

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

A MEETING HELD ON:

February 14, 2024

Project Title: NCH Campus Improvements

Address: 800 W. Central Rd.

Petitioner: Joseph J. Sivulka, Project Manager
Northwest Community Healthcare

Address: 800 W. Central Rd.
Arlington Heights, IL 60005

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.

Attendees: Joseph Sivulka, Project Manager
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Hailey Nicholas, Planning Department
Sam Hubbard, Planning Department

Project Summary:

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.

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.

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.

Meeting Discussion:

Mr. Sivulka – defined the neuroscience building that is being proposed as a stroke building, but also for anything related to the neck and head; tumors, ENT, etc. Three floors including critical surgery, ICU, and ENT clinic, with about 162 parking stalls including underground parking spaces. That is phase one.

In phase two of the project, a proposed GI & spine center addition, which would help their existing operations that are currently at capacity. The intent is to add on to the Busse Center sometime during 2025-2027, about 12,000 square feet to the north side and another 12,000 square feet on the south side of the building.

Phase three will be a cancer center from floors 4 to 8 in the Busse Center, and the existing medical offices in Busse Center would be offloaded and relocated to a medical building proposed on the south side of Central Street.

Phase four is still to be determined. This phase would be 2027-2029 and could involve east entry reconfiguration. Also improvements from the east garage into the building entrance, There could be a small addition on the east side of the building. They may want to reconfigure the West Drive, which will be contingent on the Plan Commission. Ideally they would like to move the West Drive west to line up with Kennicott and install traffic lights at the new intersection. Funding for the neuroscience building was secure, the Cancer Center modifications were mostly funded, and they were still determining funding for the medical office building expansion.

Mr. Hubbard – shared that staff is asking the petitioner to provide a detailed project timeline and phasing plan that

encompasses all of these components. Past master plans have had a five-year horizon, so if any of these improvements would take place beyond five years, the Village may want defer them to a future zoning matter.

Relative to the office building proposed on the south side of Central Road, it's currently the former Manor Care nursing home and an existing medical office building. Both of those sites have existing zoning ordinances attached to them, so minor modifications may be needed to allow for the conversion to a medical office building and a surface parking lot, and then later a structured parking garage. One of those sites will need to be reclassified into the institutional zoning classification on the comprehensive plan, because it will become part of the overall NCH campus.

Staff is strongly recommending a neighborhood meeting, and staff will work with the petitioner on an expanded scope for this meeting due to the large size of the site. A full zoning analysis on this project will be done as the project moves forward given the new components both within the campus, the Neurological Center and then the Medical Office building south of Central. The Village will need to see: setbacks, height, bulk regulations, parking, landscaping, and photometrics. Staff will need to see details of what is existing and what is proposed to allow for a full analysis.

The petitioner should evaluate underground parking for the proposed parking garage on the south side of Central Road. This would decrease the overall height and the bulk of the building, and could make it more compatible with the single-family homes to the east. Petitioner should explore other areas for parking within the campus, either new addition to the top floor of one of the existing garages or potentially a smaller new garage just to the north of the Wellness Center, on land that is currently a surface parking lot. This would decrease traffic and parking demand from the new medical office building to the internal hospital campus. A 660-stall parking garage would place a lot of new traffic going through these primarily residential streets to the south (Fernandez and Ridge). If some of that can be directed to the interior of the campus, it may help. A bridge connection between the two, the main campus and this new medical office building, would connect the sites.

Design of structured garage and medical office building should have a decorative appearance facing any right of way and elevations that face outward towards the residential homes. Petitioner should take care in designing light emitting from the garage and parking area. Greater setbacks should be explored on the south. This would allow for a better buffer between those areas and the residential areas to the south and east.

A full traffic study will be required, analyzing site circulation and taking into account some of the proposed changes to the access points. Must include analysis of trip generation and analysis of the neighboring intersections to determine if a signal is required. If required, NCH must pay for a part of, or all of that new signal, the construction, and the ongoing maintenance. The Village is asking NCH to consider a landscape median within Central Road as part of this project, and have provided some initial specs for how that could look. A comparison of existing site traffic volumes and the projected site traffic volumes from the previous master plans will be taken into consideration. Village must take a comprehensive look at the campus, circulation, traffic, parking, and setbacks.

Mr. Sivulka – stated that they were reviewing the preliminary comments from staff and were hoping to have a formal response in a week or so. Confirmed that they would hold a neighborhood meeting regarding the project in early March, and would work through any staff comments. They were hoping to apply to Design & Plan Commissions in late March.

Commissioner Cherwin – inquired about proper neighborhood engagement.

Mr. Hubbard – the minimum radius for a project is 250 feet for public interest. On larger projects, staff has asked the petitioner to go beyond the minimum radius.

Commissioner Green – There was a long history on neighborhood involvement and traffic restrictions relative to this campus.

Mr. Sivulka – had been a part of the 2006 project. They will work with the surrounding homes and condos/townhouses to the east and west. We believe that the major development is on the west side, and the medical building will be across Central Road. They will be ready to engage with the apartments on the south side of Central Road and/or the neighbors on the north

side of Kirchoff. He clarified that NCH was now under the Endeavor Health umbrella, part of the North Shore System, so this will be Endeavor Health at NCH.

Commissioner Cherwin – felt it is important to engage the neighbors. Acknowledges this is an incremental change and is in support of the project; the hospital is a longstanding member of the community and he was supportive of their growth. Hopefully the petitioner can work through staff's requests. Not too concerned with high rise, and mid-rise towers, and stormwater can be managed.

Commissioner Sigalos – Agreed, NCH was tremendous facility it was great to see it grow and provide more services to the community. Asked about the four-phased project taking five years. This seems pretty aggressive.

Mr. Sivulka – NCH was currently working on the financials to present to the new healthcare system. They have sell it to them. We are trying to achieve on some great things on the campus, and with the neuroscience building, it would not only provide an advanced degree of care for the patients, but also training for future neurosurgeons. This location has also been chosen for the proximity to O'Hare when patients come from other areas.

Commissioner Cherwin – asked about the Manor Care facility.

Mr. Sivulka – Manor Care has been vacant for six months and demo permit has been applied for. This was a business situation and NCH was not involved in the particulars of Manor Care.

Commissioner Sigalos – inquired about the status of the design process and bridge connecting to the hospital.

Mr. Sivulka – In April they will be working with Erdman from Madison, WI who did the Busse building. They were great designers and they are working toward a Design Commission application. There will be a second-floor bridge that would connect the medical building to the hospital campus crossing over Central Road, and from the neurological building to the Busse building.

Commissioner Cherwin – stated that he was open to considering something beyond 5-years for a deadline on the approvals. Was open to six or seven years. This is obviously a somewhat of a unique type of situation here when we're dealing with hospitals and some of the regulatory approvals for expansion. As long as all of the details were provided up front, he would be open to reviewing it.

Mr. Sivulka – we are in the Certificate of Need process currently for the neuroscience building, potentially for the GI and spine expansion a separate Certificate of Need because of the dollar threshold.

Mr. Hubbard – acknowledged that staff will work with NCH to work through the timeline as things change. The medical field is dynamic and difficult to predict beyond 5 years, but staff was open to receiving more details.

Commissioner Green – approval from the commissioners was give to the petitioner to proceed.

Public Comment

Melissa Cayer inquired about a strobe light that flashes at night, it is very bright and I can see at her home a couple of blocks away.

Commissioner Cherwin – I believe it is a notification of an emergency.

Ms. Cayer stated if it is an emergency, no one is paying attention to it.

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