



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**AMENDMENT TO PD 168**

**1400-1554 W. Harrison St. (28<sup>th</sup> Ward/Ald. Ervin)**

**Rush University Medical Center**

9/16/2021



# Project Description

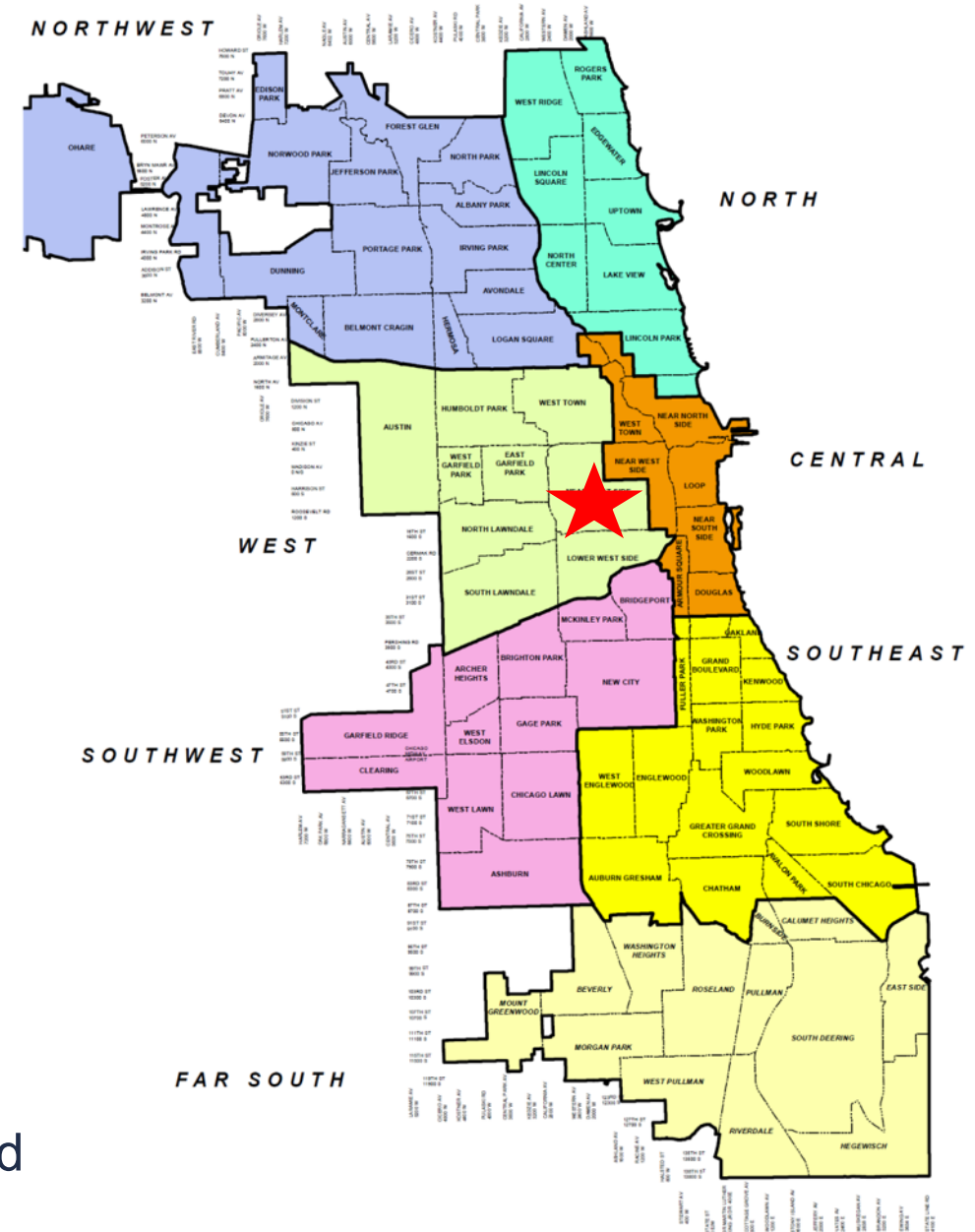
The Applicant is proposing the following:

