



COMMUNITY DIRECTED DEVELOPMENT COUNCIL

September 25, 2019

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President

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AdvocateAuroraHealth

 Advocate Health Care  Aurora Health Care®

 Advocate Illinois Masonic Medical Center

PROJECT OVERVIEW

AAH-IMMC CIRCA 2019 - MULTI PHASE CAMPUS IMPROVEMENTS

■ Timeline:

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

Center for Advanced Care Western Expansion

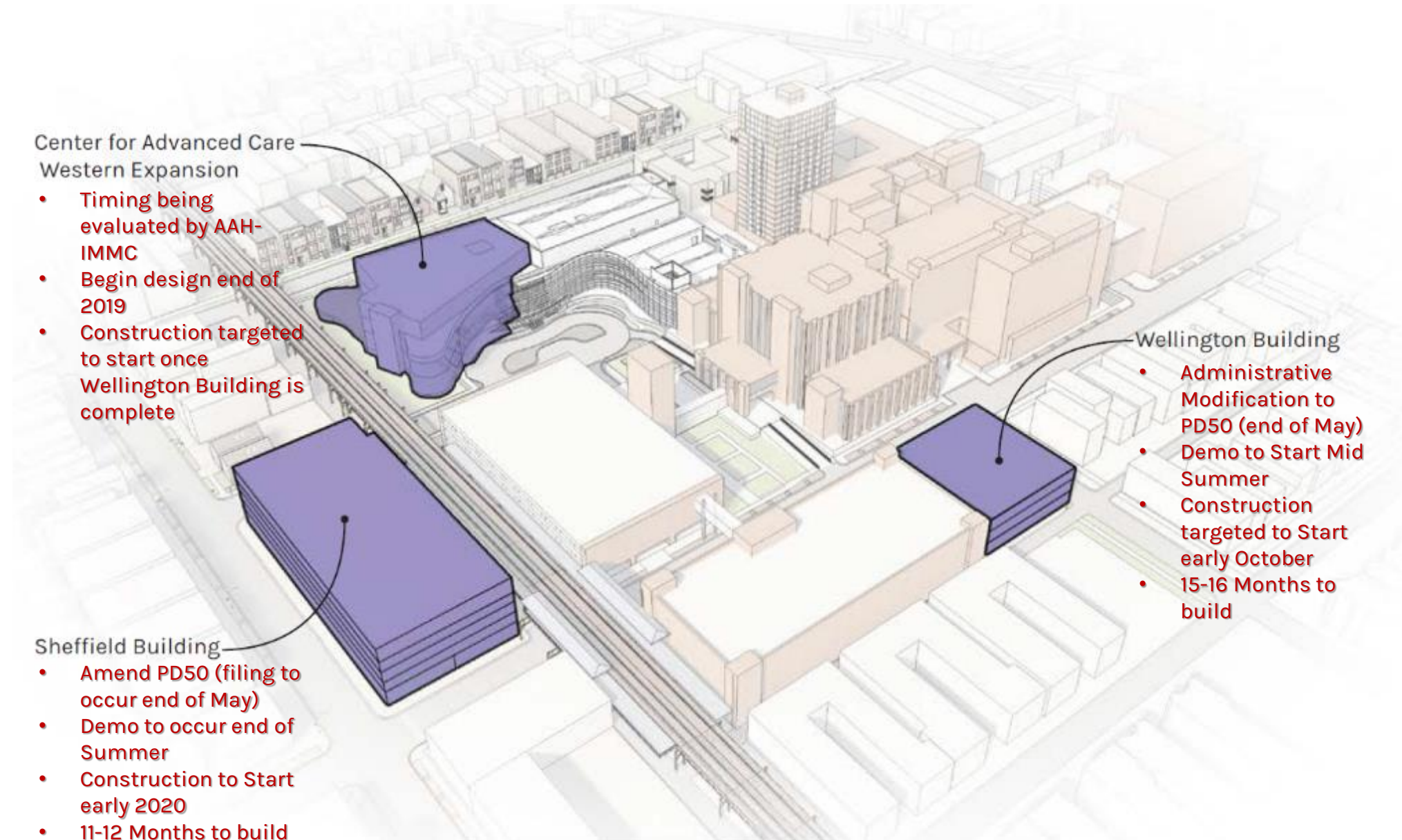
- Timing being evaluated by AAH-IMMC
- Begin design end of 2019
- Construction targeted to start once Wellington Building is complete

Sheffield Building

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

Wellington Building

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



WELLINGTON BUILDING

PROJECT OVERVIEW

WELLINGTON BUILDING

- IDPH Approval August 6
- DPD currently finalizing their review
- Schedule:
 - Demolition delayed due to coordination with the city, to begin this week
 - Anticipate Construction to begin early October
 - Anticipate Construction to be complete early 2021



