



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION

Department of Planning and Development

NORTHWESTERN MEMORIAL HEALTHCARE

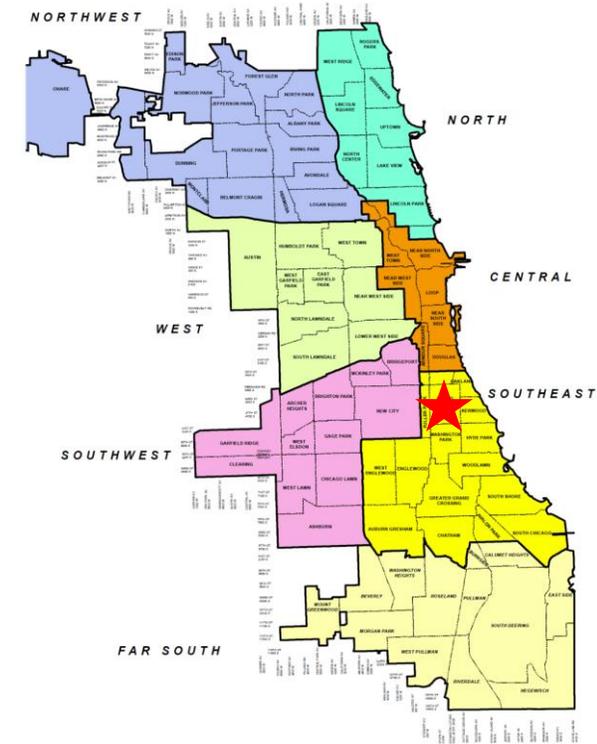
BRONZEVILLE ADVANCED OUTPATIENT CARE CENTER

747 – 757 E 48TH ST & 4800 - 4848 S COTTAGE GROVE AVE
(Ward 4)

09/15/2022

Community Area Snap Shot

- South-East Region
- Grand Boulevard
- Demographics (2016 – 2020)
 - Total Population: 24,589
 - Race/Ethnicity: 89.6% - Black , 4.1% - White , 3.3% - Hispanic or Latino, 2.3% - Other Races, .7% - Asian
 - Median Age: 37.5
 - Median Household Income: \$39,111
 - City of Chicago Median Household Income: \$62,097

