



Agenda Cover Memorandum

Meeting Date: November 21, 2016

Meeting Type: COW (Committee of the Whole) City Council Budget Workshop

Item Title: Approve the final reading of An Ordinance Granting a Special Use to Allow Expansion of an Existing Parking Structure at 1775 Dempster Street (Case SU-16-07)

Action Requested: Approval For discussion
 Feedback requested For your information

Staff Contact: Jim Brown, Interim CP&D Director Phone: 847-318-5296
Email: jbrown@parkridge.us

Background:

Advocate Health & Hospitals Corporation, applicant, requests a special use for an expansion to a parking structure in the H-TZ-2 Hospital Transition Zone 2 District at 1775 Dempster Street, in accordance with the special use provisions in Section 4.6 of the Zoning Ordinance.

The Park Ridge Zoning Ordinance requires that, within a Hospital District, any addition or new construction meeting certain thresholds be approved as a special use (§9.5.C.3). Advocate Health & Hospitals Corporation desires to expand an existing parking deck located on the Advocate Lutheran General Hospital's campus at 1775 Dempster Street. This structure is located in the H-TZ-2 Hospital Transition Zone 2 zoning district, and the proposed additions meet special use thresholds contained in the zoning ordinance: (a) increase in bulk of the structure; and (c) increase in height over fifty feet.

At its October 25th meeting, the Planning & Zoning Commission (P&Z) conducted a public hearing on the application. Following testimony and discussion regarding the application, the P&Z closed the public hearing. The P&Z voted to recommend approval of the rezoning application by a vote of 6-0. (Draft minutes are attached.) The P&Z also formulated Findings of Fact, and these were approved by a vote of 6-0. The P&Z's findings have been incorporated into the attached ordinance.

At its November 9th meeting the City Council voted 7-0 to approve the first reading of the attached ordinance.

Recommendation:

Approve the final reading of An Ordinance Granting a Special Use to Allow Expansion of an Existing Parking Structure at 1775 Dempster Street.

Budget Implications:

Does Action Require an Expenditure of Funds: Yes No

If Yes, Total Cost:

If Yes, is this a Budgeted Item:

Yes No Requires Budget Transfer

If Budgeted, Budget Code (Fund, Dept, Object)

Attachments:

- An Ordinance Granting a Special Use to Allow Expansion of an Existing Parking Structure at 1775 Dempster, Park Ridge, IL
- P&Z approved minutes of October 25, 2016 (extract)
- Staff memorandum to P&Z Commission, dated October 25, 2016
- Anderson ltr, Re: Advocate Health and Hospitals Corporation, Petitioner, Application for Special Use, Two Level Vertical Expansion of West Parking Facility, dated Sept 9, 2016
- Hutchison ltr, Re: Application for Special Use, Advocate Lutheran General Hospital – West Parking Facility Vertical Expansion, dated Sept 9, 2016

Agenda Cover Memorandum (Cont.)

- Photographs and Elevations of Proposed Expansion, prepared by Desman and dated Sept 9, 2016
- Solis ltr, Preliminary Engineering Review, dated Oct 21, 2016
- 1775 Dempster Aerial Map
- 1775 Dempster Zoning Map
- Section 9 (Special Districts), City of Park Ridge Zoning Ordinance

CITY OF PARK RIDGE

ORDINANCE NO. 2016- _____

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW EXPANSION OF AN EXISTING
PARKING STRUCTURE AT 1775 DEMPSTER
(SU-16-07)**

WHEREAS, the City of Park Ridge is an Illinois home rule municipality operating under the Constitution and Laws of the State of Illinois;

WHEREAS, Property located on the Advocate Lutheran General Hospital campus at 1775 Dempster Street, Park Ridge, Illinois, and legally described on **Exhibit A** ("**Subject Property**"), is owned by Advocate Health & Hospitals Corporation ("Owner"), and

WHEREAS the Owner, has filed an application with the City requesting approval of a special use to allow expansion of an existing garage structure, to include exceptions to the building height, parking bay dimensions and light pole heights, on the Subject Property ("**Special Use Application**"); and

WHEREAS the Special Use Application included plans and renditions of the proposed expansion prepared by Desman Design Group; and

WHEREAS, the Planning and Zoning Commission convened a public hearing on October 25, 2016, on the Special Use Application, pursuant to legal notice as required by law, and all persons attending the hearing were provided an opportunity to be heard at the public hearing; and

WHEREAS, at the conclusion of the public hearing on October 25, 2016, the Planning and Zoning Commission recommended, by a vote of 6-0, approval of the Special Use Application to the City Council;

WHEREAS, the City Council has reviewed the minutes from the Planning and Zoning Commission public hearing and the testimony and evidence submitted by the Applicant and others at the hearings, and has concluded that the Special Use Application will be beneficial to the City, will further the development of the Property, and will otherwise enhance and promote the general welfare of the City and the health, safety and welfare of the residents of the City.

BE IT ORDAINED by the City Council of the City of Park Ridge, Cook County, Illinois, pursuant to its home rule authority provided under Article VII of the Illinois Constitution of 1970 as follows:

SECTION 1: Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2: Findings. The City Council has duly considered the recommendations of the Planning and Zoning Commission and hereby adopts the findings proposed by the Planning and Zoning Commission at its meeting of October 25, 2016, attached as **Exhibit C**, as the findings of the City Council as though fully restated in this Ordinance.

SECTION 3: Special Use. Pursuant to the authority granted by Section 4.6 of the Zoning Ordinance, and subject to compliance with the conditions described in Section 4, that

portion of the Property described on **Exhibit A** is hereby granted a Special Use to expand the existing parking structure, with exceptions to the building height, parking bay dimensions and light pole heights, in a manner consistent with plans and renditions submitted as part of the Special Use Application.

SECTION 4: Conditions of Approval. The approval granted pursuant to Section 3 of this Ordinance shall be and is hereby expressly subject to the following terms, conditions, and restrictions:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind may be commenced on the Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. **Compliance with Laws.** The Zoning Ordinance, the Subdivision Ordinance, the Building Code and all other applicable City ordinances and regulations shall continue to apply to the Property, and the development and use of the Property must comply with all laws and regulations of federal, state, and local governments having jurisdiction.

SECTION 5: Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the City to the extent of any conflicts.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SECTION 7: Publication. The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form according to law.

Adopted by the City Council of the City of Park Ridge, Illinois this ____ day of _____, 2016.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

Approved by me this ____ day of 2016.

Acting Mayor Marty Maloney

Attest:

City Clerk

EXHIBIT A

Legal Description

LOT ONE IN SANITARIUM SUBDIVISION OF THE WEST 200.0 FEET, MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF THE NORTH 225.0 FEET, MEASURED ON THE EAST LINE AND WEST LINE THEREOF, OF LOT 2 IN HENRY C. SENNE'S ESTATE DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH 55 RODS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 2 IN LUTHERAN GENERAL HOSPITAL SUBDIVISION NO.1, (EXCEPT UNIT NUMBER TWO IN THE LUTHERAN COMMUNITY SERVICES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THOSE PARTS OF LOTS 1 AND 2 IN THE LUTHERAN GENERAL HOSPITAL SUBDIVISION, NUMBER ONE, BEING A SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN HENRY C. SENNE'S ESTATE DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND OF THE NORTH 55 RODS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH WAS RECORDED JANUARY 26, 1968 AS DOCUMENT NO. 20389600, WHICH SURVEY OF THE LUTHERAN COMMUNITY SERVICES CONDOMINIUM IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 26148266 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THEREOF, IN COOK COUNTY, ILLINOIS) BEING A RESUBDIVISION OF PARTS OF LOTS 1 AND 2 IN HENRY C. SENNE'S ESTATE DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND OF THE NORTH 55 RODS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

ALSO

UNIT NUMBER TWO IN THE LUTHERAN COMMUNITY SERVICES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THOSE PARTS OF LOTS 1 AND 2 IN THE LUTHERAN GENERAL HOSPITAL SUBDIVISION, NUMBER ONE, BEING A SUBDIVISION OF PARTS OF LOTS 1 AND 2 IN HENRY C. SENNE'S ESTATE DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND OF THE NORTH 55 RODS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH WAS RECORDED JANUARY 26, 1968 AS DOCUMENT NO. 20389600, WHICH SURVEY OF THE LUTHERAN COMMUNITY SERVICES CONDOMINIUM IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 26148266 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THEREOF, IN COOK COUNTY, ILLINOIS.

1775 Dempster Street, Park Ridge, Illinois

P.I.N. 09-22-200-012-0000; 09-22-200-016-0000; 09-22-030-0000; 09-22-032-0000

EXHIBIT B

FINDINGS OF FACT

BEFORE THE PLANNING AND ZONING COMMISSION

Park Ridge, Illinois

In the Matter of)

1775 Dempster Street)

Case No. SU-16-07

FINDINGS OF FACT

This matter having come before the Commission for a hearing on the request of Advocate Health & Hospitals Corporation, 1775 Dempster Street, for a special use for an expansion of a parking structure.

The Commission having held a public hearing on October 25, 2016, as required by law, and having heard evidence on the matter, based on the evidence presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case.

The Planning and Zoning Commission finds that the following facts have been established:

- 1. The proposed Special Use will improve parking availability on the property and promote safety and well-being for visitors to the hospital.

Therefore, the establishment, maintenance, and operation of the special use in the location proposed will not endanger the health, safety, or general welfare of the city.

- 2. The existing hospital use is currently compatible with the adjacent and nearby properties and will continue as such without significant impact of the parking structure addition.

Therefore, the special use will be compatible with adjacent and nearby properties.

- 3. The proposed plan is intended to accommodate the hospital’s existing needs, enhance the current site, and improve accessibility and safety.

Therefore, the special use is expected to be consistent with the spirit and intent of the Zoning Ordinance and Comprehensive Plan.

