

COMMUNITY DIRECTED DEVELOPMENT COUNCIL

March 27, 2019

Susan Nordstrom Lopez
President

Tim Tracey
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AdvocateAuroraHealth



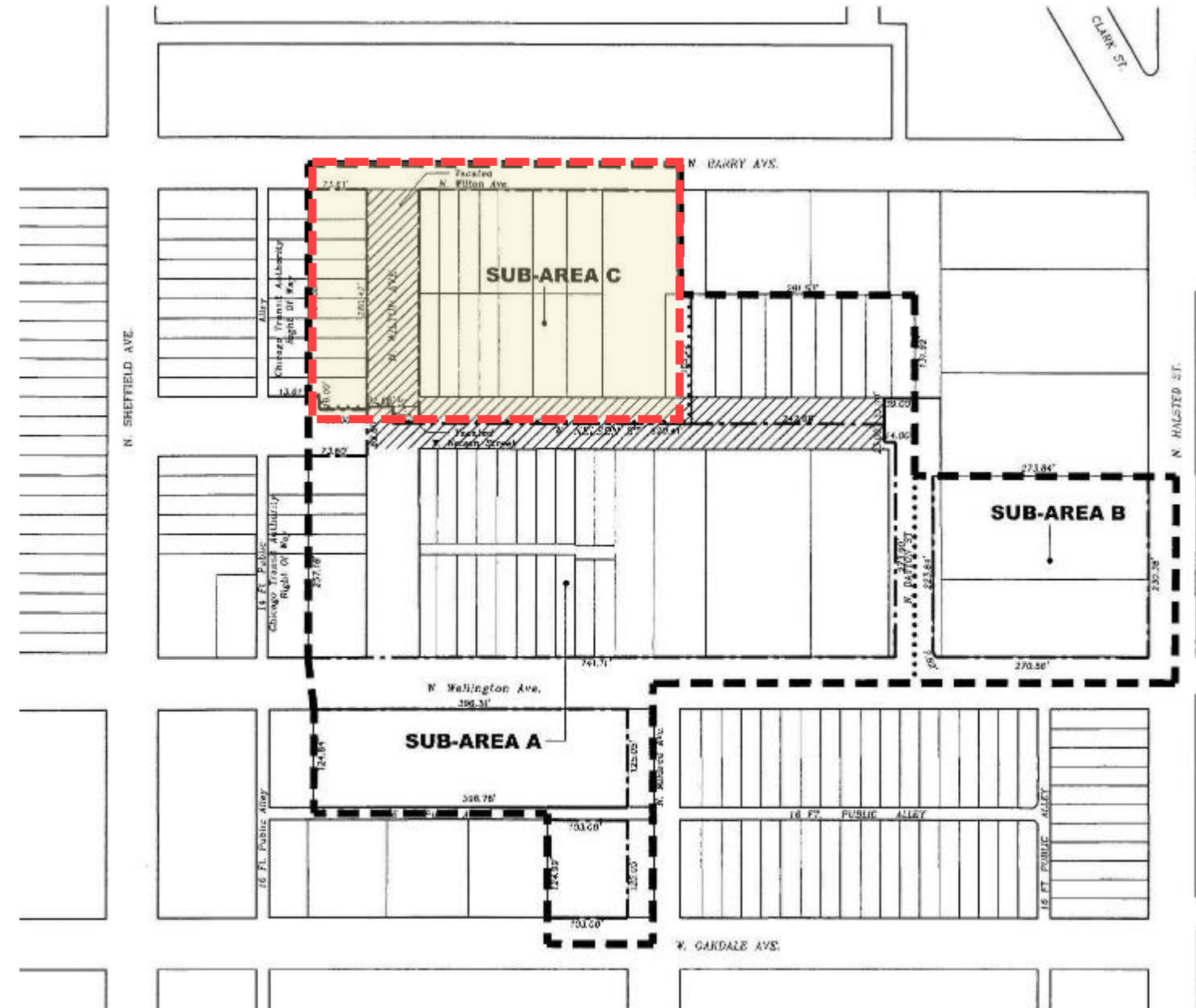
 **Advocate Illinois Masonic Medical Center**





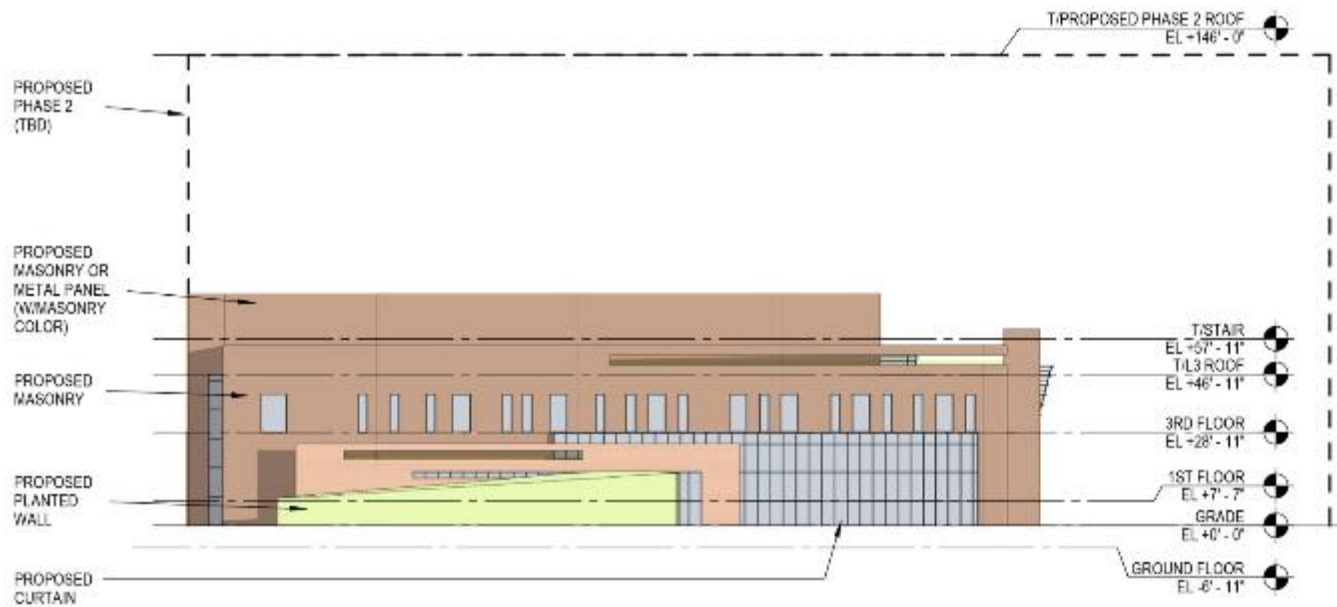
PROJECT OVERVIEW

- 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.
- This amendment included the addition of Sub-Area C to the PD.