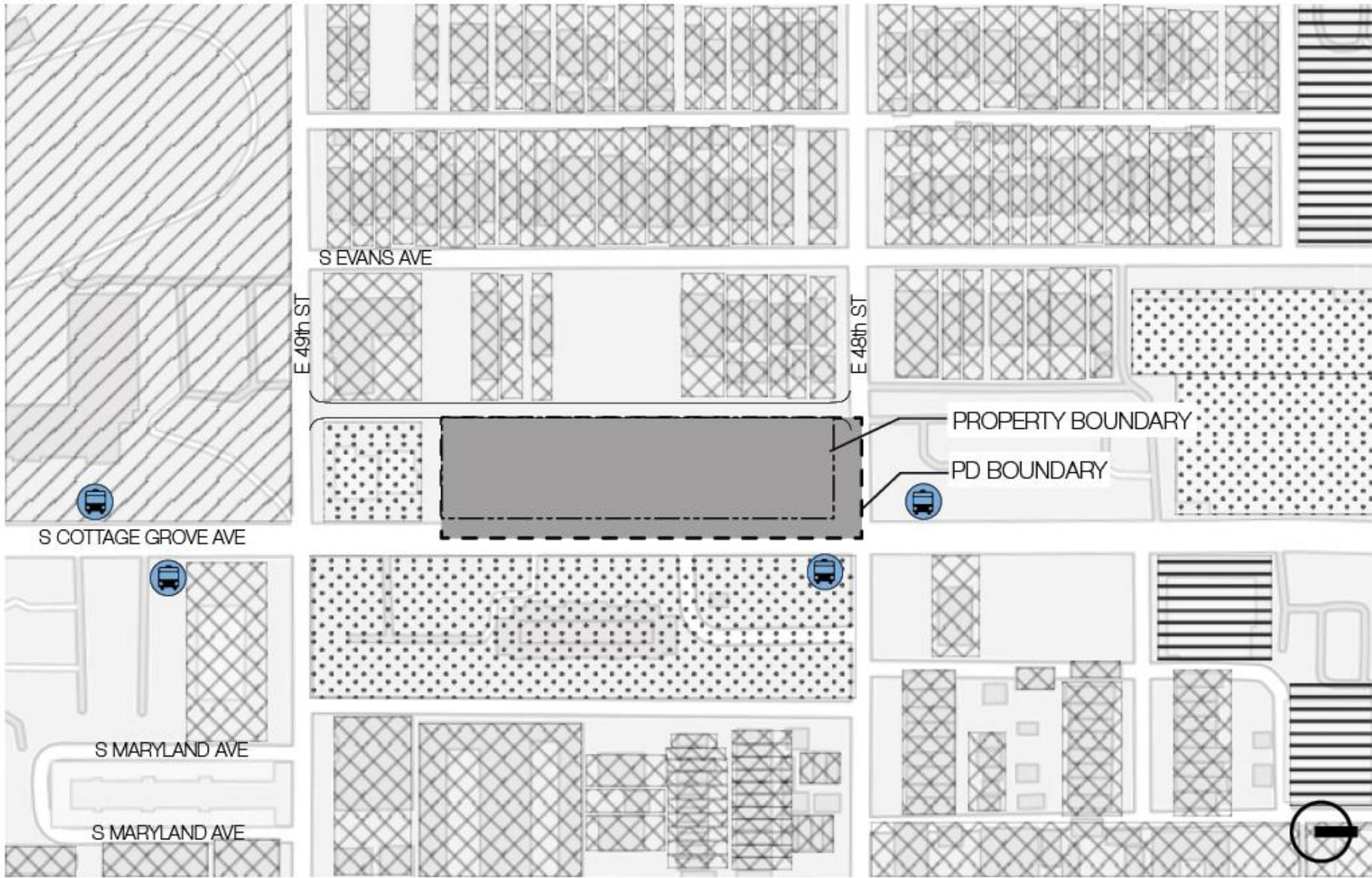


Source: <https://www.cmap.illinois.gov/data/community-snapshots>



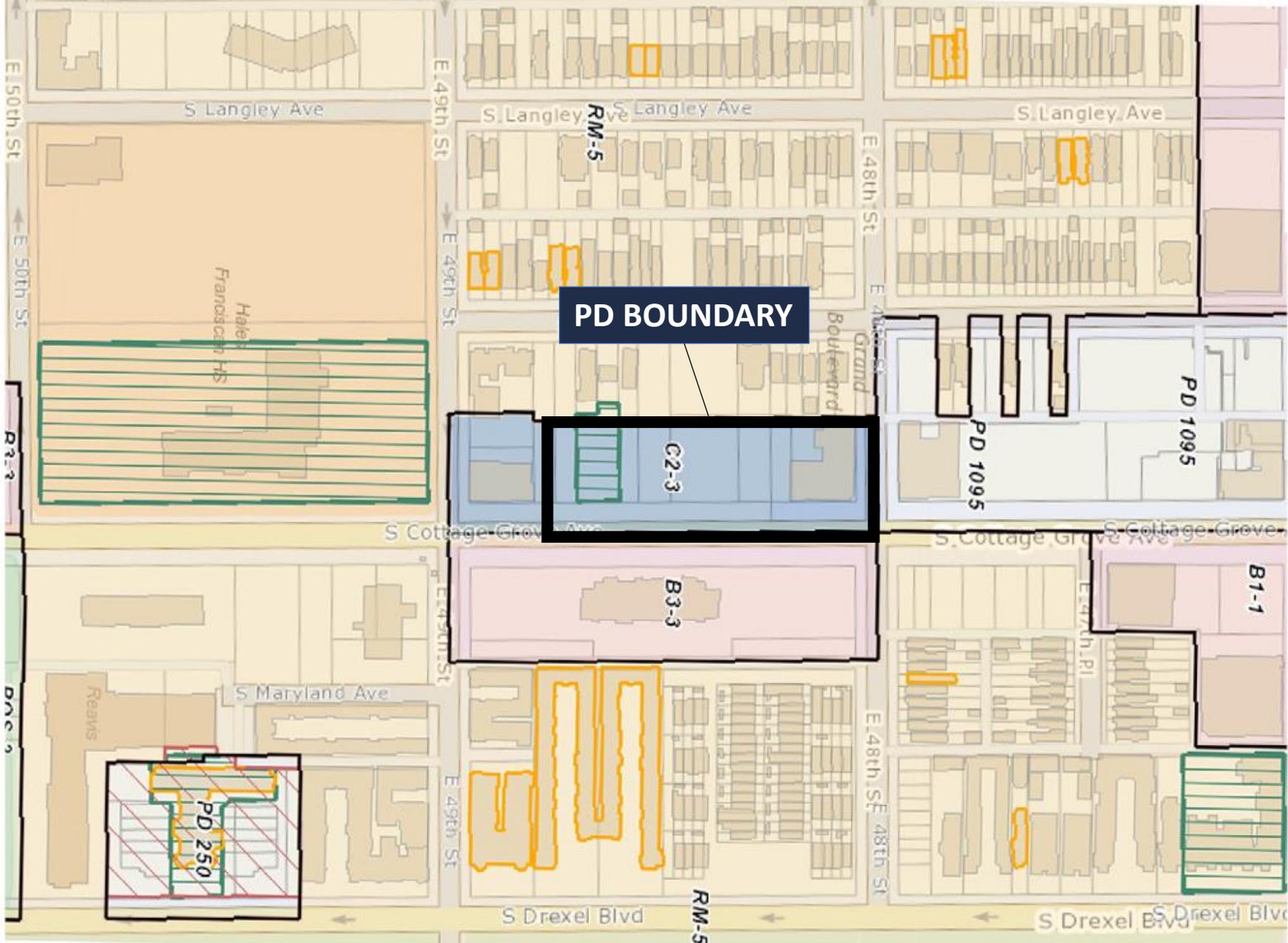
CPC Request

The proposed building height is 102'-0". Therefore, the project is required to seek a Planned Development per Section 17-8-0512 Tall Buildings and Section 17-3-0408 Building Height of the Chicago Zoning Ordinance.



LEGEND

-  RESIDENTIAL
-  EDUCATIONAL
-  MIXED USE
-  BUSINESS
-  PROPOSED DEVELOPMENT
-  BUS STOP



BULK AND DENSITY STANDARDS		
ZONING DISTRICT	C2-3	C2-5
MAX. BUILDING HEIGHT	60'-0"	75'-0"*
MAXIMUM FAR	3.0	5.0
*PROJECT MAY EXCEED MAX. HEIGHT STANDARD UPON PD APPROVAL		





Approximate Building Height: 11 stories

Approximate Building Height: 84.30'

Approximate Building Height: 53.75'

Approximate Building Height: 57.90'

PD BOUNDARY

Approximate Building Height: 57.82'

AERIAL VIEW FROM NE DIRECTION



Approximate Building Height: 89.65'

Approximate Building Height: 57.82'

Approximate Building Height: 48.83'

PD BOUNDARY

Approximate Building Height: 53.75'

Approximate Building Height: 84.30'

AERIAL VIEW FROM SE DIRECTION



AERIAL VIEW FROM NE DIRECTION

Economic & Community Benefits

- Project Budget: \$130m
- Estimated Jobs:
 - 1000-1500 Construction Jobs
 - 130 Permanent Jobs
- Commitment to City Participation Goals of 26% MBE, 6% WBE and 50% City Residency
- Future retail space provided on site
- 7500 SF Community space with multipurpose rooms and demo kitchen



Project Timeline + Community Outreach

- Design team had a robust community outreach process including ongoing conversations with Alderman King. The design was in response to community feedback and comments. We held 24 community meetings starting September 2021 through May 2022
- DPD dates...
- Date of PD Filing – July 20, 2022

Northwestern Medicine | BROOK | LJC7

Community Engagement
Timeline of Activities

Individual Community Stakeholder Interviews	September – November 2021
NM Staff Listening Session	September 7, 2021
NM Staff Listening Session	September 10, 2021
Listening Session	October 20, 2021
Community Engagement Work Group Meeting	November 8, 2021
Adjacent Evans Neighbors Listening Session (hosted by NM)	November 9, 2021
Listening Tour	November 11, 2021
Business Community Listening Session	November 16, 2021
Note: Fifty invitations were sent by Quad City Development Council No participants showed up.	
Alderman King's Community Listening Tour	November 16, 2021
Listening Session	November 30, 2021
Business Community Listening Session (second attempt)	December 6, 2021
No participants showed up.	
Ideation Session	December 7, 2021 (8am)
Ideation Session	December 13, 2021 (noon)
Ideation Session	December 13, 2021 (6 p.m.)
Ideation Survey	January 3 – January 10, 2022
Visioning Session	January 12, 2022
Visioning Session	January 13, 2022
NM Staff Visioning Session	February 2, 2022
NM Staff Visioning Session	February 3, 2022
NM Staff Visioning Session	February 4, 2022
Business Community Survey	March 3 – April 4, 2022
Senior Survey	March 5 – April 4, 2022
Community Engagement Work Group Final Report Out	April 19, 2022
Bronzeville Academy Ideation / Visioning Session	May 4, 2022