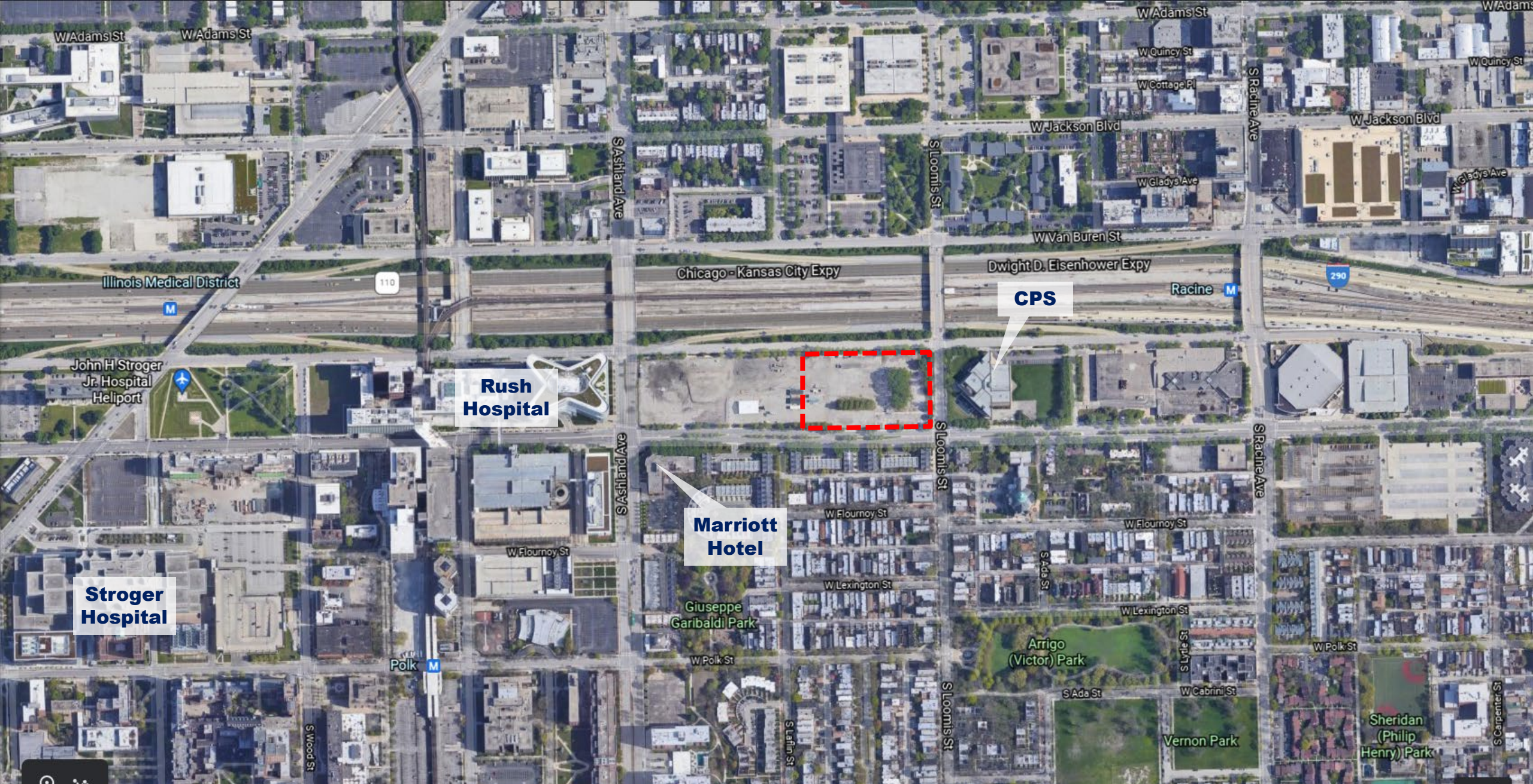
- Amend PD 168 to **include 'Hospital' as a permitted use to facilitate the development of a five-story, 134,387 sf acute care hospital** for Rush University Medical Center
- Rezone the site from **PD 168 to C3-5 to PD #168** to permit high-rise signage on the proposed hospital building