O'HALLORAN KOSOFF GEITNER & COOK, LLC

ATTORNEYS AT LAW
EDENS CORPORATE CENTER
650 DUNDEE ROAD, FOURTH FLOOR
NORTHBROOK, ILLINOIS 60062
PHONE (847) 291-0200
DIRECT DIAL (847) 291-0203
FAX (847) 291-9230

Sender's email:
manderson@okgc.com
www.okgc.com

Mr. Jim Testin, Zoning Administrator
Planning and Zoning Commission
City of Park Ridge
505 Butler Place
Park Ridge, Illinois 60068

September 9, 2016

Re: Advocate Health and Hospitals Corporation, Petitioner
Application for Special Use, Two Level Vertical Expansion of West Parking Facility

Dear Mr. Testin:

Enclosed is an Application for Special Use (the "Application") for your transmittal to the Planning and Zoning Commission of the City of Park Ridge (the "Plan Commission") for a public hearing pursuant to the provisions of the Zoning Ordinance of the City of Park Ridge (the "Zoning Ordinance"). Advocate Health and Hospitals Corporation (the "Petitioner") is seeking permission to add two levels of parking and approximately 272 additional parking spaces to the West Parking Facility located at 1925 W. Dempster Street (the "Parking Facility").

The Petitioner is seeking several exceptions to the requirements of the Hospital Transition Zone 2 (H-TZ-2) and the Zoning Ordinance, including the following: 1) the building height of the Parking Facility will be approximately 71 feet above the street sidewalk which exceeds the maximum building height of 50 feet in the H-TZ-2 Zoning District; 2) the parking module width will be 54 feet 6 inches with 9 foot wide parking stalls which is less than the required parking module width of 58 feet but the parking stalls will be wider than the required 8 foot 6 inch required width (please note that this parking module width was approved by the City of Park Ridge in 2003 when the Parking Facility was originally approved); and 3) the maximum height of the light poles on the roof of the Parking Facility will be 18 feet which exceeds the 16 foot height limitation for non-residential zoning districts under the Zoning Ordinance.

The Zoning Ordinance provides that the Plan Commission has authority to recommend approval of the Special Use sought by the Petitioner to the City Council of the City of Park Ridge (the "City Council") after appropriate findings of fact that are based upon evidence to be presented at the required public hearing. In that regard, we have enclosed the Petitioner's

Statement in Support of Application for Special Use for your information and transmittal to the Plan Commission and then to the City Council.

We understand that you will provide for publication of the required legal notice in an appropriate Park Ridge newspaper at least fifteen (15) days prior to the date of the public hearing before the Plan Commission. We have been advised that the public hearing on the Application is tentatively scheduled to take place at 7:00 p.m. on Tuesday, October 11, 2016, in the City Council Chambers located at 505 Butler Place in Park Ridge, Illinois.

We have enclosed our firm's check in the amount of \$500.00 which represents payment of the \$400.00 filing fee, the \$100.00 zoning sign fee. We are prepared to send a notice of the public hearing to the property owners within two hundred fifty (250) feet of the subject property, as required by the Zoning Ordinance. Please advise us when such notice should be mailed to such property owners.

Respectfully submitted,

O'Halloran, Kosoff, Geitner & Cook, P.C.,
Attorneys for Advocate Health and Hospitals Corporation

By: 
Mark M. Anderson

MMA:

Enclosures

cc: Mr. Roberto Orozco
Mr. Pier Panicali
Mr. Phil Hutchison
Mr. Mike Shrake
Mr. Jonathan Past
Mr. Donald Matthews

TAB 3

September 9, 2016

**City of Park Ridge
Planning and Zoning Commission**
505 Butler Place
Park Ridge, IL 60048-4182

Re: Application for Special Use
Advocate Lutheran General Hospital – West Parking Facility Vertical Expansion

Dear Commission Member:

Thank you for reviewing our Special Use application for the proposed two-level vertical expansion to the existing four-level West Parking Facility at Advocate Lutheran General Hospital. We are applying for a Special Use because the addition increases the bulk of the existing structure by over 10,000 square feet as established in section 9.5, C, 3, a. The vertical expansion adds 96,000 square feet to the existing 198,700 square foot facility.

I am enclosing our site plan which shows the West Parking Facility located north of the existing Center for Advanced Care and south of the existing Cancer Survivorship Center. The site is directly south of Dempster Street, between Vernon Avenue and Luther Lane. The property is zoned Hospital Transition Zone 2 (H-TZ-2).

We respectfully request the Commission to approve exceptions to the building height, parking bay dimensions and the light pole heights of the proposed expansion.

Height Exception:

Zoning Ordinance Section 9.3, Table 7 establishes the maximum building height to be 50 feet. Existing buildings on the hospital south campus such as the main Hospital, the Parkside Center, etc., are over this limit.

Attached are drawings A201 and A202 which show the proposed building elevations. We are proposing that the height of the main exterior roof parapets to be a maximum of 61 feet above the street sidewalk along all three street frontages (67 feet on the south façade facing the Center for Advanced Care), and the stair and elevator tower roof parapets to be approximately 71 feet above the street sidewalk. The proposed height of the expansion will allow the new floors to meet the 7'-6" vertical clearance required by City of Park Ridge Zoning Ordinance (reference Section 12.8, A, 2).

Parking Bay Exception:

Zoning Ordinance Section 12.8, Figure 11 requires for 60 degree parking with 8'-6" wide stalls, a parking module width of 58'-0". This bay width is overly generous for the level of comfort required and is substantially over national parking standards. We are proposing that the parking module be reduced to 54'-6" (See attached drawings A101, A102 and A103).

Attached is a copy of pertinent sections of the "Guidelines for Parking Geometrics" dated 2011 published by the National Parking Association (NPA). It should be noted that on page 13, NPA recommends stall widths of 8'-9" to 9'-0" for moderate to higher turnover visitor parking such as medical visitors.

In addition, Figure 3 on page 14 recommends for 60 degree parking, module of 54'-0" for a high level of comfort.

The paragraph above Figure 3 states:

"The high level would be used in suburban settings with high turnover and infrequent users. Adding more than three feet results in excessive aisle width not utilized by parkers, thus resulting in wasted space."

DESMAN requests a zoning exception to the required parking module width of 58'-0" with the understanding that we will use 9'-0" wide parking stalls which exceeds the minimum stall width requirements by zoning. Our proposed parking module and stall width are at the highest level of user comfort recommended by NPA.

These parking exceptions were approved by the Planning and Zoning Commission in 2003 and are already incorporated into the West Parking Facility. If these same exceptions are not approved for the vertical expansion, it will create extreme hardship because the expansion required vertical extension of the existing structural columns and bearing walls.

Light Fixture Mounting Height Exception:

The Zoning Ordinance does not specifically address the roof lighting for a multi-level parking facility. However Section 11.3, D, 1 indicates that lighting fixtures shall not exceed sixteen (16) feet in height in Non-Residential districts.

DESMAN recommends placing the light poles on interior columns at roof level as shown on the attached A301. The light fixtures would be mounted a maximum of 18'-0" above the roof of the parking facility. The fixtures will be metal halide with a severe cut-off illumination pattern and would result in less than one-half footcandles of light at the exterior parapets.

The proposed special use will not require changes to the existing off-street parking and loading facilities plan, existing landscape, screening and open space plan, existing utilities and storm water drainage plans nor existing exterior sign plans.

We respectfully request the Commission to approve the special use and exceptions to the building height, parking bay dimensions and the light pole heights. Parking is a permitted use as the site is zoned H-TZ-2, and the added parking is necessary to satisfy the parking demand of the hospital.

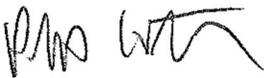
We submit that the establishment, maintenance and operation of the special use, in the specific location proposed, will not endanger the public health, safety, morals or general welfare of any portion of the community. In fact, the proposed expansion should improve the health and welfare of the community by providing much needed patient and visitor parking in close proximity to Advocate Lutheran General Hospital and its related health care facilities.

We also submit that the proposed special use is compatible with the existing parking facility, adjacent properties and other property within the immediate vicinity and the special use, in the specific location proposed, is consistent with the spirit and intent of the Zoning Ordinance and the Comprehensive Plan.

Thank you for your consideration.

