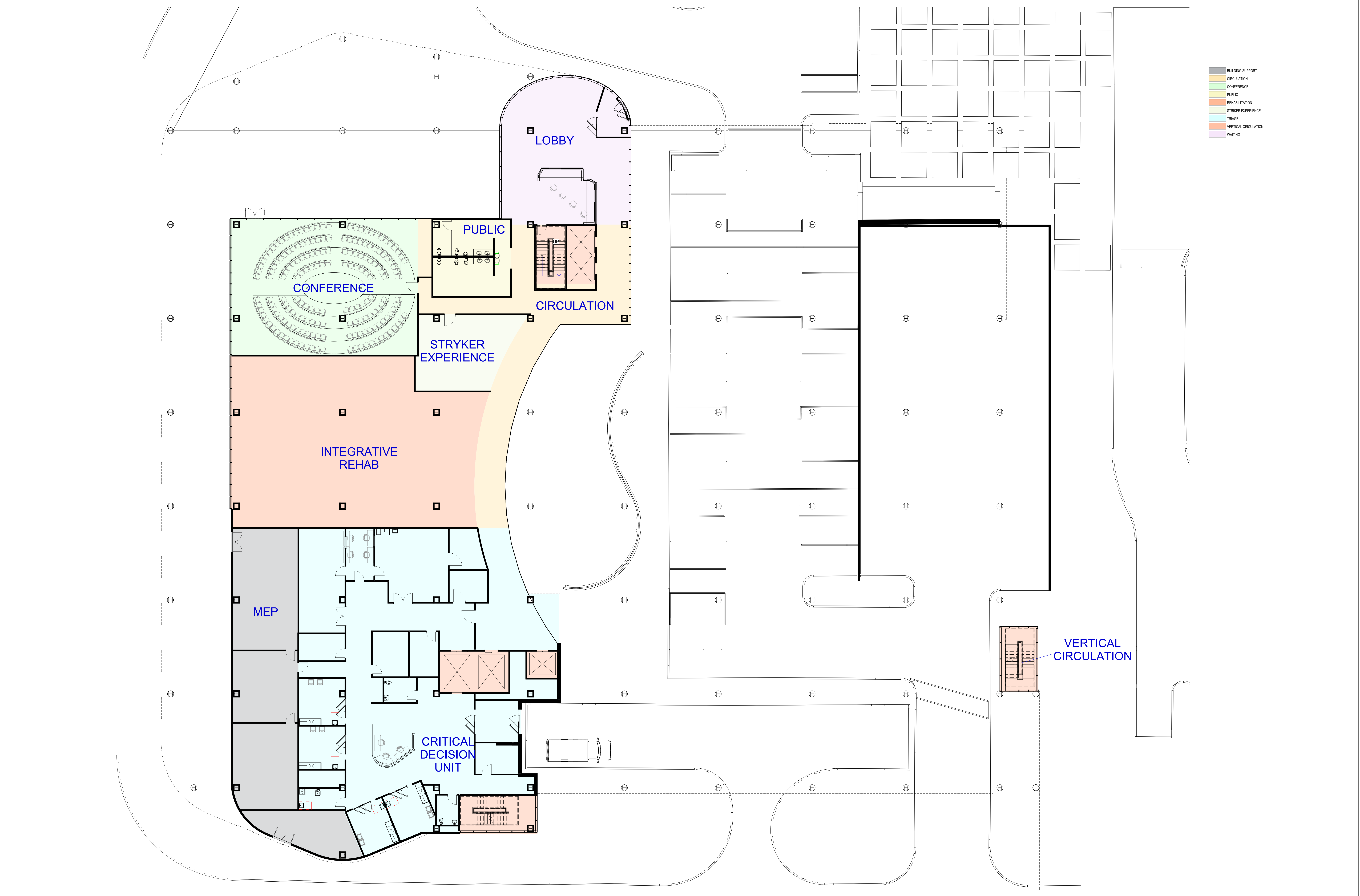
The second phase of construction will occur in the Busse Building. It will consist of additional building square footage for a new enhanced entrance to the building, RadOnc vaults and registration on the 1st floor, additional square footage of the existing GI and Spine & Pain Centers to accommodate projected growth on the 2nd floor and renovations on floors 3-8.