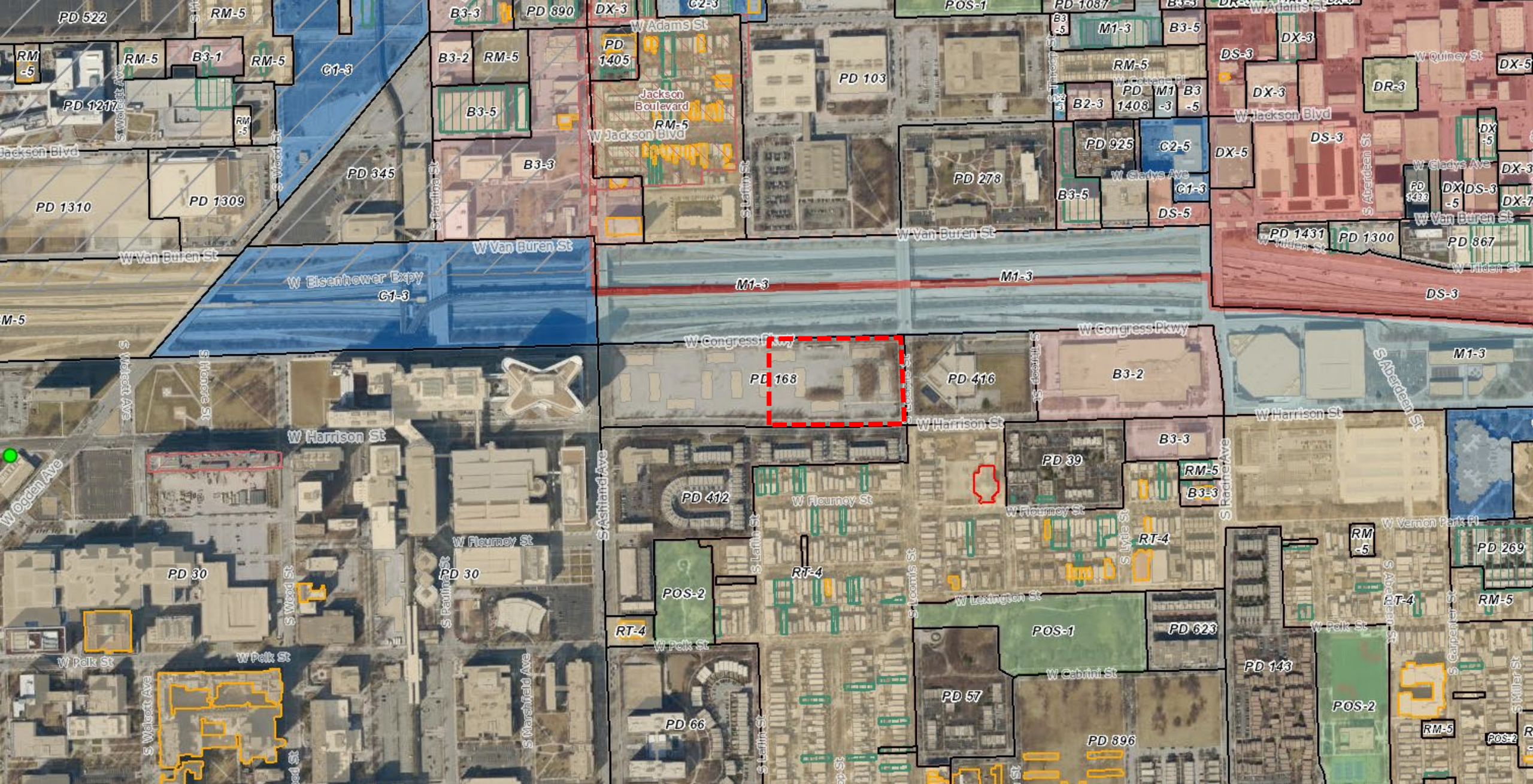
# ★ Community Area Profile

## NEAR WEST SIDE:

- Includes IMD, UIC, West Loop, University Village, Tri-Taylor, Roosevelt Square
- Community Data:
  - 63,200 residents; 36% increase (2000-19)
  - Demographics: 43% White, 27% Black, 18% Asian, 9% Latino
  - Educational attainment: 37% Bachelor's Degree, 32% Graduate Degree
  - Income disparities: 32% households earn \$50k or less, 30% earn \$150k or more
  - Housing: 64% renter-occupied, 36% owner-occupied







# Site Conditions & History:

- Specialty hospital net site area: 2.9 acres
- PD #168 net site area: 8.4 acres
- Formerly occupied by student housing



