



MANAGER'S MEMO ITEM

ITEM: PLAN COMMISSION FILE NO. 21-05; Advocate Good Samaritan Hospital
WORKSHOP DATE: September 13, 2005
PREPARED BY: Amanda G. Riordan; Planner, Planning and Community Development
PURPOSE: To consider the Plan Commission's recommendation to approve the Advocate Good Samaritan Hospital proposal for Annexation, Rezoning and Amendment to Planned Development No 19.

BACKGROUND:

Good Samaritan Hospital is located on approximately 69.1 acres of land at the northeast corner of Highland Avenue and 39th Street, and has operated under Planned Development No. 19 since its initial approval in 1978. The Hospital is proposing to 1) annex a recently acquired parcel (850 39th Street); 2) rezone the 850 39th Street parcel to R-4 upon its annexation to be consistent with the remainder of the Hospital campus; and 3) amend the Planned Development to a) include the 850 39th Street within the boundary of the Planned Development; b) construct a 249 space surface parking lot on the parcel at 850 39th Street; and c) construct a 39,800 square foot surgical addition to the Hospital building.

At their August 1, 2005 meeting, the Plan Commission considered the Petitioner's Requested Action, and unanimously recommended approval of the request subject to certain conditions as outlined in the attached Draft Ordinance.

The Plan Commission included a recommendation that the Petitioner construct a sidewalk along the north side of the 39th Street frontage of the 850 39th Street property. Staff concurs with this recommendation, but also recommends that the Council waive the dedication of an additional two feet of right-of-way to 39th Street. The existing 33 foot half right-of-way and the existing street pavement configuration appear adequate to accommodate the recommended sidewalk within the right-of-way. A waiver of the dedication of right-of-way in a Planned Development is permissible pursuant to Section 28-1613 of the Zoning Ordinance.

ATTACHMENTS:

1. Draft Annexation Ordinance
2. Draft Rezoning Ordinance
3. Draft Amendment to Planned Development Ordinance
4. Staff Report, with attachments, dated July 27, 2005
5. Draft Minutes of Plan Commission Public Hearing dated August 1, 2005
6. Color Copies of Petitioner's Presentation Materials (Hard copy only, provided by Petitioner)

STAFF RECOMMENDATION:

Staff recommends approval of the Petitioner's Requested Action subject to the recommended conditions as outlined in the attached Draft Ordinance.

REQUESTED COURSE OF ACTION:

That the Village Council place consideration of the Ordinance approving the proposed Annexation, Rezoning and Planned Development Amendment on the September 20, 2005 Council Meeting agenda.

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING 850 39th STREET,
TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

WHEREAS, there have been filed with the Clerk of the Village of Downers Grove, in DuPage County, Illinois, a verified petition requesting annexation to said Village of 850 39th Street, as hereinafter described and hereafter referred to as the "Territory"; and

WHEREAS, it appears that the owner or owners of record of each parcel of land within the Territory and at least fifty-one percent (51%) of the electors, if any, residing therein, have joined in said petition; and

WHEREAS, it appears to be in the best interests of the Village of Downers Grove to annex the Territory; and

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

SECTION 1. The following described real estate, together with any public streets or highways adjacent to or within the Territory described that have not been previously annexed to any municipality, is hereby annexed to the Village of Downers Grove, to wit:

The South 700.00 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 R62-23517, in DuPage County, Illinois.

Commonly known as 850 39th Street, Downers Grove, IL (PIN Nos. 06-32-306-026,-027)

SECTION 2. A certified copy of this ordinance, together with an accurate map of the Territory hereby annexed shall be recorded in the office of the Recorder of DuPage County and shall be filed with the County Clerk of DuPage County by the Clerk of the Village.

SECTION 3. Immediately upon annexation, the Village agrees to adopt an ordinance zoning the Property R-4, Single Family Residence, under the Village of Downers Grove Zoning Ordinance. The Village further agrees to adopt an ordinance allowing a planned development amendment for the construction of 249 space surface parking lot and a 39,800 square foot surgical addition. Following passage of the ordinance rezoning the Property and the ordinance granting the requested planned development amendment, and upon submittal of all required documentation, the owner agrees to develop this Property in conformance with the approved site plans.

SECTION 4. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE
OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS
CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED
TO REZONE PROPERTY LOCATED AT 850 39TH STREET**

WHEREAS, the real estate located generally northeast of the intersection of 39th Street and Highland Avenue and hereinafter described has been classified as R-1 Single Family Residence upon its annexation under the Comprehensive 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, it appears that the Plan Commission of the Village of Downers Grove has given the required public notice, and has conducted a public hearing respecting said requested rezoning in accordance with applicable law; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Future Land Use Plan and Map of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code (which ordinance as heretofore amended, is hereinafter referred to as the "Zoning Ordinance"), is hereby further amended by changing to "*R-4, Single Family Residence District*" the zoning classification of the following described real estate, to wit:

The South 700.00 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 R62-23517, in DuPage County, Illinois.

Commonly known as 850 39th Street, Downers Grove, IL (PIN Nos. 06-32-306-026,-027)

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. Changes may require additional review.
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

1\wp8\ord.05\850-39th-Rzn

ORDINANCE NO. _____

**AN ORDINANCE APPROVING PLANNED DEVELOPMENT AMENDMENTS TO
PLANNED DEVELOPMENT #19,
FOR GOOD SAMARITAN HOSPITAL**

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 Planned Development #19; and,

WHEREAS, the Owners have filed with the Village, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting amendment of Planned Development #19 to amend the boundary of Planned Development #19 to include 850 39th Street; to construct a 249 space surface parking lot; and to construct a 39,800 square foot surgical addition; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing respecting the petition on August 1, 2005, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission had recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That the property is hereby 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, 3815 Highland Avenue, Downers Grove, IL (PIN Nos. 06-32-107-002; 06-32-306-003, -008, -009, -014, -020, -022, -025, -026, -027, -030, and -031).

SECTION 3. That a Planned Development Amendment is hereby authorized to amend the boundary of the Planned Development and to allow the construction of a 249 space surface parking lot and a 39,800 square foot surgical addition.

SECTION 4. That the proposed amendments are consistent with and complimentary to the overall planned development site plan and with the requirements of the "R-4, Single Family Residence" zoning district.

SECTION 5. That approval set forth in Section 3 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-21-05 as set forth in the minutes of their August 1, 2005 meeting, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.

SECTION 6. The approval set forth in Section 3 of this ordinance is subject to the following conditions:

1. Substantial compliance with the plans submitted to the Plan Commission at the August 1, 2005 public hearing, reduced copies of which are attached hereto and incorporated herein by reference as Group Exhibit B; and
2. Substantial compliance with the staff report dated July 27, 2005, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit B; and
3. Substantial compliance with all applicable provisions of the original and subsequent amendments to Planned Development No. 19 except as modified by this Ordinance; and
4. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated July 21, 2005; and
5. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated July 14, 2005; and
6. Construction of a sidewalk along the 39th Street frontage of 850 39th Street; and
7. 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. Changes may require additional review; and
8. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 7. That pursuant to Section 28-1613, the Village Council hereby waives the dedication of right-of-way along the north side of 39th Street on the 850 39th Street property.

SECTION 8. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 9. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 10. That 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

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

To: Plan Commission 
Prepared By: Amanda G. Riordan, Planner
Date Prepared: July 27, 2005
Meeting Date: August 1, 2005

Project Title: PC 21-05; Good Samaritan Hospital
 Annexation, Rezoning and Planned Development Amendment

BACKGROUND INFORMATION:

Petitioner: Advocate Health and Hospitals Corp., d.b.a. Advocate Good Samaritan Hospital
Property Address: 3815 Highland Avenue and 850 39th Street
Existing Zoning: Village R-4, Single Family Residence and County R-4, Single Family Residence
Application/Notice: The application has been filed in conformance with applicable procedural and public notice requirements.

Requested Action

1. Annexation of the property commonly known as 850 39th Street, Downers Grove, per Chapter 28, *Zoning Ordinance*, Section 28.402, *Annexation of Land to the Village*;
2. Rezoning upon annexation of the property commonly known as 850 39th Street, Downers Grove, per Chapter 28, *Zoning Ordinance*, Section 28.1701, *Amendment to Zoning Classification*;
3. Amendment to Planned Development Number 19 as follows:
 - a. Amend the boundary of the Planned Development to include the property commonly known as 850 39th Street;
 - b. Construct a 249 space surface parking lot; and
 - c. Construct a 39,800 square foot surgical addition to the hospital.

BACKGROUND

Good Samaritan Hospital is located on approximately 69.1 acres of land at the northeast corner of Highland Avenue and 39th Street, and has been operating under Planned Development Number 19 since its initial approval in September of 1978, subject to a Master Plan which was revised in 1988. Since its initial approval, 17 amendments to the Planned Development have been reviewed and approved by the Village, the most recent being the approval of the addition to the Intensive Care Center in November of 2003. A 2,570 square foot modification to the Cancer Care Center was also granted administratively in August of 2004.

The proposed amendment to the Planned Development being sought in this case includes adding the newly annexed parcel to the boundary of the Planned Development, the construction of a 249 space surface parking lot and a 39,800 square foot surgical addition to the existing hospital facility. The Hospital has applied to the State of Illinois Health Planning Board for the required 'Certificate of Need' authorization. Additionally, the Hospital has recently invited neighbors and local environmental groups to meetings regarding the currently proposed projects.

ANALYSIS**Zoning and Future Land Use Plan**

	Existing Zoning	Existing Use	Future Land Use Plan
North	R-1, Single Family Residence	Lyman Woods Forest Preserve	Open Space
South	R-4, Single Family Residence	Day Care Center; Church; School; Single Family Residences	Residential at 0-6 du/acre
East	R-1, Single Family Residence R-2, Single Family Residence	Lyman Woods; Single Family Residences	Open Space Residential at 0-6 du/acre
West	R-2, Single Family Residence R-3, Single Family Residence	Park; Medical Building (approved by Court Order); Single Family Residences	Residential at 0-6 du/acre

Proposed Annexation and Rezoning

The subject of the proposed rezoning is a 6.4 acre parcel of land approximately 465 feet wide as measured along 39th Street and 667 feet deep north to south. The parcel is located at the northeast corner of the intersection of 39th Street and Washington Avenue, abutting the existing Hospital Campus on its north and west sides. The property was previously occupied by a single family residential structure which has been demolished, and is currently unincorporated but completely surrounded by the Village limits. Upon its annexation, it is proposed to be rezoned to R-4, Single Family Residence to be consistent with the remainder of the existing hospital campus.

Site Plan Review

Proposed Site Plans

The parking lot is proposed to be located on the newly annexed parcel, and is to consist of 249 surface parking spaces. The overall dimensions of the parking lot are to be approximately 350 feet as measured east to west and 295 feet as measured north to south. The lot will be accessed by way of two access drives off of Wellness Way. The lot has been designed with three large planting beds internal to the lot, which will be landscaped with deciduous shade trees and various flowering plants. Overall, the lot will be landscaped with 53 deciduous shade trees. A large planting arrangement consisting of shrubs, various plants and ground covers is also proposed at the southwest corner of the parking lot parcel at the intersection of Wellness Way and 39th Street. As further described below, the parking lot is proposed to be constructed of a permeable paver system to address stormwater management in an environmentally sensitive manner.

The surgical expansion is proposed to be located between the Cancer Care Center on the north and Midwest Center for Day Surgery on the south, at the site of an existing outpatient parking lot. The addition is proposed to consist of four floors (one below grade) with a total of approximately 39,800 square feet of new floor area. In conjunction with the proposed addition, interior modifications to the existing building are proposed, wherein 43,900 square feet of floor space will be renovated within the existing hospital.

Bulk Characteristics

The additional property being annexed and brought into the boundary of the Planned Development will increase the gross land area of the Planned Development from 69.1 acres to 75.5 acres (including the Peace Manor facility and the Village Water Tower site).

The 39,800 square feet of added floor area of the surgical expansion, coupled with the additional land area of the annexed parcel, reduces the overall Floor Area Ratio of the entire Planned Development. The existing FAR is 0.32, whereas the proposed FAR is 0.30. With a maximum allowable FAR of 0.60 for non-residential uses in the R-4 District, the proposed FAR of 0.30 represents a FAR of one half of the maximum allowable under the Zoning Ordinance.

Building Height

The Zoning Ordinance does not contain a maximum height for non-residential uses in the R-4 Zoning District. The proposed surgical expansion addition will consist of four levels, one below grade, one at grade, and two above grade levels. The maximum height above grade is proposed to be 45'-2". The proposed addition is lower in height than other portions of the main hospital facility, and although the building has been designed to accommodate potential expansions horizontally (subject to future Planned Development consideration), the building has not been designed to accommodate any additional floor levels.

Yards and Setbacks

The proposed surface level parking lot will exceed all minimum applicable yard and setback requirements of the R-4 Zoning District. The minimum required front yard adjacent to 39th street is 25 feet, where the proposed setback is 165 feet, an excess of 140 feet. The minimum required side yard to the east is 5 feet, where the proposed yard is 75 feet, an excess of 70 feet. The northerly and westerly yards of the parking lot, as well as the yards surrounding the proposed surgical expansion addition, are interior to the Hospital Campus, and are not applicable.

Greenspace

The Planned Development provisions in the R-4 District require a minimum of 30% landscaped greenspace. The existing greenspace percentage of the Planned Development is 63%. The proposed land addition, coupled with the proposed surgical expansion and surface level parking lot, results in a slight decrease in greenspace percentage to 62%, but still more than double the minimum requirement. Thirteen acres of the Planned Development are subject to building restrictions in the form of buffer zones and open space easements abutting the adjacent Forest Preserve property.

Parking

The Hospital's proposal includes a 249 space surface parking lot to be located on the property to be annexed, rezoned and included in the Planned Development, in the area south of the four-story East Parking Deck. Although the existing parking on site exceeds the minimum requirements of the Zoning Ordinance, the Hospital has indicated that they feel there is a current shortage of convenient patient parking near patient entrances to the hospital. Additionally, as the surgery expansion will replace a 61-space surface level parking lot, and will increase patient parking demands, the Hospital is proposing the construction of the new 249 space surface level parking lot. The parking lot is intended to be utilized primarily by employees of the hospital and the professional office buildings, enabling patients to park in closer proximity to the hospital and professional office building entrances.

The Hospital facility includes the Main Hospital, Professional Office Buildings 1 and 2, the North Pavilion, the Cancer Care Center, the Wellness Center, the Midwest Center for Day Surgery, the Peace Manor Senior Housing Facility, and the Gingham Tree Resale Shop. Note that Peace Manor is not operated by Good Samaritan, but is included within the Planned Development, and requires 0.5 parking spaces per bed. The Gingham Tree Resale Shop is parked at the general commercial parking rate of one space for every 300 square feet of floor area. The main hospital is parked at 1.2 parking spaces per hospital bed, with medical offices being calculated at a rate of one space for every 100 square feet of the first 5,000 square feet of floor area; one space for every 200 square feet of the next 20,000 square feet of floor area; and one space for every 400 square feet of the remaining floor area.

In total, the Ordinance currently requires the Hospital to provide 1,914 parking spaces, and as no net increase to the number of hospital beds is proposed as part of the surgical expansion, this parking requirement remains the same. The existing parking facilities on the Hospital campus total 2,412 parking spaces, a surplus of 498 parking spaces as compared to the Ordinance requirement. With the proposed 249 space surface lot, and the loss of 24 spaces from the 61-space surface lot to be occupied by the surgical expansion, the Hospital campus will provide a total of 2,637 parking spaces, a surplus of 723 parking spaces as compared to the Ordinance requirement.

Signs

No changes or modifications to existing signage are proposed, and no new signage is proposed other than directional/wayfinding signage, which must conform to the newly adopted signage requirements.

Site Lighting

Although there are no specific requirements for lighting of non-residential uses in the Residence Districts, the Ordinance does require that parking lot lighting be directed away from residential properties so as to not create a nuisance. The Petitioner is aware that lighting of the proposed addition and the parking lot should take the close proximity of the adjacent residential uses and natural areas into consideration.

With respect to the proposed parking lot, the Hospital has indicated their lighting design will consist of soft lighting directed away from the adjacent residential uses. The Hospital has also indicated their intent to attempt to restrict use of the lot to first and second shift only, thereby allowing the lot to be closed and the lights to be turned off during the late night hours of the third shift.

Screening

The Zoning Ordinance requires that parking areas be screened from adjacent residential properties by a four to six foot tall wall, fence or densely planted compact hedge conforming to all setback requirements. The Hospital has proposed a six foot tall solid design fence along the easterly property line of the parking lot parcel. Staff would note that the portion of this fence within the required 25 foot setback along 39th Street must be no more than four feet tall and of open design.

Buildings and Design

As indicated on the attached elevation plans and as outlined in detail in the Petitioner's submitted Project Summary, the surgical expansion addition has been proposed with a traditionally based design and a combination of materials that are intended to be architecturally compatible and complementary to the existing hospital campus facilities. The exterior façade of the addition is proposed to be a combination of face brick, case concrete panels, and a louvered curtain walls to camouflage the mechanical areas.

Public Works / Engineering

Public Works Staff and the Village's Engineering Consultants have reviewed the proposed plans as outlined in the attached memorandum dated July 21, 2005.

Engineering and Stormwater Management

The project proposes the use of innovative and environmentally sensitive stormwater detention concepts including a constructing the parking lot with a permeable paver system, as well as the utilization of bioswales and underground detention within the aggregate void spaces under the permeable pavers. These proposed methods are not common in this area, and the Village is therefore working with DuPage County, the Village's Engineering Consultants, and the Petitioner to establish reasonable design guidelines.

The Petitioner's proposals to address stormwater related issues have not received Village or County approval to date; however, Staff is of the opinion that the Planned Development Amendment may proceed, subject to Village and County stormwater approval.

Traffic

The Petitioner has submitted a Traffic Planning Study prepared by Gewalt Hamilton Associates (attached). This Study took into account the proposed surgical expansion, the proposed new parking lot, as well as additional possible facilities which may be pursued by the Hospital at a future date. The Study determined the following: the traffic patterns should continue to be distributed relatively evenly between 39th Street and Highland Avenue, where existing hospital entrances should continue to operate efficiently, as will the intersection of 39th and Highland; and no roadway improvements or traffic signals are warranted.

The Hospital has indicated that they will encourage employees and delivery trucks to enter the campus from Highland Avenue and to avoid travel along 39th Street. They have also indicated that their future development strategy will be to relocate outpatient services to off-site locations, thereby reducing daily vehicular traffic to the campus.

The Traffic Division has reviewed the submitted Traffic Planning Study, and concurs with its recommendations and key findings.

Landscape Plan

The Village Forester has reviewed the submitted Landscape Plans for both the parking lot and surgical expansion, and has no outstanding issues to address.

Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed addition and has provided the petitioner with instructions for permitting requirements as outlined in the attached memorandum dated July 14, 2005.

Other Considerations

Forest Preserve District

The Forest Preserve District of DuPage County, as a neighboring property owner, has reviewed the proposed plans, and as outlined in their attached correspondence dated July 19, 2005, does not have any outstanding issues.

Illinois Department of Natural Resources

The Illinois Department of Natural Resources has prepared the attached Consultation Agency Action Report dated May 5, 2005 pertaining to the parking lot parcel, and has noted that no adverse effects on any endangered or threatened species are anticipated.

Illinois Historic Preservation Agency

The Illinois Historic Preservation Agency has reviewed the proposed parking lot project, and has indicated in the attached correspondence dated April 28, 2005 that no historically significant resources are affected by the proposal.

Construction Schedule

Section 28-1609 pertaining to Planned Developments establishes the requirement of submission of an anticipated construction schedule, which has been submitted by the Petitioner as an attachment to their Project Summary. The construction schedule indicates a completion date of Spring 2008. If substantial completion is not reached by that date, the Petitioner may seek extensions of no more than one year per request.

STANDARDS FOR APPROVALAmendment to the Planned Development (Special Use)

The petitioner has provided a detailed outline of the proposed projects, including an analysis of the Special Use and Planned Development criteria, and will further address these criteria at the Plan Commission hearing.

Section 28-1902 of the Zoning Ordinance establishes the Standards for Approval of a Special Use. The Village Council may authorize a Special Use provided evidence is presented to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any Variation(s) authorized pursuant to Section 28-1802;
- (d) That it is one of the Special Uses specifically listed for the district in which it is to be located

Section 28-1607 of the Zoning Ordinance establishes the Standards for Approval of a Planned Development Amendment as follows:

- (a) The Plan Commission's may recommend a planned development designation, plan or amendment based upon the following findings:
 - (1) The extent to which the planned development meets the standards of this Article.
 - (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.
 - (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.
 - (4) Conformity with the planning objectives of the Village.
- (b) The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:
 - (1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
 - (2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
 - (3) That the planned development is specifically listed as a special use in the district in which it is to be located.
 - (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be

such that it will be in harmony with the appropriate, orderly development of the district in which it is located.

(5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

(6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.

(7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.

(8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.

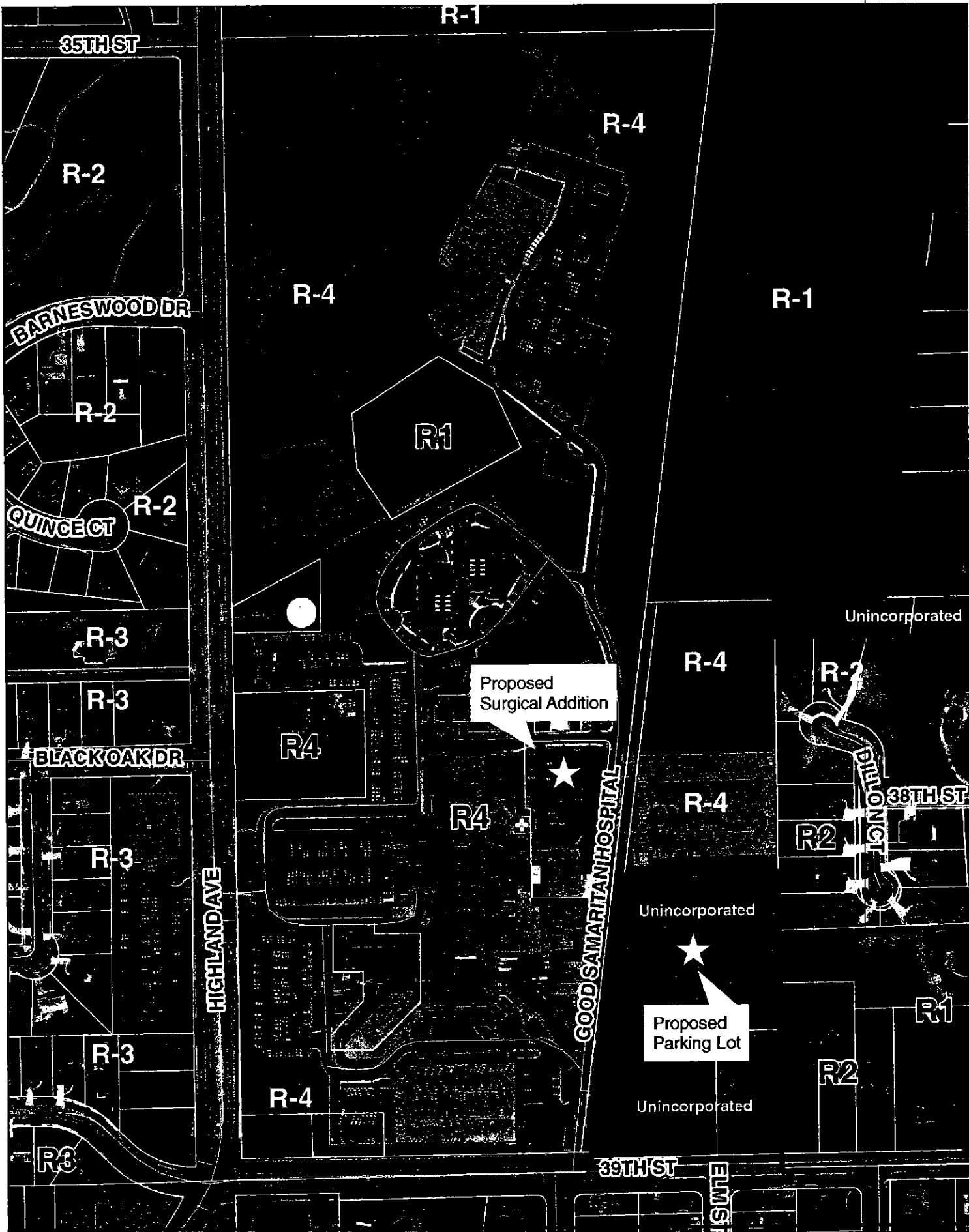
(9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

RECOMMENDATION

Staff recommends that the Plan Commission consider forwarding a favorable recommendation to the Village Council with respect to the Petitioner's Requested Action, subject to the following conditions:

1. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated July 21, 2005;
2. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated July 14, 2005;
3. 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. Changes may require additional review; and
4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

Attachments



PC-21-05 GOOD SAMARITAN HOSPITAL
 Department of Planning

- Legend
- ★ Subject Area
 - ▭ Village Boundary





**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

TO: Keith Sbiral, Director of Planning
FROM: David H. Barber, P.E., Director of Public Works *DHB*
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *MDM*
Jonathan C. Hall, P.E., Development Engineering Manager
DATE: July 21, 2005
RE: Planning and Community Development Request
**Advocate Good Samaritan Campus
Annexation and Planned Development Amendment
Parking and Surgery Expansion - PW Second Submittal**

Documents Reviewed:

- Advocate Good Samaritan Hospital Letter of Request dated May 31, 2005
- Petition for Plan Commission dated May 26, 2005
- Project Summary Narrative dated May 31, 2005
- Project Manual dated May 26, 2005
- Traffic Planning Study dated May 24, 2005
- Land Use Opinion dated May 27, 2005
- Planned Development No. 19 dated May 16, 2005
- Engineering Improvement Plans for Surgery Expansion dated May 16, 2005
- New Surgical Services Expansion Project plans dated May 26, 2005
- Schematic Design Package dated April 25, 2005
- Engineering Improvement Plans for parking lot addition dated May 16, 2005
- Parking Expansion Electrical Site Plan dated May 26, 2005

Attachments:

- Christopher B. Burke Engineering review by Jedd Anderson dated June 10, 2005
- Christopher B. Burke Engineering review dated July 21, 2005

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	06/17/05	No Comments	
Stormwater	J. Hall	07/21/05	See Comments	X
Water	D. Bird	-	No Comments	
Traffic	D. Fera	7/21/05	See Comments	X
Forestry	K. von der Heide	-	No Comments	
Pavement	R. Ebel	-	No Comments	

Findings:

The Public Works Department concurs with placement of the subject petition on the Plan Commission Agenda, contingent upon approval of the preliminary stormwater detention design.