As part of the planning exercise, we're once again reviewing our main (east) entry as a location for a future addition and reconfiguration of the east entry drive. This addition and reconfiguration would work in conjunction with the phase 2 three story MOB/Admin building connected on the south side of the 715 W. Central site.

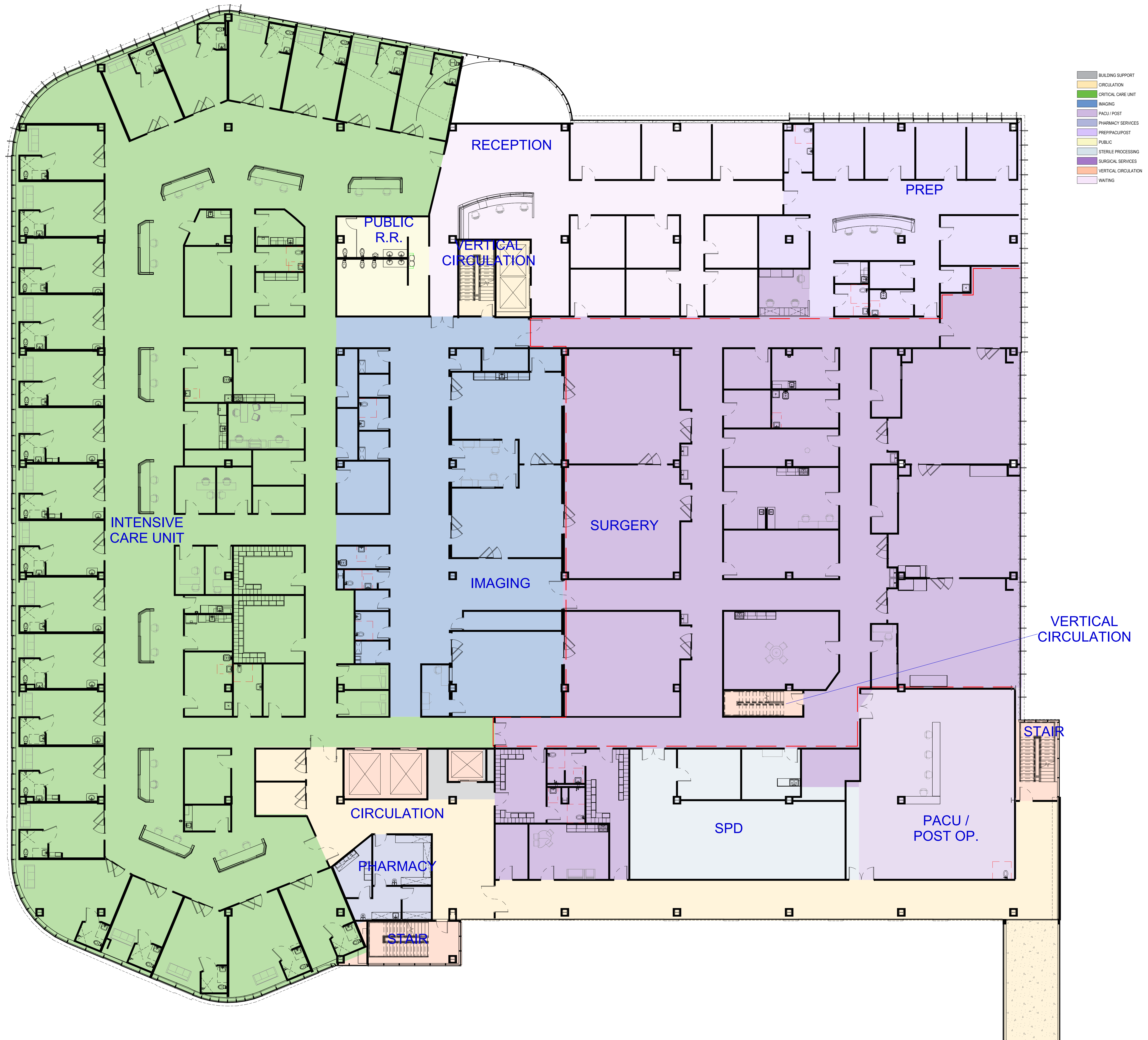


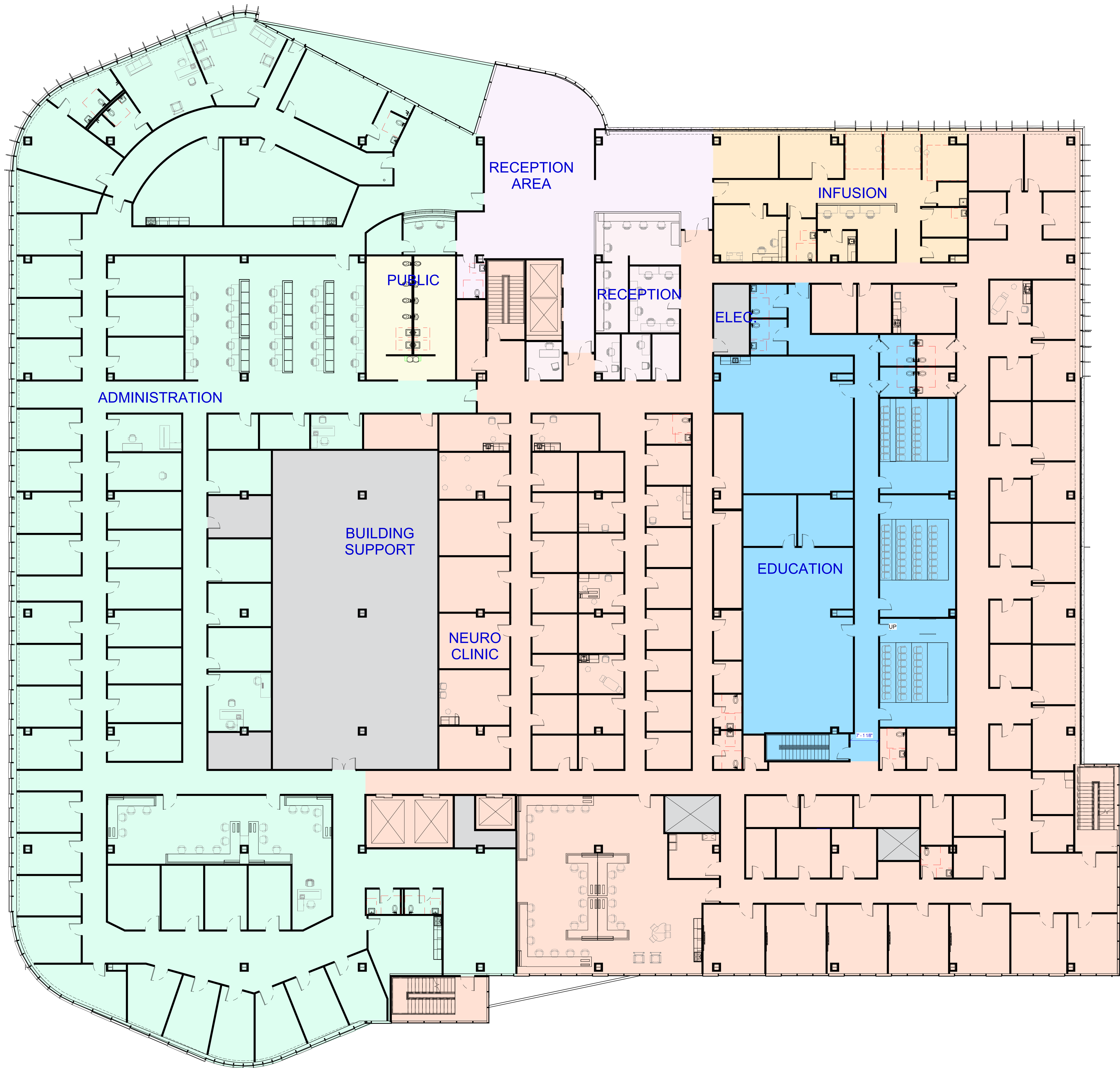






- BUILDING SUPPORT
- CIRCULATION
- CONFERENCE
- PUBLIC
- REHABILITATION
- STRYKER EXPERIENCE
- TRIAGE
- VERTICAL CIRCULATION
- WAITING





- BUILDING SUPPORT
- EDUCATION
- INFUSION
- NEURO CLINIC
- PUBLIC
- RECEPTION
- STAFF OFF-STAGE
- VERTICAL CIRCULATION
- WAITING