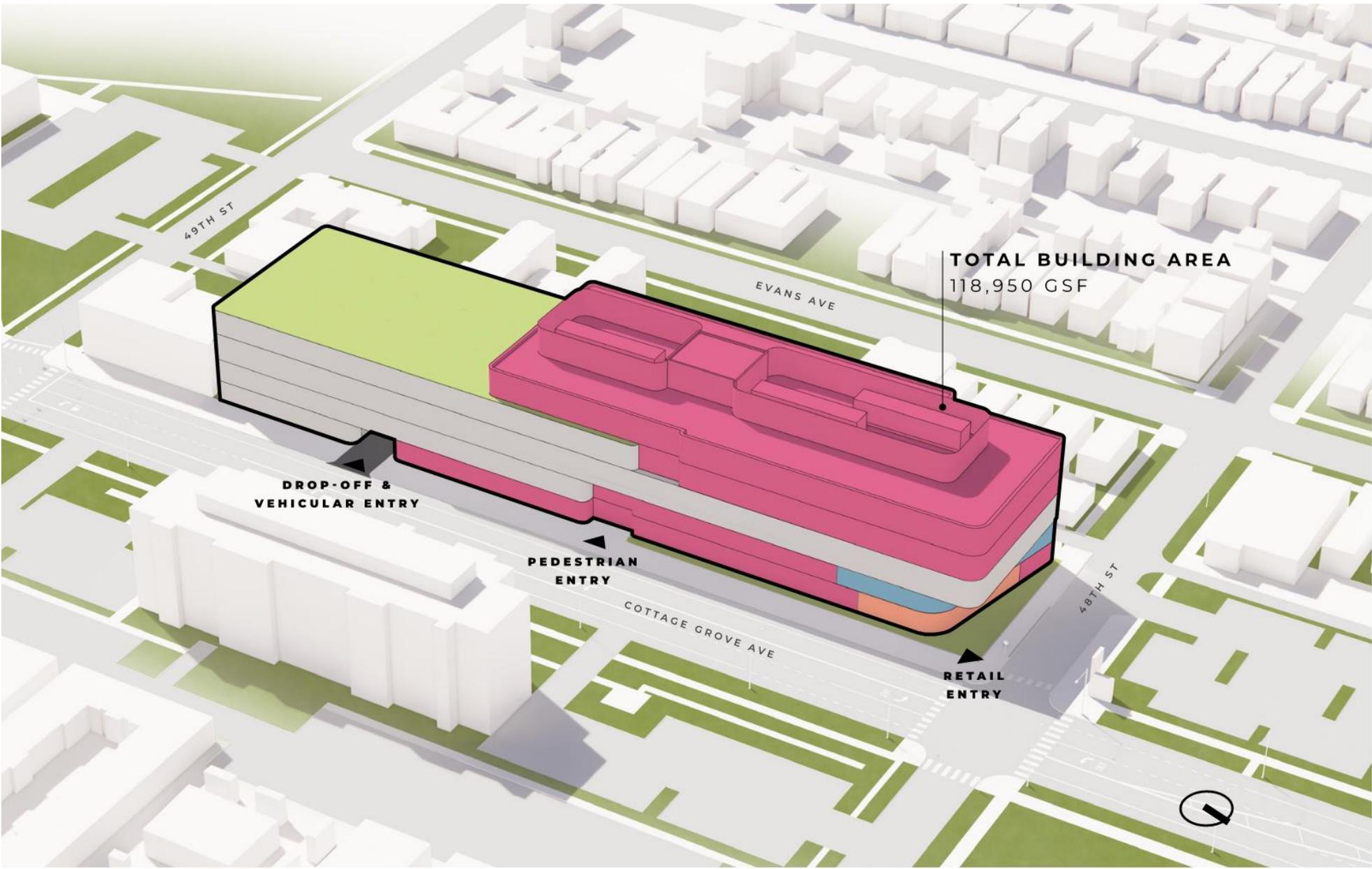
Page 8 of 9

Community Meeting Schedule

Project Timeline + Community Outreach

- When asked which Bronzeville legacy they would most like to celebrate, the most frequent responses were the strong community, the Black Metropolis and the music and art.
- When asked how the building should make you feel, the most popular responses were: accessible, vibrant, creative, community, safe, healing, proud and hopeful.
- When asked what activities should take place in the community space the answers: seminars and workshops, health education, STEM, senior programming, fitness classes and community meetings were most popular





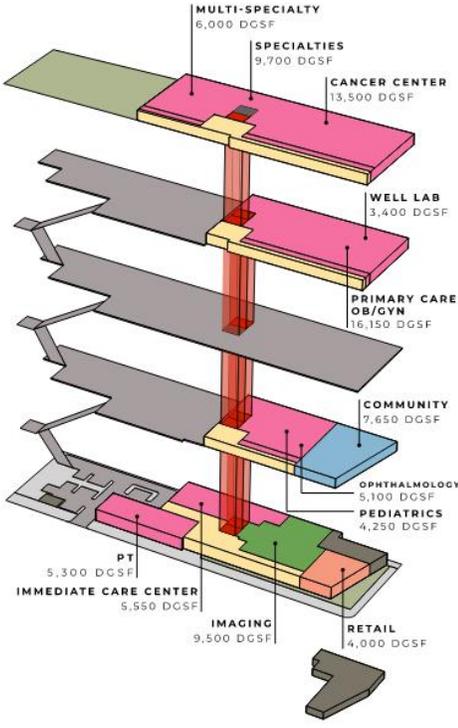
TOTAL BUILDING AREA
118,950 GSF

DROP-OFF & VEHICULAR ENTRY

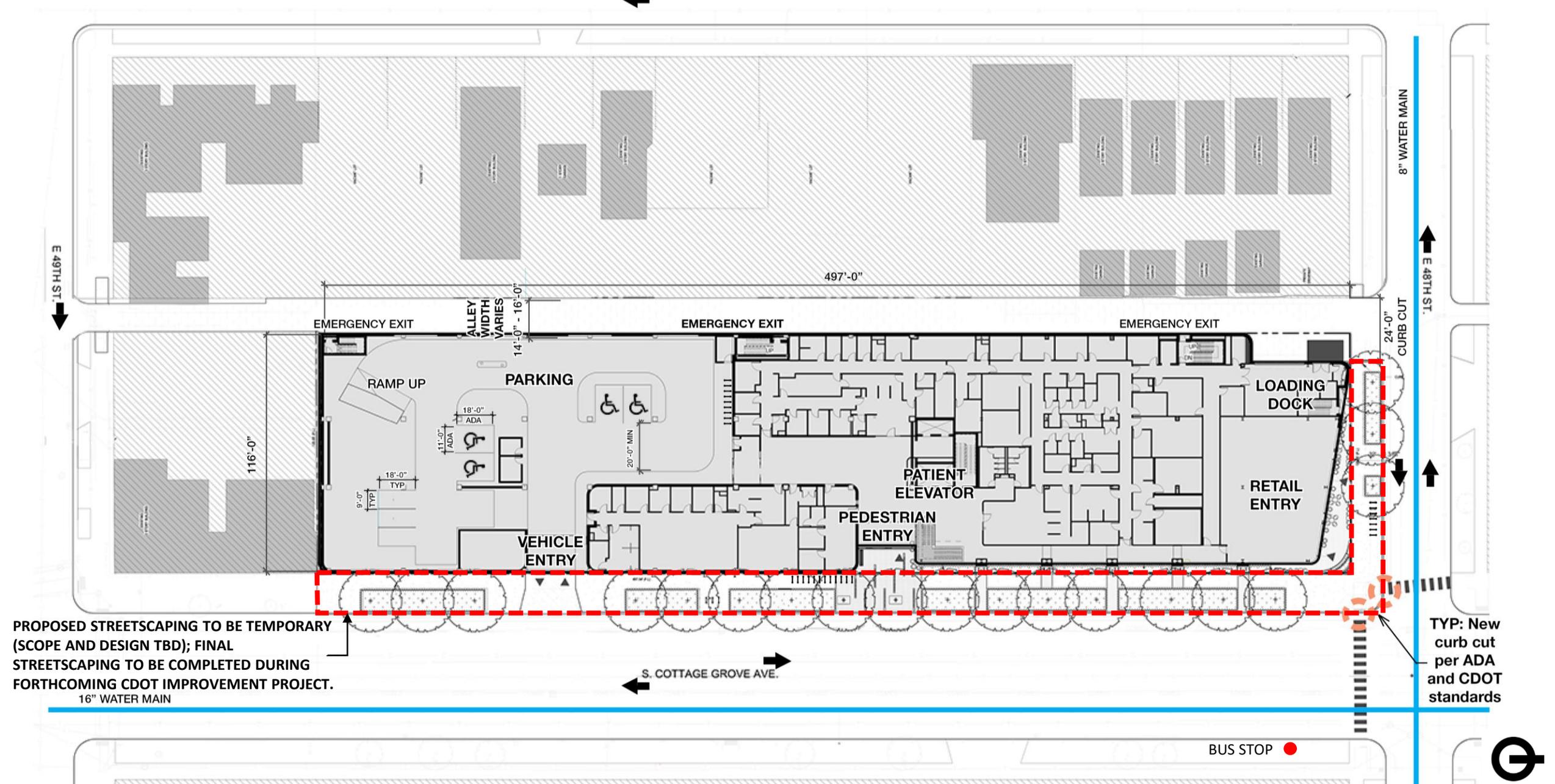
PEDESTRIAN ENTRY

RETAIL ENTRY

- DESIGN
- # Massing
- CLINIC ●
 - IMAGING ●
 - COMMUNITY ●
 - RETAIL ●
 - PARKING ●
 - PUBLIC CIRCULATION ●
 - BUILDING SERVICES ●