PROJECT OVERVIEW

- 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.



PROJECT OVERVIEW

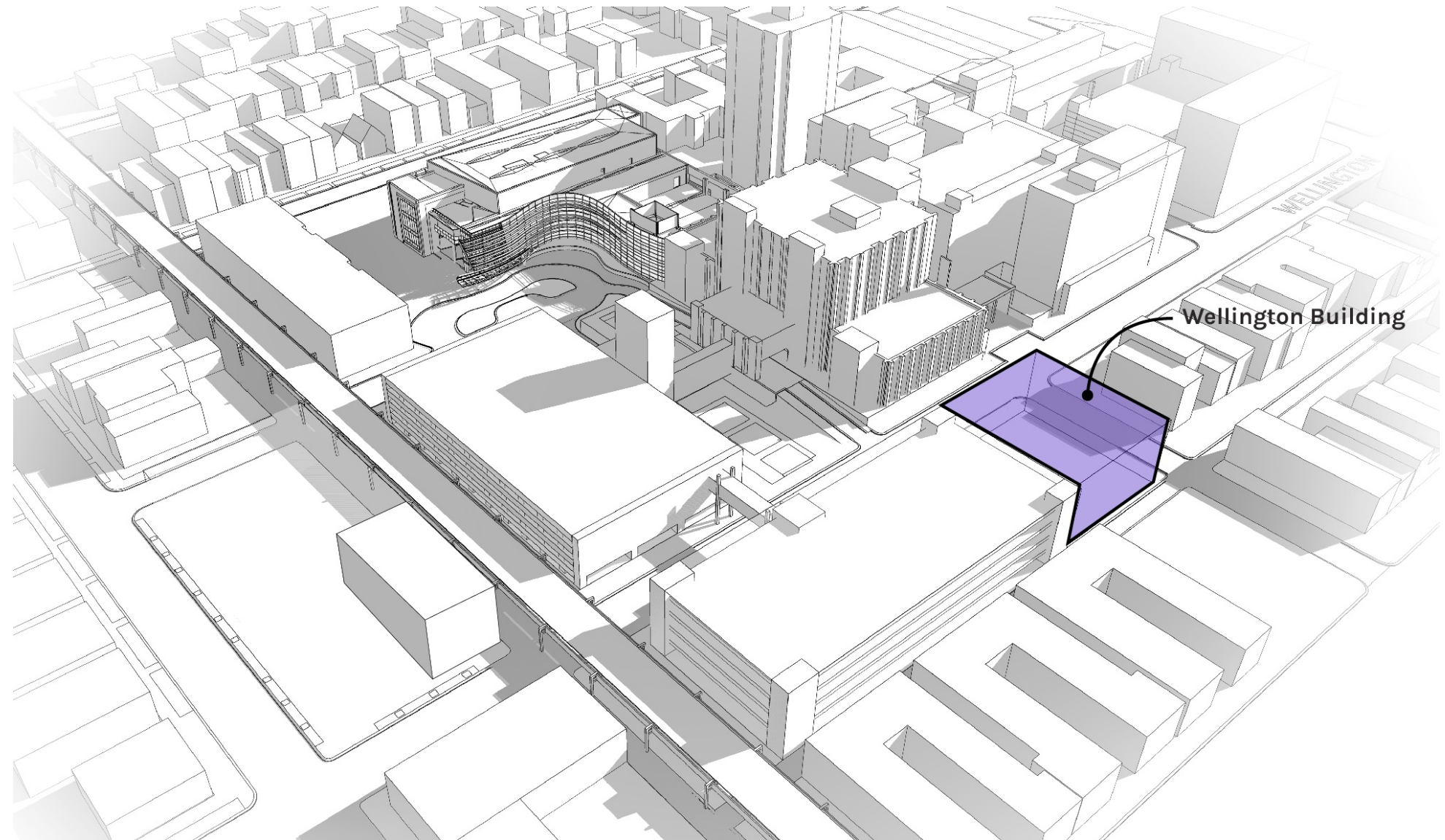
- Advocate Health Care, now Advocate Aurora Health, still intends to build Phase 2 as identified in PD50 at some point in the future.
- But there are several steps that need to occur before this can happen.



PROJECT OVERVIEW

WELLINGTON BUILDING

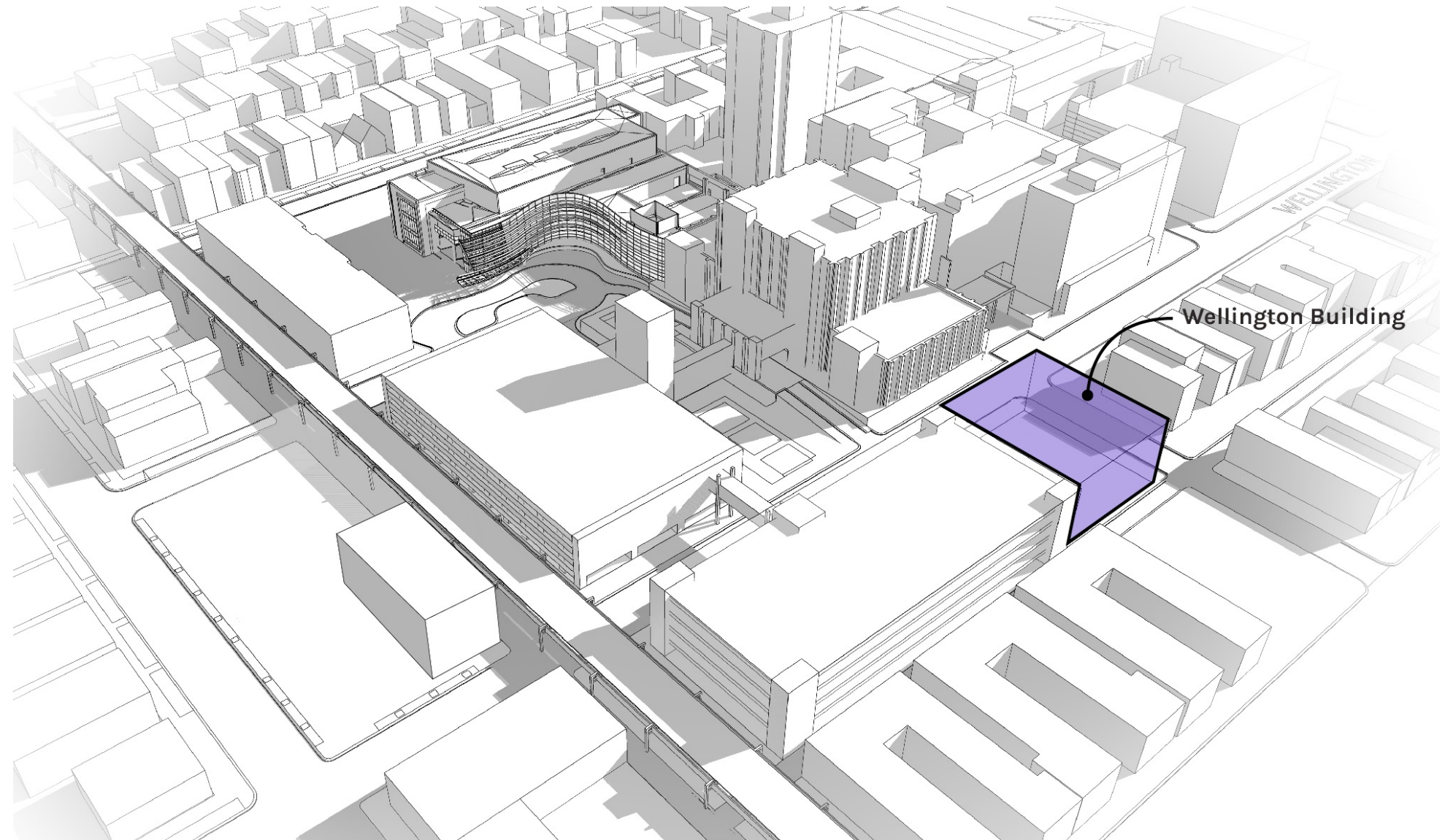
- Demolish the existing structure on the corner of Wellington and Mildred
- Construct a new Medical Office Building with Sub-Area A



