



COMMUNITY DIRECTED DEVELOPMENT COUNCIL

November 12, 2019

Susan Nordstrom Lopez
President

Tim Tracey
SmithGroup

AdvocateAuroraHealth

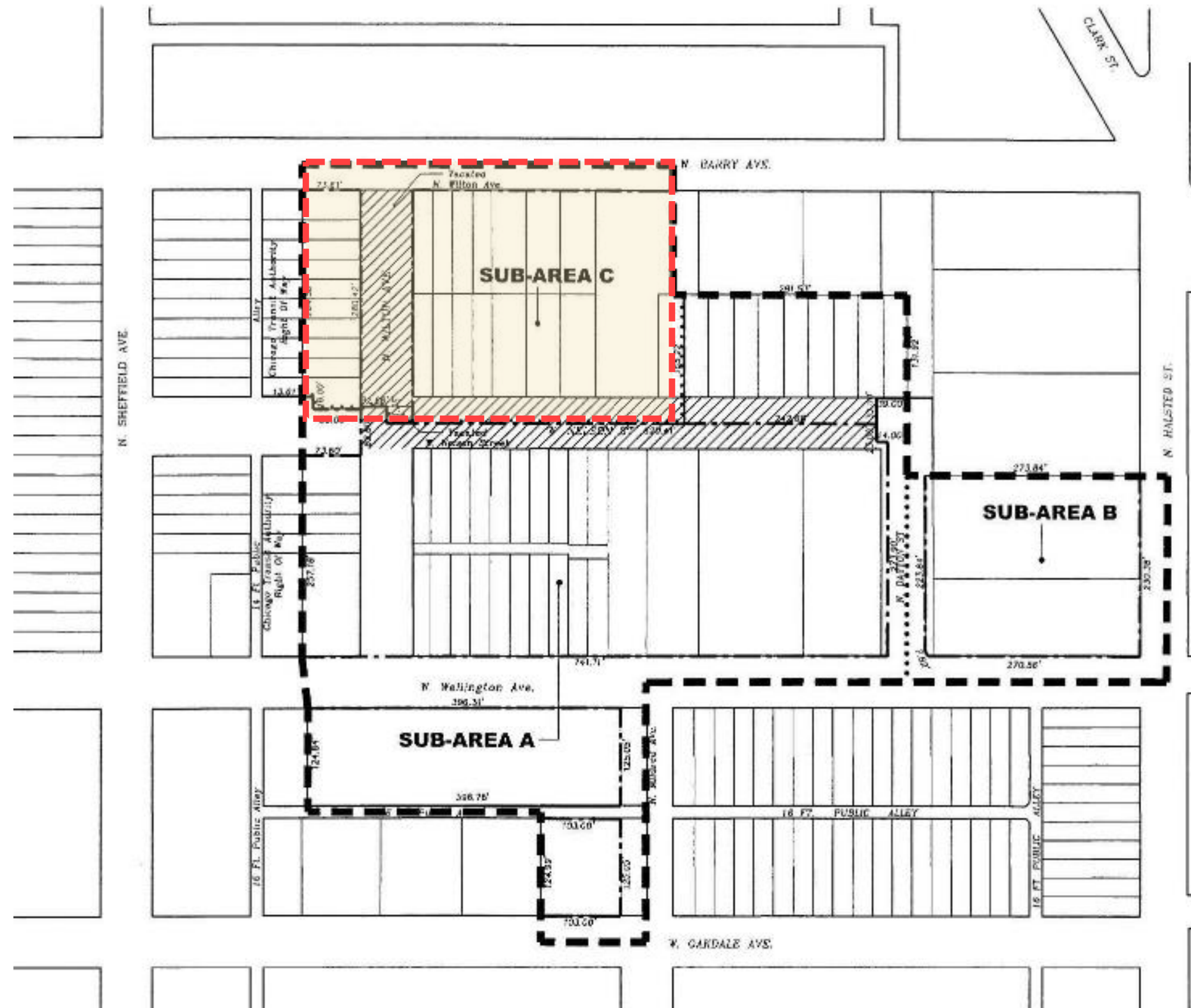
 Advocate Health Care  Aurora Health Care®

 Advocate Illinois Masonic Medical Center

PROJECT OVERVIEW

AAH-IMMC CIRCA 2012

- In 2012, Advocate Illinois Masonic Medical Center presented a proposal to amend their existing PD for the campus. PD 50 was approved in November 2012.
- A multi-phased project to be constructed on Sub-Area C was approved as part of this amendment.
- Phase 1, the Center for Advanced Care, was built and opened in April of 2015.

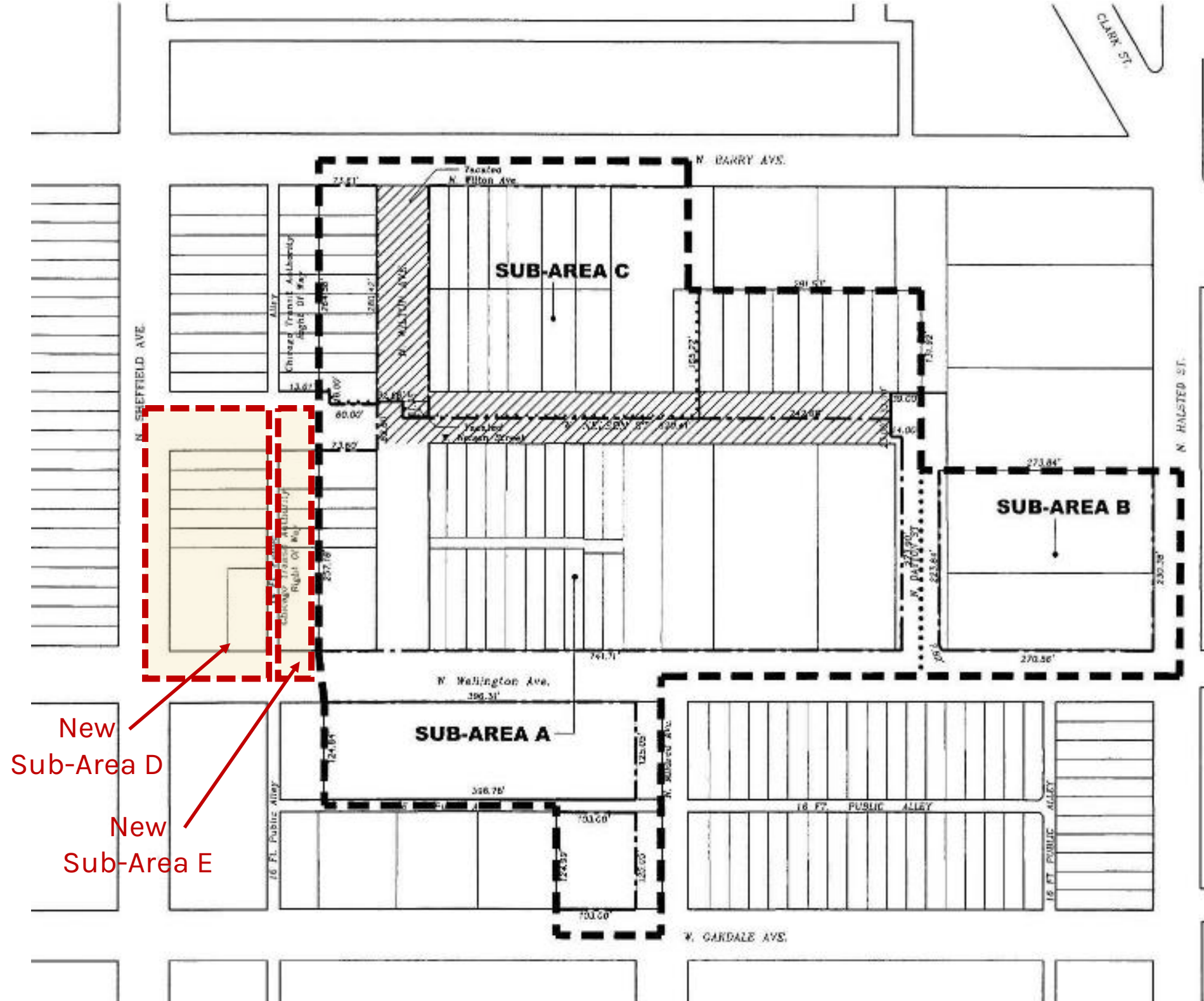


SHEFFIELD BUILDING

SITE AND ZONING

AAH-IMMC CIRCA 2019

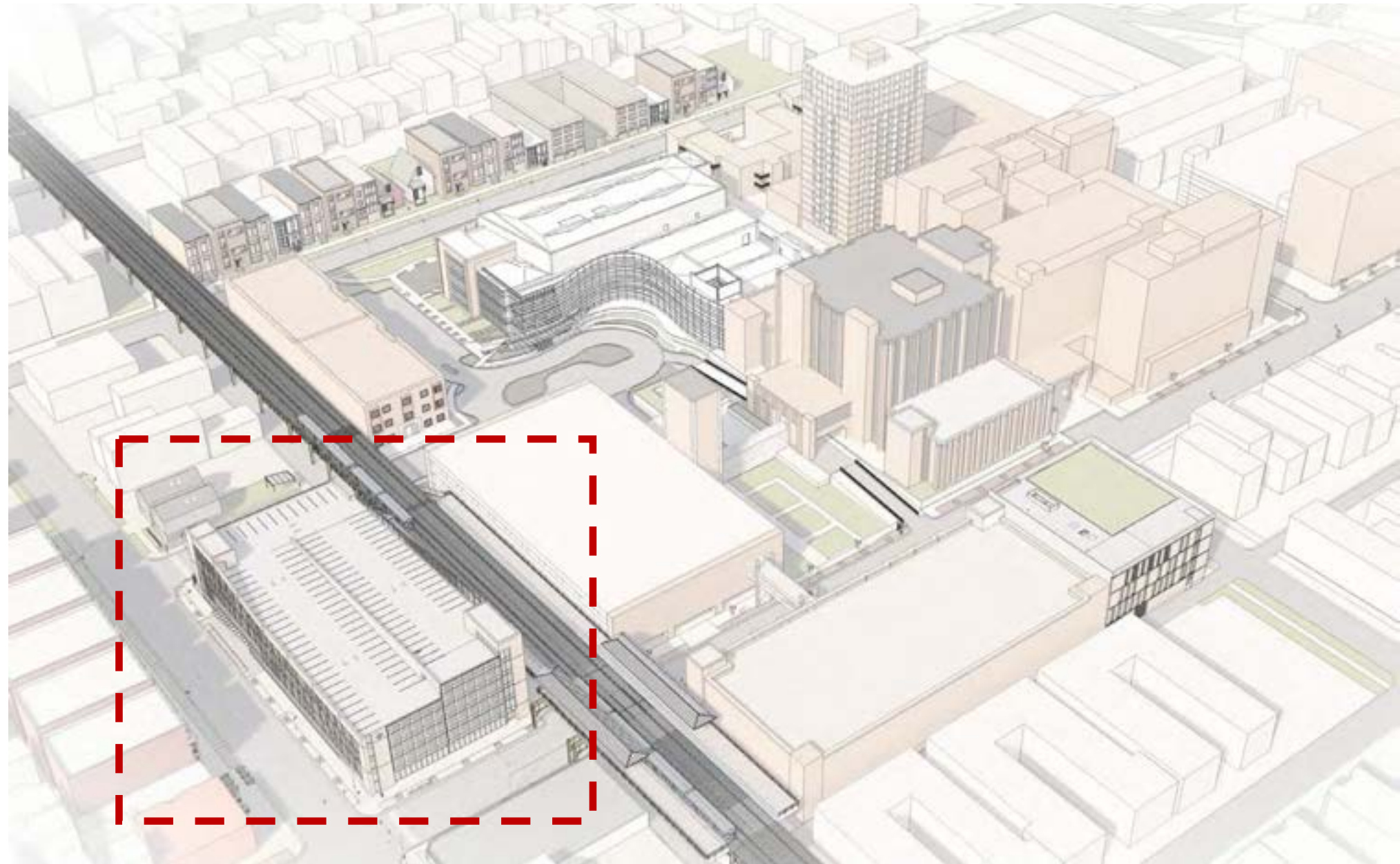
- IDPH Approval August 6
- DPD review complete
 - Targeting November Plan Commission and City Council approval



PROJECT OVERVIEW

AAH-IMMC CIRCA 2019 - MULTI PHASE CAMPUS IMPROVEMENTS

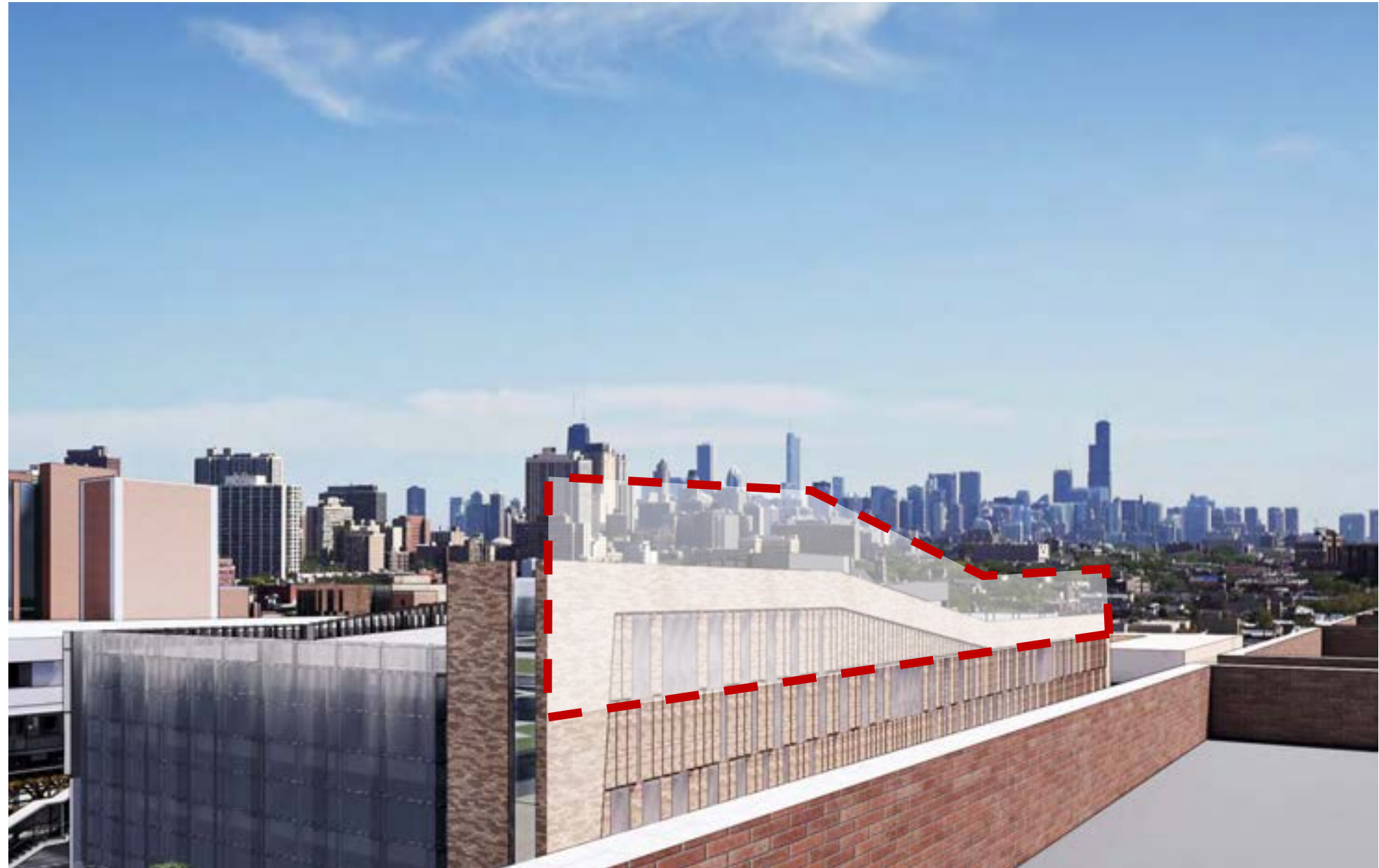
- Timeline:
 - Introduced project in March
 - Presented to CLVN & CDDC in May and July
 - Met with CLVN Planning & Zoning Committee in August
 - Presented to CLVN & CDDC in September
 - Met with CLVN Planning & Zoning Committee in September



PROJECT OVERVIEW

SHEFFIELD BUILDING

- Feedback
 - Building Height
 - SW Corner of the building
 - Potential Light Spill
 - Glass at street level
 - Lighting at the top level
 - Incorporating Art along the south elevation
 - SE Corner of the building (DPD)
 - Bike racks (CDOT)
 - Cross walk at north west corner (CDOT)



PROJECT OVERVIEW

SHEFFIELD BUILDING

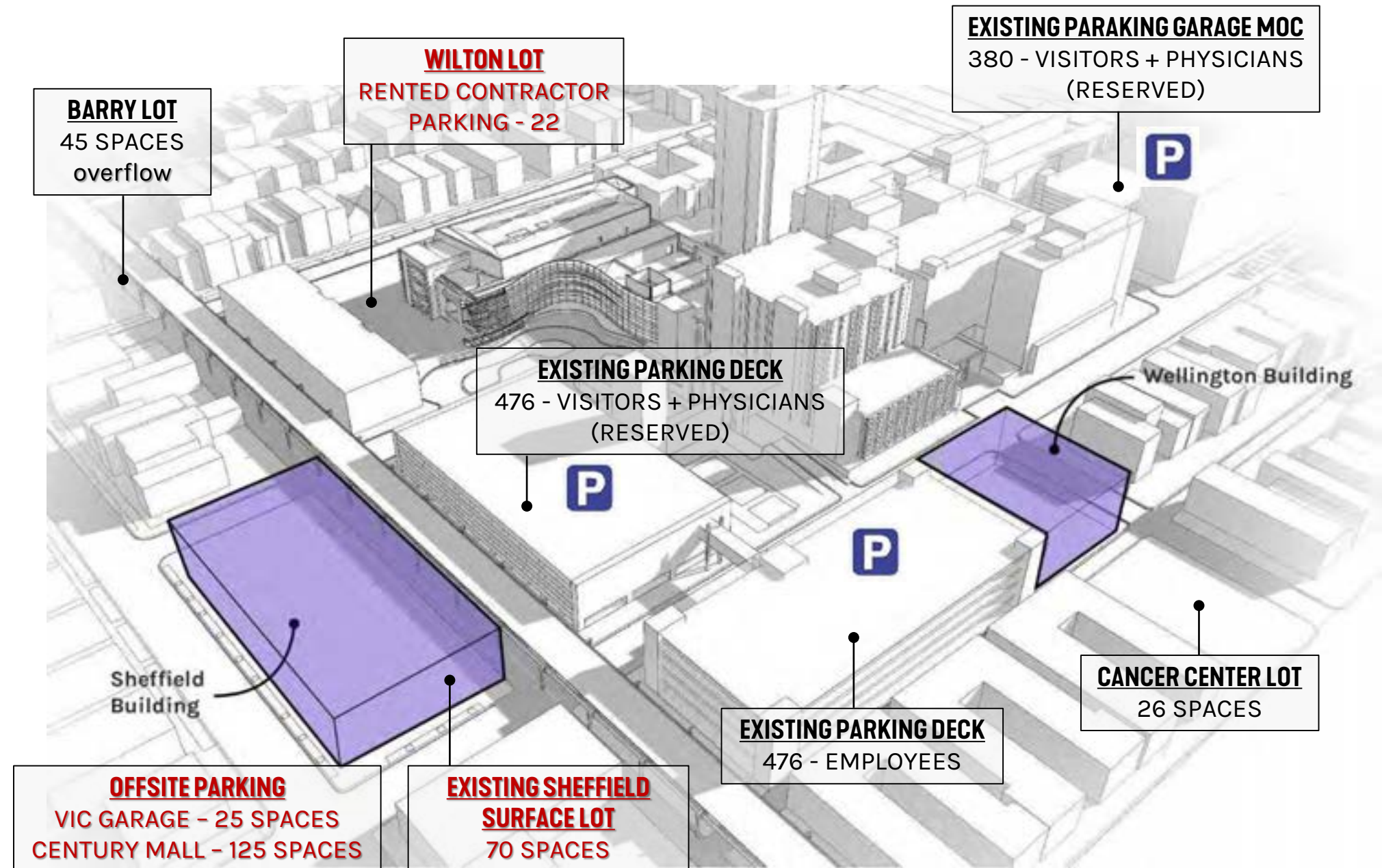
- 5.5 levels required to meet Parking Garage Need
- Physical Therapy Services on First floor
- Main Building Entry for Pedestrians on Sheffield
 - Drop-off Zone at Main Entry
- Vehicular Entry and Exit for Parking Garage at Nelson
- Loading to occur along alley @ Elevated Tracks
- Zero lot line building



PARKING STUDY

EXISTING PARKING INVENTORY

- Current Parking Inventory:
 - 1,645 stalls
- Inventory Reduction:
 - **242 spaces**
- Existing Peak Parking Demand
 - 1,490 stalls
- New Garage
 - Reduced size of garage to 408 stalls
- Parking Surplus
 - 138-229 spaces
 - 9%-15% surplus
 - 1%-1.5% yearly increase over 10-years

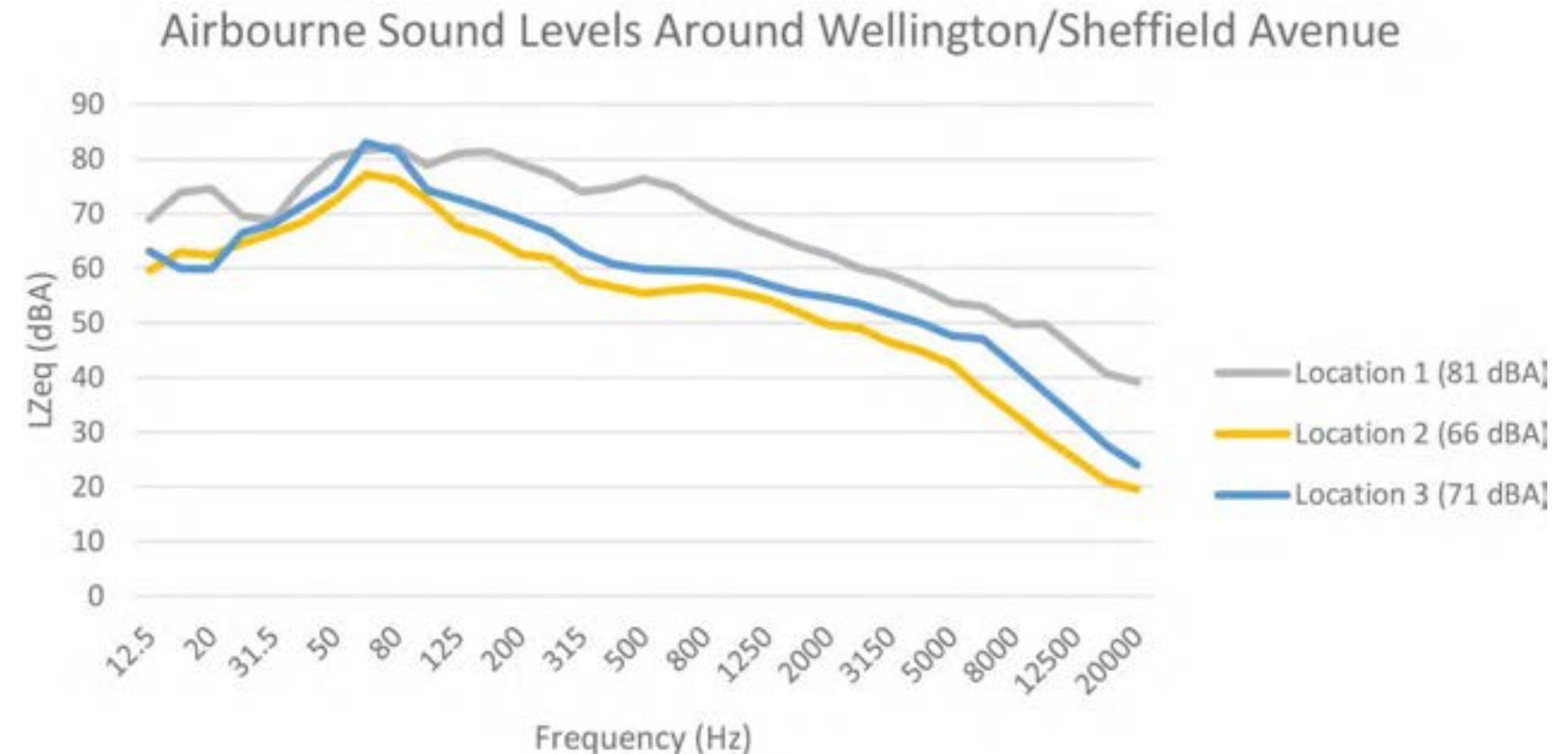
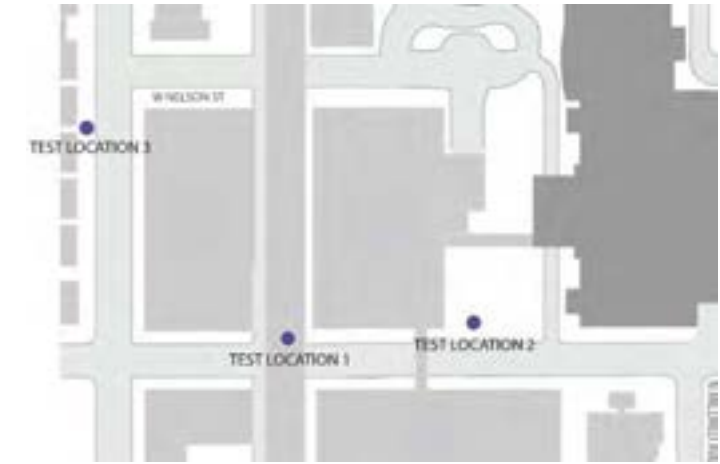


ENVIRONMENTAL STUDY

ACOUSTICAL CONDITIONS

- Locations 2 & 3 chosen because they are a similar distance from the train tracks
- The only difference in obstruction is the existing parking garage versus an open path.
- We expect a similar reduction for the residential buildings with the addition of the new parking garage.
- **The results show an average noise level 10 dBA lower from Location 1 to Location 3.**

- 81 dBA is twice as loud as 71 dBA



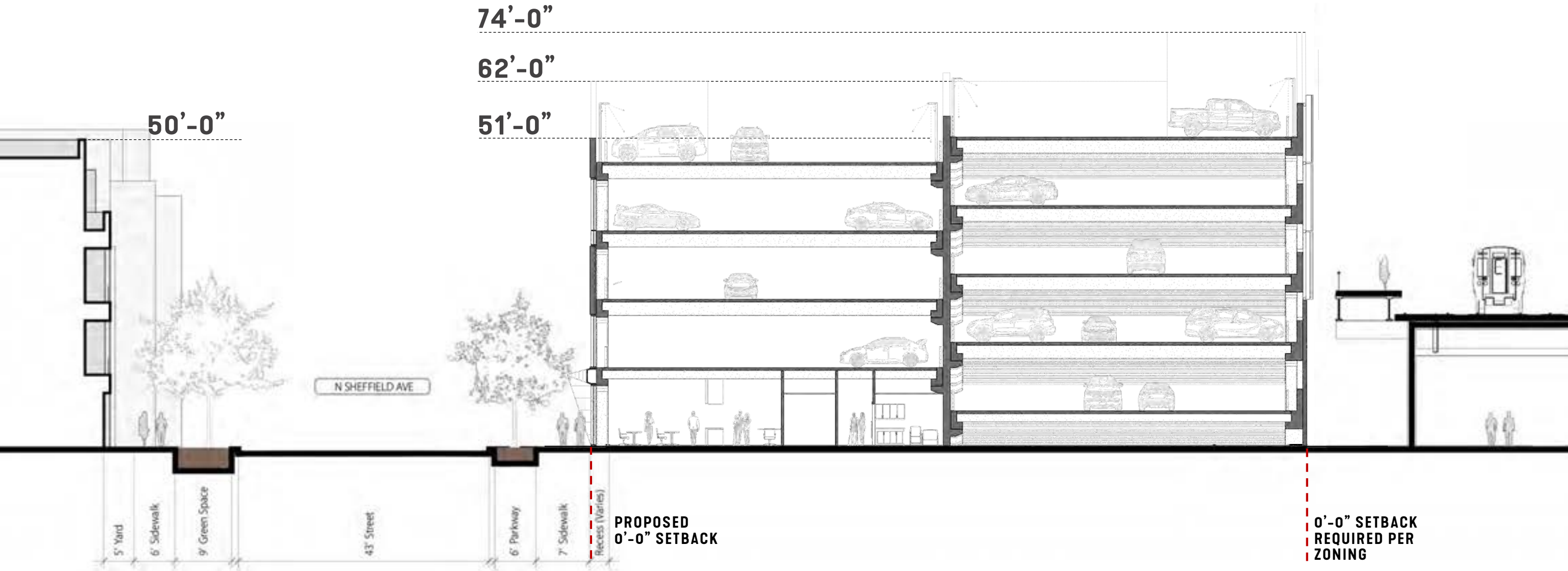
BUILDING DESIGN

NEIGHBORHOOD CONTEXT



BUILDING SECTION

SHEFFIELD BUILDING



BUILDING DESIGN

NORTHWEST CORNER



BUILDING DESIGN

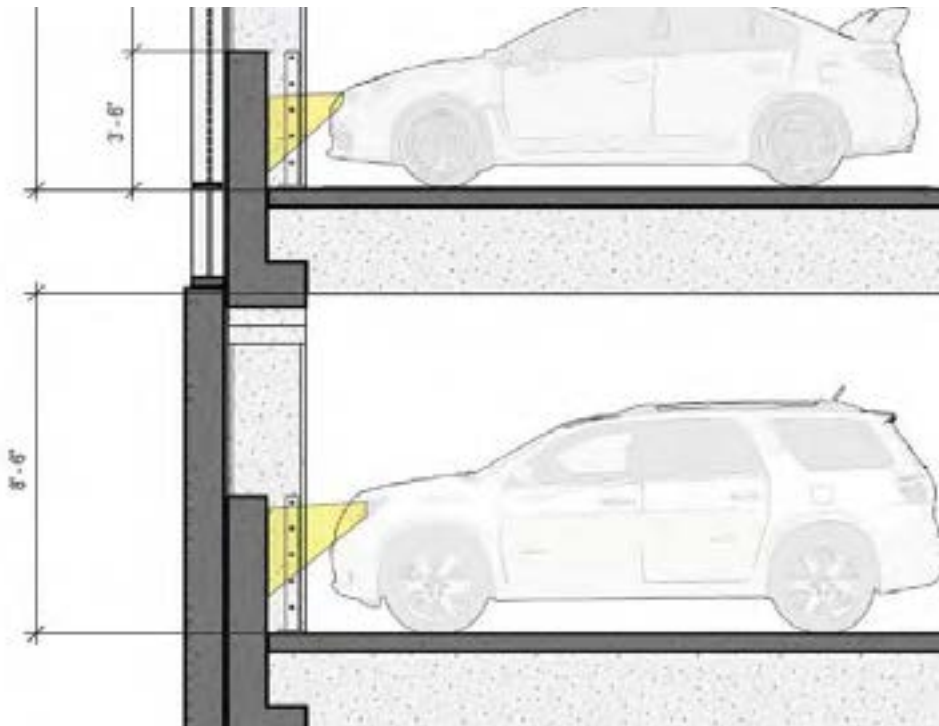
SOUTHWEST CORNER



BUILDING DESIGN

SHEFFIELD BUILDING

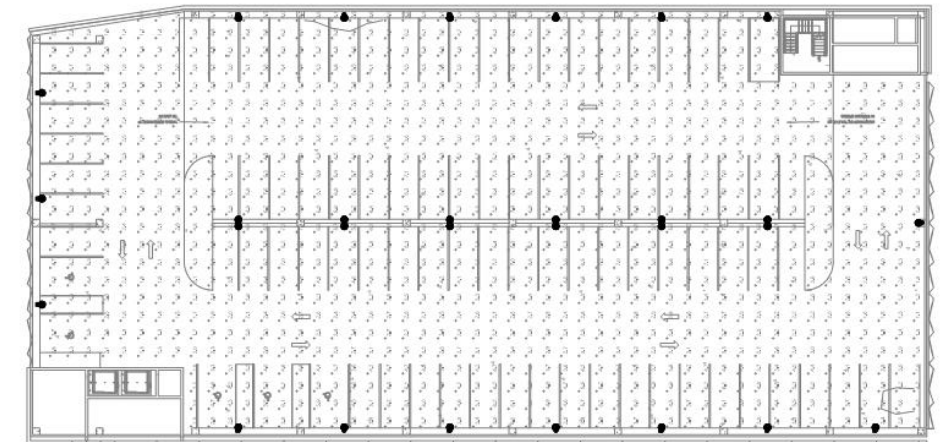
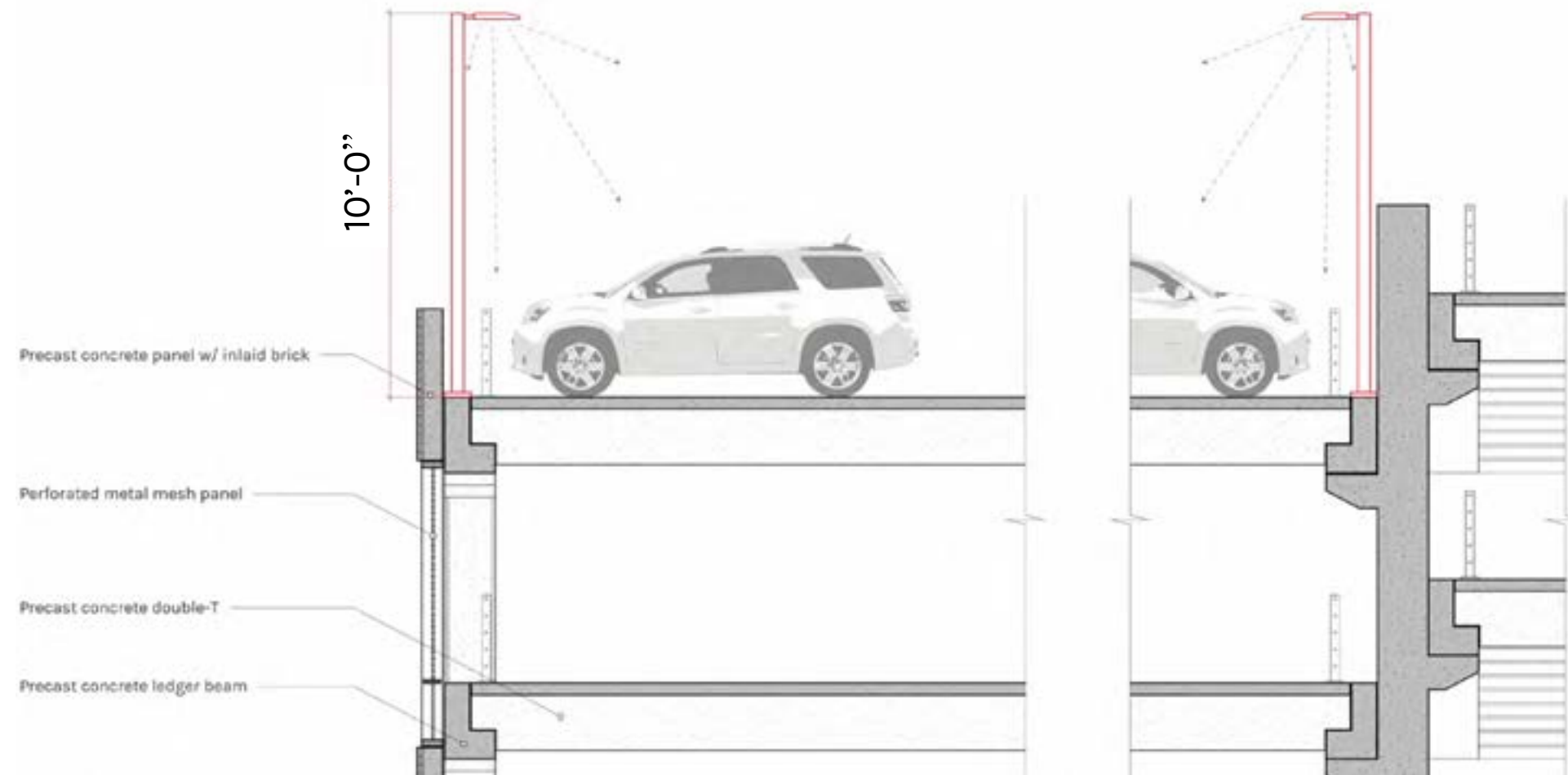
- Light Control
 - Headlights blocked by Concrete structure
 - Perforated Metal Screens further filter the light



LIGHTING DESIGN

LIGHTING AT ROOF TOP – PERIMETER POLES

- Lighting on Sensors & Dimmer control
- Limited accessibility at night



BUILDING DESIGN

SHEFFIELD BUILDING



BUILDING DESIGN

STREETSCAPE



BUILDING DESIGN

ENTRY PLAZA



BUILDING DESIGN

EAST FACADE

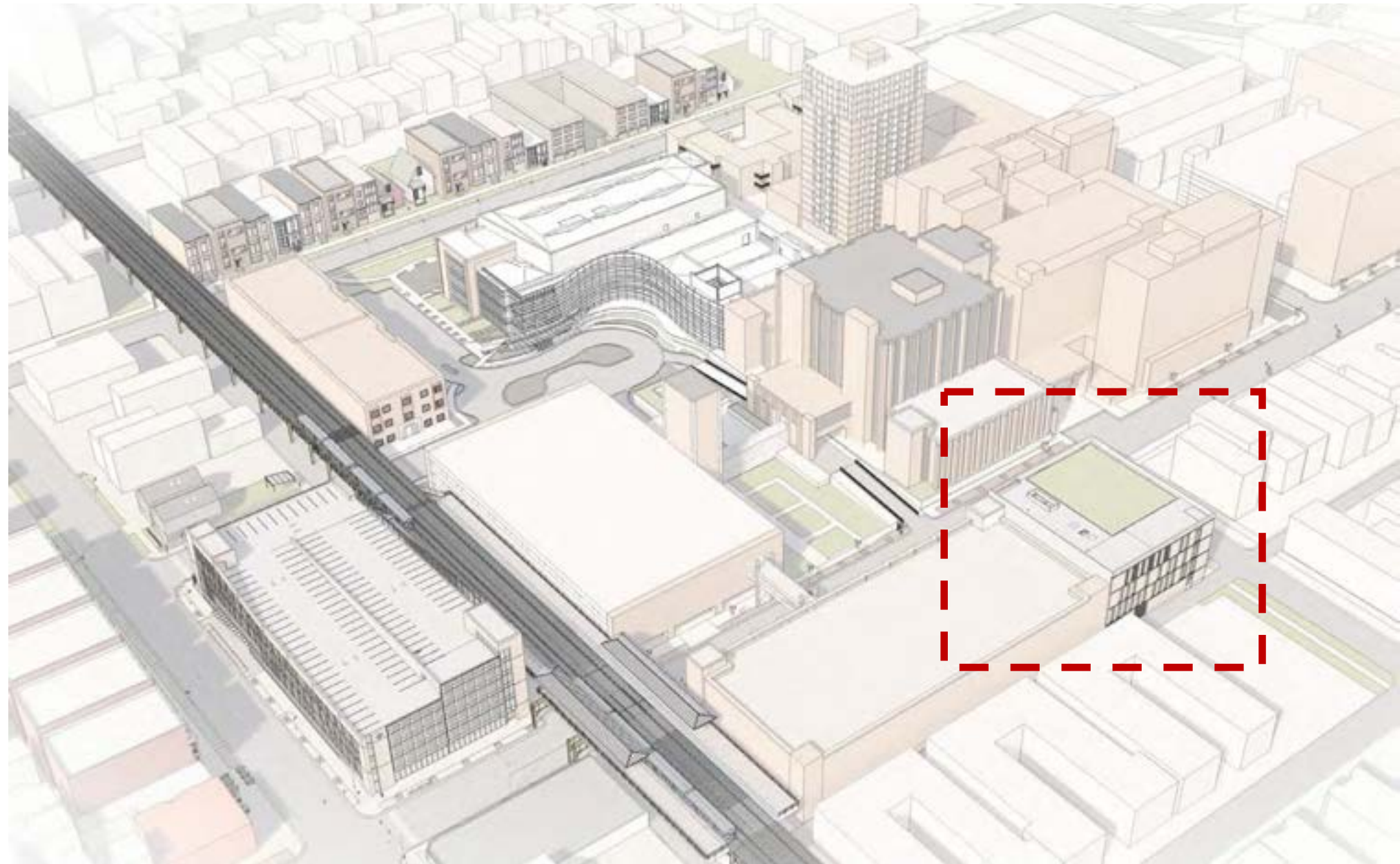


WELLINGTON BUILDING

PROJECT OVERVIEW

AAH-IMMC CIRCA 2019 - MULTI PHASE CAMPUS IMPROVEMENTS

- Timeline:
 - Introduced project in March
 - Presented to CLVN & CDDC in May
 - Creticos Demolition complete in October 2019
 - Issued for City of Chicago Building Permit November in 2019
 - Building will house outpatient services
 - Pediatric Developmental Center
 - Counselling Center
 - Shell Space



SITE PLAN

WELLINGTON BUILDING

- Building is following all Sub-Area A requirements as set forth in PD50
- Building character to match existing campus
- Surface parking lot to be used during construction. Will remain parking long term.



BUILDING DESIGN

NORTH FAÇADE



BUILDING DESIGN

MAIN ENTRY



Advocate

Illinois Masonic Medical Center

913 W Wellington Ave



Advocate Illinois Masonic Medical Center

SMITHGROUP

BUILDING DESIGN

NORTHEAST CORNER



BUILDING DESIGN

SOUTHEAST CORNER



QUESTIONS?

THANK YOU