PROGRAMMING & MASSING

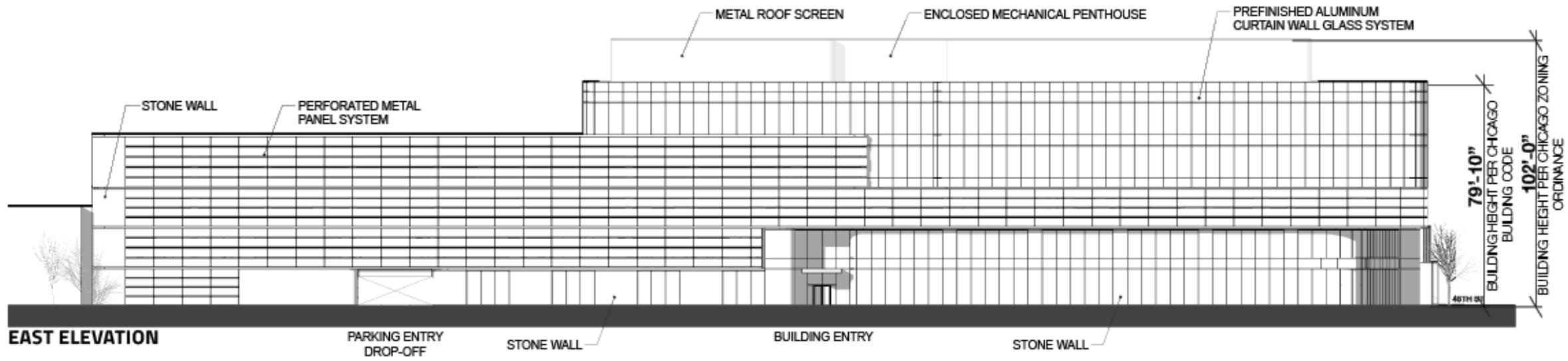


PROPOSED STREETSCAPING TO BE TEMPORARY (SCOPE AND DESIGN TBD); FINAL STREETSCAPING TO BE COMPLETED DURING FORTHCOMING CDOT IMPROVEMENT PROJECT.
16" WATER MAIN

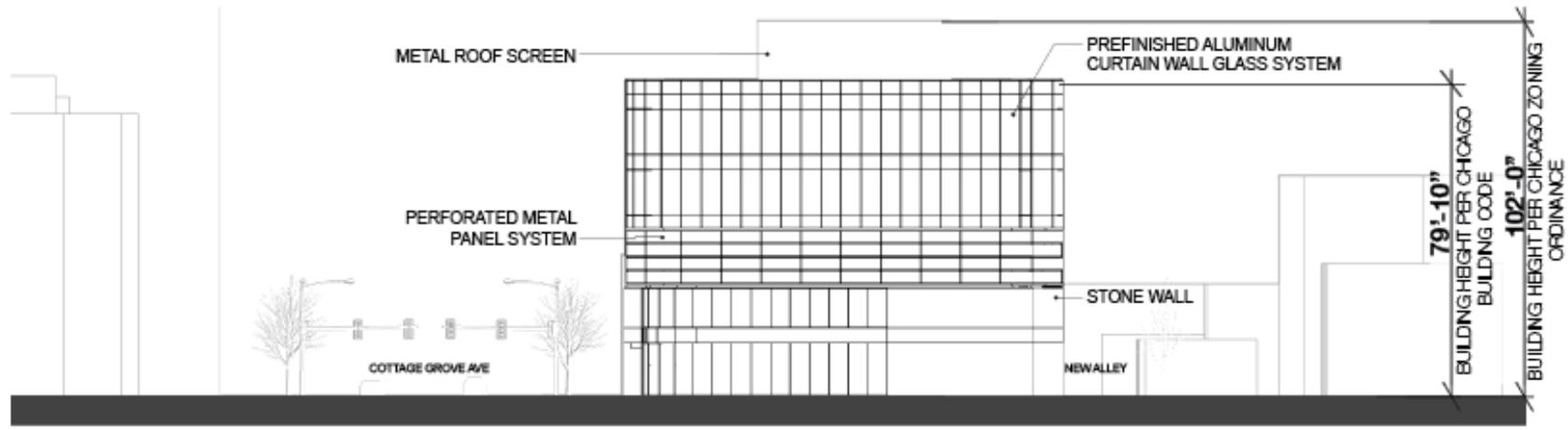
TYP: New curb cut per ADA and CDOT standards

SITE + GROUND FLOOR PLAN





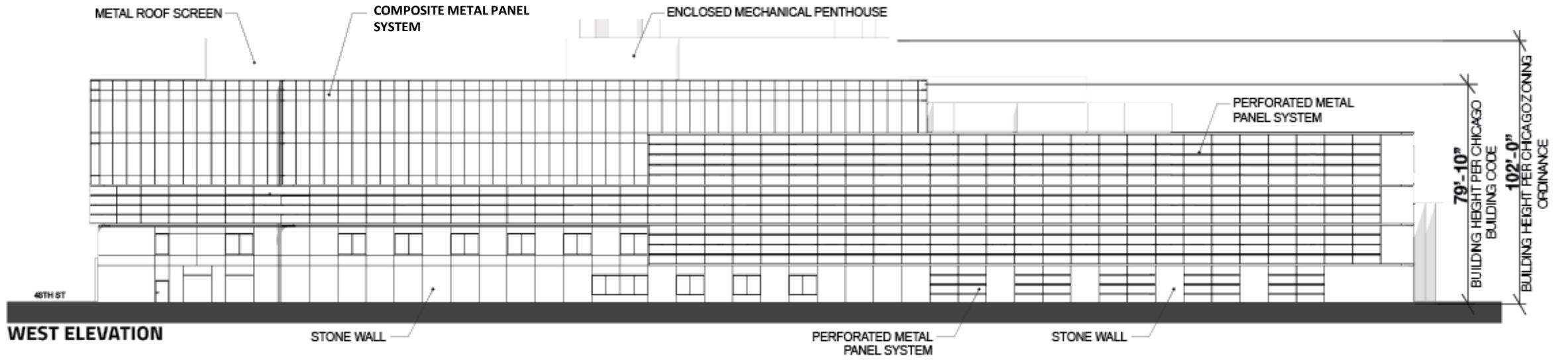
BUILDING ELEVATION (EAST)



