

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 18, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Rezoning, 3815 & 3801 Highland Avenue and Master Plan, 3815 Highland Ave	✓ Resolution Ordinances Motion Discussion Only	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

Ordinances have been prepared to:

- Amend the zoning map to rezone the Advocate Good Samaritan Hospital campus and Village of Downers Grove water tower property located at 3815 and 3801 Highland Avenue, respectively, from R-4, Residential Detached House 4, to INP-2, Campus-scale Institutional and Public; and
- Adopt an Institutional Master Plan for 3815 Highland Avenue, the Advocate Good Samaritan Hospital campus.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the December 2, 2014 active agenda per the Plan Commission’s unanimous recommendation. The Plan Commission found that the proposed rezoning of the Advocate Good Samaritan Hospital (AGSAM) campus and the Village’s water tower property and the Institutional Master Plan for the AGSAM campus are appropriate uses in the neighborhood, are compatible with the Comprehensive Plan and surrounding zoning and land use classifications and meet all standards for approval of a Zoning Map Amendment and Institutional Master Plan found in Sections 28.12.030.I and 28.4.020.5 of the Municipal Code, respectively.

BACKGROUND

This item addresses the requested rezoning for two properties from R-4 to INP-2 and the adoption of an Institutional Master Plan for the Advocate Good Samaritan Hospital property with proposed improvements including a private room bed tower expansion for the West Pavilion and an addition to the Cancer Care Center. The INP-2 district is new under the Village’s recently adopted Zoning Ordinance.

The properties covered under this item are:

- 3815 Highland Avenue, the Good Samaritan Hospital Property, brought forward for rezoning and the adoption of an Institutional Master Plan at the request of Advocate Good Samaritan Hospital; and
- 3801 Highland Avenue, the Village’s Water Tower Property, brought forward at the request of staff.

Advocate Good Samaritan is requesting approval of a Zoning Map Amendment and an Institutional Master Plan to more closely align the uses on the subject properties with the zoning classification and to establish applicable development regulations. The AGSAM and Village properties are zoned R-4, Residential Detached House 4, and consist of nearly 76 acres of land that was designated as Planned Development #19 (PD #19) in 1978.

Rezoning

The AGSAM campus is a large-scale development with a mix of buildings serving diverse uses and users that did not fit within the Village's standard zoning districts, which is why PD #19 was established and subsequently amended numerous times over the years. The Village adopted the new Zoning Ordinance in June 2014 that includes a new zoning district for Institutional and Public uses (INP-2) to enable large public, civic and institutional uses in campus-like settings, such as AGSAM, to comprehensively plan for site design and development. The petitioner is requesting to rezone the AGSAM property to INP-2, Campus-scale Institutional and Public District.

In conjunction with the AGSAM rezoning petition, the Village of Downers Grove is requesting to rezone the water tower property located at 3801 Highland Avenue to INP-2 with this petition to more closely align the use of the property with the appropriate zoning classification. No work is proposed on the water tower property at this time and the property is not included in the proposed AGSAM Institutional Master Plan.

Institutional Master Plan

Under the INP-2 zoning district, the Institutional Master Plan identifies development regulations specific to a particular property that protects the character and integrity of adjacent uses while allowing some flexibility in site development. If approved, the petitioner could apply for a building permit for any development that has been approved through the Institutional Master Plan. Major changes or additions to the approved Institutional Master Plan require Village Council approval.

The petitioner has proposed overall development regulations that would govern site improvements as part of the master plan approval process. An Institutional Master Plan does not have a lapse of approval, as there is no underlying zoning to govern development. In order to provide more comprehensive, integrated services, increase service capacity, improve patient care, enhance patient satisfaction and upgrade existing facilities, the petitioner has identified a number of future potential projects that are identified on the Institutional Master Plan (attached) pursuant to the proposed development regulations.

Proposed improvements to the AGSAM campus that will likely commence in 2015 are:

- Private Room Bed Tower Expansion to add three floors to the West Pavilion that will convert the 333 patient beds that are mostly double occupancy to 284 patient beds in private rooms. This modification will result in 49 fewer patient beds.
- Cancer Care Center Expansion will include a two-story addition with a basement at the Cancer Care Center to expand the outpatient medical oncology services and enable a more comprehensive, integrated program.

Over the course of the next 10 years, AGSAM may pursue expansions to the emergency room, operating room and Health and Wellness Center. Additionally, the existing helipad may need to be reconstructed or possibly relocated and parking improvements have been proposed.

The layout of the campus, as it exists currently and as proposed, clusters dense development and taller buildings in the center of the campus. Improvements along the perimeter of the site are limited to a similar scale as the surrounding residential properties.

No changes to the existing site circulation is being proposed, as the Traffic Impact Study conducted by KLOA concluded that the proposed projects would be sufficiently served by the existing access points and traffic controls. Based on existing demand and anticipated demand with the completion of all proposed projects, there is sufficient parking provided on the campus, according to the Parking Demand Study conducted by KLOA. Where the existing total number of parking spaces meets the needs of the AGSAM campus today, the distribution of those parking spaces is not ideal which is why the petitioner has proposed adding supplemental parking in locations for more convenient access.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the property as Institutional/Public/Train, which includes government facilities, community service providers and healthcare providers. The proposed rezoning of the subject properties (AGSAM and Village water tower) to INP-2 is consistent with the Future Land Use designation and more closely aligns with the current land use. The rezoning is consistent with the Comprehensive Plan.

The approval of the proposed Institutional Master Plan to permit the improvement and modernization of the AGSAM campus will demonstrate the Village’s support of the hospital and its operations, which is a Comprehensive Plan recommendation. The intent of an Institutional Master Plan is to cluster dense development and taller structures in the center of the campus and limit development at the site’s perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Institutional Master Plan is consistent with that intent and is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

Rezoning

With the size of the proposed INP-2 zoning district at nearly 76 acres and the respective institutional and public uses of the AGSAM and Village properties, the requested rezoning is consistent with large public, civic and institutional uses as described. All existing uses have been previously approved by the Village and will remain. No non-conformities are being created if the rezoning is approved.

Institutional Master Plan

Where the Institutional Master Plan defines the development regulations for a particular property, the AGSAM campus is required to adhere to the height and setback requirements of the adjacent residential zoning districts in the transitional area (within 150 feet of a residential district). Transitional area regulations are only applicable to new construction, as all existing structures were previously approved. The required setbacks for new development are depicted on the Land and Building Uses Plan – New Projects Exhibit (Page 4) and the maximum height within the transitional area is identified in the table below.

The overall development regulations being proposed for the AGSAM campus and compliance with those regulations for future potential projects is analyzed in the table below.

Regulation Type	Requirement	Existing	Proposed
Building Coverage	40% maximum	15.4%	19.9%
Open Space	30% minimum	61.8%	59.2%
Floor Area Ratio	0.60 maximum	0.32	0.37

Transitional Area Building Height	Adjacent Residential Zoning Height Maximum (currently 35 ft. max.)	n/a (only applies to new construction)	26.5 feet
Interior Area Building Height*	100 feet maximum	80 feet	80 feet
Parking	2,003 minimum	2,576	2,927
Total Sign Allowance	2,750 sq. ft. max.	2,350 sq. ft.	2,750 sq. ft.

* Applies only to interior site areas. Buildings within the 150 transitional area are subject to the adjacent residential zoning height maximum.

The Village’s sign regulations do not recognize the uniqueness of a site that is residentially zoned with multiple buildings and uses on the same lot. As such, the AGSAM campus has received a sign variation and amended PD #19 to permit increases in sign allowances. The proposed development regulations provide a maximum allowable signage based on the existing signs and a proposed 400 square foot wall sign on the Private Room Bed Tower Expansion. The majority of the sign area is within the campus and is not viewable from public rights-of-way.

Engineering Requirements

The existing utilities, including stormwater management, serving the campus are sufficient for the proposed Institutional Master Plan. No off-site improvements are proposed or necessary at this time. Additional requirements generated by the proposed projects will be reviewed and approved at time of permit.

Public Comment

The petitioner held a neighborhood meeting in accordance with Section 12.010.F.3 of the Zoning Ordinance and provided a summary report of the meeting. No concerns were raised at that meeting. Additionally, the petitioner met individually with the Forest Preserve District of DuPage County and the Downers Grove Park District. Neither entity had comments or concerns.

At the public hearing, one individual, who voiced support for both requests, inquired about the internal circulation of the AGSAM campus to which the petitioner referenced the levels of service identified in the Traffic Impact Study and also pointed out that the layout of the internal roads was designed to slow traffic. It was also noted that there is a great deal of directional signage on the campus to direct visitors accordingly. Another concern raised was related to the maintenance of the wooded areas and desire to minimize invasive plant species in these areas. The petitioner stated that the existing consent decree prohibits the removal of trees or plants in the area referenced.

Another concern was raised about an increase in noise from the proposed parking structure on Lot P, as the noise level increased when the retaining wall along Highland Avenue was installed. The petitioner explained that the traffic noise on Highland Avenue, a County arterial roadway, reverberates off the existing retaining wall. However, the proposed parking structure over Lot P sits higher and will be an open structure, which should have a negligible effect on noise in the neighborhood.

ATTACHMENTS

- Ordinances
- Aerial Map
- Staff Report with attachments dated November 3, 2014
- Draft Minutes of the Plan Commission Hearing dated November 3, 2014
- Revised Stormwater Management Plan Exhibit

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 3801 HIGHLAND AVENUE**

WHEREAS, the real estate located at 3801 Highland Avenue, on the east side of Highland Avenue, approximately 1,200 feet north of 39th Street (commonly known as the Village water tower), hereinafter described, has been classified as "R-4 Residential Detached House 4 District" under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing regarding said petition on November 3, 2014 and has made its findings and recommendations respecting said requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning meets the standards of Section 12.030.I of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "INP-2, Campus-scale Institutional and Public District" the zoning classification of the following described real estate, to wit:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1350.37 FEET; THENCE NORTH 62 DEGREES, 04 MINUTES, 22 SECONDS, A DISTANCE OF 56.56 FEET, TO THE EAST RIGHT OF WAY LINE OF HIGHLAND AVE., SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 07 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 60.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 53 SECONDS, A DISTANCE OF 205.00 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 07 SECONDS WEST, A DISTANCE OF 168.58 FEET, TO THE SOUTHERLY LINE OF THE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN THE DUPAGE COUNTY RECORDERS OFFICE ON NOVEMBER 5, 1979, AS DOCUMENT NUMBER R79-99911; THENCE SOUTH 62 DEGREES, 04 MINUTES, 22 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EASEMENT, A DISTANCE OF 231.98 FEET, TO THE POINT OF BEGINNING. CONTAINING 23,429 SQUARE FEET MORE OR LESS (0.5379 ACRES MORE OR LESS).

Commonly known as 3801 Highland Avenue, Downers Grove, IL 60515 (PIN 06-32-306-022)

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Owner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3815 HIGHLAND AVENUE COMMONLY KNOWN AS ADVOCATE GOOD SAMARITAN HOSPITAL

WHEREAS, the property located at 3815 Highland Avenue, Downers Grove, Illinois, known as Advocate Good Samaritan Hospital Campus, (“Good Samaritan”), hereinafter described, has been classified as R-4, Residential Detached House 4, under the Zoning Ordinance of the Village of Downers Grove (the “Village”); and,

WHEREAS, the Advocate Health and Hospitals Corporation, DuPage County, Illinois, as the owner (the “Owner”) of Good Samaritan, has petitioned the Village for rezoning to INP-2, Campus-scale Institutional and Public District, as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove and the Plan Commission has given the required public notice, has conducted a public hearing regarding said petition on November 3, 2014, and has made its findings and recommendations respecting the requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the Village’s Comprehensive Plan and the current uses of the property affected, the Village Council has determined that the proposed rezoning meets the standards of Section 12.030.I of the Zoning Ordinance

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to “INP-2, Campus Scale Institutional and Public District” the zoning classification of the following described real estate, to wit:

PARCEL 1:

LOT A OF EVANGELICAL HOSPITAL ASSOCIATION ASSESSMENT PLAT NO. 2 OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1977 AS DOCUMENT NO. R77-108464 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART RECORDED AS LOT 1 OF VILLAGE OF DOWNERS GROVE WATER UTILITY ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1989 AS DOCUMENT NO. R89-022988, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 2:

THAT PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF TRACT ONE IN LYMAN WOODS AN OWNERS ASSESSMENT PLAT RECORDED FEBRUARY 19, 1937 AS DOCUMENT 377346 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT ONE OF SAID LYMAN WOODS, BEING A POINT WHERE THE WEST LINE OF TRACT ONE OF SAID LYMAN WOODS INTERSECTS THE SOUTH LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WESTERLY LINE OF TRACT ONE OF SAID LYMAN WOODS, 1349.7 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE EXTENDED WESTERLY OF ROSE PLAT OF SURVEY RECORDED AS DOCUMENT 653255; THENCE EASTERLY, 25.27 FEET ALONG SAID

EXTENDED LINE TO A POINT ON A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT ONE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 1349.7 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE WESTERLY ALONG SAID SOUTH LINE, 25.27 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 33 FEET, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 32, ACCORDING TO THE DEDICATION OF RIGHT OF WAY RECORDED JULY 17, 1962 AS DOCUMENT NO. R62-23515, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 3:

THE NORTH 630 FEET OF THE SOUTH 1330 FEET, AS MEASURED ALONG THE EAST LINE, OF TRACT ONE OF LYMAN WOODS AN OWNERS ASSESSMENT PLAT RECORDED FEBRUARY 19, 1937 AS DOCUMENT 377346, EXCEPTING THEREFROM THE WEST 25 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT ONE, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 4:

THAT PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 296 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 1197.53 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 296 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 1197.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 50.00 FEET, MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 5:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 885.95 FEET NORTH (MEASURED ON SAID WEST LINE) OF THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE EAST ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 89 DEGREES 07 FEET WITH SAID WEST LINE FOR A DISTANCE OF 350 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 250 FEET; THENCE WEST PARALLEL WITH THE FIRST DESCRIBED COURSE, 350 FEET TO SAID WEST LINE; THENCE SOUTH ON SAID WEST LINE 250 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY DEDICATION DEED RECORDED JULY 14, 1933 AS DOCUMENT NO. 337791, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 6:

THE SOUTH 700 FEET, MEASURED ON THE EAST LINE (EXCEPT THE WEST 25.00 FEET THEREOF MEASURED ON THE SOUTH LINE) OF TRACT ONE OF LYMAN WOODS, AN OWNERS ASSESSMENT PLAT OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1937 AS DOCUMENT NO. 377346, EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, CONVEYED TO THE COUNTY OF DUPAGE IN INSTRUMENT RECORDED JULY 17, 1962 AS DOCUMENT NO. R62-23515, IN DUPAGE COUNTY, ILLINOIS, ALL COMMONLY KNOWN AS THE ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS.

Commonly known as: 3815 HIGHLAND AVENUE, DOWNERS GROVE, IL (PIN NOS. 06-32-107-002; 06-32-306-003, -008, -009, -014, -025, -026, -027, -030, -032, -033, -034 AND -035)

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance.

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING AN INSTITUTIONAL MASTER PLAN FOR THE PROPERTY
LOCATED AT 3815 HIGHLAND AVENUE COMMONLY KNOWN AS
ADVOCATE GOOD SAMARITAN HOSPITAL**

WHEREAS, the property located at 3815 Highland Avenue, Downers Grove, Illinois, known as Advocate Good Samaritan Hospital Campus, (“Good Samaritan”), hereinafter described, has been classified as INP-2, Campus-scale Institutional and Public District, under the Zoning Ordinance of the Village of Downers Grove (the “Village”); legally described as follows:

PARCEL 1:

LOT A OF EVANGELICAL HOSPITAL ASSOCIATION ASSESSMENT PLAT NO. 2 OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1977 AS DOCUMENT NO. R77-108464 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART RECORDED AS LOT 1 OF VILLAGE OF DOWNERS GROVE WATER UTILITY ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1989 AS DOCUMENT NO. R89-022988, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 2:

THAT PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF TRACT ONE IN LYMAN WOODS AN OWNERS ASSESSMENT PLAT RECORDED FEBRUARY 19, 1937 AS DOCUMENT 377346 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT ONE OF SAID LYMAN WOODS, BEING A POINT WHERE THE WEST LINE OF TRACT ONE OF SAID LYMAN WOODS INTERSECTS THE SOUTH LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WESTERLY LINE OF TRACT ONE OF SAID LYMAN WOODS, 1349.7 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE EXTENDED WESTERLY OF ROSE PLAT OF SURVEY RECORDED AS DOCUMENT 653255; THENCE EASTERLY, 25.27 FEET ALONG SAID EXTENDED LINE TO A POINT ON A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT ONE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 1349.7 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE WESTERLY ALONG SAID SOUTH LINE, 25.27 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 33 FEET, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 32, ACCORDING TO THE DEDICATION OF RIGHT OF WAY RECORDED JULY 17, 1962 AS DOCUMENT NO. R62-23515, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 3:

THE NORTH 630 FEET OF THE SOUTH 1330 FEET, AS MEASURED ALONG THE EAST LINE, OF TRACT ONE OF LYMAN WOODS AN OWNERS ASSESSMENT PLAT RECORDED FEBRUARY 19, 1937 AS DOCUMENT 377346, EXCEPTING THEREFROM THE WEST 25 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT ONE, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 4:

THAT PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 296 FEET; THENCE EAST ALONG A LINE PARALLEL WITH

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 1197.53 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 296 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 1197.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 50.00 FEET, MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 5:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 885.95 FEET NORTH (MEASURED ON SAID WEST LINE) OF THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE EAST ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 89 DEGREES 07 FEET WITH SAID WEST LINE FOR A DISTANCE OF 350 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 250 FEET; THENCE WEST PARALLEL WITH THE FIRST DESCRIBED COURSE, 350 FEET TO SAID WEST LINE; THENCE SOUTH ON SAID WEST LINE 250 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY DEDICATION DEED RECORDED JULY 14, 1933 AS DOCUMENT NO. 337791, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 6:

THE SOUTH 700 FEET, MEASURED ON THE EAST LINE (EXCEPT THE WEST 25.00 FEET THEREOF MEASURED ON THE SOUTH LINE) OF TRACT ONE OF LYMAN WOODS, AN OWNERS ASSESSMENT PLAT OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1937 AS DOCUMENT NO. 377346, EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, CONVEYED TO THE COUNTY OF DUPAGE IN INSTRUMENT RECORDED JULY 17, 1962 AS DOCUMENT NO. R62-23515, IN DUPAGE COUNTY, ILLINOIS, ALL COMMONLY KNOWN AS THE ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS.

Commonly known as: 3815 HIGHLAND AVENUE, DOWNERS GROVE, IL (PIN NOS. 06-32-107-002; 06-32-306-003, -008, -009, -014, -025, -026, -027, -030, -032, -033, -034 AND -035)

WHEREAS, the Village Council has previously adopted Ordinance No. 1563 on April 12, 1971 entitled "An Ordinance Authorizing Conditional Use of Certain Property as a Hospital" and Ordinance No. 1756 adopted on November 19, 1971 entitled "An Ordinance Amending an Ordinance Entitled 'An Ordinance Authorizing Conditional Use of Certain Property as a Hospital'"; and,

WHEREAS, the Village Council has previously adopted Ordinance No. 2241 on September 11, 1978, designating the property described therein as Planned Development #19; and,

WHEREAS, the Village Council has, from time to time, approved various amendments to and preliminary and final plans for Planned Development #19; and,

WHEREAS, the Advocate Health and Hospitals Corporation, DuPage County, Illinois, as the owner (the "Owner") of Good Samaritan, has petitioned the Village for approval of the overall institutional master plan for the Good Samaritan Hospital Campus, as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove and the Plan Commission has given the required public notice, has conducted a public hearing regarding said petition on November 3, 2014, and has made its findings and recommendations respecting the requested approval of the institutional master plan in accordance with the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, the Village Council has determined that the proposed institutional master plan meets the criteria listed in Section 12.040.C.6 of the Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. The Village Council does hereby approve the institutional master plan for Good Samaritan Hospital Campus, dated July 3, 2014, last revised October 27, 2014.

SECTION 2. All of the following documents are attached hereto and incorporated herein by reference as a part of this Ordinance as Group Exhibit A and are hereby approved:

1. The institutional master plan for Good Samaritan Hospital Campus, dated July 3, 2014, last revised October 27, 2014.
2. Community Development Department staff report dated November 3, 2014.

SECTION 3. The Owner shall comply with the following conditions:

1. The Institutional Master Plan shall substantially conform to the staff report dated November 3, 2014 and with drawings prepared by RWG Engineering, LLC dated July 3, 2014 and last revised October 27, 2014 except such plans may be modified to conform to Village Codes and Ordinances.
2. That Planned Development #19 and amendments thereto, all approved preliminary and final plans, and all conditions and regulations contained therein are fully incorporated into the Institutional Master Plan.
3. The petitioner shall establish a fire command room to monitor the entire campus exclusive of the Health and Wellness Center as part of the Private Room Bed Tower Expansion, in accordance with Village Ordinance.
4. Upon construction of the parking structure over Parking Lot A, a sidewalk shall be required to connect the public right-of-way to the main hospital entrance per the requirements in the Zoning Ordinance.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

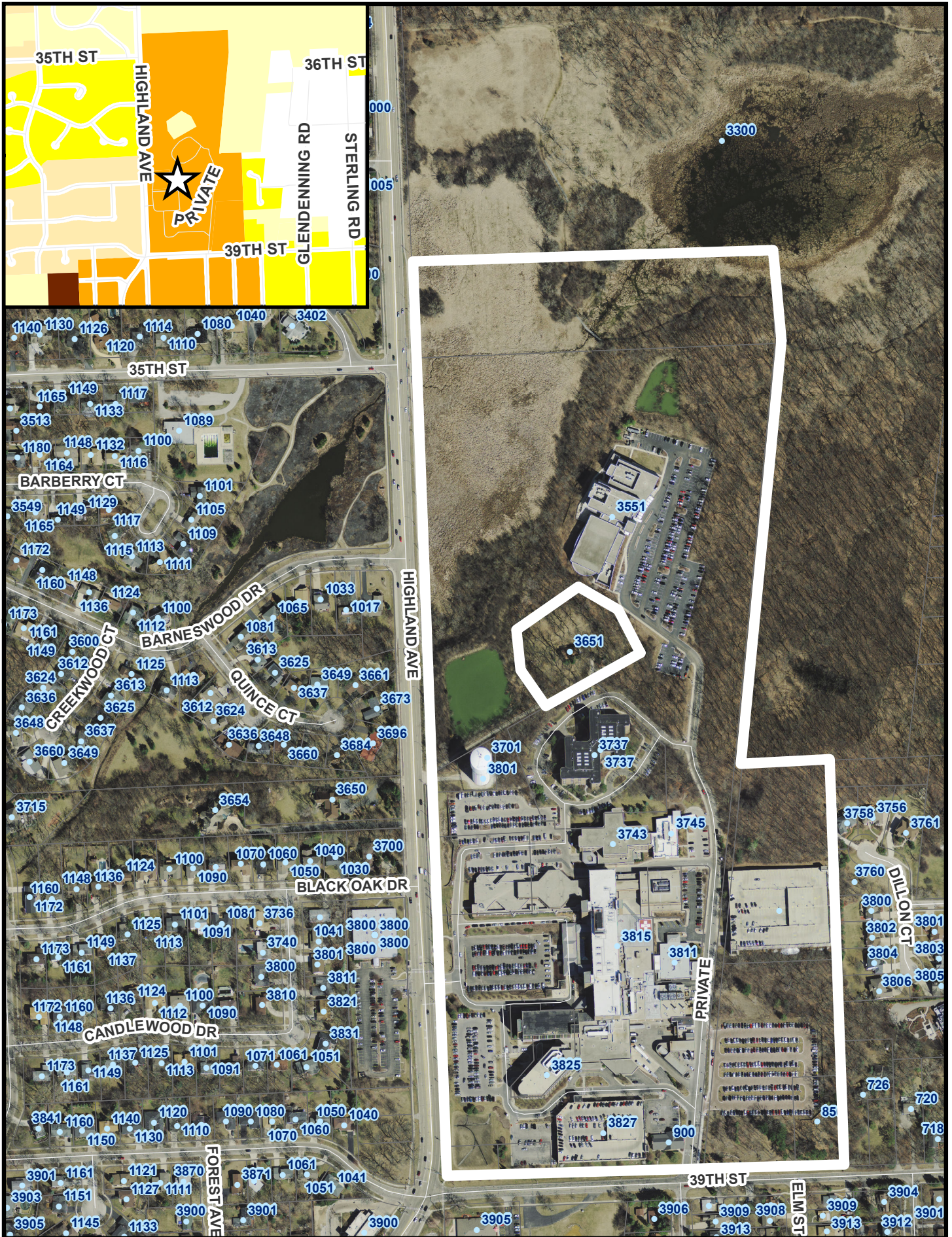
SECTION 5. This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0 140 280 420 560 Feet

3815 Highland Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 3, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-32-14 3815 Highland Avenue, Advocate Good Samaritan Hospital	Rezoning and Master Plan	Kelley Chrisse Planner

REQUEST

The petitioner is requesting the rezoning of the Advocate Good Samaritan Hospital campus and Village of Downers Grove Water Tower properties located at 3815 and 3801 Highland Avenue, respectively, from R-4, Residential Detached House 4, to INP-2, Campus-scale Institutional and Public District. The petitioner is also requesting approval of an Institutional Master Plan for the Advocate Good Samaritan Hospital campus located at 3815 Highland Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

**OWNER/
APPLICANT:** Advocate Health and Hospitals Corporation
3075 Highland Parkway
Downers Grove, IL 60515

OWNER: Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

	HOSPITAL CAMPUS	WATER TOWER
EXISTING ZONING:	R-4, Residential Detached House 4	R-4, Residential Detached House 4
EXISTING LAND USE:	Institutional – Hospital	Utilities and Public Service Facility
PROPERTY SIZE:	75.01 acres (3,267,384 sq. ft.)	0.54 acres (23,431 sq. ft.)
PINS:	06-32-107-002; 06-32-306-003, -008, -009, -014, -025, -026, -027, -030, -032, -033, -034 & -035	06-32-306-022

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Parks & Open Space
SOUTH:	R-4, Residential Detached House 4	Low-Intensity Office, Institutional/Public/Train & Single Family Residential
EAST:	R-1 & R-2, Residential Detached House 1 & 2	Parks & Open Space and Single Family Residential
WEST:	R-1, R-2 & R-3, Residential Detached House 1, 2, & 3	Parks & Open Space, Low-Intensity Office & Single Family Residential

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Water Utility Assessment Plat
4. Planning Area Exhibit
5. Institutional Master Plan Exhibits
6. Parking Demand Study
7. Executive Summary Traffic Impact Study
8. Kane-DuPage Soil and Water Conservation District, Land Use Opinion 14-95

PROJECT DESCRIPTION

The petitioner is requesting the rezoning of the Advocate Good Samaritan Hospital (AGSAM) campus and Village of Downers Grove water tower properties located at 3815 and 3801 Highland Avenue, respectively, from R-4, Residential Detached House 4, to INP-2, Campus-scale Institutional and Public District. The petitioner is also requesting approval of an Institutional Master Plan for the Advocate Good Samaritan Hospital campus located at 3815 Highland Avenue. The subject properties are located at the northeast corner of Highland Avenue and 39th Street and is further defined by Lyman Woods to the north and residential development to the east. The AGSAM and Village properties are zoned R-4, Residential Detached House 4, and consist of nearly 76 acres of land that was designated as Planned Development #19 (PD #19) in 1978. The residential property (referred to as the “Drella Property”) that sits within the hospital campus is excluded from the Planned Development and is not included in either request.

