



CHICAGO PLAN COMMISSION

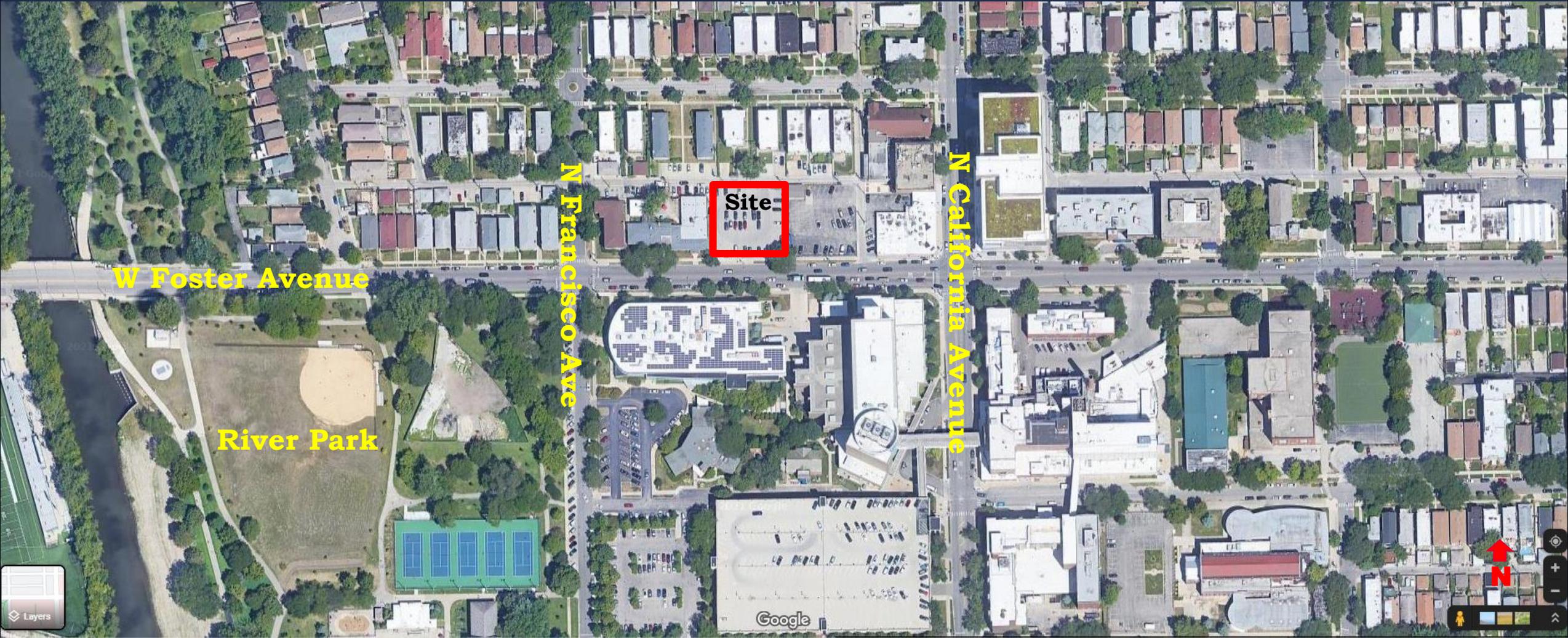
Department of Planning and Development

SWEDISH HOSPITAL

2826-36 WEST FOSTER AVENUE (40th Ward)

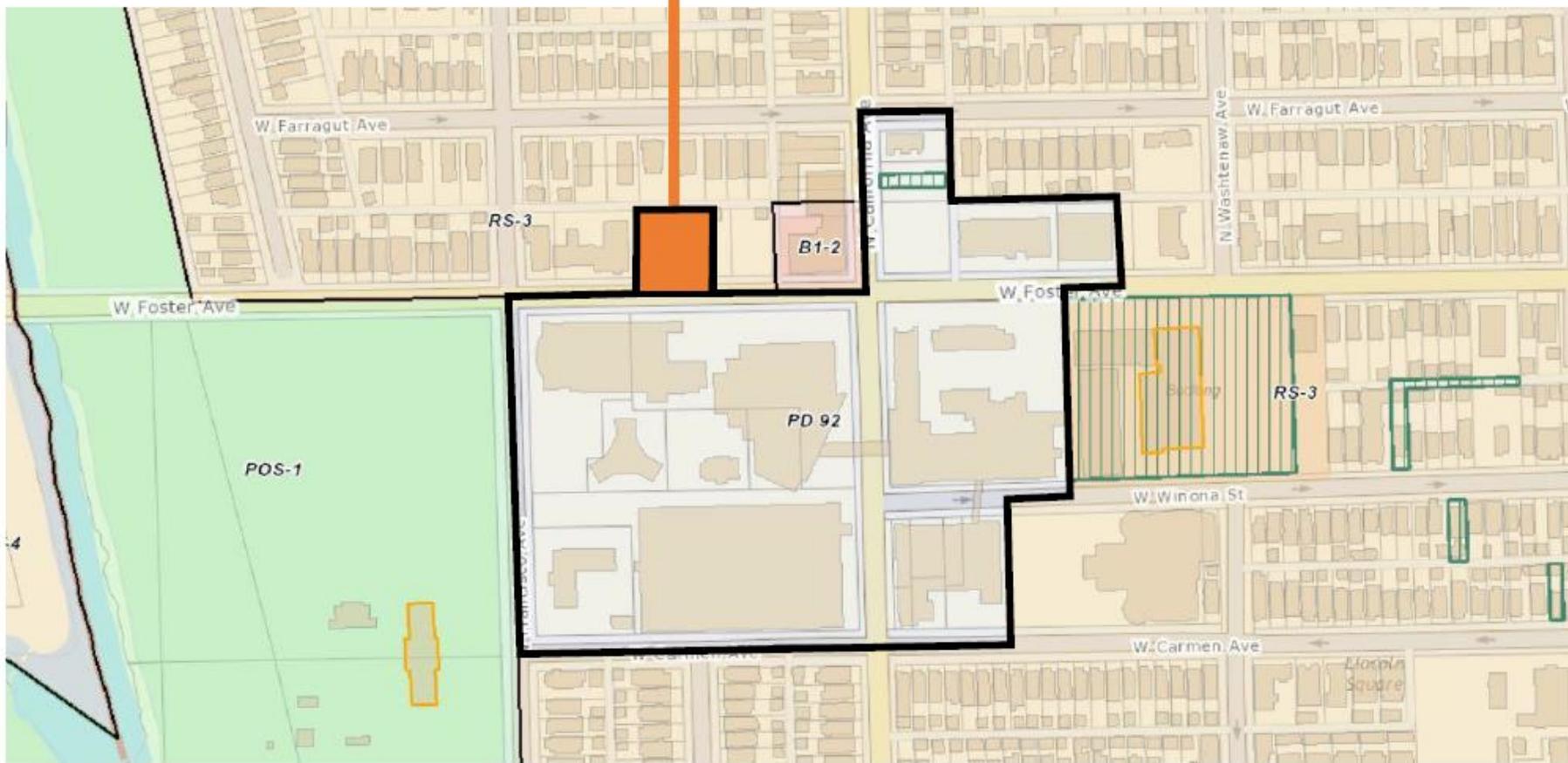
SWEDISH COVENANT HEALTH dba SWEDISH HOSPITAL