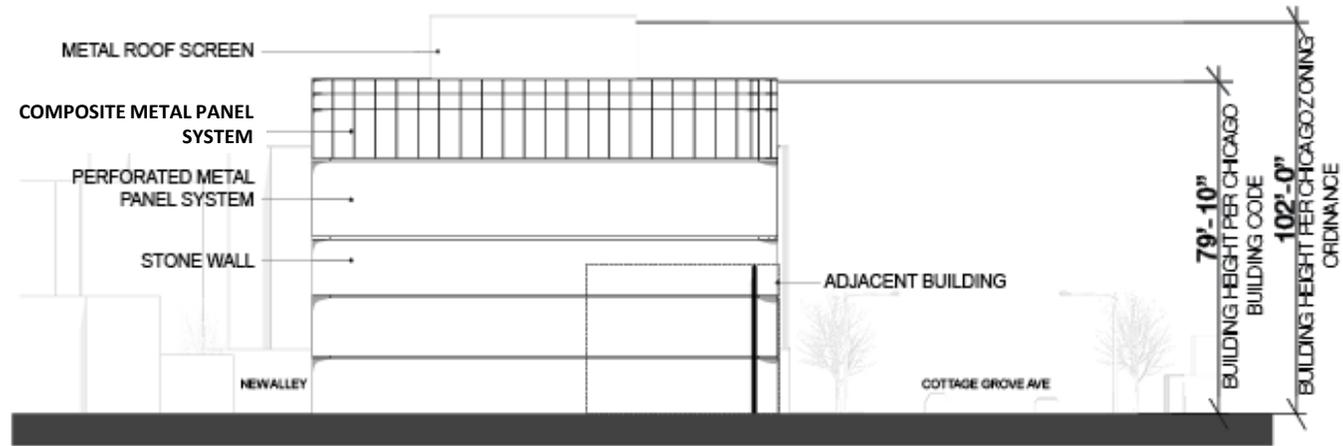
NORTH ELEVATION



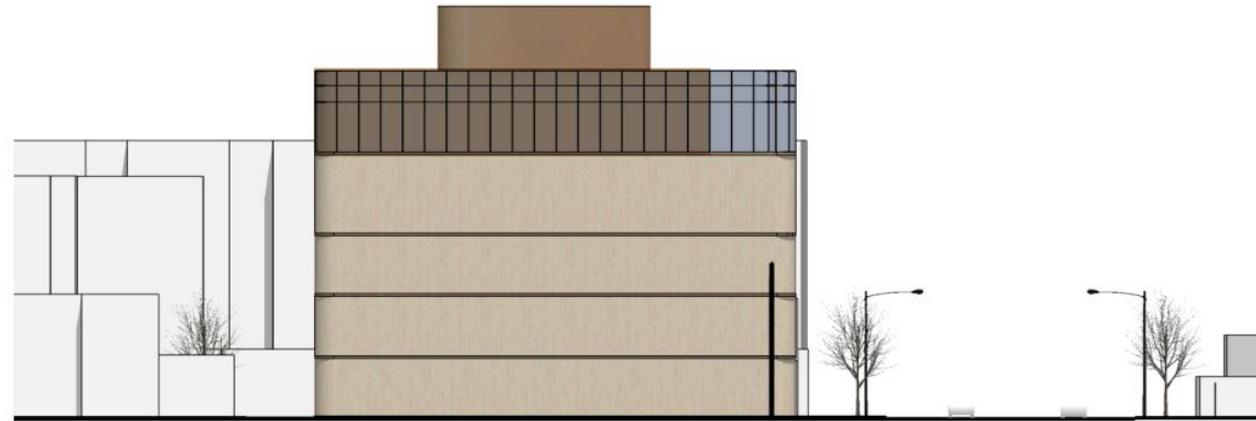
BUILDING ELEVATION (NORTH)



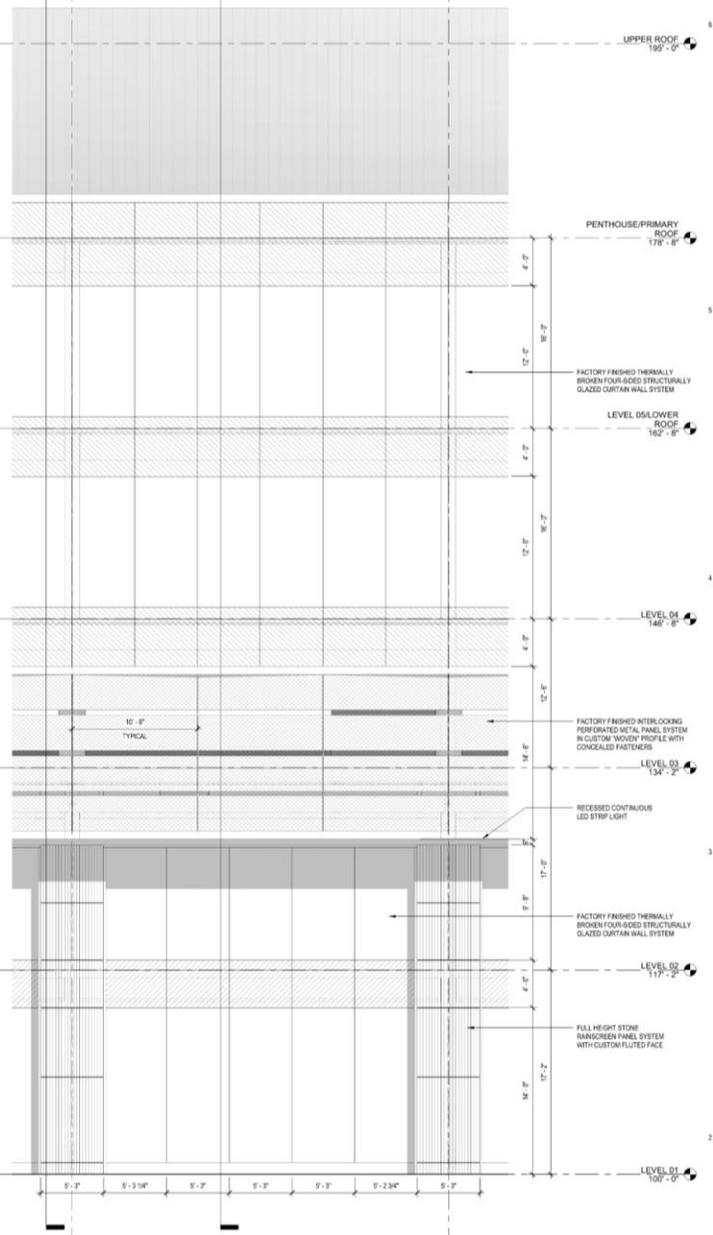
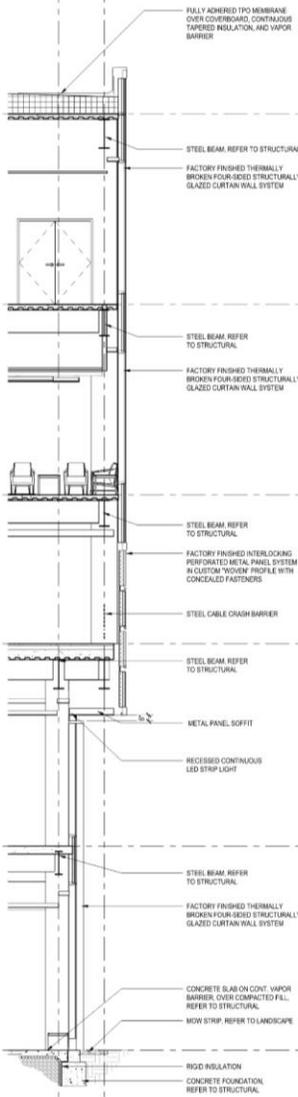
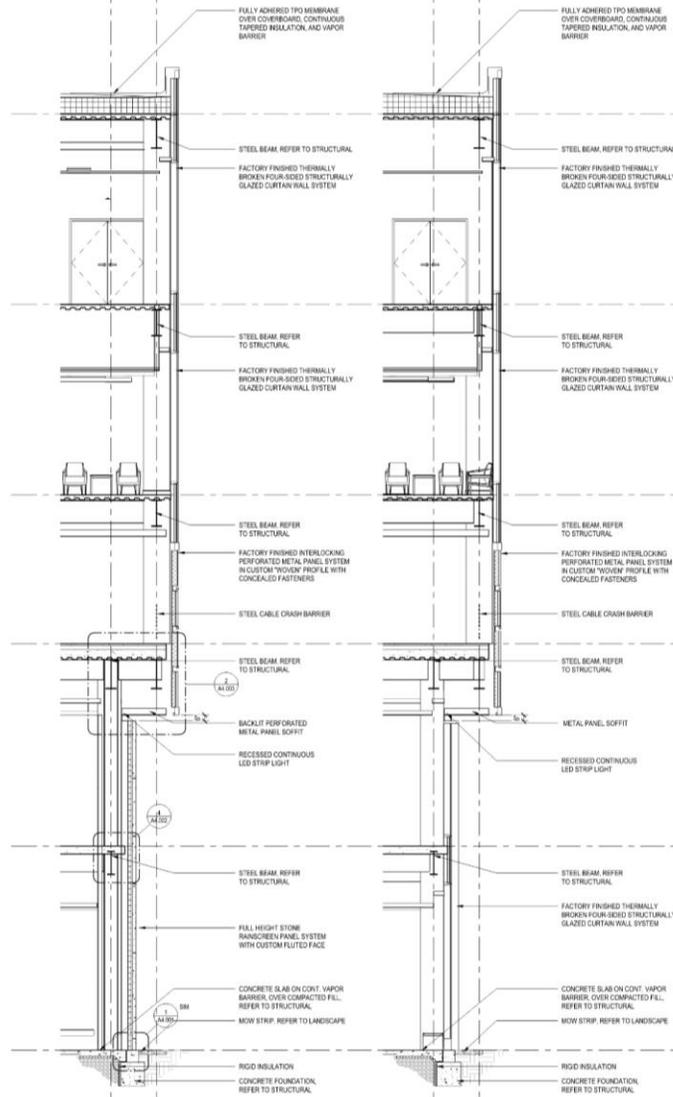
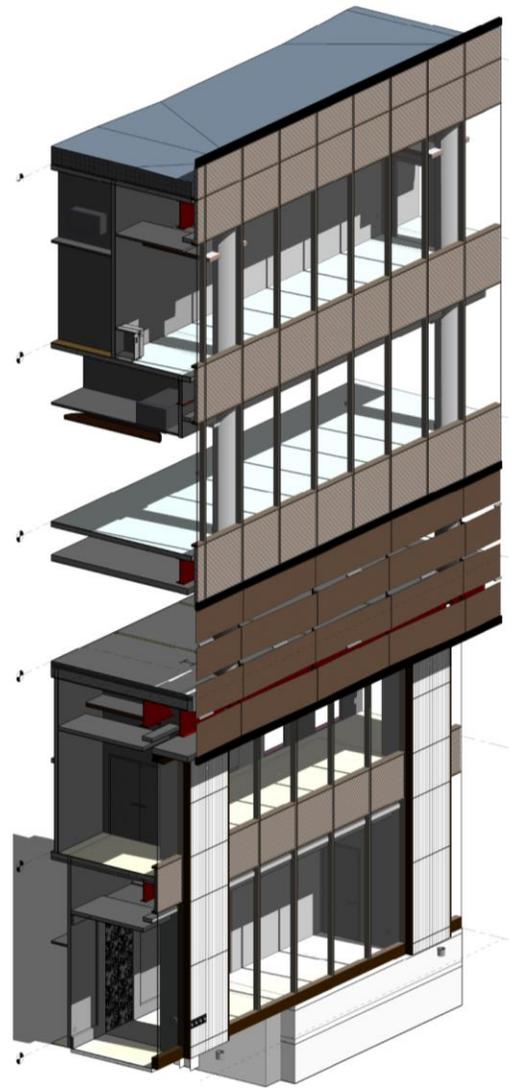
BUILDING ELEVATION (WEST)



SOUTH ELEVATION



BUILDING ELEVATION (SOUTH)



FAÇADE SECTIONS

Butt Glazed Curtain
Wall w/ Spandrel glass
w/ patterned bronze
frit

Weaving Metal
Perforated Bronze
Panels

Smooth Cast Stone

Fluted Cast Stone
Columns

Dark bronze mullions



BUILDING MATERIALS



AERIAL VIEW FROM NE DIRECTION



AERIAL VIEW FROM SE DIRECTION



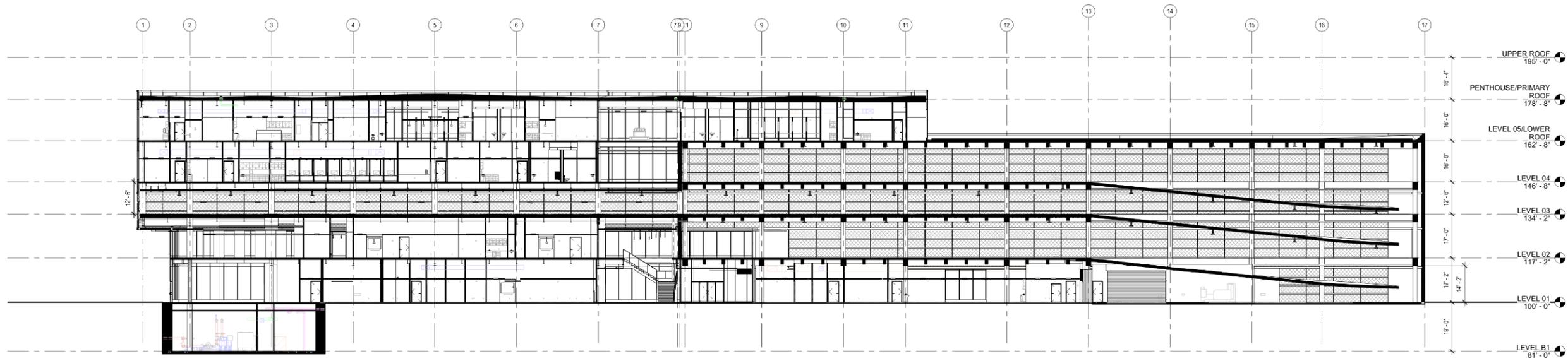
PEDESTRIAN VIEW



PEDESTRIAN VIEW



PEDESTRIAN VIEW



G1 BUILDING SECTION - LOOKING EAST
 A3.302 1/16" = 1'-0"

BUILDING SECTIONS (LOOKING EAST)



03 BUILDING SECTION - LOOKING WEST
 A3.202 1/16" = 1'-0"

BUILDING SECTIONS (LOOKING WEST)



G5 BUILDING SECTION - LOOKING NORTH
A3.202 1/16" = 1'-0"



D5 BUILDING SECTION - LOOKING SOUTH
A3.202 1/16" = 1'-0"