Rezoning

Having been operating as a hospital since 1976, the AGSAM campus has been the subject of more than 25 requests to the Village for expansion or modifications over the last 40 years. Large-scale developments with a mix of buildings serving diverse uses and users, such as on the AGSAM campus, do not typically fit within a community’s standard zoning districts. This diversity was historically addressed through the Planned Development process, where each petition was treated independently. When the Village adopted the Zoning Ordinance in June 2014, a new zoning district for Institutional and Public uses (INP) was created that recognizes the uniqueness of properties with public, civic and institutional uses. Specifically, the INP-2 district enables large public, civic and institutional uses in campus-like settings, such as AGSAM, to comprehensively plan for site design and development.

Currently, the AGSAM campus is home to approximately 2,400 employees and is improved with approximately one million square feet of gross floor area dedicated primarily to medical care and services. The existing 333-bed hospital also includes a Level I trauma center, a Level III neonatal intensive care unit and a wide range of medical specialties. In addition to the main hospital, the AGSAM campus contains multiple buildings and the following mix of uses:

- Medical, Dental and Health Practitioner Offices
- Personal Improvement Services – Health and Wellness Center
- Apartments/Condos – Peace Manor (Senior Housing)
- Retail Sales, Consumer Shopping Goods – Gingham Tree Resale Shop
- Aircraft Landing Area – Helipad
- Accessory Parking – Garages and Surface Parking Lots
- Natural Resources Preservation – Regulated Open Space

Due to the diversity of the land and building uses, the petitioner is requesting to rezone the AGSAM property to INP-2, Campus-scale Institutional and Public District. In conjunction with the AGSAM petition, the Village of Downers Grove is requesting to rezone the water tower property located at 3801 Highland Avenue to INP-2. The water tower property is located on its own parcel and is surrounded by the AGSAM campus to the north, east and south. The water tower property contains approximately half an acre and is improved with a one million gallon water tower and 660 square foot well house. Access to the water tower and well house is restricted with a fence that surrounds the structures from an entrance on Highland Avenue. The Village has authorized the petitioner to rezone the water tower property with this petition to more closely align the use of the property with the appropriate zoning classification. No work is proposed on this property at this time. Should the rezoning be approved, any modifications to the property would need to be approved via Special Use, as the water tower property is not part of the proposed AGSAM Institutional Master Plan.

Institutional Master Plan

Under the INP-2 zoning district, the Institutional Master Plan provides a framework of development that protects the character and integrity of adjacent uses while allowing some flexibility in site development. The Institutional Master Plan, in essence, identifies development regulations specific to a particular property. If approved, the petitioner could apply for a building permit for any development that has been previously approved through the Institutional Master Plan. Development reviews are not required for minor modifications to the approved Institutional Master Plan, such as interior or exterior modifications that do not increase the number of employees or the need for an increase in parking. This is a similar process as the existing process that is in place for the existing PD. Any other change or addition to the approved Institutional Master Plan would require Village approval.

The petitioner has proposed overall development regulations that would govern site improvements as part of the master plan approval process. Unlike PUD development plans, an Institutional Master Plan does not have a lapse of approval, as there is no underlying zoning to govern development. In order to provide more comprehensive, integrated services, increase service capacity, improve patient care, enhance patient satisfaction and upgrade existing facilities, the petitioner has identified a number of future projects that are identified on the Institutional Master Plan (attached) pursuant to the proposed development regulations.

The proposed improvements to the AGSAM campus include the following projects that are anticipated over the next 10 years.

Expected to commence in 2015:

- Private Room Bed Tower Expansion – add three floors to the West Pavilion that will convert the 333 patient beds that are mostly double occupancy to 284 patient beds in private rooms. This modification will result in 49 fewer patient beds.
- Cancer Care Center Expansion – construct a two-story addition with a basement at the Cancer Care Center to expand the outpatient medical oncology services and enable a more comprehensive, integrated program.

Anticipated to commence beyond 2015:

- Operating Room Expansion – build a one-story addition to provide four additional operating rooms at the northeast corner of the main hospital.
- Emergency Room Expansion – add a one-story addition to the Emergency Room to increase capacity and improve patient care.
- Wellness Center Horizontal and Vertical Expansion – construct a one-story addition to the Wellness Center that will expand the swimming pool and aquatics facilities; and add an additional floor to the center of the building to house additional medical offices.
- Helipad – three options are being considered: reconstruct or rehabilitate helipad in current location;

build a replacement helipad adjacent to the existing location; or construct a replacement helipad above the proposed Emergency Room addition.

- Parking Lot P – construct a one-story parking structure over the north surface parking lot.
- Parking Lot A – build a two-and-a-half story parking structure over the existing surface parking lot.
- Parking Lot F – expand the parking lot to the north.
- Parking Lot C – construct a three-story parking structure over the existing surface parking lot.

The existing and proposed development on the Institutional Master Plan shows the clustering of dense development and taller buildings in the center of campus. Development at the perimeter is limited to a similar scale as surrounding residential properties in order to reduce impact on those adjacent properties. Additionally, there are minimal improvements proposed in the northern portion of the site to ensure the protection of the existing natural areas.

Of the 75 acres of land that makes up the AGSAM campus, nearly 38% is not buildable due to land restrictions. Regulated land includes a wetland at the northwest corner of the site, an open space easement bordering Lyman Woods, no disturb, no build and buffer zones along the east property line and a conservation easement at the southeast corner of the site. Although the proposed projects identified on the Institutional Master Plan include the addition of approximately 170,000 square feet of gross floor area, the total footprint of the increased gross floor area is less than 35,000 square feet. The inclusion of vertical expansions, as are proposed, reduces the impact of development on the existing natural areas of the site.

A summary of the structural changes to the AGSAM campus is provided in the table below:

Structure	Existing GFA	Project Improvement	Proposed Project GFA	Total Proposed GFA	Existing Height	Proposed Height
Main Hospital	511,176 sq. ft.	Private Room Bed Tower Expansion	108,600 sq. ft.	643,276 sq. ft.	42.5 feet	80 feet
		Emergency Room Expansion	12,500 sq. ft.		One story	Match existing
		Operating Room Expansion	11,000 sq. ft.		One story	Match existing
Cancer Care Center	13,660 sq. ft.	Expansion	18,481 sq. ft.	32,141 sq. ft.	26 feet	31-40 feet
Health and Wellness Center	88,497 sq. ft.	Horizontal Expansion	4,077 sq. ft.	106,507 sq. ft.	n/a	16 feet
		Vertical Expansion	13,933 sq. ft.		Two stories	68 feet
Parking Lot A	n/a	Parking Structure	n/a	n/a	n/a	20 feet
Parking Structure D	n/a	Parking Structure Expansion into Parking C	n/a	n/a	21 feet	26.5 feet
Parking Lot P	n/a	Parking Structure	n/a	n/a	n/a	20 feet

Traffic and Parking

The main entrance to the hospital is via a signalized intersection on Highland Avenue, approximately 560 feet north of 39th Street. A secondary entrance to the AGSAM campus is from 39th Street via Wellness Way, a four-way stop. The majority of hospital patients and visitors enter through the main entrance where emergency vehicles, major delivery vehicles, hospital staff and Health and Wellness Center visitors and

staff typically enter the site from 39th Street. A Traffic Impact Study was conducted by KLOA, which identified that the completion of the proposed Institutional Master Plan would be sufficiently served by the existing access points and traffic controls.

Interior site circulation largely loops around the main buildings in the center of the site with parking along the perimeter of the campus. An easterly drive (Wellness Way) provides access along the back of the hospital and to the northernmost buildings. Internal traffic is controlled through the use of stop signs and crosswalks at intersections and common pedestrian paths. Sidewalks that are located adjacent to many buildings and crosswalks provide connectivity for pedestrians from the various parking areas to the primary building entrances. Directional signage is provided throughout the site to assist in directing traffic to the appropriate building.

Parking for the campus is largely provided along the perimeter of the site for the main hospital buildings and adjacent to the Health and Wellness Center. The two parking structures and 10 surface parking lots provide more than 2,500 parking spaces. A free valet service is also available at the main hospital, physician office building and emergency room entrances. Parking Lot C is currently restricted for use by valet only. Although the AGSAM campus employs approximately 2,400 people, the distribution of that staff varies due to the variety of shifts worked. Based on the Parking Demand Study prepared by KLOA, the peak parking demand is 74% of the existing capacity. Parking requirements identified in the KLOA parking study were determined by AGSAM in consultation with KLOA to determine the appropriate parking ratios based on use. The current (1,934) and proposed (2,003) parking requirements are being met with the existing capacity.

With the completion of all anticipated project improvements, the petitioner will be providing an additional 353 parking spaces, resulting in a projected total of 2,927 parking spaces. Where the existing total number of parking spaces meets the needs of the AGSAM campus today, the distribution of those parking spaces is not ideal. As identified on the Institutional Master Plan, the petitioner is adding supplemental parking in locations for more convenient access. Currently, AGSAM uses a free valet service to address the parking distribution issue but has noted that many visitors and patients prefer to self-park. The proposed increase in more convenient parking would meet this need and exceeds the parking required with all proposed projects completed.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Institutional/Public/Train, which includes government facilities, community service providers and healthcare providers. The proposed rezoning of the subject properties (AGSAM and Village water tower) to INP-2 is consistent with the Future Land Use designation and more closely aligns with the current land use.

The Comprehensive Plan recommends that the Village continue supporting the operation, improvement and modernization of Advocate Good Samaritan Hospital. The AGSAM Institutional Master Plan permits the Village and petitioner to recognize the uniqueness of the campus. The approval of the proposed Institutional Master Plan to allow the improvement of the hospital's campus will demonstrate the Village's support of the hospital. The intent of the Institutional Master Plan is to cluster dense development and taller structures in the center of the campus and limit development at the site's perimeter to those that are similar in scale to the surrounding residential neighborhoods in order to reduce the impact on adjacent properties. The proposed Institutional Master Plan is consistent with that intent and is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

Rezoning

Being that the size of the proposed INP-2 zoning district is nearly 76 acres and the AGSAM and Village properties are used as institutional and public uses, the requested rezoning is consistent with large public, civic and institutional uses as described. The only existing and proposed use of the subject properties that is permitted as of right in the INP-2 district is natural resource preservation. The following existing and proposed uses were lawfully created, as they have already received Village approval:

Current Use Classification	Current Approval Required	Prior Approval	
		Year	Type of Approval
Hospital	Special Use	1971, 1973	Conditional Use
Medical, Dental and Health Practitioner Office	Only permitted if identified on Institutional Master Plan	Varies	PD Amendments
Personal Improvement Service – Health and Wellness Center	Only permitted if identified on Institutional Master Plan	1998	PD Amendment
Apartment/Condo – Peace Manor	Only permitted if identified on Institutional Master Plan	1978	PD Designation
Consumer Shopping Goods – Gingham Tree Resale Shop	Only permitted if identified on Institutional Master Plan	1986	PD Amendment
Aircraft Landing Area – Helipad	Special Use	1992	PD Amendment
Major Utilities and Public Service Facility – Water Tower	Special Use	1987	PD Amendment

The request to rezone the subject properties and adopt an Institutional Master Plan for the AGSAM campus will override the need for PD #19. Although the PD is being repealed with this petition, all previous approvals remain. No non-conformities are being created if the rezoning is approved.

Institutional Master Plan

Transitional Areas

As this campus borders residential zoning districts, the Zoning Ordinance restricts development within 150 feet of residential zoning districts to the bulk requirements of the abutting residential district. This is place for consistency with the scale of adjacent zoning districts. The location of the transitional areas are shown on page four of the Institutional Master Plan drawings. The existing structures were approved and built under Planned Development #19 (PD #19). As such, these structures remain conforming. However, new structures within 150 feet of residential zoning districts are required to comply with the height and setback requirements of the adjacent zoning. The only new structures in the AGSAM Institutional Master Plan that are within the transitional area are parking structures, which varies in height from 20 feet to 26.5 feet. Therefore, the proposed parking structures will be within the 35 foot height maximum for residential zoning districts. Additionally, the parking structures will be constructed over existing surface parking lots, which already meet the required 25 foot and 30 foot street yard setbacks that apply to the adjacent residential zoning districts.

Interior Site Areas

The Zoning ordinance allows areas of INP-2 districts that are greater than 150 feet from the boundary of a residential zoning district to be governed by regulations approved at the time of the Institutional Master Plan approval. The only development regulation that applies specifically to the interior site areas are for height. The petitioner has proposed a maximum height for the campus of 100 feet, where the existing and proposed height of any structure is 80 feet.

Overall Development Regulations

The development regulations being proposed for the AGSAM campus and compliance with those regulations for future projects is analyzed in the table below.

Regulation Type	Requirement	Existing	Proposed
Building Coverage	40% maximum	15.4%	19.9%
Open Space	30% minimum	61.8%	59.2%
Floor Area Ratio	0.60 maximum	0.32	0.37
Transitional Area Building Height	Adjacent Residential Zoning Height Maximum (currently 35 ft. max.)	n/a (only applies to new construction)	26.5 feet
Interior Area Building Height*	100 feet maximum	80 feet	80 feet
Parking	2,003 minimum	2,576	2,927
Total Sign Allowance	2,750 sq. ft. max.	2,350 sq. ft.	2,750 sq. ft.

* Applies only to interior site areas. Buildings within the 150 transitional area are subject to the adjacent residential zoning height maximum.

Parking

The Zoning Ordinance does not specify a specific parking ratio for a hospital but rather allows an independent parking study to determine parking needs based on unique characteristics of the hospital. The parking requirement, as determined by AGSAM, is based on the complete build-out of the proposed Institutional Master Plan. The current and proposed parking capacity exceeds the demonstrated need in the Parking Demand Study and the current and anticipated requirements as previously detailed on page 5 of the staff report.

Lighting

The petitioner installed the existing exterior lighting in accordance with Village approvals at the time of installation. Changes that result from the further development of the site may prompt compliance with the current lighting regulations at the time the development occurs. Additional exterior lighting provided for the proposed project improvements will be required in accordance with the Village’s lighting requirements.

Signage

The Village’s sign regulations do not recognize the uniqueness of a site that is residentially zoned with multiple buildings and multiple uses on the same lot. As such, the AGSAM campus received a sign variation in 1972 to permit the increased sign height for the monument sign at the hospital’s main entrance, which now stands 22 feet, 5 inches tall. Additionally, a third monument sign at the corner of Highland Avenue and 39th Street was approved through a PD Amendment in 2012. The proposed development regulations address the remaining signs and provides a maximum allowable signage based on the existing signs and a proposed 400 square foot wall sign on the Private Room Bed Tower Expansion. The total sign allowance proposed (2,750 square feet) includes the proposed wall sign and three existing monument signs at the perimeter of the site, wall signs, monument directional signs inside the campus, building identification signs and directional signs.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the campus are sufficient for the proposed Institutional Master Plan. No off-site improvements are proposed or necessary at this time. The Downers Grove Sanitary District has provided conceptual approval of the proposed buildings.

There are adequate stormwater detention facilities for existing development, as depicted in the Stormwater Management Plan Exhibit. The Institutional Master Plan generally identifies the existing location and

capacity of the existing stormwater management facilities. The exhibit was prepared using documentation submitted for the Stormwater Utility Fee Credit Application that is on file with the Village and can be referred to for additional details and calculations. Additional requirements generated by the proposed building additions and parking will be reviewed and approved during the building permit process, pursuant to the Stormwater and Floodplain Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Department reviewed the proposed Institutional Master Plan and determined that there is sufficient access for emergency vehicles to access the existing buildings and applicable expansions. A manual and automatic fire alarm system and an automatic suppression system will be installed throughout the proposed building additions and parking structures. Additionally, a fire command room for the primary hospital shall be established with the next development.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. At this time, staff has received two inquiries regarding this petition. No concerns were identified.

Additionally, the petitioner held a neighborhood meeting on October 8, 2014 in accordance with Section 12.010.F.3 of the Zoning Ordinance. A summary report is attached.

The petitioner met individually with the Forest Preserve District of DuPage County and the Downers Grove Park District to discuss the rezoning and review the proposed Institutional Master Plan. A letter stating that the Forest Preserve District has no comments related to the petition is attached. The Park District informed staff that they have no comments or concerns about the proposal.

FINDINGS OF FACT

The petitioner has outlined the request in the attached narrative letter, rezoning and PUD standards, Planning Area Exhibit, Master Plan Exhibits and supplemental studies. The petitioner will further address the proposal and justification to support the requested Rezoning and Institutional Master Plan at the public hearing.

Rezoning

A zoning map amendment has been requested for the AGSAM campus and the Village's water tower property. Zoning map amendments require review per Section 12.030.I of the Zoning Ordinance, *Review and Approval Criteria*, "The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:"

1. *The existing use and zoning of nearby property.*

The existing use of the subject properties are institutional, where the AGSAM campus is primarily used as a hospital and the Village property contains a water tower. Where adjacent zoning is predominately residential, the actual uses of the properties vary. The property north and northeast of the AGSAM campus is used as parks and recreation and natural resource preservation. The properties to the east are predominately residential, whereas the properties to the south have residential, institutional, civic, and commercial uses. The properties to the west are used as parks and recreation, commercial and residential. The variety of uses in the vicinity is similar to the variety of uses on the subject properties, which are not changing. This criterion is met.

2. *The extent to which the particular zoning restrictions affect property values.*

The adoption of an Institutional Master Plan provides a framework for future development which is intended to protect the character and integrity of adjacent areas. This protection will assist in maintaining property values. Additionally, the INP-2 district requires a transitional area that applies to site improvements within 150 feet of a residentially zoned property in order to minimize the potential adverse impacts to adjacent properties. As such, the INP-2 zoning restrictions will not negatively affect property values but could protect property values. With no change in use, the rezoning will have no negative impact on surrounding property values. This criterion is met.

3. *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. The use of the properties will remain the same if the rezoning is approved. This criterion is met.

4. *The suitability of the subject property for the zoned purposes.*

Currently, the properties are not suitably zoned for the existing uses. The subject properties are zoned residentially, although the uses required a PD and numerous amendments in order to provide appropriate zoning regulations. If the properties were to remain zoned for residential purposes, it would not be consistent with the future land use designation of Institutional/Public/Train, particularly due to the creation of the INP district. The proposed INP-2 zoning classification is more appropriate for the subject properties. This criterion is met.

5. *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The AGSAM campus has been used as a hospital since it opened in 1976. The Village's water tower was constructed in 1988 and has been continuously used as such. The properties have been and are suitable for those uses because they have direct access to Highland Avenue – a four-lane arterial street. The mix of institutional, civic, office, residential and open space uses in the vicinity is representative of the variety of uses on the AGSAM campus. Of the 62% of the land area that can be developed, only 20% of the total land area will be occupied by proposed structures. This criterion is met.

6. *The value to the community of the proposed use.*

The existing hospital campus represents a significant community asset as it is the largest employer in the Village and provides services to both local and regional residents. The water tower provides *Exceptional Municipal Services*, a Village Strategic Plan goal, through the provision of public infrastructure and utilities. This criterion is met.

7. *The comprehensive plan.*

The proposed INP-2 zoning classification will match the Future Land Use designation of Institutional/Public/Train for the subject properties. The Comprehensive Plan notes that the Village should continue to support AGSAM and plans for expansion, renovation and modernization that are in the best interest of the Village. The proposed Institutional Master Plan identifies the site improvements planned for the AGSAM campus over the next 10 years. This criterion is met.

Institutional Master Plan

Relative to the AGSAM campus, Institutional Master Plans require review and approval in accordance with the PUD procedures of Section 12.040.C.6, *Review and Approval Criteria*, "The decision to amend the

zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*

As stated previously on pages eight and nine of the staff report, all criteria are met.

b. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*

The Zoning Map Amendment and particularly the Institutional Master Plan is consistent with the Comprehensive Plan as previously described above. This criterion is met.

c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*

The institutional master plan offers enhanced protection of natural resource areas, specifically, wetlands, floodplain and the adjacent Lyman Woods. Great care has been taken throughout the years to ensure the integrity of these natural resource areas demonstrated by the recorded easements and covenants restricting development in these areas. Additionally, the AGSAM campus is a mixed-use and multi-use development that provides medical care and services, personal improvement services and senior housing. Consistency with the Comprehensive Plan, preservation of natural resource areas and being a multi- and mixed-use development complies with the PUD overlay district provisions. This criterion is met.

d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*

The development that has occurred on the residentially zoned AGSAM campus to date has been done under PD #19. Residential zoning even with the PD, does not fully recognize the uniqueness of a campus of this size and with such diversity of land and building uses. Even under the new Planned Unit Development overlay district, the underlying zoning would still be residential. The Institutional Master Plan in the INP-2 zoning district serves as property specific zoning regulations, which minimizes the impact to adjacent residential neighborhoods while allowing flexibility in the development of large institutional and public uses. The Institutional Master Plan will result in a greater public benefit than would have resulted from development under conventional zoning regulations. This criterion is met.

e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

All terms and conditions of each approval for PD #19 are still applicable even though the PD will no longer apply. The petitioner has agreed to carry over the terms and conditions to maintain all previous approvals relative to PD #19. Additionally, the required 150 foot transitional area protects adjacent residential properties from development that may be out of context with the scale of residential development. This criterion is met.

RECOMMENDATIONS

Rezoning

The proposed rezoning of the AGSAM campus (3815 Highland Avenue) and Village's water tower (3801 Highland Avenue) properties is compatible with surrounding zoning and land use classifications and the

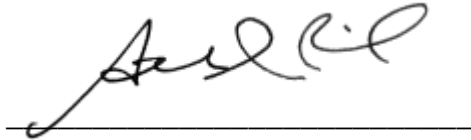
Village's Comprehensive Plan. Based on the findings of fact listed above, staff recommends that the Plan Commission forward a positive recommendation to the Village Council regarding the requested rezoning.

Institutional Master Plan

The proposed Institutional Master Plan for the AGSAM campus (3815 Highland Avenue) is compatible with surrounding zoning and land use classifications, meets the requirements in the Zoning Ordinance and is consistent with the Village's Comprehensive Plan. Based on the findings of fact listed above, staff recommends that the Plan Commission forward a positive recommendation to the Village Council regarding the requested Institutional Master Plan for the AGSAM campus subject to the following conditions:

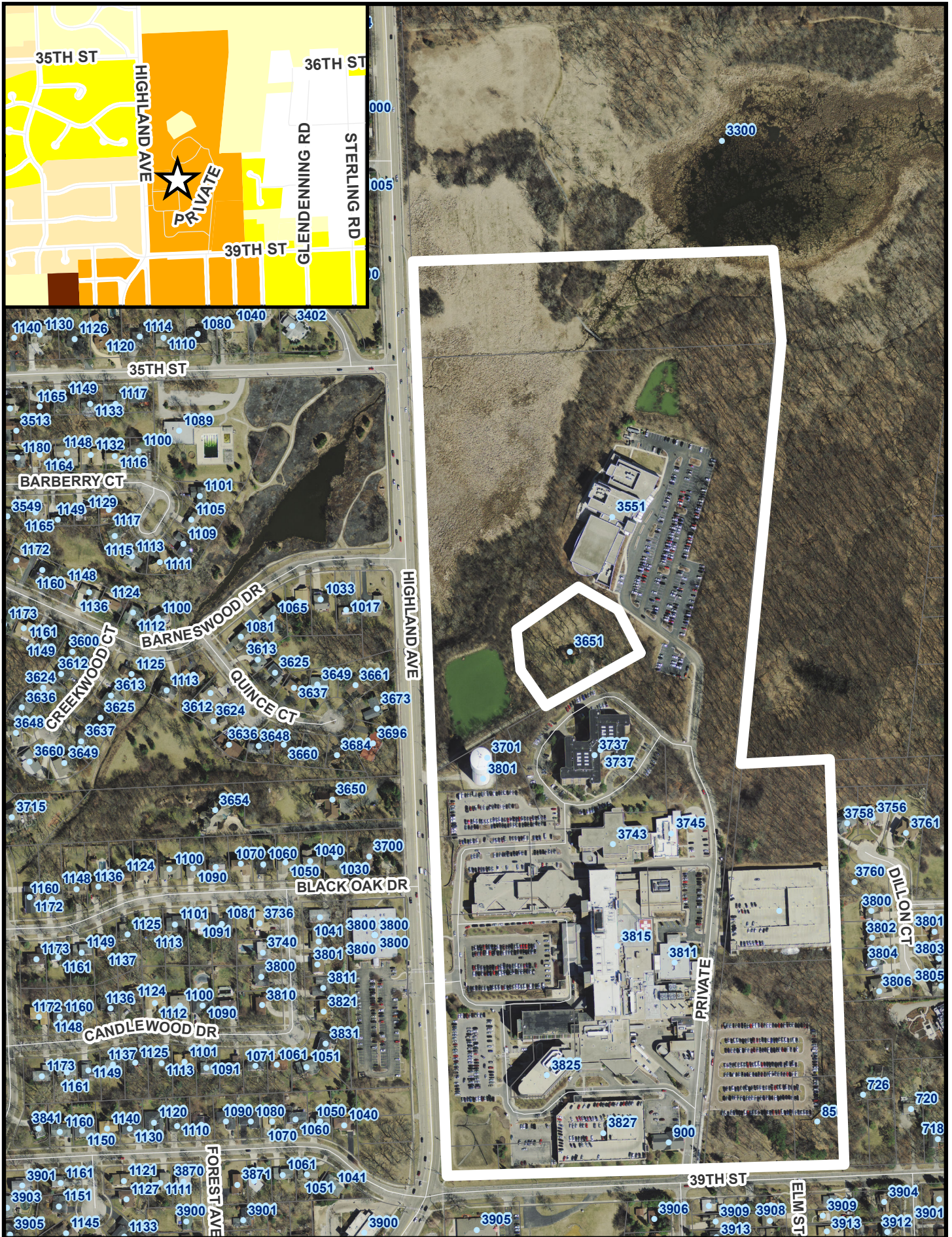
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2. The petitioner shall establish a fire command room to monitor the entire campus exclusive of the Health and Wellness Center as part of the Private Room Bed Tower Expansion.
3. Upon construction of the parking structure over Parking Lot A, a sidewalk shall be required to connect the public right-of-way to the main hospital entrance per the requirements in the Zoning Ordinance.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Manager

SP:kc
-att



0 140 280 420 560 Feet

3815 Highland Avenue Location Map



October 27, 2014

The following is a narrative of the individual potential future Master Plan projects for the Advocate Good Samaritan (AGSAM) campus in Downers Grove, Illinois. The first two projects are anticipated to be undertaken most likely in 2015, while the remaining projects are high-level master plan projects that are anticipated to be undertaken within the next 10 years.