Sincerely,

DESMAN



Philip Hutchison
RA, Associate



Existing Building - View from Dempster Street

A201

September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068

 Advocate
Lutheran General Hospital
Lutheran General Children's Hospital

DESMAN
Design Management

NEW FACE BRICK TO MATCH CENTER FOR ADVANCED CARE

PAINT SPANDRELS MATTE BLACK



Proposed Expansion - View from Dempster Street

A202

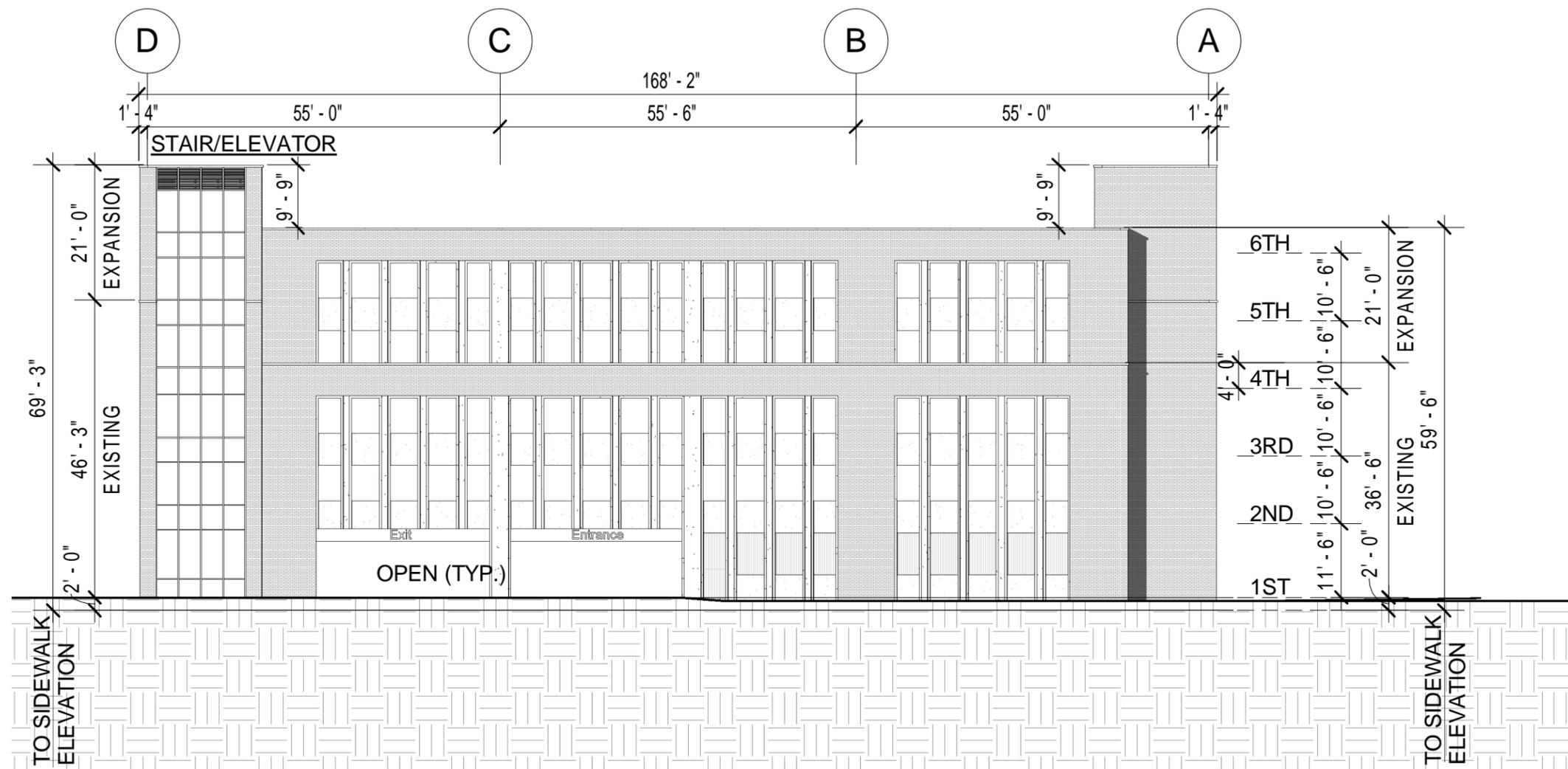
September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068

 Advocate
Lutheran General Hospital
Lutheran General Children's Hospital

DESMAN
Design Management



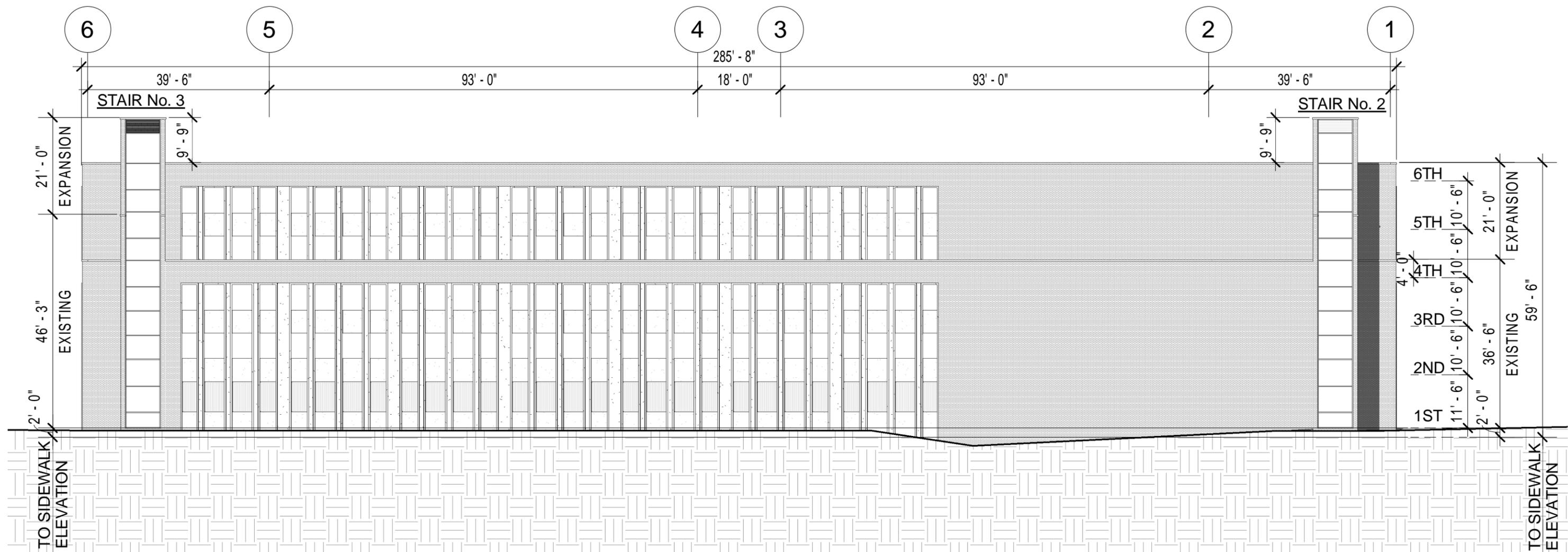
1 EAST ELEVATION - LUTHER LANE
 A203 SCALE: 1" = 20'-0"

