

AdvocateAuroraHealth™



Advocate Health Care



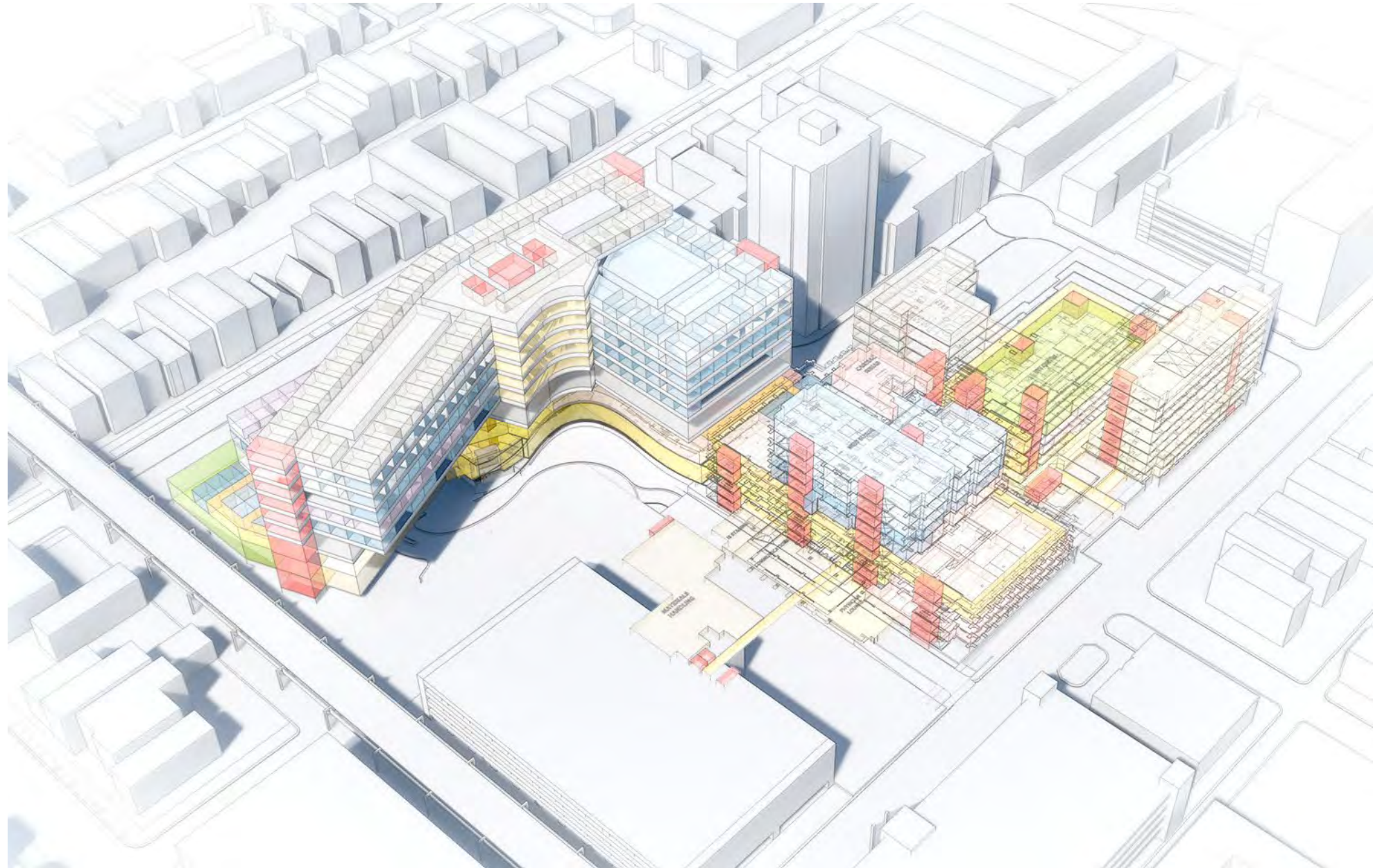
Aurora Health Care®

**NEXT PHASE OF WORK AT AAH-IMMC
COMMUNITY UPDATES
SEPTEMBER 2021**

AAH-IMMC CAMPUS PLAN

COVID-19 ACCELERATED NEED TO MODERNIZE BEDS ON AAH-IMMC CAMPUS

- Greatest need on campus is Bed replacement to achieve **100% Private rooms.**
 - A significant number of the existing licensed bed inventory on the AAH-IMMC campus is below the AAH System's standard
- Preliminary studies show the bed tower expansion could include up to:
 - 232 universal-size private rooms; ICU, M/S, Post-Partum
 - Replacement Birthing Center: NICU, LDR and C-Section
- Required bed capacity is being evaluated by the AAH System



AAH-IMMC CAMPUS PLAN

SUMMER 2021

- Wilton Office Building Demo
- Begin process for Site Plan approval late summer of 2021



PHASE 01
CENTER FOR ADVANCED CARE
- OPEN APRIL 2015
- Designed to Expand Vertically