Private Room Bed Tower Improvement [Master Plan Map Reference #A

AGSAM is currently licensed and authorized for 333 patient beds, most which are accommodated in double occupancy rooms. In order to bring the total bed count more into conformance with the demonstrated needs of the Hospital's service area, and to address the changing desires of patients who demand private room accommodations, AGSAM is in need of the proposed the Private Room Bed Tower Improvement. This construction consisting of a 3-floor addition over the West Pavilion will permit the Hospital to provide private rooms to all of its patients.

The conversion to all private rooms will result in a 49-bed reduction from 333 to 284. The reduction will include 40 less medical/surgical beds and 9 less pediatric beds.

The proposed 3-story addition on top of the West Pavilion will have a floor area of approximately 108,600 square feet and will increase the height of the west pavilion by approximately 37'-6" to approximately 80 feet, which will match the height of the main Hospital.

Cancer Care Center Expansion [Master Plan Map Reference #B

The Cancer Care Center Expansion project will expand AGSAM's current Cancer Care program with additional outpatient medical oncology services. This expansion of services will provide for a more comprehensive, integrated program to ensure a healing experience for patients at every stage of their cancer recovery journey, in one location. The proposed building addition is anticipated to add approximately 18,500 square feet of floor area to the Cancer Care Center. The addition is to consist of a 5,400 square foot basement Level, a 7,300 square foot ground floor and a 5,800 square foot second floor. Medical Oncology services will be located on the main floor, staff support and building support uses will be located in the basement level and the second floor will be dedicated to physician offices. The addition is anticipated to have a height between 31'-0" and 40'-0" maximum.

Operating Room Expansion [Master Plan Map Reference #C]

AGSAM anticipates the need for four additional operating rooms within the next 10 years. It is anticipated that the one floor building addition to accommodate the additional operating rooms will be located at the northeast corner of the main hospital and will have a building area of 11,000 square feet. The Hospital currently performs about 9,000 surgeries per year and it is anticipated there will be a demand for additional operating rooms as the population of the medical staff grows and as new medical specialties are added.

Emergency Room Expansion [Master Plan Map Reference #D]

AGSAM anticipates the need for a one-story addition to the Emergency Room area, which is located near the southeast corner of the main Hospital. The Hospital's current Emergency Room must often operate beyond its capacity of 29 ER stations with an additional 9 hallway beds. It is anticipated that the Emergency Room additional will have a floor area of approximately 12,500 square feet, which will almost double the size of the Emergency Room. Evaluation of the impact on the loading dock and maintenance access will be required in conjunction with this expansion.

The proposed addition will permit a greater degree of patient privacy, will help to improve safety, and will improve noise control. Once completed the expanded Emergency Room will result in improved patient care and improved patient satisfaction.

Wellness Center [Master Plan Map Reference #E]

AGSAM anticipates the need to expand the Wellness Center. The two proposed elements of expansion to the Wellness Center were previously approved by the Village of Downers Grove in 1997, when the Wellness center was first approved. The Hospital was not able to include these elements of the Wellness Center with the original construction.

The horizontal expansion, to the north is to have an area of approximately 4,077 square feet. This addition will allow for a potential expansion of the swimming pool and aquatic facilities of the Wellness Center. The vertical element of the expansion will be located approximately mid-building above the existing two-story office and administrative section of the building. It is intended that this one floor 13,933 square foot construction will accommodate medical offices.

Helipad [Master Plan Map Reference #F and #F alt.

AGSAM's current helipad is located on the east side of the main hospital near the northeast corner of the building, sited on the roof of a one-story section of the building. The helipad is currently approximately 22 years old. Although regularly maintained, it is anticipated that the helipad must be either significantly rehabilitated or completely rebuilt with the next several years. As Good Samaritan is a Level I Trauma Center, it receives approximately 75 incoming flights per year transporting critically ill patients from as far away as Iowa for medical treatment.

There are currently three options, which the Hospital has identified to deal with the helipad. First, the helipad would be reconstructed or rehabilitated in its current location. Second, a replacement helipad would be built adjacent to the existing helipad above the same section of the Hospital to the south of the current helipad, and the current helipad would be removed. The third option would be to construct a replacement helipad above the proposed Emergency Room addition (#F alt) and the current helipad will be removed.

Pavilion Parking North [Master Plan Map Reference #G

AGSAM anticipates improving the Pavilion parking lot with one level of above grade structured parking. This parking lot is currently a 134-space at-grade parking lot located to the north of the Intensive Care wing (new bed tower) and west of the North Pavilion. The additional level of parking will increase the total number of spaces for this lot to approximately 220. The parking structure is to be approximately 12 feet tall exclusive of the parapet walls, stair tower and elevator bulkhead.

AGSAM has determined that although there is an adequate number of parking spaces to satisfy the numerical demand for parking, there are certain areas of the hospital campus which has greater need for parking during certain times of the business day. The addition of a level of parking in the Pavilion lot will provide a greater number of self-park spaces adjacent to the principal West and North Pavilion entrances. The adjacent buildings provide critical care, ambulatory care, Sleep Lab services, and physician primary and specialty services.

Parking Lot A [Master Plan Map Reference #H]

AGSAM anticipates an enhancement to parking lot A, which is located on the west side of the Hospital at its main Highland Avenue entrance. This parking area is the one which first time visitors to the Hospital will travel to, yet it has the highest utilization of any lot on campus and therefore the least vacant spaces at any one time for much of the day.

When improved, this lot will be rebuilt from its current at-grade 125 space configuration to a 2½ level, 272 space parking facility. It will consist of one below grade level, an at-grade level and one-half level of deck spaces. It is anticipated that the deck level will have a height of approximately 14 feet above grade, exclusive of the stair tower, the elevator bulkhead or parapet walls.

Although the Hospital does provide complimentary valet parking, the Hospital has found that many visitors and patients prefer to self-park for a variety of reasons. The provision of additional parking spaces within this parking lot will improve the convenience to users of this section of the Hospital, which should improve patient and visitor satisfaction.

Surface Lot #4 [Master Plan Map Reference #I]

AGSAM anticipates that upon completion of the Emergency Room addition and the Operating Room expansion, additional parking spaces will be needed on the east side of the Hospital's campus, in close proximity to the Operating Rooms and the Emergency Rooms. This anticipated parking lot will replace the 28 spaces, which will be displaced by the new Operating Rooms and will provide 52 new spaces for a total of 80 space at-grade parking spaces. The surface parking lot will be constructed to the south of Parking Garage G, the easterly parking garage and to the north of the recently completed at-grade parking lot located at the southeast corner of the campus.

The 39th street parking structure [Master Plan Map Reference #]

AGSAM anticipates the need to expand the existing south parking structure to the west over an existing 43 space surface parking lot in order to provide some additional, conveniently located, self-park parking spaces in close proximity the Professional Office Buildings. This expansion had been anticipated when the Village of Downers Grove approved this parking structure in 1979. It is anticipated that the primary users benefitted by the additional spaces will be visitors to the Hospital and the medical tenants.

The expansion to this parking structure is to consist of a 3-level addition, which will match the approximate 21-foot height of the existing parking structure, exclusive of the stair tower, the elevator bulkhead or parapet walls. The addition will provide 68 new parking spaces, with a total of 111 parking spaces.

REZONING STANDARDS

1. The existing use and zoning of nearby property

RESPONSE: North and northern half of the eastern border is R-1 and is the Lyman Woods Forest Preserve. Southern half of eastern border is R-2 single family. South is R-2 single family and west is R-3 and R-2 single family.

2. The extent to which particular zoning restrictions affect property values

RESPONSE: Property values are not affected because there is a PUD permitting and governing the use of the Hospital Campus. The Village has created a new INP-2 zoning category which is a more appropriate zoning classification for this type of use rather than Residential.

3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare

RESPONSE: The Village has created a new INP-2 zoning category which is a more appropriate zoning classification for the Hospital Campus and the Village Water Tower Parcel rather than Residential.

4. The suitability of the subject property for the zoned purposes

RESPONSE: The Village has created a new INP-2 zoning category which is a more appropriate zoning classification for the Hospital Campus and the Village Water Tower Parcel rather than Residential.

5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity

RESPONSE: This standard is not applicable.

6. The value to the community of the proposed land use

RESPONSE: The Hospital has been a vital community asset to the Village and surrounding area for decades. The Village Water Tower serves the water needs of the community.

7. The comprehensive plan

RESPONSE: The Comprehensive Plan shows both the Hospital Campus and the Village Water Tower Parcel as institutional/public. This zoning designation will now fit the Comprehensive Plan designation.

PUD STANDARDS

1. The zoning map amendment review and approval criteria of Sec. 12.0301

RESPONSE: See responses to Re-Zoning Standards

2. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area

RESPONSE: The proposed Master Plan is consistent with the Comprehensive Plan designation for this property. The Comprehensive Plan shows this property as institutional/public.

3. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030:

A. Purpose

1. General

The PUD, Planned Unit Development, Overlay district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards and that result in public benefits that are at least commensurate with the degree of development flexibility provided. Examples of the types of development that may be appropriate for PUD approval include the following:

- a. Enhanced Protection of Natural Resource Areas

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, floodplains, wetlands and woodlands.

RESPONSE: 18.5 Acres are reserved as open space easements or no build/no disturb zones for the protection of floodplains, wetlands and woodlands.

- b. Energy Conservation/Sustainability

Developments that achieve extremely high levels of energy conservation and developments that achieve extremely high levels of sustainability, as evidenced by commitment to attain at least LEED Gold or equivalent ratings by recognized green building organizations.

RESPONSE: One of the most recently developed parking lots on the Hospital Campus was constructed with a small rain garden, permeable pavers and bio swales.

c. Housing Variety

Developments that offer a range of housing options that offer a variety of lifestyle choices to meet the needs of different age groups and household types.

RESPONSE: This standard is not applicable.

d. Mixed- and Multi-use Developments

Developments that contain a complementary mix of residential and nonresidential uses or that provide for a range of land use types.

RESPONSE: The Hospital campus contains a senior housing development and a health and wellness facility together with the Hospital campus.

e. Comprehensive Plan

Developments that are consistent with and help advance the goals and policies of the comprehensive plan.

RESPONSE: The Hospital campus is consistent with the Comprehensive Plan designation for this area. The Comprehensive Plan shows this property as institutional/public.

2. Objectives

Different types of PUDs will achieve different planning goals. In general, however, PUDs should include elements that further some or all of the following objectives:

- a. implementation of and consistency with the comprehensive plan and other relevant plans and policies

RESPONSE: The Hospital campus and proposed additions are consistent with the Comprehensive Plan designation for this property. The Comprehensive Plans shows this property as institutional/public.

- b. flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations

RESPONSE: The Hospital campus could not be developed using conventional zoning and development regulations because it contains multiple buildings and uses.

- c. efficient and economical provision of public facilities and services

RESPONSE: The Hospital campus and proposed additions are designed to provide efficient and economical provisions of public facilities and services.

- d. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices

RESPONSE: This objective is not applicable.

- e. compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another

RESPONSE: The Hospital campus and proposed additions have been laid out in a compact way in close proximity to one another around the open space areas.

- f. a coordinated transportation system that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel

RESPONSE: The hospital's transportation system meets this objective by providing directional signage, sidewalks and crosswalks and valet parking.

- g. high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping

RESPONSE: Great effort has been taken to provide all these characteristics in the previously approved PUDs and with the Cancer Center and West Pavilion addition so that the Hospital campus is compatible with surrounding area.

- h. the protection and enhancement of open space amenities and natural resource features

RESPONSE: 18.5 Acres are reserved as open space easements or no build/no disturb zones for the protection of floodplains, wetlands and woodlands.

- i. the incorporation of sustainable development features including green infrastructure practices in landscapes and parking area, to maximize the aesthetic and water quality benefits of best practices in Stormwater management

RESPONSE: Best management practices have been incorporated in previous developments and will be implemented with the proposed improvements. Additionally, Parking Lot F was developed in 2005 with a small rain garden, permeable pavers and bio swales.

- j. attractive, high-quality landscaping, lighting, architecture and signage, including the use of native landscaping that reflects the unique character of the village and the surrounding area

RESPONSE: Great effort has been taken to provide all these characteristics in the previously approved PUDs and with the Cancer Center and West Pavilion addition

- 4. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations

RESPONSE: The Hospital campus could not be developed under conventional Zoning regulations since it has multiple buildings and uses. The Hospital campus has provided great public benefits for the Village and surrounding community.

- 5. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public

RESPONSE: All of the terms and conditions of the approved PUD #19 and all amendments for the Hospital campus will be incorporated into the Master Plan for the campus.

October 8, 2014

Advocate Good Samaritan Hospital
Neighborhood Zoning Meeting
Location: Good Samaritan Hospital
Residents in attendance: 8

A letter from Laura Neiberg, dated September 24, 2014, was mailed to all adjacent owners within 250 feet of the property notifying them of the neighborhood zoning meeting.

Meeting Notes

Laura Neiberg started the meeting at 7:00 PM and introduced the 3 agenda topics for the meeting:

1. Private Room Bed Tower
2. Cancer Center Addition
3. Rezoning and Master Plan

Tracy Kasson reviewed the zoning information and reason for rezoning from original residential zone to INP2 zone. Explained that the zoning change required a master plan instead of a PUD. Village of Downers Grove created the new INP zoning classification for campus institutions, including hospitals. Tracy gave a very brief list of the projects included in the master plan.

Ken Rathje oriented the audience on the master plan and provided an overview of the proposed projects:

1. Projects included for immediate implementation
 - a. Private Room Bed Tower
 - b. Cancer Center Addition
2. Projects included in the long term implementation
 - a. OR Expansion
 - b. ED Expansion
 - c. Wellness Center Expansion (vertical office expansion and horizontal aquatic center expansion)-this proposed project was previously approved in an amendment.
 - d. Helipad (one of the following)
 - i. replace or reconstruct in same location
 - ii. replace next to the current location
 - iii. relocate on roof of ED expansion
 - e. Parking Projects (parking study confirmed there is currently adequate parking for the current projects and all other proposed projects above)
 - i. North Lot-at 1 story structure
 - ii. Main Lot (A)- 2 ½ story structure (1 below grade and ½ story above grade to match main floor of hospital)
 - iii. Surface lot expansion with permeable surface
 - iv. Structure D Expansion (approved in a previous amendment)

Ken reviewed the impact of the project to the campus including that the overall building area coverage would increase by 1%, parking structure coverage would increase by 0.6% and the green space would be decrease by 2.6%.

Greg Heiser presented the design of the Private Room Bed Tower which includes expanding the penthouse on the roof of the West Pavilion and adding 3 stories above the West Pavilion penthouse to include 32 private patient rooms for a total of 96 new private patient rooms. The remaining semi-private rooms in the main hospital will be converted to private patient rooms. He showed a perspective image of the north and south sides of the project and a view from Highland Avenue of the West Pavilion with the additional floors

Grace Gonzaga presented the Cancer Center Addition, which includes new infusion bays and space for offices for up to four physicians. The project is currently in design.

Tracy Kasson opened the meeting to questions from the audience.

Question: How much will it cost?

Answer: There are no budgets for the proposed future projects. The CON for the bed tower indicated the project budget was a little over \$90,000,000. The Cancer Center Addition's budget is \$8,500,000.

Question: Where does the money come from?

Answer: Good Samaritan Hospital is currently fund raising for \$10,000,000 to support the bed tower project. Advocate Health Care provides funds for projects that are submitted for review and funding. The Private Room Bed Tower and the Cancer Center Addition both are approved and funded project from Advocate Health Care.

Question: Is a single room more expensive for a patient then a double room?

Answer: Good Samaritan Hospital is the last hospital in the area to convert semi-private rooms to private rooms. The reasons to convert to private rooms are many, including preventing infections and privacy. The hospital is not reimbursed for private or semi-private rooms, but per procedure.

Question: How large are the rooms?

Answer: The rooms are not as large as the other regional hospital's private rooms but will provide room for a family to spend the night.

Question: Describe the blue and green areas (on the master plan displayed)

Answer: The blue area indicates wetlands and the green area indicates restricted and no build/no disturb areas.

Question: Will the new zoning change the areas of wetlands and no build/no disturb areas?

Answer: The area will be unchanged, staying the same as in the previous PUD.

Question (statement from audience): You can fill in the blue area (wetlands) shown on the drawings.

Answer: The hospital is legally bound not to build in the wetlands and the no build areas outlined on the master plan. Also included in the no build areas is a conservation easement that was also shown on the master plan on display.

Question (statement from audience): Notices deer in the parking lot with the permeable paving.

Question: Will there be other areas on the campus that can be built on?

Answer: There are currently no plans for project other than the ones indicated on the master plan on display. It was clarified that yes, there is areas on the campus where additional buildings could be built, but there are no plans for any in addition to what is indicated on the master plan. If additional buildings were proposed, they would have to be added to the master plan and a neighborhood meeting and public hearing would be held to for review.

Question: Are there height restrictions?

Answer: There are height restrictions in the zoning ordinance that pertain to the perimeter of the property. Within 150' of the property line, no new structure can be built over 35' without a variation. Beyond the 150' area there is no maximum height, although the hospital has stayed with a mid-rise building height and continues at that height with the new private room bed tower addition.

Question: Why were the POB's sold and could the cancer center office be sold?

Answer: The POB's were sold because Good Samaritan Hospital determined that the money was best used to re-invest in the hospital services. Good Samaritan retains ownership of the land.

Question: What are the next steps and what is the construction schedule?

Answer: The construction documents for the private room bed tower will be completed in December. The general contractor will bid the documents to sub-contractors and construction will be complete in December 2016 with first patients using the facility in January 2017.

The cancer center addition will start construction in April of 2015 and complete construction in April of 2016.

Question: What is the difference between a PUD and Master Plan?

Answer: There is not much difference. The Village of Downers Grove created the new INP2 zoning and part of the zoning requirements is to submit a master plan. The master plan is intended for use by entities that have a campus and to graphically differentiate institutions located in residential areas with a different zoning classification and color on the zoning maps. That way the land use matches the zoning classification instead of having an institution classified as residential with an exception to the use.

Question: Is the hospital currently R4 with exceptions to a PUD and why change now.

Answer: The Village of Downers Grove created the new classification to meet more current practices of zoning.

Question: What is Hinsdale Hospital zoned?

Answer: Did not know.

Question: Is there a time frame associated with a master plan?

Answer: No time limit. Master plan is intended for large institutions to disclose long range plans.

Question: Does the master plan have more requirements than the PUD?

Answer: The master plan is very similar to the PUD and does not have any additional requirements. The requirements adopted in the previous PUD have been incorporated into the master plan.

Question: Where does the water run off from the campus go?

Answer: The water shed and storm water basins and water management were reviewed. The proposed projects add very little additional impervious areas on the site because the projects are either located on top of existing buildings or is proposed to be added in existing parking lots. The cancer center addition is very small and the area does not require additional water management. The hospital does follow volume control best management practices (VCBMP) when new buildings are added. The proposed surface lot addition will use permeable material that matches existing parking lot F near the southeasterly corner of the campus.

It was mentioned that the Village's Plan Commission will be holding a public hearing concerning the Hospital's rezoning petition and master Plan on Monday November 3, 2014 at 7:00 P.M.

The meeting adjourned at approximately 8:15 P.M.

The communication with the neighbors during the above meeting did not raise any issues that needed to be addressed in the proposal, therefore no changes were considered or made.



Forest Preserve District of DuPage County

35580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

October 1, 2014
Ms. Kelley Chrissie
Planner
Village of Downers Grove
801 Burlington Ave.
Downers Grove, Illinois 60515

Re: Proposed Rezoning and Master Plan for Advocate Good Samaritan Hospital

Dear Ms. Chrissie:

The Forest Preserve District of DuPage County recently received information from you regarding the proposed rezoning and master plan for the Advocate Good Samaritan Hospital property located at 39th and Highland. We appreciate receiving timely notification of such requests that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the information you provided and the requested rezoning and master plan and does not have any comments regarding those at this time. We would appreciate the opportunity to review any future plant species lists that may be proposed as part of a landscape plan. Some widely-used ornamental species, such as Callery Pear cultivars, are very invasive and spread into nearby natural areas. Forest Preserve staff devotes considerable time and money controlling invasive species in our forest preserves. Often, suitable, less-invasive alternative species are available from landscape nurseries.

Please call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough
Director of Land Preservation

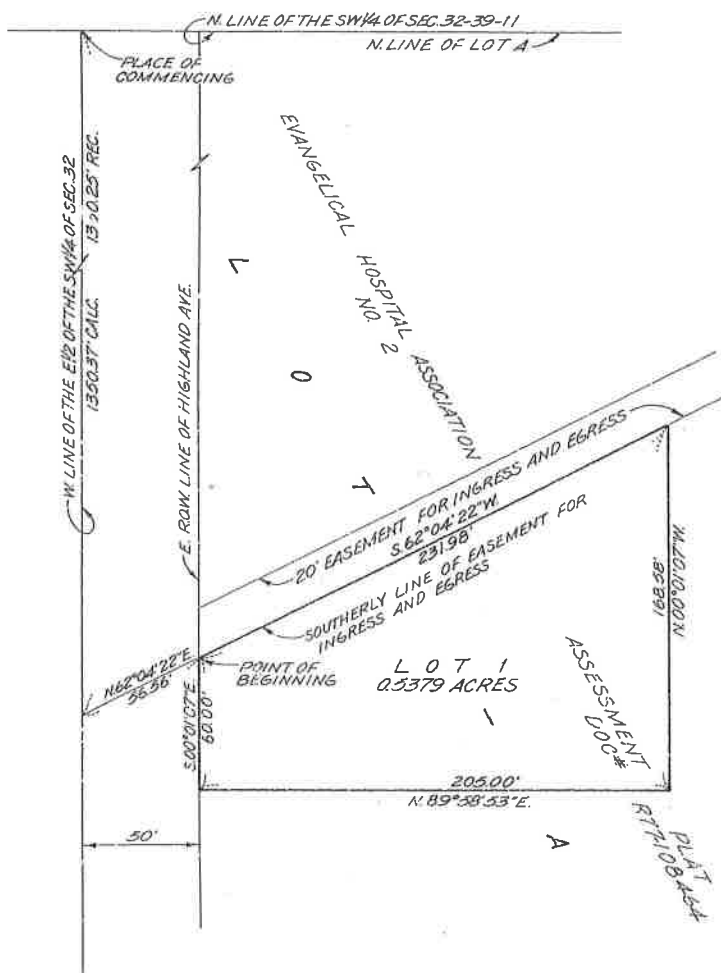
cc: D. "Dewey" Pierotti, Jr., President
Joseph Cantore, District 2 Commissioner
Bob Vick, Deputy Director of Natural Resources
Mike Palazzetti, Deputy Director of Operations

VILLAGE OF DOWNERS GROVE WATER UTILITY ASSESSMENT PLAT

BOOK 139
PAGE 32

06-32-306-017

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1350.37 FEET; THENCE NORTH 62 DEGREES, 04 MINUTES, 22 SECONDS EAST, A DISTANCE OF 56.56 FEET, TO THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 07 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 60.00 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 53 SECONDS EAST, A DISTANCE OF 205.00 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 07 SECONDS WEST, A DISTANCE OF 168.58 FEET, TO THE SOUTHERLY LINE OF THE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON EVANGELICAL HOSPITAL ASSOCIATION ASSESSMENT PLAT NO. 2, RECORDED IN THE DUPAGE COUNTY RECORDER'S OFFICE ON NOVEMBER 23, 1977, AS DOCUMENT NUMBER R77-108464; THENCE SOUTH 62 DEGREES, 04 MINUTES, 22 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID EASEMENT, A DISTANCE OF 231.98 FEET, TO THE POINT OF BEGINNING. CONTAINING 23,429 SQUARE FEET MORE OR LESS (0.5379 ACRES MORE OR LESS).



OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

VILLAGE OF DOWNERS GROVE, AN ILLINOIS MUNICIPAL CORPORATION HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND IT CAUSED THE SAME TO BE PLATTED FOR ASSESSMENT PURPOSES AS SHOWN ON THE PLAT HEREBIN DRAWN.

DATED THIS 27th DAY OF February, A.D., 1982.

MAYOR

CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

I, GARY A KING, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS 10th DAY OF March, A.D. 1982.

Gary A King
COUNTY CLERK

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT R 89-022982 WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID ON THE 1st DAY OF MARCH, A.D. 1982 AT 2:30 O'CLOCK P.M. AND WAS RECORDED IN BOOK 132 OF PLATS ON PAGE 22.

J. P. Cunningham
RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

WE HEREBY CERTIFY THAT WE HAVE PREPARED THE ANNEXED PLAT FROM EXISTING PLATS AND RECORDS UNDER THE DIRECTION OF AN ILLINOIS REGISTERED LAND SURVEYOR FOR ASSESSMENT PURPOSES. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

DOWNERS GROVE, ILLINOIS, THIS 24th DAY OF February, A.D., 1982.

BY: *R. O. Hatfield*
ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2858

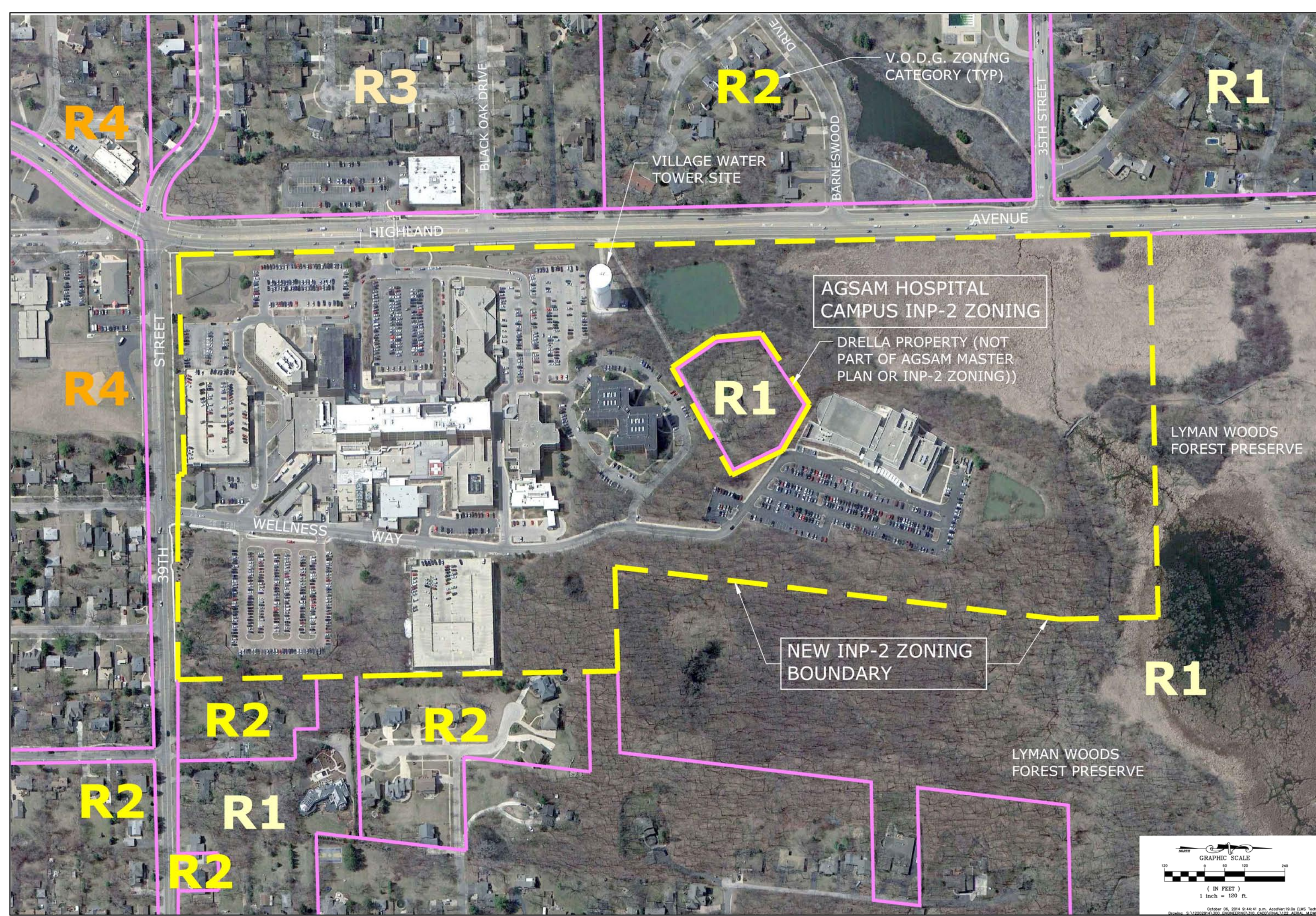
NOTE: SUBJECT TO EASEMENTS OF RECORD



WIGHT & COMPANY
ARCHITECTS / ENGINEERS / LAND SURVEYORS
414 DuPage Ave. - Downers Grove, IL 60515 - 312-940-1000

VILLAGE OF DOWNERS GROVE
WATER UTILITY
ASSESSMENT PLAT

Book	Page	Project No.	89-9042
L375	71	Date	2-22-89
		Drawn by	V.O.B.
		Checked by	J.T.M.