Public Works Department Review Details:

Engineering Review Comments:

No comment.

Stormwater Review Comments:

The petitioner is proposing innovative stormwater detention concepts including a permeable paver parking lot, bioswales, native landscaping, and underground detention within the aggregate void spaces. The under-pavement aggregate detention concept is particularly new in this area, and we are therefore working with DuPage County, the Village's engineering consultant (Christopher B. Burke Engineering), and the petitioner to establish reasonable design guidelines. Guidelines will address such parameters as frost penetration and water table elevation.

Please refer to Christopher Burke memos dated June 10 and July 21, 2005.

Traffic Review Comments:

1. Preliminary review of the traffic study indicates that internal improvements are contemplated.
2. Petitioner has also indicated that they will be discouraging their patients and staff from using 39th Street.
3. Parking warrants appear to be met.
4. Refer to Traffic Engineering Manager's memo dated July 21, 2005 for additional comments.

Traffic Review Comments from July 21, 2005:

The previous traffic review was dated September 26, 2003. Based on our review of the same proposed plans, the Traffic Division has the following comments at this time:

1. The previous Traffic Study is still acceptable. Nothing physical or operational has changed on the Hospital complex since 2003. It should be noted that the 44-bed addition is not really new, but a relocation of the existing beds from the hospital. The traffic study assumed all new trips from a new ICU facility.
2. The ICU addition generates about 55 total new trips in the afternoon peak hour of travel. Even with these trips added to the campus total trips, both Hospital complex intersections off Highland Avenue and 39th Street function adequately. This is due to vehicular trips spread out over many hours throughout the day. There are no pronounced peaking characteristics for this type of land use.

3. A surface parking lot with 179 spaces has been built north of the ICU addition containing 13 handicapped spaces, only 6 of which are required. This lot is oriented to direct ICU parked vehicles toward Highland Avenue, which is signalized. This is a desired design, as it promotes the use of Highland Avenue, which is an arterial roadway.
4. The number of parking spaces provided is substantially above that required for such a facility. It is staff's position that the additional parking is provided to address the current parking shortage near the main entrance.
5. The Village has discussed the issue of traffic along 39th street previously. The Parking & Traffic Commission has heard the residents' comments and concerns, and recommended a capital improvement for 39th street due to its Collector status, for its reconstruction to both improve motorist use and pedestrian safety.
6. Traffic counts obtained by staff along 39th Street show that the predominant traffic (70%) from the Hospital Complex travels WEST toward Highland Avenue, and not toward Fairview Avenue. This is a positive effect. Staff is conducting a new set of traffic counts within the next couple of weeks to confirm the previous data.
7. A STOP sign is not warranted along 39th Street at any of the cross streets east of Washington Street.

Staff has no additional comments beyond these stated, and recommends placement of this item on an agenda.

Forestry Review Comments:

No comments at this time.

Water Division Review Comments:

No comments at this time.

- c: PW Division Managers
D. Rosenthal, Director of Code Services
A. Humphries, Stormwater Management Engineer
S. Connell, Administrative Technician



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

June 10, 2005

Village of Downers Grove
Public Works Department
5101 Walnut Avenue
Downers Grove, Illinois 60515

Attention: Jonathan Hall, PE

Subject: [REDACTED] Prowius Property – 39th Street
First Wetland Review
(CBBEL Project No. 01-528B274)

Dear Mr. Hall:

We have completed a review of the Good Samaritan Hospital, Prowius Property Wetland Delineation Submittal prepared by Cowhey Gudmundson and Leder, Ltd. (CGL), dated May 23, 2005 for compliance with the wetland provisions of the Village of Downers Grove Stormwater and Floodplain Ordinance (March 20, 2001) (Ordinance).

The following are our comments:

Section 26-63 Requirements for Wetland Delineation

- 26-63.1 On June 9, 2005 Christopher B. Burke Engineering Staff visited the subject site to verify the wetland boundaries staked by CGL. In our opinion the staked wetland boundaries are acceptable. In our opinion, the provided report is also acceptable. The wetland delineation and report were completed in accordance with the current federal methodology. **Accepted.**

- 26-63.2 The CGL report identified no off-site wetland areas. CBBEL staff visited the site and concurs with that finding. **Accepted.**

- 26-63.3 The Ordinance requires that the wetlands be classified as regulatory or critical based on a review of several parameters. CGL did not provide the required information to document the wetland classifications. **Not accepted.**

- 26-63.4 The wetlands will likely be found to be regulatory, but a final determination cannot be made until the required supporting documentation is provided. **Not accepted.**

Section 26-64 Requirements for Development Affecting the Functions and Values of Wetlands

26-64.1-15 No information was provided to document compliance with this section of the Ordinance. **Not accepted.**

At this time, we do not recommend approval of the project in regards to sections 26-63, 64, 65, 66, or 67 of the Ordinance. The applicant must provide information to support the wetland classification, and will then be required to make a formal wetland submittal to support the proposed project. Additionally, the applicant must provide information to document whether or not riparian habitat is located on site.

If you have any questions or comments, please do not hesitate to call.

Sincerely,



Jedd M. Anderson
Head, Environmental Resources Department
KC-WRS #W-007
LC-CWS #012

Cc: Valerie Jakobi – CGL
 Lara Sup – CBBEL

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

July 21, 2005

Village of Downers Grove
Public Works Department - Engineering
5101 Walnut Ave.
Downers Grove, IL 60515

Attention: Jon Hall, PE

Subject: Stormwater Management Review for Good Samaritan Hospital
Improvements, 2005
(CBBEL Project No. 01-528B275)

Dear Mr. Hall:

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the following documents:

1. Surgery Expansion at Good Samaritan Hospital, prepared by Cowhey Gudmundson Leder, Ltd., dated May 16, 2005.
2. Engineering Improvement Plans for Parking Lot Addition, prepared by Cowhey Gudmundson Leder, Ltd., dated May 18, 2005.
3. Project Summary Narrative, prepared by Advocate Good Samaritan Hospital, dated May 31, 2005.
4. Project Manual for Good Samaritan Hospital, prepared by KJWW Engineering Consultants, dated May 26, 2005.
5. Petition For Plan Commission, prepared by Advocate Health and Hospitals Corporation, dated May 26, 2005, received by Planning and Community Development June 3, 2005.
6. Traffic Planning Study for Proposed 2005 Amendment to Planned Development #19, prepared by Gewalt Hamilton Associates, Inc., dated May 24, 2005.
7. Land Use Opinion, prepared by Kane-DuPage Soil and Water Conservation District, dated May 27, 2005.

Project Description

The development includes redeveloping the surgical center of Good Samaritan Hospital and developing a 6.4 acre parcel into a parking area.

CBBEL has reviewed the plans and offers the following comments that need to be addressed to make the stormwater permit application in conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271). This

review did not include the review of utility installations or connections. The site does not contain floodplain or Localized Poor Drainage Area (LPDA). The site does contain wetland environment.

CBBEL Comments

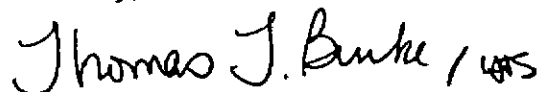
1. A stormwater submittal with detention calculations was not submitted for review. Please provide a DuPage County tabular submittal for stormwater and wetlands with the next submittal. The stormwater submittal must include all detention calculations.
2. There appears to be offsite area tributary to the parking lot site. Please delineate the offsite area on a topographic map (preferably DuPage County 2' topography) and provide calculations that show the proposed development can safely convey the 100-year critical duration conveyance of the offsite area through the subject site or detention area.
3. Please provide storm sewer and hydraulic grade line calculations for the proposed storm sewer system. As the storm sewer will tie into the existing hospital storm sewer system, please provide calculations that the existing storm sewer is designed to convey the proposed runoff.
4. Please provide calculations and a site plan that shows the overland flow path from the proposed detention system to the existing detention area to the north.
5. Please provide an engineer's estimate of cost for the stormwater management system, including all storm sewer, sediment and erosion control and grading.

After these comments are addressed, calculations and a site plan should be delivered to Thomas Burke at CBBEL AND to Jon Hall at the Village of Downers Grove.

An advance copy of this letter may be provided to a permit applicant as a Village service to expedite the review and response process, but it does not include a comprehensive review from the Village of Downers Grove.

The applicant should be reminded that certain issues are reviewed only by the Village, and that the final responsibility for interpretation of the Village Code rests with the Village. The applicant should expect to receive additional review comments from the Public Works Department, Code Services Department, and the Planning and Community Development Department as applicable.

Sincerely,

Handwritten signature of Thomas T. Burke in black ink.

Thomas T. Burke, PhD, PE
Head, Water Resources Section III

Cc: Robert Gudmundson – CGL
Alicia Humphries – Village of Downers Grove, Public Works

LTS
C:\PROJECTS\01528\B275\L01528B275.072105.doc



DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

801 Burlington Ave., Downers Grove, IL 60515
Phone: 630-434-5983 Fax: 630-434-5593



PLAN REVIEW COMMENTS

July 14, 2005

AMANDA RIORDAN
PLANNING & COMMUNITY DEVELOPMENT

RE: Advocate Good Samaritan Campus Surgery Expansion

Pursuant to a recent plan review of the above referenced submission, I have the following comments:

Fire Alarm System – Submit Complete Plans

The fire alarm system shall be installed per 1999 NFPA 72, and the 2000 ICC Building Code and plans submitted by a Fire Alarm Contractor, with the following amendments:

1. Rate of rise heat detectors to be installed in elevator hoistways for shunt trip replacing smoke detectors.
2. Fire alarm monitoring is not allowed by central stations.
3. Separate zones are required for smoke detectors, water flow devices, pull stations, and other detection devices regardless of building height.
4. A visual device is required on the exterior having a sprinkler system, located above the FD connection and shall activate for water flows.
5. All visual devices shall be synchronized per ADA requirements.
6. Fire alarm panels shall be capable of transmitting a 4+2 standard format.
7. A fire alarm system zone map shall be provided.
8. All structures requiring a fire alarm system shall have a separate fire alarm panel and phone lines, this includes any parking structures.

Fire Alarm Communication System

1. The two way communication system shall operate between the central control center and every elevator cab, elevator lobby, enclosed stairway landing, emergency generator room, building engineers office, fire pump room, remote alarm panels, and remote sprinkler riser locations.
2. The location of plug in jacks and zoning shall be determined by the Fire Department.

Sprinkler System – Submit Complete Plans

The sprinkler system shall be installed per 1999 NFPA 13, and the 2000 ICC Building Code and plans submitted by a Sprinkler Contractor, with the following amendments:

1. Sprinklers shall be installed throughout the building to include telecommunication, electrical power, battery, and standby engine areas.
2. Dry sprinkler systems shall have a dryer on the air compressor.
3. All sprinkler systems shall have a double check valve installed with the exception of anti-freeze systems, which will have an RPZ.
4. Where components of a sprinkler system are individually controlled and send independent zoned alarms, any main flow switches, pumps running, and other primary flow indicators, shall be connected to a supervisory zone.

Standpipe System – Submit Complete Plans

The standpipe system shall be installed per 1999 NFPA 14, and the 2000 ICC Building Code with the following amendments:

1. The number of risers shall be such that all parts of every floor area can be reached by 30 foot hose stream from a nozzle attached to not more than 100 feet of hose connected to the riser.
2. Standpipe hose connections shall be required to be located in enclosed stairways at each level in a multi-story building, and shall be no more than five (5) feet above the floor, and shall have a 2 ½ inch hose connection.
3. Pressure regulating devices are required at standpipe connections where the pressure exceeds 100 psi regardless if fire hoses are required or if the pressure does not exceed 175 psi.
4. The riser size shall be based on hydraulic calculations for a minimum flow of 500 gpm with no exceptions.
5. System piping shall be sized for a minimum flow of 500 gpm. Where more than one (1) riser is required, piping shall be sized to flow 500 gpm for the first riser plus 250 gpm for each additional riser and the total shall not be required to exceed 1,250 gpm, with no exceptions.
6. A residual pressure of 65 psi shall be maintained at the topmost outlet of system risers with no exceptions.

Fire Pump – Submit Complete Plans

The fire pump shall operate automatically at all times by connection to an automatically switched emergency power generator.

Elevator Size

Elevators shall be sized as to accommodate an ambulance cot 30 x 76 inches in the horizontal position, without lifting or adjustments, and four (4) fire fighters dressed in protective gear.

Smoke Control - Submit Plans

The smoke control system shall be installed and operate per 2000 ICC Building Code and NFPA 92A.

Central Control Station

The following items shall be provided in the central control station:

1. One (1) table or desk large enough to spread out plans
2. One (1) chair
3. One (1) complete set of as built plans
4. One (1) set of as built alarm plans and instruction manual
5. One (1) set of as built sprinkler plans
6. Current list of key personnel with phone numbers
7. A complete set of keys for all parts of the building and control systems locked in a marked key cabinet
8. Communication system handsets, amount to be determined by the Fire Department

High-Rise Equipment Box

Located near the fire command room and equipped as required in the attached list.

Emergency Lights – Submit Plans

20% of required emergency lights that are powered by an emergency generator must have battery power.

Fire Stopping

Where fire rated assemblies are breached, a UL listed fire stopping system, or equipment shall be installed.

Marking of Assemblies

Where fire rated assemblies are installed, they shall be marked at a minimum spacing of 20 feet with contrasting lettering at least ½ inch in size. Areas where penetrations in these assemblies are made shall have a label adjacent to the opening protective installed. Labels may be placed above drop ceilings and under carpeting as necessary.

Fire Hydrants

1. Fire hydrants shall be placed approximately 300 feet on center.
2. No portion of a structure or building shall be over 300 feet from a fire hydrant.
3. Water mains are to be sized to accommodate an automatic fire extinguishing system.

Fire Lanes

1. Fire lanes providing one-way travel shall be a minimum of 16 feet in width. Fire lanes with two-way travel shall be a minimum of 24 feet in width.

2. Turns in fire lanes shall be constructed with a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line.
3. Fire lanes connecting to roadways shall be provided with curb cuts extending at least two (2) feet beyond each edge of the fire lane.
4. Turns in publicly owned or privately owned major feed roadways shall be constructed with a minimum radius of 100 feet to the centerline.
5. Parking lot lanes adjacent to any building shall provide a travel lane with 16 feet clear width if traffic flow is one-way and 24 feet clear width if traffic is two-way.
6. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of the fire lane.

Municipal Type Water Systems

1. For a required fire flow exceeding 1,500 gpm the water supply system shall be capable of delivering that fire flow for at least two (2) hours at 200 psi. For all other required fire flows, the water supply system shall be capable of delivering the required fire flow for at least one (1) hour at 20 psi.
2. Fire hydrants shall be supplied by not less than six inch (6") diameter main installed on a looped system or by not less than an eight inch (8") diameter main if the system is not looped or the fire hydrant is installed on a dead-end main exceeding 300 feet in length.
3. Dead-end mains shall not exceed 600 feet in length for main sizes less than 10 inches in diameter.
4. The contractor or installer of water supply systems in planned building groups shall demonstrate by actual test that the capacity of the water system will meet fire protection design requirements. Such tests shall be certified by the Fire Department.

Roadways

1. Roadways shall be constructed of a hard, all weather surface designed to support adequately the heaviest piece of fire apparatus likely to be operated on the roadway.
2. Every dead-end roadway more than 300 feet in length shall be provided at the closed end with a turnaround having not less than 120 feet outside diameter of travel way.
3. Roadways shall have a minimum clearance of 12 feet for each lane of travel, excluding shoulders and parking. Provisions shall be made for factors that could impinge on minimum width for example, drainage, snow removal, parking and utilities.
4. Grades shall be not more than ten percent (10%).
5. Grades shall be not less than 0.5 percent (0.5%) in order to prevent pooling of water in a traveled way.
6. Any secondary road intersecting with another road shall be sloped one percent (1%) to three percent (3%) down and away from the intersection for a distance of 100 feet from the intersection.

Fire Department Connection

7. The Fire Department connection shall be visible from the street.
8. Fire Department connections shall be provided with signs indicating their use with no less than one (1) inch lettering.
9. Fire Department connections shall be located not less than 18 inches and no more than 42 inches in elevation measured from the ground to the centerline of the inlets.

Fire Department Vehicle Requirements

1. A minimum of 14 feet in height shall be required for any canopies, overhangs, or the like for fire apparatus access.
2. A minimum of 45 feet, measured from curb to curb, shall be required for fire apparatus turning radius.
3. Curbs shall not exceed nine (9) inches in height.

If you have any questions or if I can be of any assistance, please do not hesitate to call me at (630) 434-5983.

Sincerely,

FIRE PREVENTION DIVISION



William A. Mierzejewski
Fire Marshal

AREA SUMMARY TABLE	
PARCEL	AREA (AC)
1	30.1477
2	20.2832
3	1.7881
4	1.3771
5	1.3771
TOTAL	65.9732



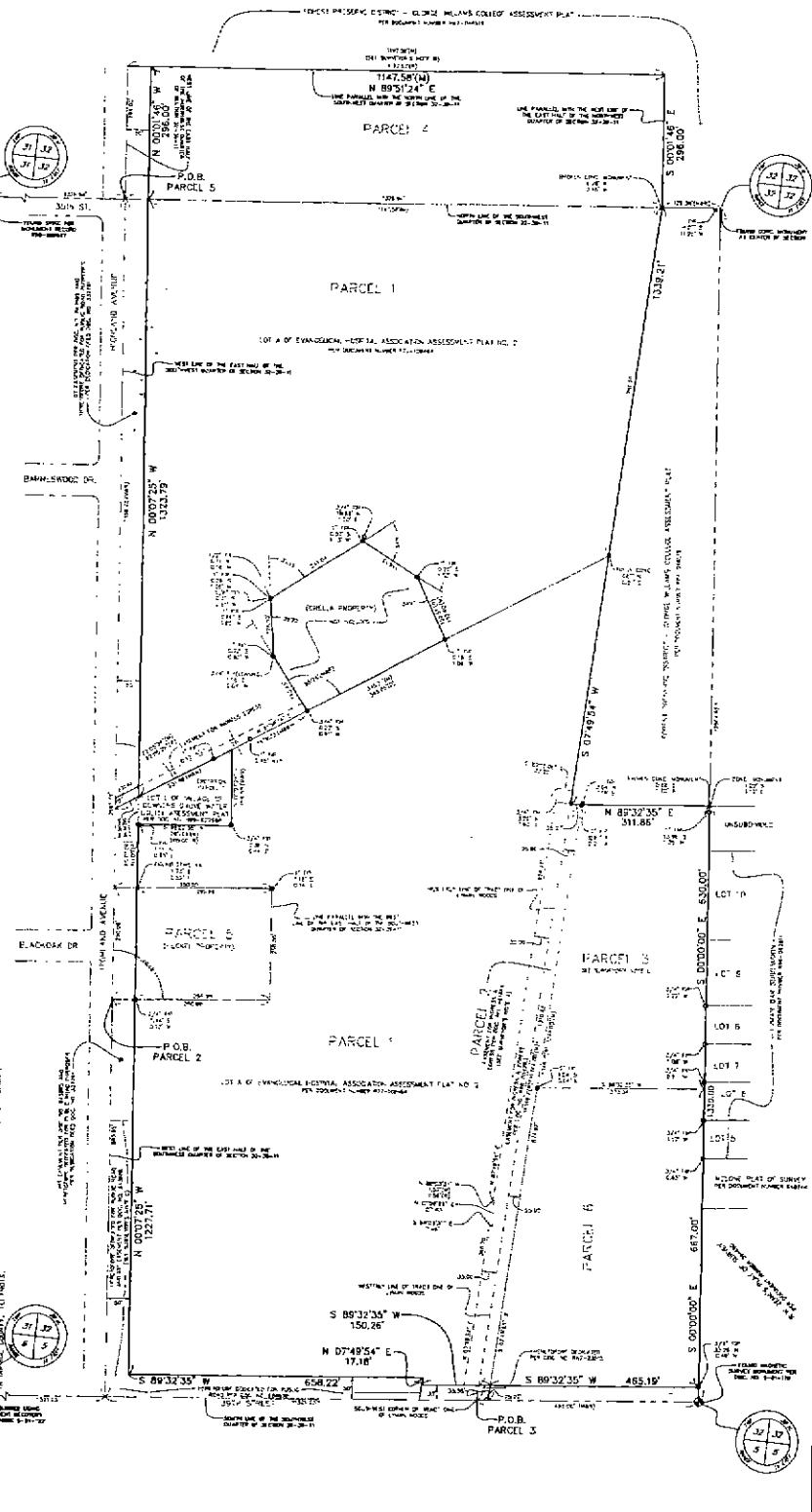
THE SURVEYOR HAS REVIEWED THE LEGAL DESCRIPTIONS AND RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN.

THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN.

THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN.

THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN.

THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE BOUNDARY LINES SHOWN ON THE SURVEY ARE THE TRUE BOUNDARY LINES OF THE PARCELS DESCRIBED THEREIN.



PROJECT NO.	37242
SCALE	AS SHOWN
DESIGNED BY	WILLIAM C. LEE
DRAWN BY	WILLIAM C. LEE
CHECKED BY	WILLIAM C. LEE

BOUNDARY SURVEY

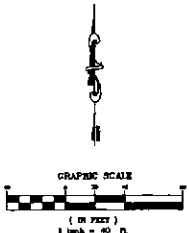
SURGERY EXPANSION AT
GOOD SAMARITAN HOSPITAL
DOWNERS GROVE, ILLINOIS

NO.	DATE	REVISIONS

COWHEY GUDMUNDSON LEDER, LTD.
SURVEYORS & ENGINEERS

**PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE
ADVOCATE HEALTHCARE**

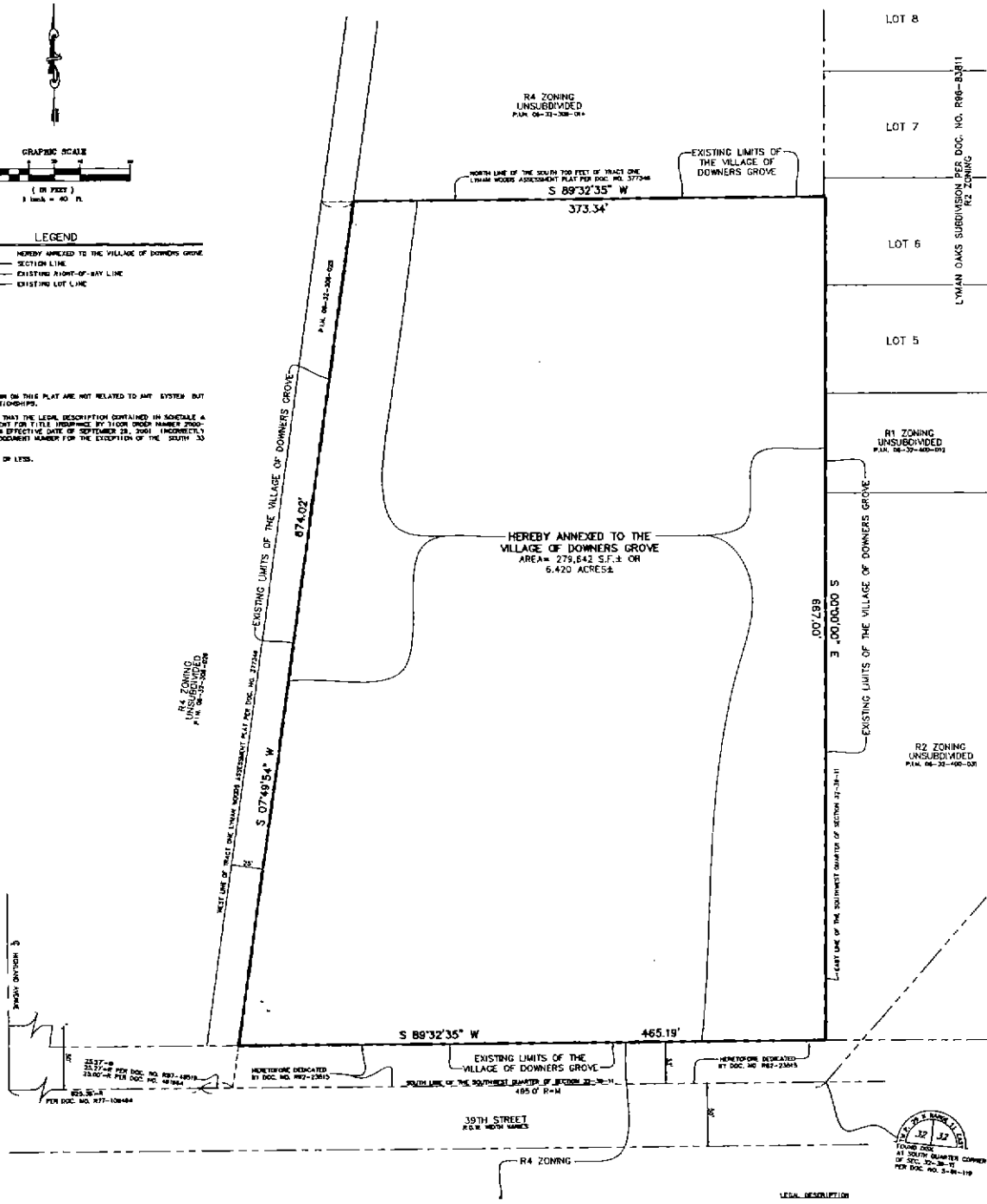
PARCEL LINE NUMBER
08-32-308-028
08-32-308-027



LEGEND

--- HEREBY ANNEXED TO THE VILLAGE OF DOWNERS GROVE
- - - SECTION LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE

- NOTES:**
1. THE BEARINGS SHOWN ON THIS PLAT ARE NOT RELATED TO ANY SYSTEM BUT INDICATE ANGULAR RELATIONSHIPS.
 2. THE SURVEYOR NOTES THAT THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE A OF THE TITLE CURATIVE NOTES FOR TITLE INSURANCE BY TICON GROUP NUMBER 2000-00072880 IS WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2001 INCORRECTLY STATES THE DATE AND DOCUMENT NUMBER FOR THE EXCEPTION OF THE SOUTH 33 FEET OF THE PROPERTY.
 3. ALL AREAS ARE MORE OR LESS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE PLATED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE HEREON INDICATED.