9/16/2021



SITE CONTEXT PLAN

EXPANSION OF PD 92





AERIAL VIEW FROM SOUTHWEST

Pedestrian Context



Existing street view

Project Timeline + Community Outreach

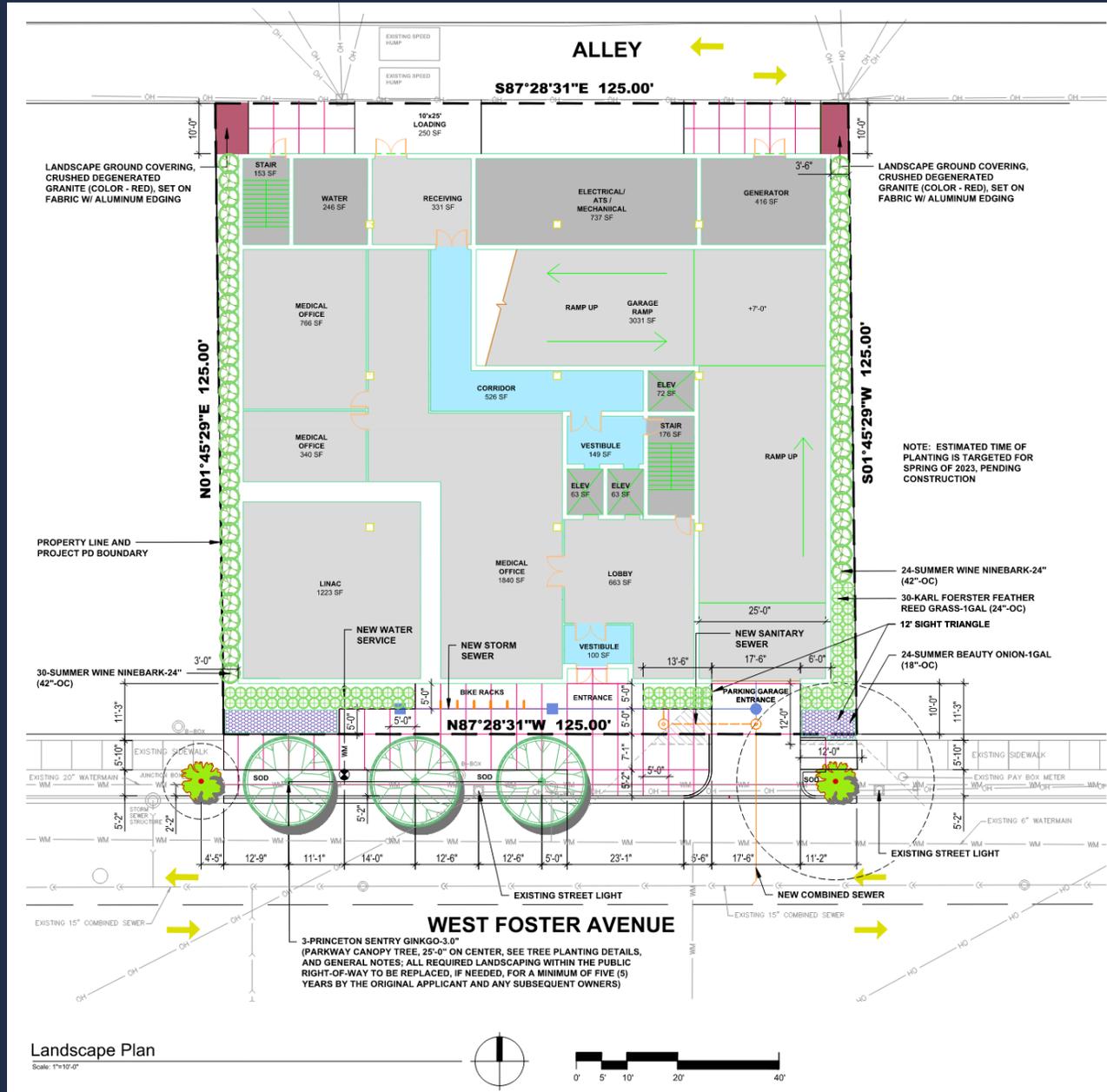
- PD Application Filing Date: December 16, 2020
- Community Meeting: September 17, 2020
- Project Changes Based on Feedback
 - *Increase from original 0' side yard setbacks to 3' west side yard setback and 3'-6" east side yard setback
 - *Tree planting program: 20 new trees/yr. for 3 year period
 - *Horizontal elements to distinguish between retail/pedestrian, parking and medical office levels
 - *Elevated the design of the pedestrian street front
 - *Modified the fenestration on the upper floors to make a more vertical feel and make it less like a "cube"
 - *Mirrored the location of the "White frame" element to make it more prominent on the approach from the West
 - *Changed the color scheme to be more in line with the Foster Pavilion building.



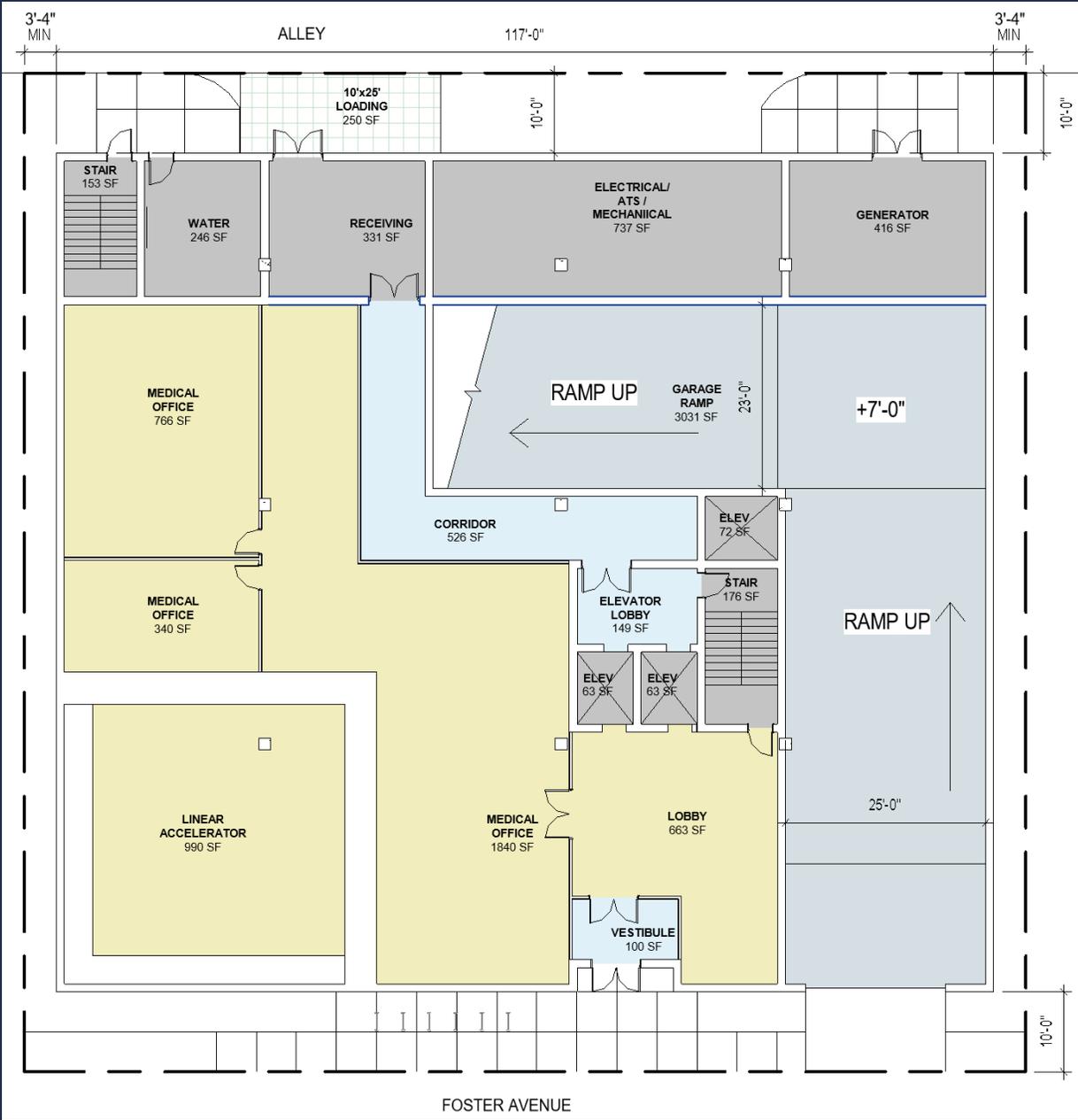
DESIGN FROM INITIAL SUBMISSION

PROPOSED DESIGN

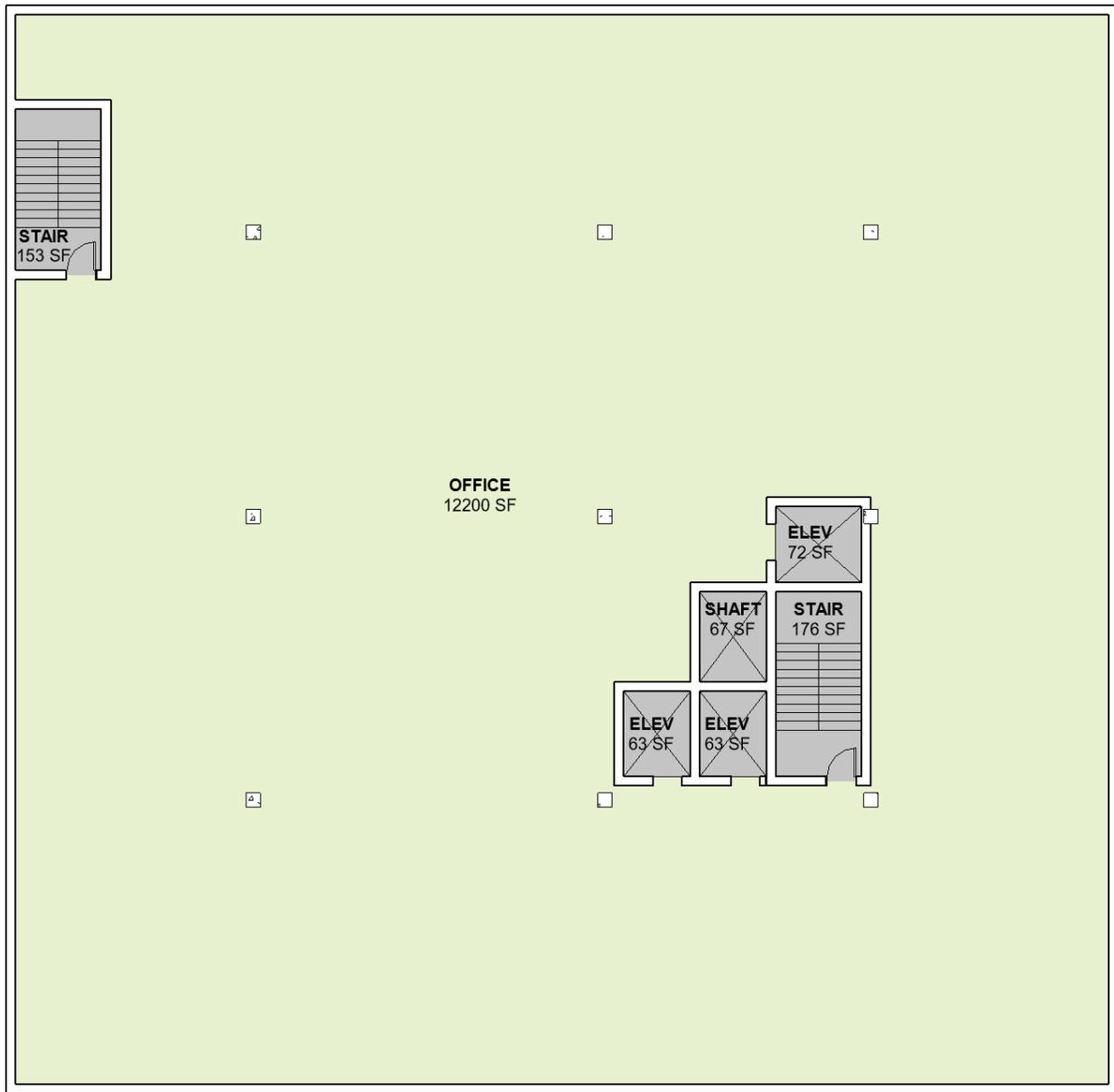
DESIGN SUBMISSION – INITIAL AND PROPOSED



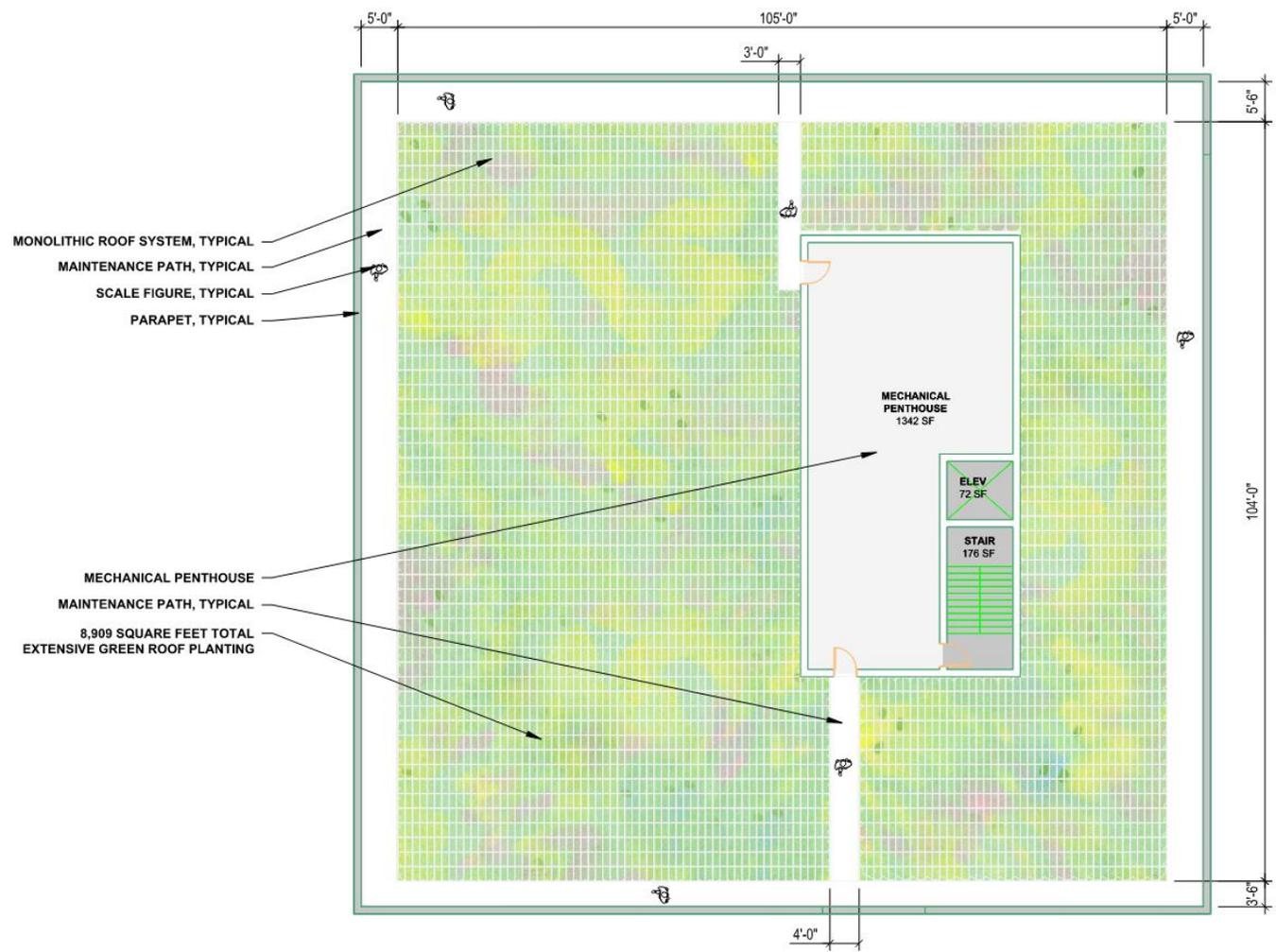
SITE + GROUND FLOOR PLAN



FIRST FLOOR PLAN



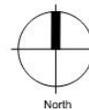
FLOORS 4 THROUGH 7 – OFFICE

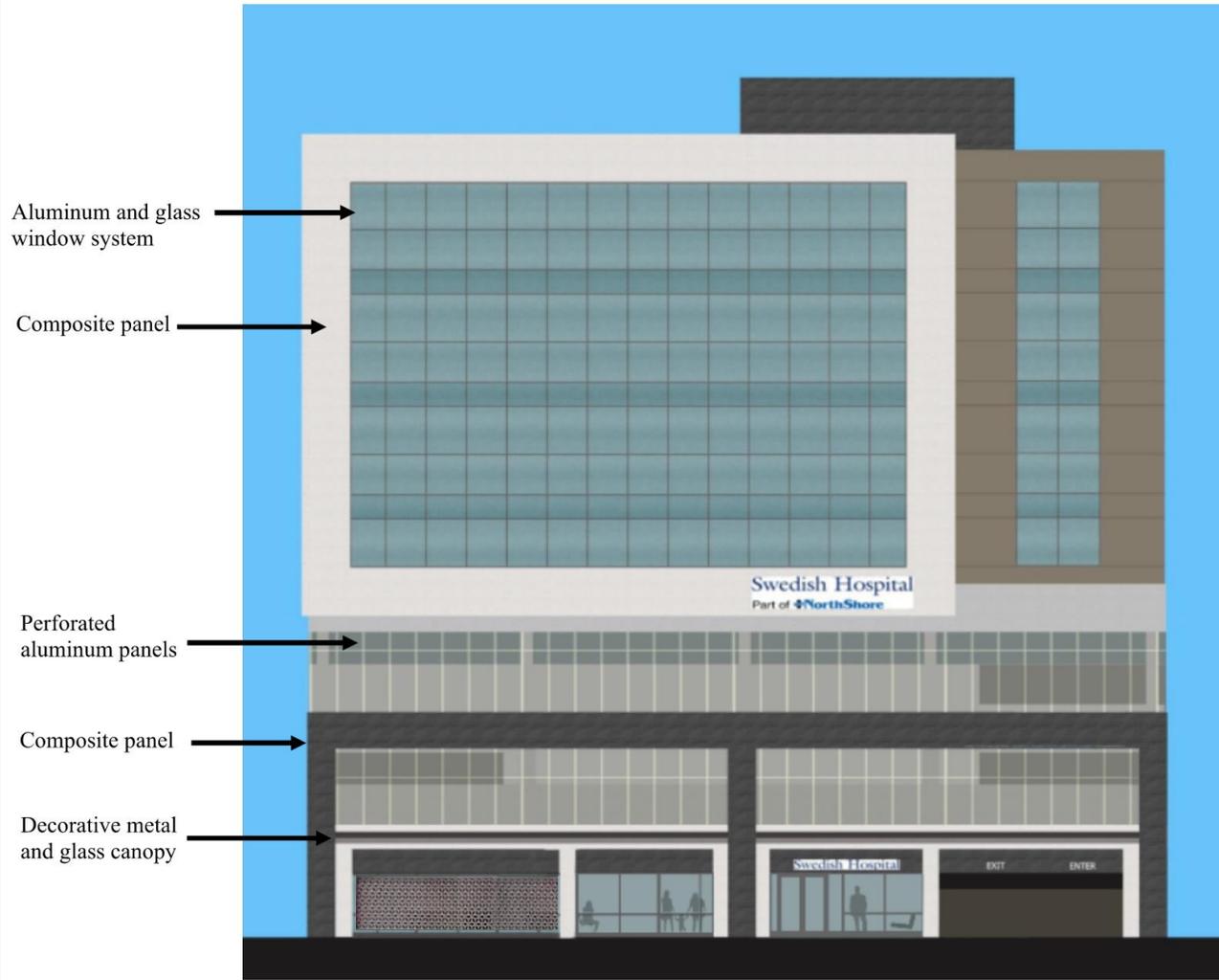


WEST FOSTER AVENUE

Green Roof Landscape Plan - Tray System

Scale: 1"=10'-0"





SOUTH ELEVATION

TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

SEVENTH FLOOR +14'

SIXTH FLOOR +14'

FIFTH FLOOR +14'

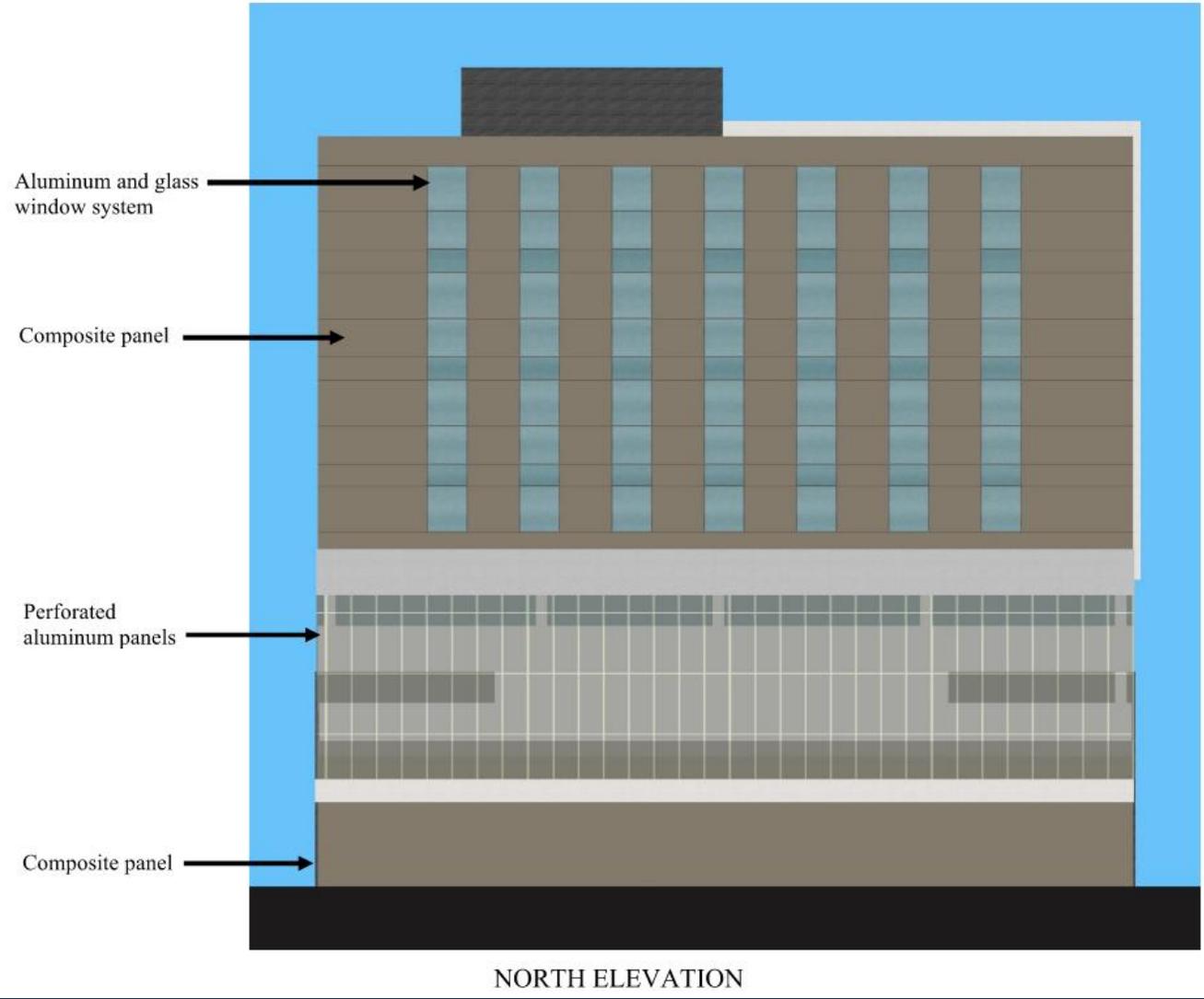
FOURTH FLOOR +10'