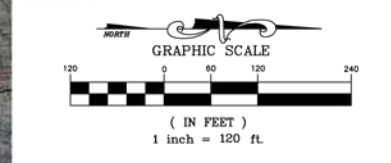


DATE	REVISIONS	DRAWN BY
09/15/14	REVIEW ISSUE	AVS
10/09/14	PER VILLAGE REVIEW	AVS

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
 PLANNING AREA EXHIBIT

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO.	12202914
DATE	07/03/14
SCALE	1"=120'
PROJ. MGR.	RWG
PROJ. ASSOC.	RWG
DRAWN BY	AVS



INSTITUTIONAL MASTER PLAN FOR ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS 3815 HIGHLAND AVENUE DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR



DATE	REVISION	DRAWN BY
1. 09/19/14	REVIEW ISSUE	AVS
2. 10/09/14	PER VILLAGE REVIEW	AVS
3. 10/27/14	PER VILLAGE REVIEW	NEK

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, ILLINOIS
 TITLE SHEET

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 12202914
 DATE 07/03/14
 SCALE NONE
 PROJ. MGR. RWG
 PROJ. ASSOC. MRM
 DRAWN BY AVS

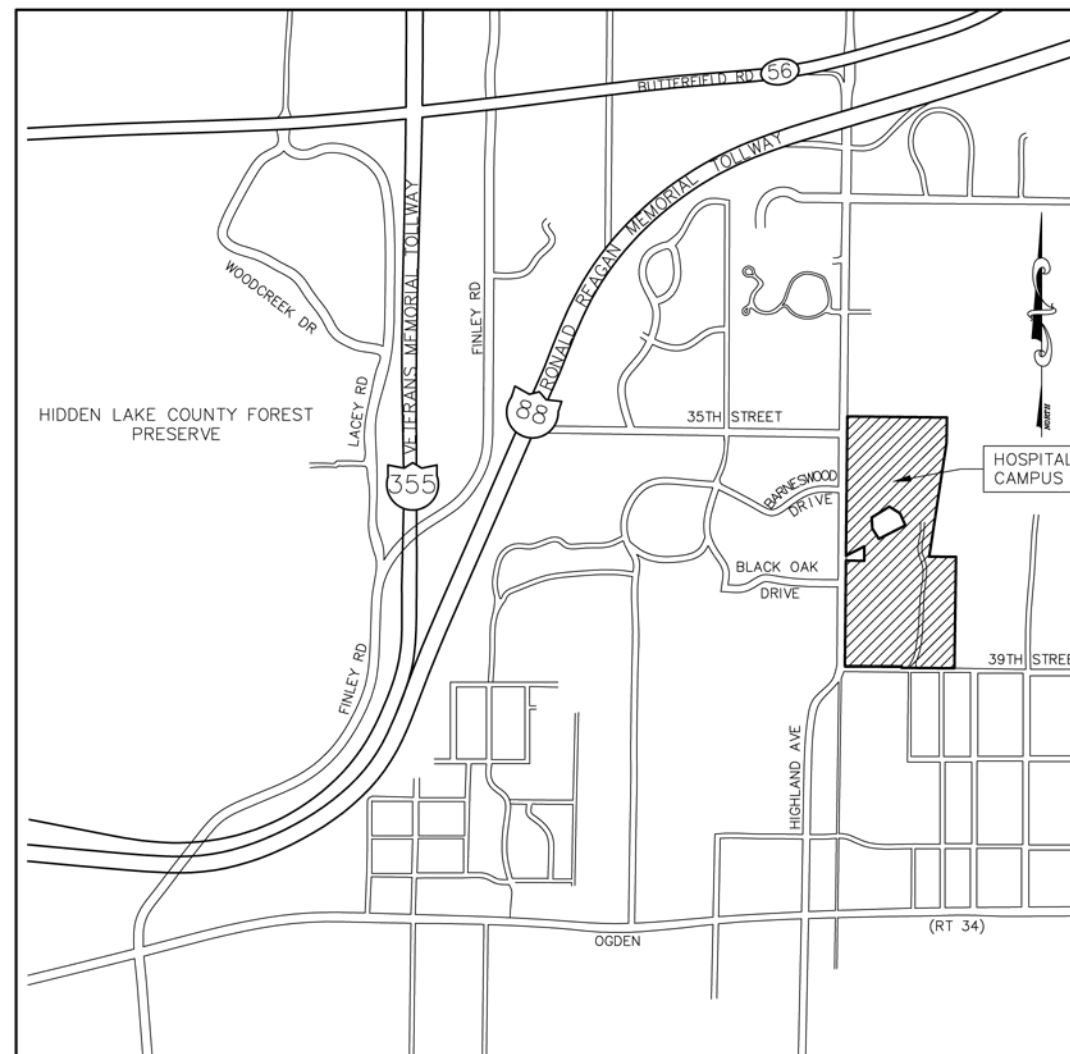
SHEET
1 OF **9**

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GENERAL NOTES

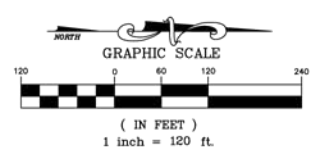
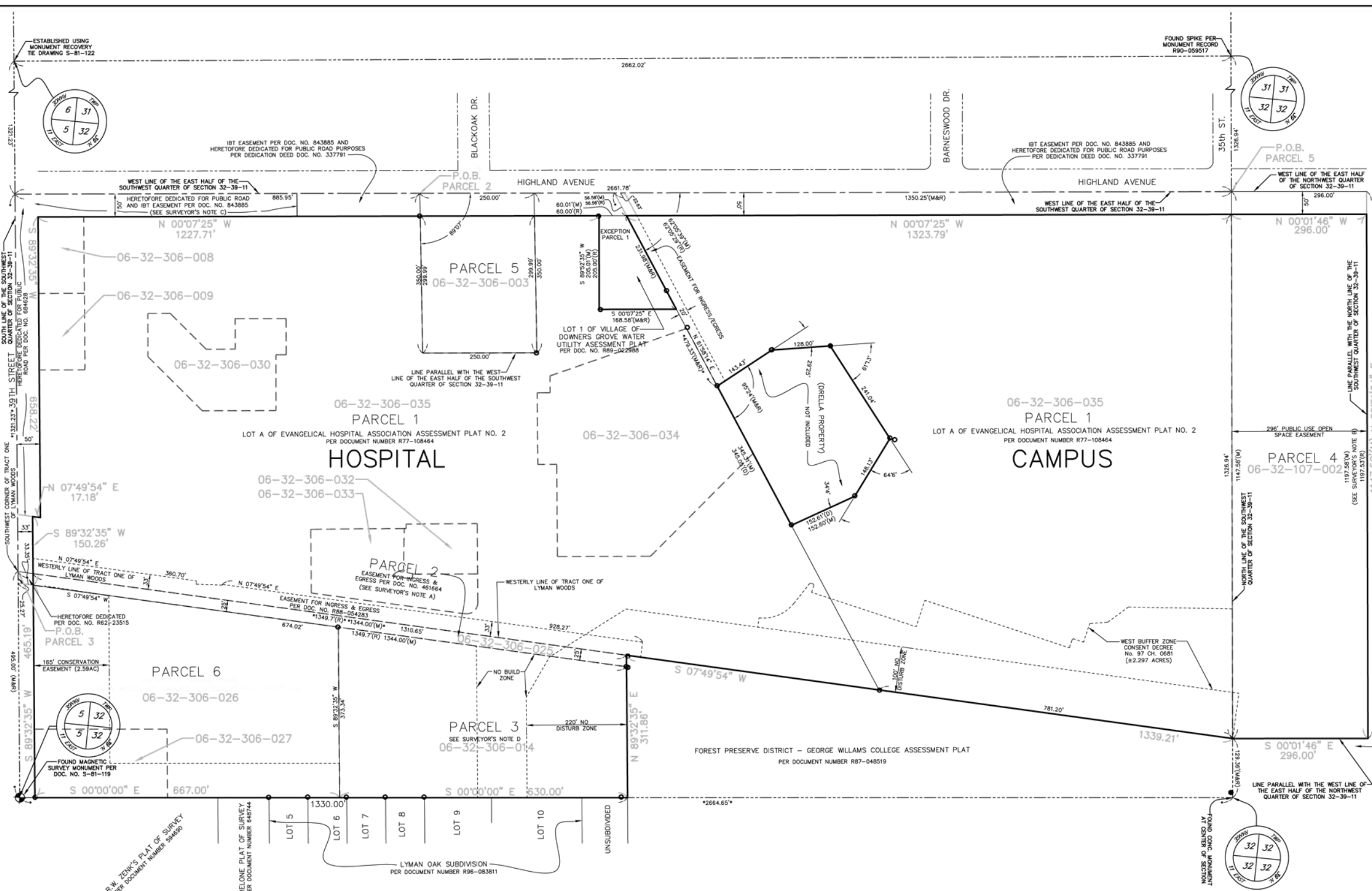
1. THIS INSTITUTIONAL MASTER PLAN FOR THE ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS HAS BEEN PREPARED TO FACILITATE THE RE-ZONING OF THE CAMPUS FROM VILLAGE OF DOWNERS GROVE PD NO. 19 (WITH UNDERLYING R-4 ZONING) TO THE VILLAGE'S NEW INP-2 ZONING CATEGORY (INSTITUTIONAL AND PUBLIC DISTRICT, LARGE CAMPUS-SCALE) DESIGNATION.
2. THE RE-ZONING AND MASTER PLAN INCORPORATES AND INCLUDES ALL APPROVALS, PLANS AND CONDITIONS AS ESTABLISHED BY PD #19 AND ALL AMENDMENTS AND CONDITIONAL USE ORDINANCES GRANTING CONDITIONAL USE FOR A HOSPITAL PRIOR TO PD #19, AND ALL AMENDMENTS TOGETHER WITH VARIOUS RESTRICTIVE COVENANTS ESTABLISHED ON THE PROPERTY.
3. THIS INSTITUTIONAL MASTER PLAN REFLECTS EXISTING CONDITIONS AND PROJECTED FUTURE IMPROVEMENTS AS OF THE DATE OF THIS DOCUMENT.
4. ALL OF THE PROJECTS INDICATED HEREIN ARE ANTICIPATED TO COMMENCE BY 12/31/25.
5. THE PROPERTY SURVEY EXHIBIT PROVIDED ON PAGE TWO HEREIN WAS NOT PREPARED BY RWG ENGINEERING, LLC. IT REPRESENTS AN ASSEMBLY OF OLDER SURVEYS PREPARED PREVIOUSLY BY OTHERS. THERE IS NO INTENT TO INDICATE THAT RWG ENGINEERING, LLC PREPARED ANY LEGAL PLATS OF SURVEY - IT IS AN EXHIBIT OF THE CURRENT LAND HOLDINGS OF THE HOSPITAL CAMPUS.

LOCATION MAP (N.T.S.)



MASTER PLAN SHEET INDEX

1. TITLE SHEET
2. PROPERTY SURVEY EXHIBIT
3. EXISTING LAND AND BUILDING USES - CONDITIONS/LIMITATIONS
4. LAND AND BUILDING USES - NEW PROJECTS EXHIBIT
5. MOTORIZED TRANSPORTATION MANAGEMENT PLAN EXHIBIT
6. NON-MOTORIZED CIRCULATION PLAN EXHIBIT
7. LANDSCAPING AND LIGHTING PLAN EXHIBIT
8. SIGNAGE PLAN EXHIBIT
9. STORMWATER MANAGEMENT PLAN EXHIBIT



PARCEL 1:
 LOT A OF EVANGELICAL HOSPITAL ASSOCIATION ASSESSMENT PLAT NO. 2 OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1977 AS DOCUMENT NO. R77-108464 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART RECORDED AS LOT 1 OF VILLAGE OF DOWNERS GROVE WATER UTILITY ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1989 AS DOCUMENT NO. R89-022988, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
 THAT PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF TRACT ONE IN LYMAN WOODS AN OWNERS ASSESSMENT PLAT RECORDED FEBRUARY 19, 1937 AS DOCUMENT 377346 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT ONE OF SAID LYMAN WOODS, BEING A POINT WHERE THE WEST LINE OF TRACT ONE OF SAID LYMAN WOODS INTERSECTS THE SOUTH LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WESTERLY LINE OF TRACT ONE OF SAID LYMAN WOODS, 1349.7 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE EXTENDED WESTERLY OF ROSE PLAT OF SURVEY RECORDED AS DOCUMENT 653255; THENCE EASTERLY, 25.27 FEET ALONG SAID EXTENDED LINE TO A POINT ON A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT ONE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 1349.7 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE WESTERLY ALONG SAID SOUTH LINE, 25.27 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 33 FEET, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 32, ACCORDING TO THE DEDICATION OF RIGHT OF WAY RECORDED JULY 17, 1962 AS DOCUMENT NO. R62-23515, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
 THE NORTH 630 FEET OF THE SOUTH 1330 FEET, AS MEASURED ALONG THE EAST LINE, OF TRACT ONE OF LYMAN WOODS AN OWNERS ASSESSMENT PLAT RECORDED FEBRUARY 19, 1937 AS DOCUMENT 377346, EXCEPTING THEREFROM THE WEST 25 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT ONE, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
 THAT PART OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 296 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 1197.53 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, 296 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 1197.53 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 50.00 FEET, MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:
 THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 885.95 FEET NORTH (MEASURED ON SAID WEST LINE) OF THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE EAST ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 89° 07' WITH SAID WEST LINE FOR A DISTANCE OF 350 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE, 250 FEET; THENCE WEST PARALLEL WITH THE FIRST DESCRIBED COURSE, 350 FEET TO SAID WEST LINE; THENCE SOUTH ON SAID WEST LINE 250 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY DEDICATION DEED RECORDED JULY 14, 1933 AS DOCUMENT NO. 337791, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6:
 THE SOUTH 700 FEET, MEASURED ON THE EAST LINE (EXCEPT THE WEST 25.00 FEET THEREOF MEASURED ON THE SOUTH LINE) OF TRACT ONE OF LYMAN WOODS, AN OWNERS ASSESSMENT PLAT OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1937 AS DOCUMENT NO. 377346, EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, CONVEYED TO THE COUNTY OF DUPAGE IN INSTRUMENT RECORDED JULY 17, 1962 AS DOCUMENT NO. R62-23515, IN DUPAGE COUNTY, ILLINOIS.

NOTES

A. THE 25 FOOT EASEMENT FOR INGRESS AND EGRESS DEPICTED PER DOCUMENT NO. 507117 AND PARCEL 2 WOULD APPEAR TO BE THE SAME PARCEL OF LAND. BOTH HAVE BEEN DESCRIBED IN TWO WAYS. THE DESCRIPTION PROVIDED TO THE SURVEYOR (PARCEL 2 OF THE LEGAL DESCRIPTION) AS WELL AS A DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. R98-209588 DESCRIBE THIS PARCEL AS HAVING ITS NORTHERN BOUNDARY AS BEING "NORTHERLY ALONG THE WESTERLY LINE OF TRACT 1 OF LYMAN WOODS 1349.7 FEET (FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32-39-11) TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE EXTENDED WESTERLY OF THE ROSE PLAT OF SURVEY RECORDED AS DOCUMENT 653255". THIS DESCRIPTION'S "1349.7 FEET" CALL WOULD PLACE THE NORTHERLY LINE OF SAID 25 FOOT EASEMENT BEYOND THE NORTH LINE OF WHAT IS DESCRIBED AS "PARCEL 3" ON THIS PLAT. THE SOUTHERLY LINE OF THE ROSE PLAT OF SURVEY IS DESCRIBED AS "A NORTH LINE OF TRACT 2 OF LYMAN WOODS". SAID LINE IS PLACED 1341.3 FEET NORTHERLY, MEASURED ALONG THE EASTERLY LINE OF SAID TRACT 2, OF THE SOUTH LINE OF SECTION 32 BY THE PLAT OF LYMAN WOODS. THE FOREST PRESERVE DISTRICT - GEORGE WILLIAMS COLLEGE ASSESSMENT PLAT RECORDED AS DOCUMENT NO. R87-048519 PLACES THE SOUTHERLY LINE OF THE ROSE PLAT OF SURVEY AT 1329.32 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 32 AS MEASURED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, AND LYMAN OAKS SUBDIVISION, RECORDED MAY 20, 1996 AS DOCUMENT NO. R96-083811, PLACES THIS LINE AT 1329.61 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 32, AS MEASURED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32. THE SURVEYOR ACKNOWLEDGES CONTRADICTIONS IN LEGAL DESCRIPTIONS AND RECORDED PLATS IN THE PLACEMENT OF THIS LINE. AS SUCH, THIS SURVEY REPRESENTS PARCEL 3 AS IN THE LEGAL DESCRIPTION PROVIDED TO THE SURVEYOR. THE SURVEYOR BELIEVES THE INTENT WAS FOR PARCEL 2 DESCRIBED HEREON TO HAVE A COMMON NORTH BOUNDARY AS PARCEL 3. ADDITIONAL SUPPORTING EVIDENCE IS THE WARRANTY DEED RECORDED AS DOCUMENT NO. R88-141246 THAT CONVEYS THE PROPERTY SHOWN HEREON AS PARCEL 3 (SEE ALSO SURVEYOR'S NOTE D). WITHIN THIS DOCUMENT A 25 FOOT EASEMENT FOR INGRESS AND EGRESS IS DEFINED AS "THE WEST 25 FEET (AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 1 (LYMAN WOODS) OF THE SOUTH 1330 FEET OF SAID TRACT 1" PARCEL 2 HAS BEEN DEPICTED IN THIS WAY.

B. THE LEGAL DESCRIPTION PROVIDED TO THE SURVEYOR FOR PARCEL 4, SHOWN AND DESCRIBED HEREON, WOULD NOT HAVE THE SOUTHEAST CORNER OF PARCEL 4 AND THE NORTHEAST CORNER OF PARCEL 1 AS A COMMON CORNER. THE SURVEYOR HAS CONCLUDED THAT THE INTENT WAS THAT THESE PARCELS SHARE A COMMON CORNER. REFERENCE BEING MADE TO WARRANTY DEED RECORDED AS DOCUMENT NO. R88-021220 AND FOREST PRESERVE DISTRICT - GEORGE WILLIAMS COLLEGE ASSESSMENT PLAT RECORDED AS DOCUMENT NO. R87-048519 WHICH BOTH DESCRIBE THE EAST AND NORTH BOUNDARY OF PARCEL 4 AND DESCRIBE PARCEL 1 AND PARCEL 4 AS SHARING A COMMON CORNER.

C. STOECK'S ASSESSMENT PLAT, RECORDED JUNE 8, 1953 AS DOCUMENT NO. 684628 DOES NOT SPECIFICALLY DEDICATE THE EAST 50 FEET OF HIGHLAND AVENUE BUT DOES SPECIFY THE PROPERTY AS "DEDICATED FOR HIGHWAY PURPOSES".

D. THE LEGAL DESCRIPTION PROVIDED TO THE SURVEYOR FOR PARCEL 3 DOES NOT QUANTIFY HOW THE "NORTH 630 FEET OF THE SOUTH 1330 FEET" IS MEASURED. THE WARRANTY DEED FOR THE PROPERTY DIRECTLY SOUTH OF PARCEL 3, RECORDED AS DOCUMENT NO. 461664, CLEARLY DESCRIBES ITS NORTH BOUNDARY AS "THE SOUTH 700 FEET (OF TRACT ONE), MEASURED ON THE EAST LINE (OF TRACT ONE OF LYMAN WOODS)" THE SURVEYOR HAS THEREFORE PLACED THE NORTH AND SOUTH LINES OF PARCEL 3 BY MEASURING ALONG THE EAST LINE OF TRACT ONE OF LYMAN WOODS AN OWNERS ASSESSMENT PLAT.

E. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, RECORDED OCTOBER 9, 1998 AS DOCUMENT NO. R98-209588.

TOTAL CAMPUS AREA = 75.01 ACRES

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
 PROPERTY SURVEY EXHIBIT

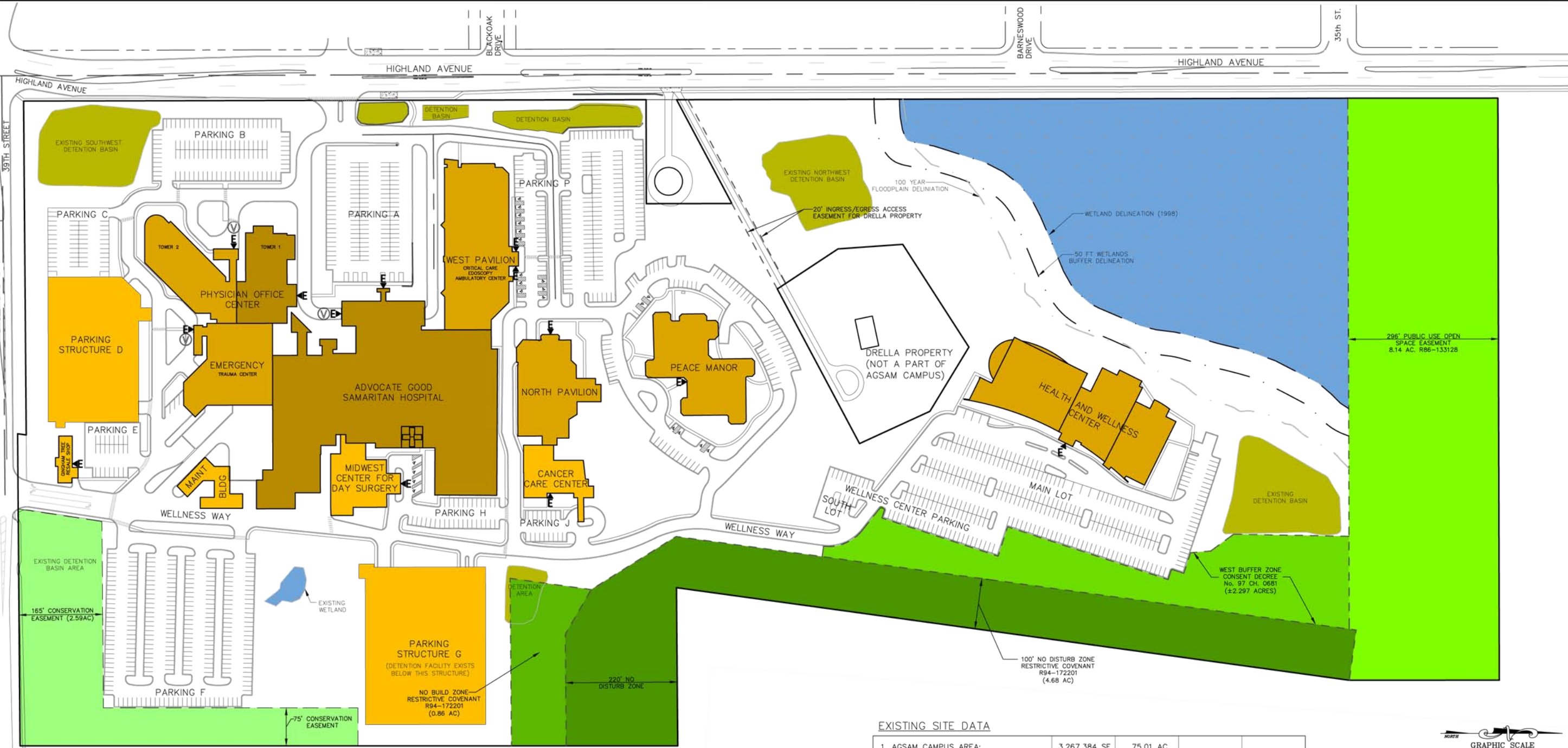
RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 12202814
 DATE 07/03/14
 SCALE 1"=120'
 PROJ. MGR. ERN
 PROJ. ASSOC. ERN
 DRAWN BY. AVS

REVISIONS
 DATE REVIEW ISSUE
 1. 09/09/14 PER VILLAGE REVIEW
 2. 10/09/14 PER VILLAGE REVIEW
 3. 10/27/14 PER VILLAGE REVIEW

SHEET 2 OF 9

October 26, 2014 10:54:07 a.m. Acadlin 19.0e (LWS Tech)
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DATE	REVISIONS	DRAWN BY
1. 09/19/14	REVIEW ISSUE	AVS
2. 10/09/14	PER VILLAGE REVIEW	AVS
3. 10/27/14	PER VILLAGE REVIEW	NEK

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
 EXISTING LAND AND BUILDING USES PLAN
 CONDITIONS/LIMITATIONS

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO.	12202914
DATE	07/03/14
SCALE	1"=100'
PROJ. MGR.	RWG
PROJ. ASSOC.	RWG
DRAWN BY	AVS

RESTRICTED OPEN SPACE SUMMARY:

PUBLIC USE OPEN SPACE ESMT	8.14Ac
WETLAND (APPROX. OUTSIDE OF OTHER RESTRICTED AREAS)	5.47Ac
CONSENT DECREE BUFFER ZONE	2.30Ac
SETBACKS (EXCLUSIVE OF OTHER RESTRICTED AREAS)	4.13Ac
NO DISTURB ZONE	4.68Ac
NO BUILD ZONE	0.86Ac
CONSERVATION ESMT	2.59Ac
TOTAL REGULATED OPEN SPACE =	28.17Ac

- AUTHORIZED USES:**
- HOSPITAL
 - MEDICAL, DENTAL OR HEALTH CARE & PRACTITIONER OFFICE
 - PERSONAL IMPROVEMENT SERVICE
 - CONSUMER SHOPPING GOODS
 - SENIOR HOUSING APARTMENT/CONDO
 - HELIPAD
 - PARKING STRUCTURES AND SURFACE PARKING

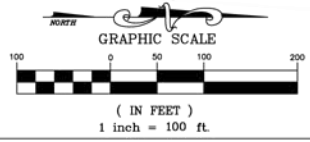
NOTES
 CURRENT GFA SHOWN HEREON IS BASED ON OUTSIDE WALL TO OUTSIDE WALL DIMENSIONS.