ATTEST: I, Jim Skoggsbergh, PRESIDENT AND CEO
ADVOCATE HEALTHCARE
3203 WILSON DRIVE
GLEN HOOK, IL 60139

DATED THIS 14 DAY OF July, A.D., 2008

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS ANNEXED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, ORDINANCE _____ ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES OF SAID VILLAGE ON _____ DAY OF _____ A.D. 2008.

VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS

BY: _____ ATTEST: VILLAGE CLERK

LEGAL DESCRIPTION

THE SOUTH 700 FEET, MEASURED ON THE EAST LINE (EXCEPT THE WEST 20.00 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 17, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1922 AS DOCUMENT NO. 277346, EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF AS MEASURED AS RIGHT ANGLES TO THE SOUTH LINE, CONVEYED TO THE COUNTY OF DUPAGE IN INSTRUMENT RECORDED JULY 17, 1992 AS DOCUMENT NO. 80-23515, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED BY COWEY GUDMUNDSON LEDER, L.P., UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.

GIVEN UNDER MY HAND AND SEAL, AT ITASCA, ILLINOIS THIS 29th DAY OF APRIL, A.D., 2008.

BY: Timothy W. Bender
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3230
COWEY GUDMUNDSON LEDER, L.P., PROFESSIONAL DESIGN FIRM NUMBER 184-000000-0000
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS.

NOTARY PUBLIC CERTIFICATE

STATE OF Illinois)
COUNTY OF DuPage) SS

I, Christin G. Foster, a Notary Public, in and for said State, do hereby certify that Jim Skoggsbergh, personally known to me to be the same person whose name and signature are subscribed to the foregoing instrument, as such owner, appeared before me this 14 day of July, A.D., 2008, and acknowledged to me that they signed and delivered the annexed plat at their own free and voluntary act for the uses and purposes herein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14 DAY OF July, A.D., 2008 at Advocate Healthcare 3203 Wilson Drive, Glen Hook, IL 60139.

Christin G. Foster
NOTARY PUBLIC



SURVEY FILE

PROJECT NO. 2724.31
DATE 05/04/08
SCALE 1"=40'
DESIGNED BY _____

COWEY GUDMUNDSON LEDER, LTD.
300 PARK BOWENARD
ITASCA, ILLINOIS 60143
(830) 250-8090
202 WEST GONDIE
CHICAGO, ILLINOIS 60610
(312) 755-8068

REVISIONS

**ADVOCATE HEALTHCARE
DOWNERS GROVE, ILLINOIS**

PLAT OF ANNEXATION

PROJECT NO. 2724.31
DATE 05/04/08
SCALE 1"=40'
DESIGNED BY _____



University of California
Department of Landscape Architecture
1000 University Avenue
Davis, California 95616
Tel: (530) 752-1100
Fax: (530) 752-1101

Client: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

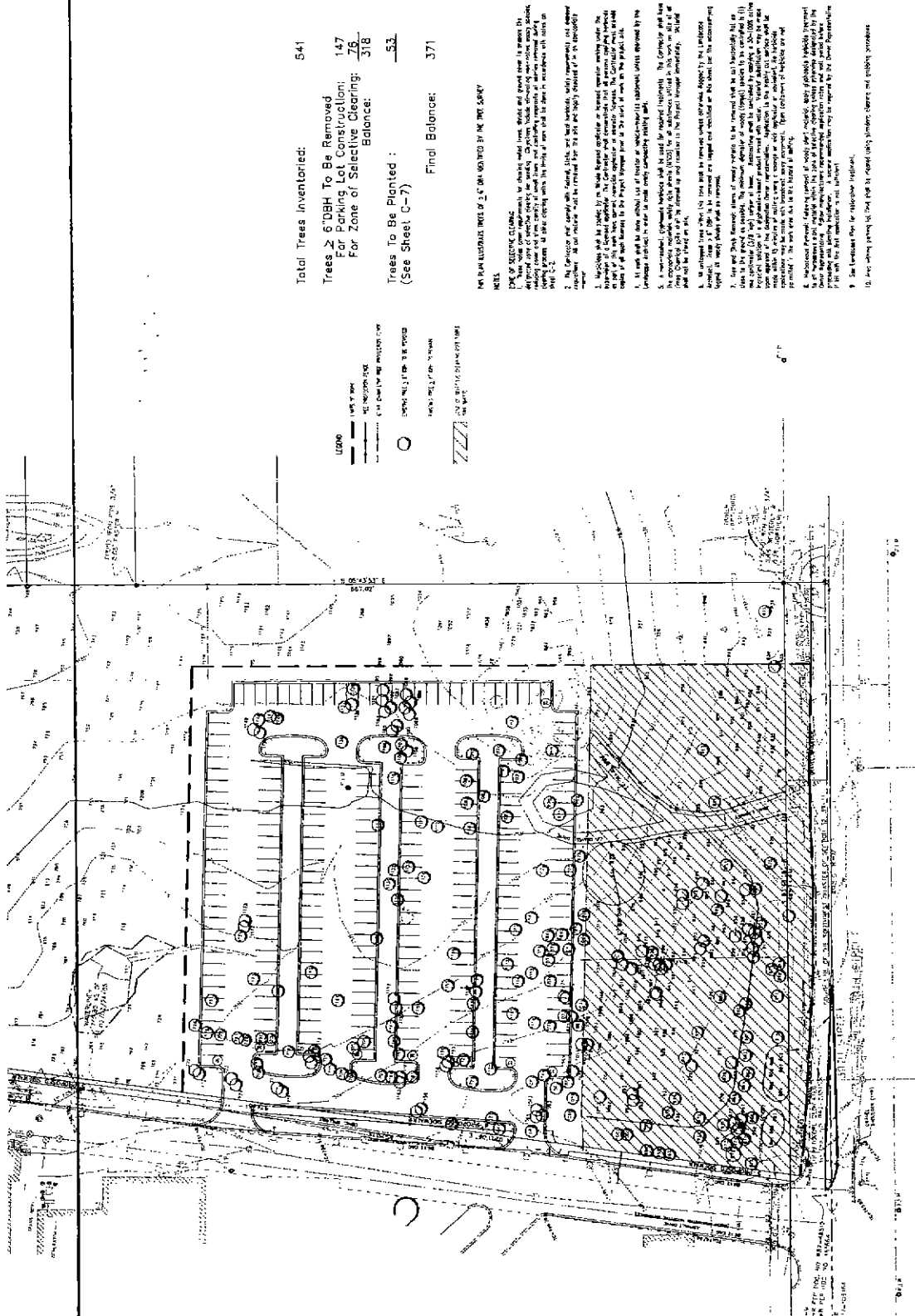
Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

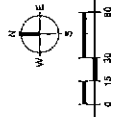
Project: University of California
Address: 1000 University Avenue
Davis, CA 95616

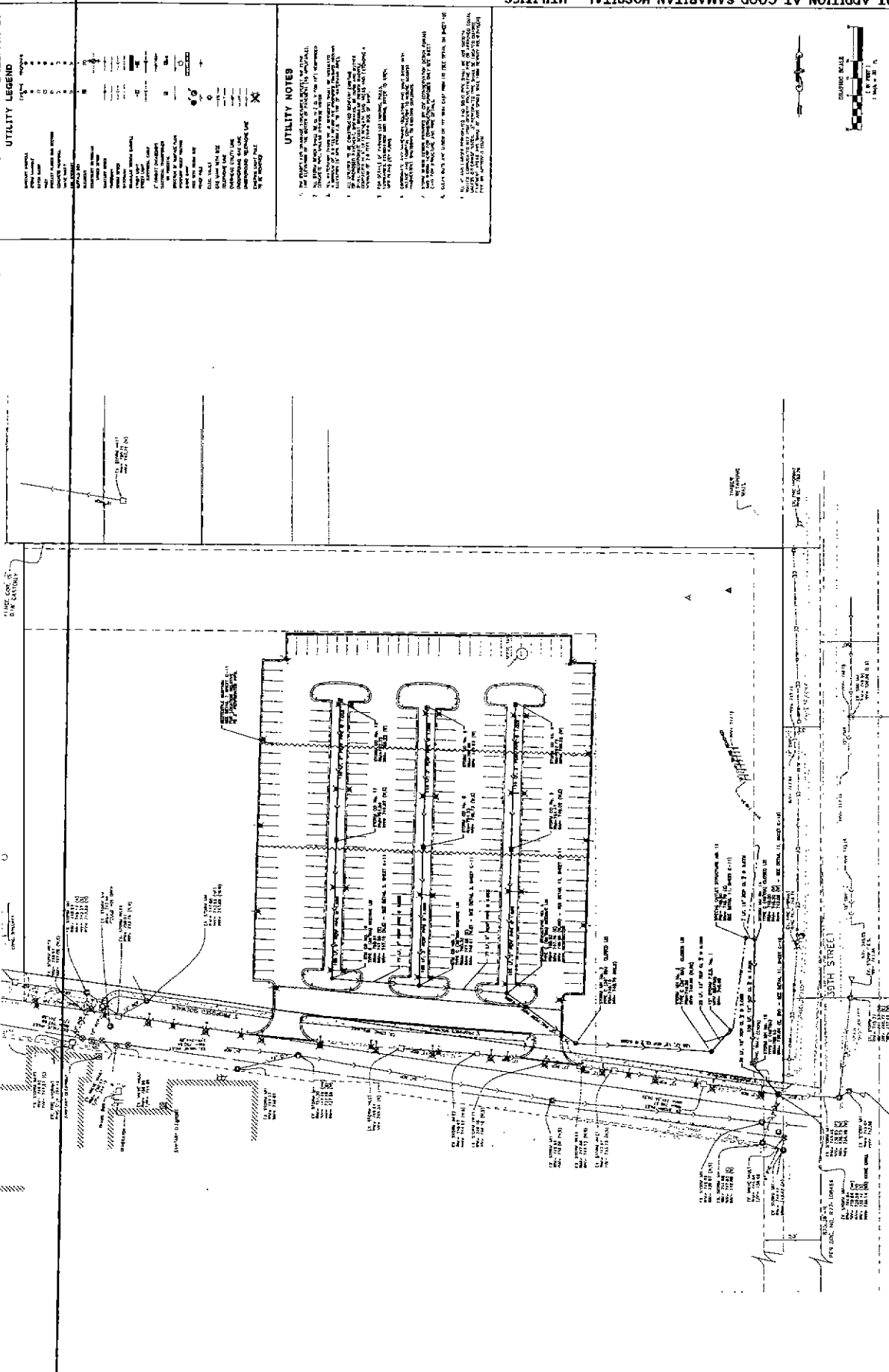


Total Trees Inventoried: 541
Trees \geq 6"DBH To Be Removed For Parking Lot Construction: 147
For Zone of Selective Clearing: 76
Balance: 318
Trees To Be Planted: 53
(See Sheet C-7)
Final Balance: 371

PREPARED BY: J. C. BARNETT FOR THE UNIVERSITY OF CALIFORNIA

- NOTES:**
1. ALL EXISTING TREES TO BE REMOVED BY THE PROJECT SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 2. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 3. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 4. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 5. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 6. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 7. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 8. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 9. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.
 10. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE PROJECT CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.





UTILITY LEGEND

Water Main	12" - 18" (Solid)
Water Service	6" - 12" (Dashed)
Sanitary Sewer	12" - 18" (Dashed)
Sanitary Sewer Service	6" - 12" (Dashed)
Storm Sewer	12" - 18" (Dashed)
Storm Sewer Service	6" - 12" (Dashed)
Gas	12" - 18" (Dashed)
Gas Service	6" - 12" (Dashed)
Electric	12" - 18" (Dashed)
Electric Service	6" - 12" (Dashed)
Telephone	12" - 18" (Dashed)
Telephone Service	6" - 12" (Dashed)
Other	12" - 18" (Dashed)
Other Service	6" - 12" (Dashed)

UTILITY NOTES

1. THE LOCATION OF THE UTILITIES IS SUBJECT TO THE RESULTS OF FIELD SURVEY.
2. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
3. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
4. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
5. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
6. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
7. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
8. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
9. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
10. UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

PROJECT NO.	27233	SHEET NO.	0-9
DATE	10/1/58	DESIGNED BY	RLA
		DRAWN BY	DOS
		CHECKED BY	RLW

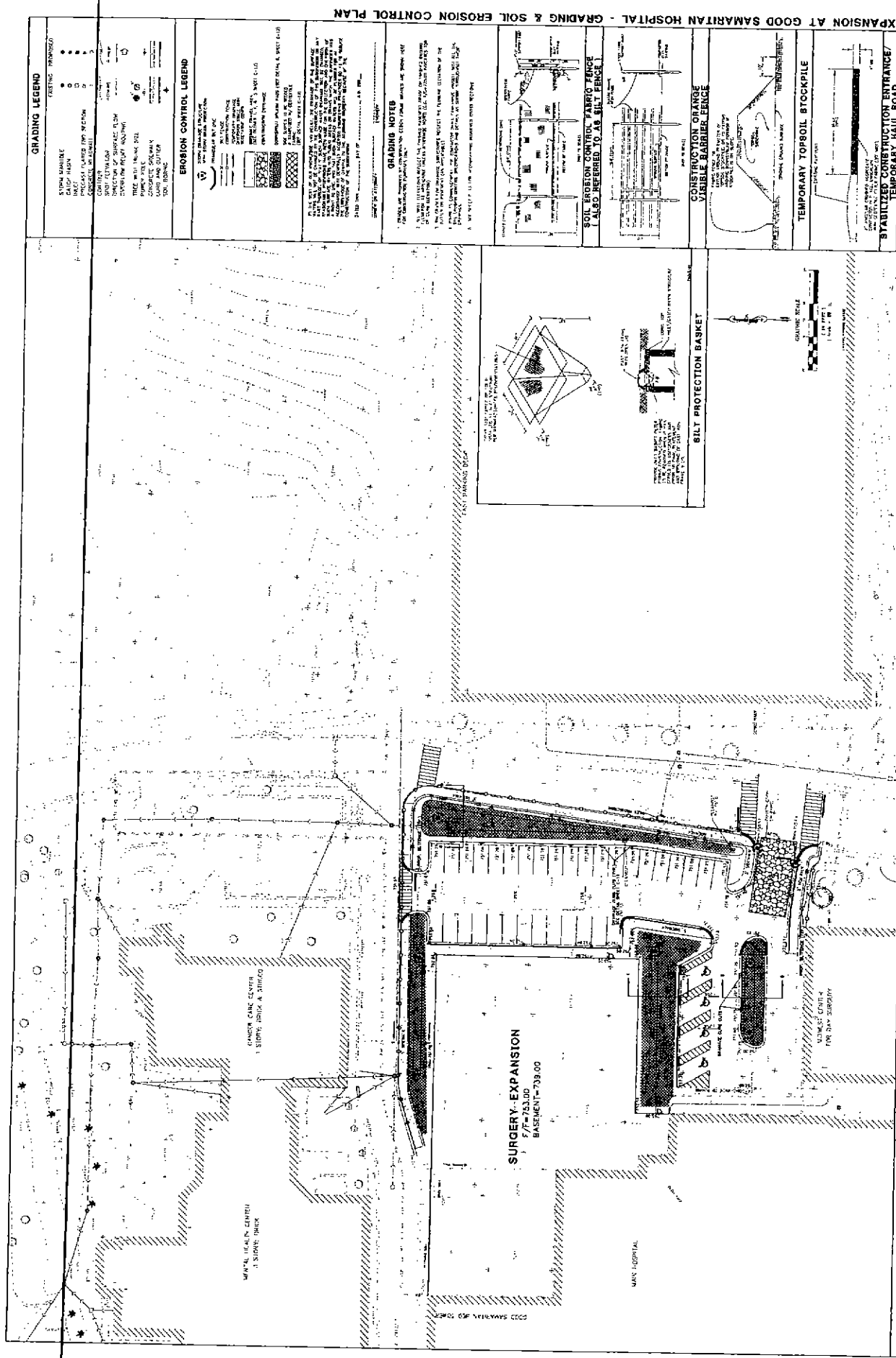
UTILITY PLAN

PARKING LOT ADDITION AT GOOD SAMARITAN HOSPITAL
DOWNERS GROVE, ILLINOIS

REVISIONS

NO.	DATE	DESCRIPTION

COWHEY GUDMUNDSON LEIDER, LTD.
CONSULTING ENGINEERS - LAND SURVEYORS - METEOROLOGISTS



GRADING LEGEND

EXISTING FINISHED

STORM MAINLINE
 12" DIA. 10' DEPTH
 18" DIA. 12' DEPTH
 24" DIA. 15' DEPTH
 30" DIA. 18' DEPTH

PROPOSED FINISHED (TOP OF FINISH)
 1' TO 2' SLOPE
 2' TO 3' SLOPE
 3' TO 4' SLOPE
 4' TO 5' SLOPE
 5' TO 6' SLOPE
 6' TO 7' SLOPE
 7' TO 8' SLOPE
 8' TO 9' SLOPE
 9' TO 10' SLOPE
 10' TO 12' SLOPE
 12' TO 15' SLOPE
 15' TO 20' SLOPE
 20' TO 25' SLOPE
 25' TO 30' SLOPE
 30' TO 35' SLOPE
 35' TO 40' SLOPE
 40' TO 45' SLOPE
 45' TO 50' SLOPE
 50' TO 55' SLOPE
 55' TO 60' SLOPE
 60' TO 65' SLOPE
 65' TO 70' SLOPE
 70' TO 75' SLOPE
 75' TO 80' SLOPE
 80' TO 85' SLOPE
 85' TO 90' SLOPE
 90' TO 95' SLOPE
 95' TO 100' SLOPE

EROSION CONTROL LEGEND

CONSTRUCTION ORANGE CABLE BARRIER FENCE
 CONSTRUCTION ORANGE CABLE BARRIER FENCE WITH SLOTTED PLASTIC MATS
 CONSTRUCTION ORANGE CABLE BARRIER FENCE WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS
 CONSTRUCTION ORANGE CABLE BARRIER FENCE WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

SOIL EROSION CONTROL MATS
 SOIL EROSION CONTROL MATS WITH SLOTTED PLASTIC MATS
 SOIL EROSION CONTROL MATS WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS
 SOIL EROSION CONTROL MATS WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

GRADING NOTES

1. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

2. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

3. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

4. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

5. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

6. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

7. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

8. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

9. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

10. FINISH GRADE TO BE SHOWN ON ALL SHEETS AND TO BE SHOWN ON ALL SHEETS.

CONSTRUCTION ORANGE CABLE BARRIER FENCE

CONSTRUCTION ORANGE CABLE BARRIER FENCE WITH SLOTTED PLASTIC MATS

CONSTRUCTION ORANGE CABLE BARRIER FENCE WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

CONSTRUCTION ORANGE CABLE BARRIER FENCE WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

SOIL EROSION CONTROL MATS

SOIL EROSION CONTROL MATS WITH SLOTTED PLASTIC MATS

SOIL EROSION CONTROL MATS WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

SOIL EROSION CONTROL MATS WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

TEMPORARY TOPSOIL STOCKPILE

TEMPORARY TOPSOIL STOCKPILE WITH SLOTTED PLASTIC MATS

TEMPORARY TOPSOIL STOCKPILE WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

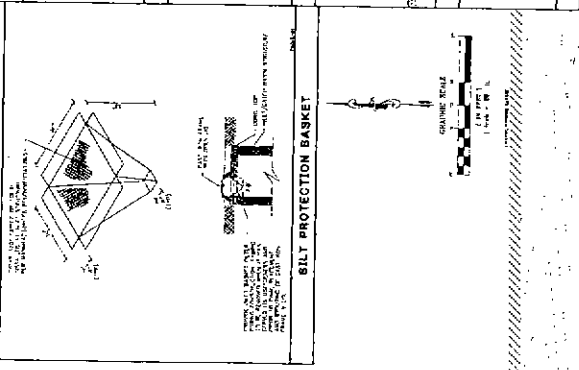
TEMPORARY TOPSOIL STOCKPILE WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

STABILIZED CONSTRUCTION ENTRANCE/TEMPORARY HAUL ROAD

STABILIZED CONSTRUCTION ENTRANCE/TEMPORARY HAUL ROAD WITH SLOTTED PLASTIC MATS

STABILIZED CONSTRUCTION ENTRANCE/TEMPORARY HAUL ROAD WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS

STABILIZED CONSTRUCTION ENTRANCE/TEMPORARY HAUL ROAD WITH SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS AND SLOTTED PLASTIC MATS



SURGERY EXPANSION AT GOOD SAMARITAN HOSPITAL
 DOWNERS GROVE, ILLINOIS

SOIL EROSION CONTROL PLAN

PROJECT NO. 2020-001
 DATE: 5/1/2020
 DESIGNED BY: JLM
 DRAWN BY: JLM
 CHECKED BY: JLM

REVISIONS

NO.	DATE	DESCRIPTION
1	5/1/2020	ISSUED FOR PERMIT
2	5/1/2020	ISSUED FOR PERMIT
3	5/1/2020	ISSUED FOR PERMIT
4	5/1/2020	ISSUED FOR PERMIT
5	5/1/2020	ISSUED FOR PERMIT
6	5/1/2020	ISSUED FOR PERMIT
7	5/1/2020	ISSUED FOR PERMIT
8	5/1/2020	ISSUED FOR PERMIT
9	5/1/2020	ISSUED FOR PERMIT
10	5/1/2020	ISSUED FOR PERMIT

COWHEY CONSULTING ENGINEERS & LAND SURVEYORS - NATIONAL ASSOCIATE
GUDDAMUNDSON LEIDER, LTD.