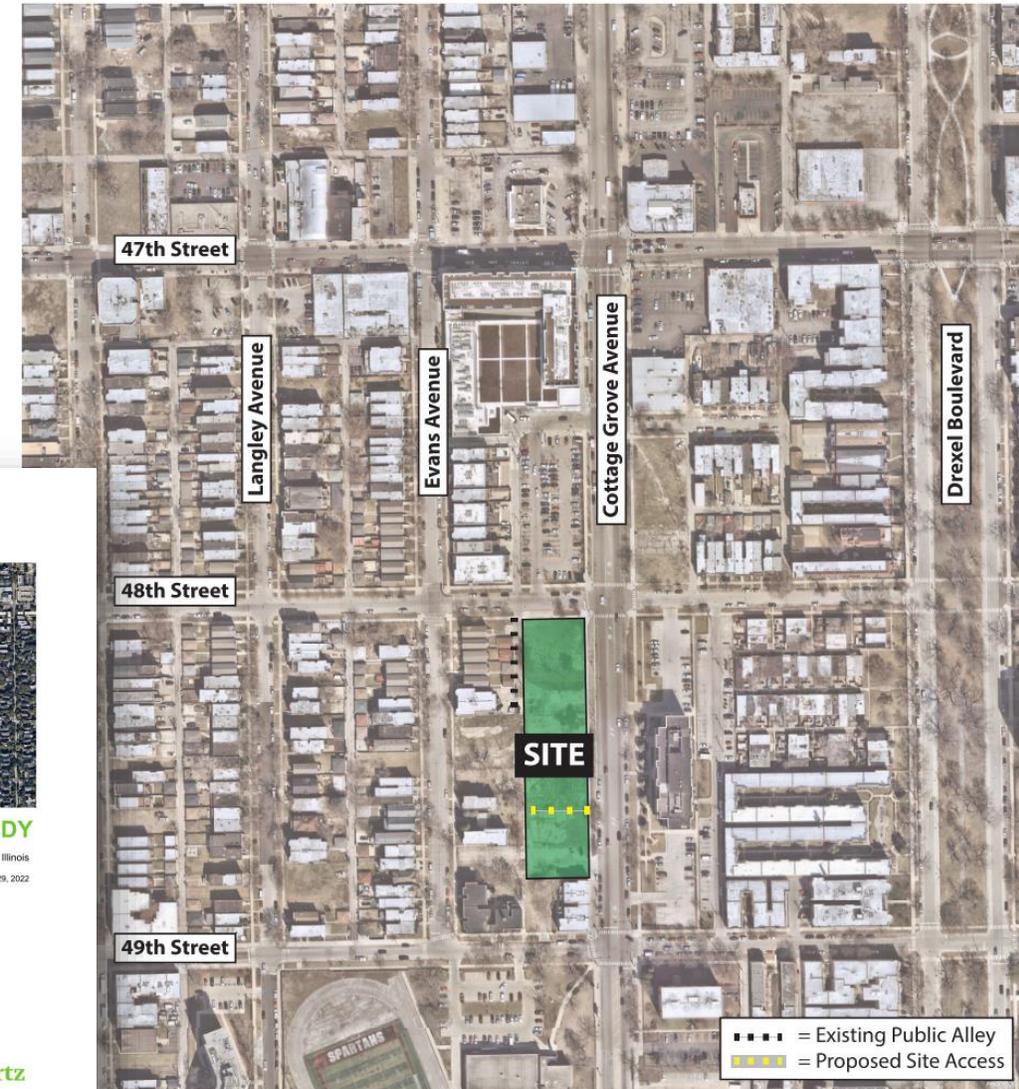
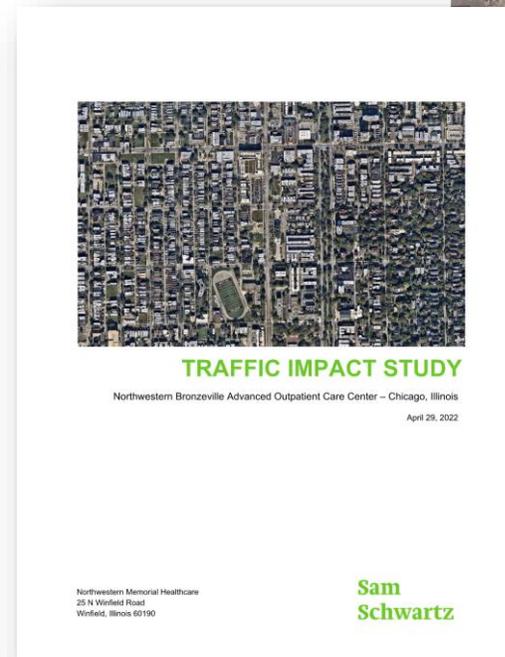
BUILDING SECTIONS (LOOKING NORTH & SOUTH)

KEY TAKE-AWAYS

- Modify signal equipment to provide green arrows and new traffic signal timing plans at Cottage Grove / 47th St
- Provide site driveway with one inbound lane and one outbound lane; design with a continuous sidewalk along Cottage Grove
- Provide an outbound detectable gate so that drivers will come to a full stop before encroaching on the sidewalk
- Position the parking access control gate equipment between the first and second levels of the garage allowing for free access to the internal drop-off area
- Consider a 40-foot loading zone within the existing on-street parking lane on Cottage Grove
- Install high-visibility crosswalks at Evans Ave / 48th St
- Install additional one-way signage on 48th St west of the public alley