***BUILDING COVERAGE BREAKDOWN (TABLE TO THE RIGHT)**

*BUILDING FOOTPRINTS	377,450 SF
*PARKING STRUCTURE FOOTPRINTS	125,141 SF
	502,591 SF

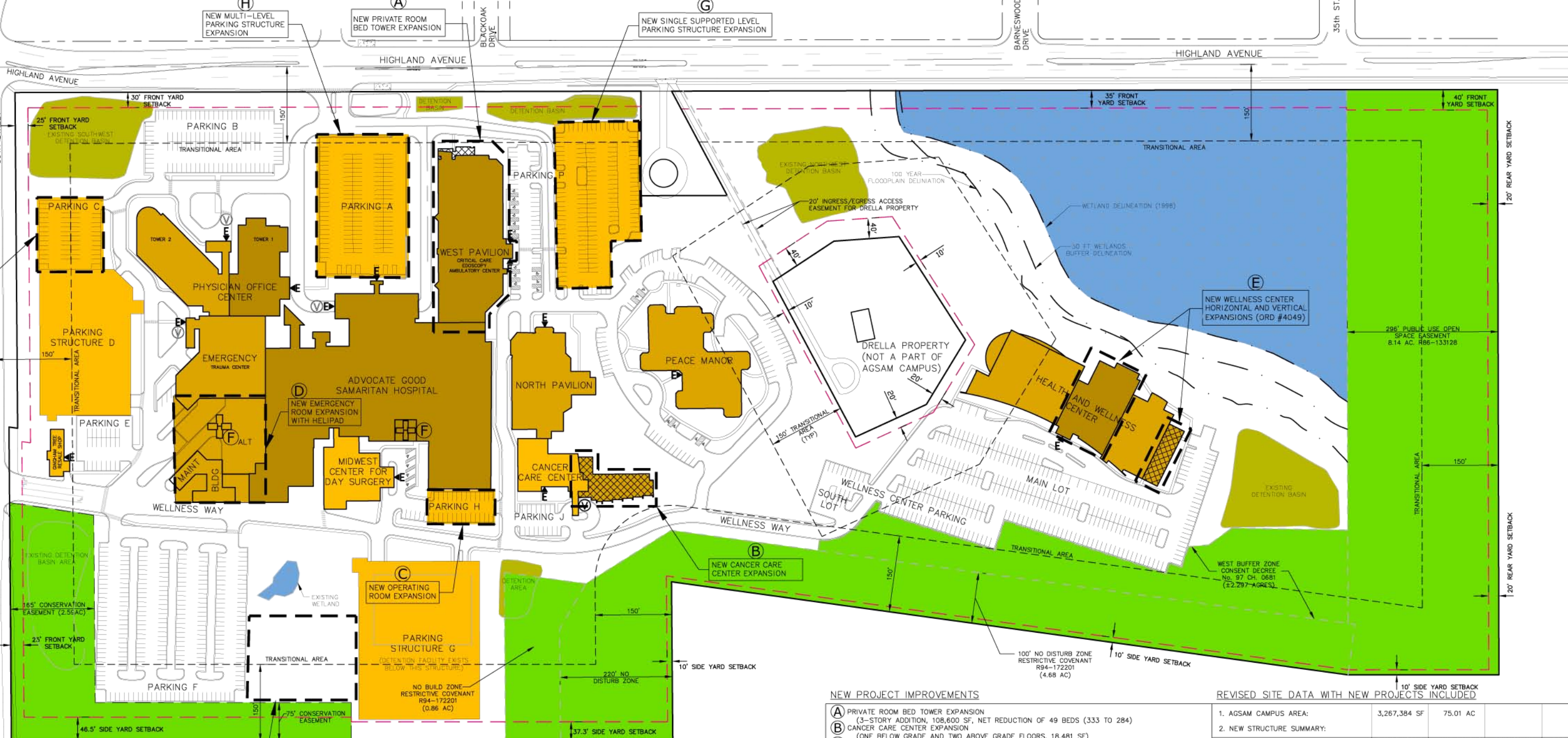
EXISTING SITE DATA

1. AGSAM CAMPUS AREA:	3,267,384 SF	75.01 AC		
2. EXISTING STRUCTURE SUMMARY:				
AUTHORIZED USES AND BUILDINGS	EXISTING G.F.A SF	NUMBER OF STORIES ABOVE GRADE	NUMBER OF STORIES BELOW GRADE	BUILDING HEIGHT
MAIN HOSPITAL (INCL WEST PAVILION & EMERGENCY) (HOSPITAL USE-HELIPAD ON ROOF)	511,176	5	1	80'
PHYSICIAN OFFICE CENTER TOWER 1 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	106,547	5	1	76'
PHYSICIAN OFFICE CENTER TOWER 2 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	82,600	4	1	50.5'
MIDWEST CENTER FOR DAY SURGERY (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	15,906	1	1	15'
NORTH PAVILION (HOSPITAL, MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	77,010	3	1	44'
CANCER CARE CENTER (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	13,660	1	1	26'
HEALTH AND WELLNESS CENTER (PERSONAL IMPROVEMENT SERVICE AND MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICES)	88,497	2	1	60'
PEACE MANOR SENIOR HOUSING (SENIOR HOUSING APARTMENT/CONDO)	155,072	6	1	58'
GINGHAM TREE RESALE SHOP (CONSUMER SHOPPING GOODS)	2,044	1	1	27'
PARKING STRUCTURE D	N/A	3	0	21'
PARKING STRUCTURE G	N/A	4	0	33'
TOTAL BUILDING SF	1,052,512			
3. FLOOR AREA RATIO (F.A.R.): (EXISTING BASED ON ABOVE)	0.32			
4. EXISTING SITE COVERAGE:				
*BUILDING COVERAGE (INCLUDING PARKING STRUCTURES)	502,591 SF	15.4 %		
HARDSCAPE (PAVEMENT, WALKS)	743,365 SF	22.8 %		
GREENSPACE:				
REGULATED COMMON	1,227,085 SF	37.5 %		
COMMON	794,343 SF	24.3 %		
TOTAL	3,267,384 SF	100.0 %		



LEGEND

ENTRANCE	➔
VALET PARKING	Ⓟ
STORMWATER MGMT	■
WETLAND	■
RECORDED LAND RESTRICTIONS	■
NO DISTURB	■
NO BUILD	■
BUFFER ZONE	■
PUBLIC USE	■
CONSERVATION ESMT	■
EXISTING STRUCTURE HEIGHTS	
HEIGHTS <36'	■
HEIGHTS 36'-64'	■
HEIGHTS >64'	■



NEW MULTI-LEVEL PARKING STRUCTURE D EXPANSION (ORD #4049)

H NEW MULTI-LEVEL PARKING STRUCTURE EXPANSION

A NEW PRIVATE ROOM BED TOWER EXPANSION

G NEW SINGLE SUPPORTED LEVEL PARKING STRUCTURE EXPANSION

E NEW WELLNESS CENTER HORIZONTAL AND VERTICAL EXPANSIONS (ORD #4049)

B NEW CANCER CARE CENTER EXPANSION

C NEW OPERATING ROOM EXPANSION

I NEW SURFACE PARKING LOT EXPANSION

AGSAM CAMPUS - DEVELOPMENT REGULATIONS

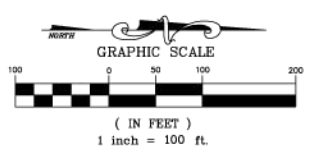
BUILDING COVERAGE (ENCLOSED OCCUPIABLE BUILDINGS & PARKING STRUCTURES)	40%
FLOOR AREA RATIO (FAR) - (ENCLOSED OCCUPIABLE BUILDINGS ONLY)	.60
SITE GREENSPACE COVERAGE	40%
MAXIMUM BUILDING HEIGHT (MEASURED FROM AVERAGE ESTABLISHED GRADE AT FRONT OF BUILDING TO ROOF HEIGHT AS DEFINED BY VODG ZONING ORDINANCE DATED 06/15/14, SECTION 14.130A.1.)	100 FT

NOTE:
HEIGHT LIMITATION WITHIN FRONT, SIDE AND REAR YARD SETBACK AREAS IS 35'. THE HEIGHT AND SETBACK LIMITATIONS WITHIN THE TRANSITIONAL AREA ONLY APPLY TO NEW BUILDINGS OR STRUCTURES OR PAVEMENTS CONSTRUCTED POST 12/31/14. ALL EXISTING IMPROVEMENTS ARE CONSIDERED AN APPROVED CONFORMING USE.

- NEW PROJECT IMPROVEMENTS**
- A PRIVATE ROOM BED TOWER EXPANSION (3-STORY ADDITION, 108,600 SF, NET REDUCTION OF 49 BEDS (333 TO 284))
 - B CANCER CARE CENTER EXPANSION (ONE BELOW GRADE AND TWO ABOVE GRADE FLOORS, 18,481 SF)
 - C OPERATING ROOM EXPANSION (11,000 SF, HEIGHT TO MATCH EXISTING)
 - D EMERGENCY ROOM EXPANSION (12,500 SF, HEIGHT TO MATCH EXISTING)
 - E WELLNESS CENTER HORIZONTAL AND VERTICAL EXPANSION (PREVIOUSLY APPROVED VIA ORD #4049, 4,077 SF HORIZONTAL AND 13,933 SF VERTICAL EXPANSION TO 68' HEIGHT)
 - F HELIPAD - EXISTING (OR RECONSTRUCTED)
 - F_{ALT} ALT RELOCATION REPLACEMENT
 - G PAVILION PARKING NORTH - NEW STRUCTURE (ONE SUPPORTED LEVEL, APPROXIMATELY 220 TOTAL STALLS, HEIGHT 20' MAXIMUM)
 - H PARKING LOT A - NEW STRUCTURE (ONE LEVEL, BELOW GRADE, ONE AT GRADE, 1/2 LEVEL UPPER DECK, APPROXIMATELY 272 STALLS TOTAL, HEIGHT 20' MAXIMUM ABOVE GRADE LEVEL)
 - I SURFACE PARKING LOT (NORTH OF LOT F) (APPROXIMATELY 34,000 SF, APPROXIMATELY 80 NEW STALLS)
 - J PARKING STRUCTURE D EXPANSION (PREVIOUSLY APPROVED VIA ORD #4049, 3 LEVEL EXPANSION, 111 TOTAL STALLS, 26.5' HEIGHT)

LEGEND

ENTRANCE		STRUCTURE HEIGHTS	
EXISTING VALET		HEIGHTS <36'	
PROPOSED VALET		HEIGHTS 36'-64'	
STORMWATER MGMT		HEIGHTS >64'	
WETLAND			
REGULATED			



REVISED SITE DATA WITH NEW PROJECTS INCLUDED

1. AGSAM CAMPUS AREA:	3,267,384 SF	75.01 AC		
2. NEW STRUCTURE SUMMARY:				
AUTHORIZED USES AND BUILDINGS	PROJECTED G.F.A. SF	NUMBER OF ABOVE GRADE	STORIES BELOW GRADE	BUILDING HEIGHT
MAIN HOSPITAL (INCL WEST PAVILION & EMERGENCY) (HOSPITAL USE-HELIPAD ON ROOF)	643,276	5	1	80'
PHYSICIAN OFFICE CENTER TOWER 1 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	106,547	5	1	76'
PHYSICIAN OFFICE CENTER TOWER 2 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	82,600	4	1	50.5'
MIDWEST CENTER FOR DAY SURGERY (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	15,906	1	1	15'
NORTH PAVILION (HOSPITAL, MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	77,010	3	1	44'
CANCER CARE CENTER (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	32,141	2	1	40'
HEALTH AND WELLNESS CENTER (PERSONAL IMPROVEMENT SERVICE AND MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	106,507	3	1	68'
PEACE MANOR SENIOR HOUSING (SENIOR HOUSING APARTMENT/CONDO)	155,072	6	1	58'
GINGHAM TREE RESALE SHOP (CONSUMER SHOPPING GOODS)	2,044	1	1	27'
PARKING STRUCTURE D	N/A	3	0	26.5'
PARKING STRUCTURE G	N/A	4	0	33'
NEW PARKING STRUCTURE AT LOT A	N/A	2	1	20'
NEW PARKING STRUCTURE AT LOT P	N/A	1	0	20'
TOTAL BUILDING SF	1,221,103			
3. FLOOR AREA RATIO (F.A.R.): (BASED ON ABOVE)	0.37			
4. NEW SITE COVERAGE:				
* BUILDING COVERAGE (INCLUDING PARKING STRUCTURES)	651,192 SF	19.9 %		
HARDSCAPE (PAVEMENT, WALKS)	681,840 SF	20.9 %		
GREENSPACE:				
REGULATED	1,227,085 SF	37.5 %		
COMMON	707,267 SF	21.7 %		
TOTAL	3,267,384 SF	100.0 %		

* - BUILDING COVERAGE FOOTPRINT INCREASE INCLUDES CANCER CARE ADDITION (7,299 SF), WELLNESS CENTER (4,077 SF), OPERATING ROOM EXPANSION (11,000 SF) AND EMERGENCY ROOM EXPANSION (12,500 SF), FOR A TOTAL OF 412,326 SF.
PARKING STRUCTURE FOOTPRINTS INCLUDE EXPANDED STRUCTURE D, STRUCTURE G, AND NEW STRUCTURES AT EXISTING PARKING LOTS A+P, FOR A TOTAL OF 238,866 SF

DATE	REVISIONS	DRAWN BY
1. 09/19/14	REVIEW ISSUE	AVS
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3. 10/27/14	PER VILLAGE REVIEW	NEK

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
DOWNERS GROVE, IL
LAND AND BUILDING USES PLAN-NEW PROJECTS EXHIBIT

RWG Engineering, LLC
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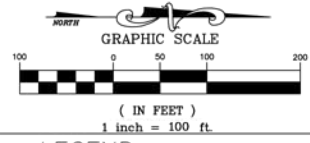
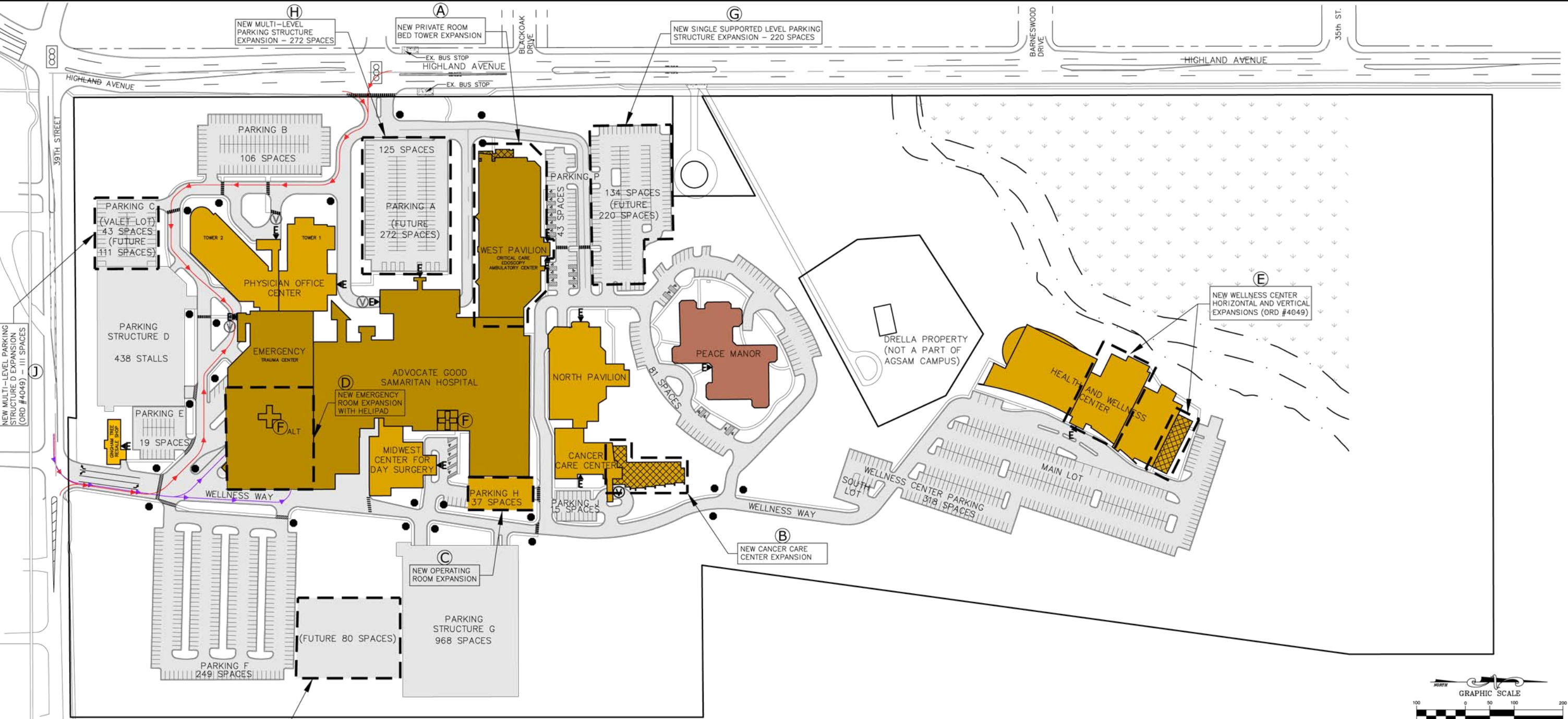
PROJECT NO.	12202914
DATE	07/03/14
SCALE	1"=100'
PROJ. MGR.	RWG
PROJ. ASSOC.	RWG
DRAWN BY	AVS

DATE	REVISIONS
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ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
 MOTORIZED TRANSPORTATION MANAGEMENT PLAN EXHIBIT

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 12202814
 DATE 07/03/14
 SCALE 1"=100'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY. AVS
 SHEET
5 OF **9**



NOTE:
 VALET PARKING SERVICES, AVAILABLE AT FOUR LOCATIONS ON THE HOSPITAL CAMPUS, PROVIDE EXTRA RELIEF FOR PARKING DISTRIBUTION.

LEGEND	
ENTRANCE	
VALET PARKING	
AMBULANCE TRAVEL ROUTES	
MAJOR DELIVERY ROUTES	
REGULAR TRAFFIC	
CROSSWALKS	
STOP SIGNS	
AUTHORIZED BUILDING USES:	
HOSPITAL	
MEDICAL, DENTAL OR HEALTH CARE PRACTITIONERS OFFICE, PERSONAL IMPROVEMENT SERVICE	
CONSUMER SHOPPING GOODS	
SENIOR HOUSING APARTMENT/CONDO	

CURRENT HOSPITAL CAMPUS PARKING REQUIREMENTS

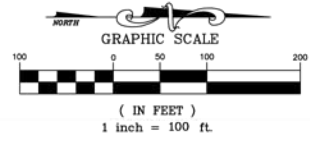
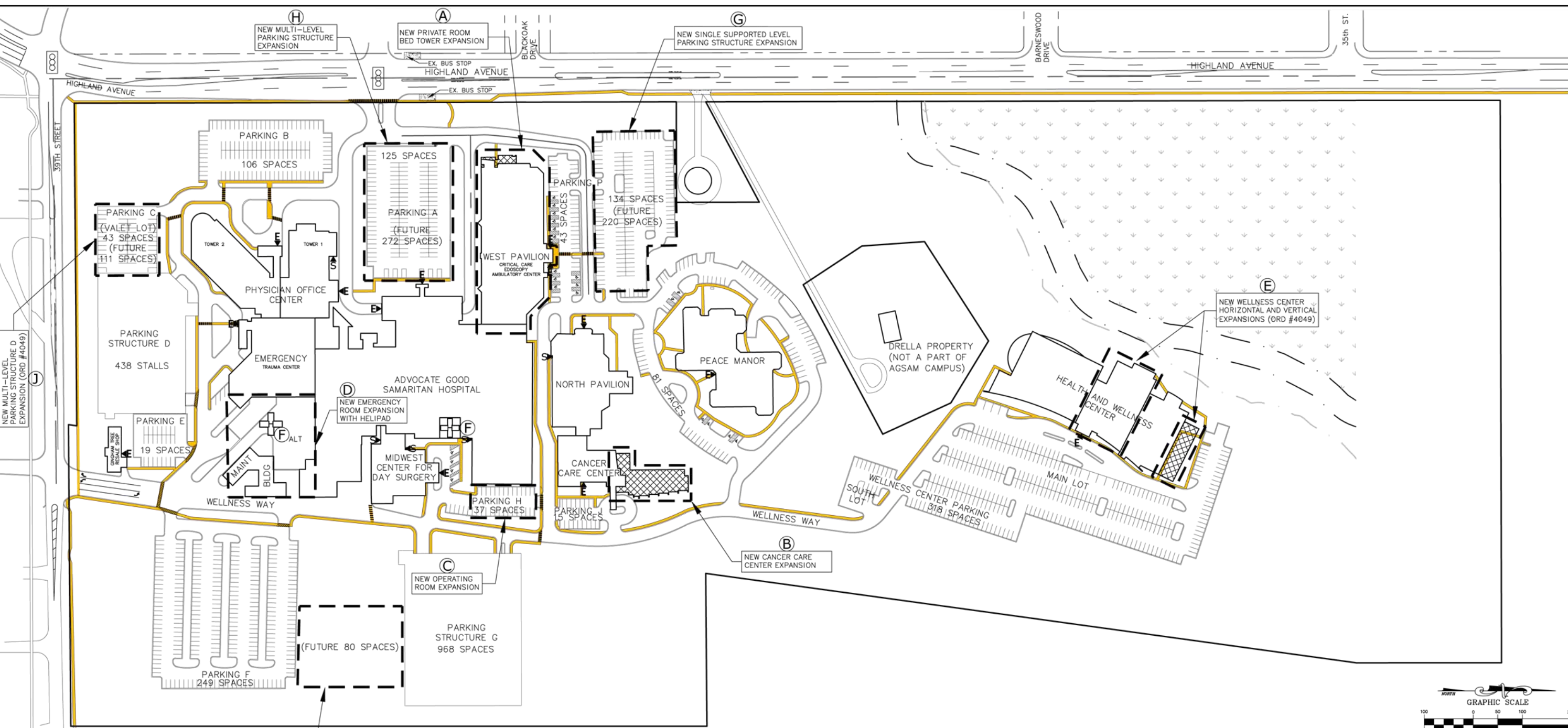
BUILDING/FACILITY	DESIGN STATISTIC	CALCULATION	CURRENT RATIO CRITERIA	PARKING REQMT
MAIN HOSPITAL (INCL WEST PAVILION & EMERGENCY) (HOSPITAL USE-HELIPAD ON ROOF)	BEDS	333	1.2 PER BED	400
PHYSICIAN OFFICE CENTER TOWER 1 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	106,547	4.0 PER 1,000SF	427
PHYSICIAN OFFICE CENTER TOWER 2 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	82,600	4.0 PER 1,000SF	331
MIDWEST CENTER FOR DAY SURGERY (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	15,906	4.0 PER 1,000SF	64
NORTH PAVILION (HOSPITAL, MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	77,010	4.0 PER 1,000SF	308
CANCER CARE CENTER (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	13,660	4.0 PER 1,000SF	55
HEALTH AND WELLNESS CENTER (PERSONAL IMPROVEMENT SERVICE AND MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	88,497	3.0 PER 1,000SF	266
PEACE MANOR SENIOR HOUSING (SENIOR HOUSING APARTMENT/CONDO)	UNITS	150	0.5 PER UNIT	75
GINGHAM TREE RESALE SHOP (CONSUMER SHOPPING GOODS)	SF	2,044	3.5 PER 1,000SF	8
TOTAL PARKING REQUIRED				1,934

HOSPITAL CAMPUS PARKING REQUIREMENTS (BASED ON NEW PROJECT IMPROVEMENTS - SEE PAGE 4)

BUILDING/FACILITY	DESIGN STATISTIC	CALCULATION	NEW RATIO CRITERIA	PARKING REQMT
MAIN HOSPITAL (INCL WEST PAVILION & EMERGENCY) (HOSPITAL USE-HELIPAD ON ROOF)	BEDS	284	1.2 PER BED	341
PHYSICIAN OFFICE CENTER TOWER 1 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	106,547	4.0 PER 1,000SF	427
PHYSICIAN OFFICE CENTER TOWER 2 (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	82,600	4.0 PER 1,000SF	331
MIDWEST CENTER FOR DAY SURGERY (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	15,906	4.0 PER 1,000SF	64
NORTH PAVILION (HOSPITAL, MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	77,010	4.0 PER 1,000SF	308
CANCER CARE CENTER (MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	32,141	4.0 PER 1,000SF	129
HEALTH AND WELLNESS CENTER (PERSONAL IMPROVEMENT SERVICE AND MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE)	SF	106,507	3.0 PER 1,000SF	320
PEACE MANOR SENIOR HOUSING (SENIOR HOUSING APARTMENT/CONDO)	UNITS	150	0.5 PER UNIT	75
GINGHAM TREE RESALE SHOP (CONSUMER SHOPPING GOODS)	SF	2,044	3.5 PER 1,000SF	8
TOTAL PARKING REQUIRED				2,003

CAMPUS PARKING SUPPLY

FACILITY	USAGE	EXISTING TOTALS	PROJECTED TOTALS
HOSPITAL PARKING:			
LOT A	VISITORS/PATIENTS	125	272
LOT B	VISITORS/PATIENTS	106	106
LOT C	VISITORS/PATIENTS	43	111
STRUCTURE D	VISITORS/PATIENTS	363	363
LEVEL 1-3	PHYSICIANS/EMPLOYEES	75	75
LEVEL 1	VISITORS	19	19
LOT E	VISITORS/PATIENTS	249	249
LOT F	VISITORS/PATIENTS	249	249
STRUCTURE G	PHYSICIANS/EMPLOYEES	262	262
LEVEL 1	EMPLOYEES	706	706
LEVEL 2-4	EMPLOYEES	37	7
LOT H	VISITORS/PATIENTS	15	15
LOT J	VISITORS/PATIENTS	177	263
LOT P	VISITORS/PATIENTS	177	263
NEW SURFACE LOT			80
TOTAL HOSPITAL PARKING		2,177	2,528
PEACE MANOR:			
TOTAL PEACE MANOR	VISITORS/TENANTS/STAFF	81	81
HEALTH AND WELLNESS CENTER:			
MAIN LOT	VISITORS	297	297
SOUTH LOT	VISITORS/EMPLOYEES	21	21
TOTAL WELLNESS CENTER		318	318
TOTAL CAMPUS PARKING		2,576	2,927



LEGEND

MAIN BUILDING ENTRANCES	▶
ALT/STAFF ENTRANCES	↘
PEDESTRIAN PATHS/SIDEWALKS	—
PEDESTRIAN CROSSINGS	—

REVISIONS

DATE	REVISION	BY
09/19/14	REVIEW ISSUE	AVS
10/09/14	PER VILLAGE REVIEW	AVS
10/27/14	PER VILLAGE REVIEW	NEK

DRAWN BY: AVS

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
NON_MOTORIZED CIRCULATION PLAN EXHIBIT

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 12202914
 DATE 07/03/14
 SCALE 1"=100'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY. AVS

October 26, 2014 10:56:55 p.m. AcctView: 19.0s (LWS Tech)
 Director: S:\12202914\300_Plan\220914_310_Plan\220914_312_Plan\12202914_V.Plan



DATE	REVISIONS	DRAWN BY
1. 09/19/14	REVIEW ISSUE	AVS
2. 10/09/14	PER VILLAGE REVIEW	AVS
3. 10/27/14	PER VILLAGE REVIEW	NEK

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
LANDSCAPING AND LIGHTING PLAN

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

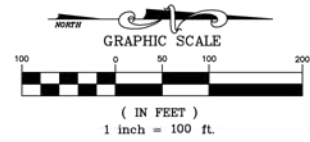
PROJECT NO. 12202814
 DATE 07/03/14
 SCALE 1"=100'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY. AVS

LANDSCAPING NOTE

THIS IS A GRAPHICAL REPRESENTATION OF CAMPUS LANDSCAPING AREAS. FOR FURTHER DETAIL OF SPECIFIC LANDSCAPING REQUIREMENTS/PROVISIONS, REFER TO THE ORDINANCES, AND AMENDMENTS PREVIOUSLY APPROVED AS PART OF PD#19.