HDR

1000 Pennsylvania Avenue, N.W.
Washington, D.C. 20004
Tel: (202) 777-0700
Fax: (202) 777-0700

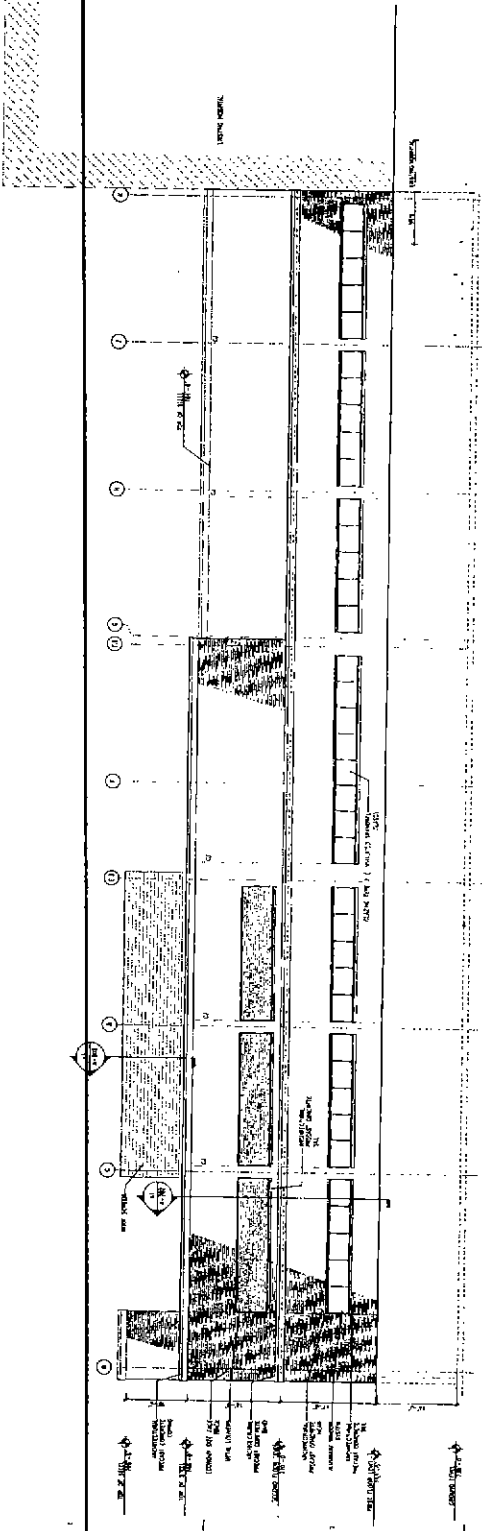
Architect
 Construction Design Forum
 2000 First Street, N.E.
 Atlanta, GA 30316
 Phone: (404) 524-7000
 Fax: (404) 524-7000

City Engineer
 300 Park Boulevard, Suite 100
 Atlanta, GA 30316
 Phone: (404) 524-7000
 Fax: (404) 524-7000

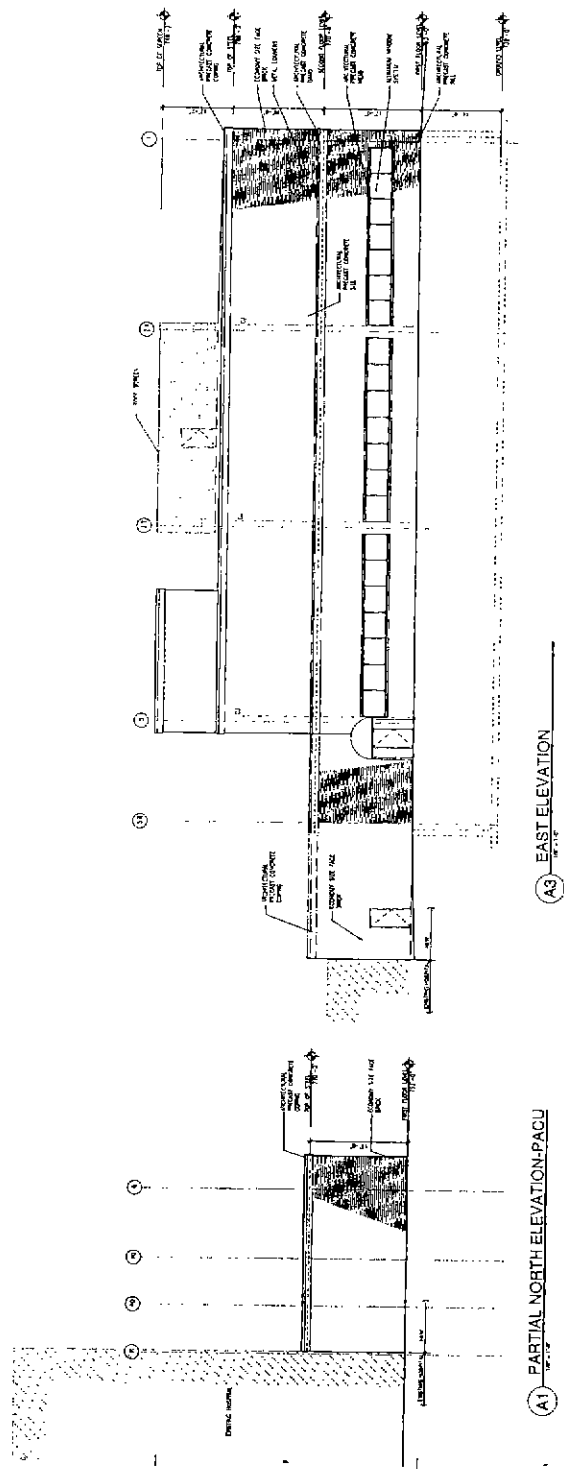
Structural Engineer
 300 Park Boulevard, Suite 100
 Atlanta, GA 30316
 Phone: (404) 524-7000
 Fax: (404) 524-7000

Mechanical, Electrical & Plumbing Engineers
 300 Park Boulevard, Suite 100
 Atlanta, GA 30316
 Phone: (404) 524-7000
 Fax: (404) 524-7000

Advocate
 Good Samaritan Hospital
 New Surgical Services
 Expansion Project



D1 PARTIAL NORTH ELEVATION



A1 PARTIAL NORTH ELEVATION-PACU

A3 EAST ELEVATION

BUILDING ELEVATIONS

Scale: 1/8" = 1'-0"

A-201

DATE: 10/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]

HDR

HDR ARCHITECTS, INC.

University Architects
Construction Design Forum
1000 North 17th Street, Suite 100
Denver, Colorado 80202
Phone: (303) 733-3300
Fax: (303) 733-3300

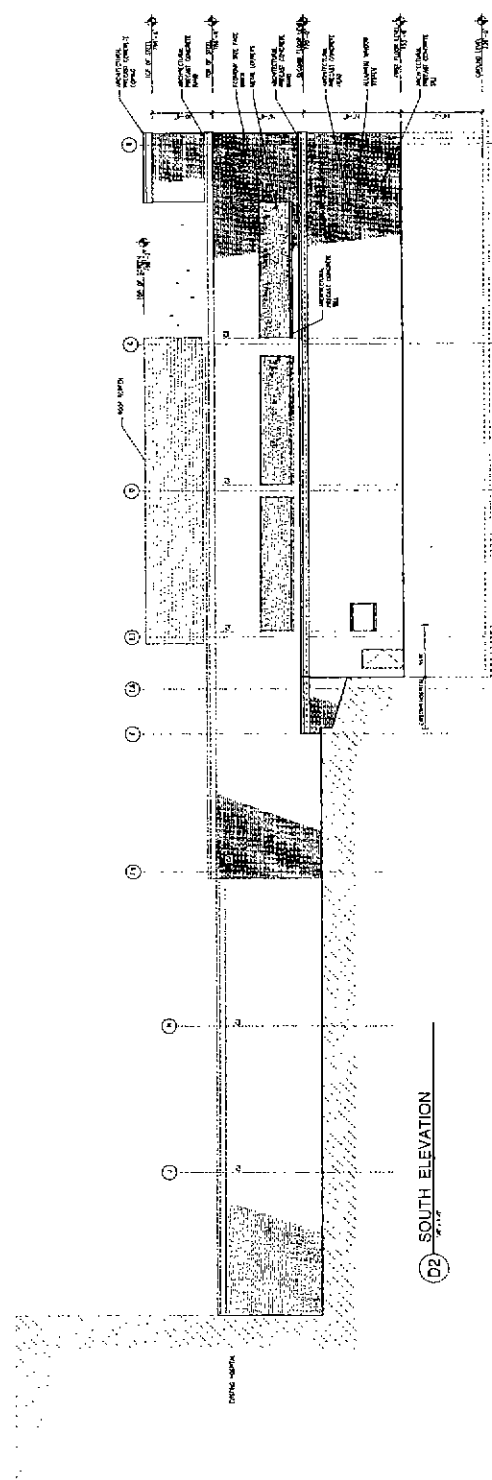
Chief Engineer
Good Samaritan Hospital, Ltd.
300 Park Drive, Suite 305
Bakersfield, California 93311
Phone: (805) 338-3300
Fax: (805) 338-3300

Structural Engineer
HDR, Inc.
1000 North 17th Street, Suite 100
Denver, Colorado 80202
Phone: (303) 733-3300
Fax: (303) 733-3300

Manufacturing & Industrial Engineers
M&I
921 2nd Avenue
Rock Island, Illinois 61201
Phone: (815) 398-1111
Fax: (815) 398-1111

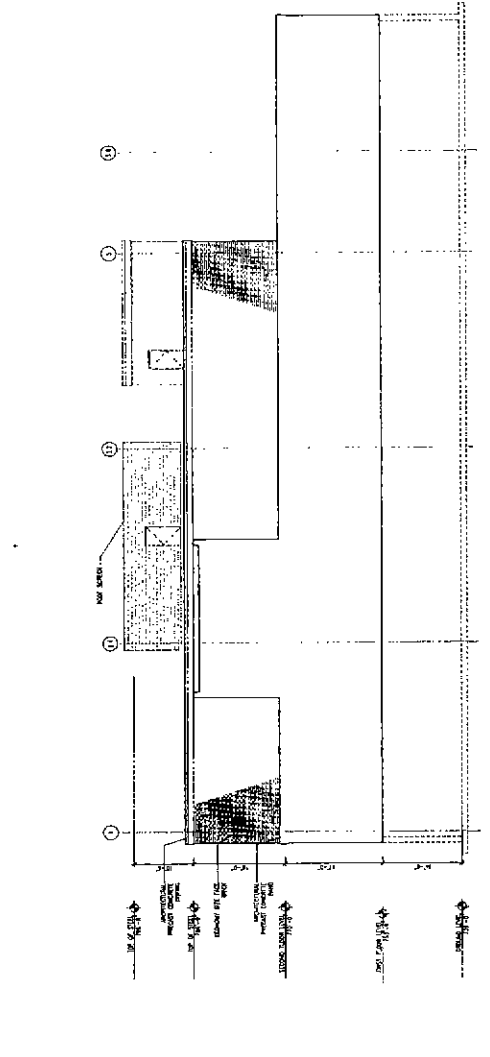


Good Samaritan Hospital
New Surgical Services
Expansion Project



D2 SOUTH ELEVATION

NO.	DATE	DESCRIPTION
1	10/15/01	ISSUED FOR PERMITS
2	11/15/01	ISSUED FOR PERMITS
3	12/15/01	ISSUED FOR PERMITS
4	01/15/02	ISSUED FOR PERMITS
5	02/15/02	ISSUED FOR PERMITS
6	03/15/02	ISSUED FOR PERMITS
7	04/15/02	ISSUED FOR PERMITS
8	05/15/02	ISSUED FOR PERMITS
9	06/15/02	ISSUED FOR PERMITS
10	07/15/02	ISSUED FOR PERMITS
11	08/15/02	ISSUED FOR PERMITS
12	09/15/02	ISSUED FOR PERMITS
13	10/15/02	ISSUED FOR PERMITS
14	11/15/02	ISSUED FOR PERMITS
15	12/15/02	ISSUED FOR PERMITS
16	01/15/03	ISSUED FOR PERMITS
17	02/15/03	ISSUED FOR PERMITS
18	03/15/03	ISSUED FOR PERMITS
19	04/15/03	ISSUED FOR PERMITS
20	05/15/03	ISSUED FOR PERMITS
21	06/15/03	ISSUED FOR PERMITS
22	07/15/03	ISSUED FOR PERMITS
23	08/15/03	ISSUED FOR PERMITS
24	09/15/03	ISSUED FOR PERMITS
25	10/15/03	ISSUED FOR PERMITS
26	11/15/03	ISSUED FOR PERMITS
27	12/15/03	ISSUED FOR PERMITS
28	01/15/04	ISSUED FOR PERMITS
29	02/15/04	ISSUED FOR PERMITS
30	03/15/04	ISSUED FOR PERMITS
31	04/15/04	ISSUED FOR PERMITS
32	05/15/04	ISSUED FOR PERMITS
33	06/15/04	ISSUED FOR PERMITS
34	07/15/04	ISSUED FOR PERMITS
35	08/15/04	ISSUED FOR PERMITS
36	09/15/04	ISSUED FOR PERMITS
37	10/15/04	ISSUED FOR PERMITS
38	11/15/04	ISSUED FOR PERMITS
39	12/15/04	ISSUED FOR PERMITS
40	01/15/05	ISSUED FOR PERMITS
41	02/15/05	ISSUED FOR PERMITS
42	03/15/05	ISSUED FOR PERMITS
43	04/15/05	ISSUED FOR PERMITS
44	05/15/05	ISSUED FOR PERMITS
45	06/15/05	ISSUED FOR PERMITS
46	07/15/05	ISSUED FOR PERMITS
47	08/15/05	ISSUED FOR PERMITS
48	09/15/05	ISSUED FOR PERMITS
49	10/15/05	ISSUED FOR PERMITS
50	11/15/05	ISSUED FOR PERMITS
51	12/15/05	ISSUED FOR PERMITS
52	01/15/06	ISSUED FOR PERMITS
53	02/15/06	ISSUED FOR PERMITS
54	03/15/06	ISSUED FOR PERMITS
55	04/15/06	ISSUED FOR PERMITS
56	05/15/06	ISSUED FOR PERMITS
57	06/15/06	ISSUED FOR PERMITS
58	07/15/06	ISSUED FOR PERMITS
59	08/15/06	ISSUED FOR PERMITS
60	09/15/06	ISSUED FOR PERMITS
61	10/15/06	ISSUED FOR PERMITS
62	11/15/06	ISSUED FOR PERMITS
63	12/15/06	ISSUED FOR PERMITS
64	01/15/07	ISSUED FOR PERMITS
65	02/15/07	ISSUED FOR PERMITS
66	03/15/07	ISSUED FOR PERMITS
67	04/15/07	ISSUED FOR PERMITS
68	05/15/07	ISSUED FOR PERMITS
69	06/15/07	ISSUED FOR PERMITS
70	07/15/07	ISSUED FOR PERMITS
71	08/15/07	ISSUED FOR PERMITS
72	09/15/07	ISSUED FOR PERMITS
73	10/15/07	ISSUED FOR PERMITS
74	11/15/07	ISSUED FOR PERMITS
75	12/15/07	ISSUED FOR PERMITS
76	01/15/08	ISSUED FOR PERMITS
77	02/15/08	ISSUED FOR PERMITS
78	03/15/08	ISSUED FOR PERMITS
79	04/15/08	ISSUED FOR PERMITS
80	05/15/08	ISSUED FOR PERMITS
81	06/15/08	ISSUED FOR PERMITS
82	07/15/08	ISSUED FOR PERMITS
83	08/15/08	ISSUED FOR PERMITS
84	09/15/08	ISSUED FOR PERMITS
85	10/15/08	ISSUED FOR PERMITS
86	11/15/08	ISSUED FOR PERMITS
87	12/15/08	ISSUED FOR PERMITS
88	01/15/09	ISSUED FOR PERMITS
89	02/15/09	ISSUED FOR PERMITS
90	03/15/09	ISSUED FOR PERMITS
91	04/15/09	ISSUED FOR PERMITS
92	05/15/09	ISSUED FOR PERMITS
93	06/15/09	ISSUED FOR PERMITS
94	07/15/09	ISSUED FOR PERMITS
95	08/15/09	ISSUED FOR PERMITS
96	09/15/09	ISSUED FOR PERMITS
97	10/15/09	ISSUED FOR PERMITS
98	11/15/09	ISSUED FOR PERMITS
99	12/15/09	ISSUED FOR PERMITS
100	01/15/10	ISSUED FOR PERMITS



D2 WEST ELEVATION

BUILDING ELEVATIONS & WALL SECTIONS

A-202

PROJECT NO. 01-01-000000-0000

DATE: 11/15/01

Advocate Good Samaritan Hospital

Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois

Project Summary Narrative

July 27, 2005

Executive Summary

Advocate Health and Hospitals Corporation, d/b/a Advocate Good Samaritan Hospital (Advocate) is planning an expansion to its Surgical Services Department on the northeastern corner of the Hospital. This project site lies entirely within the Planned Development #19, under which the Hospital has been operating since 1978.

As part of this project, an associated parking expansion project is proposed for the 6.41 acre parcel at the northeastern corner of 39th Street and Washington Street/Wellness Way; for Legal Description refer to Attachment on page 20 of this narrative (hereinafter referred to as the "Prawius Parcel.") The Prawius Parcel is currently owned by the Hospital, but is part of unincorporated DuPage County. This application requests the approval to annex the parcel into the Village of Downers Grove and into the Planned Development #19. If the annexation and rezoning are approved, the Prawius Parcel would be rezoned from R-1, the default annexation zoning designation, to R-4 Residential to match the designation of the existing Planned Development.

This report is intended to satisfy the design and regulatory requirements for a Planned Development amendment as required for development, annexation, and rezoning by the Village of Downers Grove. Full-size drawings accompany this report. The exhibits included as attachments at the end of the narrative are copies of the full-size plan exhibits and are included here as a courtesy to the reader.

Requested Action

Approve an amendment to the Good Samaritan Hospital Planned Development #19 located at 3815 Highland Avenue, Downers Grove, Illinois 60515. This amendment includes:

1. Approval of the Surgical Services Expansion project and landscape improvements; (a project schedule is attached).
2. Annexation of the 6.41 acre Prawius Parcel into the Planned Development #19; (Plat of Annexation original mylar attached).
3. Approval of the Prawius Parcel parking lot and landscape improvement project.
4. Rezoning the annexed Prawius Parcel from the default R-1 to R-4.

Background Information

Good Samaritan Hospital consists of approximately 70 acres of land located northeast of the intersection of Highland Avenue and 39th Street, Downers Grove, Illinois. Approximately 13 acres have been restricted by the Hospital for no building or construction, or as a public use, open space easement. The property is generally bounded by Lyman Woods to the north, single family residential to the east, 39th Street to the south, and Highland Avenue to the west. The Hospital property is accessed by two main points of entry, one from a signalized intersection at Highland Avenue and one from a signed intersection on 39th Street with Washington Street/Wellness Way.

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

The Hospital operates under Planned Development #19 and is currently zoned R-4. The last amendment to Planned Development #19 was passed by the Downers Grove Village Council for the Intensive Care Unit Expansion with ordinance No. 4544 on November 4, 2003.

General Description

The Surgical Services Expansion Project consists of a total of approximately 83,698 gross square feet (GSF), which includes 39,798 GSF of new floor area and 43,900 GSF of renovated floor space within the existing Hospital.

The ability to accommodate the hospital's projected surgery caseload, combined with the increasing obsolescence of existing hospital surgical facilities, resulted in the need for the new construction and renovation project. Additional operating rooms, state of the art technology, physician conveniences in addition to patient family and staff amenities are planned.

The surgery addition project site is rectangular in shape and consists of approximately 1.12 acres of land. It is bounded by the Cancer Center to the north, the East Parking Deck to the east, the Midwest Center for Day Surgery to the south, and the Hospital on the west. This property is currently owned by the Hospital and lies wholly within Planned Development #19. The site is currently being utilized as a parking lot for outpatient surgery patients.

As part of the surgical expansion project, parking expansion is planned for a portion of the 6.41 acre Prawius Parcel to be used primarily by Hospital and professional office building employees. The property was previously occupied by a single family residential structure, which has been demolished.

There is a current shortage of convenient patient parking located near the outpatient diagnostic, treatment and clinical entrances of the building; a shortage of approximately 100 spaces. The fact that the new surgery addition will be constructed on a 61 space patient parking lot results in a need to accommodate displaced parking during surgery construction and 24 permanently displaced spaces after construction is completed. In addition, the proposed growth associated with the increased surgery and associated service volumes results in a need for 100 additional "conveniently located" patient parking spaces.

Therefore, a surface parking lot of 249 spaces is planned (and dedicated to outpatient clinical staff) to be located on the Prawius Parcel. The dedicated staff parking lot will enable patients to park in the south deck and proximate to the outpatient entrances to the hospital. With approximately 50% of the Planned Development #19 being dedicated to Lyman Woods and the southern portion of the campus densely developed with the medical center facilities, site constraints are such that the Prawius Parcel affords the only viable site for the new lot.

Wishing to be environmentally astute, several professional firms were retained to conduct tree, wetlands delineation and other site analyses. The lot was sized to provide for the fewest possible number of cars required, located to spare mature, hearty trees

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

and be respectful of valued soils and vegetation conditions with an emphasis on improved habitat quality. Security cameras will be located in the lot with safety officers patrolling periodically for community safety.

Through the provision of this staff parking lot, the existing south campus parking garage may be dedicated to hospital patient and physician office patient use. The hospital hopes to restrict the new lot to day shift use only, such that the lot may be closed during the night shift. Soft exterior lighting is planned for the lot to be positioned away from the residential properties located east of the parcel. If the hospital is successful in dedicating the lot to day shift (first and 2nd shifts but not third shift) use, the lighting will be turned off during these periods. In addition, a garden fence (constructed in compliance with Section 28-1406(b) of the Zoning Ordinance) has been designed by the project landscape architects to aesthetically screen the parking area from view of the neighboring properties.

This property is proposed to be included in Planned Development #19 and rezoned to match the existing Hospital zoning designation. The Prawius Parcel is directly south of the existing four-story, 999 space car parking deck, which was annexed, zoned, and added to Planned Development #19 in the late 1980's.

Advocate Health and Hospitals Corporation, on behalf of Good Samaritan Hospital, has filed a Certificate of Need (CON) Application for the surgical expansion project with the Illinois Health Facilities Planning Board. Names and addresses of hospital neighbors within a 250 foot radius were compiled and submitted to the Village on May 31, 2005 with the completed Certification of Public Notice Information form. Hospital representatives are meeting with neighbors and local environmental groups in order to understand and be responsive to their concerns.

Zoning and Future Land Use

Planned Development #19 is currently zoned R-4. Upon annexation, Good Samaritan Hospital is requesting the Prawius Parcel be rezoned from R-1 Single Family Residential to R-4.

Proposed land use on the surgery expansion site consists of the surgical services facility addition, 37 parking spaces for outpatient use, a private surgery staff entrance, and a patient/visitor entrance for the Midwest Center for Day Surgery. Handicapped accessible parking spaces have been designed in compliance with ADA/IEBA/IAC requirements.

A specialized environmental landscape firm was retained to design environmentally friendly construction and water management systems for the projects. Advocate has adopted a strategy whereby rain water absorption systems are provided to minimize the potentially damaging effects of storm water overflow and parking lot runoff into community wetlands. The restoration of a natural hydrological system is a primary goal on the hospital campus. Through the practice of water absorption, rain water can be cleansed and the pH more neutralized and therefore more friendly to the indigenous vegetation that the hospital hopes to cultivate on our campus in the future.

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

Rain water and landscape enhancements on the surgery addition site will include vegetated bioretention swales designed to foster the retention and filtration of storm water, low maintenance lawn that requires little to no mowing and use of native species and cultivars in landscape design.

Proposed land use on the Prawius Parcel consists of a new 249 space surface parking lot, and storm water management enhancement strategies similar to those described for the surgery expansion. Permeable pavement will be utilized here to assist with on-site storm water detention and infiltration (e.g., absorption). See the Storm Water section on page 9 for more information.

In 2002, the U.S. Army Corps of Engineers determined that there are no jurisdictional wetlands located on the Prawius Parcel. A preliminary wetland delineation analysis completed for the Prawius Parcel in May 2005 indicates evidence of several extremely small wetland areas on the property. The proposed parking lot however will disturb only one tiny area (area B-1 = 0.003-acres in size, or 131 square feet) where evidence of wetland soils and vegetation were identified. Further, this area is a small fissure that appears to have been created by a broken plastic drain tile. A report was submitted to Christopher Burke Engineering on May 23, 2005 requesting a review of the wetland boundaries as presented.

Site

The following information represents current and proposed data for Planned Development #19. Please refer to the construction/engineering documents for more detailed information.

1. Land Area

- The current gross land area of Planned Development #19 is 69.12 acres.
- Following the annexation of the Prawius Parcel into Planned Development #19, the amended gross land area will be 75.53 acres. An existing copy of the survey for the Prawius Parcel is included in this application packet.

2. Bulk Characteristics

- The total area of new building as part of the surgical services project is 39,798 GSF.
- Building expansion will occur on four levels (ground floor below grade, first floor at grade, second floor mechanical space, and third floor stair tower)
- Overall building height will be 45'-2" above grade. It is significantly lower in elevation when compared to the adjacent bed tower to the west.
- No future vertical expansion is planned for this addition however limited horizontal expansion to the east will be possible.
- The existing Floor Area Ratio (FAR) is 0.32. The proposed FAR, following annexation of the Prawius Parcel and construction of the surgical services expansion, is 0.30. The maximum allowable FAR is 0.60.

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

3. Green Space

- The required green space for a Planned Development in a residential zoning district is 30%.
- The existing green space allocation for Planned Development #19 is 63%.
- The proposed green space allocation is 62% following annexation and improvements to the Prawius Parcel and build-out of the surgical services expansion site.
- Parking lots for the surgery expansion and Prawius Parcel will utilize interior landscaped parking islands.

4. Yards and Setbacks

- The required interior side yard building setback for the east boundary of the Prawius Parcel is 5' plus 2' for each additional foot in building height over 40'. The proposed parking lot will be set back from the eastern property boundary 75' so as to provide additional buffer between the parking lot and the residential property to the east as well as retain a number of mature specimen trees in the area.
- The required front yard building setback for the Prawius Parcel is 25' from the 39th Street right-of-way plus 2' for each additional foot in building height over 40'. The proposed parking lot will be set back from the 39th Street right-of-way 165' so as to preserve existing mature specimen trees in that area.
- No buildings are proposed on the Prawius Parcel in this amendment.