A203
 September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

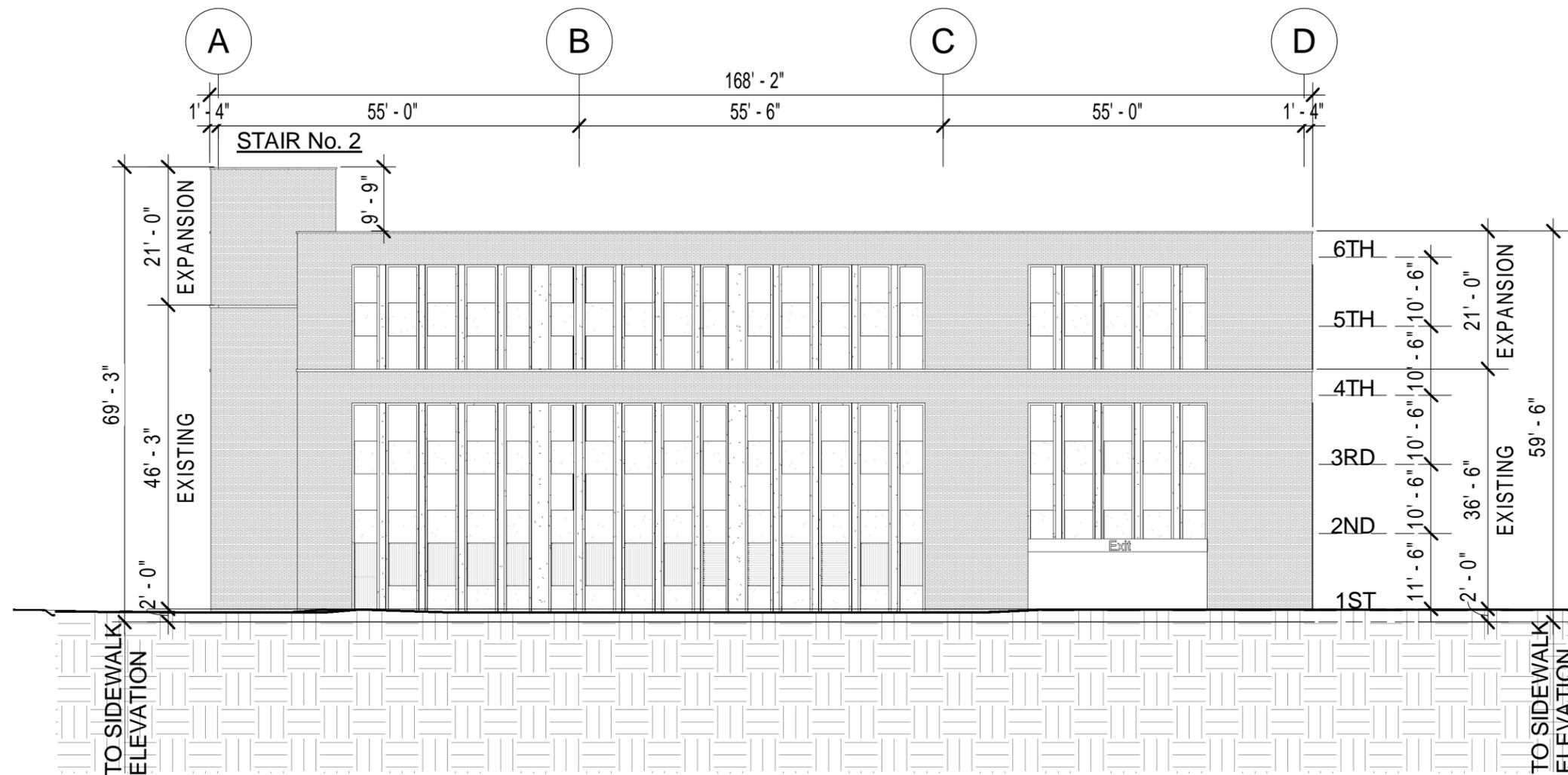
1775 Dempster St, Park Ridge, IL 60068





1 NORTH ELEVATION - DEMPSTER STREET
 A204 SCALE: 1" = 20'-0"

A204
September 9, 2016

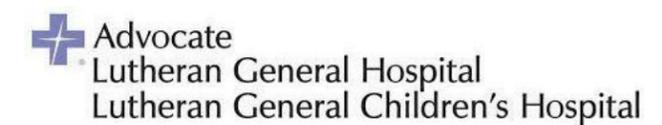


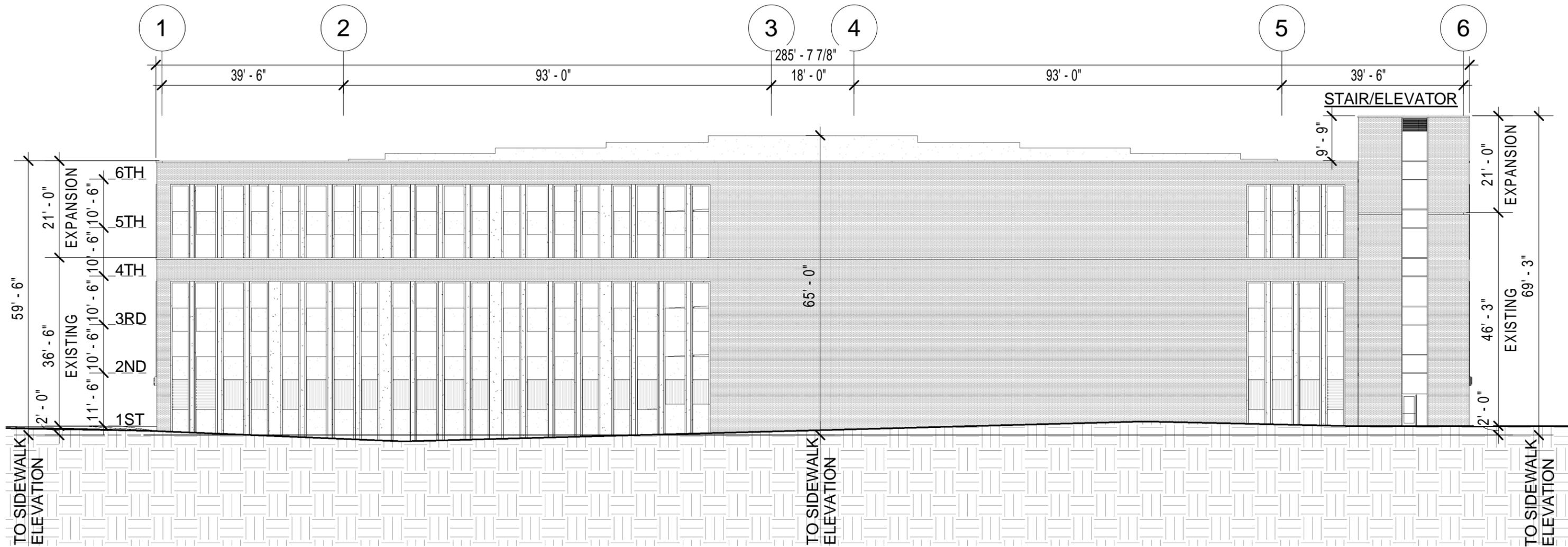
1 WEST ELEVATION - VERNON AVENUE
 A205 SCALE: 1" = 20'-0"

A205
 September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068





1 SOUTH ELEVATION - ADJACENT TO CENTER FOR ADVANCED CARE
 A206 SCALE: 1" = 20'-0"

A206
 September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068



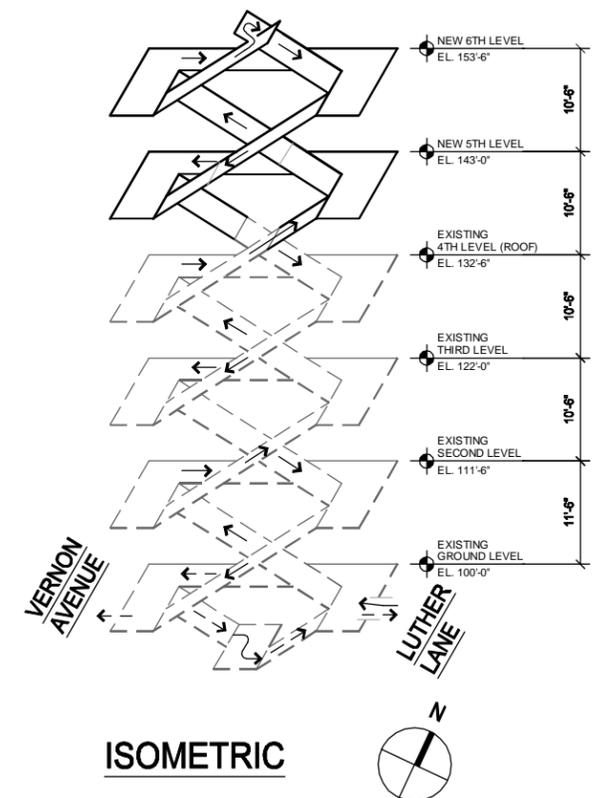
Parking Summary

| Level | 9'-0" Wide | ADA | Total Parking | Floor Area GSF |
|----------------------------------|---------------|-----------|------------------|----------------|
| Existing Ground | 95 | 12 | 107 | 48,000 |
| Existing 2nd | 136 | 0 | 136 | 48,000 |
| Existing 3rd | 136 | 0 | 136 | 48,000 |
| Existing 4th (Roof) | 136 | 0 | 136 | 48,000 |
| Existing 4th Partial (Crossover) | 20 | 0 | 20 | 6,700 |
| Existing Total | 523 | 12 | 535 | 198,700 |

Parking Expansion:

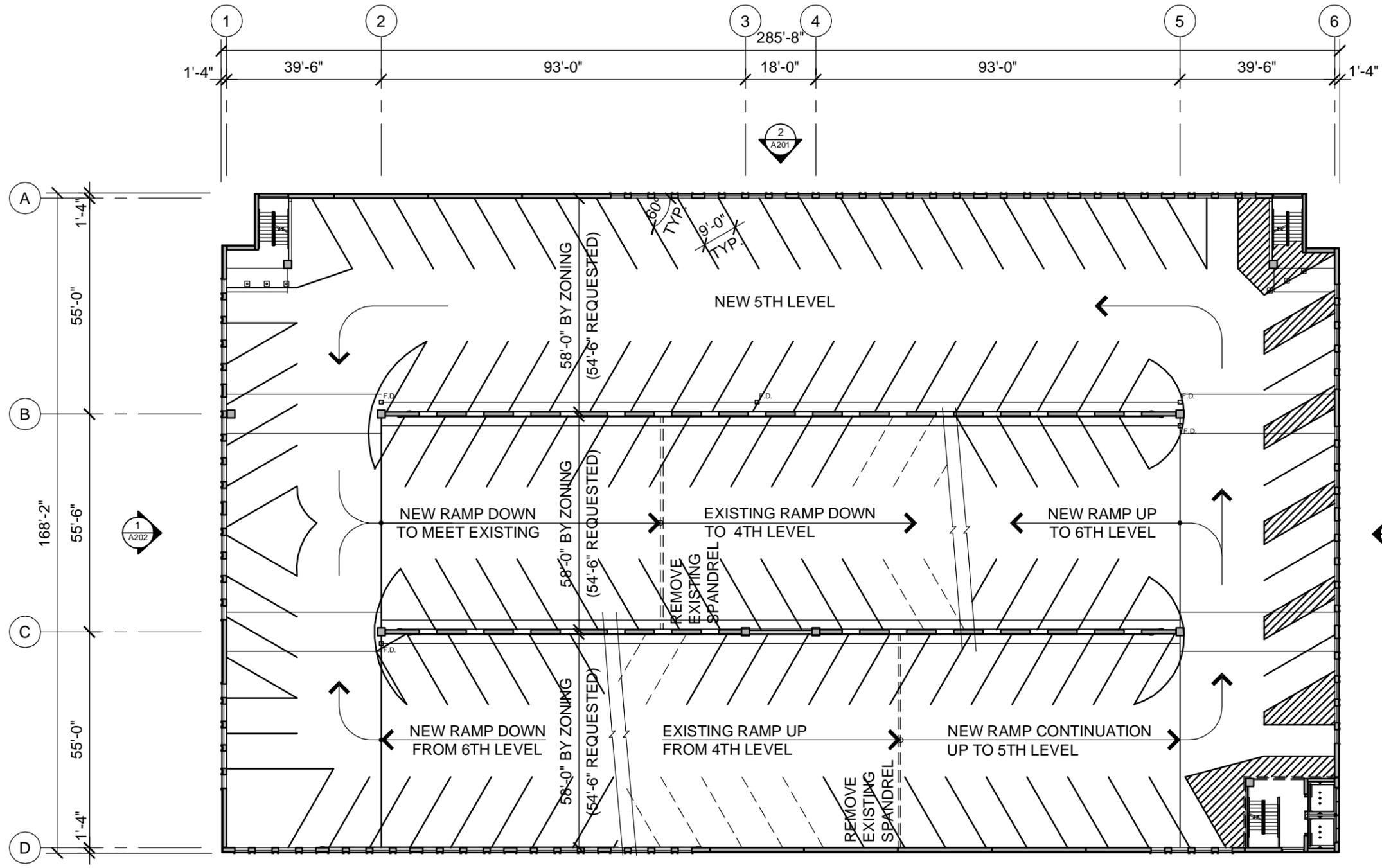
| | | | | |
|-----------------------------|------------|----------|------------|---------------|
| New 5th | 116 | 0 | 116 | 41,300 |
| New 6th (Roof) | 136 | 0 | 136 | 48,000 |
| New 6th Partial (Crossover) | 20 | 0 | 20 | 6,700 |
| Expansion Total | 272 | 0 | 272 | 96,000 |

| | | | | |
|--------------------|------------|-----------|------------|----------------|
| Grand Total | 795 | 12 | 807 | 294,700 |
|--------------------|------------|-----------|------------|----------------|