CONSTRUCTION LOGISTICS

WELLINGTON BUILDING

- Traffic Flow on Wellington:
 - Met with CDOT. Barricade installation meets city regulations
 - Restriped center of road to remove uncertainty
 - Met with Ald Tunney's office to review conditions
 - Will have qualified people directing traffic when deliveries are made
 - Continue to monitor on a regular basis





SHEFFIELD BUILDING

SMITHGROUP

PROJECT OVERVIEW

SHEFFIELD BUILDING

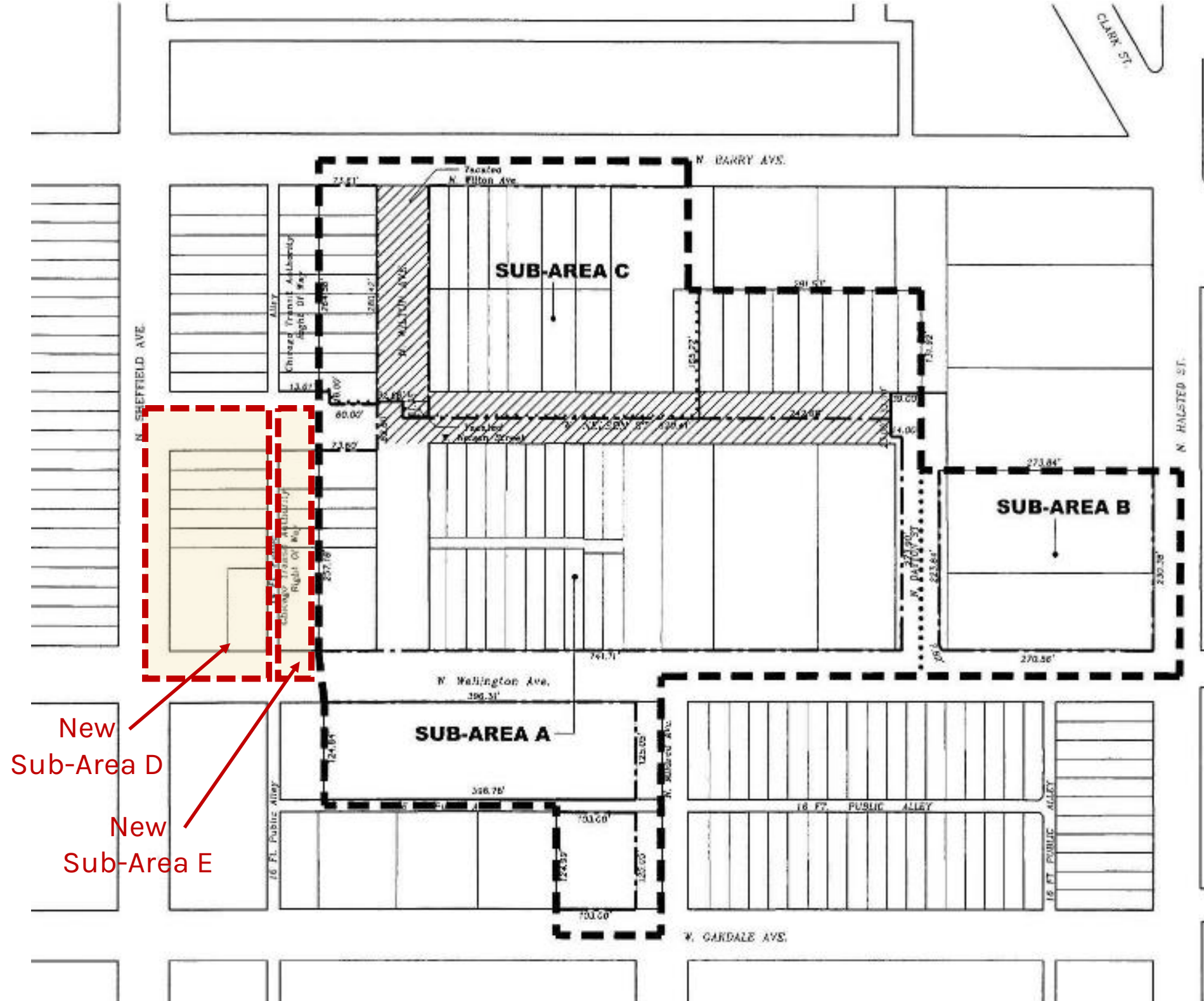
- Timeline:
 - Introduced our project in March
 - Presented in May, revised design to reduce height
 - Presented revisions in July
 - Met with CLVN Planning & Zoning Committee in August



SITE AND ZONING

SHEFFIELD BUILDING

- IDPH Approval August 6
- DPD currently finalizing their review
 - Anticipate November Plan Commission and City Council review
- Schedule:
 - Anticipate Construction to begin early 2020
 - Anticipate Construction to be complete early 2021



PROJECT OVERVIEW

SHEFFIELD BUILDING

- City Review Process
 - Received Comments from DPD on 7.31 & 08.05
 - Received comments from CDOT.
 - Response Comments and revised drawing packages back to City on 08.12
- Met with DPD, CDOT, MOPD, & CFD to review process



BUILDING DESIGN

SHEFFIELD BUILDING



PROJECT OVERVIEW

SHEFFIELD BUILDING

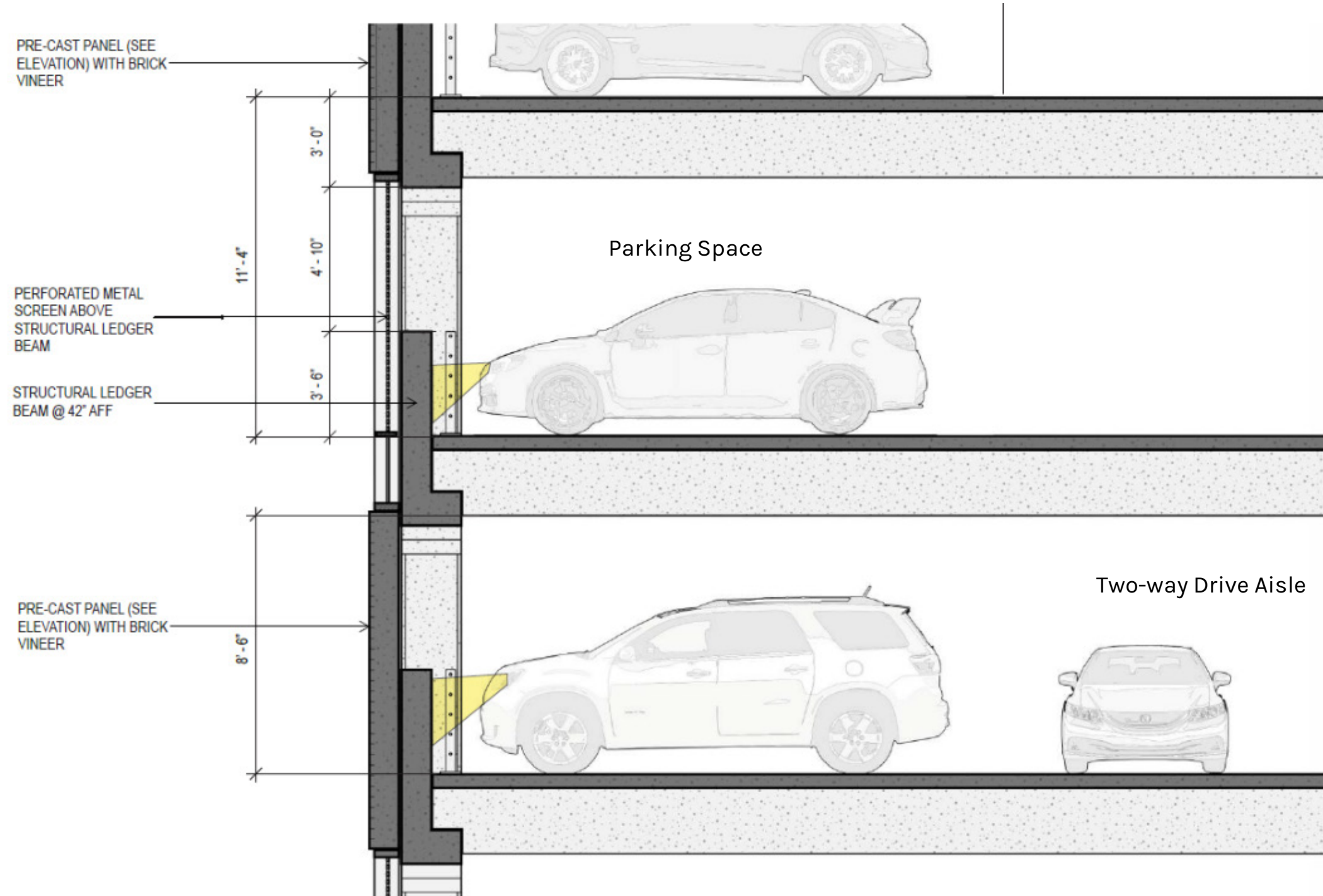
- Height to match existing neighbors across the street
- Lighting Design
 - Lighting on Sensors & Dimmer control
 - Limited access at night



PROJECT OVERVIEW

SHEFFIELD BUILDING

- Lighting Design
 - Lighting on Sensors & Dimmer control
 - Limited access at night
 - Controlling headlights
 - Concrete structure
 - Perforated Metal Screens



BUILDING DESIGN

SHEFFIELD BUILDING



BUILDING DESIGN

SHEFFIELD BUILDING



PROJECT OVERVIEW

SHEFFIELD BUILDING

- Next Steps:
 - Working with DPD
 - Hoping for November Plan Commission and City Council review
 - Amended PD 50 by December



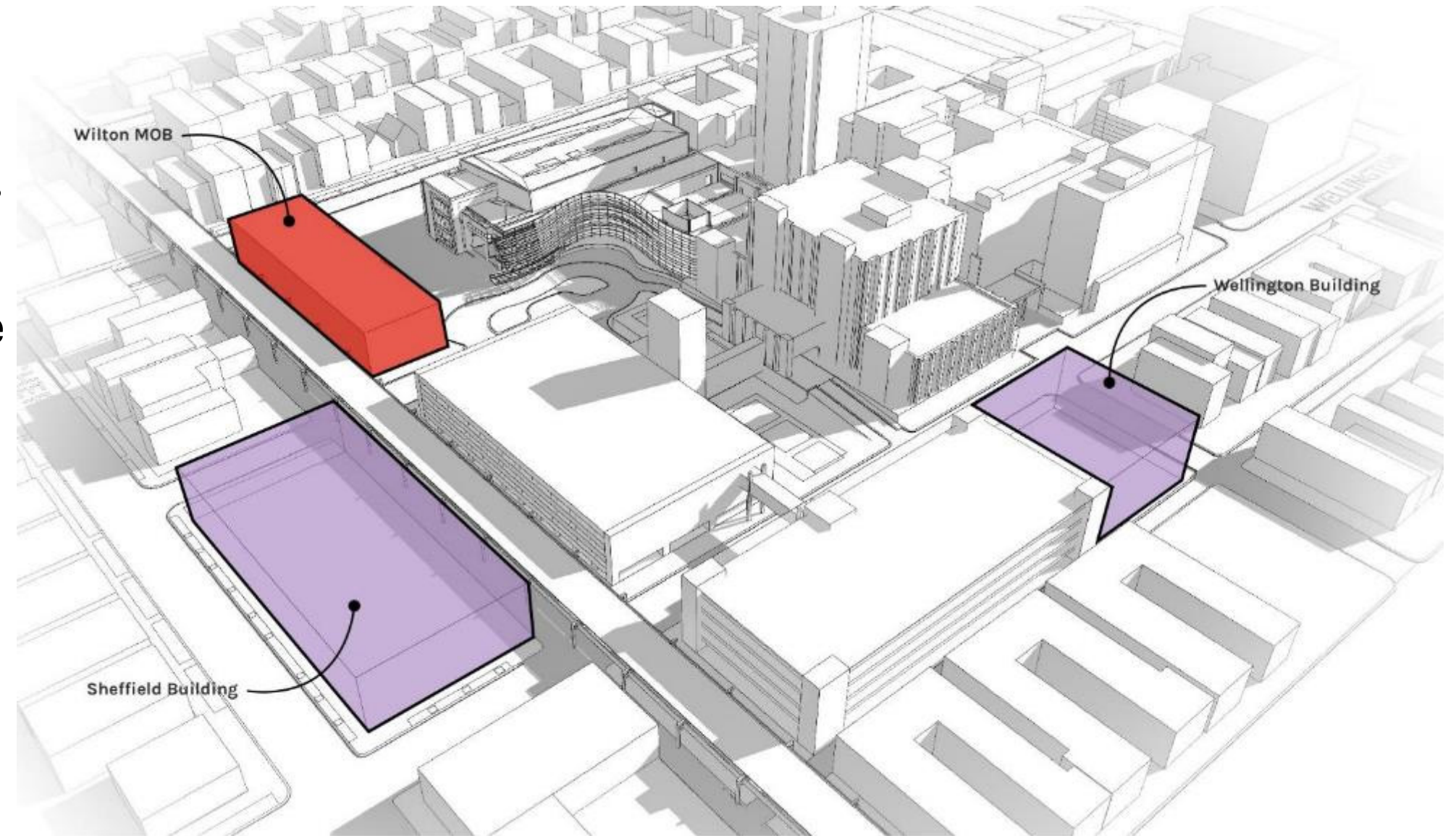


CENTER FOR ADVANCED CARE EXPANSION

PROJECT OVERVIEW

CENTER FOR ADVANCED CARE EXPANSION

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



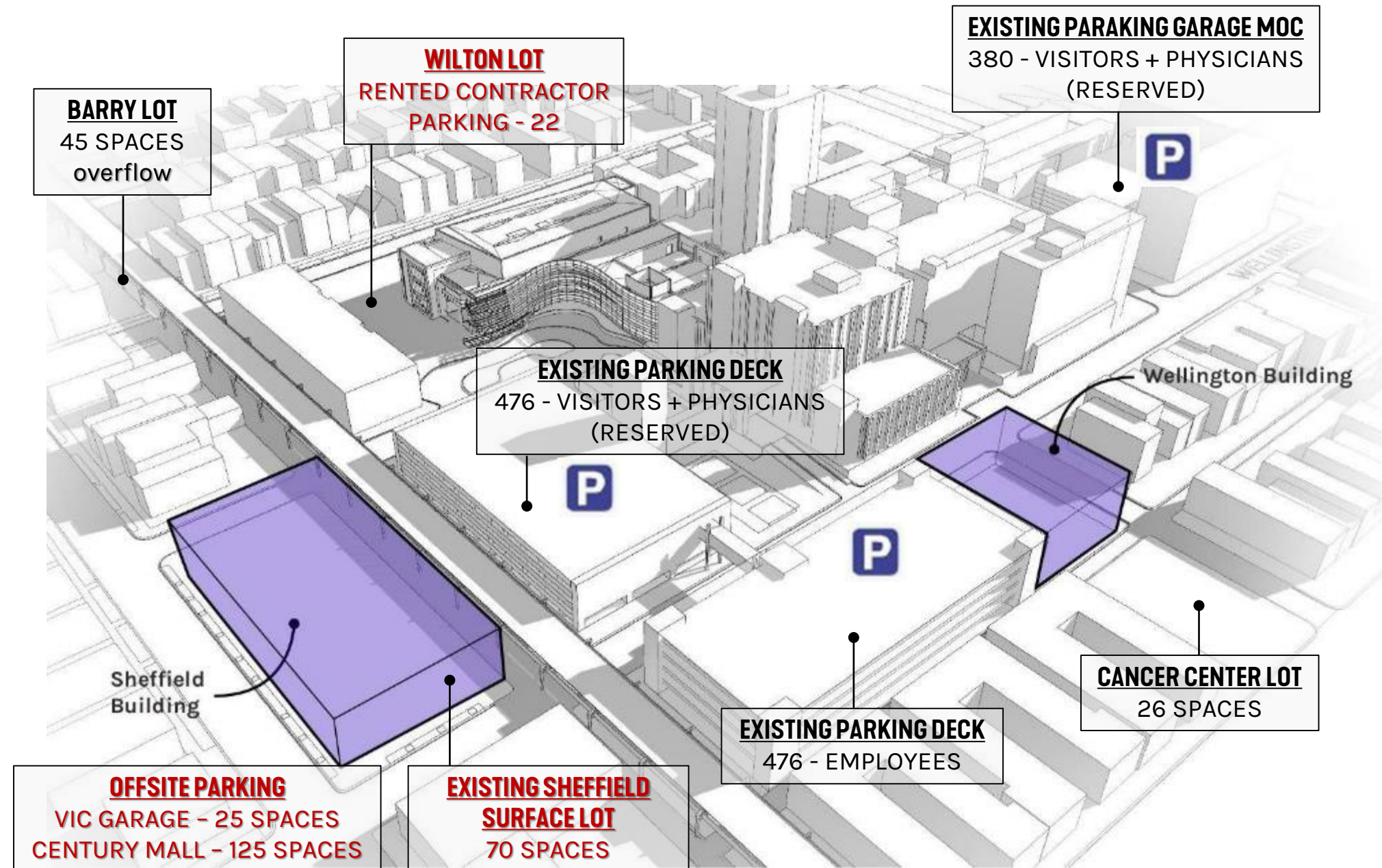
QUESTIONS?

THANK YOU

PARKING STUDY

EXISTING PARKING INVENTORY

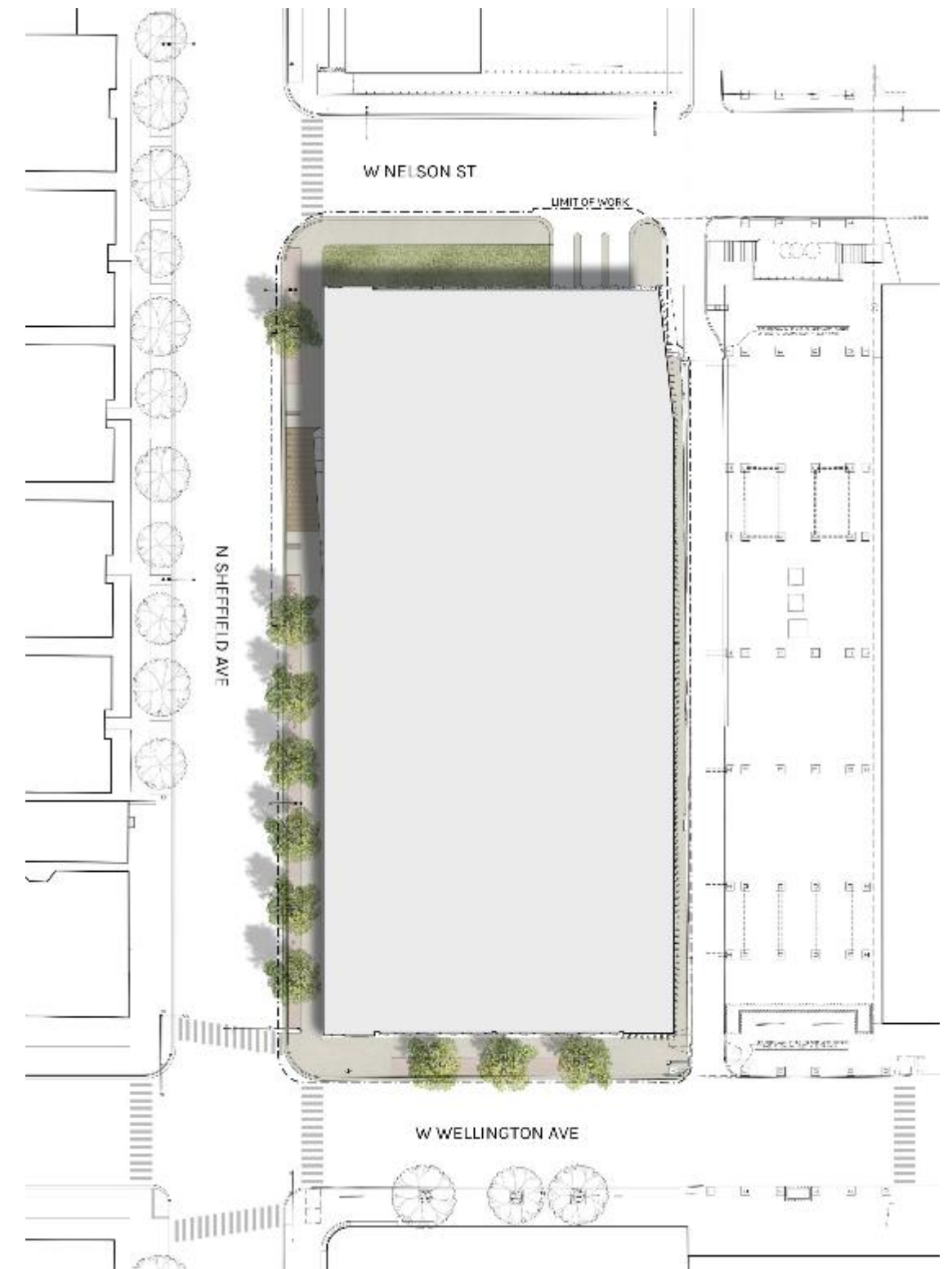
- Current Parking Inventory:
 - 1,645 stalls
- **Inventory Reduction:**
 - **242 spaces**
- Existing Peak Parking Demand
 - 1,490 stalls
- **New Garage**
 - **Reduced size of garage to 408 stalls**
- Parking Surplus
 - 138-229 spaces
 - 9%-15% surplus
 - 1%-1.5% yearly increase over 10-years



SITE PLAN

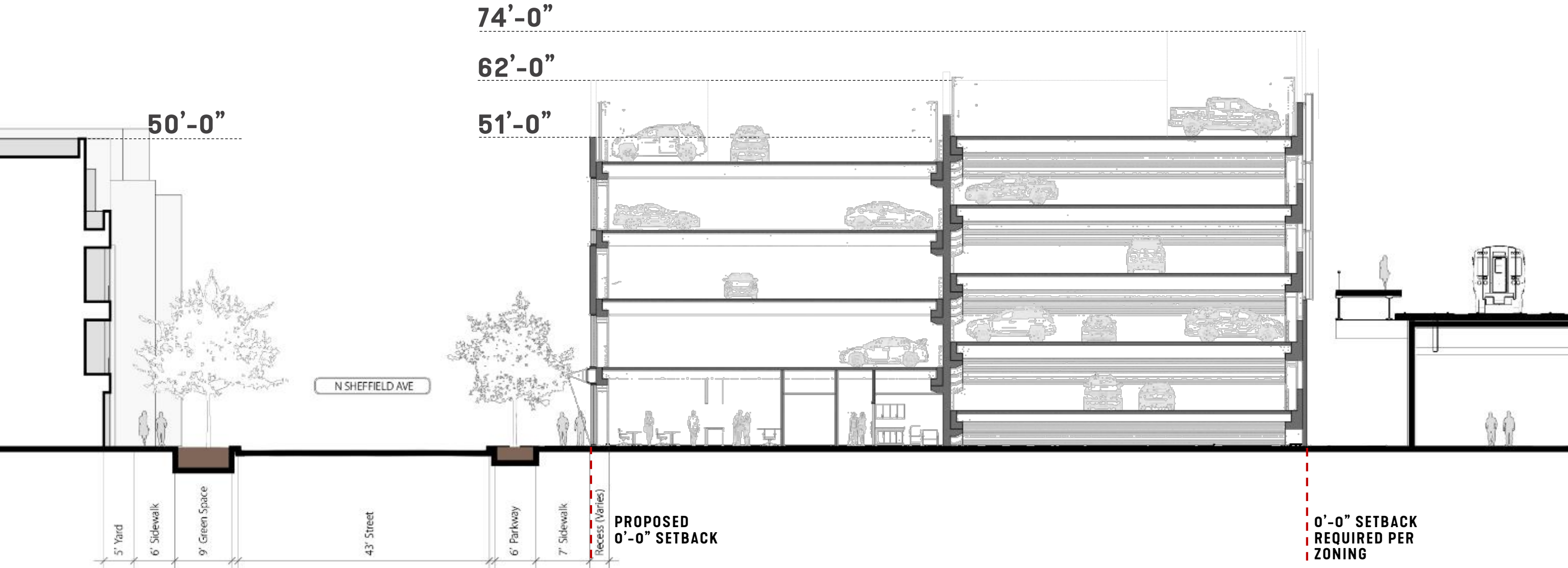
SHEFFIELD BUILDING

- 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



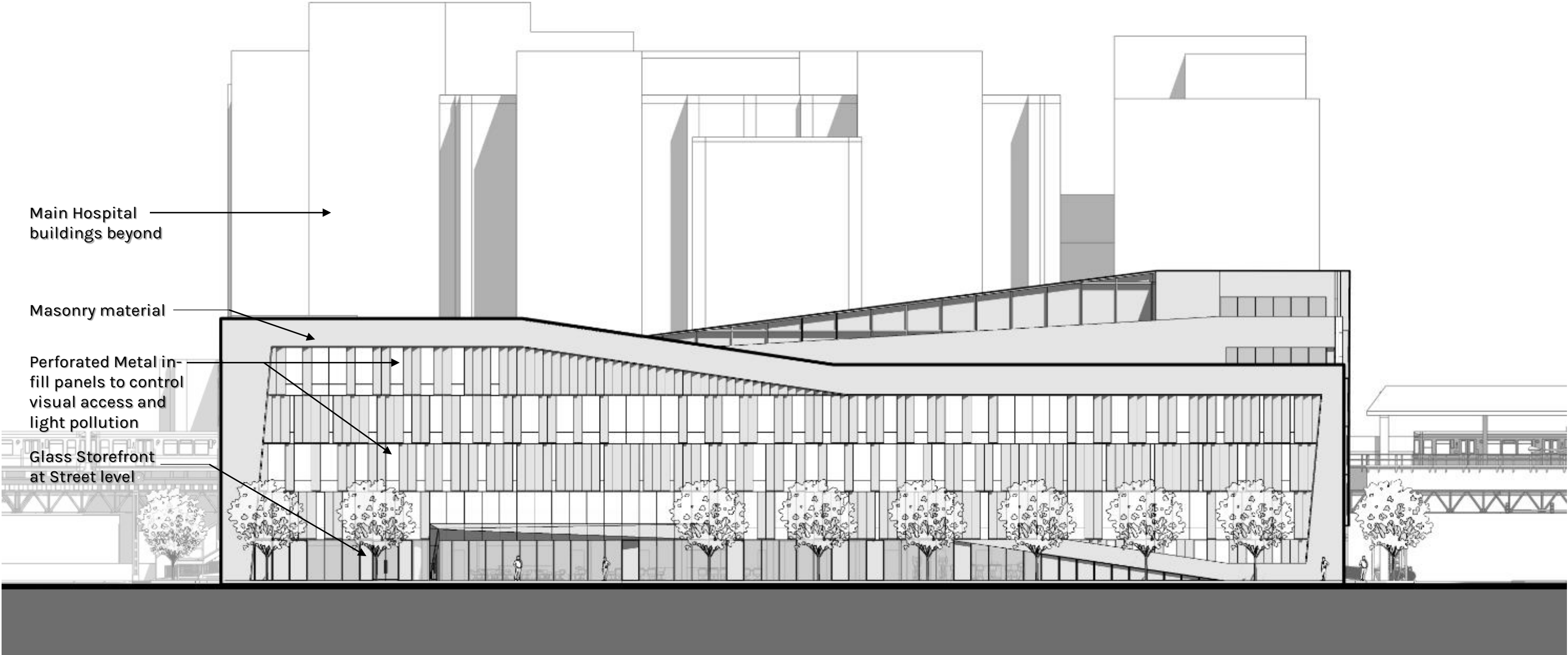
BUILDING SECTION

SHEFFIELD BUILDING



BUILDING ELEVATION