PHASE 03
DEMO WILTON OFFICE BUILDING
- COMPLETE AUGUST 2021

PHASE 02B
SHEFFIELD PT/OT AND PARKING GARAGE
- OPENED AUGUST 2021



PHASE 02A
COUNSELING AND PEDIATRIC DEVELOPMENT CENTER
- OPENED MAY 2021



AAH-IMMC CAMPUS PLAN

DEMOLITION OF WILTON OFFICE BUILDING



AAH-IMMC CAMPUS PLAN

DEMOLITION OF WILTON OFFICE BUILDING



AAH-IMMC CAMPUS PLAN

CAC AND BED TOWER ADDITION

PHASE 03A
FUTURE VERTICAL BED TOWER EXPANSION
- CONSTRUCTION START TBD

PHASE 03A
CENTER FOR ADVANCED CARE WESTWARD
EXPANSION
- CONSTRUCTION START Q2 2022

PHASE 02B
SHEFFIELD PT/OT AND PARKING GARAGE
- OPENED AUGUST 2021

PHASE 02A
COUNSELING AND PEDIATRIC
DEVELOPMENT CENTER
- OPENED MAY 2021

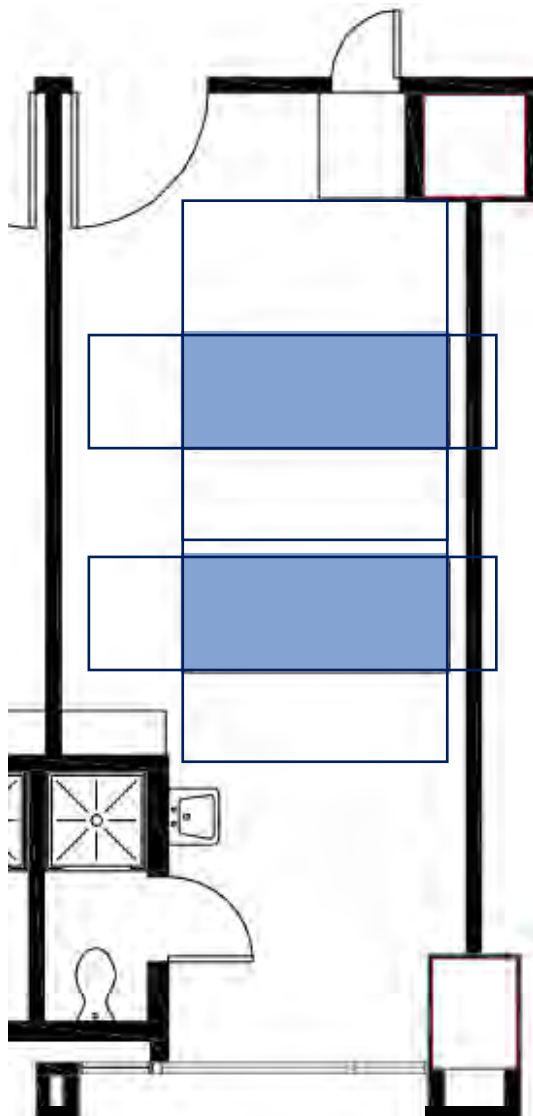
BLDGS
3,4,5,6

1 3,4,5,6 TO NEW
CARDIOLOGY, POST
PARTUM, LDR, NICU,
INTERMEDIATE
NURSERY, MED
SURGE

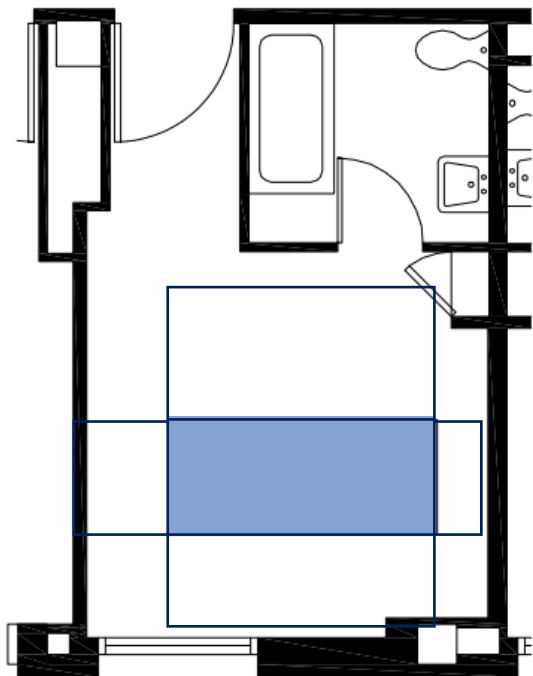
2 STONE TO NEW
MED SURGE, MICU,
PICU

MODERN ROOM STANDARDS

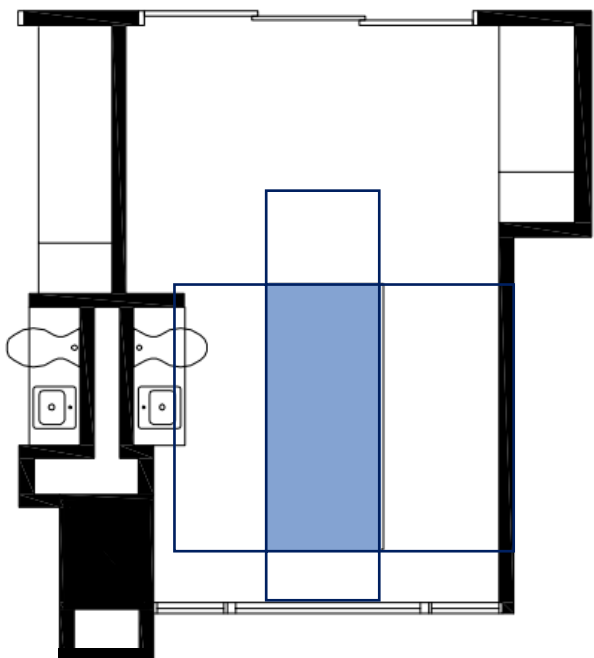
CURRENT ROOMS ARE UNDERSIZED AND IN NEED OF MODERNIZATION



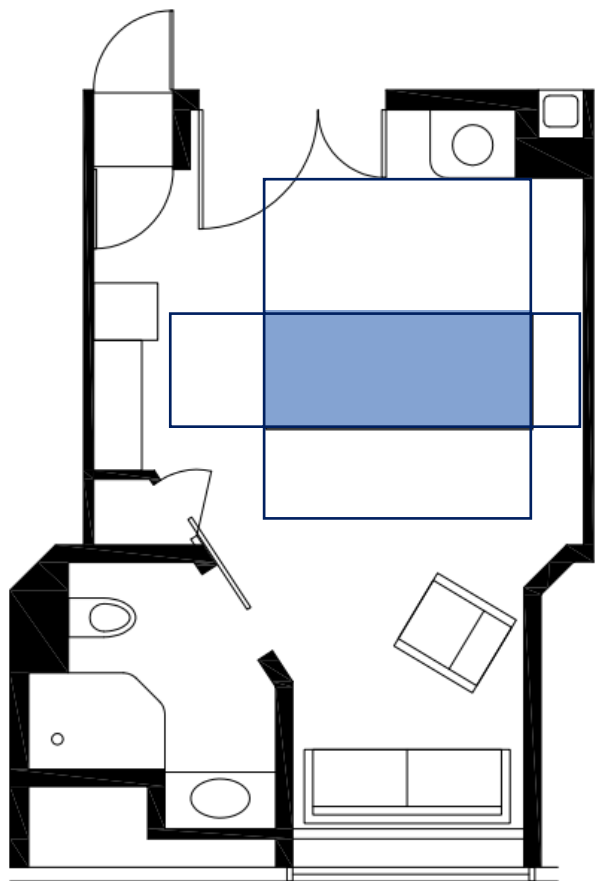
6th FLOOR –
Semi-private
240 sft **(21% less sft, 61% per person)**