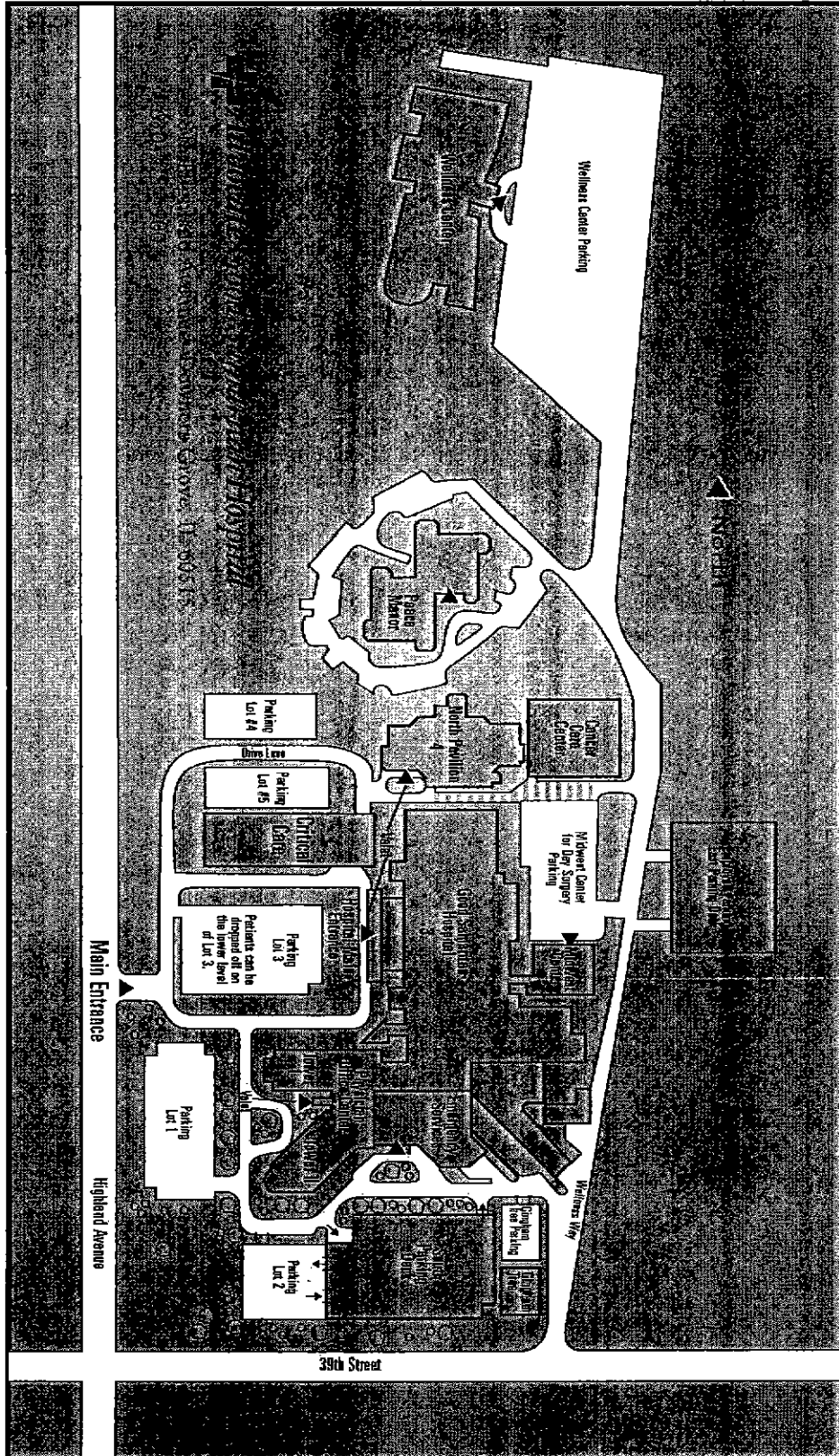
5. Parking - Please refer to the campus map and tables 1 and 2 on pages 6-8.

- No additional beds will be added to the Hospital as part of the Surgical Services Expansion Project. Parking requirements for Hospitals are 1.2 spaces per bed and currently, the Hospital has 330 total state licensed beds. No additional parking is therefore required for the Hospital for the Surgical Services Expansion.
- 1,914 parking spaces are required per City Code.
- Currently, Planned Development #19 has a parking supply of 2,412 spaces; a surplus of 498 spaces.
- If this amendment is approved, the parking space surplus would increase by 225 spaces, from 498 to 723 spaces, in an effort to better meet parking demand for patients.
- Although additional spaces are not required per Village code for the Surgery Expansion project, the spaces being added on the Prawius Parcel are intended to better accommodate the parking needs for patients, visitors, physicians, and staff at the Hospital.

6. Fire Safety

- Plan Review Comments have been received from the Downers Grove Fire Department. All stated requirements will be complied with in the design and construction of the hospital projects.

Advocate Good Samaritan Hospital
 Proposed 2005 Amendment to Planned Development #19
 Village of Downers Grove, Illinois



Advocate Good Samaritan Hospital
 Proposed 2005 Amendment to Planned Development #19
 Village of Downers Grove, Illinois

Advocate Good Samaritan Hospital
 Proposed 2005 Amendment to Planned Development #19
 Village of Downers Grove, Illinois

Requirements are Per Village of Downers Grove, City Code, Article XIV Offstreet Parking and Loading											
#	Building / Facility	Design Statistic	Calculation		Parking Ratio	Current PD	Proposed PD	Notes			
			Current	Proposed							
1	Main Hospital	Beds	330	330	1.2 per bed	396	396	The surgery expansion will not add any beds to the Hospital.			
2	POB #1	SF	106,547	no change	See note 1 below	354	354	Medical office use			
3	POB #2	SF	82,600	no change	See note 1 below	294	294	Medical office use			
4	North Pavilion	SF	77,010	no change	See note 1 below	280	280	Medical office use			
5	Peace Manor Senior Housing	Units	150	no change	0.5 per unit	75	75	The Peace Manor Senior Housing is not operated by Good Samaritan Hospital, but is included as part of the PD for parking.			
6	Cancer Center	SF	13,660	no change	See note 1 below	94	94	Medical office use			
7	Wellness Center	SF	98,497	no change	See note 1 below	309	309	Medical office use			
8	Midwest Center for Day Surgery	SF	15,906	no change	See note 1 below	105	105	Medical office use			
9	Gingham Resale Store	SF	2,044	no change	1 per 300 GSF	7	7	Commercial use			
TOTAL REQUIRED PARKING SPACES						1,914	1,914				
ACTUAL PARKING SPACES PROVIDED						2,412	2,637				
					Parking Surplus	498	723				
Notes											
1. Medical office uses calculated at:			1 space per 100 GSF of the first 5,000 GSF								
			1 space per 200 of the next 20,000 GSF								
			1 space per 400 of the remainder of the building								

Advocate Good Samaritan Hospital
 Proposed 2005 Amendment to Planned Development #19
 Village of Downers Grove, Illinois

Advocate Good Samaritan Hospital
 Proposed 2005 Amendment to Planned Development #19
 Village of Downers Grove, Illinois

Table 2: Parking Supply	
<i>Per Data Provided by Gewalt Hamilton Associates, April 20, 2005</i>	
Total on-campus parking spaces	
Parking Lot 1	108
Parking Lot 2	46
Parking Lot 3	124
Parking Lot 4	137
Parking Lot 5	43
South Deck	456
Gingham Tree	19
Midwest Center for Day Surgery	61
East Deck	999
Cancer Care Center	15
Peace Manor	79
Wellness Center	325
Total Existing Spaces Available	2,412
Subtract spaces temporarily lost to Surgery Construction	61
Add new spaces in Prowius lot	249
Total Spaces Available During Surgery Construction	2,600
Total required spaces	1,914
New Spaces in Surgery Lot at finish of construction	37
Total Supply Planned for 2007	2,637

Buildings and Design

The main components of the new addition are at the ground level a new central sterile department, physician on-call areas, and surgery staff lockers/lounges, at the first level a fifteen operating room surgery suite and at the second level a dedicated mechanical floor and on the third level, mechanical chillers and a stair tower.

The majority of the renovation work will be located on the first floor and will include expanding the preoperative/recovery area to forty positions and the PACU to nineteen new positions within existing clinical space and increasing the size of the public waiting room for the surgery department. Some renovation work will be required at the ground floor for surgery administration. Renovation work will be completed in phases to allow Good Samaritan Hospital's continued use of the facility.

The exterior design concept is to match the exterior materials of the existing main Good Samaritan Hospital building and 2005 intensive care unit addition. The new surgery addition will be a combination of face brick, limited precast concrete panels and mechanical louver curtain wall. The brick color is to match the brick on the existing Hospital. The precast color is to match the precast concrete panels on the existing Hospital. The mechanical louver curtain wall will be similar to the intensive care unit addition penthouse and match the color of the mechanical louver curtain wall. The glass will be high performance low-E insulated glass.

1. Exterior Architectural Construction Materials

- **Masonry Face Brick** – Face brick will be the primary exterior material for the first floor of the addition, backed up by a metal stud system. It will also be used to clad portions of the second floor mechanical enclosure.
- **Architectural Precast Concrete** – Precast will be a limited exterior material for the first and second floor of the addition. It will be used to clad columns and in limited decorative bands. See building elevations for extent of precast used as an accent.
- **Concrete Masonry (CMU)** – CMU interior partitions will be used at ground level to subdivide the proposed Central Supply Processing Department Rooms and to separate CSPD from adjacent corridors.
- **Metal Fabrications** - This includes the concrete pan type exit stairs, handrails, guardrails, support brackets for exterior pre-cast concrete and curtain wall and some exterior steel details.
- **Hollow Metal Doors and Frames** – All doors and frames fully welded and galvanized for exterior use.
- **Finish Hardware** – Hardware will match Owner's standards.
- **Glass and Glazing** – Insulated vision glass will be used on the exterior – see building elevations for extent. Some decorative glass set in hardwood frames will be used at the partitions subdividing the waiting room.
- **Metal Louver Curtain wall System** – The exterior wall at the second level will be 50% metal louver. The system will be set into the exterior precast column panels and brick facade as noted on the elevations.
- **Exterior lighting fixtures and signage** – to match those utilized for the newly constructed ICU building.

Public Works/Engineering

1. Traffic

Gewalt Hamilton Associates, Inc. conducted a traffic planning study for the following projects on the Good Samaritan Hospital Campus (see Traffic Planning Study as part of this package for more information).

- The planned Surgical Services expansion totaling approximately 40,000 square feet.
- At the request of the Village, a potential future ambulatory care/professional office building with up to 100,000 square feet of space has also been included in the traffic analysis.
- An at-grade parking lot with 249 spaces on the Prawius Parcel along 39th Street will be built to support the existing campus peak needs.

The traffic study answered the following questions:

- Can the adjacent roadways accommodate the projected increase in traffic generated by the new campus additions?
- How will the current Good Samaritan Hospital access intersections be impacted?
- Does the 39th Street intersection with Washington Street and Wellness Way currently warrant a traffic signal; will a signal be necessary when these campus additions are completed?

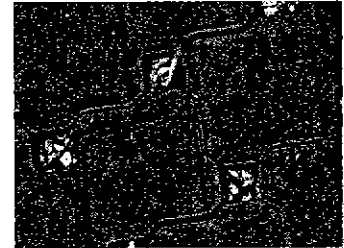
Summary of Findings and Recommendations:

- Travel patterns should continue to be oriented almost evenly between both directions of Highland and the east on 39th Street.
- It is probable that many of the staff and patient trips analyzed are already present on campus. We are confident that the traffic study evaluated the maximum potential campus impacts.
- The campus access intersections with Highland Avenue and 39th Street will continue to operate efficiently, as will the intersection of Highland with 39th Street.
- No roadway improvements are required to specifically accommodate the additional Good Samaritan campus traffic.
- Traffic signals are not required now or in the foreseeable future at the 39th Street access intersection.
- Future plans include reconfiguring the Highland Avenue access on-site to provide more vehicle stacking as well as better guide incoming traffic to the various campus facilities.
- Sightlines will be improved through landscape enhancements on the corner of 39th Street and Wellness Way.
- Hospital employees and delivery trucks will be encouraged to enter the campus from Highland Avenue and to avoid 39th Street, Fairview and Elm Street.
- The hospital's future development strategy involves the relocation and evolution of outpatient services on off-campus locations, thereby reducing daily outpatient vehicular traffic around the campus.

2. Storm Water

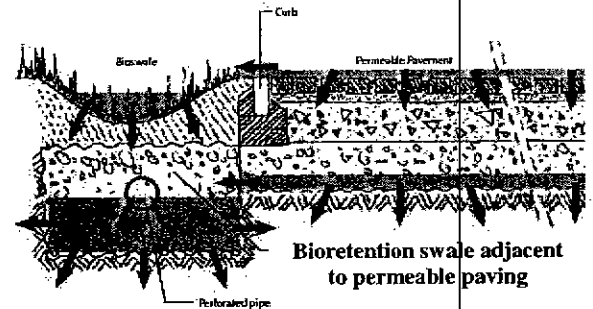
The key goal of the storm water management system being implemented for the Surgery Expansion project and on the Prawius Parcel is to implement sustainable methodologies for the gathering, treatment, and storage of storm water that fosters cleansing, cooling, and retention as close to the point where the water falls as possible. Doing so will minimize onsite and offsite hydrologic and water quality impacts due to storm water runoff by attempting to incorporate and re-establish natural hydrological processes in built environments. A number of strategies will be applied to the Good Samaritan campus as appropriate to the site's needs and constraints. They include:

- **Permeable (porous) pavement:** Permeable paving allows infiltration of water through the paving surface and into the open graded gravel below. The gravel contains no fine silts and sands and therefore can store 40% to 42% of its volume in water. Water is temporarily stored in the gravel base to allow additional time for infiltration and to meet DuPage County detention requirements. Runoff water is cleansed through filtration by the finer gravel in the surface openings and through microbial action in the gravel base. Runoff water is also cooled by being stored



Underground. The specified permeable pavement meets the requirements of Section 28-1406(a) which requires a 4" minimum compacted stone base with an all-weather dustless surface comparable in strength to asphaltic concrete.

- **Vegetated bioretention swales (bioswales):** Excess runoff from impervious surfaces and permeable paving is directed to bioswales where runoff is cleansed by filtration through the surface soils and cooled through storage in the gravel layer. As with the permeable paving water is temporarily stored in the gravel to allow time for infiltration and to meet DuPage County detention requirements. Curb cuts at the edge of the pavement adjacent to the bioswales allow runoff from the pavement into the bioswale.



- **Naturalized detention areas:** Naturalized detention can provide significant habitat for aquatic and wildlife. This is particularly true when upstream areas are addressed with



Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

bioretention swales and permeable paving to improve water quality, reduce temperature impacts, and reduce runoff volumes and rates.

- **Rain water gardens:** Rain gardens are much like bioretention swales except they are more polygonal in shape rather than long and linear.
- **Native landscaping using regionally indigenous vegetation:** Once established, native vegetation requires no irrigation and fertilization and can reduce maintenance requirements. Native vegetation also helps to maintain soil health to improve runoff filtering and infiltration.

The drawings indicate how these strategies are applied to the Surgery Expansion and Prawius Parcel parking lot. Strategies specifically include permeable pavement (Prawius parking lot only), vegetated bioretention swales (bioswales), landscape design using native species or cultivars of native species, and a naturalized wooded detention area.

The plan provides full detention for the Prawius Parcel parking lot. Detention will be provided in the 14 inch gravel base below the parking lot, in the parking lot bioswales, and within the wooded detention area.

For the Surgery Expansion, the plan provides partial detention on the surgery site. All of the required detention has already been provided within the existing northwest campus detention basin. However, some detention is being provided on the site to limit discharges to existing storm sewer capacity and to retain the existing detention volume on the site. The existing detention volume on the site is 2,900 cubic feet and this volume will be replaced within the surface bioswale on the east side of the parking lot and within a chamber under the parking lot.

3. Landscape Plans

Surgery Expansion: The landscape plan for the Surgery Expansion demonstrates alternative landscape treatments that will be used in design of these landscape features. The drop-off and handicapped parking area for the Midwest Center for Day Surgery is designed using a more traditional landscape design approach but one that emphasizes use of native species or cultivars that are well adapted to the climate and conditions of this area of Illinois. Many of these native species are capable of producing deep root systems that promote infiltration of water. In addition, once established, they do not require the watering or fertilization often used to keep less well-adapted plants healthy. Please refer to the proposed plant list and seeding list on pages 13 and 14.

The bioswales to the north and south of the new building will receive runoff from the roof through open external downspouts (four on each side). This is an intentional design element included in order to raise the viewer's awareness of water. By their inclusion we hope to teach people to celebrate water, the essence of life, rather than treat it as a

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

problem that should be hidden and removed off site as quickly as possible. These two bioswales will be connected to the east bioswale via storm sewer. There is also a small rain water garden designed in the island in front of the Midwest Center for Day Surgery that will receive surface runoff from the parking lot between the Day Surgery and new building. This is also connected to the eastern bioswale.

Storm water runoff from the new parking lot east of the building will sheet drain into the eastern bioswale through curb cuts that will direct the water into the bioswale. Water that does not infiltrate through the amended bioswale topsoil will enter the existing storm drain at the north end of the swale. This swale will be planted in a "naturalized" style using a mix of native and non-native plant species that will provide seasonal color and texture as well as the cleansing and infiltration functions of the design. In this way we intend to use these differing treatments to show our visitors and staff design options that may be applied to these techniques.

Prawius Parking Lot: A full analysis of the topography, wetlands, existing trees and plant communities was completed as the first step in the design process. The professional team felt that it was important that the design be responsive to the conditions found on the site and protect as many existing high quality trees such as the older, larger oaks as possible while still addressing the program needs for the lot.

In addition to implementing the use of permeable pavement and bioswales, the storm water treatment system/landscape design of this site has been specifically developed to tread lightly within the existing woodland that surrounds the parking lot. In response to the additional storm water detention requirement beyond the capacity of the parking lot and bioswale system, storm water will be discharged to a low point on the site in the southwest corner behind a low earthen berm that will act to dam the water. During a rain storm event, water that has been cooled and treated through the permeable pavement and bioswales will be released to infiltrate over the woodland ground plain in this area much as occurs naturally. Trees in this section of the property are largely those tolerant of, and specifically adapted to, intermittent flooding conditions. In this way, the design uses the property's existing natural system rather than removing more trees to create an additional bioswale or rain garden. A two year storm event will cause the water level at the base of the berm to rise less than six inches and cover an area less than 0.1 acre. This water will slowly infiltrate, evaporate, be taken up by the root systems of the existing trees, and drain through the detention outlet structure.

Advocate Good Samaritan Hospital

Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois

GENERAL REVIEW COMMENTS #4: SPECIAL USE STANDARDS IN SECTION 28-1902

28.1902. Standards for Approval.

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans the evidence presented is such as to establish the following.

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

[The proposed Surgical Services Expansion project will better serve hospital patients and the community by providing the appropriate number of operating rooms, state of the art equipment and technology and reduced wait times in the emergency room. Its location on the east side of the Hospital is important because of its proximity to the ICU and existing surgical support services, contributing to an efficient working environment for staff and physicians and for patient convenience. A new staff entrance will be provided to provide staff access to the East Parking Deck where they will be asked to park. Parking improvements at the Prawius Parcel as well as the new staff entrance are designed to encourage staff to utilize these lots behind the hospital in order to dedicate parking spaces located at hospital main entries to patients. The hospital wishes to address the needs of its patients through providing ample, proximate parking.]

- (b) That such will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

[The Surgical Services Expansion enables the hospital to provide state of the art surgical services for its community. It provides no detriment to the community. The technology and equipment improvements in the surgical suites and the supporting new and renovated building infrastructure to support the OR expansion will help the Hospital in its endeavor to heal lives and promote good health. The staff parking lot planned for location on the Prawius Parcel are required to provide more convenient parking spaces for patients. The parking lot will be dedicated to staff. The parking lot design is intended to improve native habitat through the introduction of indigenous vegetation, bioswales, rain gardens, and porous paving in order to keep rainwater where it falls and cleanse it through the process of infiltration. This will also help to recharge underground water tables and ultimately will provide a more a more alkaline and healthy water source for Lyman Woods wetlands. The Prawius Parcel parking lot will include an aesthetic fence to screen views from the adjacent neighbors, enhanced woodland management, security cameras and soft lighting with shields to direct light away from adjacent homes. The Prawius Parcel is currently owned by the hospital and is a natural extension of the

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

Hospital Campus to 39th Street. Lastly, there will be no adverse traffic impacts as the traffic report reveals.]

- (c) That the proposed use will comply with the regulations specified in this zoning ordinance for the district which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

[No variations in the special Use requirements are being requested as part of this zoning amendment application.]

- (d) That it is one of the special uses specifically listed for the district in which it is to be located.

[It is.]

28-1802. Authorized variations.

Variations from the regulations of this Zoning Ordinance may be granted in the following instances only to the extent necessary and provided that the variations substantially conform to all Village Council Policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans.

- (a) To permit the extension of a district to include an entire lot where the boundary line of the district divides a lot of record on. Provided, such extension shall not to exceed an additional one hundred (100) feet of street frontage nor increase the area of the district by twenty thousand (20,000) square feet.
- (b) In residence district, to permit any yard of less dimension than required by the applicable zoning regulations not to exceed fifty percent (50%) reduction.
- (c) In non-residence districts, to permit any yard or setback of less dimension than required by the applicable zoning regulations, subject to the following limitations:
 - (1) if any lot line of the subject lot coincides with any lot line of a lot in a residence district, the reduction of the yard or setback may not exceed a fifty percent (50%) reduction ; and
 - (2) no required front yard or setback abutting Ogden Avenue shall be reduced to less than five (5) feet as measured from the property line to the proposed limit of the yard or setback, provided that a minimum ten (10) foot parkway (as measured from the back of the curb to the property line) exists along the entire frontage of the subject lot. In cases where there is not a minimum ten (10) foot parkway along the entire frontage of the subject lot, an additional five (5) feet of minimum required yard or setback may be required to accommodate a parkway on the subject lot.
- (d) To permit any structure to exceed the height limitations imposed by the applicable regulations, not to exceed a ten percent (10%) increase.
- (e) To permit the use of a lot less in width or area by not more than twenty percent (20%) of the lot width or area required by this Zoning Ordinance.
- (f) To reduce the applicable off-street parking or loading zone facilities required by not more than two (2) parking spaces nor one (1) loading berth or twenty percent (20%) of the required number, whichever is greater.

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

- (g) To reduce the minimum lot area required per dwelling unit not more than ten percent (10%).
- (h) To increase by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- (i) To permit the same off-street parking facilities to qualify as a required facility for two or more uses, provided the substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week.

Planned Unit Development Standards

Advocate's application responds to Village standards as follows:

IX. Village of Downers Grove PUD Standards

A. The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:

1. The extent to which the planned development meets the standards of this Article.

ANSWER: Meets all of these standards.

2. The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.

ANSWER: Meets all of the standards of Article 16.

3. The method by which the proposed plan makes adequate provision for the public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air recreation and visual enjoyment.

ANSWER: Level of service remains the same. The proposed parking will enable parking proximate to the hospital to be used by staff. The hospital still exceeds the open space requirement; will meet all storm water ordinance requirements and implement best management practices in the design and construction of the detention pond, new building and parking facility.

4. Conformity with the planning objectives of the village.

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

ANSWER: Meets the planning objectives. Paragraph 5, page 2 of the comprehensive plan recognizes that most current projects will be infill development of land and redevelopment of land for which more productive use can be achieved. The Prawius Parcel has long been known as an infill site that would most naturally be used by the hospital as an extension of the Bender Parcel to 39th Street. Redevelopment of the parking lot by the Surgery Center expansion is a more productive use of this facility.

B. The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

1. That the planned development at the particular location requested is necessary or desirable to provide a service of a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

ANSWER: See answer to special use standard (a).

2. That the planned development will not, under the circumstances of the particular case be determined to be health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

ANSWER: See answer to special use standards (b).

3. That the planned development is specifically listed as a special use in the district in which it is to be located.

ANSWER: It is.

4. That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.

ANSWER: The development is a 6.4 acre parcel added into a 69 acre development; no change in level of service; consistent with the trend and character in

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

the area. Also, see answer to special use standard (b).

5. That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

ANSWER: The development is surrounded on two sides by the hospital and 39th Street. Residential development was constructed adjacent to the existing parking garage. A 75 foot setback as a transition with the property to the east is provided. Also, see the answer to special use standard (b).

6. That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.

ANSWER: The proposed development blends in with the existing uses and better utilizes the surrounding hospital campus. Surgical expansion is in an existing parking lot and parking lot on the Prawius Parcel is a natural extension of the parking garage facility to the north with a 75 ft. setback provided as a transition with the property to the east. Also, see answer to special use standard (b).

7. That the adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.

ANSWER: They will. See engineering submittals and traffic report. All ordinance requirements will be met.

8. That the parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.

ANSWER: The proposed development exceeds ordinance requirements for parking. The Prawius parking

Advocate Good Samaritan Hospital

*Proposed 2005 Amendment to Planned Development #19
Village of Downers Grove, Illinois*

lot is adequately screened and buffered from all adjoining properties.