SHEFFIELD BUILDING

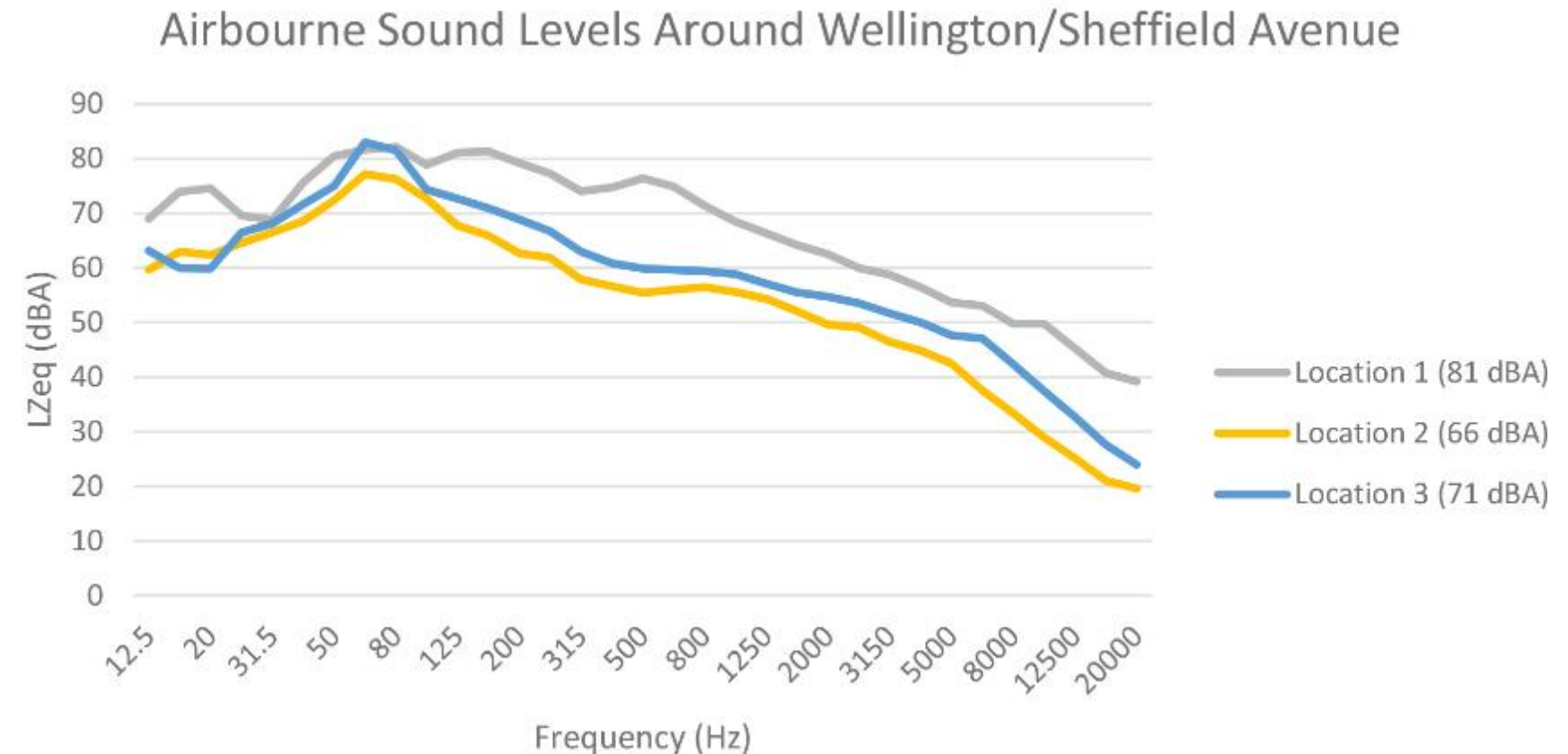
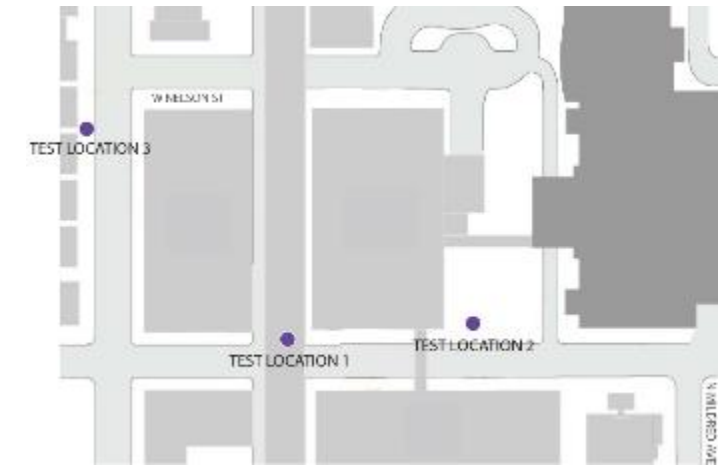


ENVIRONMENTAL STUDY

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 DESIGN

VIEW FROM WELLINGTON AVENUE WITH APPLIED ART FEATURE