PROJECT OVERVIEW

WELLINGTON BUILDING

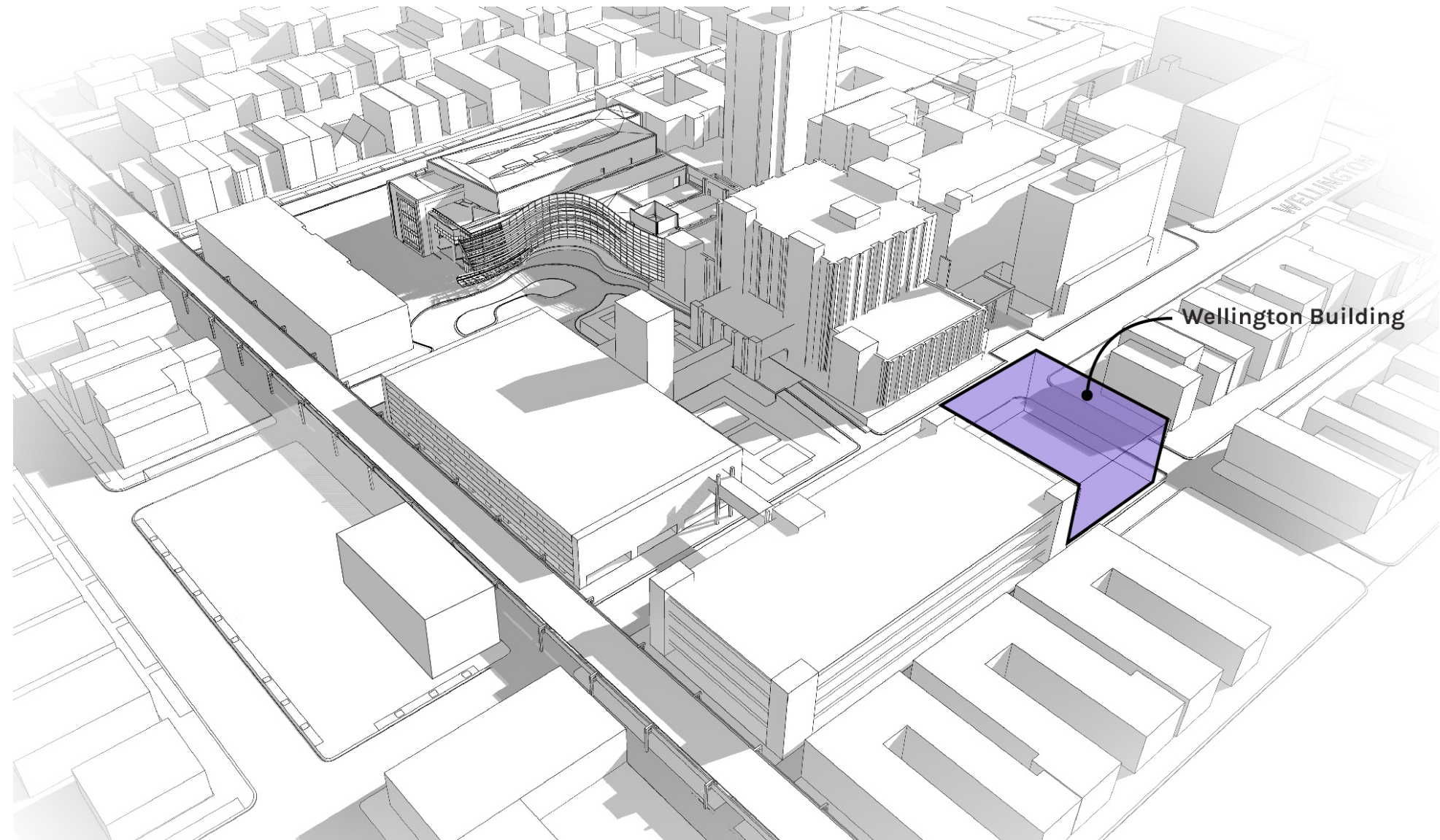
- What we know:
 - Will house Out Patient services – programs TBD
 - Will not exceed allowable buildable area or height
 - Will follow Sub-Area A setback requirements
 - Side = 7'-0" from Mildred
 - Front = 3'-0" from Wellington
 - Rear = 0'-0"



