

MINUTES OF COMMISSION MEETING

August 23 2007

7:30 P.M.

ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS

1. Roll Call/Call to Order
2. Approval of Minutes of Zoning and Planning Commission / Zoning Board of Appeals Meeting: August 9, 2007
3. Case Number 07 P – 05 / Martens Subdivision @ 411-415 Spring Road
Request for Subdivision of two lots into nine lots and associated lot frontage (width) variations for the property commonly known as 411-415 Spring Road (PINS: 06-11-203-003 & 004).
Public Hearing: All properties within 500' have been notified.
4. Case Number 07 P - 04 / Elmhurst Memorial Hospital @ Northwest Corner of York Street & Roosevelt Road
Request for Planned Development Conditional Use, Text Amendment, Map Amendment, Subdivision and Associated Variations upon Annexation for the purpose of constructing and operating a new hospital facility.
Deliberation: Public Hearings held July 26, 2007 and August 9, 2007.
5. Other Business

***The transcript of proceedings is the official record of the hearing and it is not intended that these minutes are a substitute for that transcript pursuant to the Open Meetings Act.**

Commission Members Present: Brinkmeier, DeWitt, Frolik, McCoyd, Mushow, Whistler

Commissioner Members Absent: Corrado, Ernst, Slone

City Staff Present: Spiroff, Werner

Chairman Whistler advised the audience at 7:30 PM that the Court Reporter has not arrived. He noted that the evening is stressful to everyone due to the strong storms that moved through,

and continue to move through, the area. He stated that the Commission will delay the Public Hearing until 8:00 PM to allow time for the Court Reporter to arrive. At 8:00PM Chairman Whistler requested a motion for the approval of the minutes of the Zoning & Planning Commission meeting on August 9, 2007. Commissioner Mushow moved to approve the August 9, 2007 Zoning & Planning Commission meeting minutes. Commissioner Brinkmeier seconded and, with a voice vote being all ayes the motion passed.

Chairman Whistler then requested a motion that the Public Hearing for Case # 07P-05 be continued to a date certain. Commissioner Brinkmeier moved, due to the absence of a court reporter needed to preserve testimony, to continue the Public Hearing for Case # 07P-05 to September 13, 2007. Commissioner Frolik seconded and, with a voice vote being all ayes the motion passed.

Acting Chairman De Witt opened the deliberation for Case # 07P-04/Elmhurst Memorial Hospital request for Planned Development Conditional Use. After an overview of the request by Mr. Werner, Acting Chairman DeWitt requested a motion to enable further discussion. Commissioner Brinkmeier moved to approve the applicant's request for Planned Development Conditional Use, associated variations, Zoning Ordinance text amendment and rezoning upon annexation. Commissioner Mushow seconded the motion.

Mr. Werner reviewed the purpose and process of planned developments noting that the applicant is requesting approval of a preliminary planned development plan. Mr. Werner noted that the planned development process allows for a two step review; the first step, the preliminary plan review, requires the applicant to provide plans and supporting data to the City for which a public hearing is held by the Zoning and Planning Commission prior to their recommendation to City Council to either approve or disapprove the preliminary plan. If the City Council approves the preliminary plan the applicant then shall submit final plans within 180 days which shall substantially conform to the preliminary plan as approved. A public meeting is then held by the Zoning and Planning Commission for certification that the final plan is in conformity with the approved preliminary plan. The Zoning and Planning Commission shall send their findings and recommendations to the City Council which shall approve or disapprove the plan.

The Commission then discussed the applicants request for Planned Development as it relates to the proposed Health care Campus (HCC) zoning district or the C2 Community Shopping and Service district. The Commission discussed the proposed HCC district and agreed that a new district would provide guidance for the development of the hospital campus while allowing the hospital certain flexibilities for future growth without triggering a new amended conditional use public hearing process. The Commission noted that the C2 district is intended for commercial and office uses and does not contemplate nor provide guidance for the establishment and growth of an integrated hospital campus.

The Commission asked if the Office/Institutional/Cultural Campus (O/I/C) zoning district classification would be appropriate for the proposed hospital campus. Staff noted that that idea was explored and subsequently rejected because of certain bulk and height limitations which, although appropriate for an area of the city that encompasses a large park, a college, public and private schools, and museums, are inappropriate for the proposed hospital campus. The OIC district allows other uses which are not contemplated in the proposed HCC district.

After further discussion, it was the consensus of the Commission to proceed with the request for preliminary planned development as it relates to the proposed HCC district for Lot 1 (the

hospital campus) and C2 for Lot 2 (a lot intended only for parking located to the north of the hospital lot). The Commission requested that Staff provide an analysis of the proposed HCC district for the purpose of reviewing and establishing bulk and setback requirements and report back to the Commission for the next deliberation meeting.

The Commission then discussed the proposed height of the hospital building. The building is proposed to be 118'8" at its highest point (the central tower) with the predominance of the remainder of the building(s) at 98'8" in height. The applicant is requesting that the HCC district allow up to 150' height in the central area of the campus, dropping down to 100' and 50' in a wedding cake fashion. After discussion, the Commission requested that Staff analyze the proposed building heights as they relate to setbacks from property lines and line of sight from neighboring properties requirements and report back to the Commission for the next deliberation meeting. The Commission noted that a district height limit of 150' feet would allow up to 30' of additional height to be added to the proposed building without review and approval of the Commission and City Council.

The Commission then reviewed the proposed HCC zoning district use list and noted that "Family Accommodations" should be added to the list of permitted uses. The Commission also considered allowing the permitted use of a hospital only as a Planned Development.

The Commission then discussed the proposed parking requirements of the HCC district and agreed that the requirements and the parking supply proposed to be provided are appropriate for the hospital and accessory uses.

The Commission then discussed the proposed helipad noting that the hospital representatives have stated that the number of flights will be minimal and only used for export of patients to other facilities. The hospital is currently a Trauma Level II and there is no anticipated change to Level III.

The Commission then discussed the proposed roadway modifications on Euclid Avenue and Harvard Street. The Commission noted that the surrounding neighbors have traffic safety concerns relative to those two streets. The Commission discussed the ideas raised by the neighbors of 1) having Euclid Avenue be a two-way street south of Harvard, from Harvard to Brush Hill, and a one way north street between Harvard and Butterfield Road to the North, and 2) having two separate roads on the Harvard Street right-of-way, one a roadway for ingress and egress to the homes on the north side of the street and a separate roadway for the hospital for their use. The Commission noted that the hospital representatives have stated that they need Harvard Street open from York Street west to Euclid. The Commission requested a traffic study be prepared by the City consultant regarding these two ideas and their ramifications if implemented.

Under Other Business, the Commission discussed the upcoming case schedule.

The meeting was adjourned at 10:40 PM.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator