

# CENTRAL LAKEVIEW NEIGHBORS

May 14, 2019

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**AdvocateAuroraHealth**

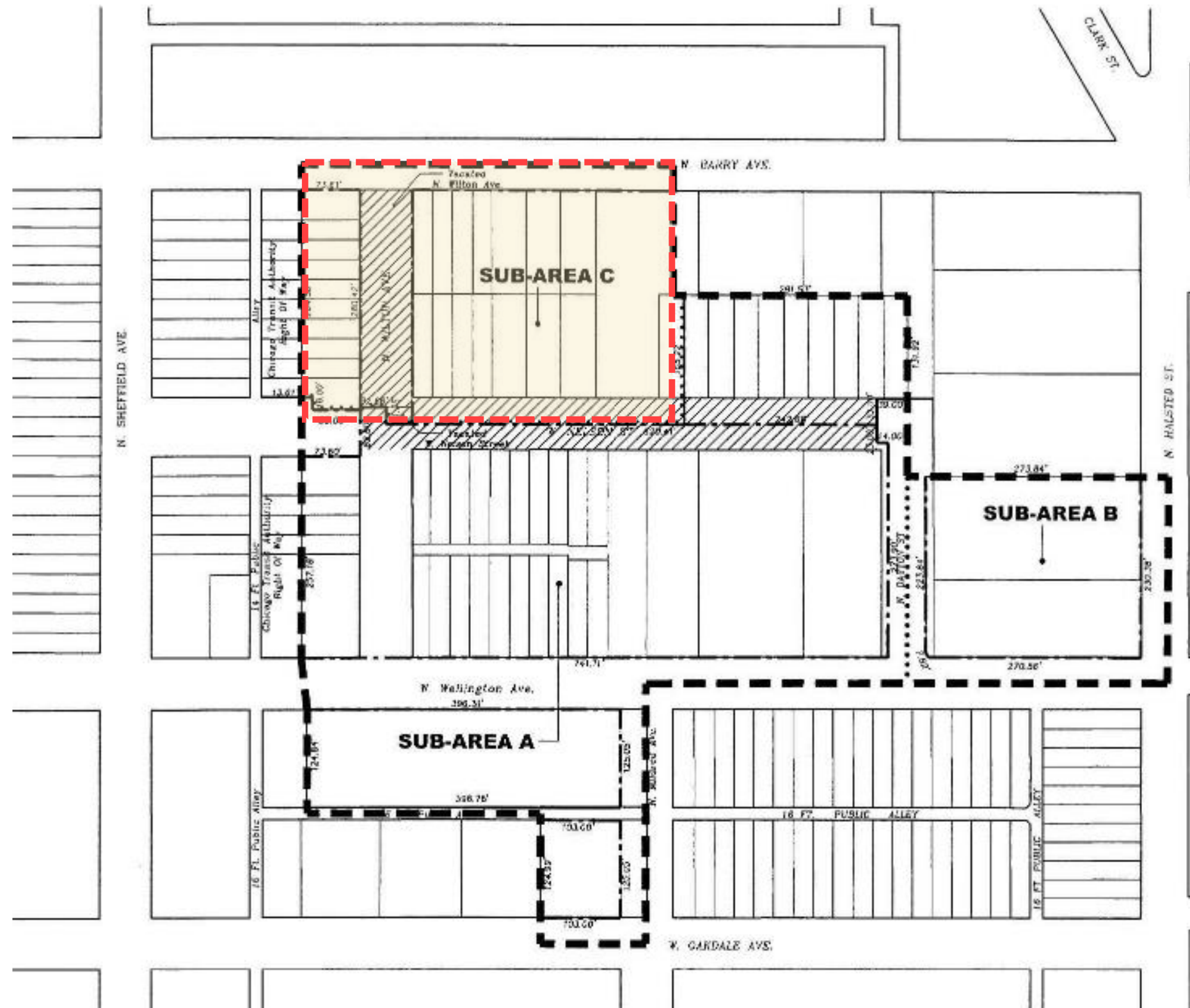


 **Advocate Illinois Masonic Medical Center**

# PROJECT OVERVIEW

AAH-IMMC CIRCA 2012

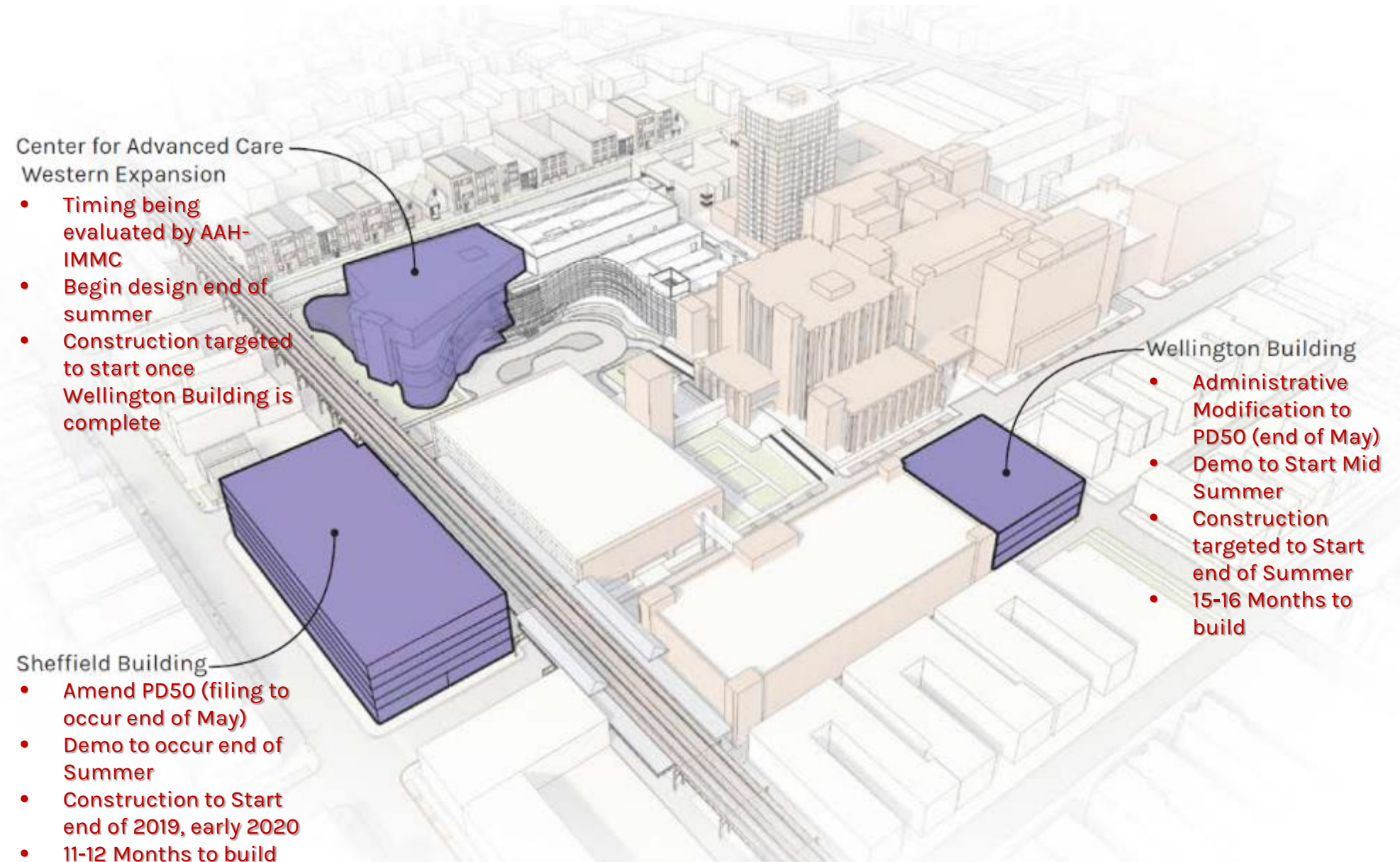
- In 2012, Advocate Illinois Masonic Medical Center presented a proposal to amend their existing PD for the campus. PD 50 was approved in November 2012.
- A multi-phased project to be constructed on Sub-Area C was approved as part of this amendment.
- Phase 1, the Center for Advanced Care, was built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



# PROJECT OVERVIEW

## AAH-IMMC CIRCA 2019 - MULTI PHASE CAMPUS IMPROVEMENTS

- Advocate Aurora Health still intends to built 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

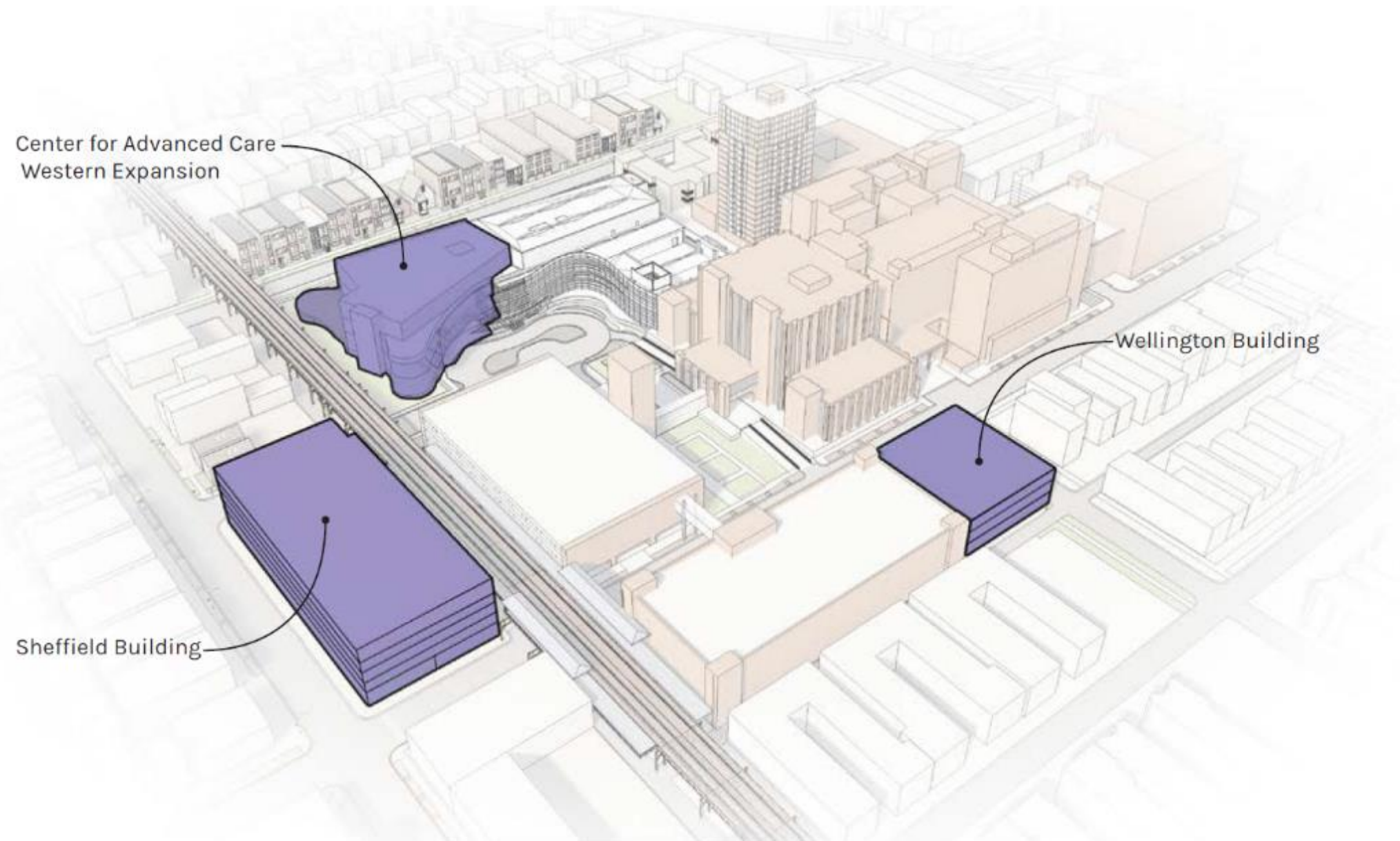




# PROJECT OVERVIEW

## 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

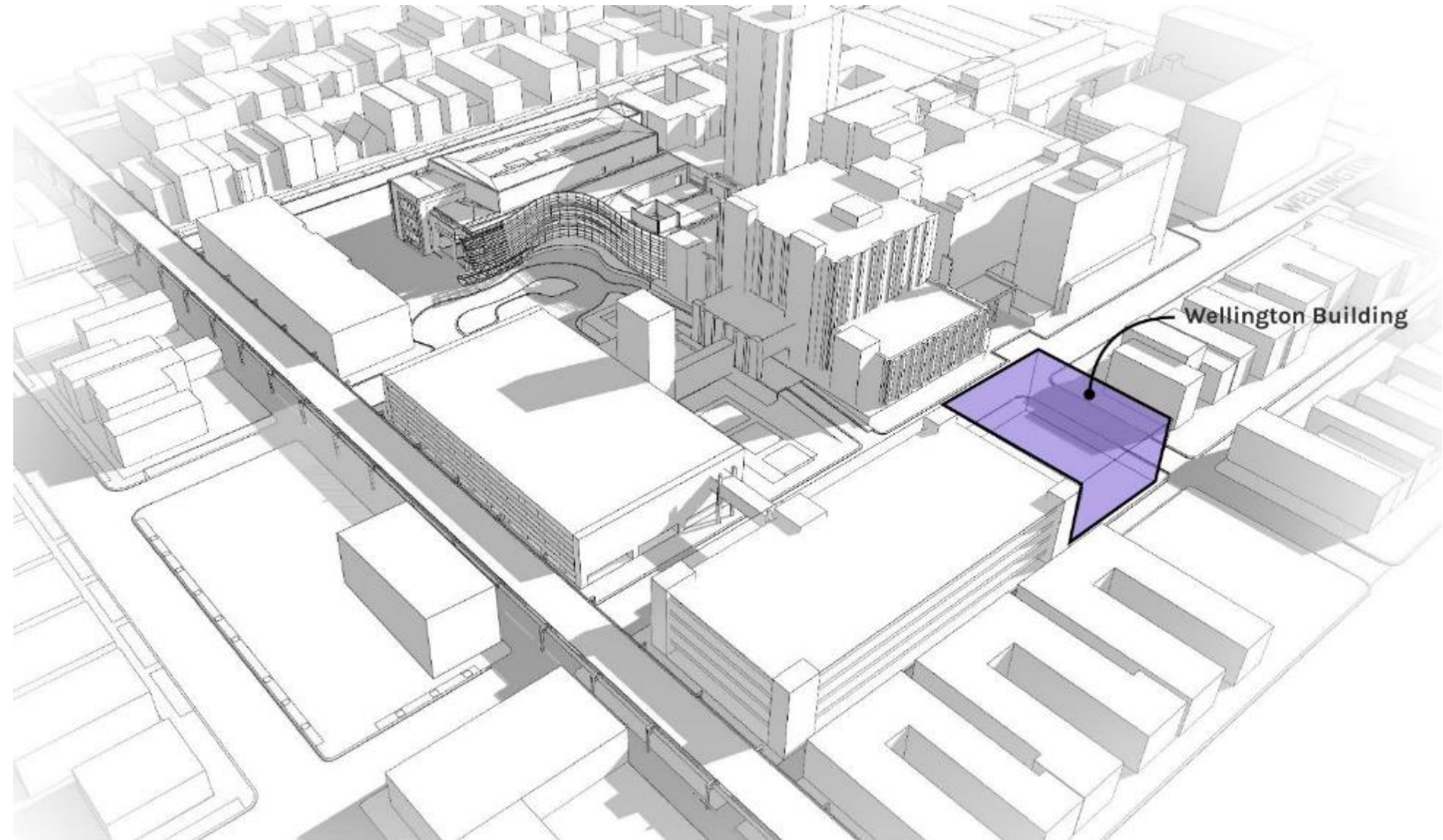
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# PROJECT OVERVIEW

## WELLINGTON BUILDING

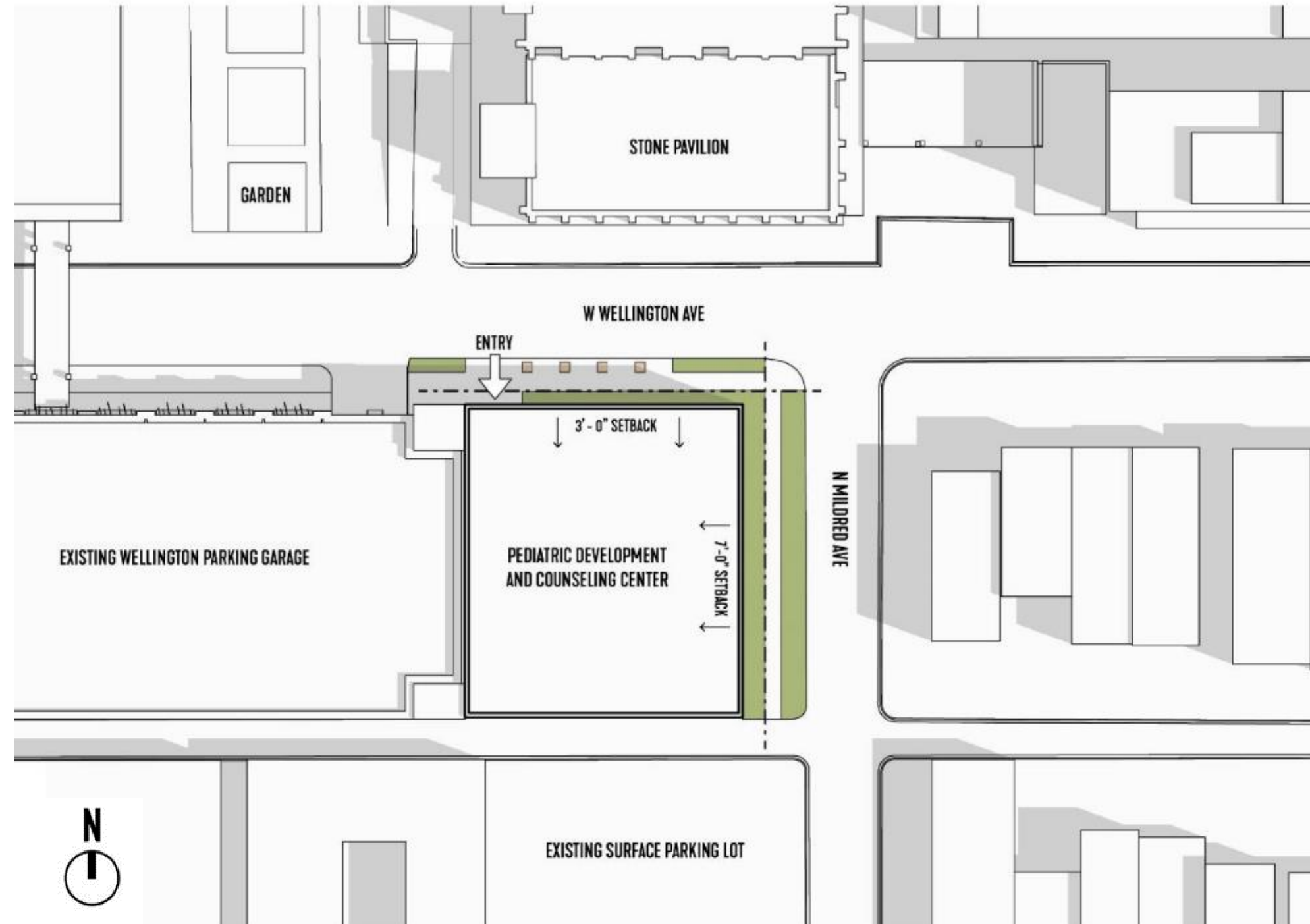
- Demolish the existing structure on the corner of Wellington and Mildred
- Construct a new Medical Office Building within Sub-Area A
- Will house Out Patient services
  - Pediatric Development
  - Counseling Center
  - Shell space



# 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







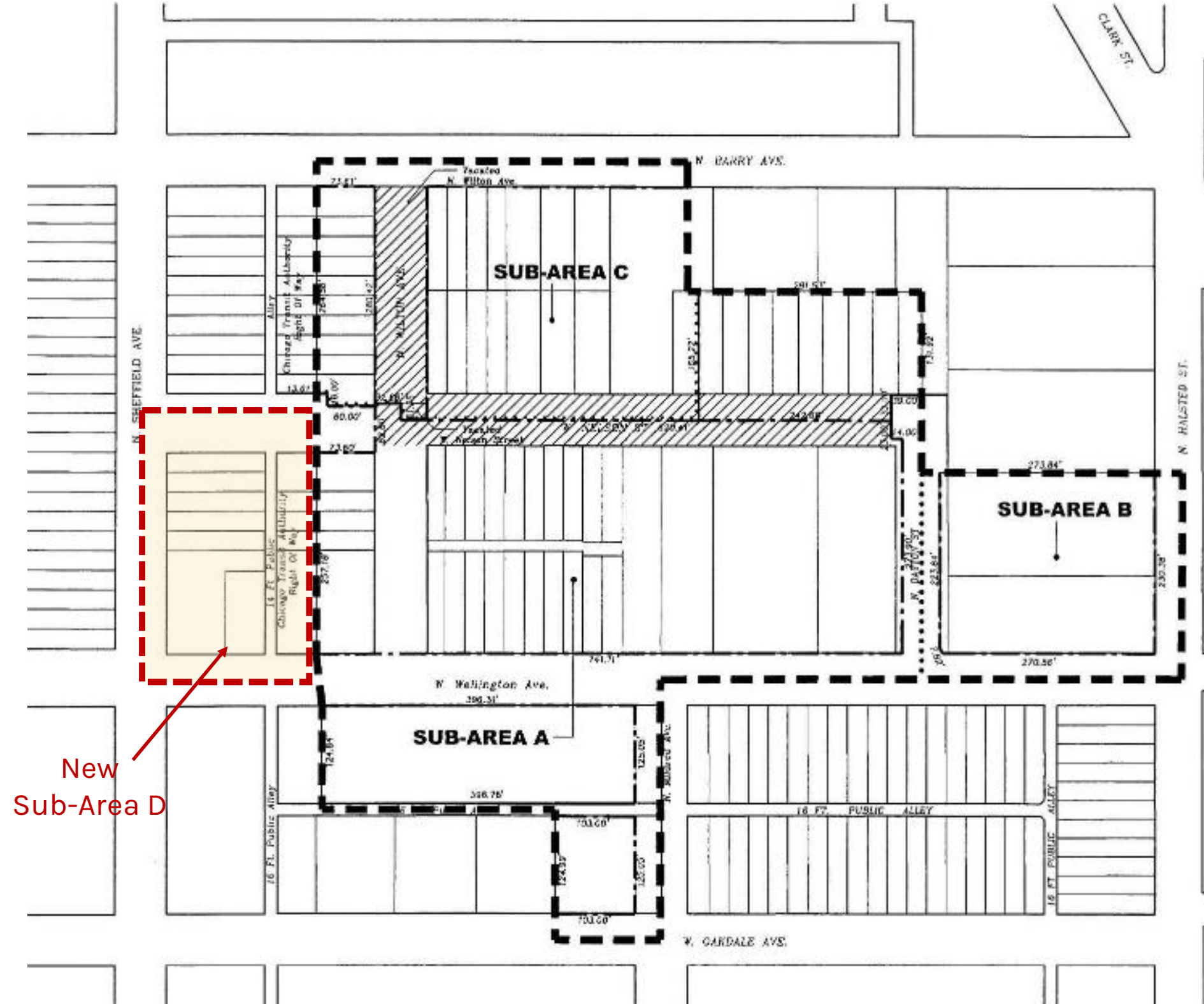
# **SHEFFIELD BUILDING**

**SMITHGROUP**

# 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.

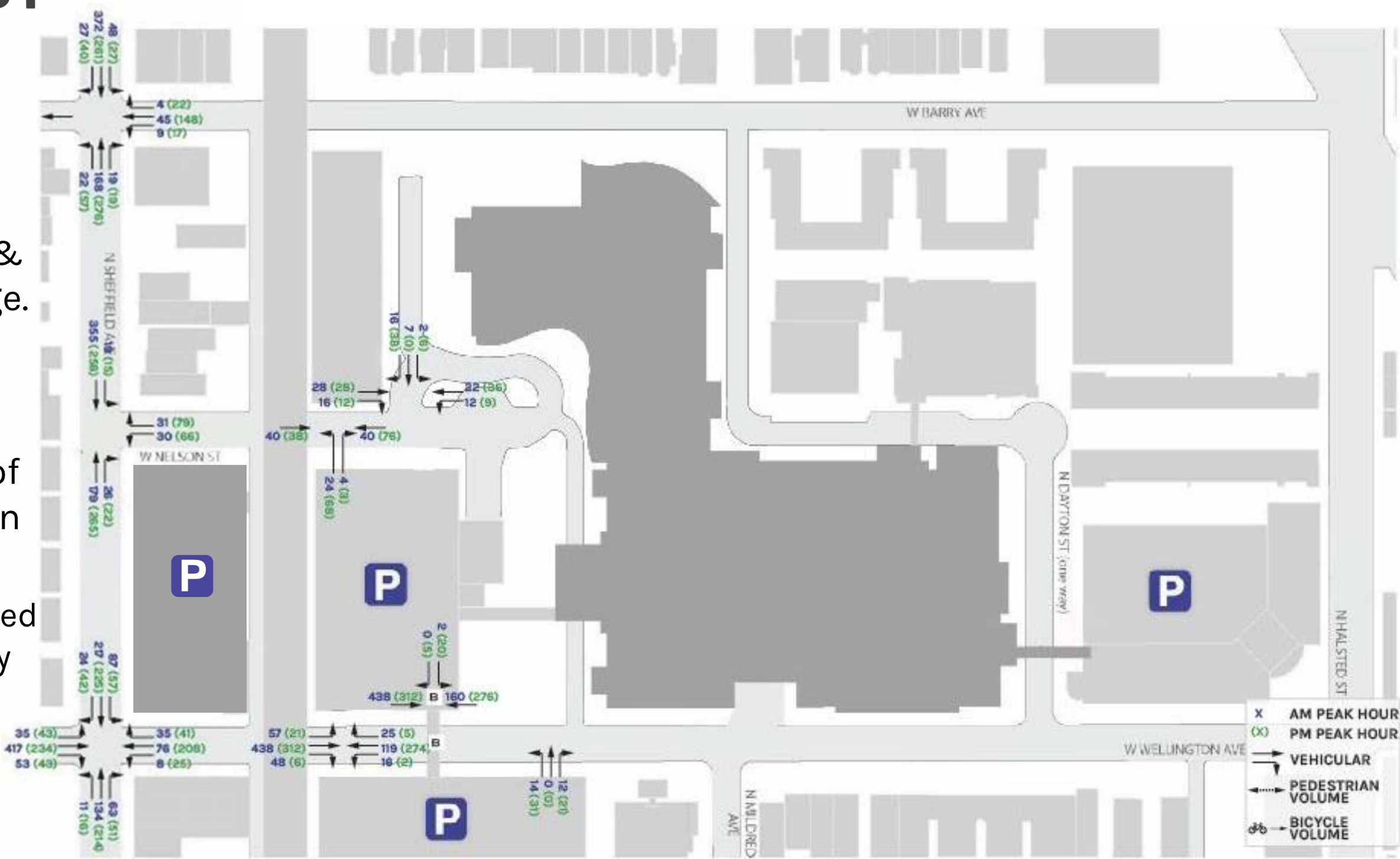




# TRAFFIC STUDY

## PROPOSED GARAGE

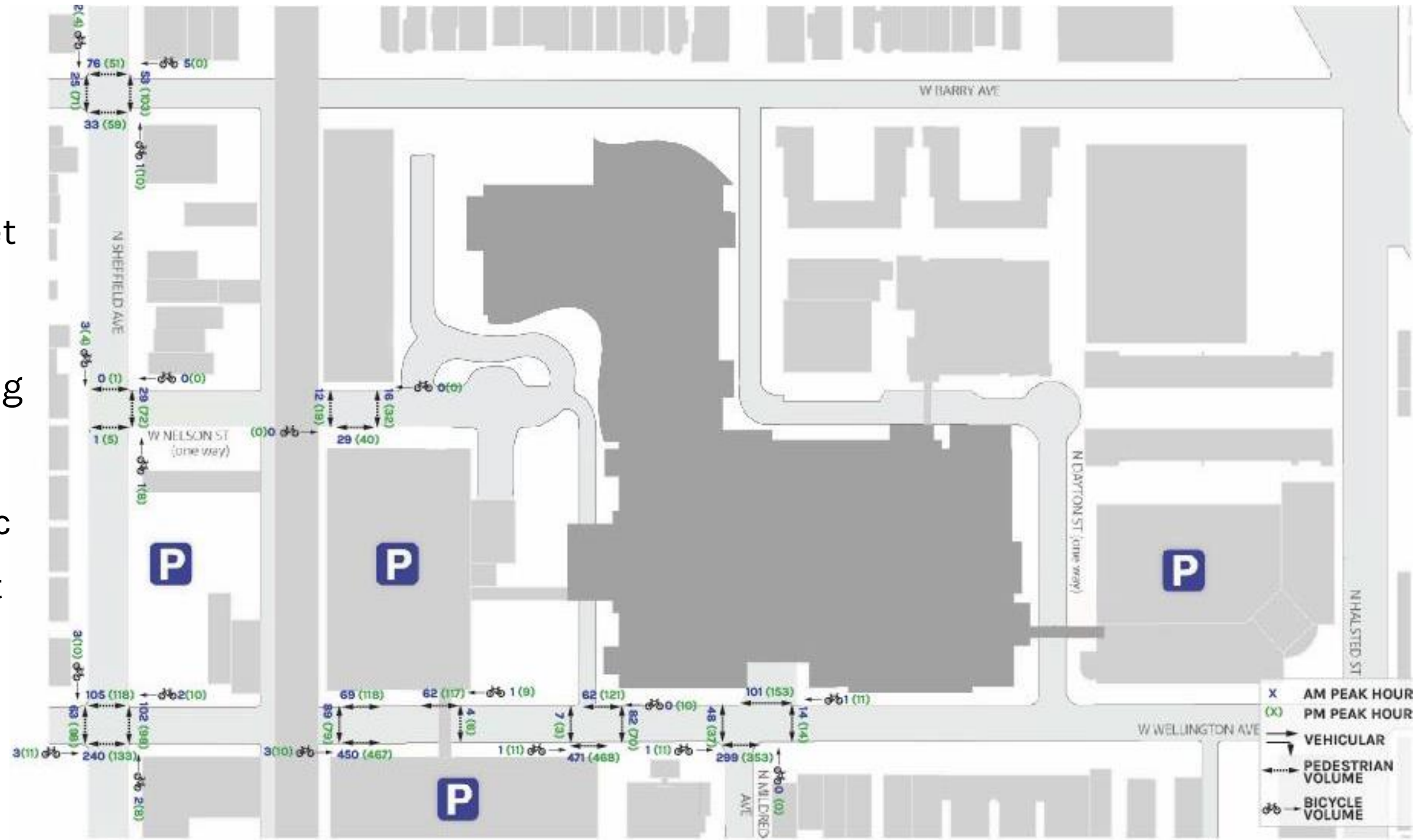
- Designate Nelson as primary entry & exit for new garage.
- Increased volume on Nelson
- Evaluate impact of Sheffield & Nelson intersection
  - Meeting scheduled with CDOT in May



# 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

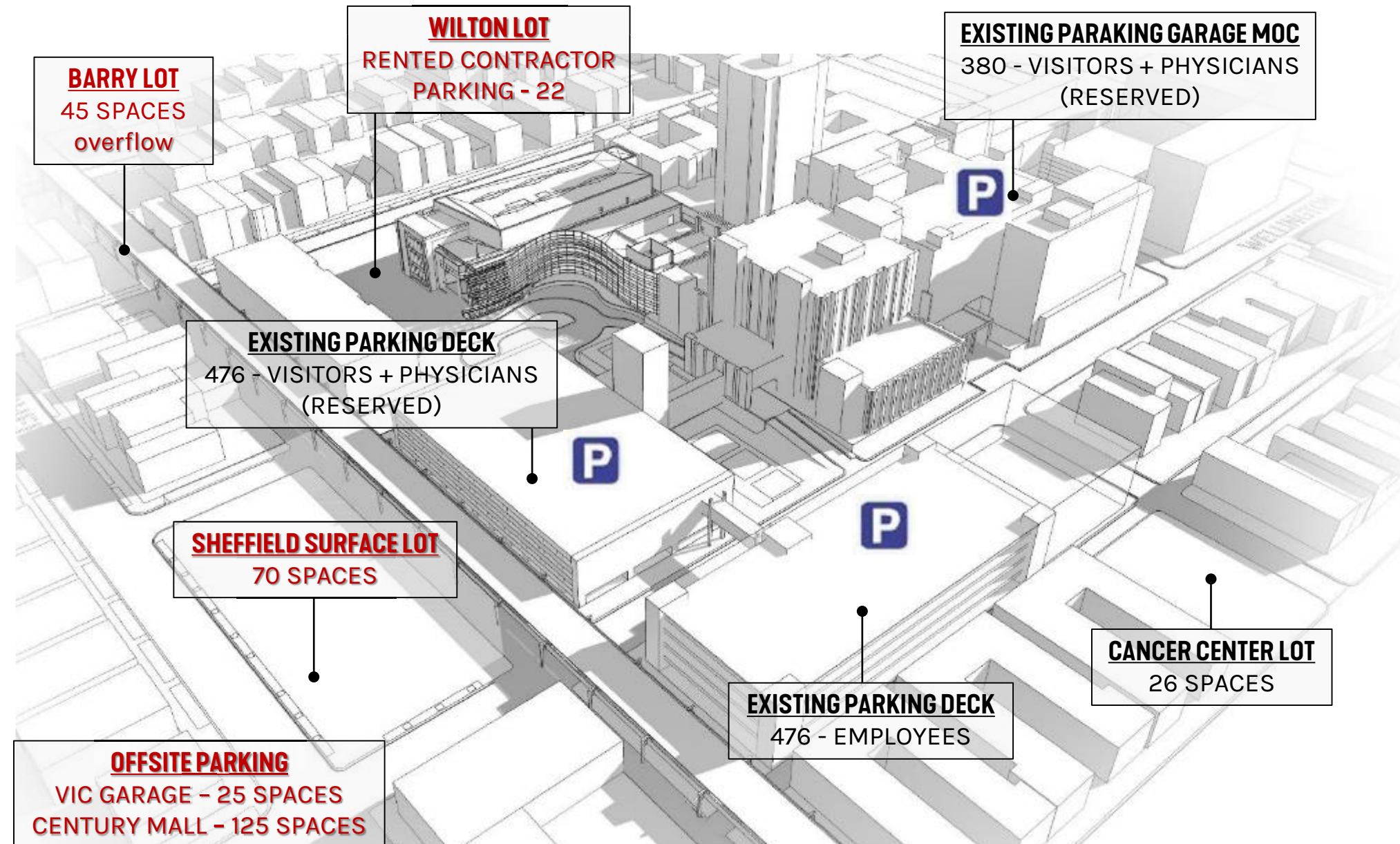
- Existing Inventory based on the current parking restrictions
- Wilton, Sheffield, and Barry surface lots are currently valet parking.
- The Offsite spaces in the Vic and Century garages are leased by AIMMC. Desire to retire this lease and eliminate shuttle service.
- Street parking not quantifiable.
- New garage would be primarily for employees



# PARKING STUDY

## EXISTING PARKING INVENTORY

- Current Parking Inventory:
  - 1,645 stalls
- Inventory Reduction:
  - **287 spaces**
- Remaining Inventory
  - 1,358 spaces
- Effective Inventory
  - 1,290 spaces

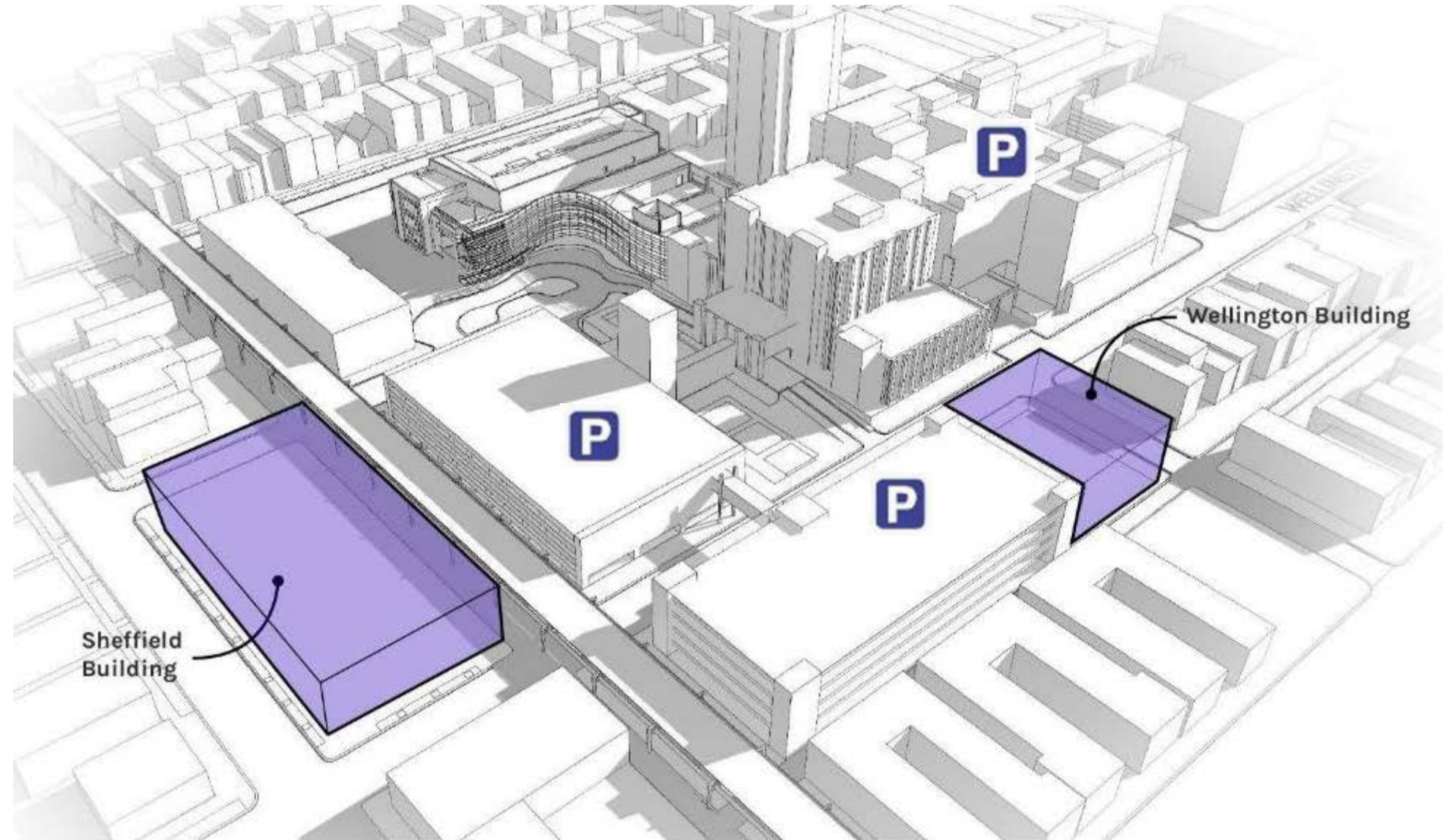




# PARKING STUDY

## OCCUPANCY SURVEYS & PROJECTED NEED

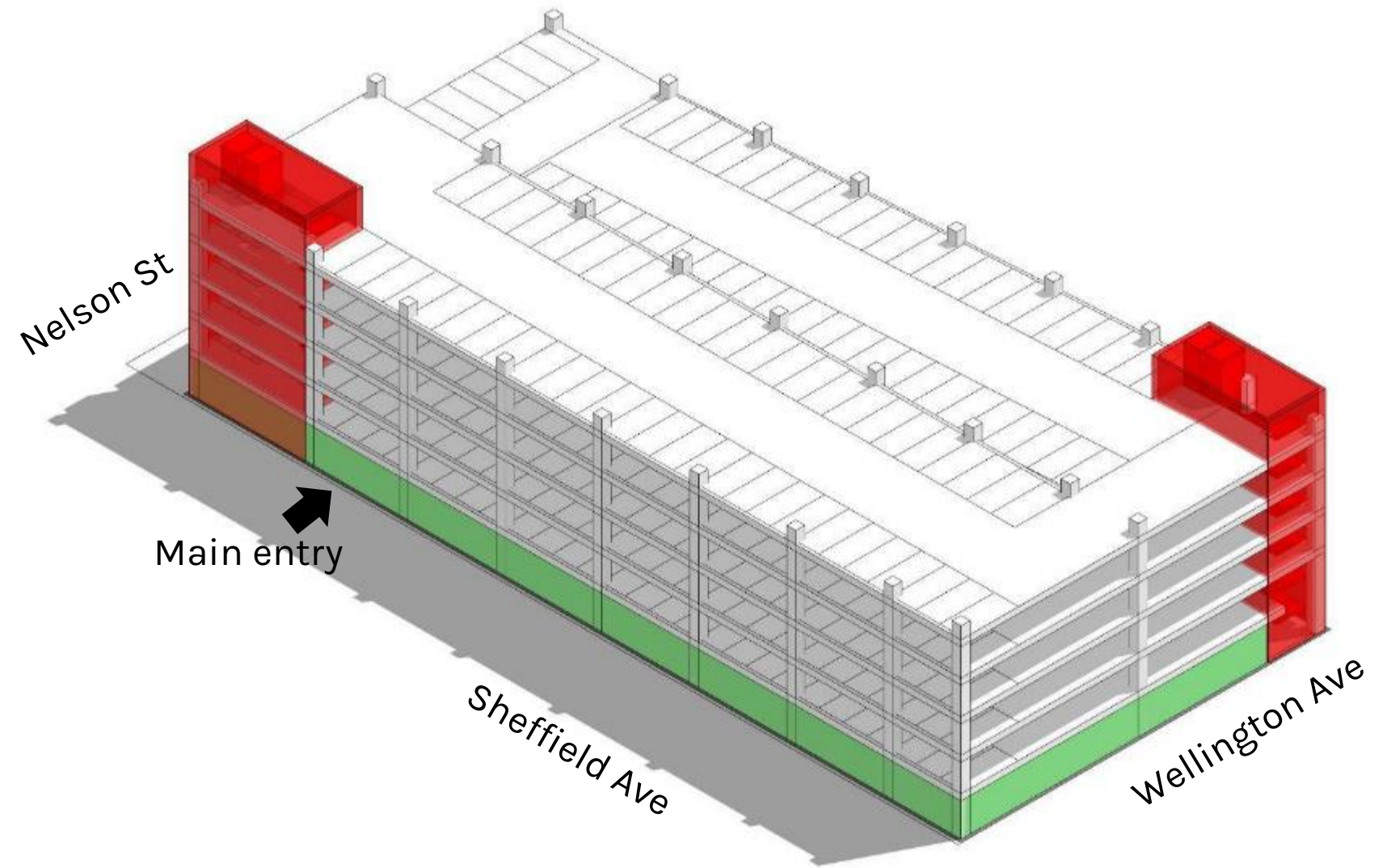
- Occupancy Survey completed Thursday, March 15, 2019. Compiled with Historical data and daily census to project future parking demand
- Projected Parking Demand
  - 1,746 stalls
- Parking Garage Need
  - 456 stalls



# 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

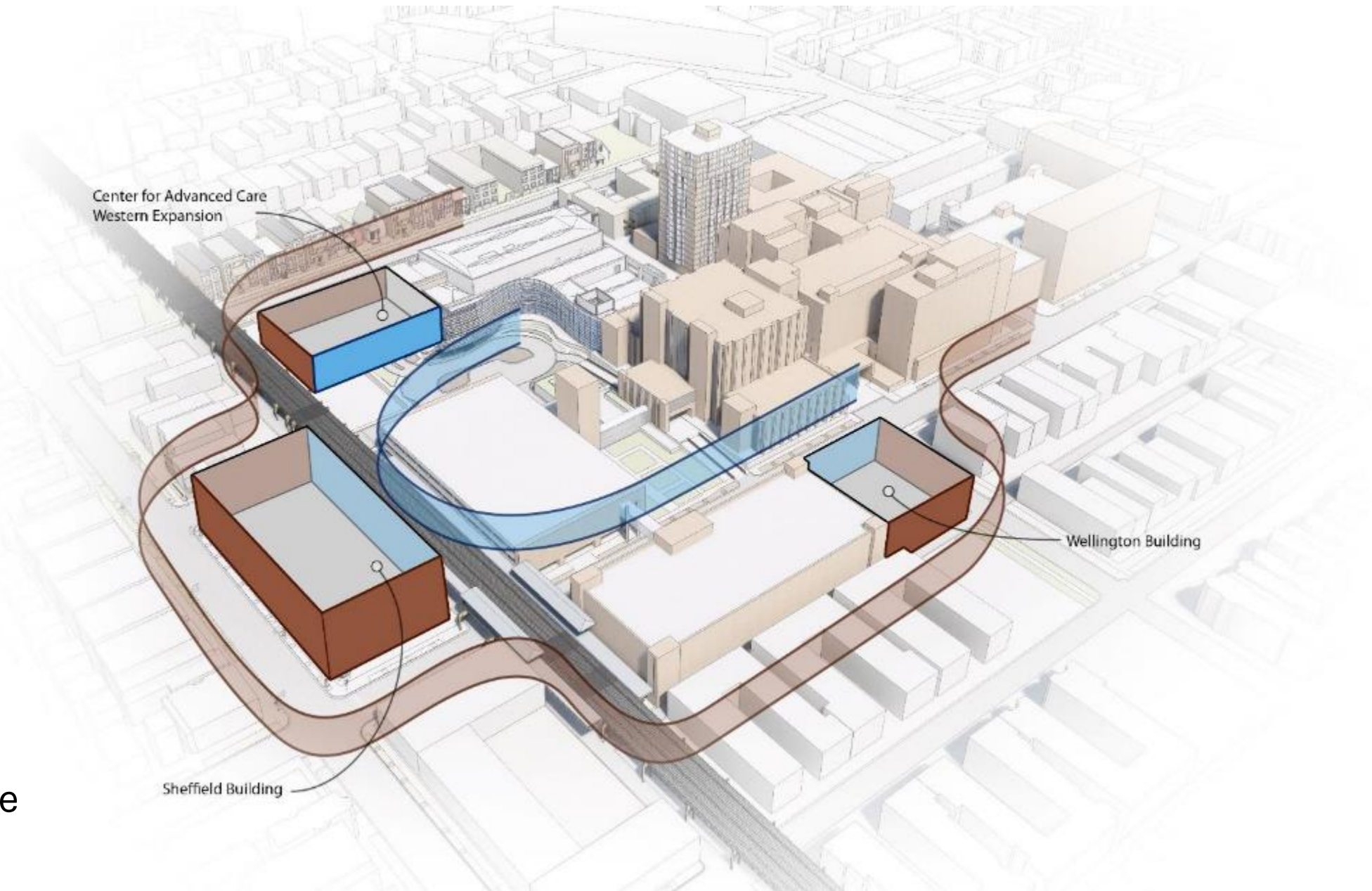




# BUILDING DESIGN

## 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

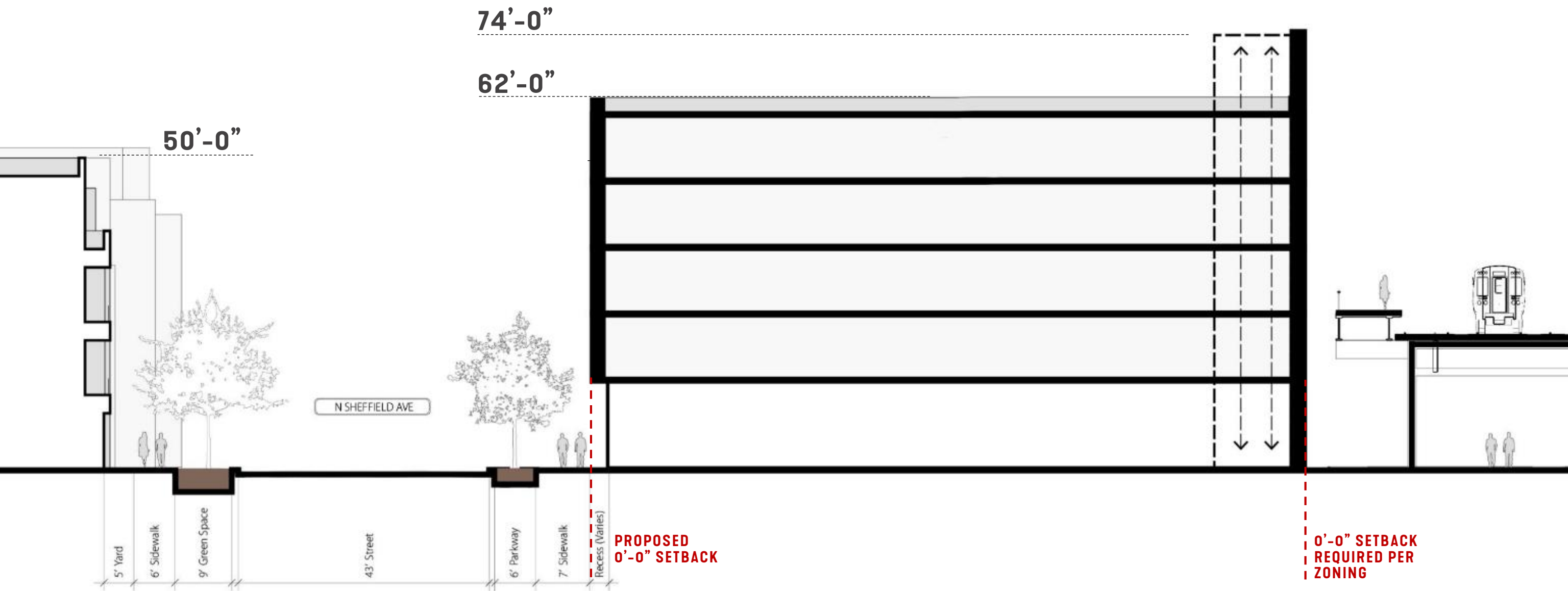
## NEIGHBORHOOD CONTEXT





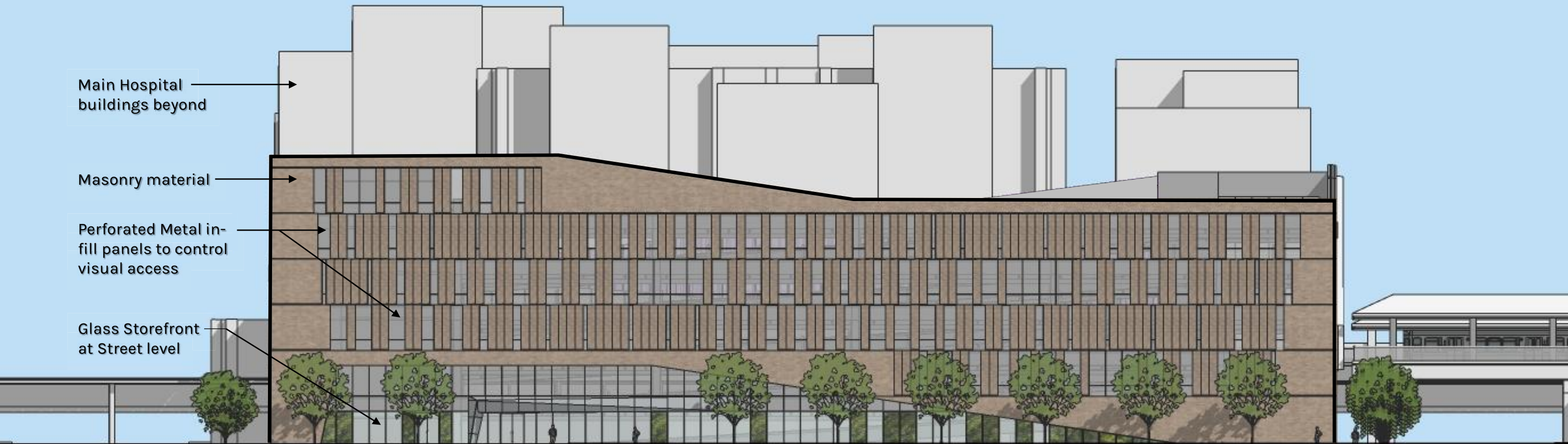
# BUILDING DESIGN

## RELATIONSHIP TO NEIGHBORHOOD



# BUILDING DESIGN

## FITTING INTO NEIGHBORHOOD CONTEXT





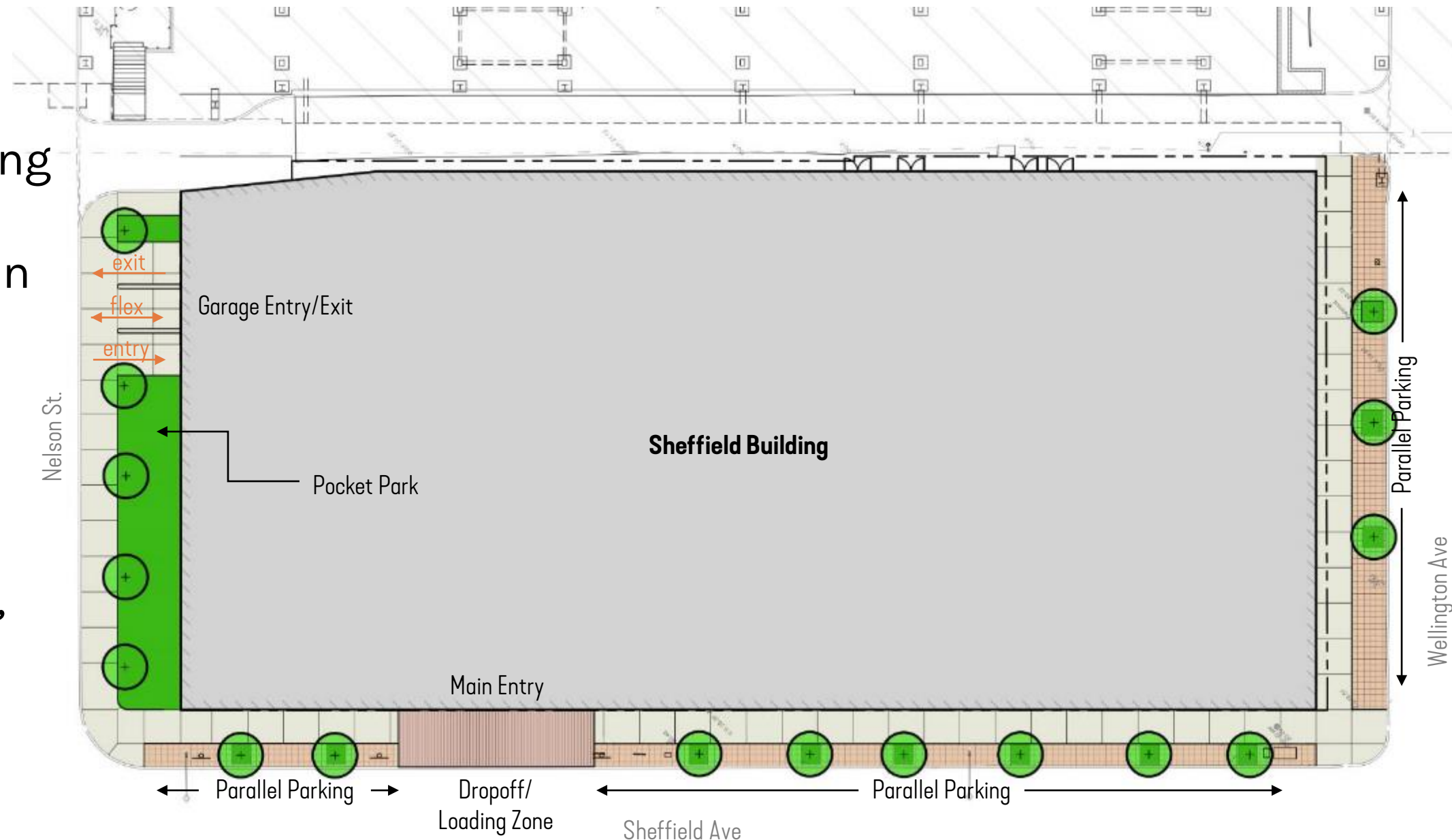
# BUILDING DESIGN

EXISTING / PROPOSED



# LANDSCAPE DESIGN

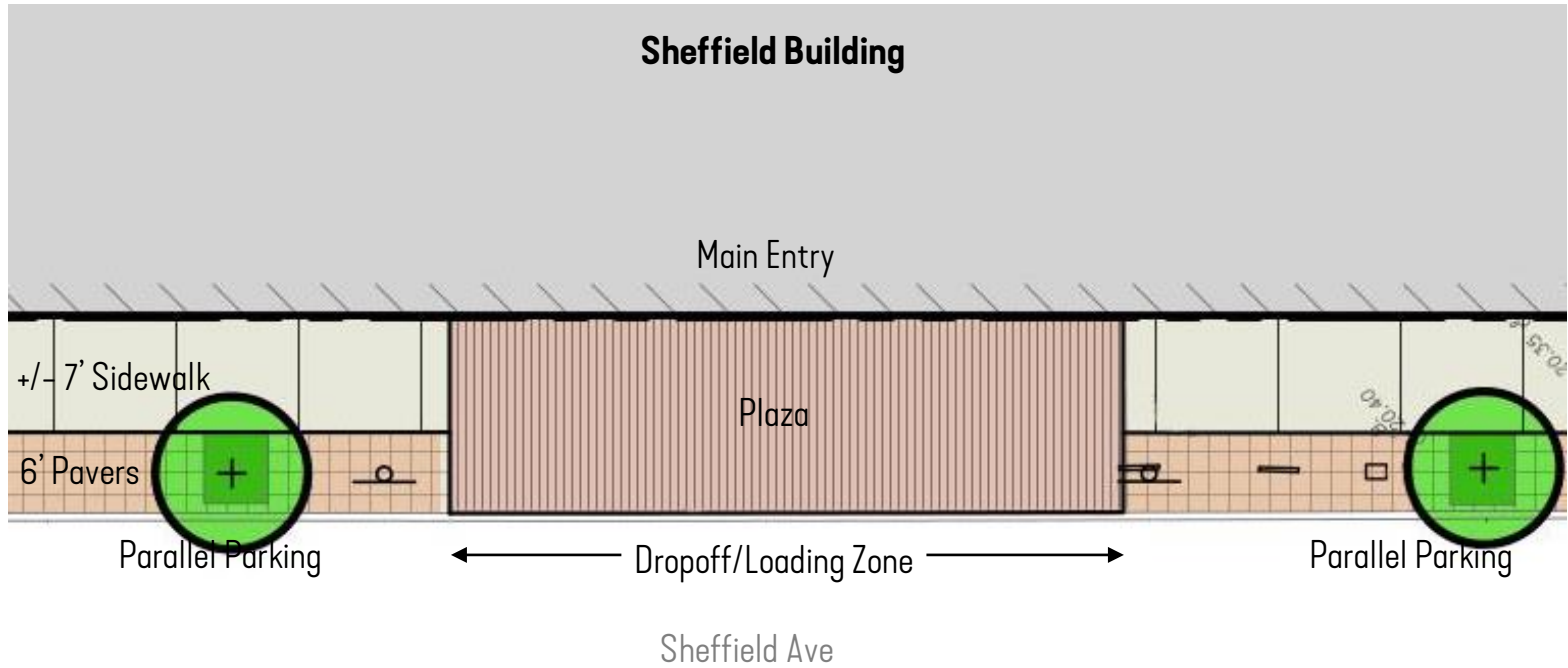
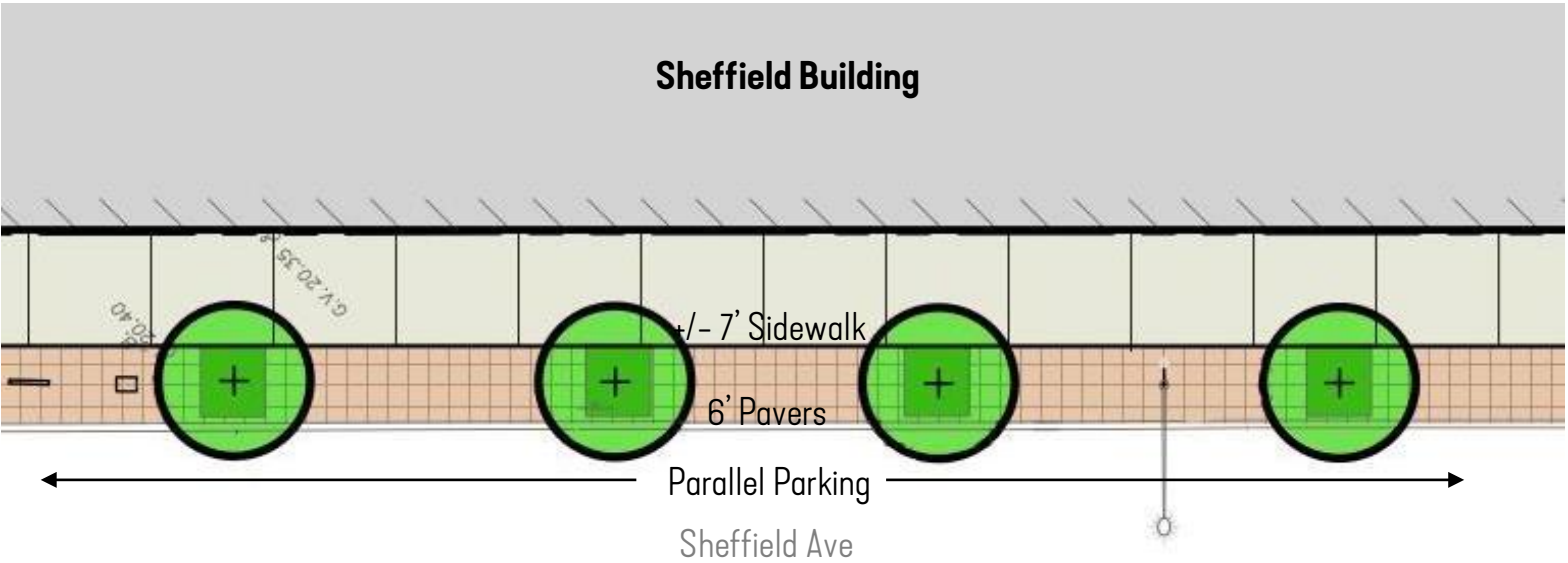
- Follow zoning ordinance with Parkway concept along Wellington and Sheffield, metered parking to remain
- Create plaza-type entry with loading zone for patient drop off, pending CDOT approval
- Pocket park along Nelson, pending CTA and CDOT approval





# LANDSCAPE DESIGN

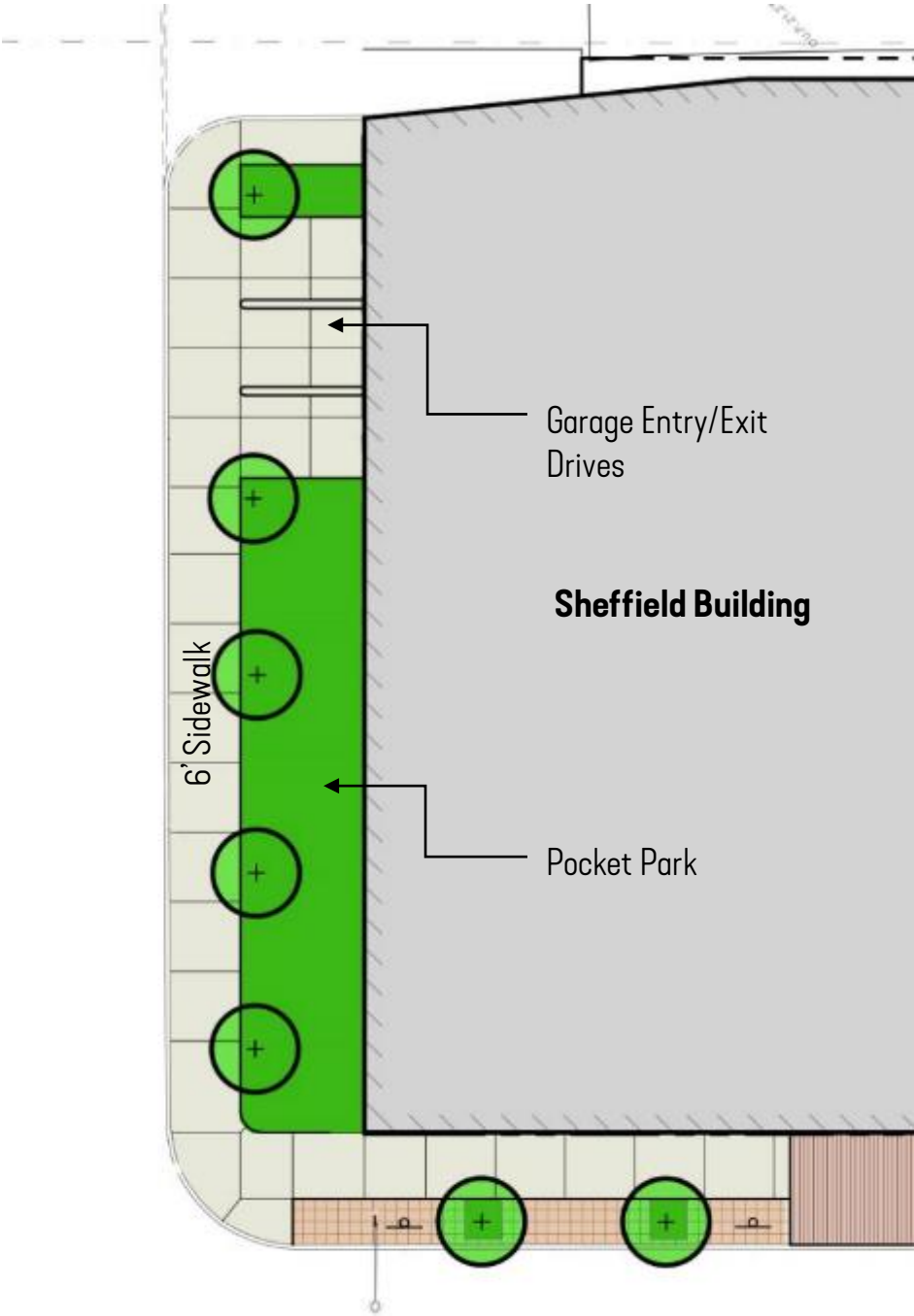
## STREETSCAPES





# LANDSCAPE DESIGN

## POCKET PARK ON NELSON





# BUILDING DESIGN

VIEW FROM TRAIN STATION





# BUILDING DESIGN

PROPOSED







# CENTER FOR ADVANCED CARE EXPANSION

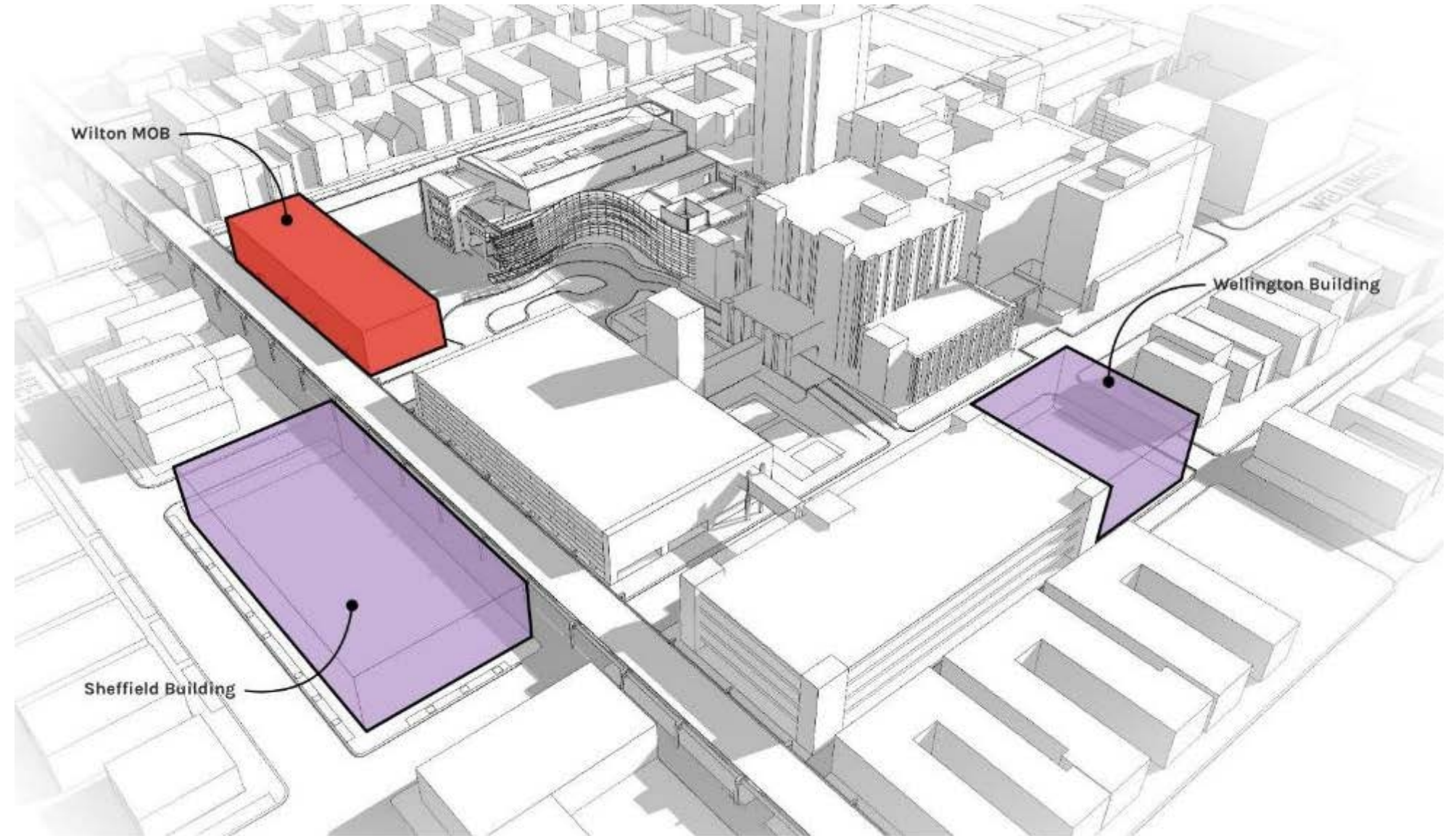
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# PROJECT OVERVIEW

## CENTER FOR ADVANCED CARE EXPANSION

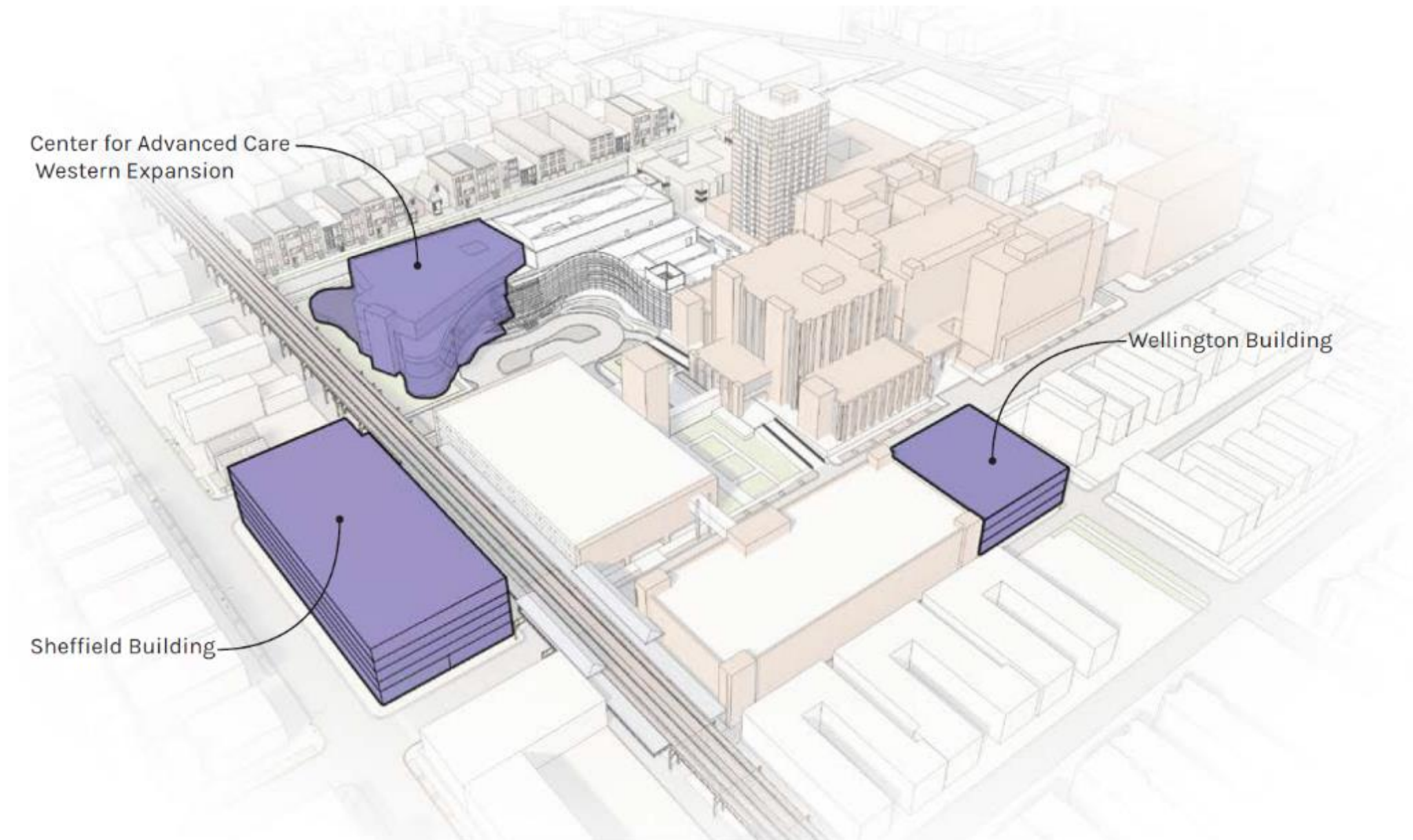
- Demolish existing Wilton Medical Office Building once Wellington Building is complete
- Hope to start design in August/September 2019





# NEXT STEPS

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**QUESTIONS?**

**THANK YOU**

**SMITHGROUP**