5th FLOOR
Private
156 sft **(49% less)**



6th FLOOR
Private
194 sft **(36% less)**



2021 AAH STANDARD
Private – Universal Room
304 sft

AAH-IMMC CAMPUS PLAN

MULTIPLE PHASES OF BACKFILL RENOVATIONS

PHASE 03A
FUTURE VERTICAL BED TOWER EXPANSION
- CONSTRUCTION START TBD

PHASE 03A
CENTER FOR ADVANCED CARE WESTWARD EXPANSION
- CONSTRUCTION START Q2 2022

PHASE 04
BACKFILL RENOVATIONS
- BEGIN AFTER COMPLETION OF BED TOWER

PHASE 02A
COUNSELING AND PEDIATRIC DEVELOPMENT CENTER
- OPENED MAY 2021

PHASE 02B
SHEFFIELD PT/OT AND PARKING GARAGE
- OPENED AUGUST 2021

3 **RENOVATE BUILDING 3**
3 - RELOCATE REMAINING COMPONENTS OF BUILDINGS 4,5,6 TO BUILDING 3

4 **RENOVATE STONE PAVILION TO COMPLETE REQUIRED BED INVENTORY**

DEMOLISH BUILDINGS 4, 5, & 6

FUTURE VERTICAL BED TOWER EXPANSION
- CONSTRUCTION START Q2 2022

CENTER FOR ADVANCED CARE WESTWARD
EXPANSION
- CONSTRUCTION START Q2 2022

SHEFFIELD PT/OT AND PARKING GARAGE
- OPENED AUGUST 2021

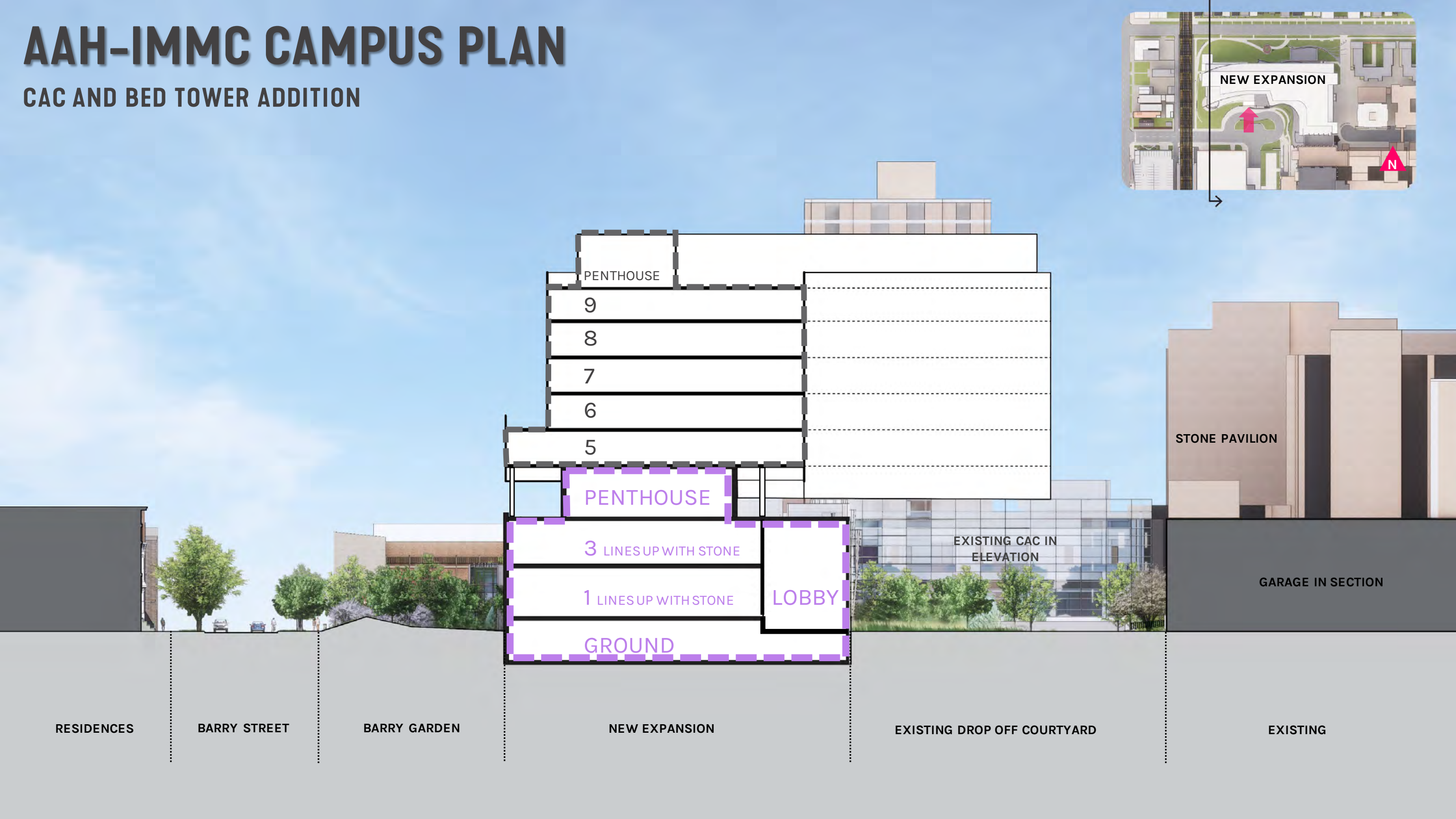
BACKFILL RENOVATIONS
- BEGIN AFTER COMPLETION OF
BED TOWER

DEMOLISH BUILDINGS 4, 5,
& 6
- BEGIN AFTER COMPLETION OF
BACKFILL RENOVATIONS

COUNSELING AND PEDIATRIC
DEVELOPMENT CENTER
- OPENED MAY 2021

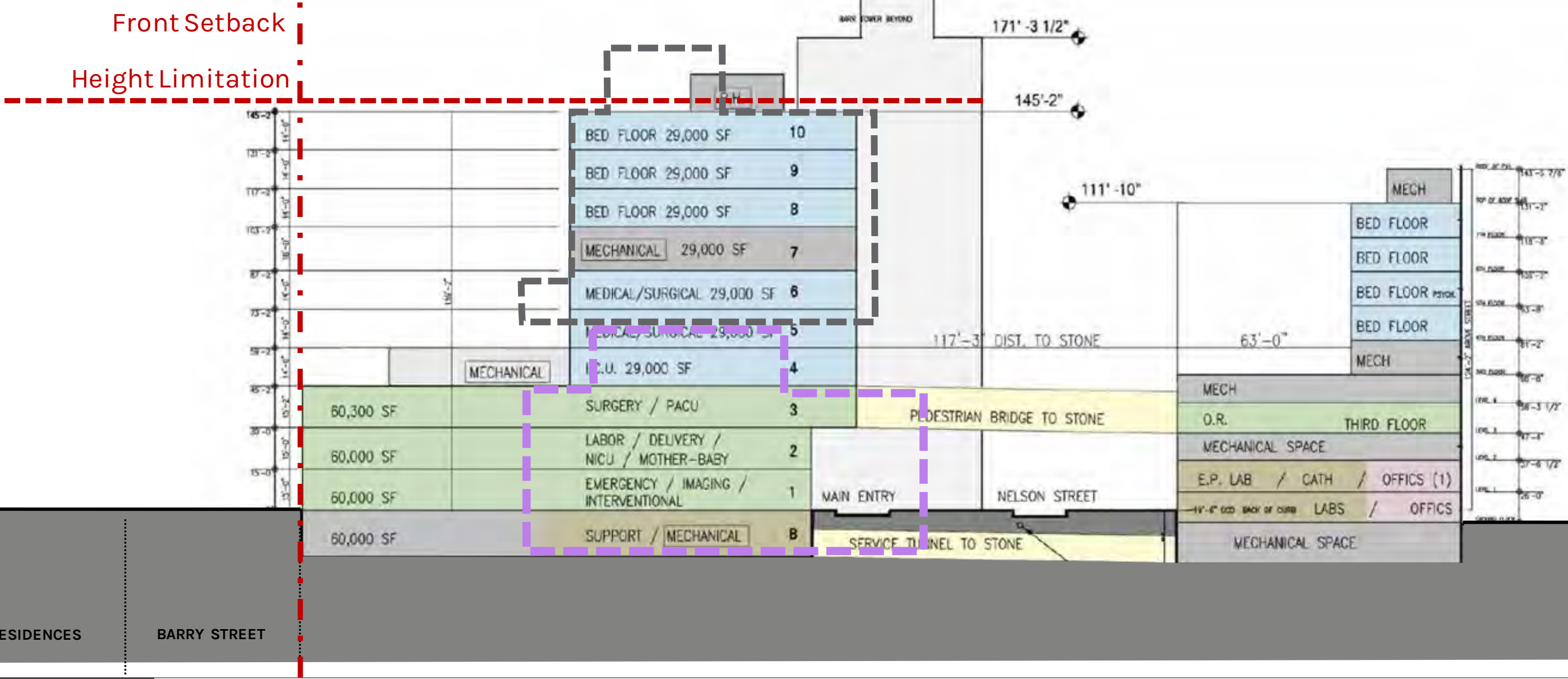
AAH-IMMC CAMPUS PLAN

CAC AND BED TOWER ADDITION



