

**MINUTES OF THE PLAN COMMISSION**  
**June 26, 2023**

The regular meeting of the Plan Commission was called to order by Vice Chairman Gregory Wheeler at 7:01 p.m. at the Village Hall.

Members present: Vice Chairman Gregory Wheeler, Richard Pyter, Thomas Rankin, and Aaron Zych.

Members absent: Chairman Eric Steffe, Amy Flores, and Walter Oakley.

A quorum was established.

Village Staff present: David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Others present: Brooke Lenneman, Village Attorney.

Commissioner Rankin moved, seconded by Commissioner Zych, to approve the May 22, 2023, Plan Commission meeting minutes.

Motion carried 4 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**PC 23-08      Advocate Condell Medical Center, Applicant  
801 S. Milwaukee Avenue**

**Request is for an Update as to status of the Planned Development Master Plan for the Advocate Condell Medical Center Campus Planned Development Master Plan in accordance with Ordinance No. 08-O-47, for property located in an IB Institutional Buildings District.**

Mr. James Babowice, attorney for the applicant, stated that Advocate Condell Medical Center is respectfully submitting the five (5) year update for the Advocate Condell campus pursuant to Ordinance No. 08-0-47. Mr. Babowice stated that the Village may recall that the Condell Medical Center appeared before them in 2007 requesting approval for a Planned Development relative to the Condell Medical Center Campus. He stated that the Village Board, subsequent to the meeting of the Plan Commission, approved the Planned Development by Ordinance No. 08-0-47 on June 25, 2008. He stated that in December of 2008, Condell Medical Center was acquired by Advocate Health and Hospital Corporation, later Advocate Aurora Health, and now a part of Advocate Health. Mr. Babowice stated that on October 26, 2010, the Village passed Ordinance No. 10-0-101 granting an Amendment to the Master Plan to implement a Unified Sign Criteria for the Advocate Condell Medical Campus.

**Minutes of the June 26, 2023, Plan Commission Meeting**  
**Page 2 of 3**

Mr. Babowice stated that Advocate Condell Medical Center presented its five-year updates per Ordinance No. 08-0-47 to the Village Plan Commission in 2013 and 2018. He stated that in 2015, the Village Board confirmed the Applicant's proposal pursuant to Ordinance No. 08-0-47 for the construction of a Medical Office building (MOB) and Ambulatory Surgery, Ambulatory Surgical Centers and Clinics, within Zone E of the PUD (the Allen property).

Mr. Robert Orozco, Advocate Condell Medical Center, stated that in 2018, the Village Board confirmed the Amendment to the Planned Unit Development signage to allow for a new entrance sign on the Advocate Condell campus. He stated that since the 2018 five (5) year update, the following projects have been completed or are near completion. Those projects are as follows:

In 2018, the Cardiac Catheterization Lab #1 Replacement, the Computerized Tomography #2 Replacement, the Gateway Sign, and the Obstetrics/ Specialty Care Nursery Renovation. In 2019, the Computerized Tomography #1 Replacement, the Roof Replacement, and the Simulation Lab. In 2021, the Tower 5 Buildout (Phase 1 of ICU expansion), the Sterilizer Replacement, and the Endoscopy Boom Medical Equipment Arm Replacement. In 2022, the ICU Phase 2 Expansion and the Dock Roof. In 2023, the ICU Phase 3 (10 room renovation) anticipated completion is expected in the first quarter of 2024 and the Morgue Replacement is anticipated to be complete in the fourth quarter of 2023.

Mr. Orozco presented the potential projects on the Advocate Condell Medical Campus (subject to contingencies) for the next five (5) year cycle as follows:

- a) Renovate Gastrointestinal Laboratory
- b) Retail Pharmacy
- c) Cardiac Catheterization, Electrophysiology, Interventional Radiology Replacement Lab 3
- d) Fluoroscopy X-Ray Room 1
- e) Metasys Replacement
- f) C&D Building Envelope
- g) AHU Replacement
- h) Elevator Modernization
- i) Electrical Infrastructure Upgrades

Ms. Anna Williams, resident who lives on Golf Road, stated that she is concerned about the reduction of green space on the medical center campus.

Ms. Jequeatta Smith, Advocate Condell Medical Center representative, stated that Advocate Condell is committed to preserving green space. She stated that the information presented tonight does not involved the expansion of buildings or parking lots areas.

Commissioner Pyter asked for clarification regarding the disposition of the nursery. Mr. Orozco stated that they intend to renovated the existing nursery without expanding it.

Commissioner Pyter asked for clarification regarding the anticipated retail pharmacy. Ms. Smith stated that the medical center will evaluate whether a third party pharmacy will be a part of this future project or not.

**Minutes of the June 26, 2023, Plan Commission Meeting**  
**Page 3 of 3**

Commissioner Rankin asked for clarification regarding the anticipated work on the I.C.U. Mr. Orozco stated that the intention is to renovate the existing ICU space.

Commissioner Rankin asked for clarification regarding Development Zone (M) classified as Family Service. Mr. David Smith, Senior Planner stated that Zone M is intended to provide family support services to families visiting the hospital to see inpatient children family members. He stated that it would provide a temporary home away from home for those families whose children are receiving medical treatment.

Commissioner Wheeler asked what the capitalization value anticipated for the next five years. Mr. Orozco stated that they have not yet determined that information.

Commissioner Wheeler asked for clarification regarding their DEI policy. Mr. Orozco stated that 25% of the construction shall be devoted to their DEI program.

Commissioner Wheeler stated that he strongly advocates the implementation and enhancement for any DEI policy initiatives. He stated that he would appreciate any follow-up by the applicant to address the economic impact of the anticipated projects planned for the Advocate Condell Medical Center campus.

Commissioner Wheeler stated that no action is required by the Plan Commission so this then concludes the public hearing for this item.

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

Commissioner Pyter moved, seconded by Commissioner Rankin, to adjourn the Plan Commission meeting.

Motion carried 4 - 0.

Meeting adjourned at 7:34 p.m.