THIRD FLOOR +10'

SECOND FLOOR +19'

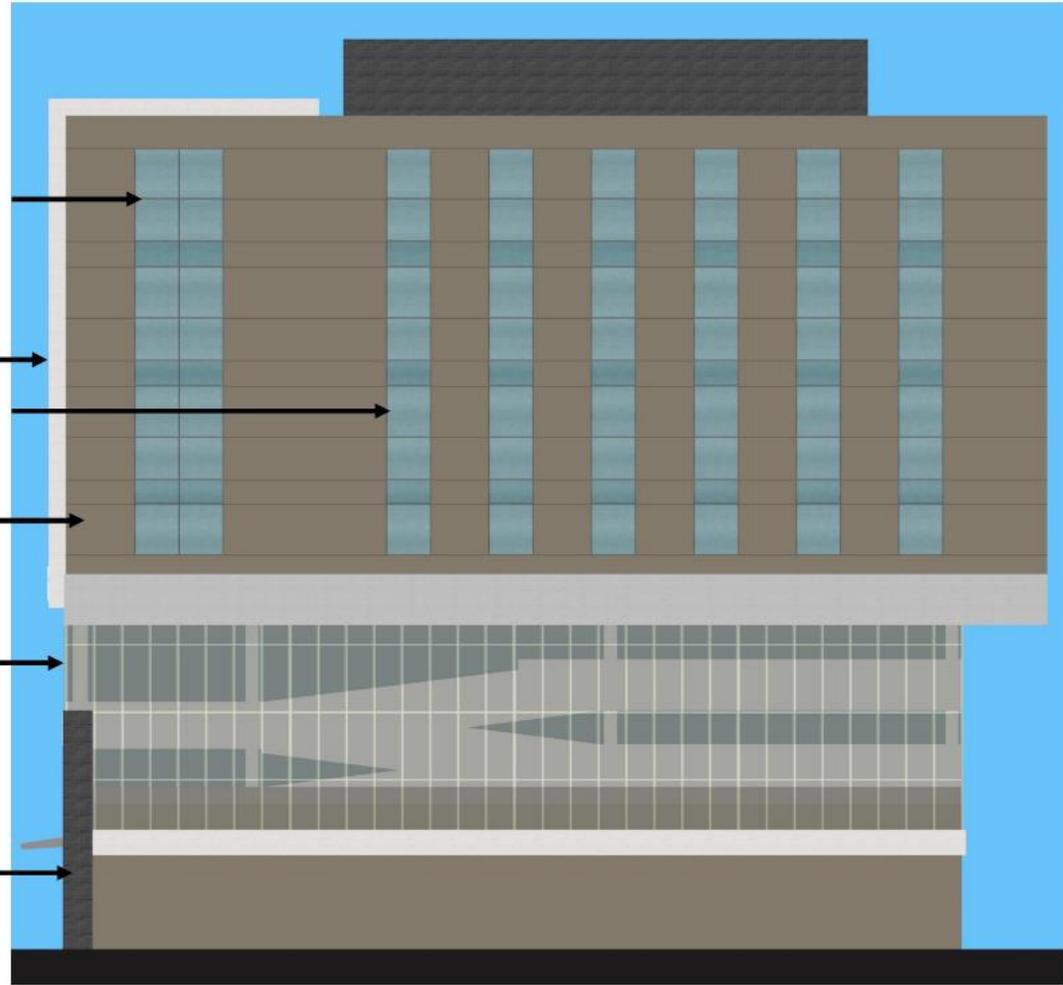
FIRST FLOOR +0'

BUILDING ELEVATION (SOUTH)



- TOP OF PENTHOUSE +108'
- BUILDING HEIGHT +96'
- SEVENTH FLOOR +14'
- SIXTH FLOOR +14'
- FIFTH FLOOR +14'
- FOURTH FLOOR +10'
- THIRD FLOOR +10'
- SECOND FLOOR +19'
- FIRST FLOOR +0'

BUILDING ELEVATION (NORTH)



EAST ELEVATION

TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

SEVENTH FLOOR +14'

SIXTH FLOOR +14'

FIFTH FLOOR +14'

FOURTH FLOOR +10'

THIRD FLOOR +10'

SECOND FLOOR +19'

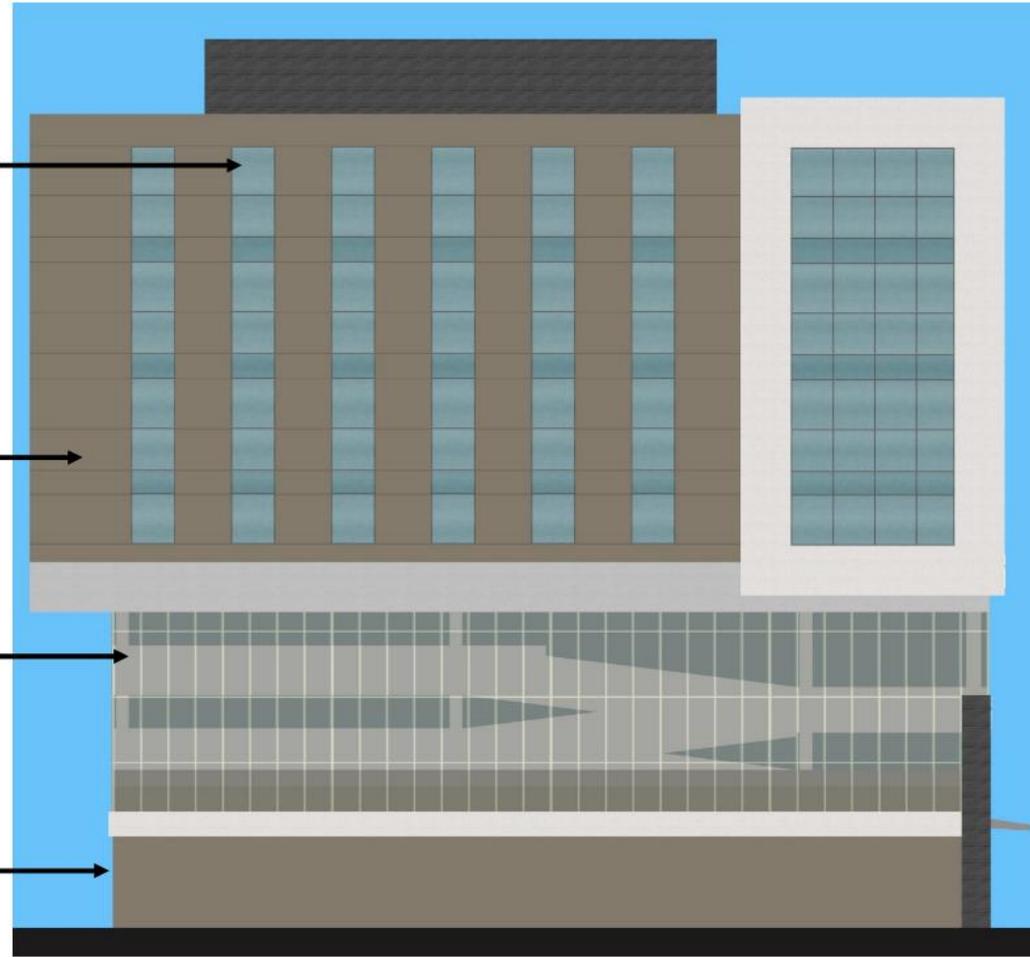
FIRST FLOOR +0'

Aluminum and glass window system

Composite panel

Perforated aluminum panels

Composite panel



WEST ELEVATION

TOP OF PENTHOUSE +108'

BUILDING HEIGHT +96'

SEVENTH FLOOR +14'

SIXTH FLOOR +14'

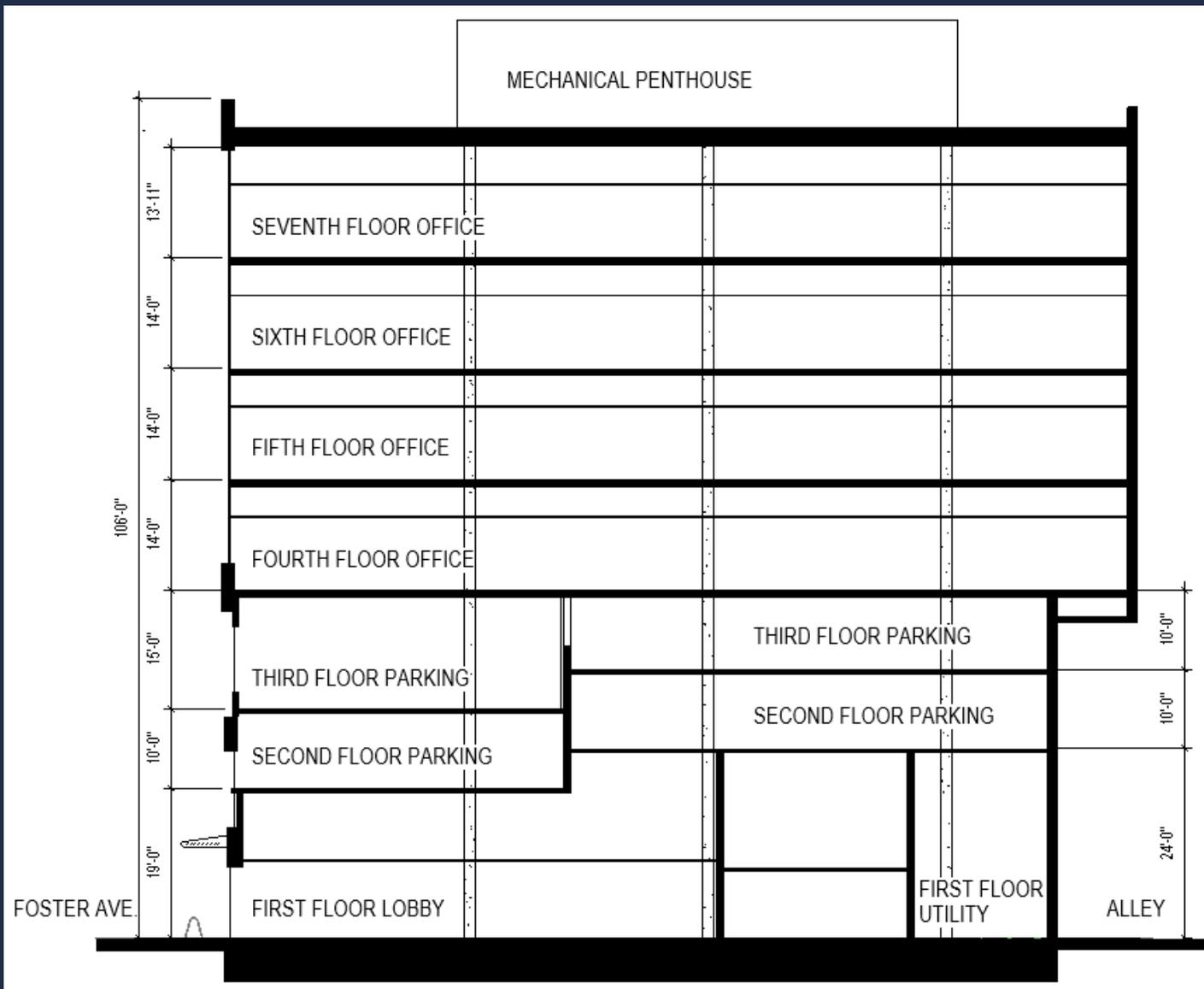
FIFTH FLOOR +14'

FOURTH FLOOR +10'

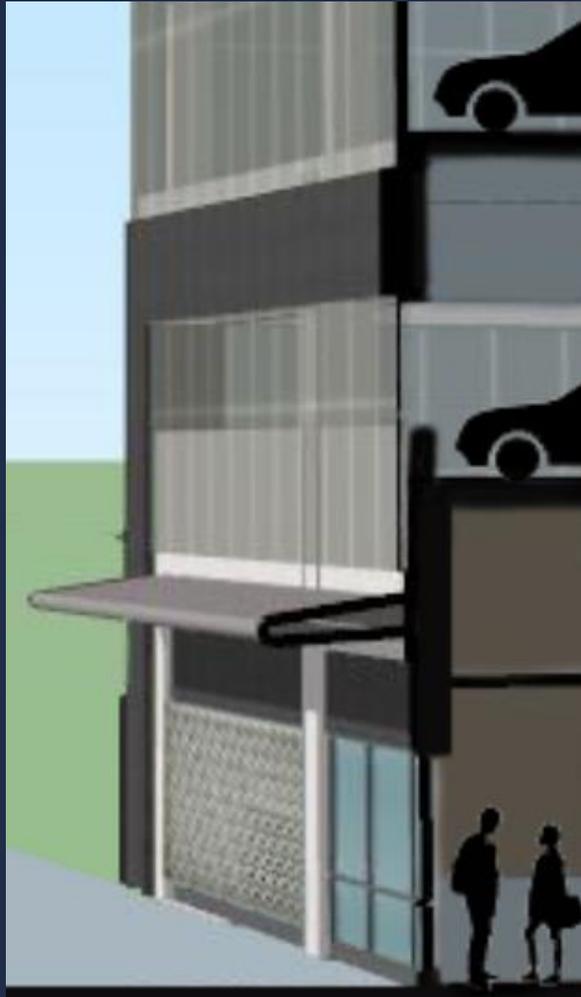
THIRD FLOOR +10'

SECOND FLOOR +19'

FIRST FLOOR +0'