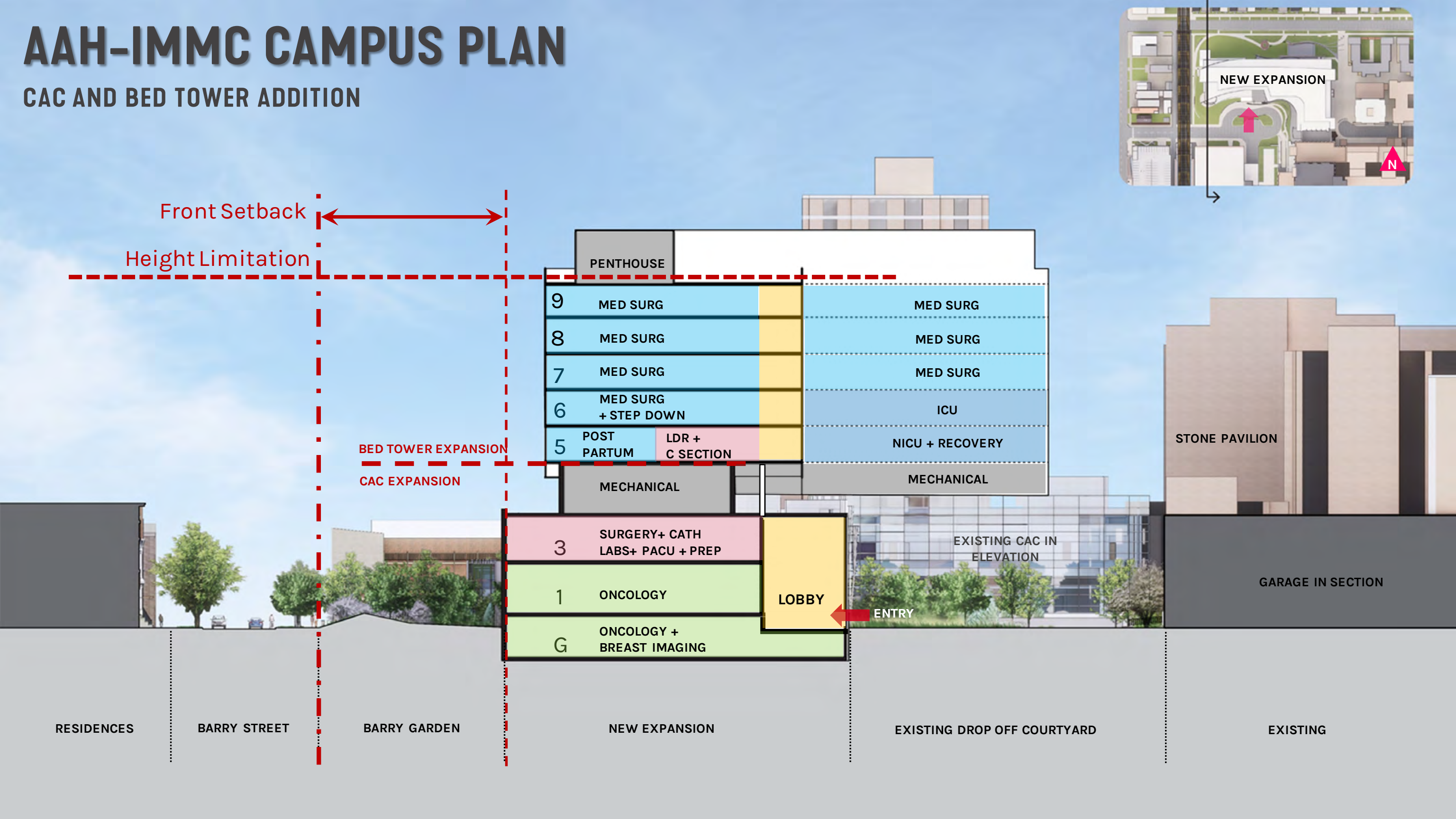
AAH-IMMC CAMPUS PLAN

CURRENT PROJECT COMPARED TO 2009 PD AMENDMENT



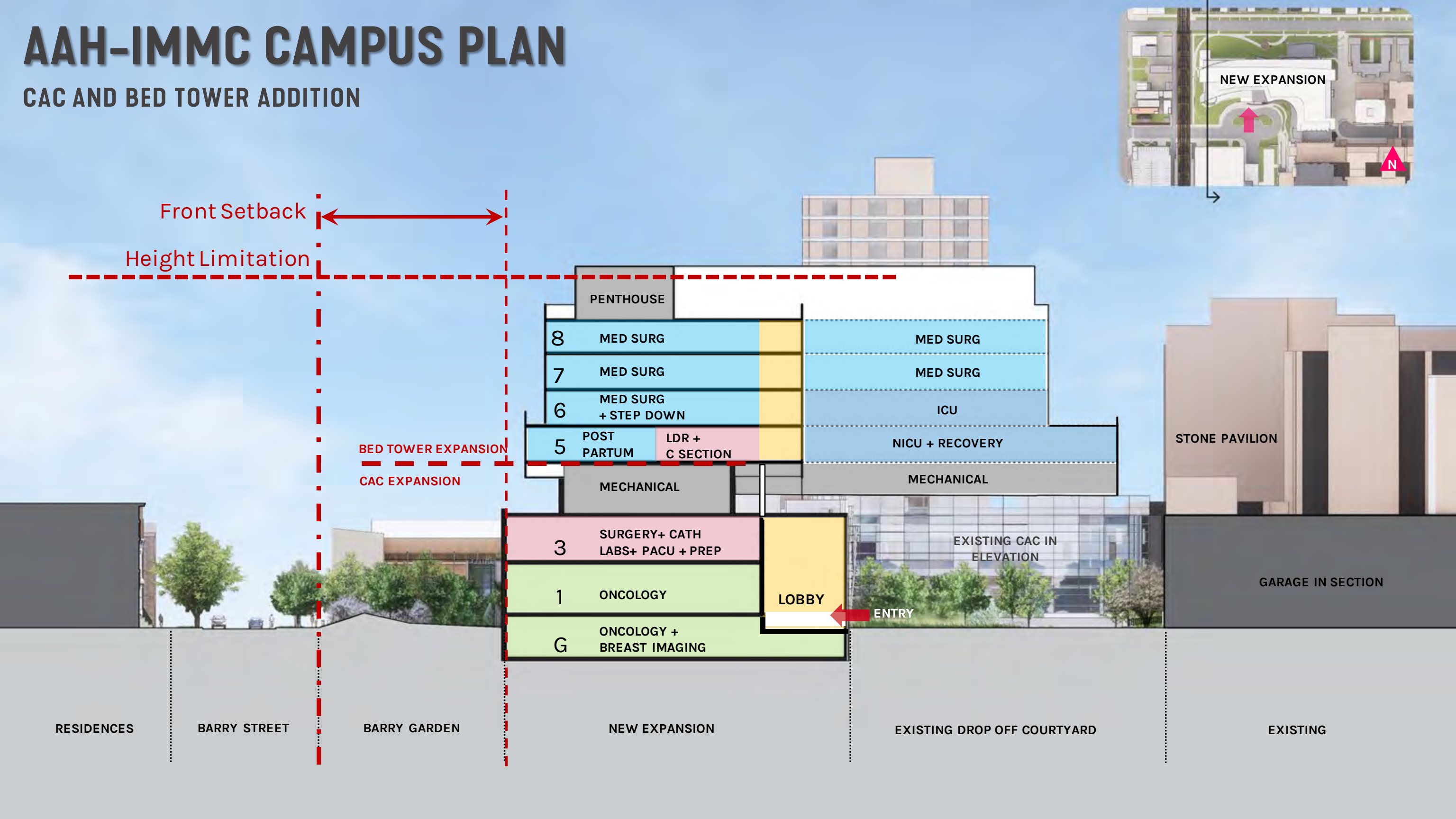
AAH-IMMC CAMPUS PLAN

CAC AND BED TOWER ADDITION



AAH-IMMC CAMPUS PLAN

CAC AND BED TOWER ADDITION

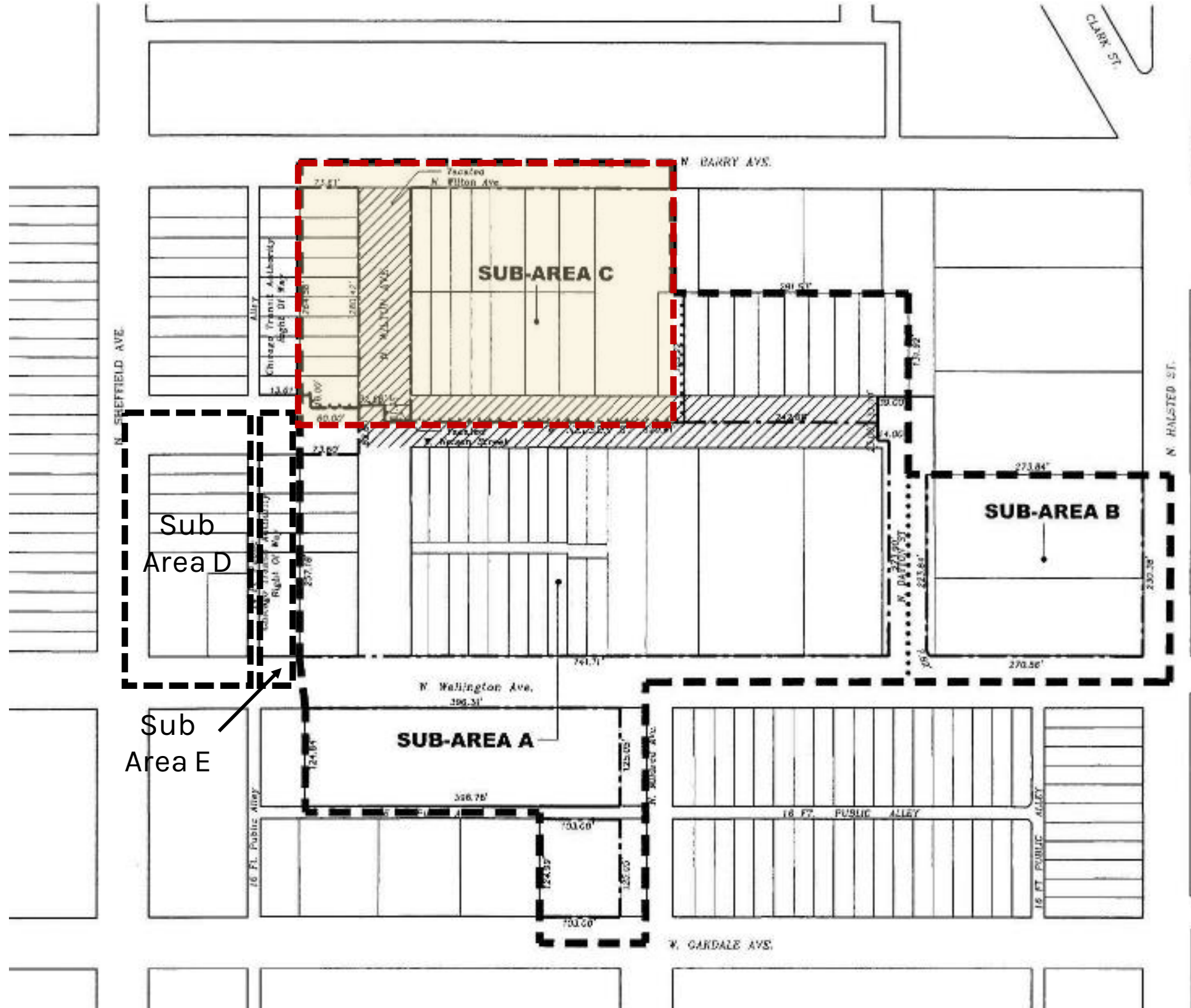


SITE AND ZONING

AAH-IMMC 2021

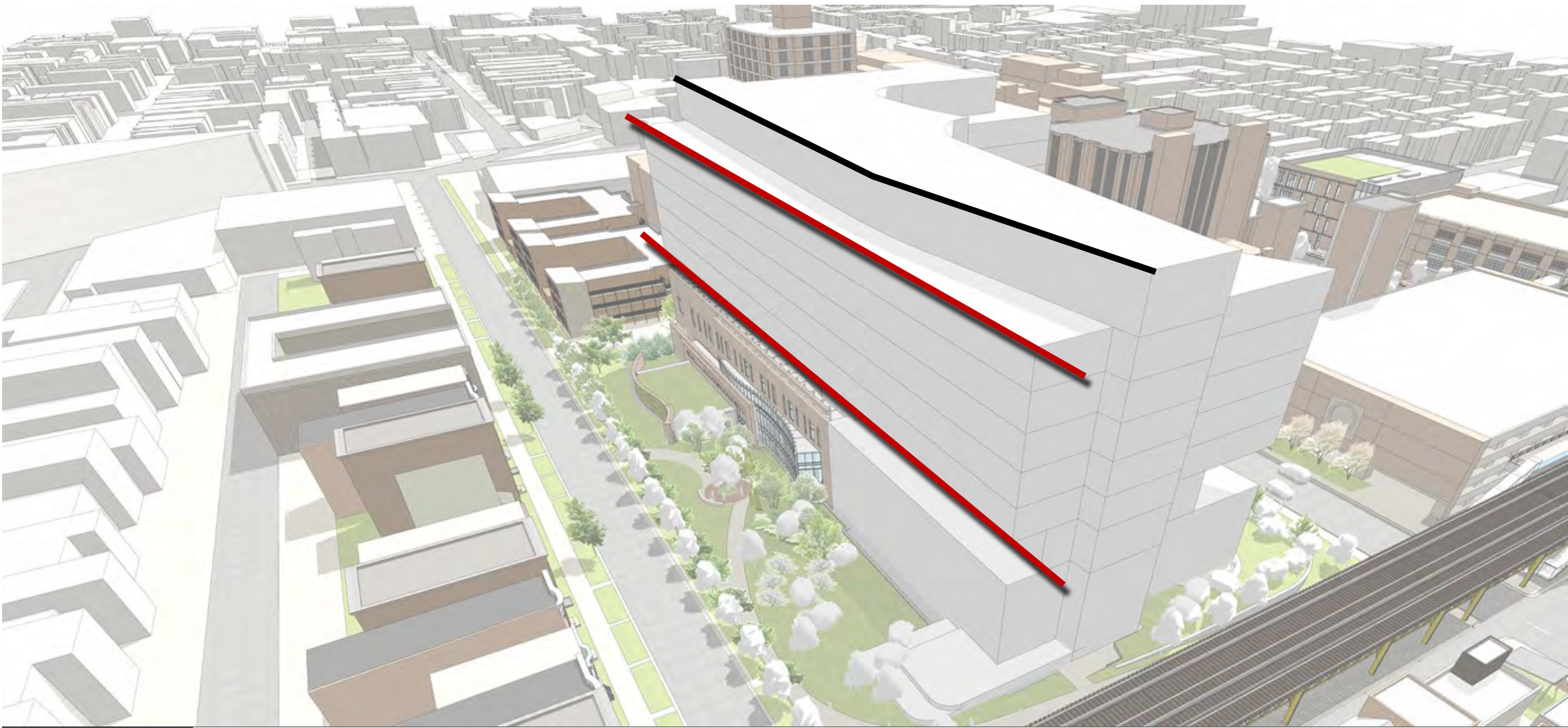
- PD-50 established a height limitation of 146'-0".
 - This limits vertical expansion options to 5-floors
- 319,381 square feet available in Sub-Area C per PD-50
 - Existing Wilton Office Building is approximately 54,000 gsf
- 26,269 square feet available in Sub-Area A per PD-50