PROJECT OVERVIEW

WELLINGTON BUILDING

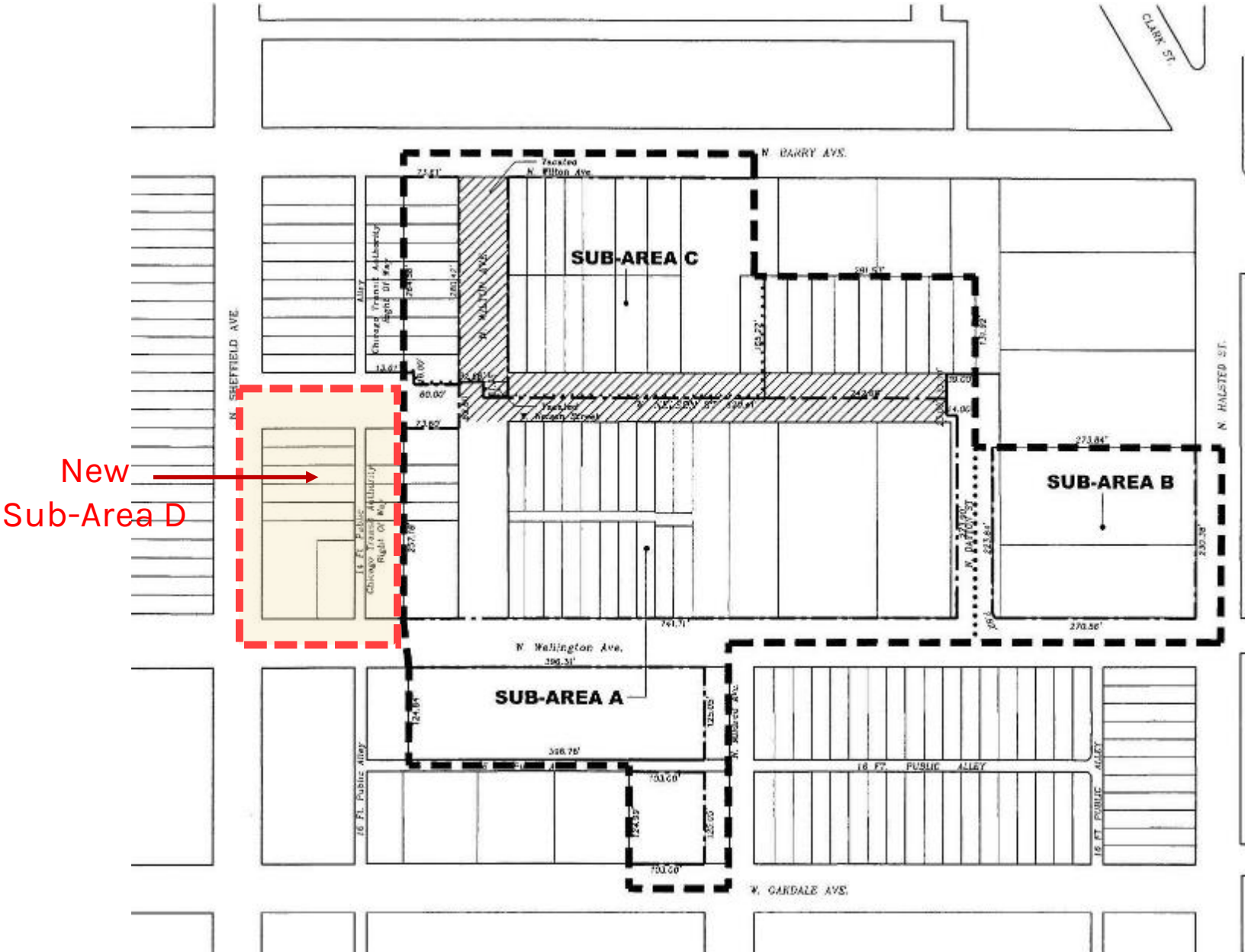
- What we know:
 - Will house Out Patient services – programs TBD
 - Will not exceed allowable buildable area or height
 - Will follow Sub-Area A setback requirements
 - Side = 7'-0" from Mildred
 - Front = 3'-0" from Wellington
 - Rear = 0'-0"
- Will submit for an Administrative modification to PD50



PROJECT OVERVIEW

SHEFFIELD SITE

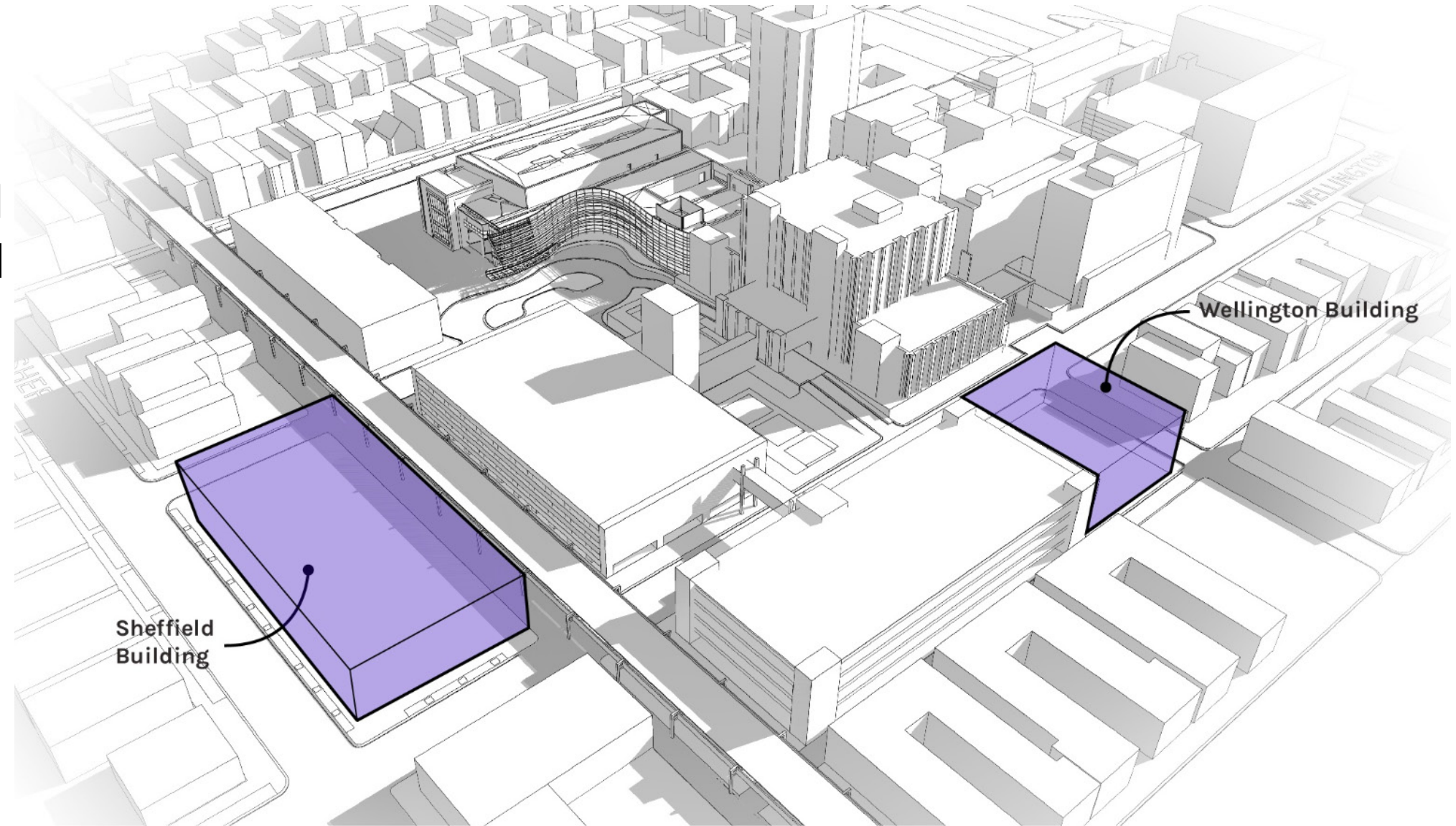
- Complete purchase of remaining residential property along Wellington
- Incorporate existing gravel lot into PD50 as a new Sub-Area.