SECTION LOOKING WEST



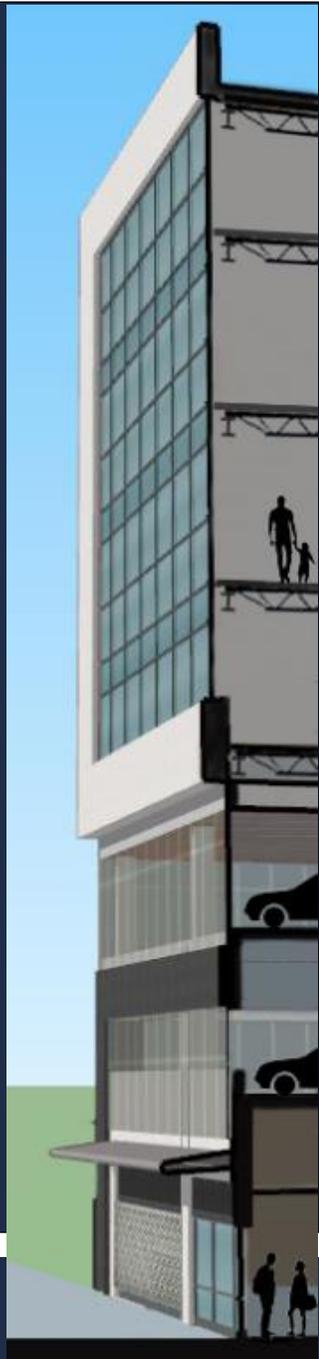
BUILDING BASE



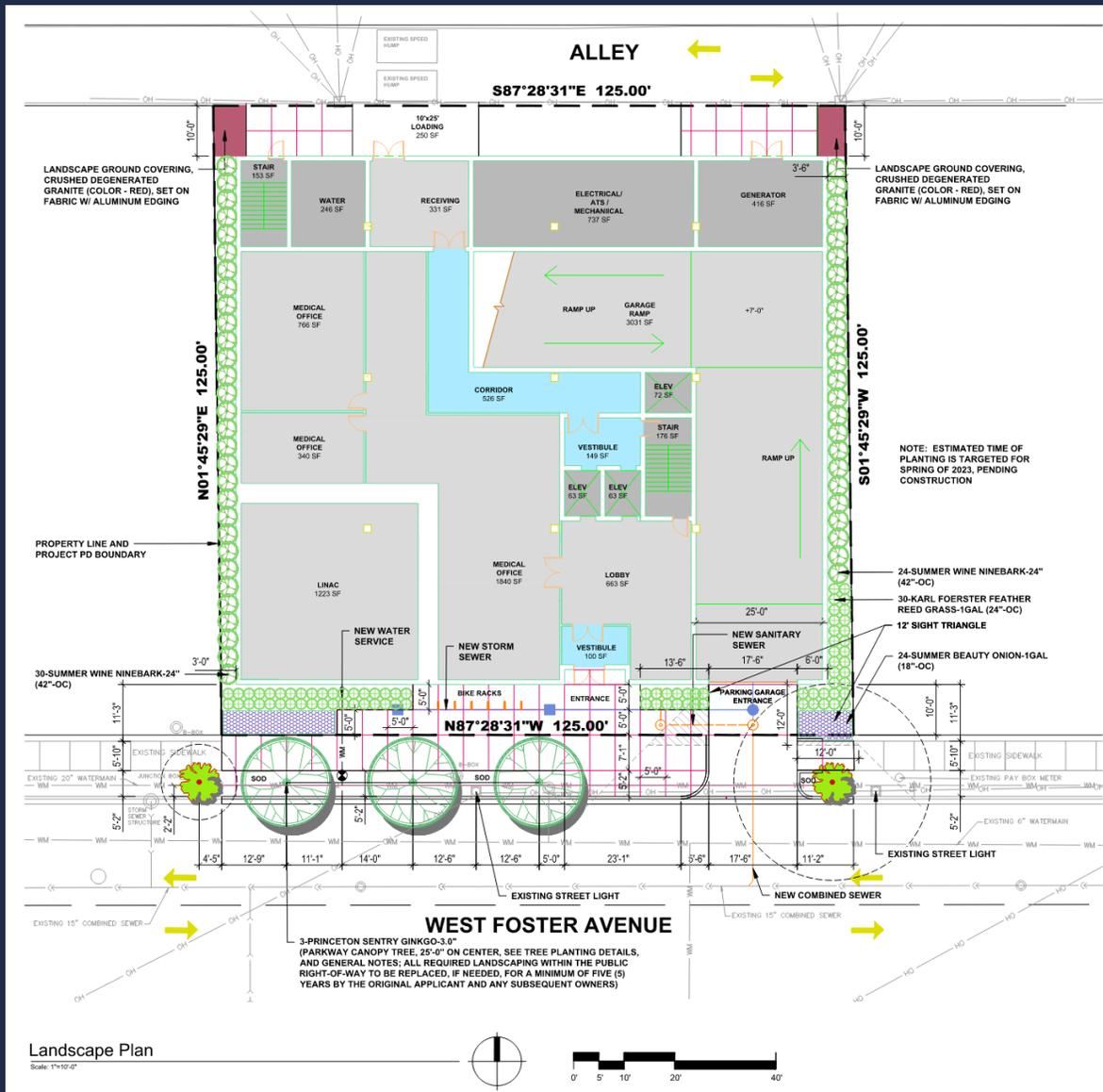
BUILDING MIDDLE



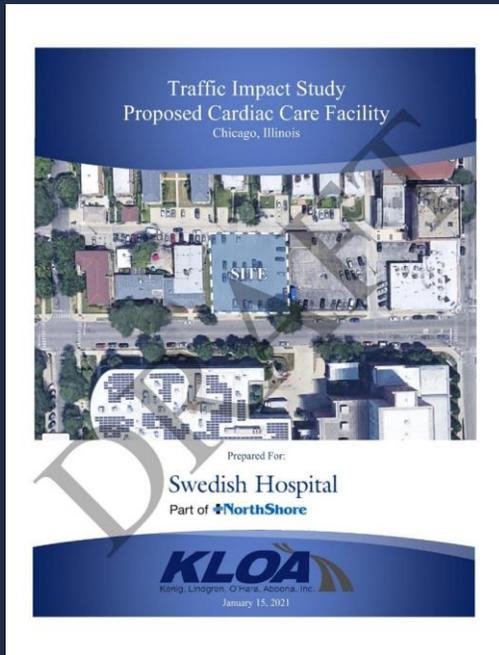
BUILDING TOP



FAÇADE SECTIONS



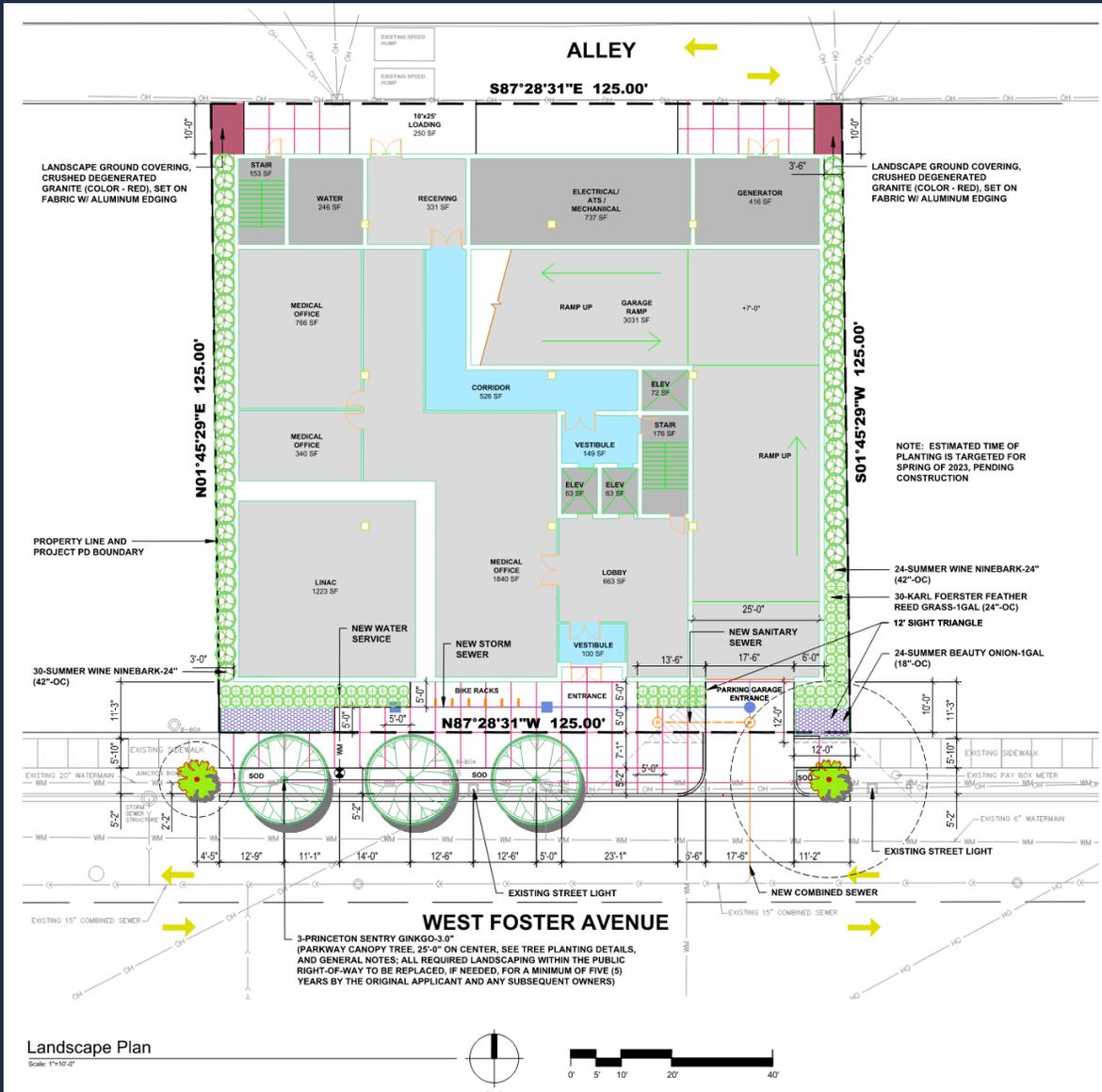
- Pedestrian entrance separated from vehicle entrance for pedestrian safety. Vehicle warning devices will be used for additional safety
- Bicycle racks provided adjacent to Entry to promote bicycle use. Additional indoor bicycle storage provided in a secure room
- Building is fully accessible
- Vehicle parking provided on the second and third floors
- Loading area provided in the alley to eliminate traffic congestion on Foster Avenue
- Location is convenient to Bus stops to promote the use of public transportation