9. That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

ANSWER: It will.

Note:

A preliminary draft of the slides to be presented during the Plan Commission public hearing are attached as a source of supplemental information. If altered, copies of the updated presentation will be submitted (7 copies) as exhibits at the time of the public hearing.

END

CURRENTLY EXISTING

The following data table represents existing conditions at Good Samaritan Hospital relative to zoning.

ZONING ANALYSIS DATA

1	CURRENT GROSS P.D. ACREAGE	69.12	ACRES	3,010,747	SF
	LESS PEACE MANOR	3.75	ACRES	163,437	SF
	LESS WATER TOWER SITE	0.54	ACRES	23,431	SF
	NET ACREAGE	64.83	ACRES	2,823,879	SF

2 SQUARE FEET OF EXISTING STRUCTURES

STRUCTURES	PRELIMINARY APPROVED AREA	FINAL APPROVED AND BUILT AREA	NUMBER OF STORIES		APPROV. AS BUILT	
			PRELIM. ABOVE GRADE	PRELIM. BELOW GRADE	APPROV. ABOVE GRADE	APPROV. BELOW GRADE
A. HOSPITAL		379,640			5	1
B. PHYSICIAN OFFICE BUILDING 1		106,547			5	1
C. MIDWEST CENTER FOR DAY SURGERY		15,414			1	1
D. GINGHAM TREE		5,781			1	1
E. NORTH PAVILION	90,000	77,010	5	1	3	1
M. MRI	5,000	6,045	1	0	1	0
G. ATRIUM	13,000	13,000	1	1	1	1
H. EAST PARKING DECK	992 SPACES	999 SPACES	4 LEVEL	DECK	4 LEVEL	DECK
I. PHYSICIAN OFFICE BUILDING 2	96,450	82,600	5	1	4	1
J. EMERGENCY DEPARTMENT	90,000	20,535	5	1	1	0
K. SOUTH PARKING DECK	795 SPACES	456 SPACES	3 LEVEL	DECK	3 LEVEL	DECK
L. WELLNESS CENTER	55,000	88,487	3	0	2	1
M. CANCER CARE CENTER	13,660	13,660	1	1	1	1
N. INTENSIVE CARE UNIT		91,956				
TOTAL ALL BUILDINGS		900,685				

3 CURRENT FLOOR AREA RATIO (F.A.R.) 0.32
 MAXIMUM F.A.R. 0.60

EXISTING SITE COVERAGE:

BUILDING FOOTPRINTS	334,569 SF
HARDSCAPE (ROADS, SIDEWALKS, ETC.)	595,462 SF
PARKING GARAGE FOOTPRINTS	125,754 SF
TOTAL COVERAGE	1,055,785 SF
REQUIRED GREEN SPACE	30%
EXISTING % OF GREEN SPACE	63%

4 REQUIRED GREEN SPACE

5 PARKING SPACES REQUIRED

A. REQUIRED	1,924	SPACES
B. ACTUAL	2,412	SPACES

2005 PROJECTS

The following data table represents proposed 2005 projects for which the zoning application has been filed. It is an update of existing conditions to reflect the proposed 2005 projects.

ZONING ANALYSIS DATA		ACRES	SF
1	CURRENT GROSS P.D. ACREAGE	69.12	3,010,747
	LESS PEACE MANOR	3.75	163,437
	LESS WATER TOWER SITE	0.54	23,431
	NET ACREAGE	64.83	2,823,879
	NEW PROPERTY ANNEXATION	6.41	279,220
	PROPOSED GROSS P.U.D. ACREAGE	75.53	3,289,967
	PROPOSED NET ACREAGE	71.24	3,103,099
	PROPOSED NET SQUARE FEET		3,103,099
2	PARKING SPACES REQUIRED		
	A. REQUIRED	1,914	SPACES
	B. EXISTING PARKING SUPPLY	2,412	SPACES
	C. TOTAL PROPOSED ON-CAMPUS	2,637	SPACES
	D. NET INCREASE PROPOSED	225	SPACES
3	SQUARE FEET AND HEIGHT OF PROPOSED SURGERY ADDITION		
	TOTAL PROPOSED GROSS SQUARE FEET OF ADDITION	39,798	SF
	TOTAL PROPOSED FOOTPRINT	16,178	SF
	OVERALL HEIGHT	45 FEET - 2 INCHES	GRADE LEVEL TO THIRD FLOOR ROOF TOP
	GROUND FLOOR (BELOW GRADE)	14 FEET	
	FIRST FLOOR (GRADE LEVEL)	17 FEET	
	SECOND FLOOR	16 FEET	
	THIRD FLOOR (ROOF TOP EQUIPMENT AND STAIR)	12 FEET - 2 INCHES	
4	TOTAL EXISTING AND PROPOSED BUILDING SF	940,483	SF
5	PROPOSED FLOOR AREA RATIO	0.30	
	MAXIMUM F.A.R.	0.60	
	PROPOSED SITE COVERAGE		
	BUILDING FOOTPRINTS	350,747	SF
	HARDSCAPE (ROADS, SIDEWALKS, ETC.)	699,970	SF
	PARKING GARAGE FOOTPRINTS	125,754	SF
	TOTAL COVERAGE	1,176,471	SF
6	PROPOSED PERCENTAGE OF GREEN SPACE	62%	
	REQUIRED GREEN SPACE	30%	

FUTURE PROJECTS

The following data table outlines "future structures" that were previously presented to the Village as part of a zoning update to PD #19, however they are not actively being pursued at this time.

ZONING ANALYSIS DATA

1 SQUARE FEET AND HEIGHT OF PREVIOUSLY PRESENTED FUTURE STRUCTURES

STRUCTURE	PRELIMINARY APPROVED AREA	FINAL APPROVED AND BUILT AREA	NUMBER OF STORIES				PRELIMINARY APPROVED BUILDING HEIGHT	FINAL APPROVED BUILDING HEIGHT
			PRELIM. APPROV.		AS BUILT			
			ABOVE GRADE	BELOW GRADE	ABOVE GRADE	BELOW GRADE		
A. WELLNESS CENTER HORIZ. EXPANSION	4,077		1	0			16 FT	
B. WELLNESS CENTER VERT. EXPANSION	13,933		3	0			68 FT	
C. SOUTH PARKING DECK EXPANSION	111 SPACES		3 LEVEL	DECK			26.5 FT	

2 TOTAL EXISTING, 2005 PROPOSED, AND FUTURE BUILDING SF 958,493

3 FUTURE FLOOR AREA RATIO POTENTIAL 0.31

FUTURE SITE COVERAGE POTENTIAL

- BUILDING FOOTPRINTS 354,824 SF
- HARDSCAPE (ROADS, SIDEWALKS, ETC.) 1,249,501 SF
- PARKING GARAGE FOOTPRINTS 171,686 SF
- TOTAL COVERAGE 1,776,011 SF

4 FUTURE PERCENTAGE OF GREEN SPACE POTENTIAL 46%

TRAFFIC PLANNING STUDY

GEWALT HAMILTON
ASSOCIATES, INC

Consulting Engineers
and Surveyors

Civil, Municipal, & Traffic

850 Forest Edge Drive
Vernon Hills, Illinois 60061
tel 847 478 9700 fax 847 478 9701

To: **Ms. Constance Nestor**
ADVOCATE HEALTH & HOSPITALS CORP.

From: Bill Grieve **BG**

Date: May 24, 2005

Subject: **Proposed 2005 Amendment to Planned Development #19**
Good Samaritan Hospital
Downers Grove, Illinois

RECEIVED

JUN 03 2005

Planning and Community
Development

PART I. PROJECT ASSIGNMENT

In the ever-changing healthcare industry, Advocate Health & Hospitals Corp. has been proactively analyzing their needs at several of their facilities. In the western suburban market, Good Samaritan Hospital is in the process of implementing its master plan for its campus.

There are three important projects in various stages of planning and construction at Good Samaritan Hospital, including...

- The ICU and Cancer Care expansions will be completed and occupied in 2005, approved previously by the Village of Downers Grove.
- A surgical services expansion to include renovation of the existing department and a new addition is proposed for the Village's approval.
- An at-grade parking lot with 251 spaces on the recently acquired Prawius parcel north of the campus's 39th Street access is proposed for the Village's approval.

In addition, Good Samaritan Hospital is contemplating the following future campus addition...

- A new professional office building (POB) with up to 100,000 square feet of space may be constructed adjacent to the other two POB buildings.

The role of GEWALT HAMILTON ASSOCIATES, INC. (GHA) as part of the multi-disciplined project team was to investigate the related impacts on the adjacent roadways and determine the traffic planning requirements of the campus access system. Our study findings are discussed below and various recommendations are offered for your consideration. *Exhibits* and *Appendices* referenced in the text are centrally located in the Technical Addendum at the end of this report.

PART 2. BACKGROUND INFORMATION

Campus Access Facilities and Intersection Traffic Operations

Exhibit 1 provides aerial photos of the Good Samaritan Hospital campus. And *Exhibit 2* provides an "at-grade" perspective of the campus access operations. Two drives currently and will continue to provide excellent regional and local access to Good Samaritan Hospital; one each on Highland Avenue and 39th Street.

Highland Avenue. The campus drive on Highland Avenue is located about 700 feet north of 39th Street and has traffic signal control. Highland, which is under the jurisdiction of the Du Page County Division of Transportation, has two through lanes in each direction. Separate southbound left and northbound right turn lanes are provided at the campus access.

Two inbound and two outbound lanes are provided on the hospital campus access approach. The fourth leg of the intersection is a medical office building. One inbound and two outbound lanes are provided. The outbound lanes at the hospital and medical office building approaches are striped for a shared through / left turn lane and a separate right turn lane. The signal phasing accommodates the exiting access right turn "overlap" movements.

39th Street. The driveway on 39th Street is located opposite Washington Street, about 850 feet east of Highland Avenue. This access intersection has 4-Way Stop control. 39th Street has one travel lane in each direction. The Village is planning on resurfacing 39th Street in 2005. A separate eastbound lane is provided on 39th Street for campus traffic. Two inbound and two outbound lanes are provided on the campus access drive. The outbound lanes are signed and marked for separate left and right turns only to discourage use of Washington Street by Good Samaritan Hospital traffic.

Highland Avenue @ 39th Street. This intersection has traffic signal control. Both approaches on Highland have two through lanes plus a separate left turn lane. Both approaches of 39th Street have one through lane and a separate left turn lane. The traffic signal has lead left phasing for Highland Avenue traffic, but not for 39th Street.

Existing Traffic Counts

GHA conducted weekday morning / evening and Saturday midday peak period traffic counts in March 2005 at intersections adjacent to and/or serving Good Samaritan Hospital. No unusual delays occurred during the counts such as foul weather (e.g. heavy snowfall or rain), road construction, or emergency vehicle activity that would adversely affect the volumes or travel patterns.

The weekday morning, afternoon shift change, and evening and time periods were chosen, because they coincide with the highest combination of background and campus traffic. *Exhibit 3* illustrates the existing volumes. The weekday peak hours occurred from 7:15 to 8:15 AM in the morning and from 4:45 to 5:45 PM in the evening. The afternoon shift change peak hour occurred from 2:30 to 3:30 PM.

Hospital Traffic Volumes and Travel Patterns

Good Samaritan Hospital has an extensive historical database available, beginning in 1986, when a comprehensive traffic and parking study was completed for the campus. The results of that study and subsequent updates in 1989, 1993 and 1996 helped plan and reconfirm the campus traffic planning requirements. And most recently in 2003, GHA conducted a traffic study for the 44-bed ICU addition.

Pertinent comments from reviewing the previous studies include...

- During the morning peak hour (7:15 to 8:15 AM), 515 vehicles entered and 220 vehicles exited the campus. During the afternoon shift change (2:15 to 3:15 PM), 535 vehicles entered and 640 vehicles exited. During the evening peak hour (4:45 to 5:45 PM), 305 vehicles entered and 635 vehicles exited. Thus, the campus access drives had the most activity during the shift change.
- Campus activity during the morning and evening peak hours has not increased substantially since 1996 (about a 14% to 18% increase over almost 10 years). This can be attributed in part to more services being offered throughout the day, rather than being concentrated during a few hours.
- Campus traffic comprises almost 50% of the overall volumes on 39th Street. The Manual on Uniform Traffic Control Devices (MUTCD) requires certain volume thresholds be met for both campus and through traffic volumes before traffic signal warrants can be justified. As concluded in our 2003 study and as reconfirmed by the 2005 traffic counts, the existing 39th Street / campus access intersection volumes clearly do *not* currently meet traffic signal warrants (see *Exhibit 3*).
- There has not been any appreciable through traffic growth on 39th Street since 1996, nor on Highland Avenue since 2001. The highest combination of campus and through traffic occurred during the weekday evening peak hour. Assuming that the through traffic volumes along 39th Street remain level, traffic activity leaving the campus would have to increase by 25-30% before signal warrants would be met.
- About 40% of campus traffic accessed via Highland Avenue; 60% via 39th Street. About 30-35% of campus traffic is oriented to/from the east on 39th Street and 30% to/from the north on Highland. Thus, over 60% of campus traffic never has to travel through the Highland / 39th Street intersection.

PART 3. PROJECT TRAFFIC CHARACTERISTICS

Traffic Generations

New traffic was generated for the campus building projects using rate information published by the Institute of Transportation Engineers (ITE). *Exhibit 4 – Part A* lists the traffic volumes in/out of the Good Samaritan Hospital campus. The various campus projects considered in this evaluation include...

- ICU additional traffic generated for 44 beds (see GHA report conducted in 1993).
- Surgery Services expansion, which totals about 40,000 square feet of floor space, but no additional beds on campus.
- A third Professional Office Building (POB), which could total 100,000 square feet of floor space, is being considered for the future. It is anticipated that about 2000 square feet of space would be allocated per doctor and that up to 2 staff per doctor will be added. Thus, 50 doctors and about 75 to 100 staff work in the new POB.

Point of Discussion. It is probable that the ITE rates are high, because many trips will already be on campus (e.g. staff, patients having tests in the Hospital for their POB visit, etc.). We believe that the vast amount of historical campus traffic data supports this finding. However, maintaining the ITE database will help account for future campus projects that are unidentified at this time.

Trip Distribution

The trip distribution will be a function of the current campus travel patterns and any foreseen shifts in the Good Samaritan Hospital's patient, visitor, and staff populations. *Exhibit 4 – Part B* lists the resulting trip distribution, which is expected to stay similar to the current travel patterns.

Traffic Assignments

Campus project traffic was "assigned" to the adjacent roads based on the project characteristics (see *Exhibit 4*) and the site's access system (see *Exhibit 5*). Project traffic was combined with the roadway system background volumes (see *Exhibit 3*) to yield the total traffic assignment, which is presented in *Exhibit 6*.

Key Finding. It should be remembered that the total volumes are undoubtedly overestimated, because the ITE rates were not discounted to reflect current campus travel patterns and traffic activity. *Thus, we believe that this analysis has considered the maximum building program's impact at the Good Samaritan Hospital's access drives and at the Highland Avenue / 39th Street intersection.*

PART 4. EVALUATION

Traffic Signal Warrants

Traffic signal control may be warranted at an intersection based on guidelines published in the 2001 Millennium Edition of the Manual on Uniform Traffic Control Devices (MUTCD). Various volume thresholds are required on both the major and minor street approaches, from one to up to eight hours of a weekday. Usual traffic engineering practice requires that minor approach vehicles that are able to make a "right turn on red" (RTOR) be subtracted from the volumes tested using Pagone's Theorem (see *Exhibit 7A*).

Key Finding. Based on the MUTCD guidelines, the additional campus development traffic will not trigger the volume warrants (see *Exhibit 7B*). The 39th Street intersection with Washington Street and the Good Samaritan Hospital access intersection should continue to be monitored to determine if/when a signal warrant may be met.

Intersection Capacity Analyses

Capacity analyses were conducted at both campus accesses and the Highland Avenue / 39th Street intersections. The analysis parameters are listed in *Exhibit 8*, as published in the Transportation Research Board's (TRB) 2000 Highway Capacity Manual (HCM).

At signalized intersections, Level of Service (LOS) reports operations using the letter designations "A" (best) through "F" (worst) and measures the average control delay per vehicle in seconds. Usually, LOS C is referred to as providing "design" operations and LOS D is the lower threshold of "acceptable" operations. LOS E and F are usually considered as being "unacceptable".

At unsignalized intersections, the HCM methodology reports the results differently for Two-Way Stop Controlled (TWSC) or All-Way Stop Controlled (AWSC) intersections. For TWSC intersections, LOS is reported for conflicting movements on the major street (i.e. left turns onto the minor approach) and for each movement on the stopped approach. Approach "control delay" is also reported in seconds per vehicle. Results of AWSC analyses are slightly different. LOS is reported for each stopped approach as well as an average overall intersection "control delay" in seconds per vehicle. LOS C and D continue to be considered "design" and "acceptable" operations respectively.

The current travel lanes and traffic signal timings were used as the "base" for testing. Various geometric improvements (e.g. adding travel lanes) and operational modifications (e.g. traffic signal timing changes) were considered, as necessary. *Exhibit 8* summarizes the results and the capacity analysis worksheets are provided in *Appendix B*.

Key Finding. All intersections tested, including all approach movements, will continue to operate at or better than the "design" LOS C. Thus, there is ample reserve capacity to accommodate future Good Samaritan Hospital expansion projects and other area growth. No roadway improvements are needed to specifically accommodate the Good Samaritan Hospital building program traffic.

PART 5. RECOMMENDATIONS AND CONCLUSION

Traffic Operations Plan

Exhibit 9 illustrates the recommended traffic operations plan, which include...

- The 39th Street intersection with Washington Street and the campus access should continue to be monitored. If/when traffic signals are warranted, an Intersection Design Study (IDS) will be required to determine the need for additional turn lanes and stacking.
- Internal stacking at the Highland Avenue access will be extended significantly. Entering traffic from Highland should continue to have free flow. The entrance will be realigned slightly to allow for a direct movement for those vehicles dropping off at the main hospital entrance.
- The new parking lot on the Prawius parcel will have two drives. The north access will align opposite part of the on-site circulation system. This intersection should have 4-Way Stop control.

Summary Statement

Briefly summarizing, we believe that the adjacent roadways and current campus access drives can accommodate the additional Good Samaritan Hospital traffic. Three important reasons include...

- Our analyses incorporated many safeguards to ensure that the maximum potential campus traffic impacts were tested. For example, traffic generation discounts for staff already on campus that would work in the new POB were *not* taken to help ensure that the maximum impacts were tested.
- The traffic operations plan has been developed to accommodate the additional anticipated campus traffic and improve on-site circulation. For example, internal stacking will be extended substantially at the Highland Avenue access.
- The new at-grade and structured parking facilities will be built in stages to help ensure that both the Village code requirements and as importantly the campus's patient, visitor, doctor, and staff needs are met on-site.

PART 6. TECHNICAL ADDENDUM

The following *Exhibits* and *Appendices* were referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

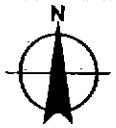
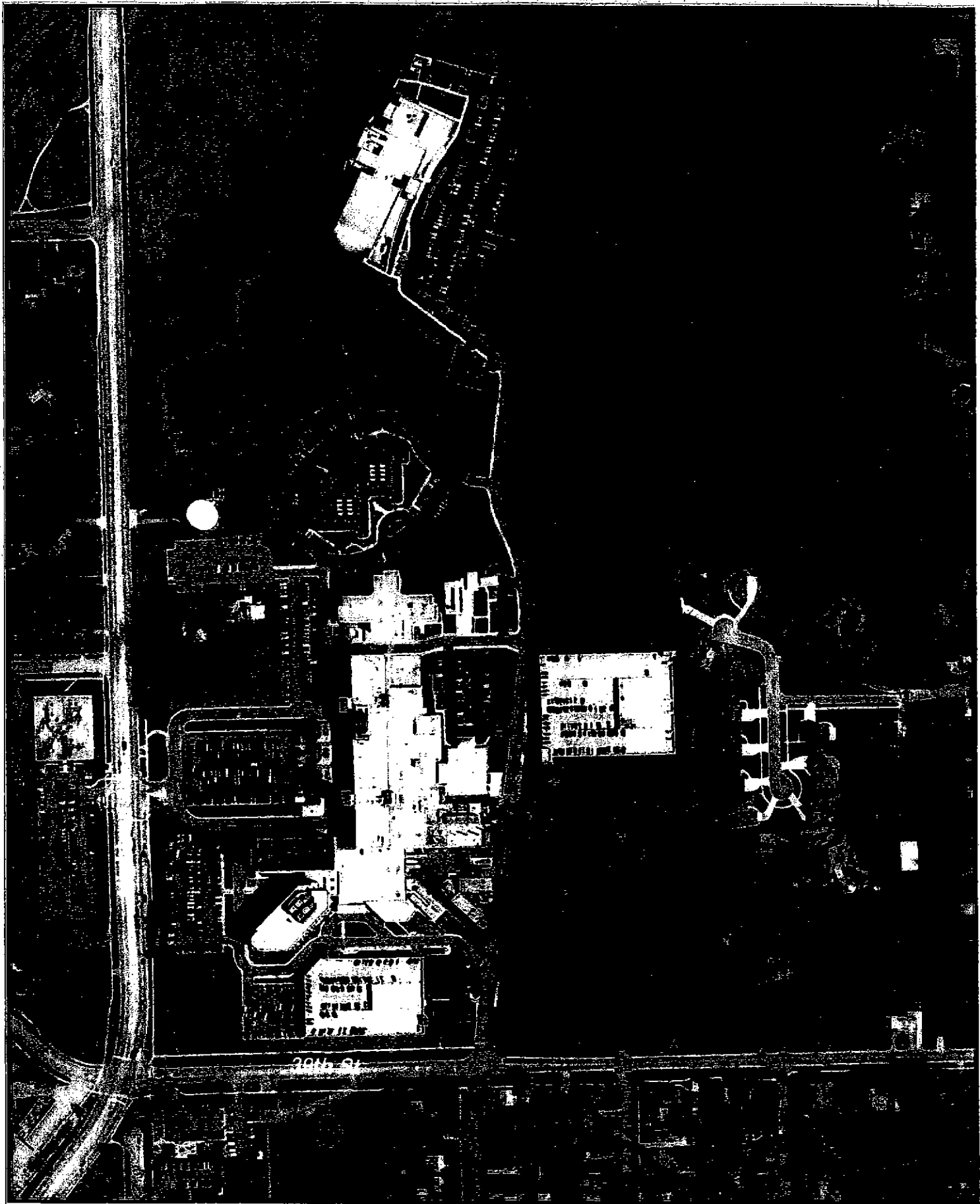
Exhibits.

1. Aerial Photos
2. Photo Inventory
3. Existing Traffic
4. Project Traffic Characteristics
5. New Hospital Traffic
6. Total Traffic
7. Traffic Signal Warrant Test
8. Intersection Capacity Analyses
9. Traffic Operations Plan

Appendices.

- I. Capacity Analysis Printouts

9220.910 GoodSam



Sources: US Geological Survey, April 10, 2002

1 inch equals 300 feet

Good Samaritan Hospital

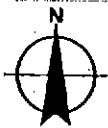
GEWALT HAMILTON
ASSOCIATES, INC.

DATE: 9/29/2003
9220.205



Sources: US Geological Survey, April 10, 2002

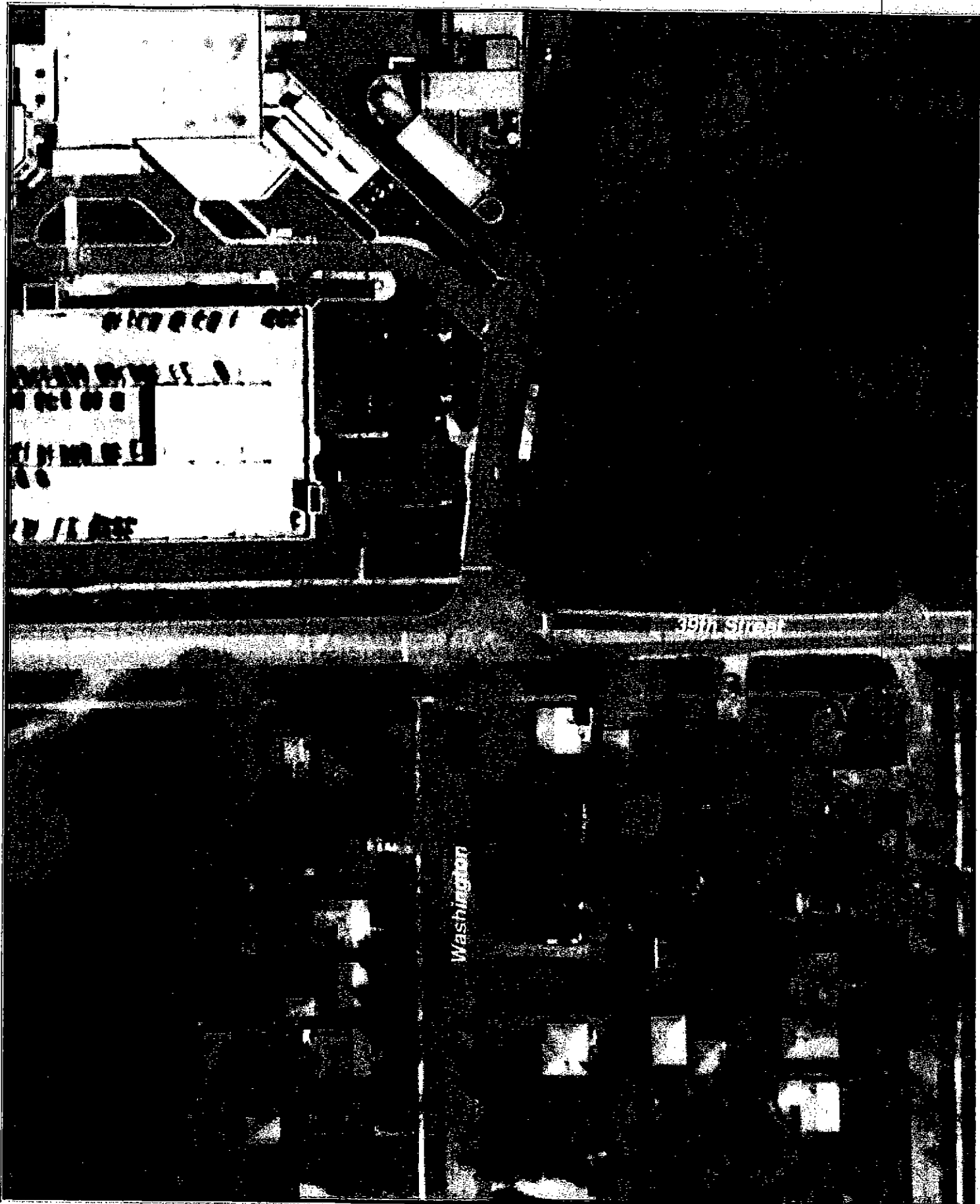
Good Samaritan Hospital



1 inch equals 100 feet

GEWALT HAMILTON
ASSOCIATES, INC.