**BIRDS EYE VIEW – FROM SOUTHWEST**



**BIRDS EYE VIEW – FROM NORTHEAST**

# VIEW FROM THE EISENHOWER (looking west)





**VIEW FROM ASHLAND | CONGRESS**  
**(looking east)**







**PEDESTRIAN CONTEXT – HARRISON STREET, SW CORNER OF SITE**

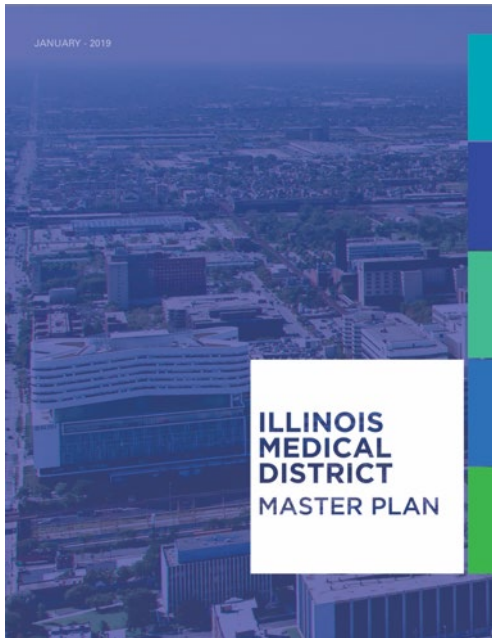


**PEDESTRIAN CONTEXT – LOOMIS/HARRISON, SE CORNER OF SITE**



**PEDESTRIAN CONTEXT – LOOMIS/CONGRESS, NE CORNER OF SITE**

# ★ Planning Context



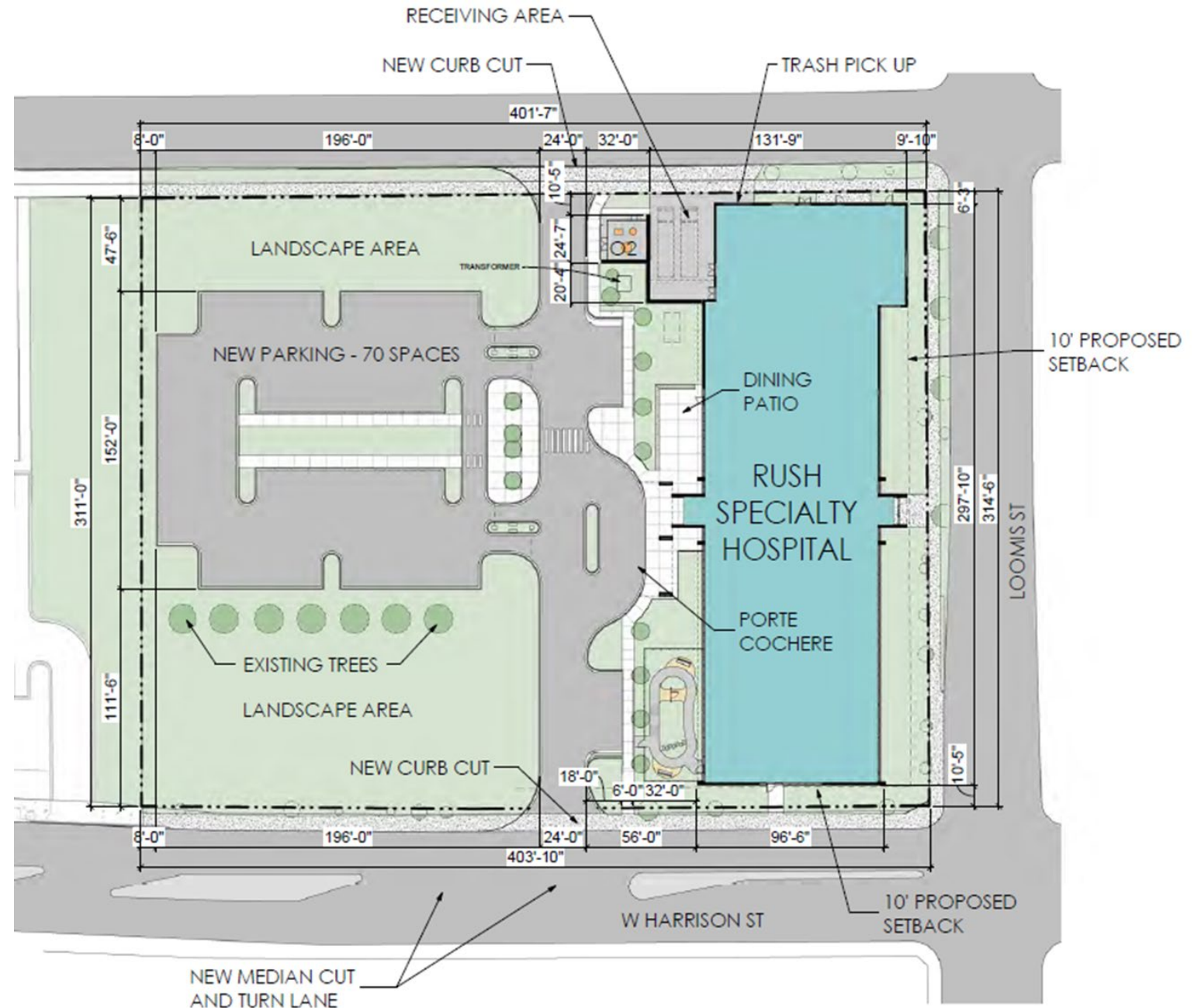
## IMD MASTER PLAN & DESIGN GUIDELINES

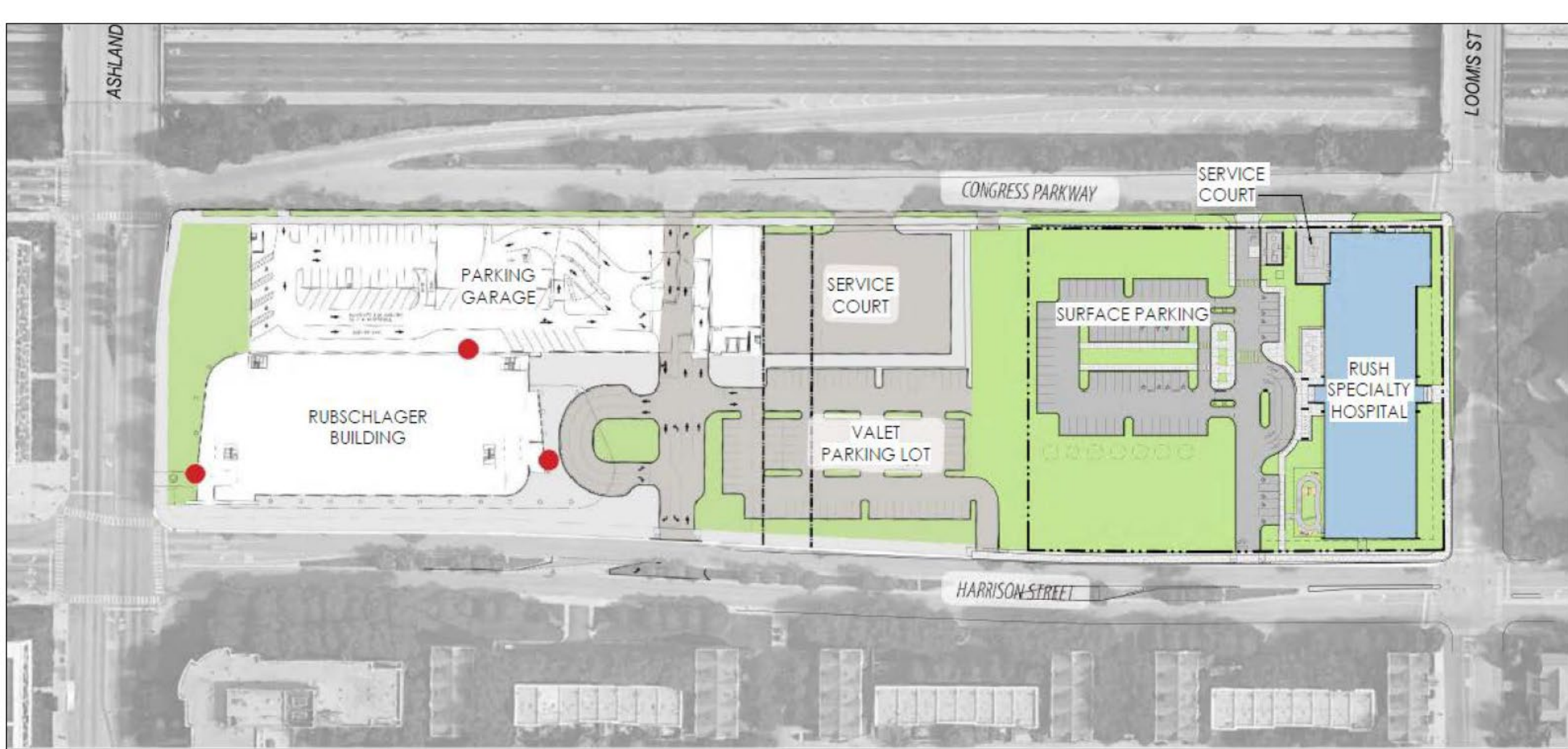
- Most recent update - 2019
- Led by IMD
- Analysis and recommendations:
  - Promote mixed-use development with retail/residential nodes
  - Transit-oriented development and pedestrian improvements on key corridors
  - Focus on Harrison Street as 'main street'
  - Establish Gateway Zones



## Site Plan:

- 70 surface parking spaces – gate controlled
- Green open space along Harrison and Congress
- Outdoor therapy area for patients along Harrison street immediately adjacent to Building
- Dining / sitting area for patients, staff, visitors adjacent to west side of building
- Primary vehicle pick-up, drop-off will be mid-site on the west face of the building. Loomis Street will have a pedestrian access point to the building.