PROJECT OVERVIEW

SHEFFIELD BUILDING

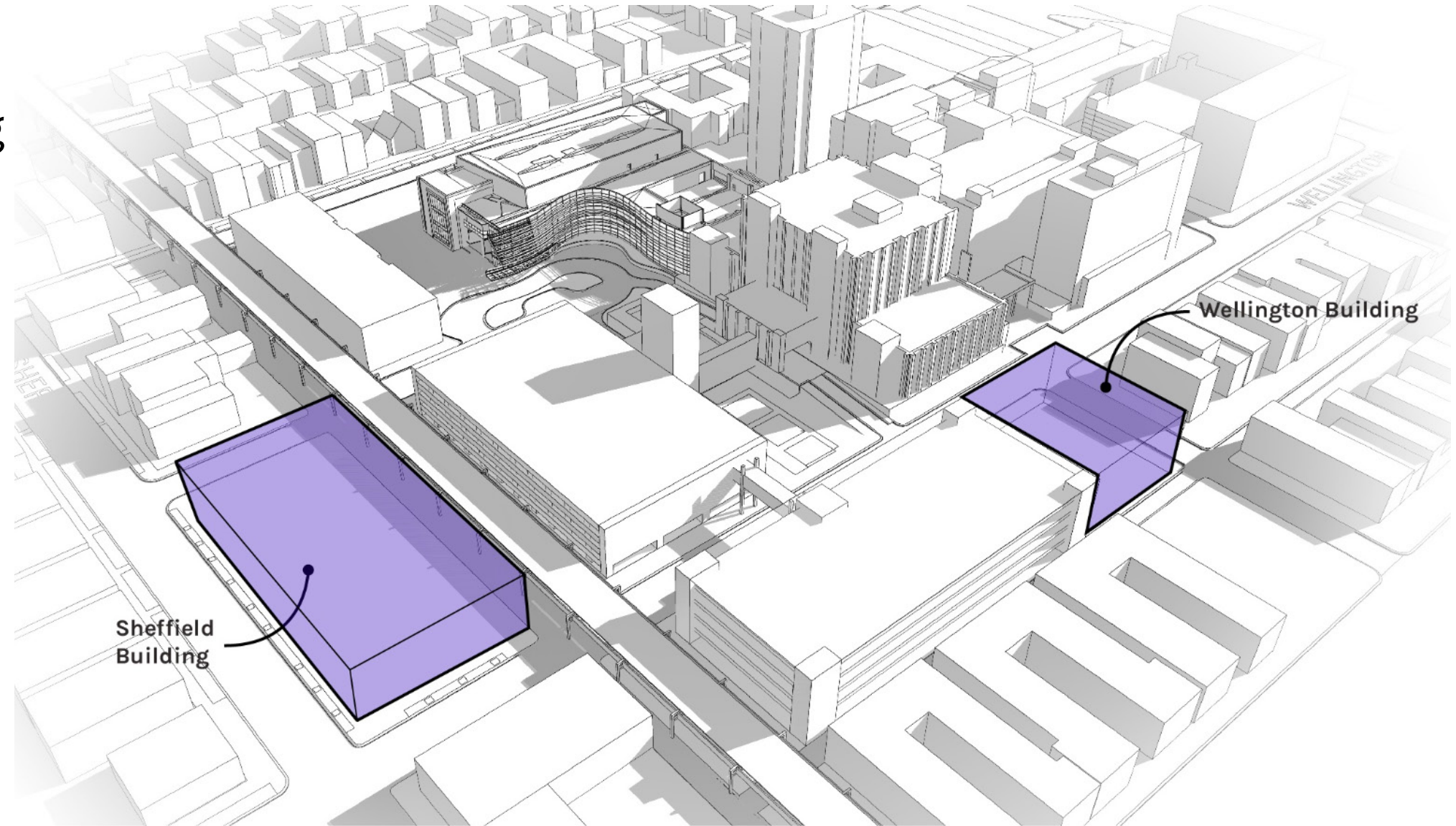
- Demolish the structures along Wellington
- Construct a new Structured Parking Deck with a clinical space at street level