DATE: 9/29/2003
9220.205



Sources: US Geological Survey, April 10, 2002

Good Samaritan Hospital

GEWALT HAMILTON
ASSOCIATES, INC.

DATE: 9/29/2003
9220.205

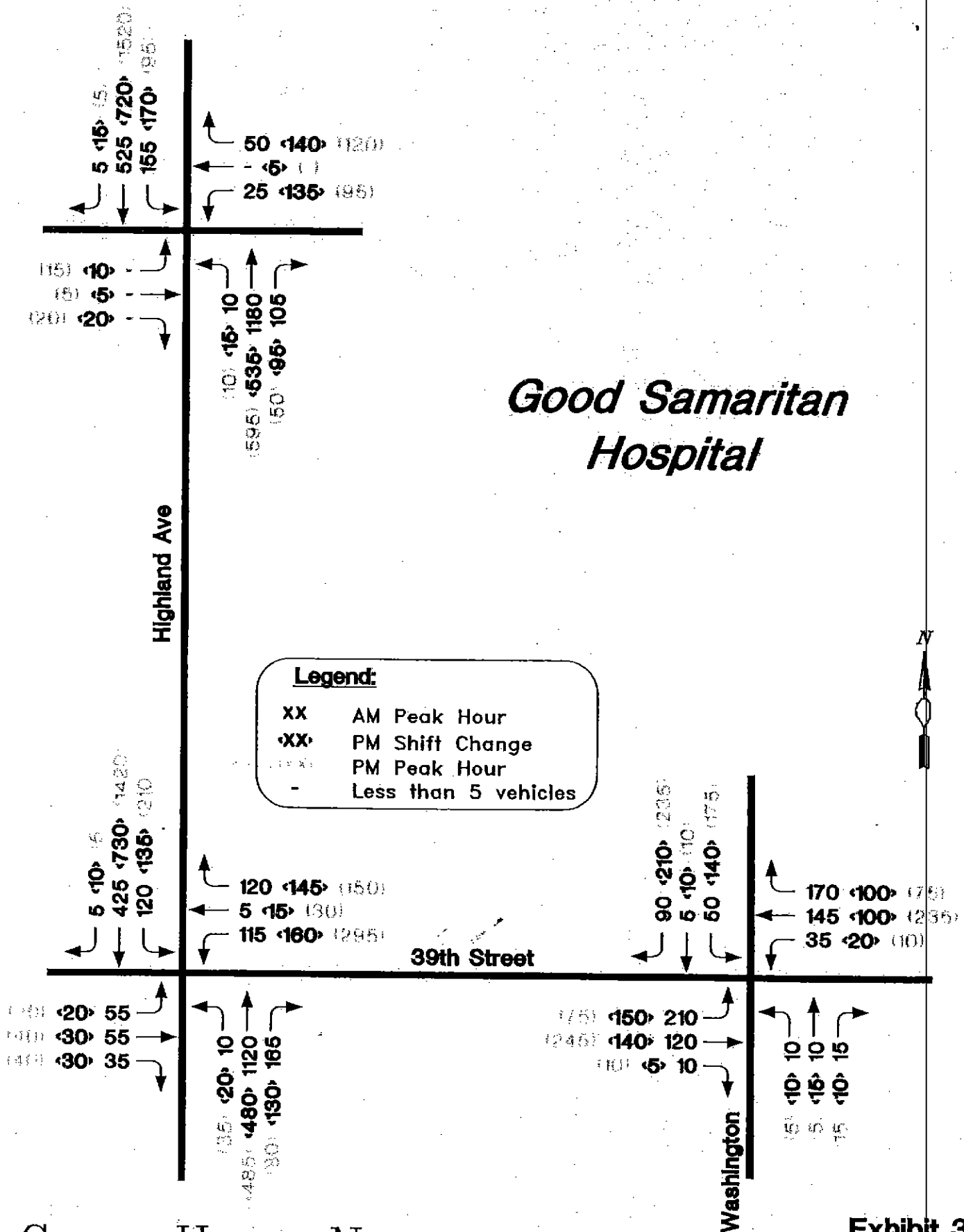


1 inch equals 100 feet

Good Samaritan Hospital



Legend:
 XX AM Peak Hour
 <XX> PM Shift Change
 (XX) PM Peak Hour
 - Less than 5 vehicles



GEWALT HAMILTON
 ASSOCIATES, INC.

Exhibit 3
EXISTING TRAFFIC
 Source: GHA March 2005

Exhibit 4

Project Traffic Characteristics

Good Samaritan Hospital; Downers Grove, IL

Part 1. Traffic Generation Calculations

Weekday Peak Hour Vehicle Trips

ITE Code (a)	Morning		Afternoon Shift Change		Evening	
	In	Out	In	Out	In	Out
#610 A. Known Campus Projects ICU Addition - 44 Beds	35	15	30	30	20	25
#610 Surgery Services Expansion - 0 Beds	<5	<5	<5	<5	<5	<5
#720 B. Potential Campus Project Professional Office Building - 150 doctors & staff	65	15	55	80	50	95
Totals =	100	30	85	110	70	130

NOTE:

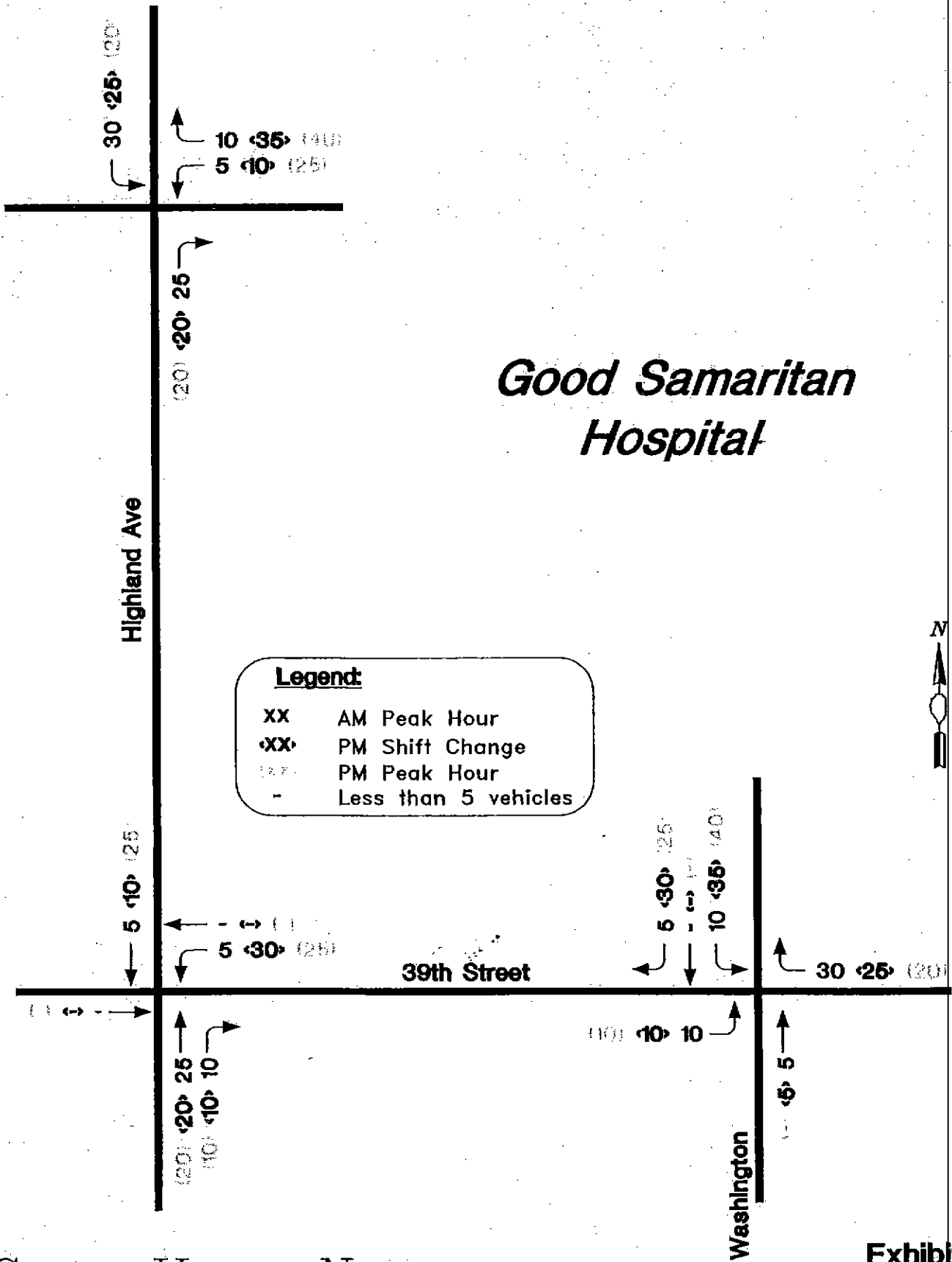
(a) — Source: Institute of Transportation Engineers (ITE) Trip Generation Manual; 7th Edition

Part 2. Trip Distribution

Route	Direction (To/From)	Percent Use
Highland Avenue	North	30%
	South	35%
39th Street	East	30%
	West	2%
Washington Street	South	3%

Totals = 100%

Good Samaritan Hospital



Legend:

- XX AM Peak Hour
- XX PM Shift Change
- XX PM Peak Hour
- Less than 5 vehicles



Good Samaritan Hospital

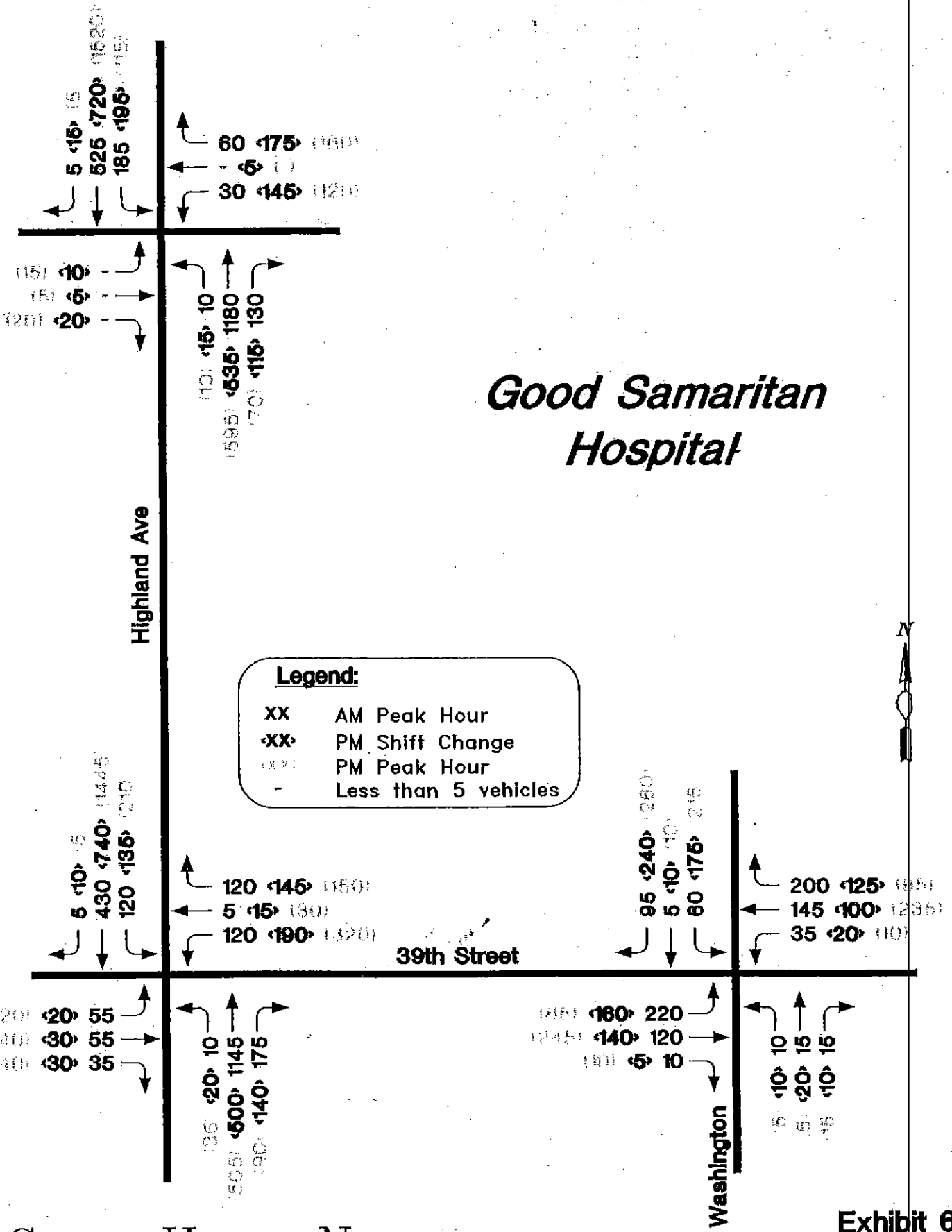
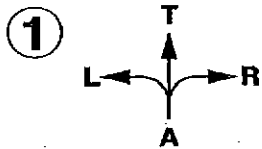
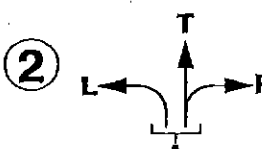


Exhibit 7A

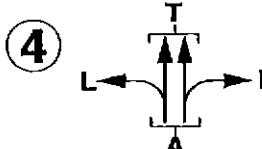
Analysis Parameters – “Pagone’s Theorem”

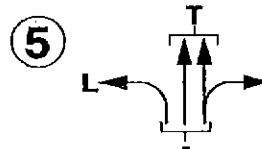
1. Lane Configurations and Right Turn Reductions

①  IF $\begin{cases} R > 0.7A \\ 0.7A \geq R > 0.35A \\ R \leq 0.35A \end{cases}$ THEN $\begin{cases} \text{reduce R by 60\%} \\ \text{reduce R by 40\%} \\ \text{reduce R by 20\%} \end{cases}$

②  IF $\begin{cases} R > 3T \\ 3T \geq R > T/3 \\ R \leq T/3 \end{cases}$ THEN $\begin{cases} \text{reduce R by 60\%} \\ \text{reduce R by 40\%} \\ \text{reduce R by 20\%} \end{cases}$

③ Any configuration with an exclusive right turn lane (usually ≥ 600 ft. long) Reduce R by 75% in all cases.

④  IF $\begin{cases} R > (T + L) \\ L > (T + R) \\ L \approx T \approx R (\pm 10 \text{ veh.}) \\ L \approx T > 3R \\ R \approx T > 3L \\ \text{all other cases} \end{cases}$ THEN $\begin{cases} \text{reduce R by 65\%} \\ \text{use situation 2} \\ \text{reduce R by 40\%} \\ \text{reduce R by 20\%} \\ \text{reduce R by 50\%} \\ \text{reduce R by 30\%} \end{cases}$

⑤  IF $\begin{cases} R > T \\ T \geq R > T/2 \\ T/2 \geq R > T/4 \\ R \leq T/4 \end{cases}$ THEN $\begin{cases} \text{reduce R by 75\%} \\ \text{reduce R by 50\%} \\ \text{reduce R by 30\%} \\ \text{reduce R by 15\%} \end{cases}$

LEGEND

L = number of left turning vehicles
 T = number of through vehicles
 R = number of right turning vehicles
 A = (L+T+R)

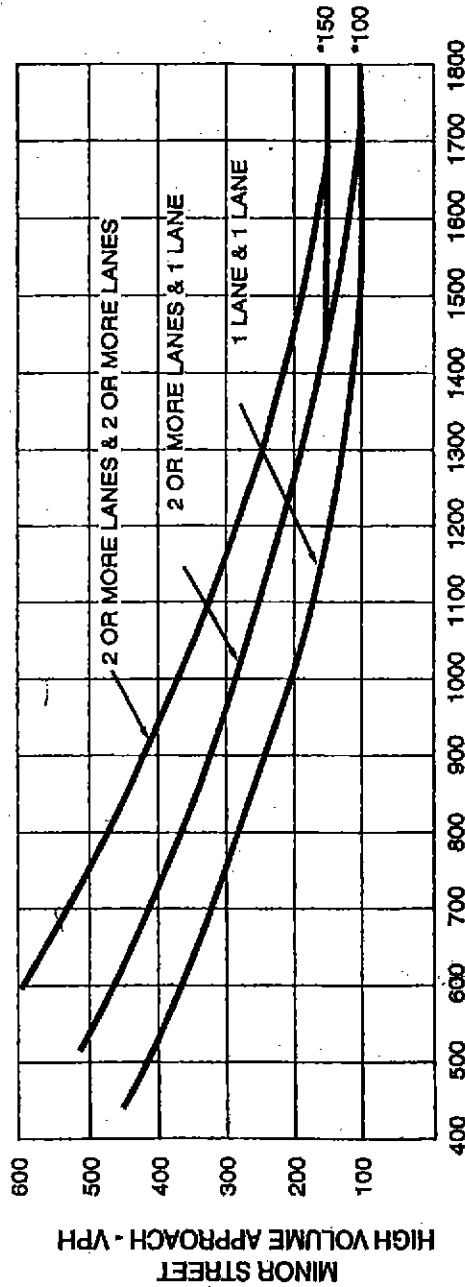
2. Mainline Congestion Factors For Limiting Right Turn Reductions⁽¹⁾

Volumes Per Lane	Reduction	Volumes Per Lane	Reduction
0 - 399	0%	1000 - 1099	35%
400 - 499	5%	1100 - 1199	40%
500 - 599	10%	1200 - 1299	45%
600 - 699	15%	1300 - 1399	50%
700 - 799	20%	1400 - 1499	55%
800 - 899	25%	1500 - 1599	60%
900 - 999	30%	etc.	etc.

(1) Mainline = Approach which right turns turn into

Exhibit 7B
Traffic Signal Warrant Test
Washington / Wellness Way @ 39th Street; Downers Grove, IL.

Figure 4C-3. Warrant 3, Peak Hour



**MAJOR STREET—TOTAL OF BOTH APPROACHES—
VEHICLES PER HOUR (VPH)**

*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Discussion: Focus on PM Shift Change and PM Peak Hour, because Good Samaritan approach volumes are highest at that time.

Volumes / Results:

1) PM Shift Change

Existing Traffic; 39th Street = 515 vph & Access = 360 vph, but 225 vph after RTOR reduction
Future Traffic; 39th Street = 540 vph & Access = 415 vph, but 280 vph after RTOR reduction

Intersection Volume does NOT meet Warrant #3 Peak Hour for either Existing or Total Traffic

2) PM Peak Hour

Existing Traffic; 39th Street = 650 vph & Access = 420 vph, but 280 vph after RTOR reduction
Future Traffic; 39th Street = 680 vph & Access = 485 vph, but 330 vph after RTOR reduction

Intersection Volume does NOT meet Warrant #3 Peak Hour for either Existing or Total Traffic

Exhibit 8
Intersection Capacity Analyses
Good Samaritan Hospital; Downers Grove, IL.

Part I. Parameters - Type of Traffic Control (Source: 2000 Highway Capacity Manual)

A. Traffic Signals

LOS	Delay (sec / veh)	Description
A	≤ 10	All signal phases clear waiting vehicles without delay
B	>10 and ≤ 20	Minimal delay experienced on select signal phases
C	>20 and ≤ 35	Some delay experienced on several phases; often used as design criteria
D	>35 and ≤ 55	Usually considered as the acceptable delay standard
E	>55 and ≤ 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

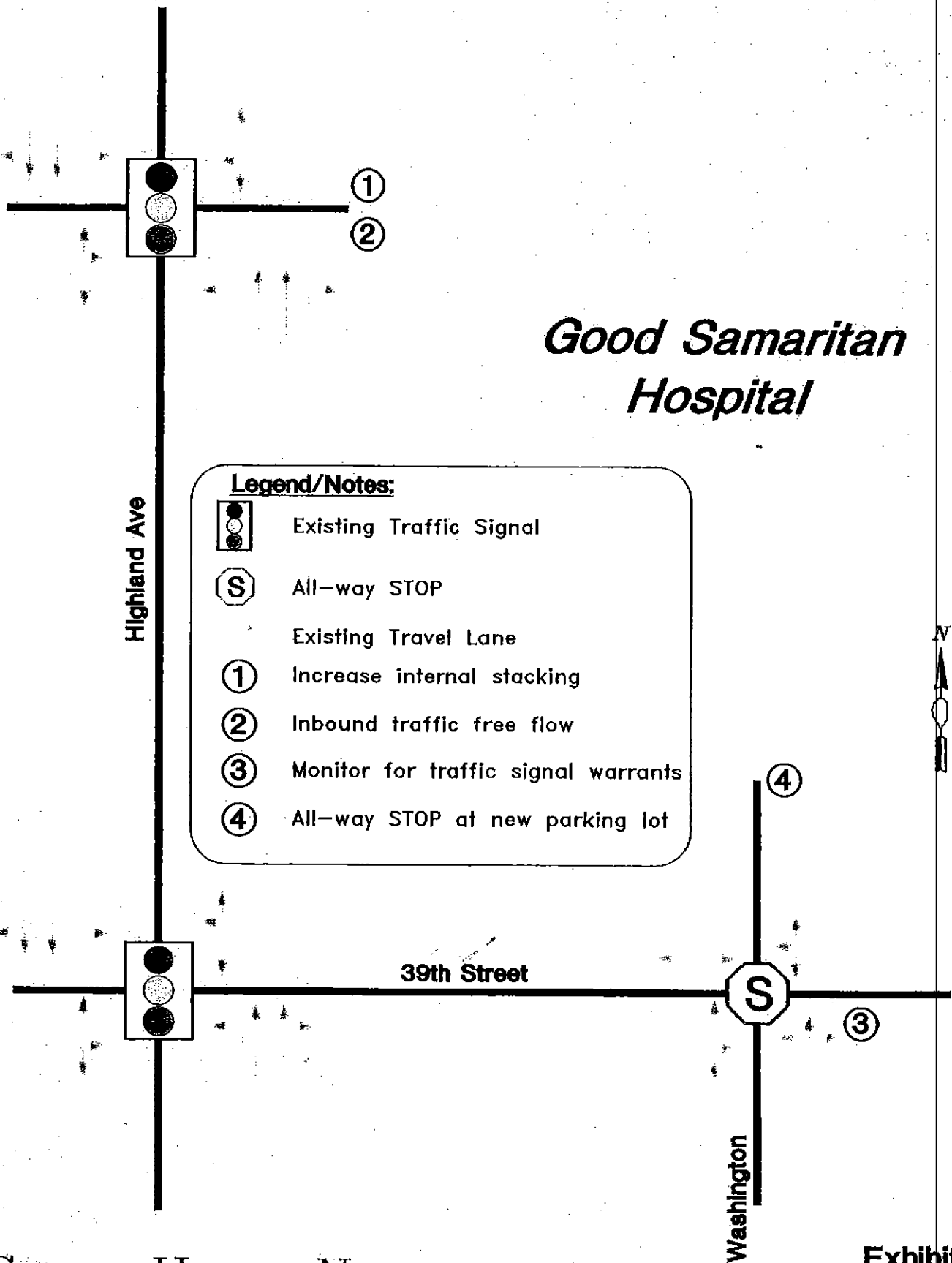
B. Stop Sign

LOS	Delay (sec / veh)
A	≤ 10
B	>10 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 35
E	>35 and ≤ 50
F	>50

Part II. Results

	Intersection Operations	LOS Per Movement By Approach (Note: < > = shared lane; - = non-critical movement)												Overall or Movement				
		Eastbound (EB)			Westbound (WB)			Northbound (NB)			Southbound (SB)			Delay (sec / veh)	LOS			
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT					
Highland Ave. @ Hospital	Traffic Signal															Intersection Delay		
A. Weekday Morning Peak Hour																		
Existing Traffic (See Exhibit 3)	• Current	<	C	B	<	C	B	B	C	B	B	C	B	B	C	B	23.9	C
Total Traffic (See Exhibit 6)	• Current	<	C	B	<	C	B	B	C	B	B	C	B	B	C	B	24.2	C
B. Weekday PM Shift Change																		
Existing Traffic	• Current	<	C	B	<	C	B	B	C	B	B	C	B	B	C	B	20.4	C
Total Traffic	• Current	<	C	B	<	C	B	B	C	B	B	C	B	B	C	B	20.5	C
C. Weekday Evening Peak Hour																		
Existing Traffic	• Current	<	C	B	<	C	B	C	C	B	B	C	B	B	C	B	31.8	C
Total Traffic	• Current	<	C	B	<	C	B	C	C	B	B	C	B	B	C	B	32.0	C
Highland Ave. @ 39th Street	Traffic Signal																Intersection Delay	
A. Weekday Morning Peak Hour																		
Existing Traffic (See Exhibit 3)	• Current	C	C	<	C	C	<	B	C	<	B	C	<	B	C	<	25.4	C
Total Traffic (See Exhibit 6)	• Current	C	C	<	C	C	<	B	C	<	B	C	<	B	C	<	25.7	C
B. Weekday PM Shift Change																		
Existing Traffic	• Current	C	C	<	C	C	<	B	B	<	B	B	<	B	B	<	19.5	B
Total Traffic	• Current	C	C	<	C	C	<	B	B	<	B	B	<	B	B	<	19.8	B
C. Weekday Evening Peak Hour																		
Existing Traffic	• Current	C	C	<	C	C	<	C	B	<	C	B	<	C	D	<	32.6	C
Total Traffic	• Current	C	C	<	C	C	<	C	B	<	C	D	<	C	D	<	34.7	C
39th Street @ Washington	4-Way STOP																Intersection Delay	
A. Weekday Morning Peak Hour																		
Existing Traffic (See Exhibit 3)	• Current	B	A	<	C	B	<	<	A	<	B	A	<	B	A	<	12.1	B
Total Traffic (See Exhibit 6)	• Current	B	A	<	>	C	<	>	A	<	B	A	<	B	A	<	13.0	B
B. Weekday PM Shift Change																		
Existing Traffic	• Current	B	B	<	>	B	<	>	A	<	B	B	<	B	B	<	11.5	B
Total Traffic	• Current	B	B	<	>	B	<	>	B	<	B	B	<	B	B	<	12.6	B
C. Weekday Evening Peak Hour																		
Existing Traffic	• Current	B	B	<	>	C	<	>	B	<	B	B	<	B	B	<	14.7	B
Total Traffic	• Current	B	C	<	>	C	<	>	B	<	C	B	<	C	B	<	16.4	C

Good Samaritan Hospital



Illinois Department of Natural Resources

One Natural Resources Way : Springfield, Illinois 62702-1271
http://dnr.state.il.us

Rod R. Blagojevich, Governor

RECEIVED Director
Dept. of Natural Resources

APR 13 2005

CONSULTATION AGENCY ACTION REPORT

(Illinois Administrative Code Title 17 Part 1075)
Division of Resource Review and Coordination
Stephen K. Davis, P.G., Chief

RESOURCE REVIEW & COORDINATION

Date Submitted: 4/8/05
If this is a resubmittal, include previous IDNR response if available.