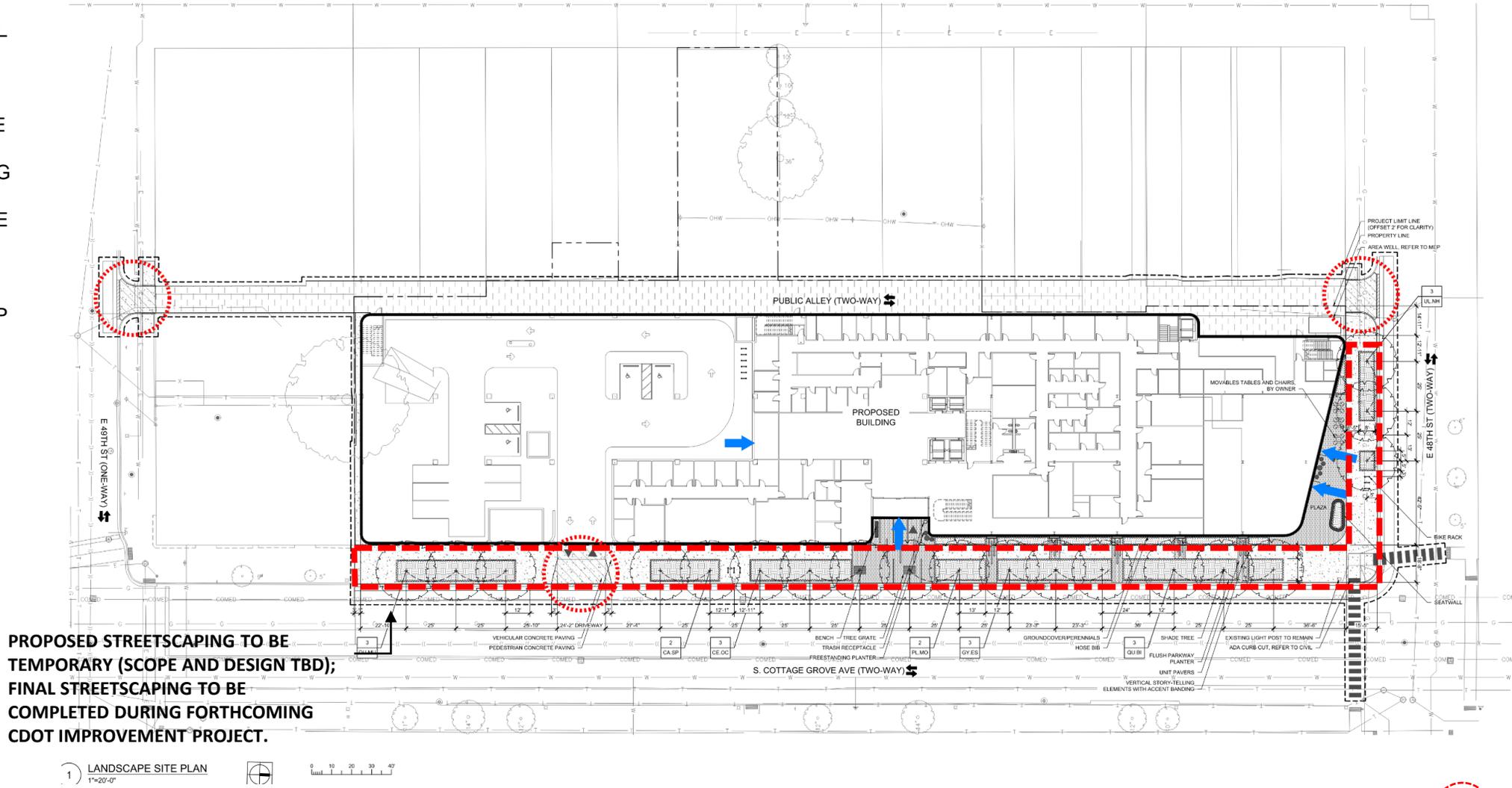
Not to Scale



17-8-0904-A:
 THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS. ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE. EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF PRIVATE ALLEYS AND CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B:
 ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

17-8-0904-C:
 ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION



MAIN ACCESSIBLE ENTRANCE →

ALL CURB CUTS TO BE PER CDOT STANDARDS ○

TRANSPORTATION, TRAFFIC, AND PARKING

17-8-0905-A-:

THE PROJECT PROVIDES SAFE PUBLIC SIDEWALKS, STREET-LEVEL SPACES WITHIN BUILDINGS THAT ARE DESIGNED TO ACCOMMODATE ACTIVE USES OR OTHERWISE ENGAGE PEDESTRIAN INTEREST, EMPHASIZES BUILDING ENTRIES WITH ARCHITECTURAL INTEREST.

17-8-0904-A-:

THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS. ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE. EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF PRIVATE ALLEYS AND CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B-:

ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

17-8-0904-C:

ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION, TREES SCREEN PARKING



- LEED SILVER
- 80% WASTE DIVERSION
- BIRD PROTECTION (ENHANCED)

Compliance Options	Points Required		Sustainable Strategies Menu																																		
			Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife								
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																			
Options Without Certification																																					
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10		
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10		

*only available to affordable housing projects funded by DPD's Housing Bureau

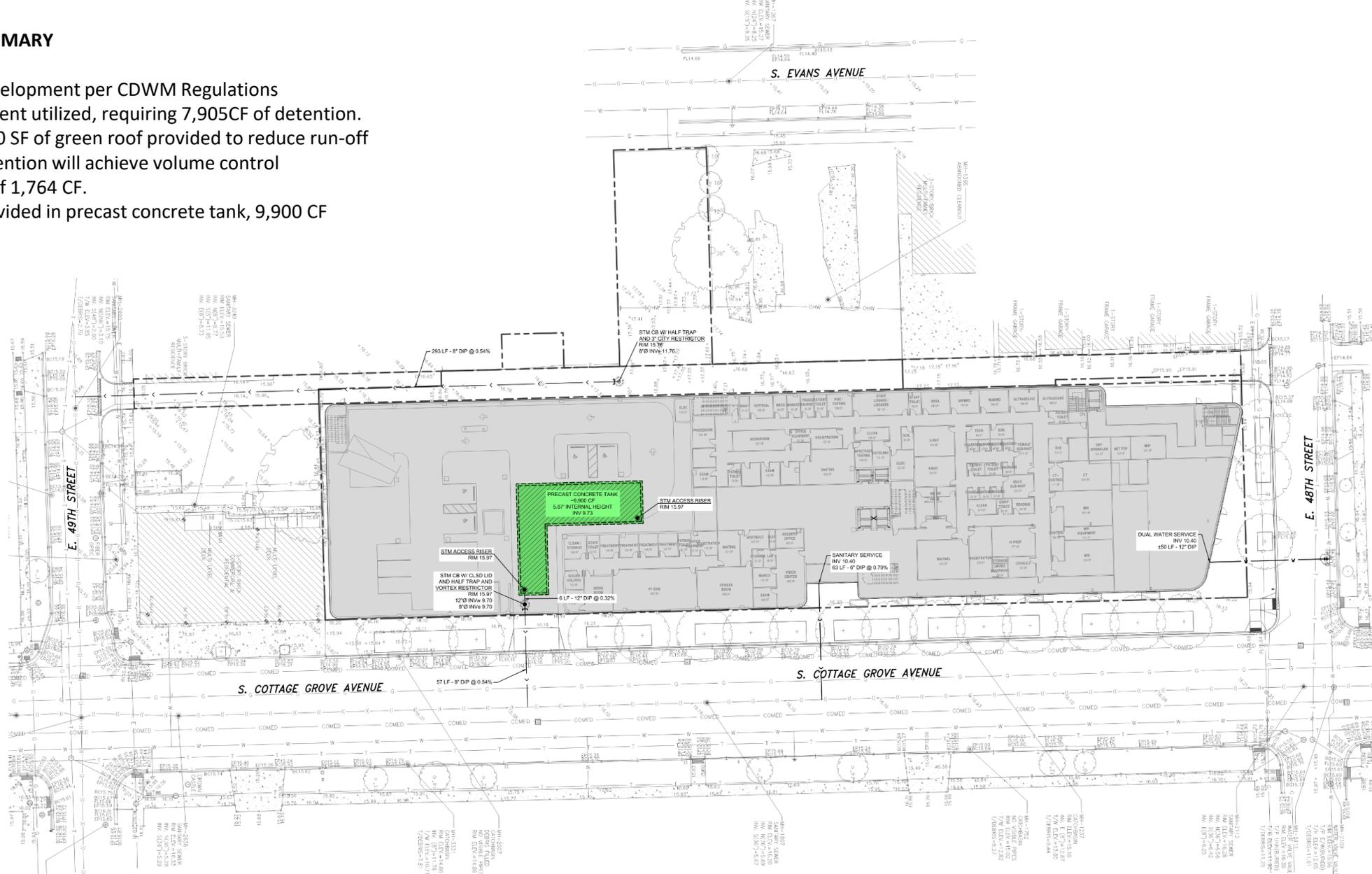
Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

STORMWATER SUMMARY

- Regulated Development per CDWM Regulations
- 10YR storm event utilized, requiring 7,905CF of detention.
 - o ~15,500 SF of green roof provided to reduce run-off
- Oversized detention will achieve volume control requirement of 1,764 CF.
- Detention provided in precast concrete tank, 9,900 CF

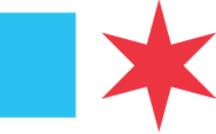


STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



Planning Context

**THERE ARE NO CITY ADOPTED OR OTHER
PLANNING DOCUMENTS RELATED TO THIS SITE**



DPD Recommendations

DPD has concluded that the proposal is appropriate for the site, and supports this development for the following reasons:

1. 17-8-0103: promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood, as evidenced by redeveloping a formerly vacant Lot
2. 17-13-1300: is compatible with the character of the surrounding area in terms of uses, density and building scale
3. 17-8-0906: reinforces desirable urban features within the area
4. 17-13-0600: complies with the PD standards