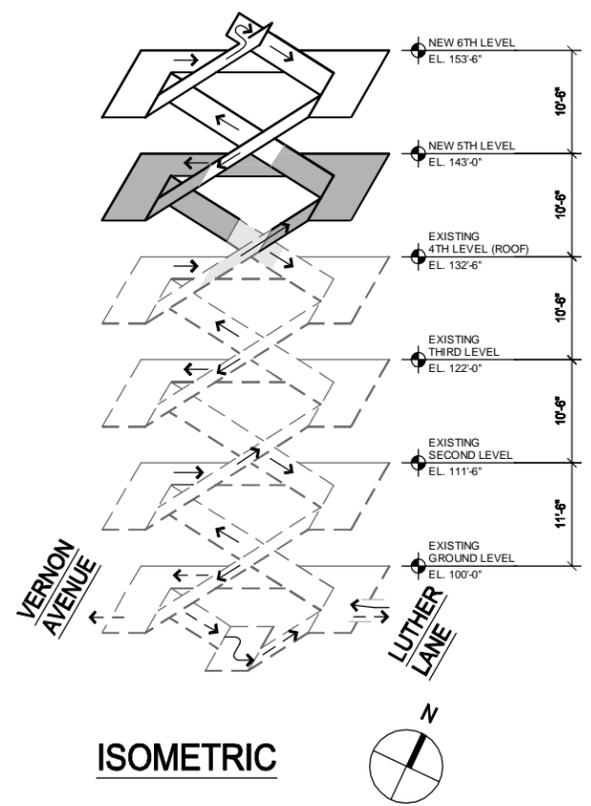


A100

September 9, 2016



NEW 5TH LEVEL PLAN



A101

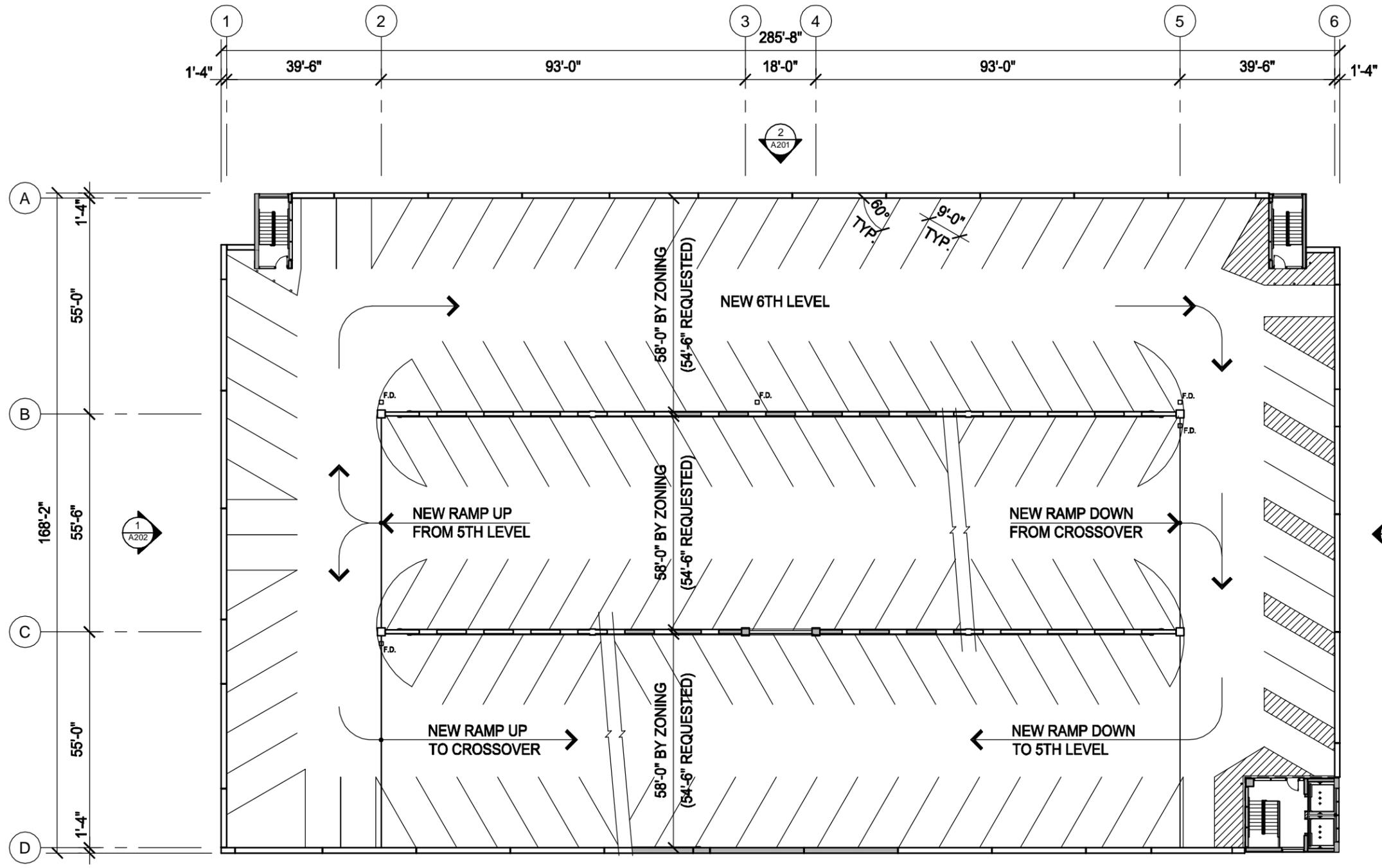
September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

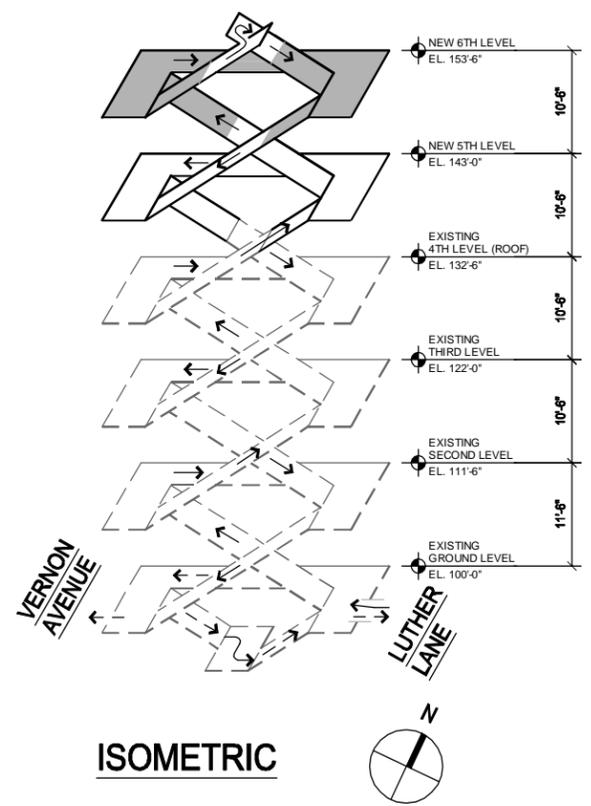
1775 Dempster St, Park Ridge, IL 60068

Advocate
Lutheran General Hospital
Lutheran General Children's Hospital

DESMAN
Design Management



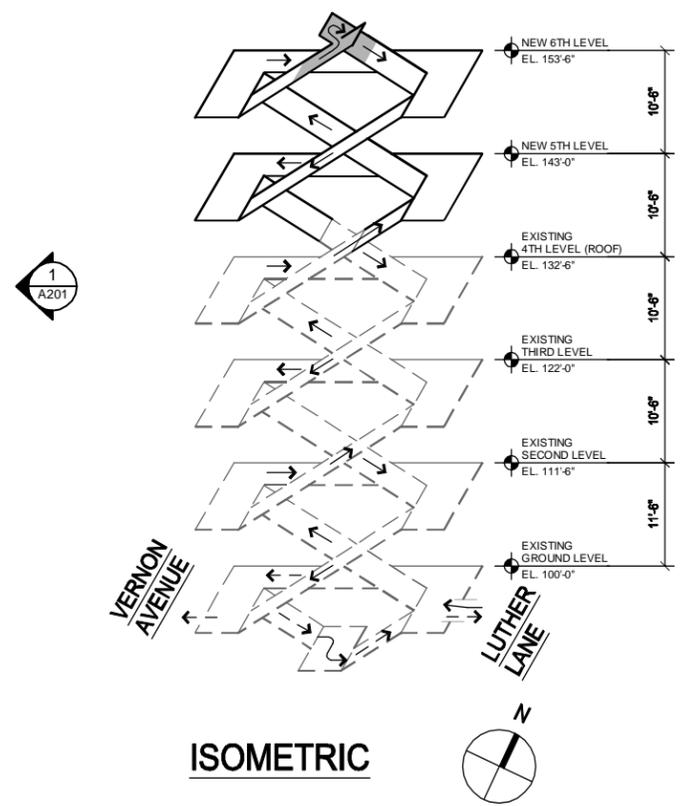
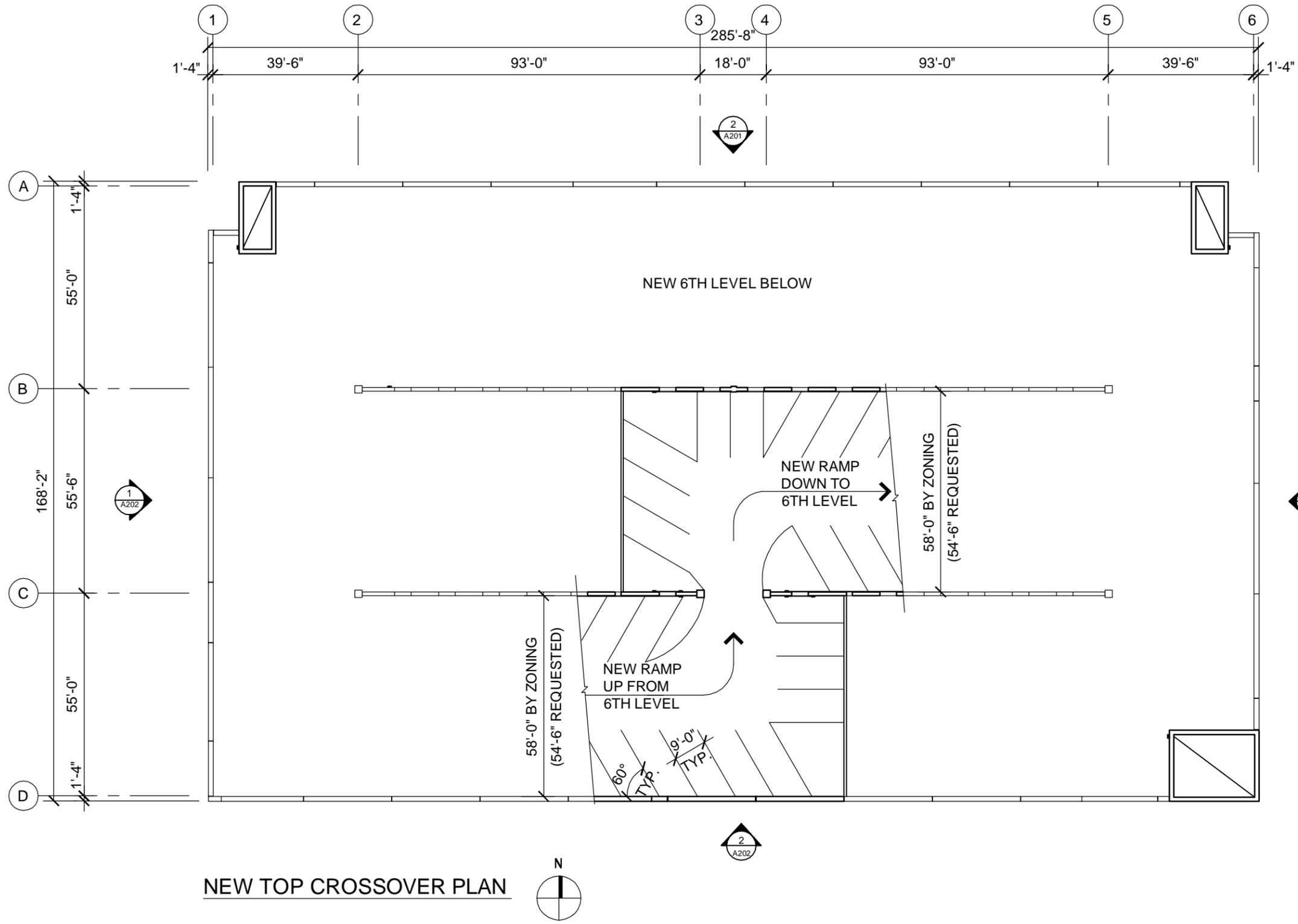
NEW 6TH LEVEL PLAN



ISOMETRIC

A102

September 9, 2016

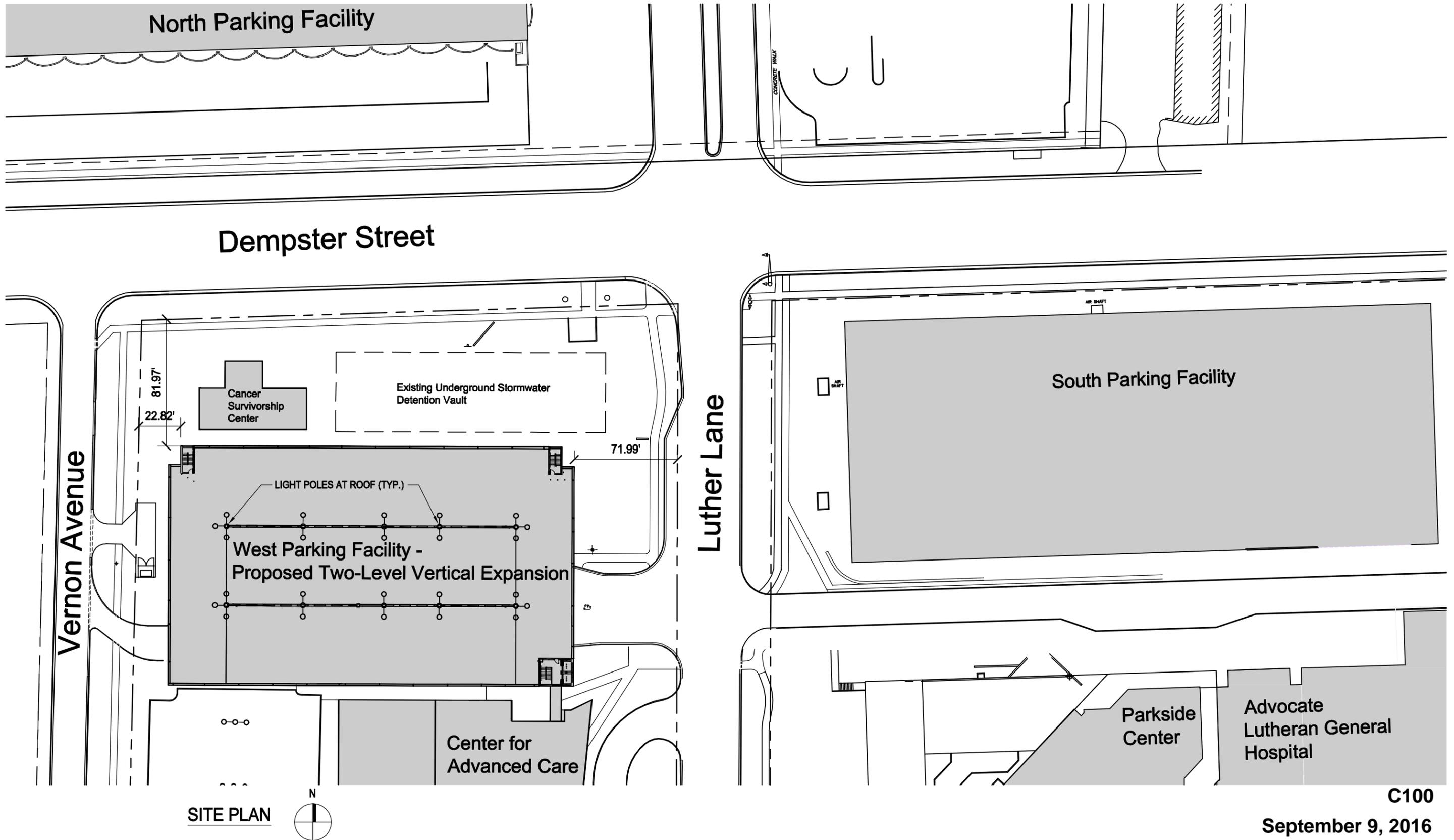


A103

September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068



C100

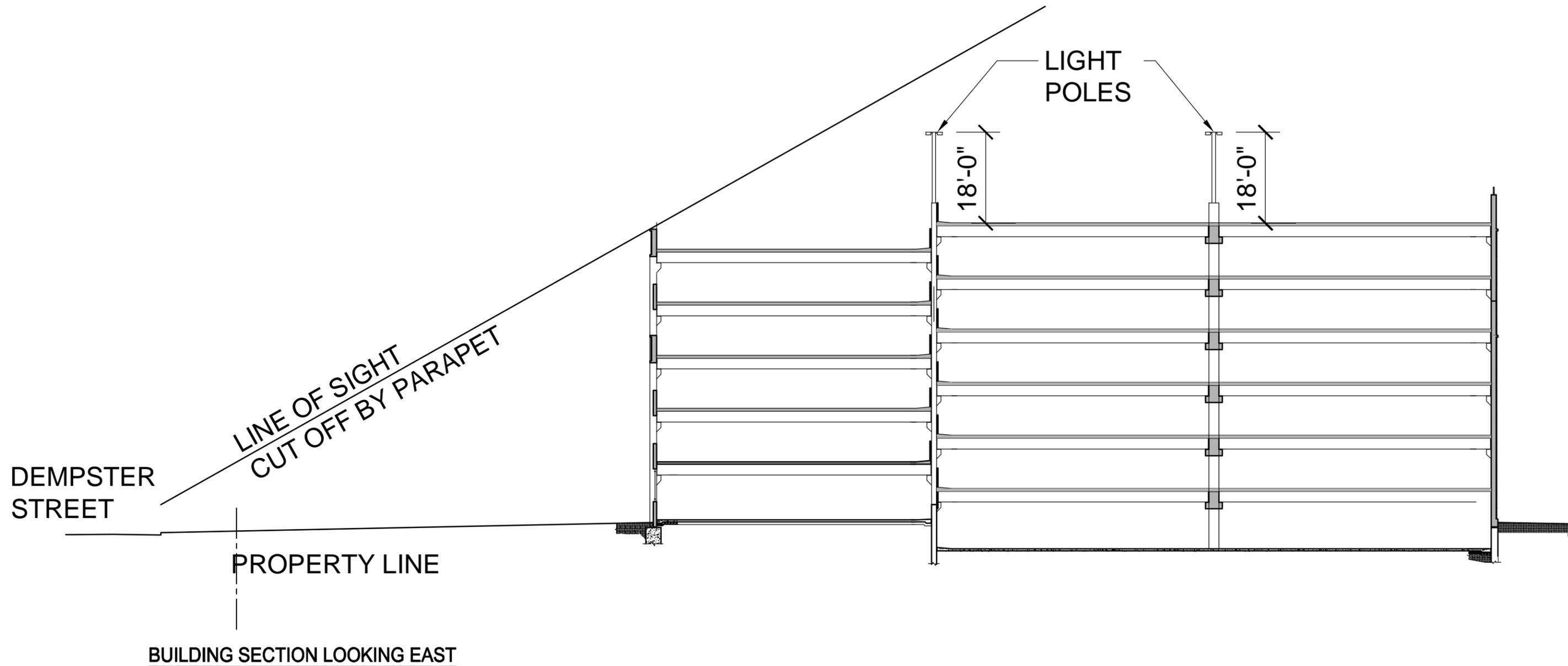
September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068

Advocate
Lutheran General Hospital
Lutheran General Children's Hospital

DESMAN
Design Management



A301

September 9, 2016

Advocate Lutheran General Hospital - West Parking Facility Expansion

1775 Dempster St, Park Ridge, IL 60068

Memorandum

To: Pier Panicali –DESMAN

Copy: Roberto Orozco – Advocate Health
Vytas Zemaitaitis – Advocate Lutheran General Hospital
Don Matthews – GHA

From: Daniel P. Brinkman, PE, PTOE

Date: September 8, 2016

Subject: Traffic and Parking Analyses
Center for Advanced Care Garage - Expansion
SWC Luther Lane at US Rte 14 (Dempster Street)
Park Ridge, Illinois

Project Context and Summary Statement

Advocate Lutheran General Hospital (ALGH) has commenced preliminary studies to add two additional levels (272 standard spaces) to the Center for Advanced Care (CAC) parking garage. While there is not a specific component of the hospital building that is being expanded to generate the additional parking spaces, the City of Park Ridge is requiring a traffic and parking analysis of the expanded garage as part of the Special Use Application.

The following is intended to flow from a review of existing and previously observed conditions and operations at the ALGH campus, to an estimate of additional traffic volumes and a presentation of preliminary recommendations. Briefly summarizing:

Based on our observations and analyses, Gewalt Hamilton Associates, Inc. (GHA) estimates that the additional parking spaces in the CAC garage could generate approximately 160 new trips (combined inbound and outbound) during the Peak Hours depending upon occupancy.