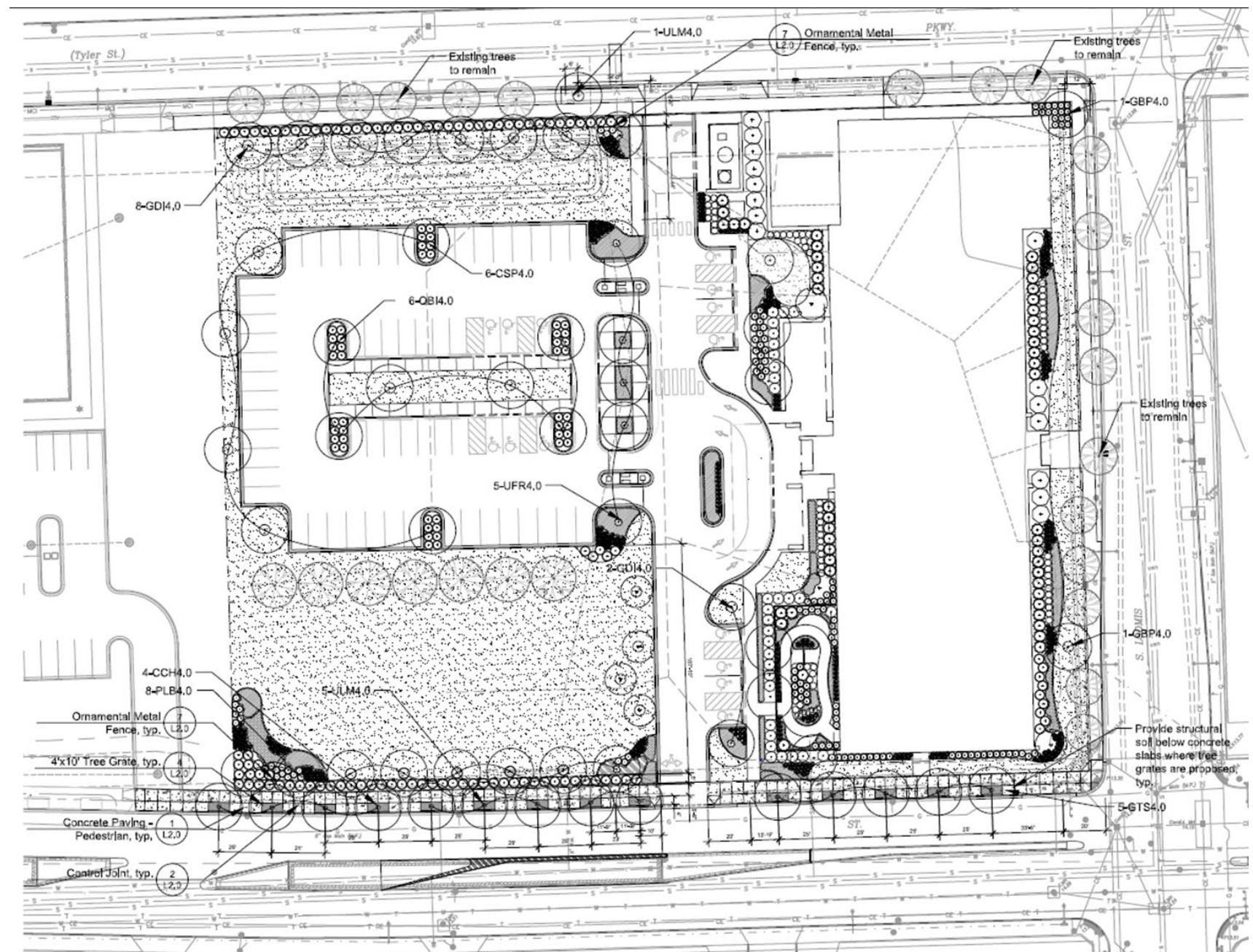


PD 168 – COMPLETE SITE PLAN



## Landscape Plan:

- 35 internal trees provided / 7 existing trees retained
- 16 parkway trees provided
- Lawn area anticipates future Phase III development



## Site Conditions & History:

- Site area: 2.9 acres (including parking)
- Floor area: 134,907 Gross SF
- Building height: 93' / five stories

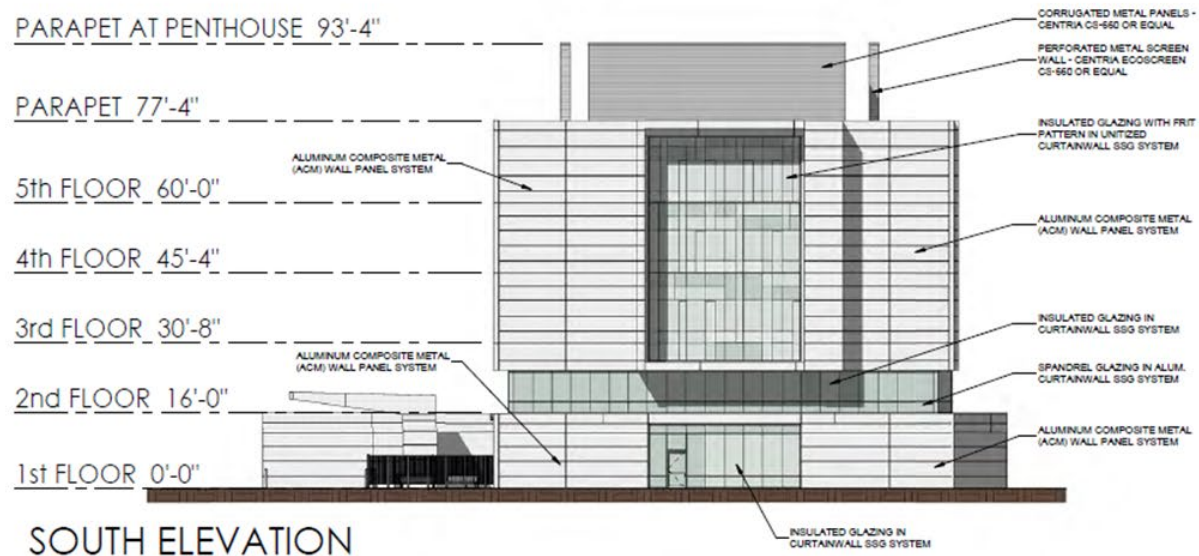
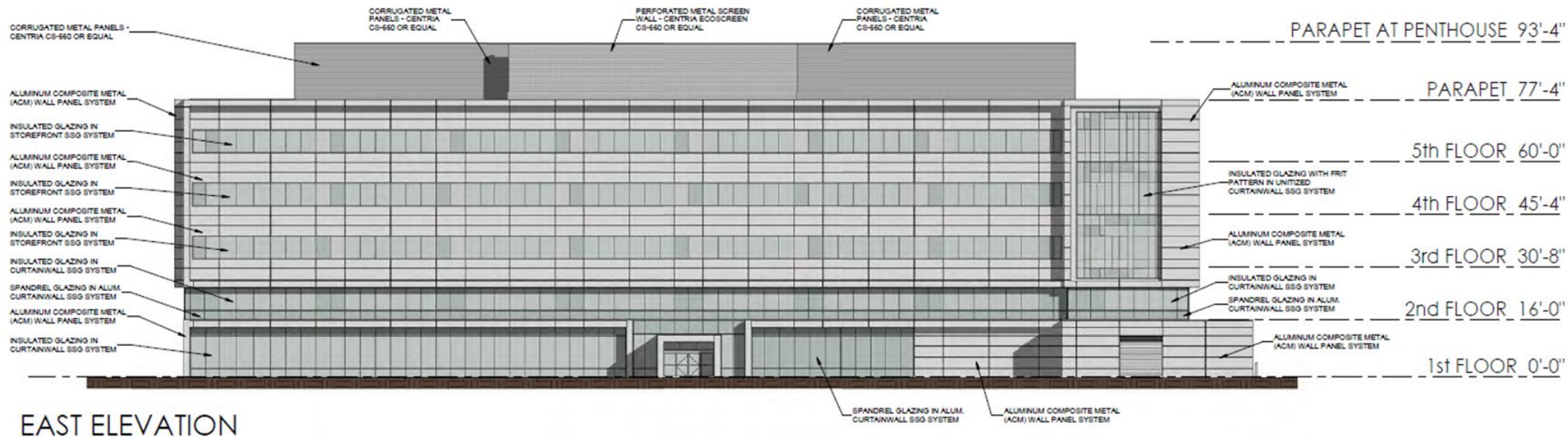




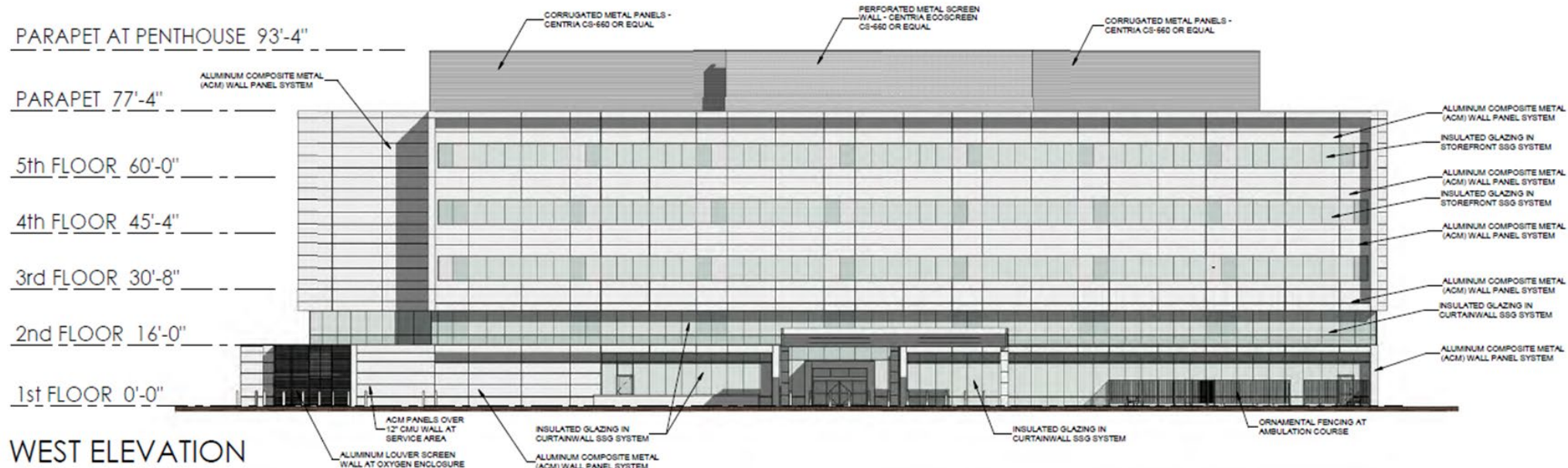
**RENDERING – VIEW FROM NORTHWEST (CONGRESS)**



