COMMUNITY DIRECTED DEVELOPMENT COUNCIL

November 12, 2019

Susan Nordstrom Lopez
President

Tim Tracey
SmithGroup

Advocate Aurora Health
Advocate Health Care
Aurora Health Care®

Advocate Illinois Masonic Medical Center
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.
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
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
- 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
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
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
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
- 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.
QUESTIONS?

THANK YOU