CENTRAL LAKEVIEW NEIGHBORS

May 14, 2019

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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.
Advocate Aurora Health still intends to build Phase 2 (vertical expansion of CAC) as identified in PD50 at some point in the future.

But there are several steps that need to occur first. Current Plan:

- Medical Office Building on Wellington
- Parking Garage with a Clinical Space at street level
- Center for Advanced Care Western Expansion

**Wellington Building**
- Administrative Modification to PD50 (end of May)
- Demo to Start Mid Summer
- Construction targeted to Start end of Summer
- 15-16 Months to build

**Sheffield Building**
- Amend PD50 (filing to occur end of May)
- Demo to occur end of Summer
- Construction to Start end of 2019, early 2020
- 11-12 Months to build

**Center for Advanced Care Western Expansion**
- Timing being evaluated by AAH IMMC
- Begin design end of summer
- Construction targeted to start once Wellington Building is complete
PROJECT OVERVIEW

NEXT STEPS

- Wellington Building
  - Construction Activities to begin this summer

- Sheffield Building
  - First step is to file for amendment to PD50 end of May
  - Will come back to CLVN in July to show progress
  - Pursuing PD amendment in fall of 2019
  - Construction activities to begin end of 2019 early 2020
WELLINGTON BUILDING
PROJECT OVERVIEW
WELLINGTON BUILDING

- Demolish the existing structure on the corner of Wellington and Mildred
- Construct a new Medical Office Building within Sub-Area A
- Will house Out Patient services
  - Pediatric Development
  - Counseling Center
  - Shell space
SITE PLAN
WELLINGTON BUILDING

- Main Entry on Wellington
- Will follow Sub-Area A setback requirements
  - Side = 7’-0” from Mildred
  - Front = 3’-0” from Wellington
  - Rear = 0’-0”
- Within Sub-Area A Buildable Area:
  - Remaining Available Buildable Area: 104,150.5 sq. ft.
  - Proposed Building Area: ~54,000 sq. ft.
ELEVATION

WELLINGTON BUILDING

- Within Sub-Area A Maximum Height:
  - Allowable: 171'-4”
  - Proposed: ~ 60'-0”
- Building character to match existing campus using similar Brick and Glass as used at the CAC
- Adjacent surface parking lot to be used as staging during construction. Permanent condition will remain parking
SHEFFIELD BUILDING
SITE AND ZONING

PROPOSED

- Purchase of remaining residential property along Wellington completed
- Proposing to incorporate existing gravel lot into PD50 as a new Sub-Area D.
- Demolish the structures along Wellington
- Construct a new Structured Parking Garage with Physical Therapy Center at street level
- Traffic & Parking Study in progress
PARKING & TRAFFIC STUDY

CONTENTS

- Introduction and Site Context
- Existing Conditions
- Proposed Parking Garage and Impact
- Key Recommendations and Conclusions
TRAFFIC STUDY
EXISTING CONDITIONS

- Traffic Volumes @ Street System Peak Hours
- Wellington Ave and Sheffield Ave see higher volumes than Nelson. No access to garage on either street.
- Designate Nelson as primary entry & exit for new garage.
- Designate Nelson as primary entry & exit for new garage.
- Increased volume on Nelson
- Evaluate impact of Sheffield & Nelson intersection
  - Meeting scheduled with CDOT in May
PEDESTRIAN TRAFFIC

EXISTING CONDITIONS

- Pedestrian Volumes @ Street System Peak Hours
- Proposed building will have limited impact to pedestrian traffic
- Minimize impact to pedestrian traffic during construction
PARKING STUDY

EXISTING CONDITIONS

- Existing Inventory based on the current parking restrictions
- Wilton, Sheffield, and Barry surface lots are currently valet parking.
- The Offsite spaces in the Vic and Century garages are leased by AIMMC. Desire to retire this lease and eliminate shuttle service.
- Street parking not quantifiable.
- New garage would be primarily for employees
- **Current Parking Inventory:**
  - 1,645 stalls
- **Inventory Reduction:**
  - 287 spaces
- **Remaining Inventory:**
  - 1,358 spaces
- **Effective Inventory:**
  - 1,290 spaces
PARKING STUDY

OCCUPANCY SURVEYS & PROJECTED NEED

- Occupancy Survey completed Thursday, March 15, 2019. Compiled with Historical data and daily census to project future parking demand

- Projected Parking Demand
  - 1,746 stalls

- Parking Garage Need
  - 456 stalls
BUILDING MASSING

PROPOSED

- 6 levels of parking 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
BUILDING DESIGN

DESIGN DRIVERS

- Building will upgrade current surface parking lot
- Building will function as a gateway into the hospital campus
- Building is a mediator between the neighborhood and the campus
  - Acoustic Buffer from train
  - Conceal cars from view
  - Light shielding to minimize glare on adjoining properties
BUILDING DESIGN

NEIGHBORHOOD CONTEXT
BUILDING DESIGN

FITTING INTO NEIGHBORHOOD CONTEXT

- Masonry material
- Perforated Metal infill panels to control visual access
- Glass Storefront at Street level
- Main Hospital buildings beyond
BUILDING DESIGN
EXISTING / PROPOSED
Follow zoning ordinance with Parkway concept along Wellington and Sheffield, metered parking to remain

Create plaza-type entry with loading zone for patient drop off, pending CDOT approval

Pocket park along Nelson, pending CTA and CDOT approval
LANDSCAPE DESIGN

STREETSCAPES

Existing Conditions Sheffield

Entry Plaza

Sheffield Building

Main Entry

Sheffield Building

Dropoff/Loading Zone

Parallel Parking

Sheffield Ave

+/- 7’ Sidewalk

6’ Pavers

Parallel Parking

Sheffield Ave

+/- 7’ Sidewalk

6’ Pavers

Parallel Parking

Sheffield Ave

Entry Plaza

Parallel Parking

Dropoff/Loading Zone

Sheffield Ave

Existing Conditions Sheffield

Existing Conditions: Wellington

Sheffield Ave

Parallel Parking

+/- 7’ Sidewalk

6’ Pavers

Main Entry

Sheffield Building

Dropoff/Loading Zone

Parallel Parking

Sheffield Ave

Existing Conditions Sheffield

Parallel Parking

+/- 7’ Sidewalk

6’ Pavers
VIEW FROM TRAIN STATION
CENTER FOR ADVANCED CARE EXPANSION
PROJECT OVERVIEW

CENTER FOR ADVANCED CARE EXPANSION

- Demolish existing Wilton Medical Office Building once Wellington Building is complete
- Hope to start design in August/September 2019
NEXT STEPS

- **Wellington Building**
  - Construction Activities to begin this summer

- **Sheffield Building**
  - First step is to file for amendment to PD50 end of May
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QUESTIONS?

THANK YOU