FOR DEPARTMENT USE ONLY
PROJECT CODE: 0502192 DUE DATE: 5/13/05

Applicant: <u>Cowhey Gudmundson Leder, Ltd.</u>	Phone: <u>630-438-6274</u>
Contact Person: <u>Adam Williams</u>	Fax: <u>630-250-9644</u>
Applicant Address: <u>300 Park Blvd., Suite 205</u>	Email: <u>adam.williams@cgl-ltd.com</u>
<u>Trasca, IL 60143</u>	

LOCATION OF PROPOSED ACTION
A MAP SHOWING LOCATION OF PROPOSED ACTION IS REQUIRED

Project Name: Proj. us Property (6 acres) County: DuPage County
 Project Address (if available): Property is bounded by 39th St. to the south & Good Samaritan Hosp. to the west
 City, State, Zip: Downers Grove, Illinois
 Township/Range/Section (e.g. T45N, R9E, S2): T39N-R11E in the SW 1/4 of Sec. 32
 Brief Description of Proposed Action: Parking lot

Projected Start Date and End Date of Proposed Action: Fall 2004-Fall 2006

Will state funds or technical assistance support this action? [No] If Yes, the Interagency Wetland Policy Act may apply. Contact funding agency or this Division for details.

Local/State Agency with Project Jurisdiction: Downers Grove

Contact: _____ Phone: _____
 Address: _____ Fax: _____

FOR DEPARTMENT USE ONLY

Are endangered/threatened species or Natural Areas present in the vicinity of the action? [No]
 Could the proposed action adversely affect the endangered/threatened species or Natural Area? [No]
 Is consultation terminated? [No]
 Comments: _____

Evaluated by: Rich Lewis Date: 5-2-05
 Division of Resource Review & Coordination (217)785-5500



Illinois Department of Natural Resources

One Natural Resources Way : Springfield, Illinois 62702-1271
http://dnr.state.il.us

Rod R. Blagojevich, Governor

RECEIVED
Director
Dept of Natural Resources

APR 13 2005

RESOURCE REVIEW & COORDINATION

CONSULTATION AGENCY ACTION REPORT

(Illinois Administrative Code Title 17 Part 1075)
Division of Resource Review and Coordination
Stephen K. Davis, P.G., Chief

Date Submitted: 4/8/05
If this is a resubmittal, include previous IDNR response if available.

FOR DEPARTMENT USE ONLY
PROJCODE: 053791 DUE DATE: 5/12/05

Applicant: Cowhey Gudmundson Lader, Ltd. Phone: 630-438-6274
Contact Person: Adam Williams Fax: 630-250-9644
Applicant Address: 300 Park Blvd., Suite 205 Email: adam.williams@cgl-ltd.com
Itasca, IL 60143

LOCATION OF PROPOSED ACTION

A MAP SHOWING LOCATION OF PROPOSED ACTION IS REQUIRED

Project Name: Surgical Expansion (1.3 ac.) County: DuPage County
Project Address (if available): Located within Good Samaritan Hospital
City, State, Zip: Downers Grove, Illinois
Township/Range/Section (e.g. T45N, R9E, S2): T39N-R11E in the SW 1/4 of Sec. 32
Brief Description of Proposed Action: Demolish parking lot and add to building

Projected Start Date and End Date of Proposed Action: Fall 2004 - Fall 2006

Will state funds or technical assistance support this action? Yes No If Yes, the Interagency Wetland Policy Act may apply. Contact funding agency or this Division for details.

Local/State Agency with Project Jurisdiction: Downers Grove
Contact: _____ Phone: _____
Address: _____ Fax: _____

FOR DEPARTMENT USE ONLY

Are endangered/threatened species or Natural Areas present in the vicinity of the action? Yes No
Could the proposed action adversely affect the endangered/threatened species or Natural Area? Yes No
Is consultation terminated? Yes No
Comments: _____

Evaluated by: Rich Lewis Date: 5-2-05
Division of Resource Review & Coordination (217)785-5500



Illinois Historic Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

DuPage County PLEASE REFER TO: IHPA LOG #002042805

Downers Grove

Between 39th Street and Good Samaritan Hospital

Section:32-Township:39N-Range:11E

CGL-File #2724.31 /201

Proposed Parking Lot/Prowius Property

April 28, 2005

Adam Williams

Cowhey Gudmundson Leder, Ltd

300 Park Blvd

Suite 205

Itasca, IL 60143

Dear Mr. Williams:

The Illinois Historic Preservation Agency is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

Sincerely,

Anne E. Haaker

Anne E. Haaker

Deputy State Historic

Preservation Officer



Forest Preserve District of DuPage County

3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

July 19, 2005

Mr. Alan Jirik, Chairman
Plan Commission
Village of Downers Grove
801 Burlington
Downers Grove, IL 60515

RECEIVED

JUL 22 2005

**Planning and Community
Development**

Re: Public Hearing Notice on Advocate Good Samaritan Hospital Property
File No. PC-21-05

Dear Mr. Jirik:

The Forest Preserve District of DuPage County recently received notice of a proposed project on the Advocate Good Samaritan Hospital property. We appreciate receiving timely notification of such projects that may have an impact on our nearby property, and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project, and does not have any comments at this time. We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward.

Please call me at 933-7684 if you have any questions.

Sincerely,

Marcia Thomas
Land Acquisition Specialist

cc: Karen Zilly, Director of Land Preservation

FILE NO. PC-21-05 – Petition seeking 1) Annexation and rezoning upon annexation from County R-4, Single Family Residence to Village R-4, Single family Residence, property commonly known as 850 39th Street, Downers Grove, IL (PIN Nos. 06-32-306-026, and -027); and 2) Amendment to Planned Development #19 to allow the following: a) Amendment to the boundary of the Planned Development to include the newly annexed and rezoned parcel; b) construction of a 249 space surface parking lot; and c) construction of a 39,800 square foot surgical addition all on the property commonly known as the Advocate Good Samaritan Hospital campus, 3815 Highland Avenue and 850 39th Street, Downers Grove (PIN Nos. 06-32-107-002, 06-21-306-003, -008, -009, -014, -020, -022, -025, -030 and -031); Advocate Health & Hospitals Corp., d/b/a Advocate Good Samaritan Hospital; Owner/Petitioner.

Chairman Jirik swore in those who would be speaking on behalf of File No. PC-21-05.

Ms. Riordan reviewed her Staff report concerning Good Samaritan Hospital located at the northeast intersection of Highland Avenue and 39th Street. She noted that the Hospital has been operating under Planned Development No. 17 since its initial approval in 1978, which has been amended numerous times since that initial approval.

Ms. Riordan said that the petitioner's request in this case includes the annexation and rezoning of the property at 850 39th Street, as well as a proposed parking lot and an addition to the surgical building to the northwest of the proposed parking lot. The property at 850 39th Street is 6.4 acres, and abuts the existing Hospital campus to its north and west. The requested annexation and rezoning will allow the parcel to be incorporated into the boundary of the Planned Development. The parking lot is proposed to be constructed on this parcel, and is proposed to 350 feet by 295 feet, with 249 parking spaces. The driveway is proposed to be accessed by way of two driveways off of Wellness Way.

Ms. Riordan continued, noting that the surgical expansion is proposed to be located between the Cancer Care Center on the north and the Midwest Center for Day Surgery on the south, replacing the existing surface parking lot in that location. The addition is proposed to be approximately 39,800 square feet in area, consisting of four floors; one below grade and three above grade. All bulk requirements with respect to floor area, green space, setbacks, etc. will be met or exceeded, and no Variations are required.

With respect to overall parking calculations, total parking currently on site is 2,637 spaces, which represents an excess of 723 spaces as compared to the ordinance requirement. The Hospital has indicated their intent to be sensitive to lighting in the area, since the parking lot parcel is adjacent to a residential area. Screening will be required, and the Hospital has proposed a six-foot tall fence along the east property line. Ms. Riordan noted that portion of the fence located within the required front yard along 39th Street would be required to be reduced in height to satisfy the open design requirements.

With respect to Public Works related issues, Ms. Riordan explained that the petitioner's approach to stormwater management is proposed to include environmentally sensitive methods. She noted that the Public Works Staff was of the opinion that the petition was ready to move forward through the public hearing process, so long as all parties reached an agreement with respect to the stormwater management methods. Also, the Traffic Division has reviewed the submitted traffic study and concurred that no negative impacts were expected due to the proposed development.

Ms. Riordan noted that the Fire Prevention Division of the Fire Department reviewed the proposal, and had no outstanding issues.

She also explained that the Staff Report included additional considerations for the Plan Commission, noting that the Forest Preserve of DuPage County, the Illinois Department of Natural Resources, and the Illinois Historic Preservation Agency have all reviewed the proposal and have no outstanding issues.

She added that a construction schedule was also submitted by the Petitioner, giving an estimated completion date of Spring 2008. If construction is not completed by the submitted schedule, the Zoning Ordinance allows for an annual extension request by the Petitioner, which would not be submitted to the Plan Commission, but directly to the Village Council.

Ms. Riordan concluded her presentation, noting that Staff recommends forwarding a favorable recommendation to the Village Council, subject to the four conditions in the Staff Report.

Mr. Tracy Kasson, attorney with the law firm of Rathje & Woodward, 300 E. Roosevelt Rd., Wheaton, introduced Petitioner Dave Fox, President of Good Samaritan Hospital, who briefly commented that the surgical expansion was the first expansion of the surgical facility in 30 years. Additionally, the 6.4 acres to be annexed for the parking lot is to provide parking for Hospital employees, thereby allowing more convenience parking for the public. The new parking lot is designed to be sensitive to the adjacent neighbors.

Mr. Fox introduced Jeff Fahs with HDR Architects, who reviewed the location of the site and outlined the proposed lot and bulk conditions. He explained that the floor area ratio would be reduced from the current 0.32% to the proposed 0.3%. The maximum allowable F.A.R. is 0.6%. Current green space is at 63% and with the annexation, the proposed green space percentage would be 62%; 30% or more is required. Fourteen acres of the site has previously been reserved as 'No Build Zones.' He explained the parking conditions, noting that the new parking lot will be strategically located for Staff.

Mr. Fahs continued, and reviewed the setback requirements, noting that the front setback along 39th Street is required to be 25 feet, and that they are proposing a setback of 165 feet between the proposed parking lot and the 39th Street right-of-way. On the east side, adjacent to the residential uses, the buffer will be 75 feet with appropriate screening. He noted that both the parking lot and the surgery expansion site will be nicely landscaped, and will include pedestrian crossings, security cameras, and lighting for security purposes. Light fixtures will match those recently installed at the ICU project. He then reviewed the lighting calculations.

Next, Mr. Mark Balaski with HDR Architects described the newly proposed 39,000 square foot addition, pointing out that the second floor will house the mechanicals of the building. The roof area will have screened air-cooling units. The project will only be viewed from Wellness Way. Further renovation details and square footage figures followed on the surgical unit, and elevation drawings were presented and reviewed.

Landscape architect, Trish Bechjard, with Conservation Design Forum, 375 W. First Street, Elmhurst, Illinois, walked through her slide presentation of the landscape plan and provided a very detailed explanation of the plan. She noted that the landscaping was designed so that the rain coming off of the parking lots and the building roof will be treated and infiltrate into the ground closer to where it falls, thereby being sensitive to the nearby wetlands and Lyman Woods. Two different landscaping approaches will be used at the surgical center, one of them being a naturalized landscaping following the parking lot. The parking lot will have a permeable surface and work in conjunction with the surrounding landscaping. Bio-swales will be incorporated into the stormwater system. Ms. Bechjard further explained how the water would travel through the bio-swales. In the nearby woodland area, non-

native species will be removed in order for native species to return, followed by wildflower seedings. The sight line along Wellness Way will also be cleared.

Mr. Bob Gudmondson, with Cowhey Gudmondson Leder, Ltd., 300 Park Boulevard, Itasca, IL, explained his firm was retained by the Hospital to work in conjunction with Conservation Design Forum on the site work amenities and to provide a higher-end stormwater management system. In reviewing his overhead slides, Mr. Gudmondson addressed the grading and soil erosion control plan for the surgical center as well as the utility plan for the site. He noted both the potable and fire protection water for the new expansion were available from the existing facility and would be piped in. However, a new sanitary service would need to be run over to the building along its north wall.

Moving on to the parking lot proposal, Mr. Gudmondson reviewed the parking lot circulation, parking stalls and driving aisles, noting that all Code requirements would be met. Regarding the grading, Mr. Gudmondson noted that the property had a ten-foot slope from the northeast to southwest. In addition, three of the four small on-site wetlands would be preserved. The fourth wetland, which is approximately .003 acres, or 135 square feet, would be mitigated and eventually filled. Lastly, Mr. Gudmondson reviewed a detailed utility plan for the parking lot.

Addressing on-site traffic, Mr. Bill Grieve, Traffic Engineer for Gewalt Hamilton Associates, said that he believed there would be no traffic impact from the two projects or on the access drives. He said this is his opinion because excess capacity existed at the facility, and because the parking would be improved through the addition of the proposed lots. Due to the currently well-run and efficient operating access points at 39th and Highland and the four-way stop intersection, Mr. Grieve estimated approximately 60% to 70% of the hospital traffic would not have to go through the Highland and 39th intersection.

Mr. Jeff Fahs, HDR Land Planner, addressed zoning requirements, and explained the parking lot parcel is being proposed to be annexed, and then rezoned to R-4, Single Family to match the rest of the hospital campus within Planned Development No. 19. The Special Use Standards and the Planned Development Standards were addressed within the petitioner's support documentation, and Mr. Fahs reviewed each individually.

Mr. Kasson, project attorney, then placed the Exhibits and Exhibit List on file for the record, stating the petitioner's presentation was completed, and that they were happy to answer any questions.

Chairman Jirik opened up the discussion to the Plan Commissioners. Mr. Nicholaou asked the reason for installing a fence and suggested keeping it natural by adding more bushes or trees, wherein Ms. Bechjord explained that 100% opaque screening is required for the parking lot adjacent to the residential area, and they chose the fence. A lower fence was considered closer to the parking lot, but because Advocate would have long-term management of the nearby woodland, keeping the fence away from the woodland and closer to the property line, it would simplify their management strategy.

In response to Mr. McCormick's question about removing any trees in the side and front yard areas, Ms. Bechjord clarified that only invasive species of trees would be removed. For informational purposes, she explained that the parking lot was positioned in such as way to be sensitive to conserving as many of the larger trees as possible.

Mr. Waechtler said he appreciated the comprehensive presentation and asked the size of the current surgery unit, wherein Mr. Mark Balaski with HDR Architects, clarified it was 50, 000 square feet with

an additional 39,000 square feet to be added, but that no additional beds were proposed. Many of the surgeries performed are to be outpatient services.

Regarding parking and traffic, Mr. Waechtler asked how the Petitioner intended to discourage its patients and Staff from using 39th Street. Mr. Dave Fox responded the large truck vendors have been advised to use Highland Avenue, and Hospital employees have been asked to use Highland Avenue and be good neighbors to the residential neighborhood.

Another observation Mr. Waechtler noticed was that more traffic was traveling 39th Street east to Fairview and was making the right turn to go west on 39th Street. Mr. Balaski concurred but explained the Hospital was unique in that most of its facilities and health services were on-campus. However, steps are being taken to move some of those services out into the community. He envisioned more outpatient services in either south Downers Grove or somewhere to the south/southwest, with the idea being to make outpatient services more convenient to local residents and reserving the high tech and more acute services for the hospital campus.

Mr. Waechtler referred to Christopher Burke's June 10, 2005 letter, regarding the regulation of the wetlands, noting that the letter referenced additional materials to be submitted, wherein Mr. Kasson responded that the documentation was submitted to Staff.

Hearing no other questions from the Commissioners, Chairman Jirik opened up the meeting to Public Participation.

Gordon Goodman, 5834 Middaugh Avenue, asked what provision existed for pedestrian access or a sidewalk on Wellness Way, and whether a diagram existed depicting those plans. Mr. Fahs used the overhead screen to point out the location of the crosswalk and the connecting five-foot sidewalk along Wellness Way. Mr. Goodman then asked whether plans existed to extend the sidewalk east of Wellness Way along the north side of 39th Street bordering the new parking lot area. Mr. Fahs stated there were no plans for a sidewalk east of Wellness Way. Mr. Goodman then asked for that sidewalk to be included in the proposal, thereby keeping within the Village's sidewalk objective.

Ms. Bechjord with Conservation Design Forum offered to look at the matter but expressed concern about the sidewalk running into the berm which has been designed along 39th Street. Mr. Goodman pointed out the sidewalk would be constructed in the Village's right-of-way and should not interfere with the berm on the Hospital's private property.

Continuing, Mr. Goodman proposed questions about tree and plant management, and said he understood that approximately 223 six-inch diameter or larger trees would be removed, or 41.2% of the trees on the property. He asked as to why it would not be appropriate to do the same management in the 75 ft. east buffer and the 100 ft. north buffer, wherein Ms. Bechjord explained management of the remainder of the parcel was being considered by Advocate, as funding permits.

Lastly, Mr. Goodman stated it was an excellent approach and hoped the approach would extend to the entire campus.

Hearing no other comments or questions from the audience, Chairman Jirik closed the Public Participation. No questions followed from the Commissioners, the public or the Petitioner.

Mr. Tracy Kasson closed by explaining the Hospital has put much time and effort into the project and went above and beyond what was required. He reiterated the great need for the expansion of the

surgery unit and the parking lot. He asked that the Commission support the annexation, rezoning and Planned Development amendment.

Chairman Jirik explained how the Commission in the past has separated out previous motions regarding petitions with multiple requests such as annexation, rezoning and Planned Development amendments. He recommended one motion regarding the annexation and rezoning, and a second motion regarding the Amendment to the P.U.D. Chairman Jirik also thanked the Petitioner for the relevant detail in discussing the Findings of Fact and found them accurate and appropriate.

WITH RESPECT TO FILE NO. PC-21-05, COMMISSIONER MCCORMICK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR ANNEXATION AND REZONING UPON ANNEXATION FROM COUNTY R-4, SINGLE-FAMILY RESIDENCE TO VILLAGE R-4, SINGLE-FAMILY RESIDENCE FOR THE PROPERTY COMMONLY KNOWN AS 850 39TH STREET, DOWNERS GROVE, ILLINOIS. COMMISSIONER NICHOLAOU SECONDED THE MOTION.

ROLL CALL:

AYE: MR. MCCORMICK, MR. NICHOLAOU, MR. MATEJCZYK, MR. GRIESBAUM, MR. QUANDT; MRS. RABATAH, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION PASSED BY A VOTE OF 9-0.

Moving on to a motion concerning the Planned Development Amendment, Mr. Waechtler raised discussion to include in the motion of whether the sidewalk should be placed in front of the annexed property as discussed by the public.

Mr. Nicholaou said that while he supported the idea, he did not feel it was appropriate at this time due to the extensive discussions that have taken place regarding the widening of 39th Street. In his opinion, for the Petitioner to install a sidewalk on 39th Street, it would create an "island" and could take years to extend the sidewalks beyond the subject property. He believed the Hospital demonstrated itself to be a good neighbor and to require the Petitioner to install the sidewalk now would not be appropriate.

Mr. Waechtler asked whether it would be appropriate to say at the time that the sidewalks are required, the Hospital could install them, wherein Chairman Jirik suggested making that as part of a formal motion. However, the Chairman asked Staff to review the issue as to whether a demonstrated need existed.

After Staff consulted and reviewed the Zoning Ordinance on the matter, Mr. Sbiral and Ms. Riordan determined a sidewalk was required since the proposal was part of a Planned Development. Additionally, Mr. Sbiral conveyed that the Petitioner, Mr. Kasson and Mr. Fox, have agreed that if the sidewalk is a Village Code requirement, they would agree to the condition as part of the motion. Mr. Kasson clarified; however, if the Commission decided it did not want the sidewalk installed since it would lead to nowhere, he would also agree to that.

WITH RESPECT TO FILE NO. PC-21-05, COMMISSIONER GRIESBAUM MOVED THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO GRANT THE PETITIONER'S REQUEST FOR THE AMENDMENT TO PLANNED DEVELOPMENT NO. 19 TO AMEND THE BOUNDARY OF THE PLANNED DEVELOPMENT TO INCLUDE THE PROPERTY COMMONLY KNOWN AS 850 39TH STREET; TO CONSTRUCT A 249 SPACE SURFACE PARKING LOT; AND TO CONSTRUCT A 39,800 SQUARE FOOT SURGICAL ADDITION TO THE HOSPITAL, SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JULY 21, 2005;
2. COMPLIANCE WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JULY 14, 2005;
3. CONSTRUCTION OF A SIDEWALK ALONG THE 39TH STREET FRONTAGE OF 850 39TH STREET;
4. 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. CHANGES MAY REQUIRE ADDITIONAL REVIEW; AND
5. IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES.

COMMISSIONER NICHOLAOU SECONDED THE MOTION.

Mr. McCormick noted the above request met the requirements of Section 28-1607 and Section 28-1902 of the Zoning Ordinance.

ROLL CALL:

AYE: MR. GRIESBAUM, MR. NICHOLAOU, MR. MATEJCZYK, MR. MCCORMICK, MR. QUANDT; MRS. RABATAH, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION PASSED. VOTE: 9-0.

Mr. Griesbaum thanked and complimented the Hospital's team in presenting its petition. Chairman Jirik also concurred, specifically to the "green" design and its approach.

OTHER BUSINESS

Mr. Sbiral provided some highlights to be expected at the September 12th meeting and indicated the possible need to schedule an additional meeting to discuss the planning process. Mr. Sbiral introduced new Planner Jeff O'Brien and briefly commented on his professional background.