Exhibits and Appendices referenced below are conveniently located at the end of this document.

Exhibit 1 – Existing Traffic Volumes

Exhibit 1 summarizes the current weekday traffic counts at the intersections of Dempster Street with Vernon Avenue and Luther Lane, as well as along Luther Lane at the CAC garage access. These volumes were collected by GHA on May 19, 2016. The Morning Peak Hour occurred between 8:00-9:00 AM and the Evening Peak Hour occurred between 4:00 and 5:00 PM.

Appendix A contains summary printouts of the traffic data.

Exhibit 2 – Parking Observations

Exhibit 2 tabulates two previous parking occupancy counts of the CAC garage conducted prior to the Emergency Department expansion and a third occupancy observation conducted in June 2016.

As can be seen, occupancy of the CAC garage has increased since the 2013 observations, in some cases significantly. Furthermore, between the hours of 10:00 AM and 3:00 PM during our most recent observation, the CAC garage occupancy was at or exceeded the “design” goal of 90% occupancy.

Exhibit 3 – Project Traffic Characteristics

Exhibit 3 Part A tabulates historic traffic counts in and out of the CAC garage with the parking occupancy during the same peak hours to generate an estimated trip rate per occupied space in the garage. Traditionally one would estimate a traffic increase based on some known expanded use or parameter (e.g. more beds or increased treatment square footage) however no similar published data is available for parking garages.

Using the two previous observations from 2013 and the 2016 observation, GHA determined an average trip per space ratio for the Morning and Evening Peak Hours. These calculated ratios were used to estimate future traffic volumes accessing the CAC garage.

Part B of Exhibit 3 calculates the estimated new traffic from the additional spaces occupied in the garage if it achieved the current observed peak occupancy of 71% during the AM traffic Peak and 82% during the PM traffic Peak.

Part C of Exhibit 3 calculates the estimated total traffic entering and exiting the garage if it achieved the current observed peak occupancy of 71% during the AM traffic Peak and 82% during the PM traffic Peak.

Exhibit 4 – New Traffic

Exhibits 4 illustrates the new traffic assignments calculated in Part B of *Exhibit 3* and assigned to the current access system and roadway network.

Exhibit 5 – Projected Traffic

Exhibits 5 illustrates the total traffic assignments calculated in Part C of *Exhibit 3* and assigned to the current access system and roadway network.

Exhibit 6 – Intersection Capacity Analyses

Capacity analyses were performed at the key US Rte 14 (Dempster Street) intersection with Luther Lane. The analysis parameters are listed in Exhibit 6 – Part A, as published in the Transportation research Board’s (TRB) 2010 Highway Capacity Manual (HCM 2010). At signalized intersections, Level of Service (LOS) “reports” traffic operations using the letter designations “A” (best) through “F” (worst) and measures the “control delay” per vehicle in seconds. LOS C is often referred to as intersection “design” guideline and LOS D is usually considered as providing the lower threshold of “acceptable” operations. LOS E and F are usually considered “unacceptable”.

As can be seen, the additional traffic associated with the expanded parking garage will result in additional delays experienced by primarily northbound Luther Lane traffic. And while the Luther Lane approaches already experience longer than desirable delays and queues, the additional traffic does not result in a further deterioration of the Level of Service of the individual movements or the overall intersection as a whole.

Two key components that result in the substandard operations and delays for the Luther Lane approaches are 1) Dempster Street receives the majority of the signal cycle green time as IDOT focuses on moving the regional traffic and 2) the protected only left turn operations for Luther Lane further restrict the ability to clear the approaches by only allowing left turns to occur during the "green arrow" phase.

For comparison we have considered the impacts of allowing protected / permitted left turns from Luther Lane, which does result in some improvement for the total traffic assignment and in the evening Peak Hour even results in an improvement over the current operations with the additional traffic. However, we are aware of the history associated with the conversion of the signal to protected only turns given the high volume of pedestrian activity in the vicinity.

Appendix B contains summary printouts from the Highway Capacity Software.

Conclusion

An expansion of the CAC Garage is expected to generate additional traffic during the key Morning and Evening Peak Hours. Assuming the observed occupancy during the traffic Peak Hours continues as the garage is expanded approximately 160 additional trips could be expected in and out (combined) of the garage during the peak hours. While this additional volume of traffic will increase congestion along Luther Lane and at the key Luther Lane and Dempster Street intersection no significant changes in operations are expected.

Exhibits

1. Existing Traffic
2. Parking Observations
3. Project Traffic Calculations
4. New Traffic
5. Projected Traffic
6. Intersection Capacity Analysis

Appendices

- A. Traffic Data Summary
- B. Highway Capacity Software printouts

SECTION 9. SPECIAL PURPOSE DISTRICTS

- 9.1 SPECIAL PURPOSE DISTRICTS PURPOSE
 - 9.2 PERMITTED AND SPECIAL USES
 - 9.3 YARD AND BULK REGULATIONS
 - 9.4 GENERAL STANDARDS OF APPLICABILITY
 - 9.5 MODIFICATIONS WITHIN HOSPITAL SPECIAL PURPOSE DISTRICT
-

9.1 SPECIAL PURPOSE DISTRICTS PURPOSE

A. Purpose of OS Open Space Special Purpose District

The Open Space Special Purpose District (OS) is intended to provide and protect publicly and privately owned open space, natural areas, and passive and active recreation facilities that serve the City and surrounding region.

B. Purpose of H Hospital Special Purpose District

The Hospital Special Purpose District (H) is intended to address the special needs and impacts of a large-scale, multi-functional hospital and medical campus. The Hospital District is divided into three sub-districts – Hospital Transition Zone 1, Hospital Transition Zone 2 and Hospital Core Zone. These sub-districts progressively increase in intensity of use and bulk. This progression is intended to mitigate the impacts of a hospital campus on adjacent residential uses.

1. Hospital Core Zone

Hospital Core Zone (H-CZ) is intended to accommodate the main hospital structure and related uses. This sub-district is the most intense within the H District.

2. Hospital Transition Zone 1

Hospital Transition Zone 1 (H-TZ-1) is intended to serve as the immediate transition between neighboring residential uses. It is primarily a landscaped transition yard, though surface parking lots may be allowed as a special use. No principal structures are permitted in this sub-district.

3. Hospital Transition Zone 2

Hospital Transition Zone 2 (H-TZ-2) is intended to serve as a secondary buffer against neighboring residential uses. The H-TZ-2 Sub-District allows for some freestanding smaller-scale medical-related uses with individual yard requirements for each structure.

C. Purpose of EB Educational Boarding Special Purpose District

The Educational Boarding Special Purpose District (EB) is intended to address the special needs and impacts of a large-scale, educational facility and campus that includes boarding facilities for students. The Educational Boarding District is divided into two sub-districts – EB Transition Zone and EB Core Zone.

1. Educational Boarding Core Zone

Educational Boarding Core Zone (EB-CZ) is intended to accommodate a large-scale educational facility, including classrooms and dorms, and related uses such as parking and outdoor recreation.

2. Educational Boarding Transition Zone

Educational Boarding Transition Zone (EB-TZ) is intended to serve as the buffer with respect to neighboring residential uses and provides a landscaped transition yard between the facility and the abutting residential uses. No principal structures are permitted in this sub-district.

D. Purpose of S Sexually-Oriented Business Special Purpose District

The Sexually-Oriented Business Special Purpose District (S) is intended to provide a limited area in which to operate a sexually-oriented business. The S District is a floating zone, which will not be designated on the Zoning Map until an application is made and a recommendation is made by action of the Planning and Zoning Commission and approved by the City Council. An S District is the only zoning district in which a sexually-oriented business may be operated.

E. Purpose of P Parking Special Purpose District

The Parking District (P) is intended to create an area adjacent to the existing B-1 District for off-street parking that must be designed to be compatible with adjacent residential areas. The parking areas are to be used solely for off-street parking lots by passenger vehicles incidental to a principal use. The district is intended to serve as parking for an adjacent use, or uses, which has previously been developed without adequate off-street parking facilities.

9.2 PERMITTED AND SPECIAL USES

Table 6: Special Purpose Districts Permitted and Special Uses lists permitted and special uses for the special purpose districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain special use approval as required in Section 4.6 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

| CITY OF PARK RIDGE, ILLINOIS | | | | | | | | | |
|---|---------------------------|------|--------|--------|-------|-------|----------------|--------------------|------------------------|
| TABLE 6: SPECIAL PURPOSE DISTRICTS PERMITTED AND SPECIAL USES | | | | | | | | | |
| <i>P = Permitted Use S = Special Use</i> | | | | | | | | | |
| Use ¹ | Special Purpose Districts | | | | | | S ² | P | Specific Use Standards |
| | OS | H | | EB | | | | | |
| | | H-CZ | H-TZ-1 | H-TZ-2 | EB-CZ | EB-TZ | | | |
| RESIDENTIAL USES | | | | | | | | | |
| Assisted Living Facility | | S | | S | | | | See Section 10.3.A | |
| Independent Living Facility | | S | | S | | | | See Section 10.3.A | |
| Nursing Home | | S | | S | | | | See Section 10.3.A | |
| Temporary overnight shelters ⁵ | S | S | S | S | | | | See Section 10.3.R | |
| GOVERNMENT AND EDUCATIONAL USES | | | | | | | | | |