PROJECT OVERVIEW

SHEFFIELD BUILDING

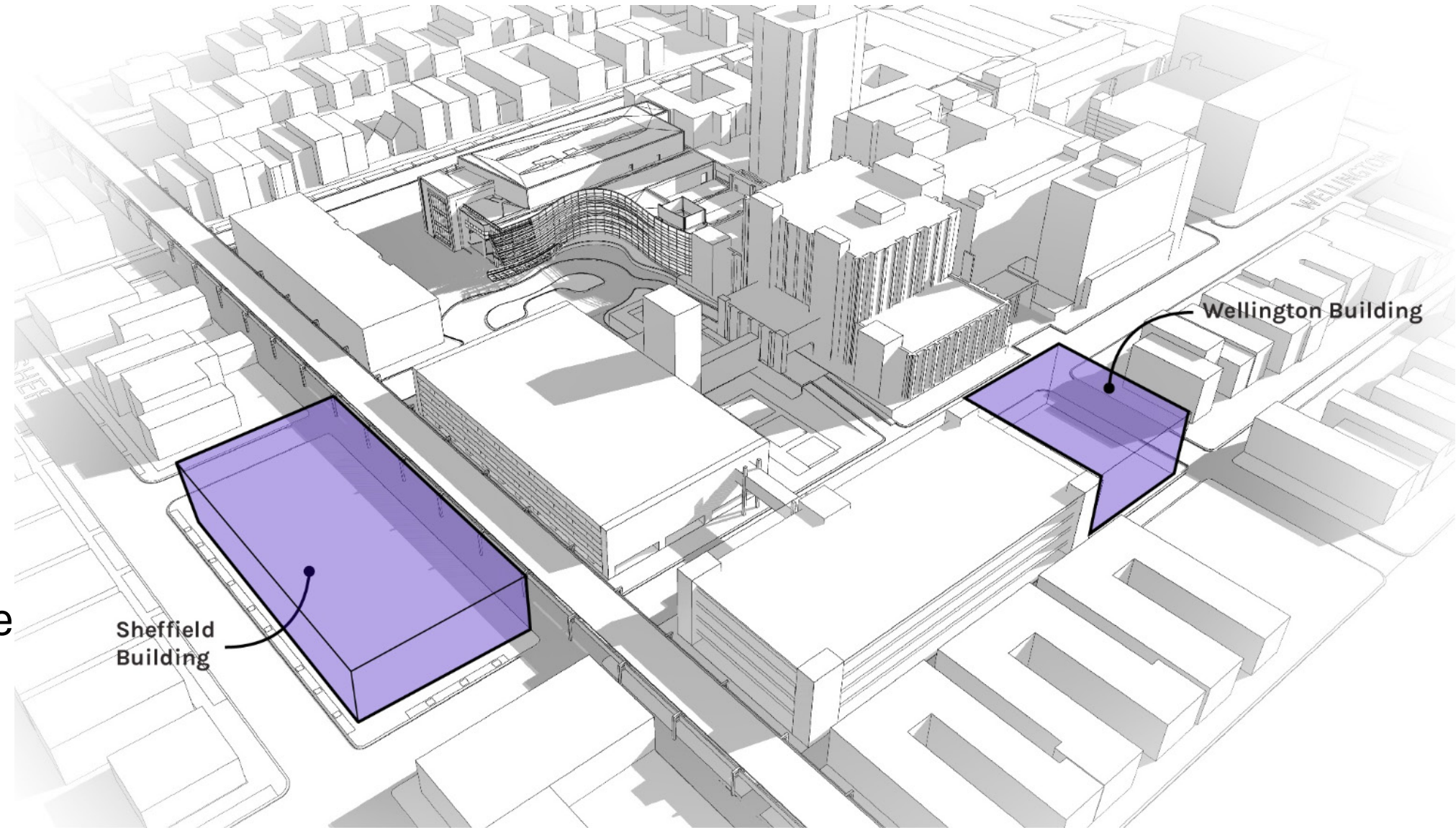
- What we know:
 - Currently there is a parking shortage on campus. Working to quantify this demand
 - Remote shuttle transports staff to and from remote parking lots
 - Visitors frequently circle the neighborhood streets looking for parking
 - Hospital visitors and staff use street parking



PROJECT OVERVIEW

SHEFFIELD BUILDING

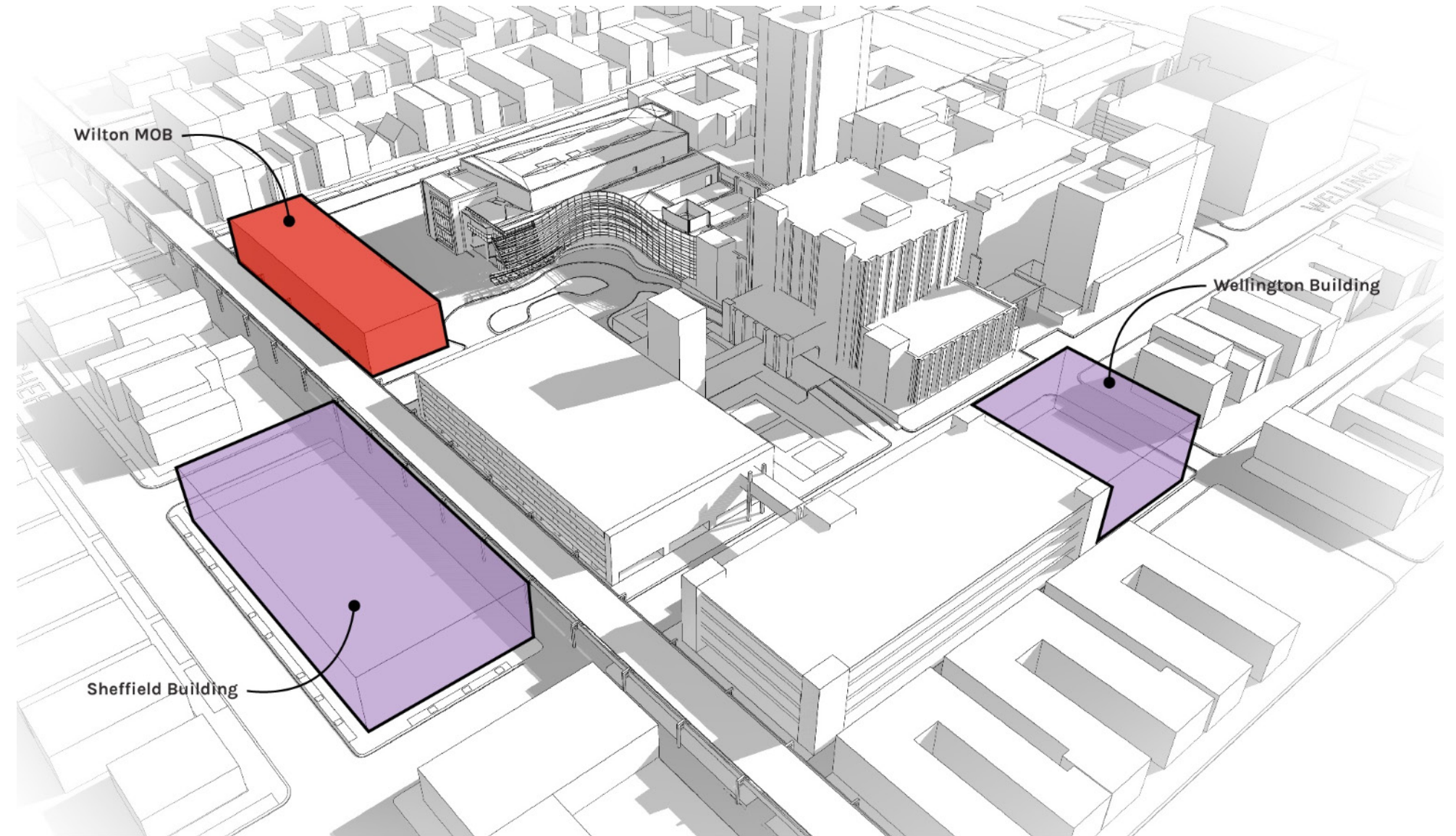
- What next:
 - Currently working on Parking Study to quantify the parking need for the campus
 - Currently studying traffic patterns and volumes
 - Working to define size of structure
- Will be back in May to share our findings and present our design intent



PROJECT OVERVIEW

CENTER FOR ADVANCED CARE EXPANSION

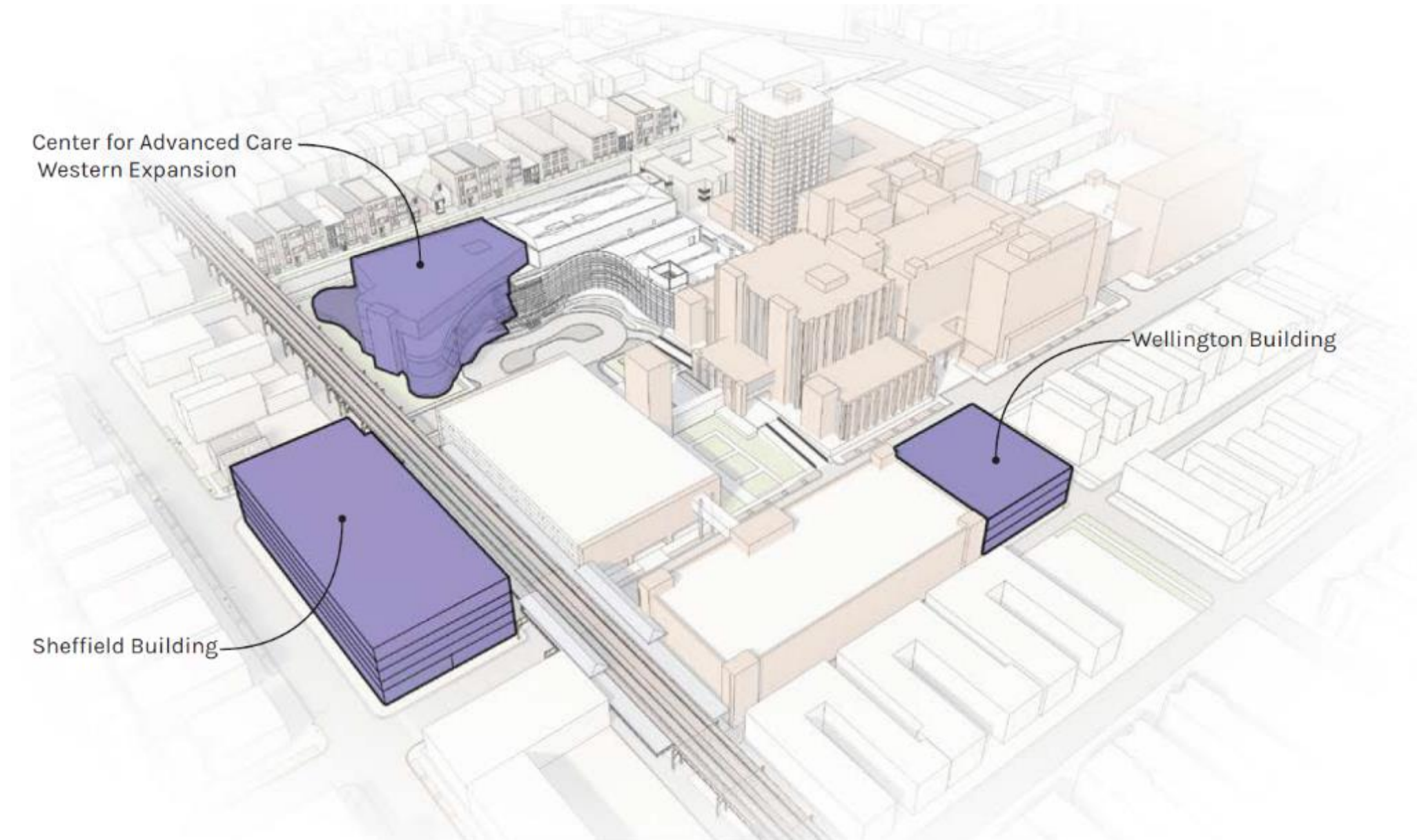
- Demolish existing Wilton Medical Office Building