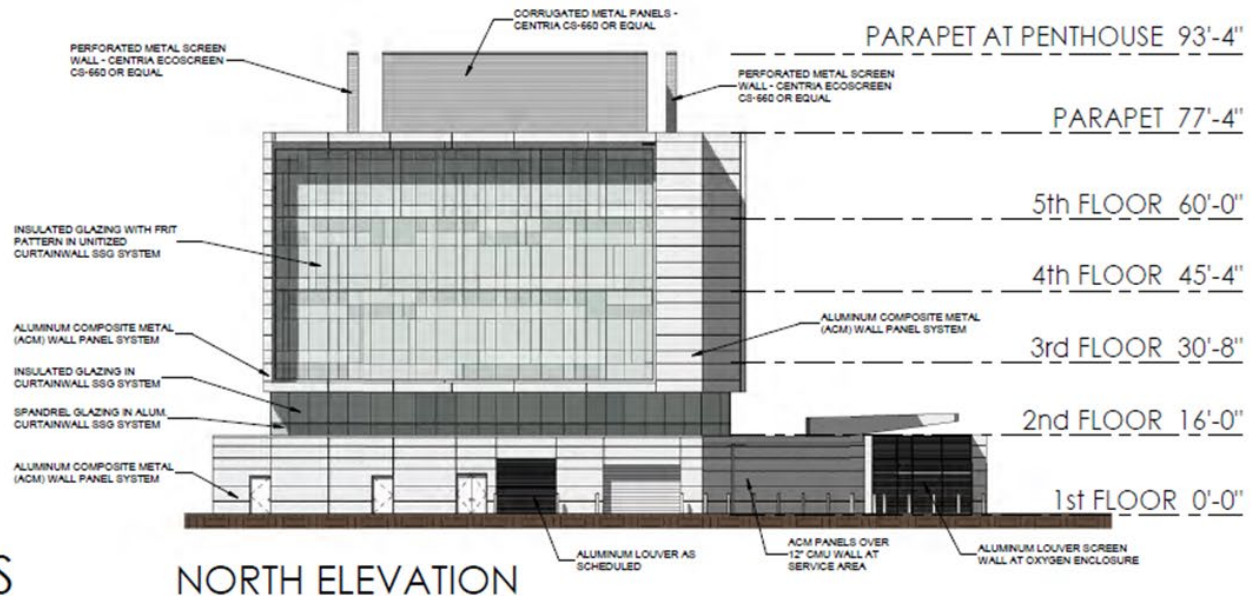
**RENDERING – PEDESTRIAN VIEW FROM SOUTHWEST (HARRISON)**



**SOUTH + EAST BUILDING ELEVATIONS**



WEST ELEVATION



NORTH ELEVATION

NORTH + WEST BUILDING ELEVATIONS

# Architectural Context



## Urban Design Goals:

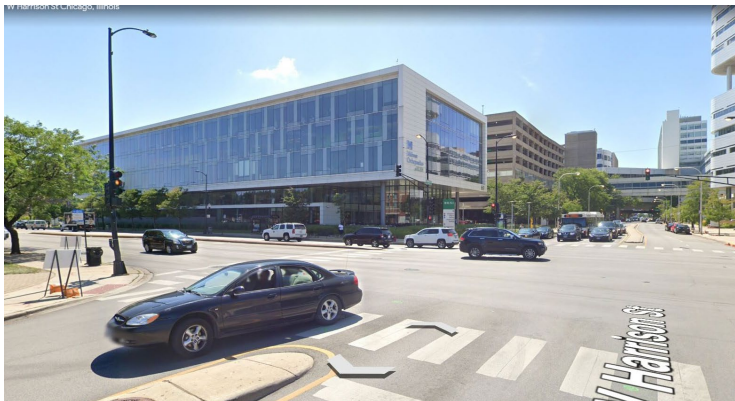
### MACRO

- Building Form
- Aerial View
- Building form and materiality are similar and identify the campus within the city.



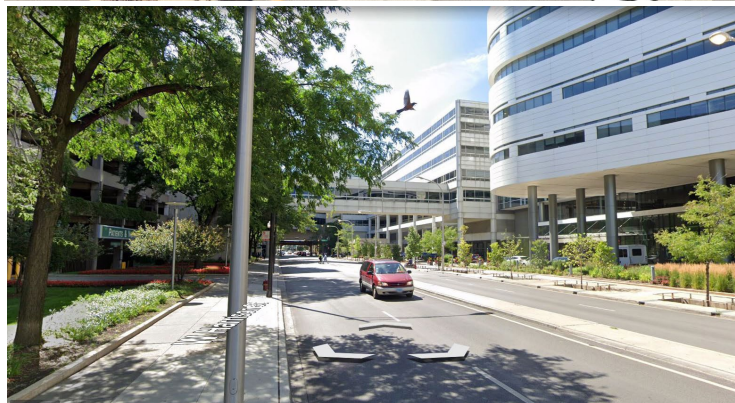
### MESO

- Building Elements
- Street (Car) View
- Identify Repeating Elements between campus buildings such as transparent street fronts and types of glass treatment.



### MICRO

- Pedestrian Entrance
- Street (Pedestrian) View
- Similar streetscape elements between buildings to connect the campus.





# Project Timeline + Community Outreach

- **Filing date:** 5/13/21
- **Departmental Approvals:** August-September 2021
- **Alderman Letter of Support:** August 2021
- **Public Meeting:** 9/9/21

## Transportation, Traffic, and Parking Notes:

- A 70-space surface parking lot will be adjacent to RUSH Specialty Hospital
- Site Generated Trips:

Land Use	Trip	Daily	Morning Peak (Total)	Evening Peak (Total)
Hospital (LUC 610)	Total Auto Trips	1,240	90	100
	Total Drop Off / Pick Up Trips	380	30	30
	Total Parked Trips	860	60	70

- User Type and Mode Share Distributions

Percent of Parking / Traffic Demand	Employee (70% of users)	Visitor (30% of users)	Weighted Combined
CTA / Metra / Walk / Bike	55%	20%	<b>45%</b>
Auto / Valet (Parked)	45%	50%	<b>45%</b>
Drop-Off / Pick-Up	0%	30%	<b>10%</b>
<i>Total</i>	<i>100%</i>	<i>100%</i>	<b><i>100%</i></b>

## Traffic Study Summary:

It is anticipated that area traffic operations would not be adversely affected after completion of the proposed development and internal site circulation would efficiently accommodate site traffic.