- Left hand turn arrow for EB traffic at intersection of Foster Ave. and California Ave.
- Proposed development will not cause significant impact on area streets.
- Existing street system sufficiently accommodate traffic generated by proposed development.
- Visual warning devices provided at garage exit.

- Safe and attractive Pedestrian Route
- Street Level space includes building lobby and Clinic entry and waiting
- Entry prominent at front of building at sidewalk level
- Approximately 50% of street-facing façade is clear, non-reflective glass
- Portions of entry level façade which are not active use or vehicle access are articulated with architectural features and enhanced with landscaping elements
- Building height, massing, and architectural features relate to existing structure at Foster and California
- Signage is appropriate in scale and design to the building





- A 10' front setback provides an open space in front of the building along the public way allowing for landscaping, pedestrian movement, and safe bicycle parking
- Landscaping conforms to landscape ordinance

OPEN SPACE + LANDSCAPING

METAL COMPOSITE MATERIAL WALL PANELS



SERPENTINE METALLIC

STREET FAÇADE DARK ACCENT

DRIFTWOOD MICA

MAIN BUILDING FACADE

MARKET PEARL WHITE MICA

WHITE ACCENT COLOR

Product Availability:

ALUCOBOND PLUS (4mm ACM); ALUCOBOND AXCENT* (.040" sheet)

GLAZING – VITRO ARCHITECTURAL GLASS COLOR: AZURIA

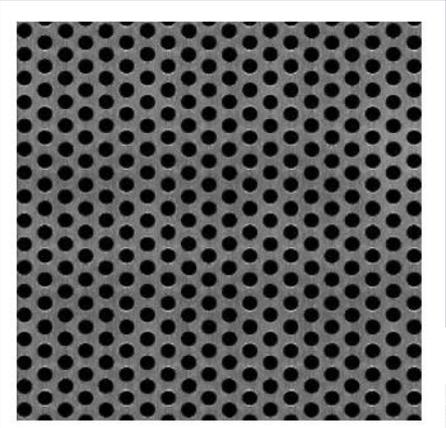


A Stunning Aqua-Blue Hue

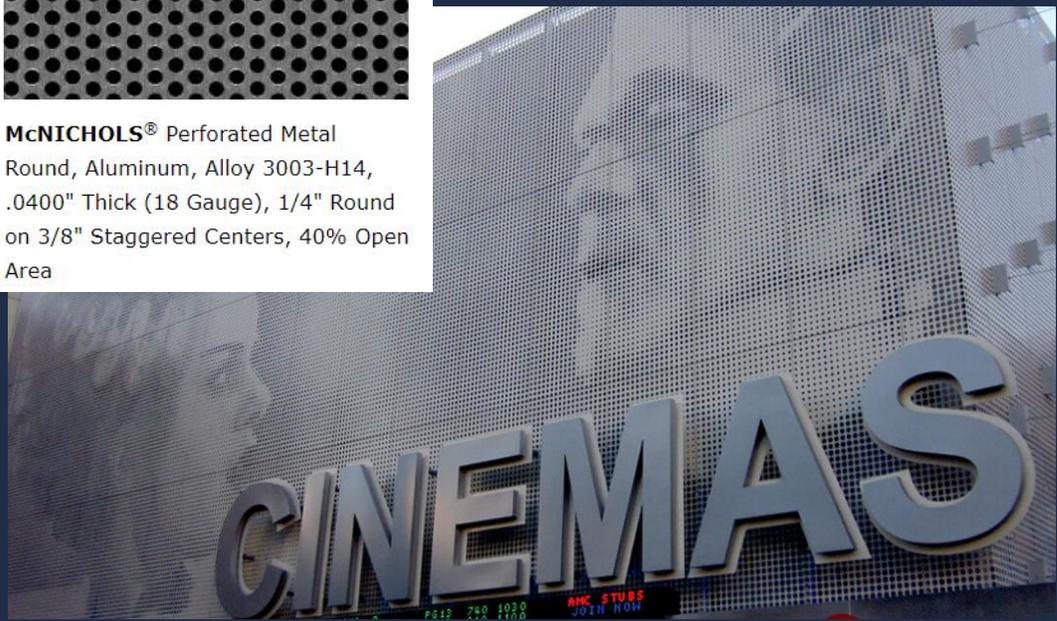
Azuria® glass is a stunning aqua-blue glass that is part of the nautically inspired tinted glass collection by Vitro Glass. *Azuria*® glass's distinctive aesthetic blends brilliantly with the surrounding environment, adding beauty while delivering solar control and spectrally selective properties that makes it one of the top glasses in the industry.



PERFORATED METAL SCREENING



McNICHOLS® Perforated Metal
Round, Aluminum, Alloy 3003-H14,
.0400" Thick (18 Gauge), 1/4" Round
on 3/8" Staggered Centers, 40% Open
Area



DECORATIVE PERFORATED METAL ART



LAZER CUT DECORATIVE PANELS

**CONSTRUCTION
SPECIALTIES
CUSTOM ALUMINUM
SUNSHADES**



PROJECT BENEFITS:

75 Construction Jobs
75 Permanent Jobs
\$50 million project budget

The City's Participation Goals are:
26% Participation from Qualified Minority Business Enterprises
6% Participation from Qualified Women Business Enterprises
50% Participation from Chicago Residents

Rate Control Requirements

Stormwater detention for the project will be provided in an underground vault located below the parking garage ramp at the southeast corner of the proposed building. Release from the detention vault will be governed by a restrictor located in a catch basin outside of the detention vault.

Volume Control Requirements

The proposed building will be equipped with a green roof. The presence of the green roof reduces the amount of impervious area on the project site by approximately 50%, when compared to existing conditions. Therefore, additional infiltration best management practices (BMP's) are not required for the project.

DPD Recommendations (staff to complete)