**CITY OF PARK RIDGE, ILLINOIS
TABLE 6: SPECIAL PURPOSE DISTRICTS PERMITTED AND SPECIAL USES**

P = Permitted Use S = Special Use

| Use ¹ | Special Purpose Districts | | | | | | | | Specific Use Standards |
|--|---------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------|
| | OS | H | | | EB | | S ² | P | |
| | | H-CZ | H-TZ-1 | H-TZ-2 | EB-CZ | EB-TZ | | | |
| Educational Facility, Primary/Secondary (With Residential) | | | | | S | | | | |
| Educational/Residential Boarding Campus | | | | | S | | | | |
| Educational/Residential Boarding Campus | | | | | S ⁶ | | | | |
| SERVICE AND OFFICE USES | | | | | | | | | |
| Classrooms with Laboratory Facilities (Medical-Related) | | P | | S | | | | | |
| Day Care Center, Adult or Child | | P | | S | | | | | See Section 10.3.D |
| Helistop | | S | | | | | | | |
| Health/Fitness Center | | P | | | | | | | |
| Hospital | | P | | | | | | | |
| Medical/Dental Clinic | | P | | P | | | | | |
| Medical Support Facilities | | P | | | | | | | |
| Office, Professional (Hospital-Related) | | P | | P | | | | | |
| Physical Therapy Office | | P | | P | | | | | |
| Rehabilitation Facility (Residential) | | S | | | | | | | |
| Research and Development Facility (Hospital-Related) | | P | | P | | | | | |
| Restaurant (includes hospital cafeteria) | | P | | P | | | | | |
| PARKING USES | | | | | | | | | |
| Parking Lot (Principal Use) | | P | S | P | P | S | | P | See Section 10.3.N |
| Parking Structure (Principal Use) | | P | | P | P | S | | | See Section 10.3.N |
| RETAIL USES | | | | | | | | | |
| Retail Goods Establishment (Hospital-Related) ³ | | P | | P | | | | | |
| Sexually-Oriented Business | | | | | | | S | | See Section 10.3.P |
| OPEN SPACE USES | | | | | | | | | |
| Cemetery | P | | | | | | | | |
| Country Club | P | | | | | | | | |
| Driving Range | P | | | | | | | | |
| Forest Preserve | P | | | | | | | | |
| Golf Course | P | | | | | | | | |
| Park (Principal Use), including Park District Recreational Buildings | P | | | | | | | | |
| OTHER | | | | | | | | | |
| Wireless Telecommunications Antenna | S,P ⁴ | S,P ⁴ | S,P ⁴ | S,P ⁴ | S,P ⁴ | S,P ⁴ | S,P ⁴ | S,P ⁴ | See Section 10.3.R |
| Wireless Telecommunications Facility | S | S | S | S | S | S | S | S | See Section 10.3.R |
| Wireless Telecommunications Tower | S | S | S | S | S | S | S | S | See Section 10.3.R |

FOOTNOTES: TABLE 6

- ¹ The terms in this column (“Use”) are defined in Section 17 (Generic Use Definitions).
² In addition to sexually-oriented businesses, all uses that are listed as permitted uses in the B-3 District are considered permitted uses in the S District. All uses considered special uses in the B-1 District are considered special uses in the S District. See Table 4: Commercial Districts Permitted and Special Uses for the commercial district uses.
³ Hospital-related retail goods establishments include such uses as gift shops and medical supply sales establishments.
⁴ Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.
⁵ Ordinance 2008-83, 11/17/2008
⁶ Ordinance 2011-88, 12/19/2011

9.3 YARD AND BULK REGULATIONS

Table 7: Special Purpose Districts Yard and Bulk Regulations establishes yard and bulk regulations for the special purpose districts.

| CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS | |
|--|-----------------|
| BULK REGULATION | OS ¹ |
| MAXIMUM BUILDING HEIGHT ⁵ | 35 ft |
| MINIMUM YARDS | |
| Front Yard | 20 ft |
| Interior Side Yard | 10 ft |
| Corner Side Yard | 15 ft |
| Rear Yard | 25 ft |

| CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS | | | |
|--|--------------------------------|--------------------------------------|---------------------|
| BULK REGULATION | H ² | | |
| | H-CZ | H-TZ-1 ³ | H-TZ-2 ¹ |
| MINIMUM DISTRICT SIZE | 10 acres for entire H District | | |
| MAXIMUM BUILDING HEIGHT ⁵ | 165 ft | n/a | 50 ft |
| MINIMUM YARDS | | | |
| Front Yard | None | 20 ft (See Section 9.6) | 10 ft |
| Interior Side Yard | None | 20 ft ⁴ (See Section 9.6) | 10 ft |
| Corner Side Yard | None | 20 ft (See Section 9.6) | 10 ft |
| Rear Yard | None | 20 ft ⁴ (See Section 9.6) | 10 ft |

| CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS | | |
|--|--------------------|-------------------------|
| BULK REGULATION | EB | |
| | EB-CZ ¹ | EB-TZ ³ |
| MAXIMUM BUILDING HEIGHT ⁵ | 45 ft | n/a |
| MAXIMUM LOT COVERAGE | 30% | n/a |
| MINIMUM OPEN SPACE | 40% | n/a |
| MINIMUM YARDS | | |
| Front Yard | 10 ft | 35 ft (See Section 9.6) |
| Interior Side Yard | 10 ft | 40 ft (See Section 9.6) |
| Corner Side Yard | 10 ft | 35 ft (See Section 9.6) |
| Rear Yard | 10 ft | 40 ft (See Section 9.6) |

| CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS | |
|--|---|
| BULK REGULATION | S |
| MAXIMUM BUILDING HEIGHT ⁵ | 35 ft |
| FLOATING ZONE MAPPING LOCATION | May be designated only within existing B-3 District |
| MINIMUM YARDS | |
| Front Yard | 10 ft |
| Interior Side Yard | 10 ft |
| Corner Side Yard | 10 ft |
| Rear Yard | 20 ft |

| CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS | |
|--|--|
| BULK REGULATION | P |
| MAXIMUM BUILDING HEIGHT ⁵ | No structures; parking lot at existing grade |
| MAXIMUM LOT COVERAGE | 90% |
| MINIMUM LOT AREA | 6,500sf |
| MINIMUM YARDS | |
| Front Yard | 10 ft |
| Interior Side Yard | 4 ft |
| Corner Side Yard | 10 ft |
| Rear Yard | 4 ft |

FOOTNOTES: TABLE 7

¹ In the OS District and the H-TZ-2 and EB-CZ Sub-Districts, yard regulations only apply to structures.

² Modifications within the H District are subject to the provisions of Section 9.5 of this Section.

³ Any surface parking lots located within the H-TZ-1 Sub-District must meet landscaping and screening requirements of Section 13.8 (Parking Lot Landscaping) and 13.9 (Parking Lot Perimeter Landscaping). The H-TZ-1 and EB-TZ Sub-Districts shall provide screening as required by Section 13 (Landscaping and Screening).

⁴ Interior and rear yard requirements for the H-TZ-1 Sub-District are applicable only when the sub-district boundary is directly adjacent to a residential district.

⁵ All appurtenances must meet building height requirements.

9.4 GENERAL STANDARDS OF APPLICABILITY

A. Temporary Uses

See Section 10.4 (Temporary Uses) for standards governing temporary uses.

B. Accessory Buildings, Structures, and Uses

See Section 11.4 (Accessory Buildings, Structures and Uses) for standards covering accessory buildings, structures and uses. Attached garages shall not be considered an accessory structure but shall be subject to the requirements of Section 11.4.F.2 (Attached Garages).

C. Permitted Encroachments

See Section 11.5 (Permitted Encroachments) for standards governing encroachments.

D. Environmental Performance Standards

See Section 11.6 (Environmental Performance Standards) for standards governing environmental performance standards.

E. Off-Street Parking and Loading

See Section 12 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

F. Landscaping and Screening

See Section 13 (Landscaping and Screening) for standards governing landscaping and screening.

G. Signs

See Section 14 (Signs) for standards governing signs.

9.5 MODIFICATIONS WITHIN HOSPITAL SPECIAL PURPOSE DISTRICT

Any changes within any sub-district within the Hospital District shall be subject to the following provisions:

A. Use Change

A use change within the Hospital District, whether a permitted or special use, which does not require any exterior changes, shall be subject to the following provisions:

1. When a use change occurs within the Hospital District to a use designated as permitted within Table 6: Special Purpose Districts Permitted and Special Uses, such use change shall be subject to an administrative site plan review (Section 4.5).
2. When a use change occurs within the Hospital District to a use designated as a special use within Table 6: Special Purpose Districts Permitted and Special Uses, such use change shall be subject to the special use procedures of this Ordinance (Section 4.6).

B. Interior Building Modifications

Any interior remodeling, which does not affect any exterior portion of the structure or increase the bulk of the building or structure in any manner, shall be subject to an administrative site plan review (Section 4.5) prior to approval of a building permit.

C. Additions and New Construction

1. All additions and new construction in any part of the Hospital District shall be subject to site plan review (Section 4.5) prior to approval of a building permit. This shall not include normal maintenance and incidental repair or replacement, which is subject to Paragraph D below.
2. Any additions to a structure used for a special use, or for new construction of a special use, as designated within Table 6: Special Purpose Districts Permitted and Special Uses, shall be subject to the special use procedures of this Ordinance (Section 4.6).
3. If any addition or new construction meets certain bulk thresholds as described below, such additional or new construction shall be subject to the special use procedures of this Ordinance (Section 4.6), regardless of whether the use is considered permitted or special use as designated within Table 6: Special Purpose Districts Permitted and Special Uses. The thresholds are as follows:
 - a. Any addition that increases the bulk of an existing structure by ten percent (10%) or ten-thousand (10,000) square feet, whichever is less.
 - b. Any new construction of twenty-thousand (20,000) square feet or more.
 - c. Any new addition that increases building height, or any new construction, over fifty (50) feet or four (4) stories, whichever is less. This is applicable regardless of the increase in bulk as described in Paragraphs a or b above.
 - d. Any reconfiguration of circulation within the Hospital Core Zone Sub-District, which affects drop-off and pick-up areas for both patients of the hospital and supplies, such as emergency room drop-off areas and loading docks, regardless of size. This shall not include temporary changes in the location of drop-off and pick-up areas due to on-site construction. Temporary changes in location shall not require a special use approval.

As stated in Paragraph 1 above, additions and new construction that are below these thresholds shall be subject to site plan review (Section 4.5) prior to approval of a building permit.

D. Maintenance and Repair of Structures

Normal maintenance and incidental repair or replacement on any building or structure within the Hospital District, including repair of surface parking lots, shall be subject to an administrative site plan review (Section 4.5). Normal maintenance and incidental repair or replacement shall not create an increase in the bulk of the building or structure in any manner.