Intent is to stay within the parameters currently defined by PD-50



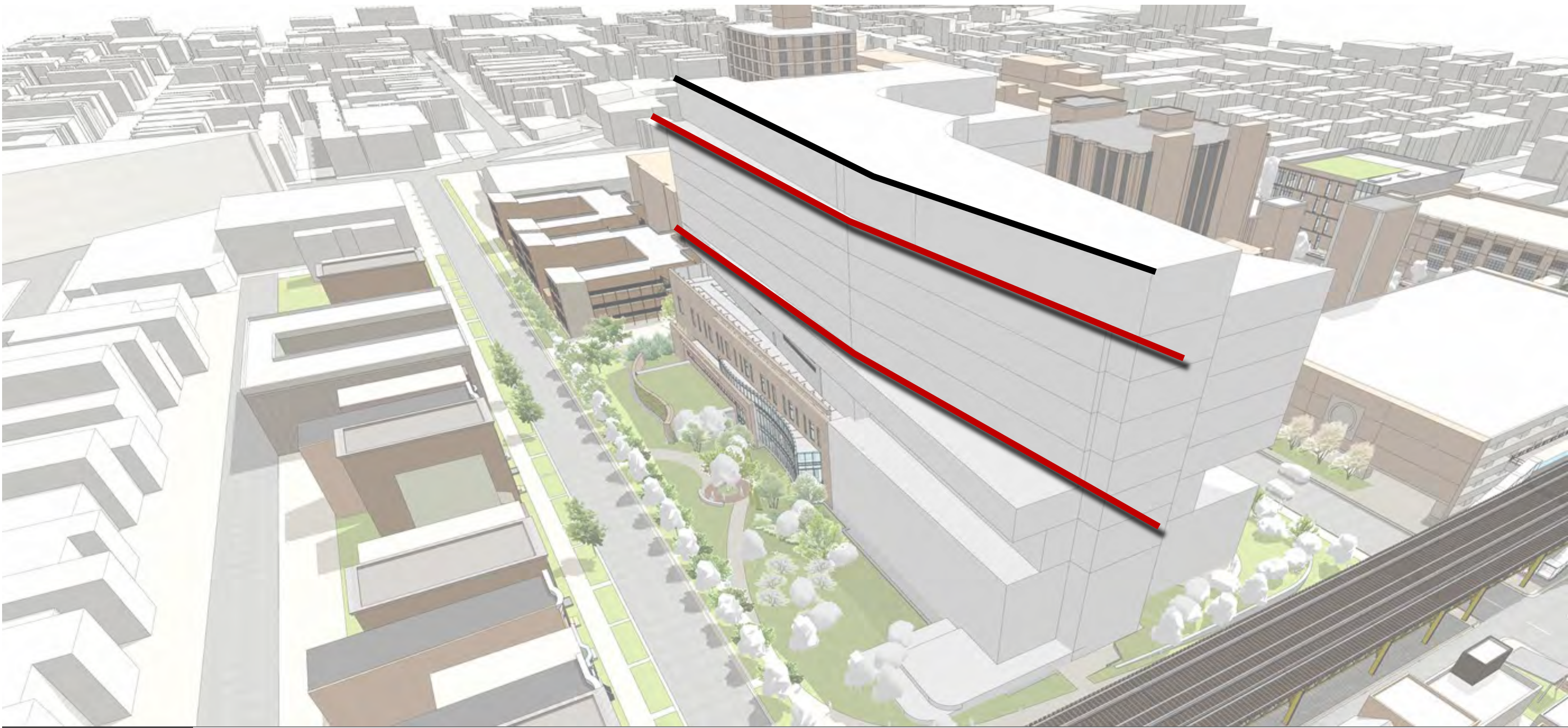
AAH-IMMC CAMPUS PLAN

EARLY BED TOWER EXPANSION MASSING



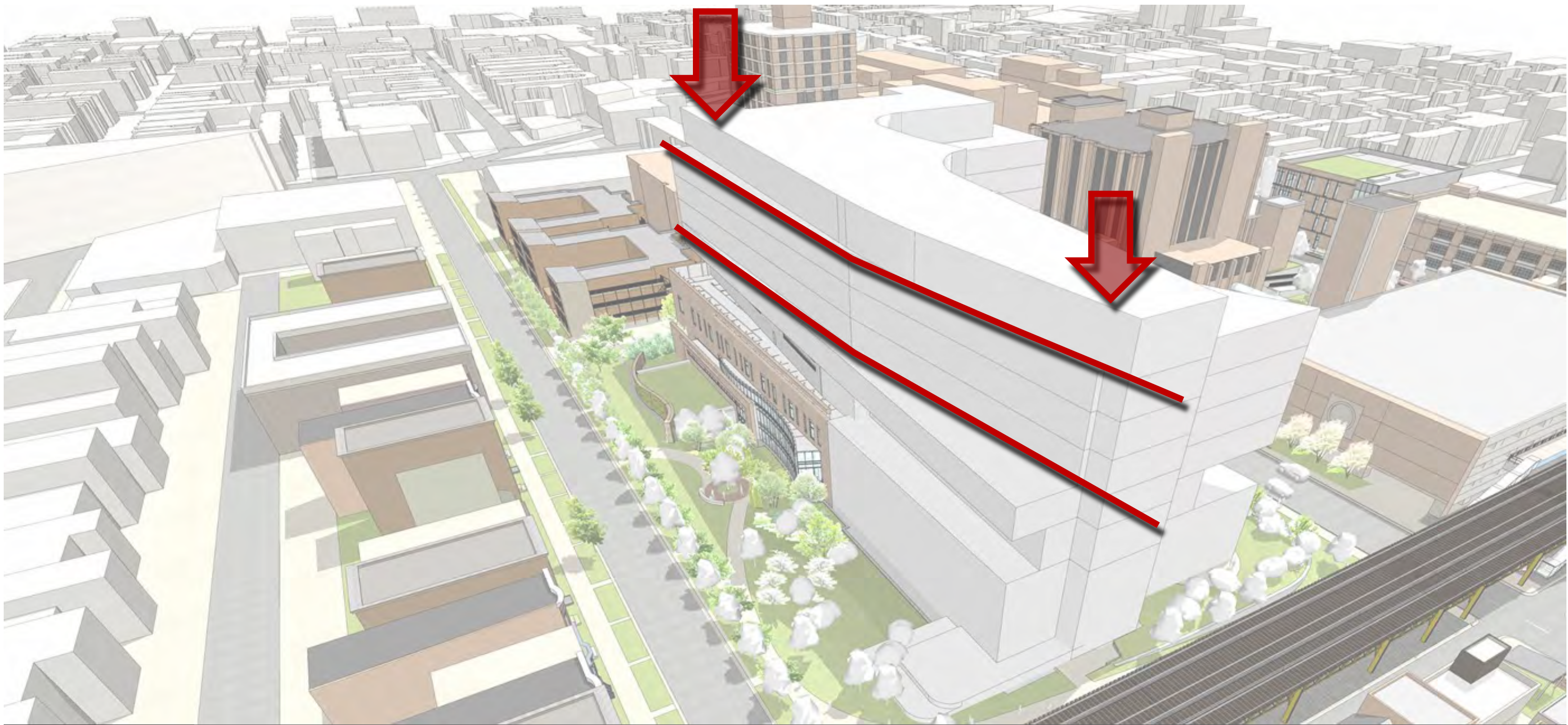
AAH-IMMC CAMPUS PLAN

ANGLED MASSING STUDY



AAH-IMMC CAMPUS PLAN

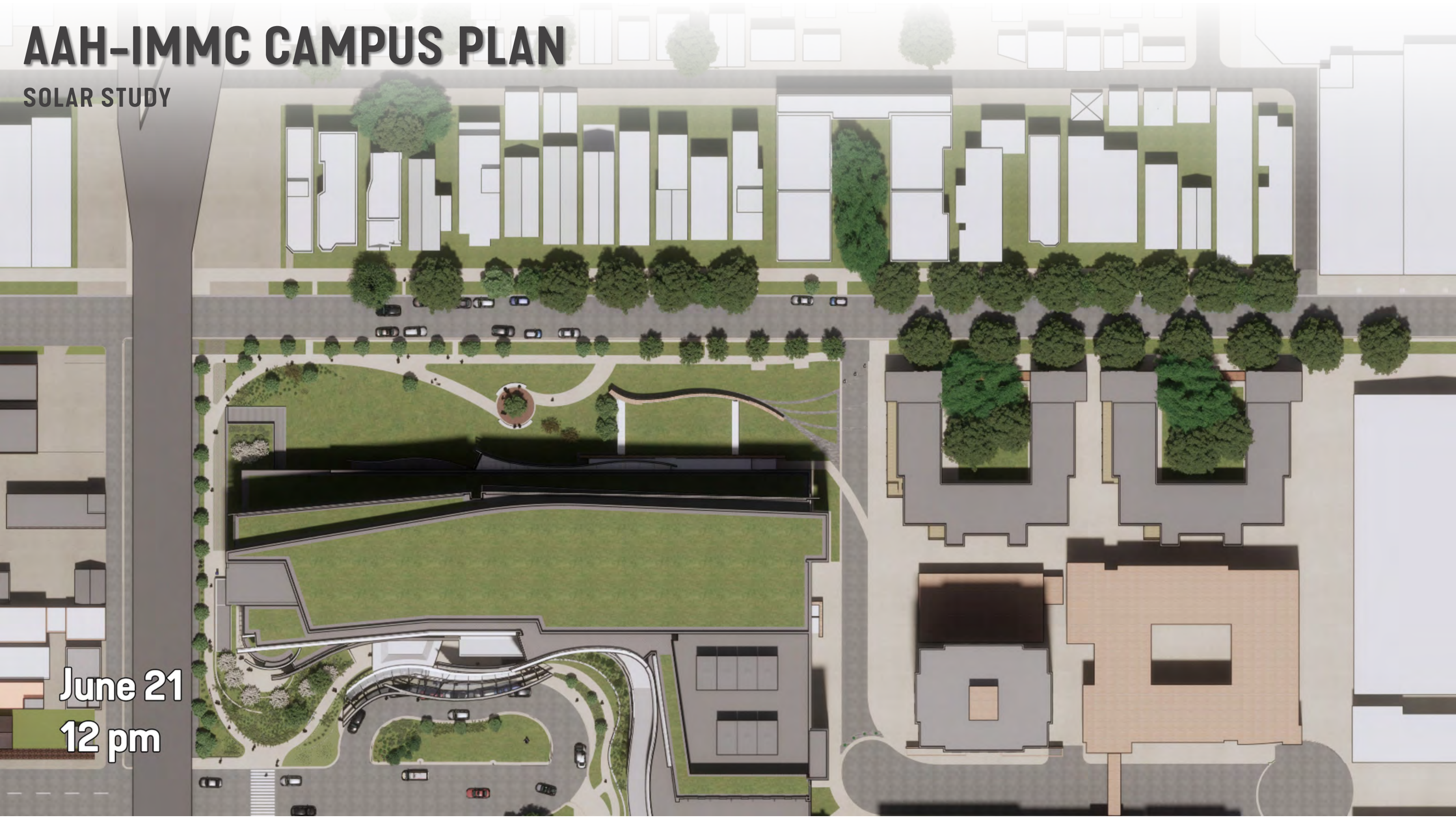
ANGLED MASSING WITH ONE-FLOOR REDUCED



AAH-IMMC CAMPUS PLAN

SOLAR STUDY

June 21
12 pm



AAH-IMMC CAMPUS PLAN

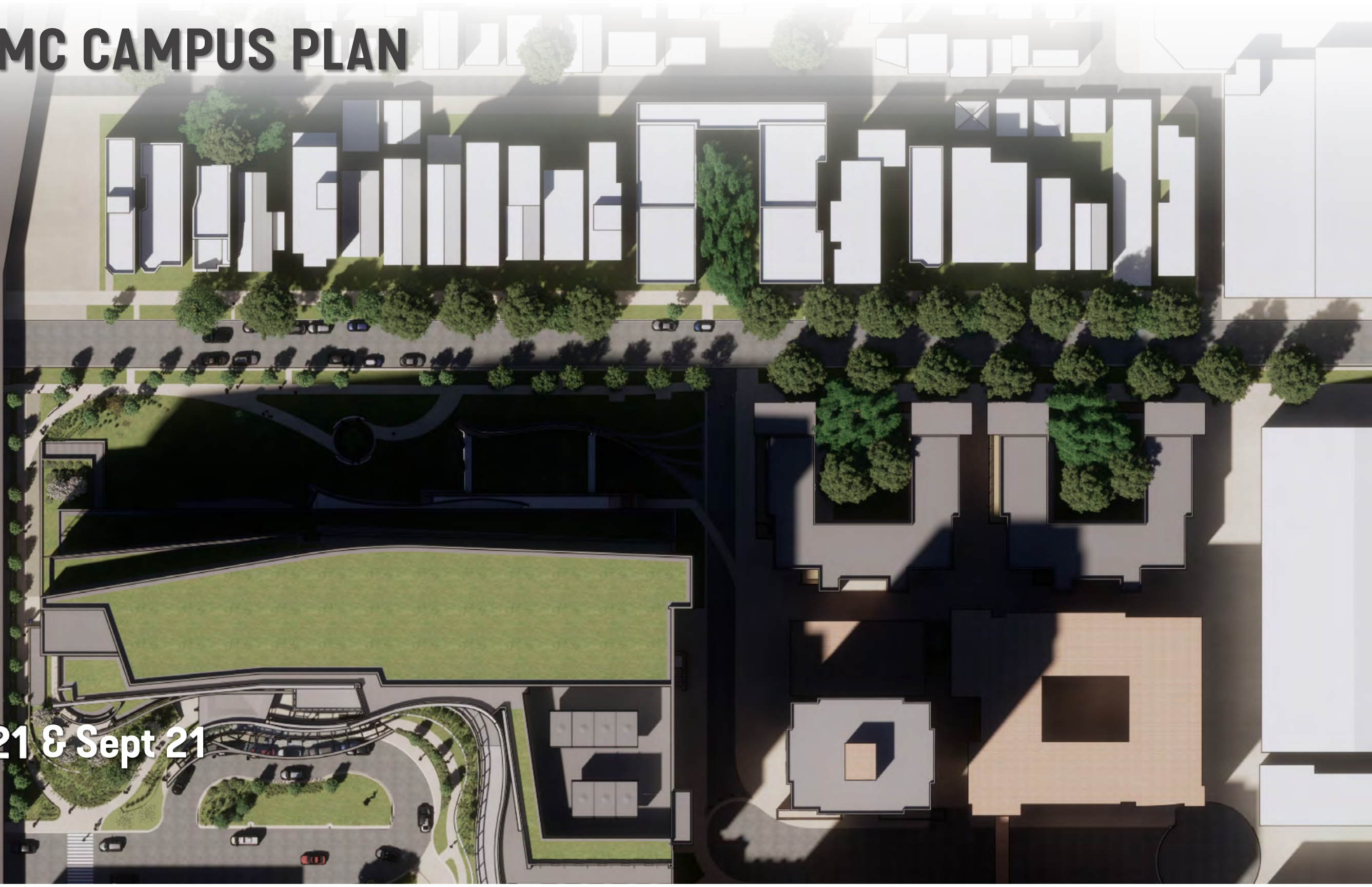
SOLAR STUDY



March 21 & Sept 21
9 am

AAH-IMMC CAMPUS PLAN

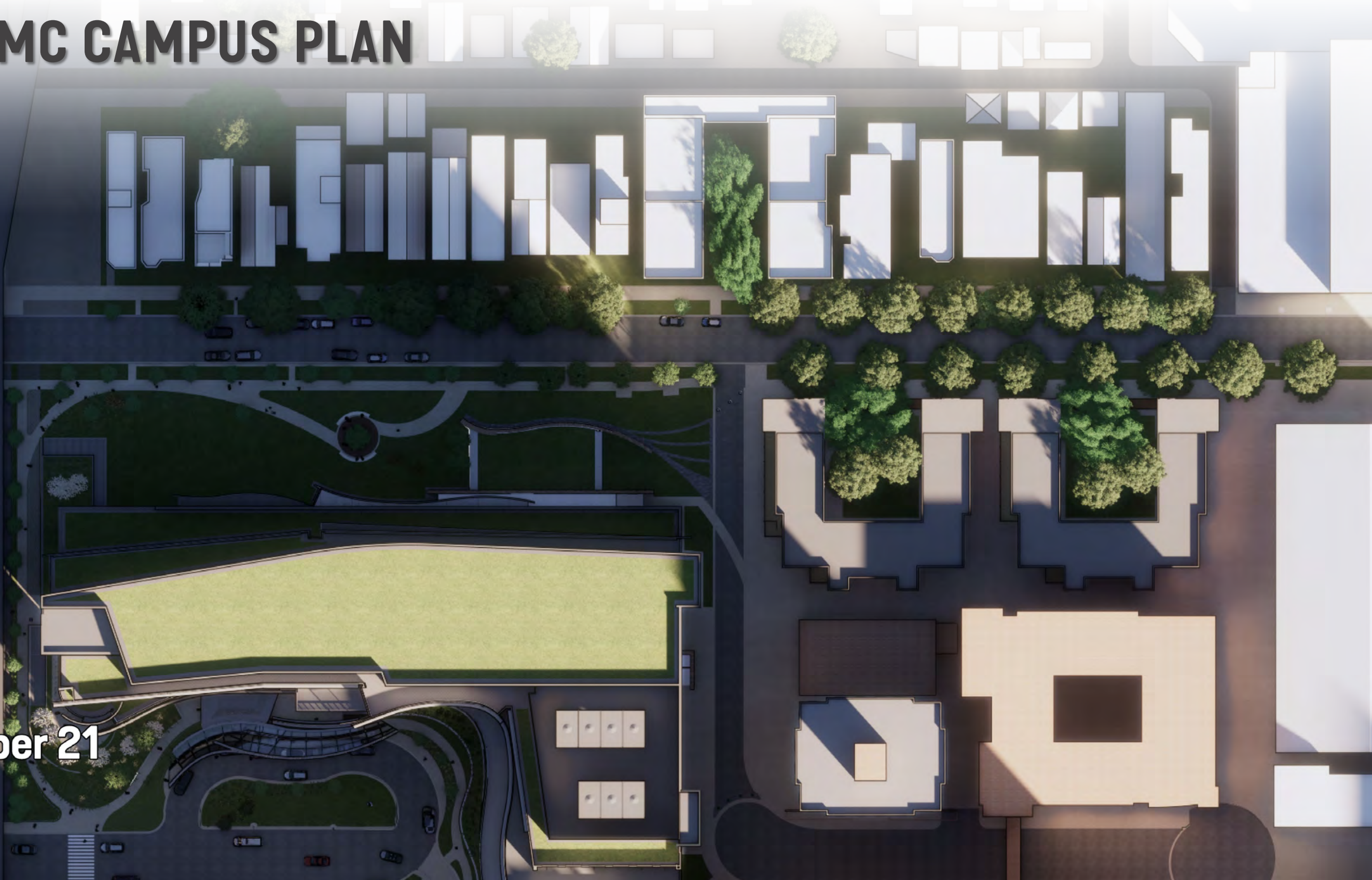
SOLAR STUDY



March 21 & Sept 21
2 pm

AAH-IMMC CAMPUS PLAN

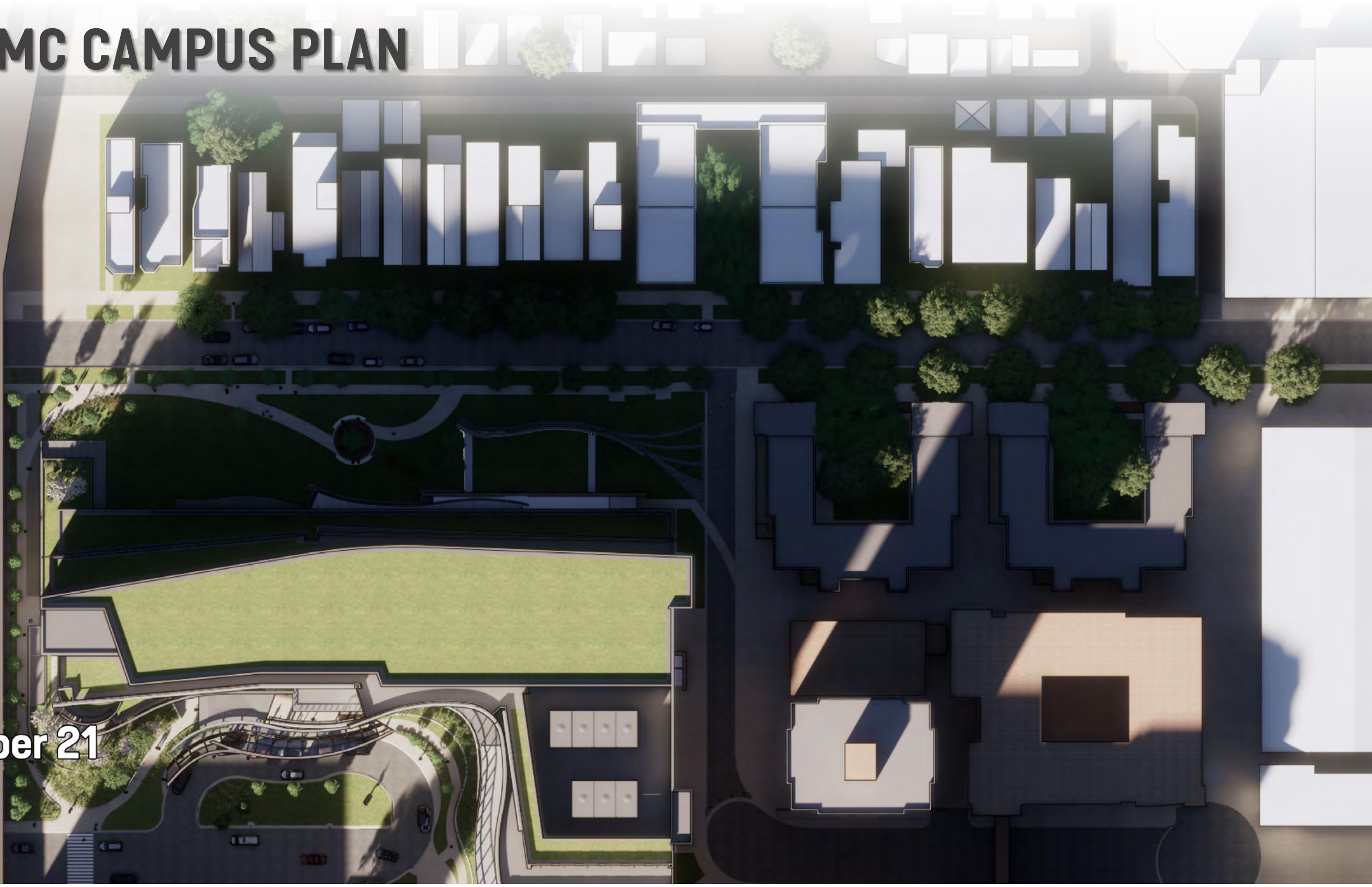
SOLAR STUDY



December 21
9 am

AAH-IMMC CAMPUS PLAN

SOLAR STUDY