LIGHTING NOTE

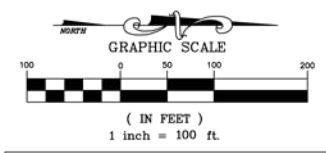
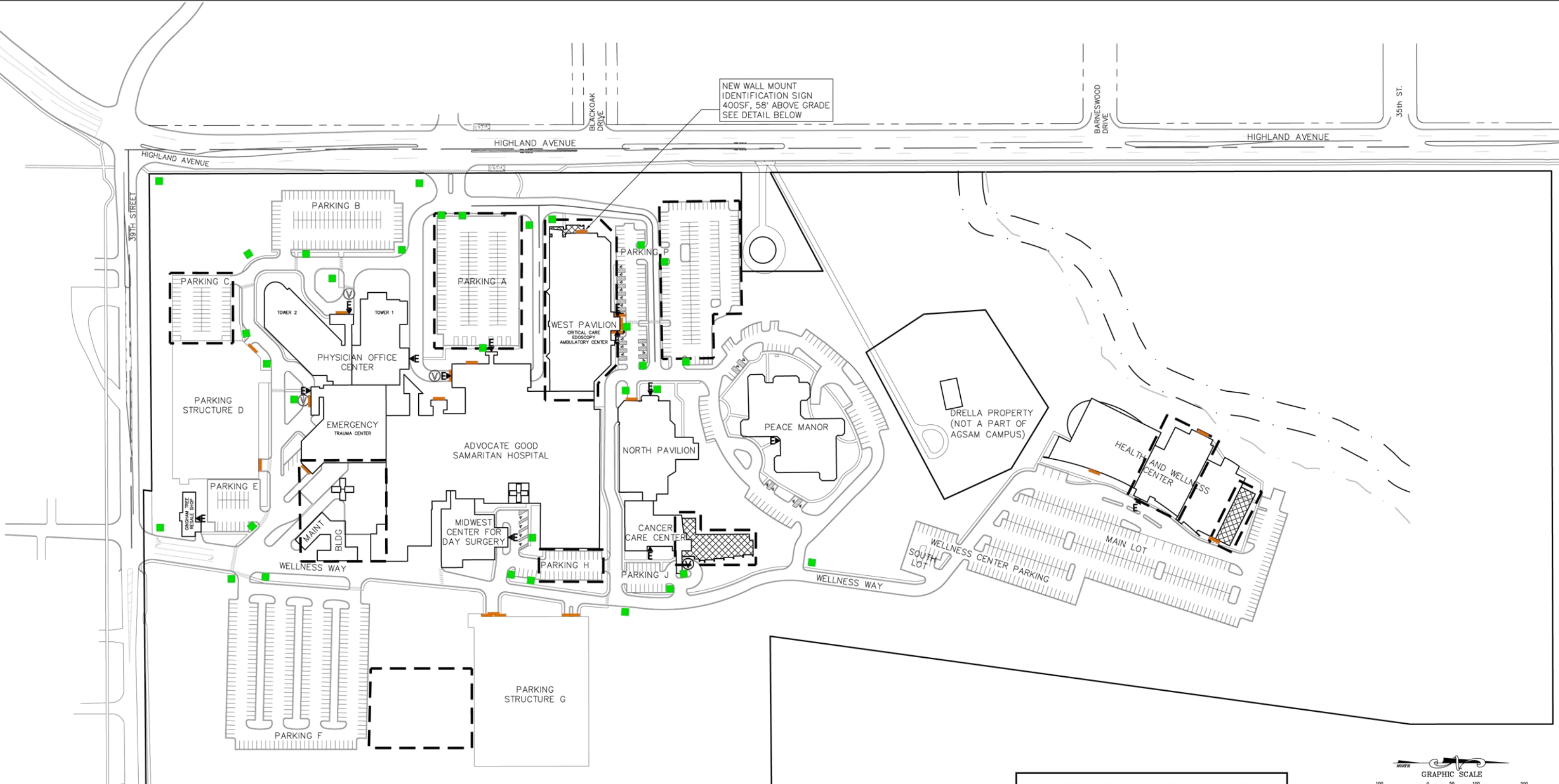
THE CAMPUS LIGHTING PROGRAM IS INTENDED TO COMPLY WITH VILLAGE ORDINANCES REGARDING SAME, AND RESPECTING LIGHTING LEVELS AT ALL PROPERTY PERIMETERS.



LEGEND

	EXISTING	PROPOSED
BUILDING	[Orange fill]	[Cross-hatch pattern]
PAVEMENT	[Light gray fill]	[Cross-hatch pattern]
TURF WITH FOUNDATION PLANTINGS AND TREES	[Light green fill]	[Cross-hatch pattern]
WET DETENTION	[Blue fill]	[Blue fill]
WETLAND	[Light green fill]	[Light green fill]
EXISTING WOODED	[Dark green fill]	[Dark green fill]
SINGLE FIXTURE LIGHT	[Square with dot]	[Square with dot]
DOUBLE FIXTURE LIGHT	[Two squares]	[Two squares]
DOUBLE FIXTURE LIGHT (SHORT HEIGHT, ±16')	[Two squares]	[Two squares]
QUAD FIXTURE LIGHT	[Four squares]	[Four squares]
QUAD BULB LIGHT	[Four dots]	[Four dots]

October 26, 2014 10:57:18 p.m. Acadttr:19.0a (LMS Tech)
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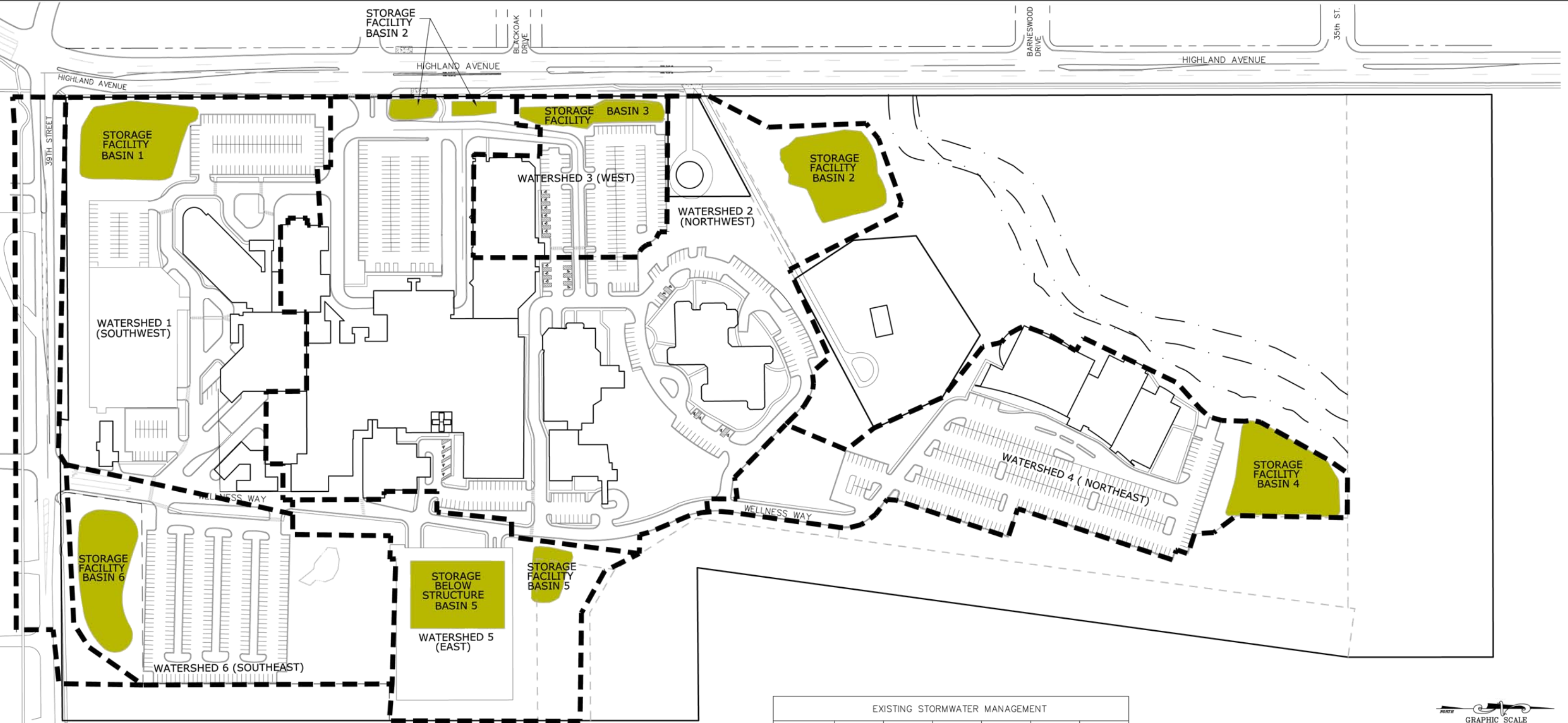
LEGEND	
ENTRANCE	
EXISTING VALET	
PROPOSED VALET	
MONUMENT SIGN	
WALL MOUNT SIGN	

DATE	REVISIONS	DRAWN BY
09/19/14	REVIEW ISSUE	AVS
10/09/14	PER VILLAGE REVIEW	AVS
10/27/14	PER VILLAGE REVIEW	NEK

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
DOWNERS GROVE, IL
SIGNAGE PLAN EXHIBIT

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 480-7889 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

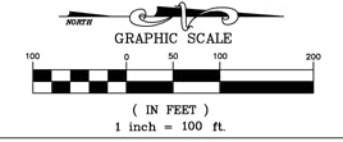
PROJECT NO. 12202014
DATE 07/03/14
SCALE 1"=100'
PROJ. MGR. RWG
PROJ. ASSOC. RWG
DRAWN BY AVS



NEW PROJECTS WILL CONFORM TO VILLAGE AND COUNTY STORMWATER ORDINANCES CURRENT AS OF THE TIME THAT FINAL ENGINEERING PLANS ARE PREPARED FOR CONSTRUCTION, ADDRESSING BOTH STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES APPROPRIATE TO THE PROJECT.

EXISTING STORMWATER MANAGEMENT						
	BASIN 1	BASIN 2	BASIN 3	BASIN 4	BASIN 5	BASIN 6
TOTAL TRIBUTARY AREA (AC)	8.65	18.20	2.61	7.24	3.93	5.36
IMPERVIOUS AREA (AC)	3.16	12.17	2.08	5.24	2.33	0.16
EXISTING RELEASE RATE (CFS)	2.48*	2.46	0.30	0.84	0.39	N/A
STORAGE VOLUME (AC-FT)	2.13	4.68	1.29	1.86	2.86	N/A
NWL	730.25	729.00	737.00	743.00	701.00	N/A
HWL	736.04	733.00	744.00	749.00	706.00	N/A

* 1.89 CFS BYPASS AND 0.59 CFS RESTRICTED FLOW



LEGEND

STORMWATER MGMT

WATERSHED DIVIDE

DATE	REVISIONS
1. 09/19/14	REVIEW ISSUE
2. 10/09/14	PER VILLAGE REVIEW
3. 10/27/14	PER VILLAGE REVIEW

DRAWN BY: AVS

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
 STORMWATER MANAGEMENT PLAN EXHIBIT

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 12202014
 DATE 07/03/14
 SCALE 1"=100'
 PROJ. MGR. RWG
 PROJ. ASSOC. RWG
 DRAWN BY AVS

Parking Demand Study
for
Advocate Good Samaritan Hospital
Downers Grove, Illinois



Prepared by:



Kenig, Lindgren, O'Hara, Aboona, Inc.

October 24, 2014

1

Introduction

This report summarizes the methodologies, results and findings of a parking demand study of existing conditions conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Advocate Good Samaritan Hospital (AGSAM) campus located at 3815 Highland Avenue in Downers Grove, Illinois.

The primary main campus parking is bounded by a ring road serving the overall AGSAM campus. The Wellness Center is located at the north end of the campus and has its own parking area. Further, Peace Manor, an assisted living community located within the AGSAM campus also has its own parking area. However, both the Wellness Center and Peace Manor are included in the study area for this report since they are considered part of the AGSAM campus as a whole.

The purpose of the study is three-fold:

- To determine the adequacy of the AGSAM parking supply under existing conditions.
- To compare the existing parking supply to the current hospital campus parking requirements
- To compare the existing parking supply to the projected hospital campus parking requirements based on new project improvements

2

Existing Parking System

This chapter describes the existing Advocate Good Samaritan Hospital parking system, parking usage characteristics, and an analysis of parking supply and demand. The data presented in this chapter was determined from several field surveys of the various parking areas serving the campus, including parking inventory and occupancy surveys.

Parking Inventory

The existing parking facilities serving the Advocate Good Samaritan Hospital campus, the parking facilities serving the Wellness Center (located at the north end of the AGSAM campus), and the parking area serving Peace Manor were inventoried to verify the number of available parking spaces and the user designations of the spaces. Parking in the AGSAM campus is free. There are some parking spaces that are restricted and designated via signage. Also, there are approximately 75 parking spaces on the first level of Garage D that can only be accessed with a key card.

Valet Parking

There are three valet parking stations on the AGSAM campus:

- AGSAM Main Entrance
- Emergency/Trauma Center Entrance
- Physician Office Center

Valet parking is free and is typically offered during peak operating hours of the hospital campus (7:00AM to 6:00PM), Monday through Friday.

Table 1 shows a summary of the AGSAM campus parking supply. There are presently a total of approximately 2,576 parking spaces serving the AGSAM campus (including the Wellness Center and Peace Manor).

With the exception of the parking spaces on Level 1 of Parking Garage D that are accessed by key card or spaces that are restricted via signage, the parking spaces throughout the campus are generally open to both employees/physicians and visitors/patients. As such, parking areas are not designated by user group. However, it can be determined which user group is using which parking area based on the locations of these parking areas with respect to main entrances, employee entrances, and the proximity/walking convenience factor.

Figure 1 shows the locations of the parking facilities.

Table 1
EXISTING ADVOCATE GOOD SAMARITAN HOSPITAL PARKING FACILITIES

Parking Facility	Capacity		
	Standard Stalls	Accessible Stalls	Total
Lot A	112	13	125
Lot B	98	8	106
Lot C	43	0	43
Garage D – Level 1	64	11	75
Garage D – Level 1	75	0	75
Garage D – Level 2	156	4	160
Garage D – Level 3	124	4	128
Lot E – Gingham	17	2	19
Lot F – Valet	249	0	249
Garage G – Level 1	262	0	262
Garage G – Level 2	253	0	253
Garage G – Level 3	261	0	261
Garage G – Level 4	192	0	192
Lot H – Surgery	33	4	37
Lot J – Cancer Ctr	13	2	15
Lot P - Pavilion North	129	5	134
Lot P - Pavilion South	<u>35</u>	<u>8</u>	<u>43</u>
Wellness Center (Main Lot)	280	17	297
Wellness Center (South Lot)	21	0	21
Peace Manor	<u>75</u>	<u>6</u>	<u>81</u>
Total Campus Parking Supply:	2,492	84	2,576



PROJECT:
 Advocate Good Samaritan
 Hospital
 Downers Grove, Illinois

TITLE:
 Existing Parking Locations

KLOA
 Job No: 14-047

Figure: 1

Existing Parking Occupancy

Hourly parking occupancy counts of the parking facilities (refer to Figure 1) were conducted from 6:00 A.M. to 6:00 P.M. on Tuesday, February 25, 2014 and also on Wednesday, March 19, 2014. The counts were conducted on a Tuesday and a Wednesday since these two days are historically the busiest days of the week according to AGSAM. Further, the counts were conducted when weather conditions were favorable and there was no snow covering the parking spaces. The Wednesday, March 19, 2014 results were utilized since the data collected on this day represents a higher peak based on the results of the parking surveys and the information received from AGSAM. The following highlights the results of the parking count.

- ❖ The AGSAM campus peaked at approximately 74 percent of its total parking capacity during the 10:00 A.M. to 1:00 P.M. hours.
- ❖ The AGSAM campus also peaked at 75 percent for the previous count conducted on Tuesday, February 25, 2014.
- ❖ Parking Lot A (visitor parking closest to the main entrance) was at or near 100 percent occupancy from 9:00 A.M. through the 4:00 P.M. hour.
- ❖ Parking Lot B (visitor parking near the physician office center) had a peak parking occupancy greater than 95 percent from 9:00 A.M. through the 2:00 P.M. hour.
- ❖ Parking Lot C (valet parking) had a peak parking occupancy of 95 percent at the 11:00 A.M. hour.
- ❖ Parking Garage D had a peak parking occupancy of 98 percent at the 11:00 A.M. hour.
- ❖ Parking Lot F (valet parking east of Wellness Way) had a peak parking occupancy greater than 95 percent from 9:00 A.M. to 12:00 P.M.
- ❖ The Pavilion Parking areas had a peak parking occupancy between 9:00 A.M. and 2:00 P.M.

- ❖ Parking Garage G only peaked at 51 percent of its total capacity. It is important to note that Parking Garage G is currently undergoing rehabilitation and certain parking areas were not available. However, to understand the current parking demand, these approximate 120 parking spaces were included in the total campus parking supply.
- ❖ It is possible that Parking Garage D has higher percentage occupancy because of the rehabilitation occurring in Parking Garage G, resulting in transference of parking location.
- ❖ The extended campus parking area (Wellness Center Main Lot) peaked at 76 percent during the 9:00 A.M. hour.
- ❖ The Wellness Center South Lot (approximately 21 parking spaces) was at or near capacity from 7:00 A.M. to 2:00 P.M.
- ❖ Peace Manor peaked at 87 percent occupancy during the 11:00 A.M. to 1:00 P.M. campus peak hours.

The volume of hourly parking occupancy summaries for the AGSAM main campus areas are shown in **Table 2**. The percentage of hourly parking occupancy summaries for the AGSAM main campus areas are shown in **Table 3**.

Table 2
 HOURLY PARKING OCCUPANCY VOLUME – BY AREA
 ADVOCATE GOOD SAMARITAN HOSPITAL

Time	Campus Parking											Wellness Center	Peace Manor
	Total Hospital	Lot A	Lot B	Lot C	Garage D	Lot E	Lot F	Garage G	Lot H	Lot J	Lot P		
Inventory	2,576	125	106	43	438	19	249	968	37	15	177	318	81
6:00 A.M.	570	28	8	5	124	0	59	119	4	0	43	118	62
7:00 A.M.	1012	79	51	5	198	0	172	229	13	1	73	127	64
8:00 A.M.	1418	116	80	11	263	2	201	387	24	2	102	165	65
9:00 A.M.	1801	125	102	26	325	2	238	463	31	11	164	247	67
10:00 A.M.	1911	125	104	36	398	7	242	490	36	9	168	228	68
11:00 A.M.	1900	125	103	41	429	12	240	496	32	6	168	177	71
12:00 P.M.	1907	127	103	28	413	10	241	495	28	5	160	226	71
1:00 P.M.	1841	126	106	27	400	5	228	495	24	8	157	199	66
2:00 P.M.	1819	124	105	35	402	5	232	479	25	8	167	181	56
3:00 P.M.	1699	125	104	34	390	2	225	439	26	7	136	154	57
4:00 P.M.	1467	122	79	27	326	1	164	361	26	7	129	166	59
5:00 P.M.	1151	117	64	18	262	0	135	254	9	2	89	146	55
6:00 P.M.	891	119	41	19	189	0	96	192	11	0	54	109	61

Table 3
 HOURLY PARKING OCCUPANCY PERCENTAGE – BY AREA
 ADVOCATE GOOD SAMARITAN HOSPITAL

Time	Campus Parking											Wellness Center	Peace Manor
	Total Campus	Lot A	Lot B	Lot C	Garage D	Lot E	Lot F	Garage G	Lot H	Lot J	Lot P		
Inventory	2,576	125	106	43	438	19	249	968	37	15	177	318	81
6:00 A.M.	22%	22%	8%	12%	28%	0%	24%	12%	11%	0%	40%	19%	77%
7:00 A.M.	39%	63%	48%	12%	45%	0%	69%	24%	35%	7%	60%	35%	79%
8:00 A.M.	55%	93%	75%	26%	60%	11%	81%	40%	65%	13%	79%	51%	80%
9:00 A.M.	70%	100%	96%	60%	74%	11%	96%	48%	84%	73%	93%	93%	82%
10:00 A.M.	74%	100%	98%	84%	91%	37%	97%	51%	97%	60%	93%	96%	83%
11:00 A.M.	74%	100%	97%	95%	98%	63%	96%	51%	86%	40%	93%	96%	87%
12:00 P.M.	74%	102%	97%	65%	94%	53%	97%	51%	76%	33%	91%	90%	87%
1:00 P.M.	71%	101%	100%	63%	91%	26%	92%	51%	65%	53%	91%	88%	81%
2:00 P.M.	71%	99%	99%	81%	92%	26%	93%	49%	68%	53%	84%	98%	69%
3:00 P.M.	66%	100%	98%	79%	89%	11%	90%	45%	70%	47%	93%	72%	70%
4:00 P.M.	57%	98%	75%	63%	74%	5%	66%	37%	70%	47%	88%	68%	73%
5:00 P.M.	45%	94%	60%	42%	60%	0%	54%	26%	24%	13%	74%	43%	68%
6:00 P.M.	35%	95%	39%	44%	43%	0%	39%	20%	30%	0%	56%	22%	75%

3

Parking Supply Requirements

The analysis of parking supply and demand is the basis for determining the adequacy of the existing parking supply on the AGSAM campus both as a campus as a whole as well as in areas of the campus that are in high demand (e.g. Parking Lot A and Parking Lot B).

Current Hospital Campus Parking Requirements

The AGSAM campus current campus parking requirements are tabulated in **Table 4**. As shown in Table 4, the total parking required for the AGSAM campus is 1,934 parking spaces. Because the AGSAM campus has a total parking supply of 2,576 parking spaces, the current AGSAM campus parking supply exceeds the current campus parking requirements.

Projected Hospital Campus Parking Requirements

Projected AGSAM campus parking requirements were established based on the new projected campus improvements, which includes the expansion of the Cancer Care Center, the conversion of semi-private to private patient rooms, the expansion of the surgery center and emergency room, and the addition to the Wellness Center. **Table 5** shows the projected campus parking requirements, resulting in a total parking space requirement of 2,006 parking spaces. As noted, the overall campus provides 2,576 parking spaces. Therefore, the current AGSAM campus parking supply exceeds the projected parking space requirements.

It is important to note that based on the parking occupancy surveys conducted at the campus, the peak parking demand is 74 percent of the total parking capacity. Therefore, at any given time, there is an overall parking surplus of 665 parking spaces, which is 26 percent of the total parking capacity.

Table 4

CURRENT HOSPITAL CAMPUS PARKING REQUIREMENTS

Building/Facility	Design Unit	Ratio	Parking Required
Main Hospital	333 beds	1.2/bed	400
POB Tower 1	106,547 s.f.	4.0/1k s.f.	427
POB Tower 2	82,600 s.f.	4.0/1k s.f.	331
Day Surgery	15,906 s.f.	4.0/1k s.f.	64
North Pavilion	77,010 s.f.	4.0/1k s.f.	308
Cancer Care Center	13,660 s.f.	4.0/1k s.f.	55
Health and Wellness Center	88,497 s.f.	3.0/1k s.f.	266
Peace Manor	150 units	0.5/unit	75
Gingham Tree Resale Shop	2,044 s.f.	3.5/1k s.f.	8
Total Parking Required:			1,934

Table 5

PROJECTED HOSPITAL CAMPUS PARKING REQUIREMENTS

Building/Facility	Design Unit	Ratio	Parking Required
Main Hospital	284 beds	1.2/bed	341
POB Tower 1	106,547 s.f.	4.0/1k s.f.	427
POB Tower 2	82,600 s.f.	4.0/1k s.f.	331
Day Surgery	15,906 s.f.	4.0/1k s.f.	64
North Pavilion	77,010 s.f.	4.0/1k s.f.	308
Cancer Care Center	32,141 s.f.	4.0/1k s.f.	129
Health and Wellness Center	106,507 s.f.	3.0/1k s.f.	320
Peace Manor	150 units	0.5/unit	75
Gingham Tree Resale Shop	2,044 s.f.	3.5/1k s.f.	8
Total Parking Required:			2,003

4

Conclusions

The key findings from this Parking Demand Study for the Advocate Good Samaritan Hospital campus are summarized below.

- ❖ There are presently a total of approximately 2,576 parking spaces serving the AGSAM campus.
- ❖ Given the existing parking supply of 2,576 parking spaces, the AGSAM campus has more than sufficient parking capacity to meet both current campus parking requirements (1,934 parking spaces) as well as projected campus parking requirements (2,003 parking spaces), which includes an expansion to the Cancer Care Center and the Health and Wellness Center.
- ❖ Based on the parking occupancy surveys conducted at the campus, the peak parking demand is 74 percent of the total parking capacity.
- ❖ At any given time, there is an overall parking surplus of 665 parking spaces, or 26 percent of the total parking capacity.
- ❖ The existing excess parking reserve benefits the AGSAM by providing the flexibility for limited further expansion beyond the two near-term expansion programs (Cancer Care Center and the private room conversion).

Executive Summary
Traffic Impact Study
for
Advocate Good Samaritan Hospital
Downers Grove, Illinois



Prepared by:



Kenig, Lindgren, O'Hara, Aboona, Inc.

October 3, 2014

Introduction

This executive summary report summarizes the methodologies, results and findings of a site traffic impact analysis conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Advocate Good Samaritan Hospital (AGSAM) campus in Downers Grove, Illinois.

Advocate Good Samaritan Hospital is proposing to expand on the existing hospital campus located in Downers Grove, Illinois. The campus is roughly defined by forest preserve to the north, 39th Street to the south, Highland Avenue to the west, and residential development to the east.