PROJECT OVERVIEW

CENTER FOR ADVANCED CARE EXPANSION

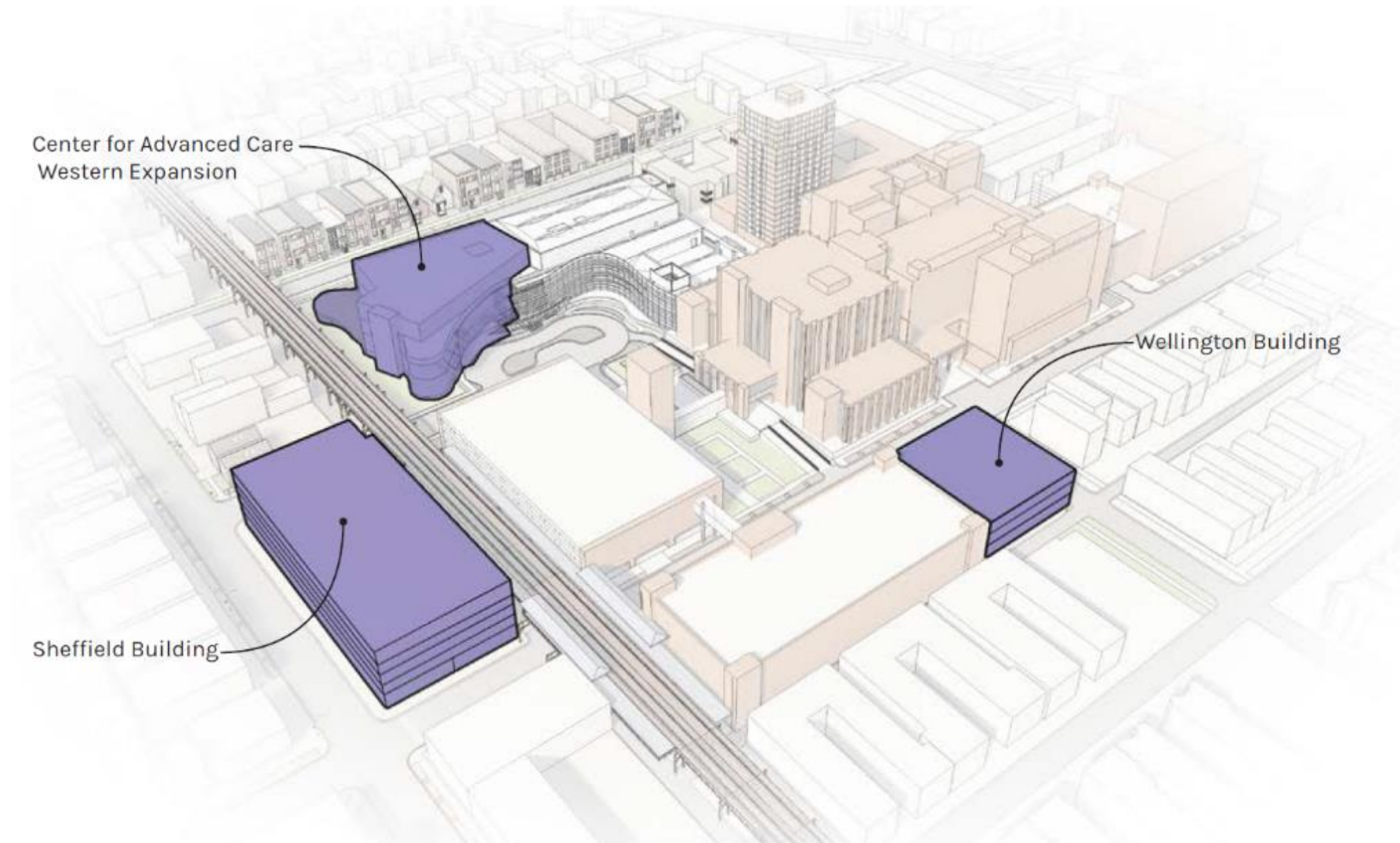
- Demolish existing Wilton Medical Office Building
- Build Three-Story structure,
no vertical expansion
 - Expand Outpatient Surgery
 - Expand Creticos Cancer Center



PROJECT OVERVIEW

CENTER FOR ADVANCED CARE EXPANSION

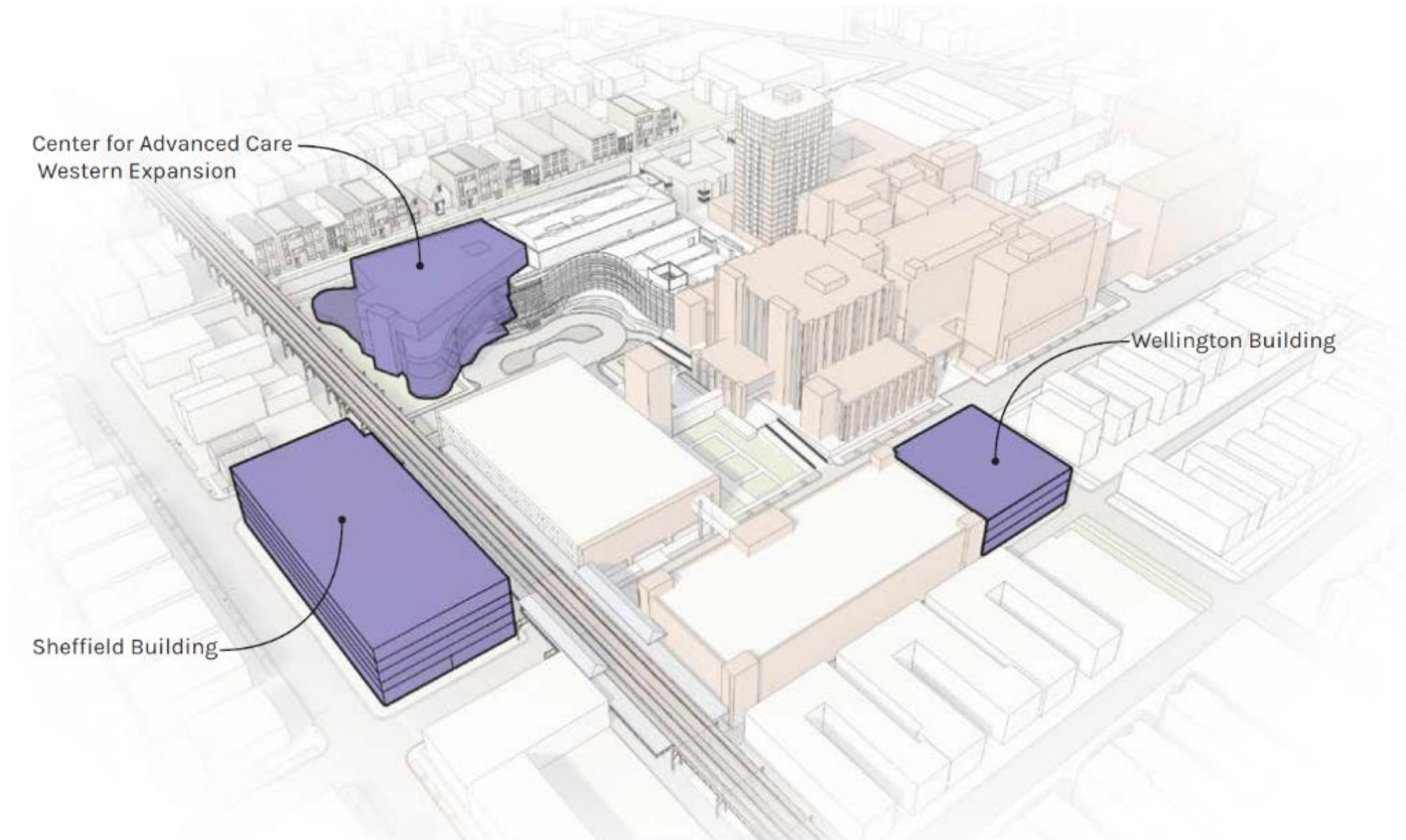
- What we know:
 - Will house Out Patient services – programs TBD
 - Will not exceed allowable buildable area or height
 - Will follow Sub-Area C setback requirements
 - Extend Barry Green space to the west. Maintain green setback along CTA Tracks



PROJECT OVERVIEW

CENTER FOR ADVANCED CARE EXPANSION

- What next:
 - Currently working on programming and pre-design work
- Will be back in May to share our findings and present our design intent





QUESTIONS?

THANK YOU

SMITHGROUP