December 21
2 pm

AAH-IMMC CAMPUS PLAN

SOLAR STUDY



~ Nov – Feb
~ 2 pm

AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM NORTH: 5-STORY OPTION



* conceptual image

AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM NORTH: 4-STORY OPTION



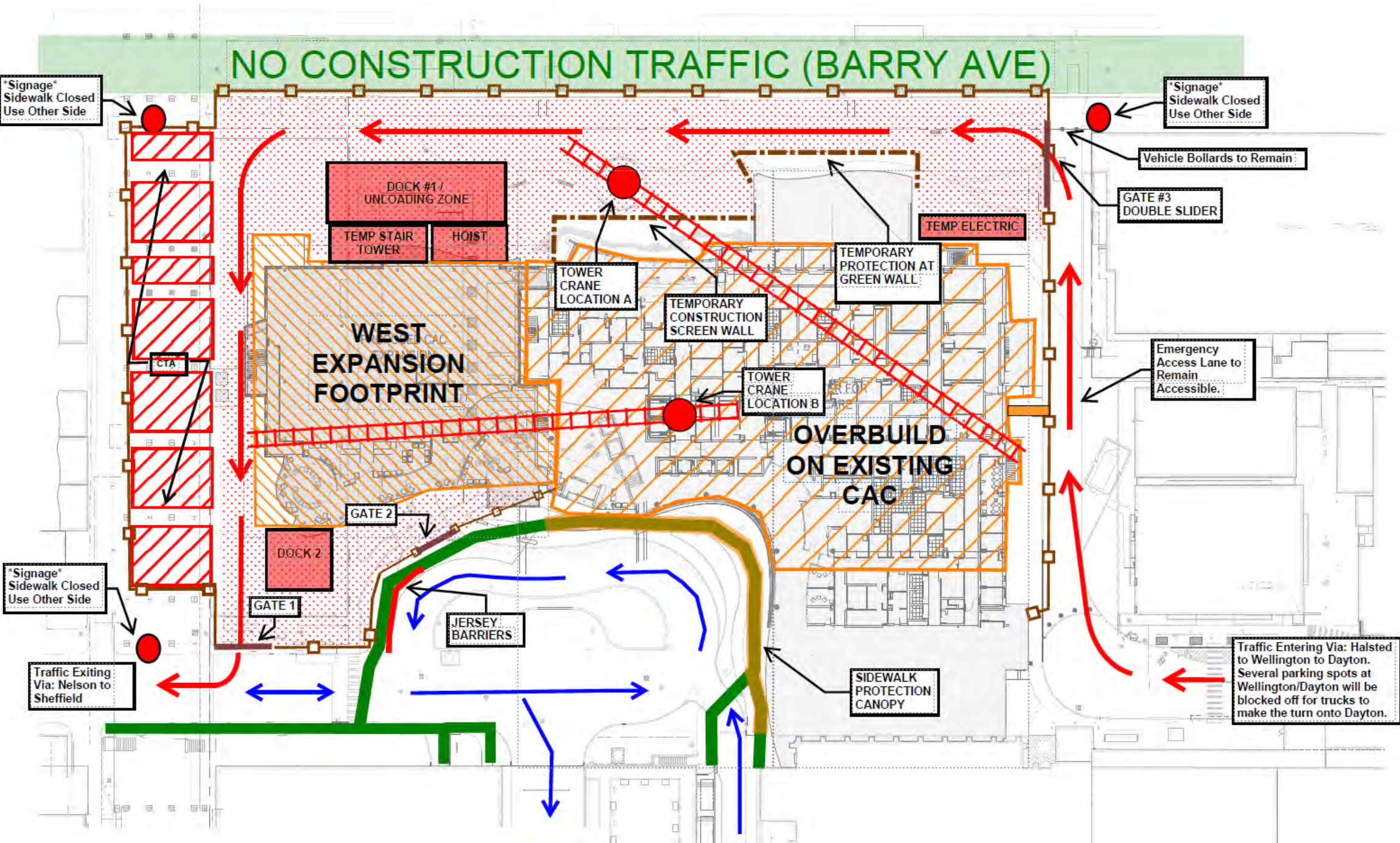
* conceptual image

CONSTRUCTION LOGISTICS

SITE PLAN

Requirements:

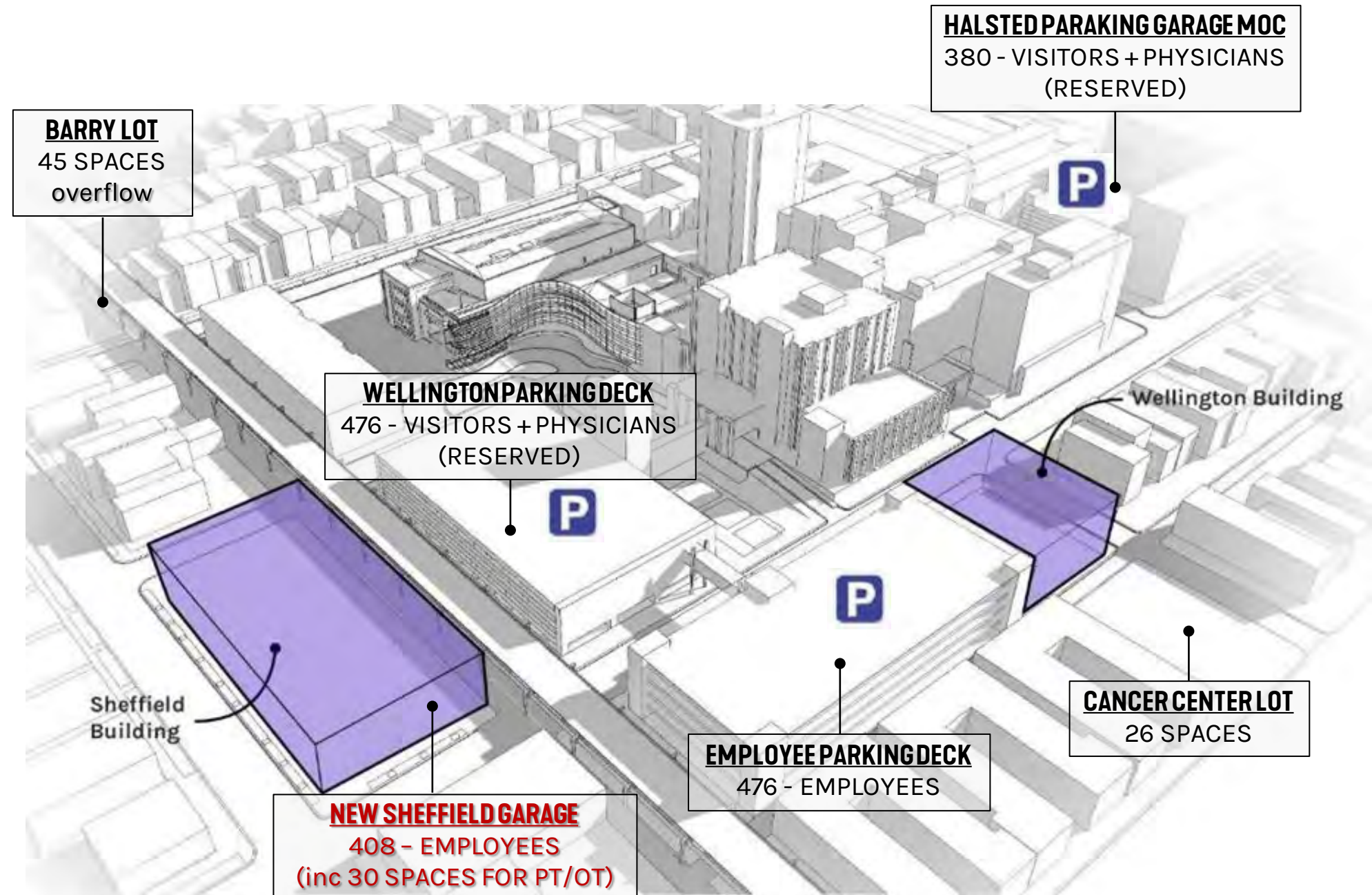
- Minimize neighborhood impact.
- Limits of construction to stay within Advocate property line
- No Construction Traffic on Barry Ave. Best achieved by one way traffic from east to west.
- SAFETY - Patient and Visitor access to Stone Pavilion and CAC



PARKING STUDY

2019 PARKING INVENTORY CALCULATION

- 2021 Parking Inventory:
 - 1,811 spaces
- Effective Parking Inventory (95% of New Parking Inventory)
 - 1,720 spaces
- Peak Day Parking Demand
 - 1,490 spaces
- Parking Surplus
 - 139-230 spaces
 - 9%-15% surplus
 - 1%-1.5% yearly increase over 10-years



TRAFFIC STUDY

CONCLUSION

- Capacity analyses show that the existing street system has sufficient reserve capacity to accommodate the additional traffic that will be generated by the new/expanded buildings proposed by AAH-IMMC, including days when there is increased volume on the street system when the Chicago Cubs play a home baseball game



AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM NORTH



AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM SOUTH



* conceptual image



THANK YOU!

QUESTIONS?