Study Area

The following four intersections were included in the study area for this project:

1. AGSAM Main Access and Highland Avenue (signalized)
2. 39th Street and Highland Avenue (signalized)
3. Wellness Way/Washington Street and 39th Street (all-way stop)
4. AGSAM Main Access and Internal T-Intersection (two-way stop)

Conditions Analyzed

For the purposes of this traffic evaluation, the following three conditions were analyzed for both the weekday morning and weekday evening peak hour periods:

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing traffic volumes in the surrounding area and quantifies the volume of traffic both entering and exiting the AGSAM campus.
2. Future Condition – Phase 1 - This condition represents Year 2016 conditions, which includes the following:
 - Existing traffic volumes
 - Phase 1 estimated traffic, which includes the expansion of the Cancer Care Center and the conversion of semi-private patient rooms to individual rooms
 - Regional growth in traffic volumes applied to the surrounding roadway system
3. Future Condition – Total Buildout – This condition represents Year 2025 conditions, which includes the following:
 - Future Condition – Phase 1 traffic volumes
 - Estimated site-generated traffic for the additional future phases of the hospital campus

- Regional growth in traffic volumes applied to the surrounding roadway system

Purpose of Study

The primary purpose of the traffic study is threefold.

- Determine the existing traffic and roadway conditions to establish a base condition.
- Determine the traffic impact for Future – Phase 1 conditions of the AGSAM Campus expansion plan.
- Determine the traffic impact for future conditions upon complete buildout, as well as the regional growth in traffic for Year 2025 conditions and recommend, if any, traffic control and/or roadway improvements needed to mitigate its impact.

Existing Conditions

Transportation conditions in the vicinity of the site were inventoried to obtain a basis for projecting future conditions. Four components of existing conditions were considered:

1. The geographic location of the site
2. The characteristics of the adjacent street system, including lane geometry and intersection traffic controls
3. The weekday peak-hour vehicle, bicycle, and pedestrian traffic volumes at the study intersections
4. The locations and availability of alternative modes of transportation, including public transportation, bicycle lanes, and pedestrian amenities

Site Location

The campus is roughly defined by forest preserve to the north, 39th Street to the south, Highland Avenue to the west, and residential development to the east.

Existing Roadway Characteristics

The characteristics of the existing streets that surround the proposed development are illustrated in **Figure 1** and described below.

Highland Avenue is a four-lane, north-south arterial under the jurisdiction of the DuPage County Division of Transportation. The posted speed limit is 35 mph in the vicinity of the campus, and parking is restricted on both sides of the roadway. Curb/gutter and sidewalks are provided on both sides of the roadway.

39th Street is a two-lane, east-west collector roadway under the jurisdiction of the Village of Downers Grove. The posted speed limit is 25 mph in the vicinity of the campus, and parking is restricted on both sides of the roadway. Curb/gutter and sidewalks are provided on both sides of the roadway.

Washington Street is a two-lane local road under the jurisdiction of the Village of Downers Grove. The posted speed limit is 25 mph and parking is permitted on both sides of the roadway. Curb/gutter and sidewalks are provided on both sides of the roadway.

Pedestrian Connectivity and Traffic Controls

Highland Avenue has a sidewalk system on both sides of the roadway; however, there are no sidewalk connections between Highland Avenue and the main campus building, particularly for the bus shelter on Highland Avenue north of the AGSAM Main Access driveway. Consideration should be given to providing a sidewalk between Highland Avenue and the main campus building.

39th Street has a sidewalk system on both sides of the roadway. The sidewalk continues into the campus on the east side of Wellness Way. High visibility crosswalks are provided across Wellness Way at the first internal all-way stop intersection.

The campus has a sidewalk system that is adjacent to the main building of the campus. There are several established crosswalks that provide connectivity for pedestrians between buildings and parking areas. Several intersections are under all-way stop control, particularly near the Emergency Room department, to allow both pedestrian movements and to control traffic speeds through the campus.

Public Transportation

The campus is served by Pace Bus Route Number 834 (Joliet-Downers Grove), which has bus shelters on both sides of Highland Avenue, north of the AGSAM Main Access drive, for both directions of travel. The route travels as far north to Yorktown Mall and south to the Lockport Train Station and the Joliet Train Station. Further, this route has connections to over 12 other Pace routes serving the area. Route 834 operates Monday through Saturday, generally between 5:00 A.M. and 8:00 P.M. on weekdays and between 8:00 A.M. and 7:00 P.M. on Saturdays.

Existing Traffic Volumes

Manual turning movement traffic counts were performed for the weekday morning (6:00 to 9:00 A.M.) and the weekday afternoon (2:00 to 6:00 P.M.) peak traffic periods on Tuesday, September 23, 2014 at the following four intersections.

1. AGSAM Main Access and Highland Avenue (signalized)
2. 39th Street and Highland Avenue (signalized)
3. Wellness Way/Washington Street and 39th Street (all-way stop)
4. AGSAM Main Access and Internal T-Intersection (two-way stop)

For the purposes of this study, the peak hours of traffic were determined by the volume of traffic accessing the AGSAM campus during these time periods. From this turning movement data, it was determined that the weekday morning peak hour occurs between 8:00 and 9:00 A.M. and the weekday evening peak hour occurs between 3:30 and 4:30 P.M. The existing peak hour traffic volumes are shown in **Figure 2**. Pedestrian and bicycle activity was also counted and was observed to be very low through these intersections.

It is also important to note that, as shown in Figure 2, a very low volume of cars were counted/observed to proceed from the north on Wellness Way to the south on Washington Street or vice versa. This indicates that “cut-through” traffic through the neighborhood to the south is low, if at all existent.

Advocate Good Samaritan Hospital Development Plan

The AGSAM Campus proposes several expansion programs over the next several years, including the expansion of the Cancer Care Center, the conversion of semi-private patient rooms to individual rooms, a remodel and expansion of the Emergency Room and surgery center, and an expansion to the existing Health and Wellness Center, located at the north end of the campus. Further, parking structures and expanded surface parking areas are proposed throughout the campus to provide an ample supply of convenient parking in areas where multiple hospital services are grouped together and experience a high concentration of patients and visitors. Phase 1, which is expected to be completed in the next couple of years, includes the expansion of the Cancer Care Center and the conversion of semi-private patient rooms to individual rooms.

Development Access

The overall AGSAM campus will continue to be served by the following two access points:

- AGSAM Main Access and Highland Avenue – this signalized intersection currently serves as the main gateway to the hospital campus. The access drive provides one lane inbound and two lanes outbound striped to provide a shared through/left-turn lane and an exclusive right-turn lane. Highland Avenue provides a northbound right-turn lane and a southbound left-turn lane to serve this access drive.
- Wellness Way/Washington Street and 39th Street – Wellness Way will continue to serve as the southern gateway to the hospital campus. This all-way stop controlled intersection provides single-lane approaches on the east, south, and west approaches. Wellness Way aligns with Washington Street to the south and provides one lane inbound and two lanes outbound striped to provide a left-turn lane and a right-turn lane. The striping is to deter non-local traffic from proceeding south on Washington Street, south of 39th Street.

Truck Delivery for AGSAM Campus

Major truck deliveries will continue to access the AGSAM campus from the all-way stop controlled intersection of Wellness Way/Washington Street and 39th Street via Highland Avenue.

Ambulance Route for AGSAM Campus

Ambulances will continue to primarily access the AGSAM campus from the intersection of Wellness Way/Washington Street and 39th Street. This access is preferred because of its proximity to the Emergency Room, which is located at the south end of the campus. Ambulances will also continue to have the option to access the campus via the main access off Highland Avenue.

Directional Distribution of Campus Traffic

A continuing major focus of the campus development plan is to provide an integrated approach where visitors, staff, emergency, and service vehicles have succinct mobility within the campus in the most efficient and organized manner possible. The traffic flows approaching and departing the hospital campus area were evaluated to determine the directional distribution of campus traffic.

Because the access points to the campus will remain the same and the proposed expansion plans will be located in generally the same areas of the campus, it is estimated that the directional distribution of campus traffic will remain the same upon complete buildout of the total improvement plans. **Figure 3** illustrates the established directional distribution.

Site Traffic Generation

The volume of traffic estimated to be generated by the AGSAM campus plan is a combination of existing hospital traffic volumes in addition to traffic volumes estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition.

Table 1 shows the trip generation traffic volumes for the existing hospital campus, the Phase 1 campus plan, and the Future Phases campus plan. The table also provides the total aggregate campus-generated traffic volumes for each condition analyzed as part of this traffic study.

Table 1
 ESTIMATED TRAFFIC VOLUMES FOR ADVOCATE GOOD SAMARITAN
 HOSPITAL CAMPUS DEVELOPMENT

Type/Size	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Existing (Data)						
Hospital Campus	557	190	747	297	669	966
Phase 1						
Cancer Care Center - +18,481 s.f.	10	8	18	8	13	21
Conversion of Semi- Private Patient Rooms to Individual Rooms (reduction in beds)	0	0	0	0	0	0
Phase 1 Total:	10	8	18	8	13	21
Future Phases						
Hospital Expansion - +168,691 s.f. ¹	95	66	161	78	117	195
Existing (KLOA):	557	190	747	297	669	966
Total Phase 1 (Aggregate)²:	567	198	765	311	646	957
Total Buildout (Aggregate)³:	662	264	926	389	763	1,152

¹Difference between existing square footage of hospital (1,052,512 s.f. and proposed square footage of hospital at ultimate buildout (1,221,103 s.f.) This difference includes the Cancer Care Center expansion.
²Existing (KLOA) + Phase 1 Total Traffic
³Total Phase 1 (Aggregate) + Future Phases Total

Phase 1 Total Projected Traffic Volumes

The future Phase 1 total projected traffic volumes include and consider the following:

- Existing traffic volumes
- Phase 1 estimated traffic
- Regional growth in traffic volumes applied to the surrounding roadway system. A total of one percent (0.5 percent per year for two years) was used.

Figure 4 shows the total projected traffic volumes for the Phase 1 condition.

Projected Traffic Volumes – Total Buildout

This future condition represents Year 2025 traffic volumes, which includes the following:

- Total Buildout (Aggregate) traffic volumes
- Regional growth in traffic volumes applied to the surrounding roadway system. A total of 5.5 percent (0.5 percent per year for 11 years) was used.

Regional growth represents an increase in existing traffic volumes due to ambient growth not attributable to any one particular planned nearby development. Regional growth was estimated using historical ADT data and our involvement with project studies in the surrounding area.

Figure 5 shows the total projected traffic volumes for the Year 2025 Total Buildout condition.

Capacity Analysis

For the purposes of this traffic evaluation, the following three conditions were analyzed for both the weekday morning and weekday evening peak hour periods:

- Existing Condition – (refer to Figure 2)
- Future Condition – Phase 1 (refer to Figure 4)
- Future Condition – Total Buildout (refer to Figure 5)

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2000* and analyzed using Synchro/SimTraffic 7.0 software.

The analyses for the traffic-signal controlled intersections on Highland Avenue were accomplished using 100 second cycle lengths and split phasings, as prescribed by the DuPage County Division of Transportation, and roadway characteristics to determine the average overall vehicle delay, volume-to-capacity ratios, and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections is shown in **Table 2**.

Summaries of the traffic analysis results showing the LOS and overall intersection delay (measured in seconds) for the three analyzed conditions are presented in **Table 3**, **Table 4**, and **Table 5**, respectively. A discussion of the intersections follows.

Table 2
LEVEL OF SERVICE CRITERIA

Unsignalized Intersections		
	Level of Service	Average Control Delay (seconds per vehicle)
	A	0 - 10
	B	> 10 - 15
	C	> 15 - 25
	D	> 25 - 35
	E	> 35 - 50
	F	> 50
Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e. one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Source: *Highway Capacity Manual, 2010.*

Table 3
CAPACITY ANALYSIS RESULTS—EXISTING CONDITION

Intersection	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour
	LOS/Delay	LOS/Delay
39 th St and Highland Ave (signal)	B – 11.6	B – 16.1
AGSAM Main Access and Highland Ave (signal)	A – 5.2	A – 9.8
Wellness Way/Washington St and 39 th St (all way stop)	A – 9.9	B – 10.7
Internal Drive and AGSAM Main Access (stop sign)	NBA: B – 13.9 SBA: A – 8.9	NBA: C – 19.1 SBA: A – 9.6

LOS represents the intersection as a whole for signalized and all-way stop controlled intersections; for two-way stop sign-controlled intersections, the LOS represents the minor approach.
Delay is measured in seconds.
NBA = Northbound Approach.
SBA = Southbound Approach.

Table 4
CAPACITY ANALYSIS RESULTS—PHASE 1 FUTURE CONDITION

Intersection	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour
	LOS/Delay	LOS/Delay
39 th St and Highland Ave (signal)	B – 11.7	B – 16.5
AGSAM Main Access and Highland Ave (signal)	A – 5.3	B – 10.0
Wellness Way/Washington St and 39 th St (all way stop)	A – 10.0	B – 10.8
Internal Drive and AGSAM Main Access (stop sign)	NBA: B – 14.4 SBA: A – 8.9	NBA: C – 19.8 SBA: A – 9.6

LOS represents the intersection as a whole for signalized and all-way stop controlled intersections; for two-way stop sign-controlled intersections, the LOS represents the minor approach.
Delay is measured in seconds.
NBA = Northbound Approach.
SBA = Southbound Approach.

Table 5
CAPACITY ANALYSIS RESULTS—TOTAL BUILDOUT FUTURE CONDITION

Intersection	Weekday A.M. Peak Hour	Weekday P.M. Peak Hour
	LOS/Delay	LOS/Delay
39 th St and Highland Ave (signal)	B – 12.8	C – 21.7
AGSAM Main Access and Highland Ave (signal)	A – 6.8	B – 11.3
Wellness Way/Washington St and 39 th St (all way stop)	B – 10.7	B – 12.0
Internal Drive and AGSAM Main Access (stop sign)	NBA: C – 16.5 SBA: A – 9.0	NBA: D – 28.0 SBA: A – 9.8

LOS represents the intersection as a whole for signalized and all-way stop controlled intersections; for two-way stop sign-controlled intersections, the LOS represents the minor approach.
 Delay is measured in seconds.
 NBA = Northbound Approach.
 SBA = Southbound Approach.

Discussion and Recommendations

Recommended roadway and traffic control improvements are identified below.

39th Street and Highland Avenue

The intersection currently operates at an overall acceptable level of service and will continue to do so with both the Phase 1 condition and the total buildout condition. Further this traffic signal is equipped with pedestrian countdown signals and has high visibility (continental style) crosswalks on the west, east, and south approaches. Therefore, no roadway or traffic control improvements are recommended at this intersection in conjunction with the Phase 1 or total buildout conditions associated with the AGSAM campus.

AGSAM Main Access and Highland Avenue

This traffic signal will continue to operate at an acceptable level of service for both the Phase 1 condition and the total buildout condition. Further this traffic signal is equipped with pedestrian countdown signals and has high visibility (continental style) crosswalks on the west, east, and north approaches. Therefore, no roadway or traffic control improvements are recommended at this intersection in conjunction with the Phase 1 or total buildout conditions associated with the AGSAM campus. As noted, consideration should be given to providing a sidewalk or pedestrian-related feature to connect the sidewalk and bus shelter on Highland Avenue to the AGSAM campus.

Internal Drive and AGSAM Main Access

The internal drive is under stop sign control at its intersection with the AGSAM Main Access drive. The analysis shows that this intersection will continue to operate at an acceptable level of service for future conditions. Field observations have shown that the internal drive does back up on the northbound approach, particularly during the weekday afternoon peak hour periods. However, it was also noted that this queue quickly dissipates after the next green phase. No improvements are recommended at this intersection.

Wellness Way/Washington Street and 39th Street

This intersection is under all-way stop sign control. Wellness Way provides a separate southbound left-turn lane and a southbound right-turn lane at its approach to 39th Street. The two lanes are provided to deter through traffic from proceeding south on Washington Street to through the residential neighborhood to the south. As noted, when compared to the left- and right-turning movements exiting the campus during the weekday evening peak hour, the existing traffic volumes show a very low volume of vehicles proceeding south onto Washington Street. As such, there is a very low volume of hospital campus using Washington Street in either direction. It is recommended that the existing crosswalks be restriped since the existing markings are weathered and difficult to see.

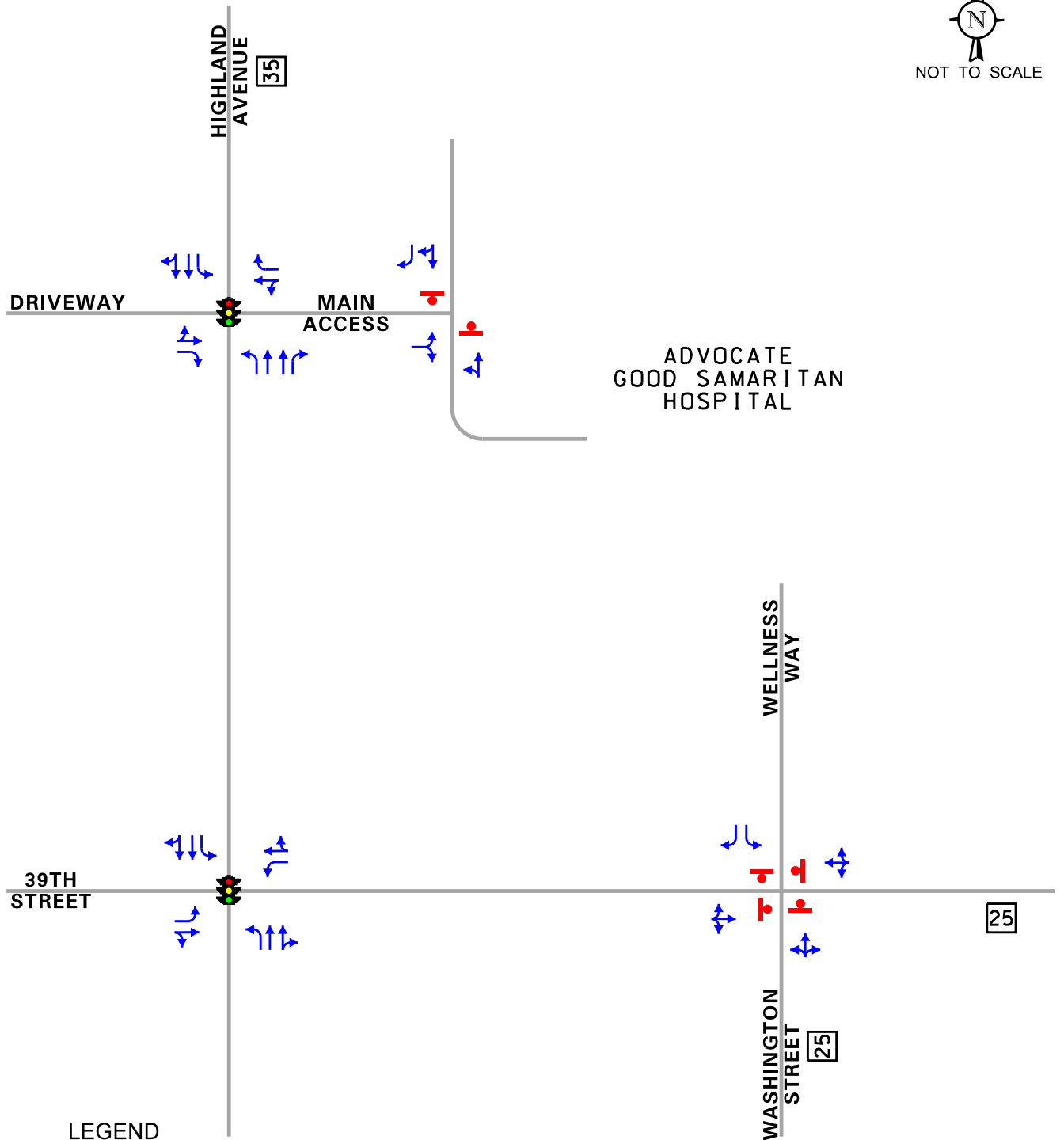
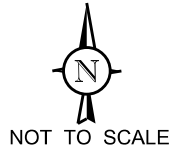
Signal Warrants Study

At the request of the Village of Downers Grove, this intersection was examined to determine if a traffic signal is warranted. Installation of a traffic signal requires that one or more of the nine (9) signal warrants outlined in the *Manual on Uniform Traffic Control Devices* (MUTCD 2009) is met. For the purposes of this study, Warrant 2 – Four Hour Warrant, and Warrant 3 – Peak Hour Volume, were examined.





The results of the warrant study show that a traffic signal is not warranted or recommended at this intersection since the traffic volume threshold warrants are not met for Warrant 2 or Warrant 3.

Conclusion

The AGSAM campus is served by two major access points: a full, signalized access on Highland Avenue and a full, all-way stop controlled access on 39th Street. These two access points will continue to effectively accommodate the projected traffic for Year 2025 conditions, which includes an expansion of the medical campus, in addition to several parking structures planned. No traffic control or roadway improvements are needed along Highland Avenue or along 39th Street as a result of the proposed expansion program. A traffic signal is not warranted at the intersection of Wellness Way/Washington Street and 39th Street under either existing or projected traffic volumes.



LEGEND

-  - TRAVEL LANE
-  - TRAFFIC SIGNAL
-  - STOP SIGN
-  - SPEED LIMIT

PROJECT:

AGSam Campus
Downers Grove, Illinois

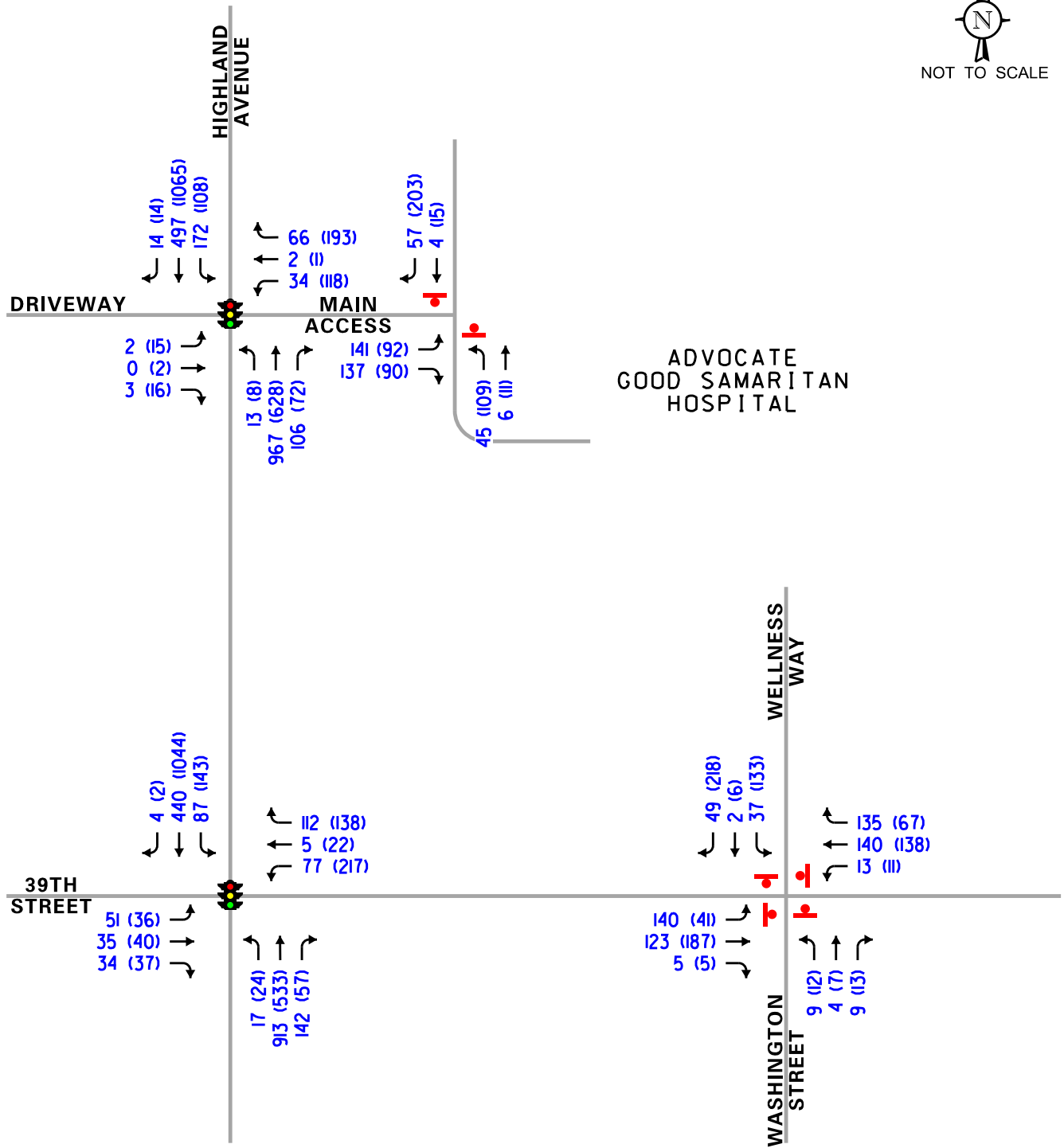
TITLE:

Existing Street Characteristics



Job No: 14-047

Figure: 1



LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (3:30-4:30 PM)

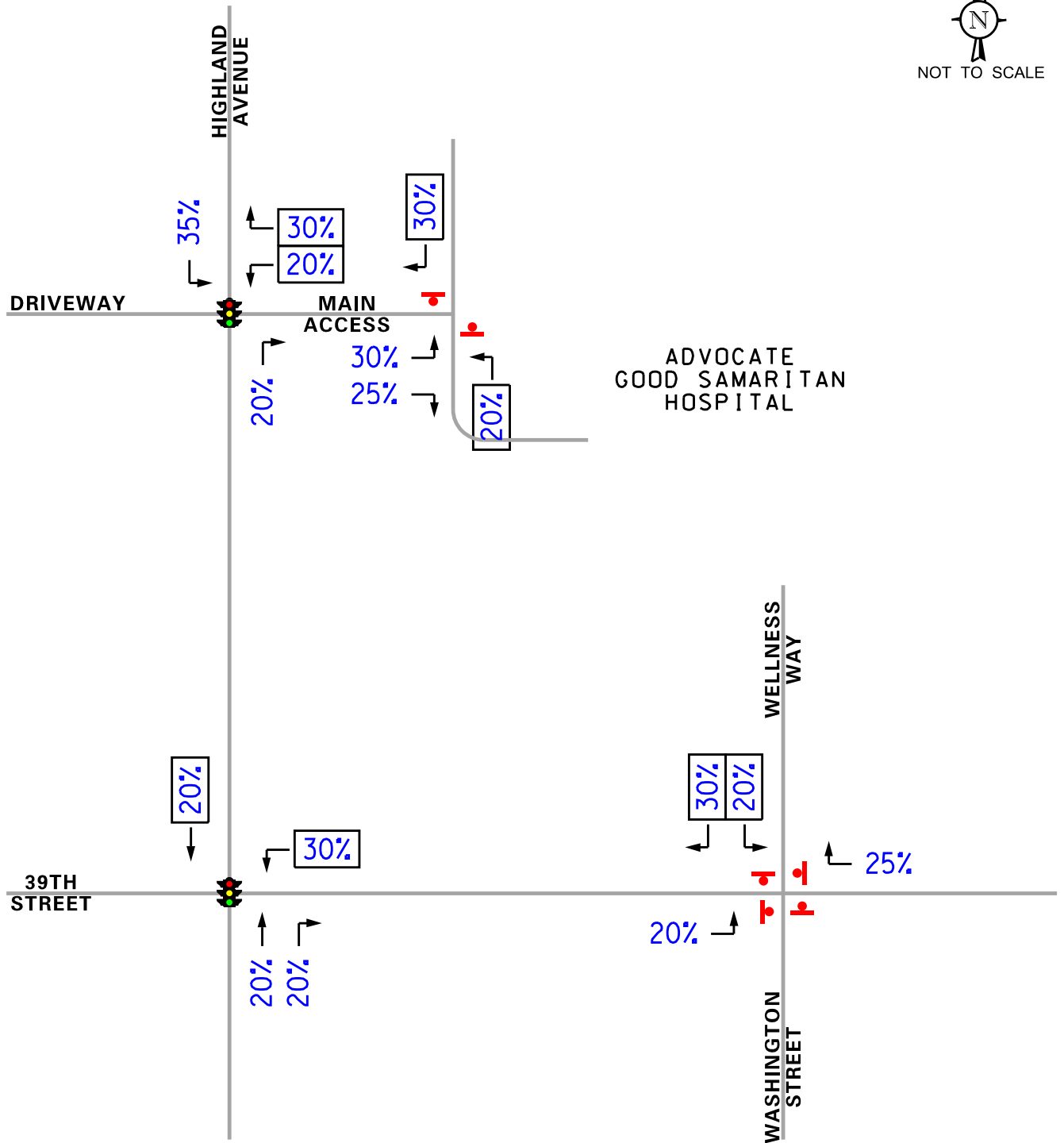
PROJECT:

AGSam Campus
Downers Grove, Illinois

TITLE:

Existing Traffic Volumes

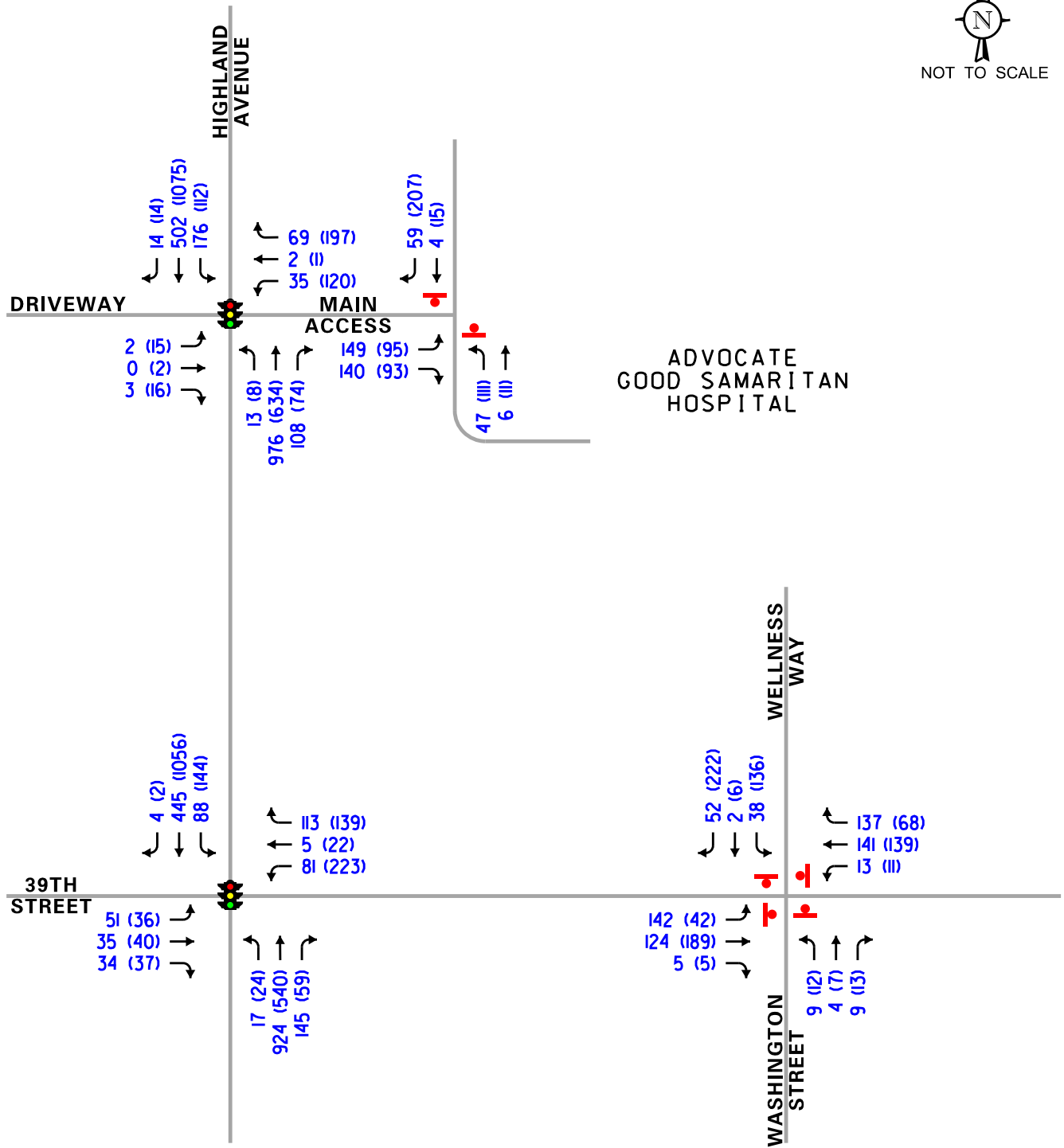




PROJECT:
 AGSam Campus
 Downers Grove, Illinois

TITLE:
 Estimated Directional Distribution


 Job No: 14-047



LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (3:30-4:30 PM)

PROJECT:

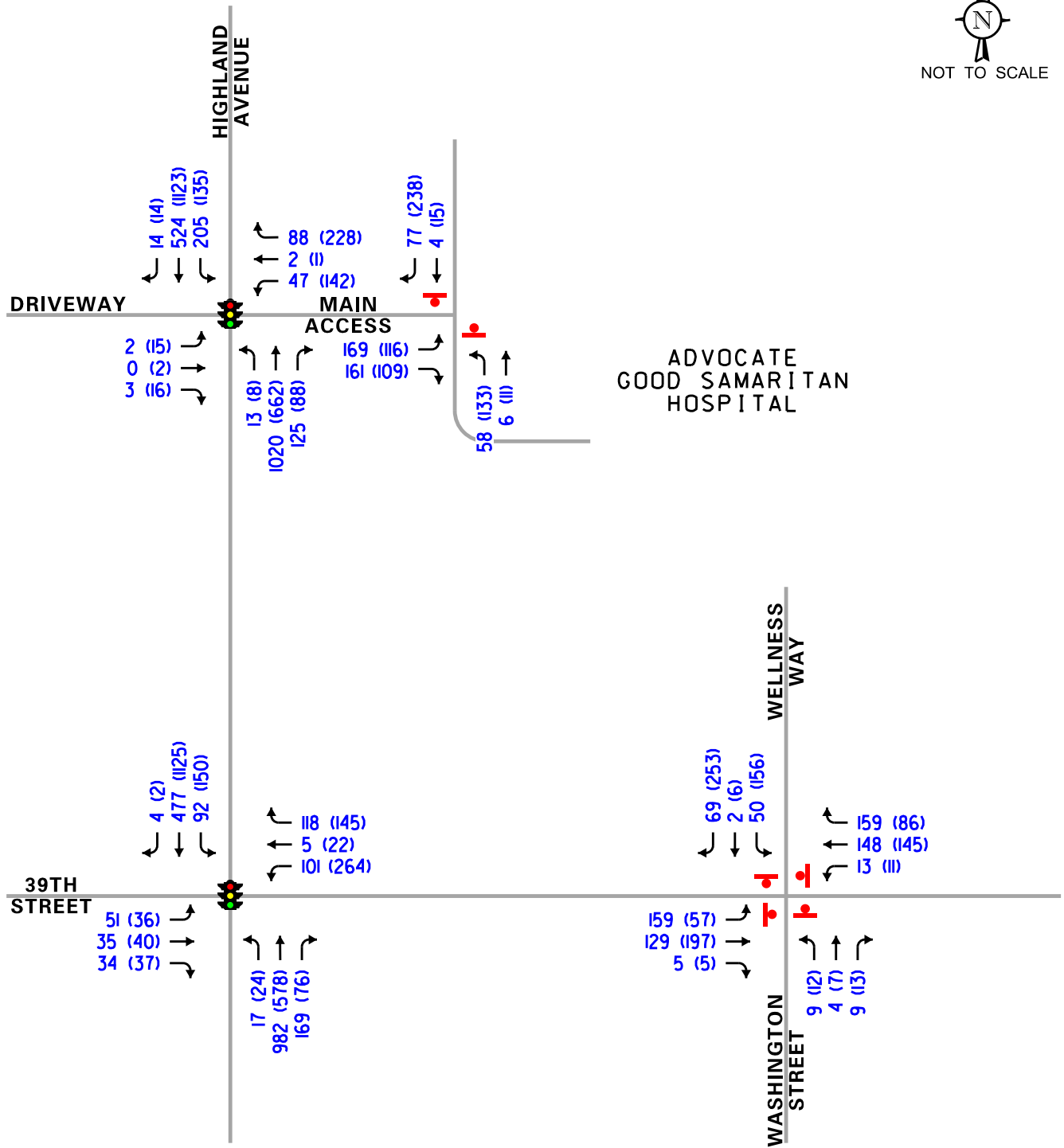
AGSam Campus
Downers Grove, Illinois

TITLE:

Phase 1
Total Traffic Volumes



Job No: 14-047



LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (3:30-4:30 PM)

PROJECT:

AGSam Campus
Downers Grove, Illinois

TITLE:

Total Projected Traffic Volumes
(Total Buildout)



Job No: 14-047

PUBLIC HEARINGS:

Chairperson Urban reviewed the protocol for the meeting and swore in those individuals that would be speaking on the following petition:

FILE PC32-14: A petition seeking approval of two requests: i) Rezoning from R-4 Residential Detached House 4, to INP-2 Campus-scale Institutional and Public. The property is zoned R-4, Residential Detached House 4. The property is located at the northeast corner of Highland Avenue and 39th Street, commonly known as 3815 Highland Avenue and 3801 Highland Avenue, Downers Grove, IL. Advocate Health and Hospitals Corporation, Petitioner and Owner, and Village of Downers Grove, Owner; and ii) an Institutional Master Plan. The property is zoned R-4, Residential Detached House 4. The property is located at the northeast corner of Highland Avenue and 39th Street, commonly known as 3815 Highland Avenue, Downers Grove, IL. Advocate Health and Hospitals Corporation, Petitioner and Owner.

Planner Kelley Chrisse walked through the zoning requests noting the request for the master plan only applies to the Advocate Good Samaritan Hospital (AGSAM) campus. She reported the Institutional and Public zoning is a new zoning district created with the recent adoption of the zoning ordinance on June 15, 2014. The goal of the zoning district was to align the future land use designation of institutional, public and civic uses. The INP-2 designation related specifically to campus-scale institutional, public developments that recognizes the uniqueness of large development with public, civic and institutional uses. Details of the site were pointed out on the overhead along with surrounding zoning and uses. Because the site has many buildings and uses on it and does not fit neatly into traditional zoning districts, it has to use the planned development process, which is why the site was transitioning into the newly created INP-2 district. A historic detail followed for the site. Per Ms. Chrisse, stated the site included the entire hospital campus as well as many parcels and many uses, including medical/dental offices, retail, housing, a landing area, etc. An aerial photo was provided. The village authorized the petitioner to include the Village's water tower property in the rezoning request to INP-2. No changes are proposed for the Village's water tower site. However, any future changes would require special use approval, as the water tower property is not included in the proposed AGSAM master plan.

A chart of previously approved uses followed. With the rezoning, Ms. Chrisse stated the site will align the current land use with the zoning classification. Details followed on the benefits of having the hospital in the area and it meeting the requirements of the Future Land Use and the village's Comprehensive Plan. Staff noted all standards for rezoning were met and recommended approval of the rezoning of the Village's water tower site and the AGSAM campus.

Turning to the master plan, Ms. Chrisse stated that the Institutional Master Plan is specific to the AGSAM campus. She explained the purposes and benefits of a master plan, noting that should the master plan receive approval by the Village Council, the plan will not come before the commission unless the petitioner seeks changes to the master plan. Ms. Chrisse shared two upcoming projects the hospital was planning as well as some expansion projects anticipated for the future, which was why the hospital is requesting the master plan. She pointed out the transitional areas required under the master plan are only applicable to new construction. All existing structures are conforming and remain conforming with the approval of the Institutional Master Plan.

DRAFT

For the development within the interior of the site, Ms. Chrissie discussed that the petitioner is proposing to change the maximum height of new buildings to 100 feet versus the old maximum height of 80 feet. The petitioner has noted that not more than 40% of its land area will be covered by buildings. The minimum open space being proposed by the petitioner is 30%. Proposed parking structures were noted as well as current signage and what it was based upon, i.e., their current sign plus a new proposed wall sign. Ms. Chrissie walked through other characteristics of the site, existing conditions, landscaping, lighting plans, signage, engineering, etc.

Staff indicated that two general inquiries were received on the proposal and the petitioner held a neighborhood meeting and provided a report (attached to staff's report). The petitioner met with the DuPage County Forest Preserve and the Downers Grove Park District and no concerns were identified from either entity. After much reporting from staff, Ms. Chrissie stated that the standards for master plan approval were met and recommended approval of the petition.

Mr. Matejczyk found the process very unique and streamlined. Mr. Popovich concurred and explained the benefits of this process. Regarding the water tower property, Ms. Chrissie explained that the parcel size was about .54 acres. As to the size requirement for INP-2 properties, Mr. Cozzo asked if the water tower site should have been rezoned INP-1 or INP-2, wherein Ms. Chrissie explained it had to do with the district area as a whole. A better explanation followed.

Mr. Tracy Kasson, Rathje and Woodward, Wheaton, Illinois, attorney for the petitioner, introduced the Advocate team to respond to questions. He referenced the following exhibits: Application for Map amendment (Ex. 1); INDR response letter (Ex. 2); IHPA response letter (Ex. 3); Downers Grove Sanitary District (Ex. 4); Kane DuPage Soil opinion letter (Ex. 5); Traffic Impact study, dtd. October 3, 2014 with the parking demand study dtd. October 24, 2014 (Ex. 6); and the Institutional Master Plan (Ex. 7).

Mr. Kasson reported that the hospital had been considering the proposed expansions (western bed tower and the cancer care center) for the hospital for some time and the hospital was encouraged by the Village to wait for the adoption of the village's new Zoning Ordinance. After the adoption of the ordinance, the petitioner submitted the rezoning request and proposed master plan.

Ms. Laura Neiburg, with Advocate Healthcare, reviewed AGSAM's master facility planning projects and explained that only two projects anticipated have been funded, which are the private room bed tower addition and the cancer care center expansion. Ms. Nieberg explained the desire for more convenient parking facilities, the existing condition of the helipad and the need for an expanded emergency room. She concluded by stating that the hospital has been an active member of the community since 1976.

Mr. Ken Rathje, with Rathje Planning Services, gave an overview of the proposal, site plan, surrounding zoning, parking, stormwater, etc. followed in more detail. Mr. Rathje reviewed and explained how the proposal met the standards for rezoning and for the master plan.

Chairperson Urban opened the meeting to public comment.

Mr. Gordon Goodman, 5834 Middaugh, Downers Grove, supported both the rezoning and the master plan but suggested commissioners ask the petitioner about internal traffic, improving parking and the re-alignment of roadway, specifically regarding the area east of the traffic signal located on

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Highland Avenue. He supported the open space being provided but had concerns about the management of the natural areas of the site, specifically with invasive species.

Mr. Jerome Pavlik, 3650 Highland Avenue, Downers Grove, inquired about a sound and visual barrier between his home and the proposed improvements. Specifically, Mr. Pavlik noted that there has been an increase in the noise level in the neighborhood over the years.

Ms. Cynthia Pavlik, 3650 Highland Avenue asked about the height of the proposed parking structure, wherein Ms. Chrissie stated it was proposed to be a one-level structure. Ms. Pavlik also shared her concerns about the noise reverberating to her home.

Responding to questions/concerns, Mr. Kasson described that the internal traffic circulation will remain as is and that if future improvements are made, the hospital will review it at that time. As to the invasive plants issues, he stated the letter from the Forest Preserve was basically to ensure that correct plantings were planted. Regarding the removal of the invasive plantings, Mr. Kasson stated that nothing could be done to disturb such areas due to the consent decree in place. As to noise, he noted that a transitional area existed with the 35 feet height limitation and no additional noise would be generated.

It was pointed out by Ms. Neiberg that the way-finding signage was installed a few years ago but it was something the hospital was working on with its patients. Mr. Robert Gudmundson, RWG Engineering, then addressed the noise reverberating off the retaining wall on Highland Avenue recalling that the wall was built by the county, not the hospital, during the improvements of Highland Avenue to allow the sidewalk to be installed.

Resident, Ms. Cindy Pavlik returned and restated the noise had increased when then retaining wall was installed and she was concerned about the noise increasing with the new buildings being proposed. She asked that some form of plantings be installed to buffer the noise. Mr. Kasson noted there would be over 300 feet of separation from the proposed one-story structure to the residents' home. Also, Highland Avenue was a collector street and not much could be done. [Highland Avenue is a minor arterial.]

Mr. Gudmundson, stated that he worked with the hospital over the years and believed that the retaining wall being discussed was installed by the county. However, he added that the single-level parking deck typically includes a low knee wall near the bottom and then is open above that. The open design of the parking structure would mitigate noise levels.

Mr. Cozzo discussed the traffic at the Highland Avenue exit/entrance and asked if there was a plan to better align the roadway to the south and also a better roadway sign to the parking structure "A". Wherein, Mr. Bill Woodward, with KLOA Traffic indicated that the area was analyzed but no modifications were planned for the intersection. He did notice the queuing issue and explained how the queuing could be improved. Mr. Rathje recalled that the hospital wanted those sharp turns in the roadway specifically to calm traffic entering the hospital.

Mr. Tracy Kasson, with Rathje and Woodward, closed by stating how the proposed additions to the hospital were to enhance the level of care and convenience for the patients. The two proposals were consistent with the comprehensive plan and all of the required standards. Additionally, only 35,000

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square feet was being added to the overall footprint and greenspace was being decreased very minimally.

Hearing no further comments, the public hearing was closed.

Per Mr. Matejczyk's question on who would see the petition should the petitioner make changes to the master plan, Mr. Popovich stated staff would make that determination and explained it in more detail. Significant changes would come back before the commission. Chairperson Urban commended the hospital for providing the parking decks, understanding that they are very expensive to construct. Per Mr. Webster's questions, Ms. Chrise confirmed that the prior sign banner amendment would be incorporated into the master plan. Mr. Popovich confirmed same, adding that all prior approvals the hospital received were planned development amendments and all current uses are conforming and would, therefore, be incorporated into the Institutional Master Plan.

For the record, Mr. Cozzo stated that the standards for rezoning have been met, the standards for the master plan have been met, and the project is consistent with the village's comprehensive plan.

WITH RESPECT TO FILE PC 32-14, MR. WEBSTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE REZONING OF THE HOSPITAL CAMPUS AND VILLAGE WATER TOWER FROM R-4 RESIDENTIAL DETACHED HOUSE 4, TO INP-2 CAMPUS-SCALE INSTITUTIONAL AND PUBLIC.

SECONDED BY MR. RICKARD. ROLL CALL:

**AYE: MR WEBSTER, MR. RICKARD, MR. BASSLER, MR. COZZO, MR. MATEJCZYK, MRS. RABATAH, CHAIRPERSON URBAN
NAY: NONE**

MOTION CARRIED: VOTE: 7-0

WITH RESPECT TO FILE PC 32-14, MR. WEBSTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE INSTITUTIONAL MASTER PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE INSTITUTIONAL MASTER PLAN SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED NOVEMBER 3, 2014 AND WITH DRAWINGS PREPARED BY RWG ENGINEERING, LLC DATED JULY 3, 2014 AND LAST REVISED OCTOBER 27, 2014 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL ESTABLISH A FIRE COMMAND ROOM TO MONITOR THE ENTIRE CAMPUS EXCLUSIVE OF THE HEALTH AND WELLNESS CENTER AS PART OF THE PRIVATE ROOM BED TOWER EXPANSION.**
- 3. UPON CONSTRUCTION OF THE PARKING STRUCTURE OVER PARKING LOT A, A SIDEWALK SHALL BE REQUIRED TO CONNECT THE PUBLIC RIGHT-**

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**OF-WAY TO THE MAIN HOSPITAL ENTRANCE PER THE REQUIREMENTS IN
THE ZONING ORDINANCE.**

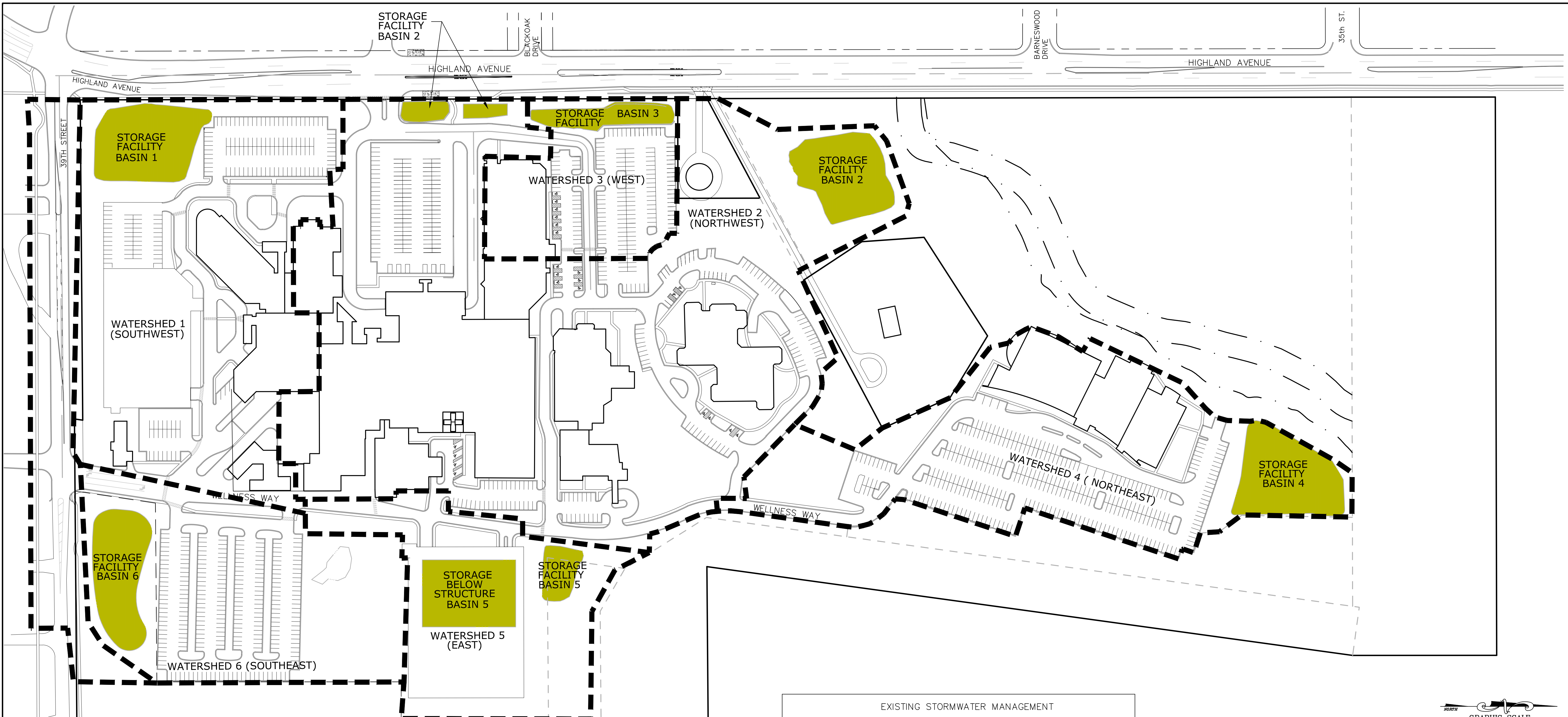
SECONDED BY MR. MATEJCZYK. ROLL CALL:

**AYE: MR WEBSTER, MR. MATEJCZYK, MR. BASSLER, MR. COZZO, MRS.
RABATAH, MR. RICKARD, CHAIRPERSON URBAN**

NAY: NONE

MOTION CARRIED: VOTE: 7-0

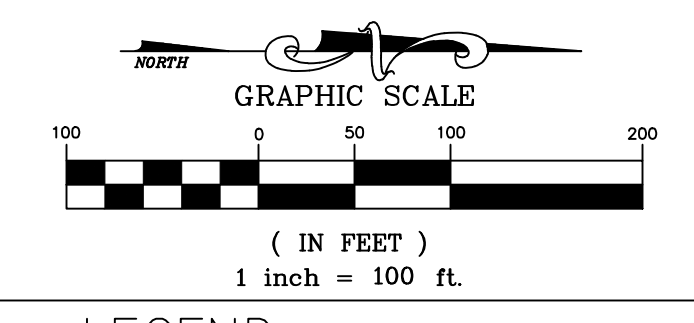
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NEW PROJECTS WILL CONFORM TO VILLAGE AND COUNTY STORMWATER ORDINANCES CURRENT AS OF THE TIME THAT FINAL ENGINEERING PLANS ARE PREPARED FOR CONSTRUCTION, ADDRESSING BOTH STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES APPROPRIATE TO THE PROJECT.

EXISTING STORMWATER MANAGEMENT						
	BASIN 1	BASIN 2	BASIN 3	BASIN 4	BASIN 5	BASIN 6
TOTAL TRIBUTARY AREA (AC)	8.65	18.20	2.61	7.24	3.93	5.36
IMPERVIOUS AREA (AC)	6.13	12.17	2.08	5.24	2.33	0.16
EXISTING RELEASE RATE (CFS)	2.48*	2.46	0.30	0.84	0.39	N/A
STORAGE VOLUME (AC-FT)	2.13	4.68	1.29	1.86	2.86	N/A
NWL	730.25	729.00	737.00	743.00	701.00	N/A
HWL	736.04	733.00	744.00	749.00	706.00	N/A

* 1.89 CFS BYPASS AND 0.59 CFS RESTRICTED FLOW



LEGEND

STORMWATER MGMT

WATERSHED DIVIDE

DATE	REVISIONS	DRAWN BY
09/19/14	REVIEW ISSUE	AVS
10/08/14	PER VILLAGE REVIEW	AVS
10/27/14	PER VILLAGE REVIEW	NEK

ADVOCATE GOOD SAMARITAN HOSPITAL CAMPUS
 DOWNERS GROVE, IL
 STORMWATER MANAGEMENT PLAN EXHIBIT

RWG Engineering, LLC
 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
 Phone: (630) 480-7889 www.rwg-engineering.com
 Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO.	12202914
DATE	07/03/14
SCALE	1"=100'
PROJ. MGR.	RWG
PROJ. ASSOC.	RWG
DRAWN BY	AVS

SHEET
 9 OF 9