The following recommendations were identified:

- **Loomis Street and Van Buren Street:**

- Restripe the northbound approach to provide a dedicated northbound left-turn lane with a minimum 125 feet of storage, as well as an exclusive through lane.
- Reconfigure southbound approach to shadow the northbound left-turn lane with a painted median.
- Narrow a portion of the buffered bike lane along Loomis Street.

The following recommendations were identified to accommodate Specialty Hospital traffic:

- **Access 1 at Congress Parkway:**

- Provide one outbound right-turn lane and one inbound lane.
- Post minor-leg stop control.
- Post one-way signage on Congress Parkway for exiting site traffic.

- **Access 2 at Harrison Street:**

- Provide one shared outbound left/right-turn lane and one inbound lane.
- Provide an eastbound dedicated left-turn lane on Harrison Street with 75 feet of storage.
- Post minor-leg stop control.

- **Stripe the porte cochere circle as one-way northbound, facilitating passenger-side drop-off/pickup activity.**

# Stormwater Compliance Summary:

Project meets Department of Water Management Requirements.

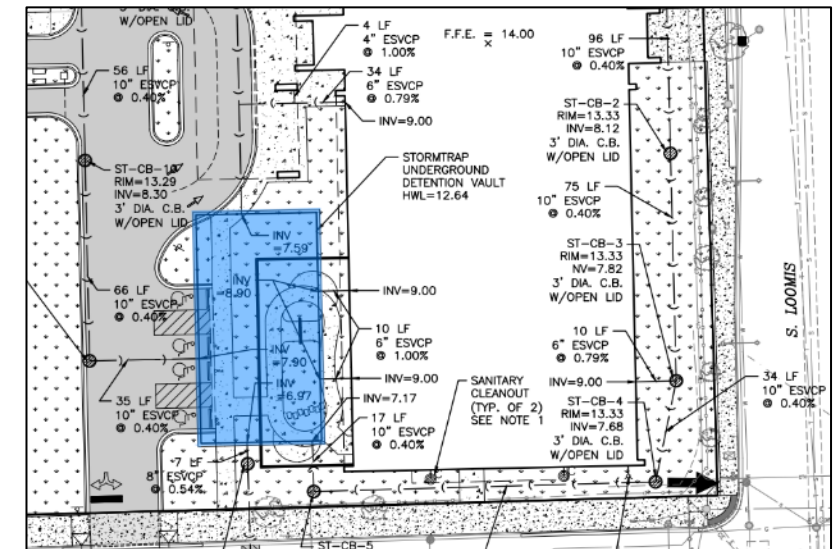
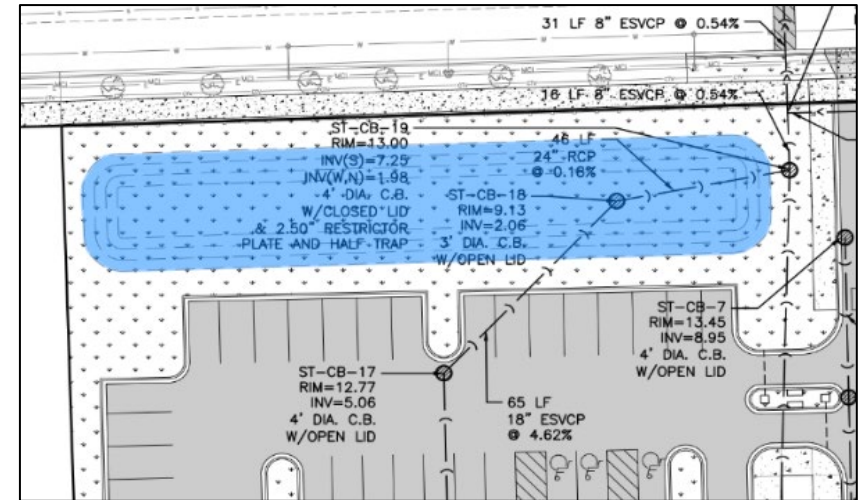
Total Site Area: 126,255 Square Feet (2.90 acres)

## West Drainage Area:

- 64,145 Sq. Ft.
- 1.473 acres
- Runoff Coefficient = 0.63
- Allowable Release Rate = .38 cfs/ac = .56 cfs
- Detention Volume Provided: 10,966 cu. Ft.
  - Volume provided in open basin along Congress Parkway

## East Drainage Area:

- 62,110 Sq. Ft.
- 1.472 acres
- Runoff Coefficient = 0.83
- Allowable Release Rate = .68 cfs/ac = .97 cfs
- Detention Volume Provided: 14,400 cu. ft.
  - Volume provided in underground vault at SW corner of building



**Public Benefits Include:**

- **800 - 1000 Estimated temporary construction jobs.**
- **300-320 Estimated permanent jobs.**

**The development team plans to meet the City's goals for Minority and Women's Enterprises:**

**26% Participation from Qualified Minority Business Enterprises**

**6% Participation from Qualified Women Business Enterprises**

**50% Participation from Chicago Residents**



# GROUND FLOOR PLAN

27,295 SQ.FT.



## ROOM USE TYPE LEGEND

- |  |  |  |   |
|--|--|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> PATIENT CARE/THERAPY | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> BOH CIRCULATION      | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> PUBLIC SPACE | <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> STORAGE |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> CLINICAL STORAGE     | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> VERTICAL CIRCULATION | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> KITCHEN      | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> SUPPORT |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> CIRCULATION            | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> ADMINISTRATION | <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> MECH./ELEC./DATA   |   |



2nd FLOOR PLAN  
 33 CIRH BEDS  
 24,920 SQ.FT.



ROOM USE TYPE LEGEND

- |                      |                      |                  |         |
|----------------------|----------------------|------------------|---------|
| CIRH PATIENT ROOMS   | CLINICAL STORAGE     | ADMINISTRATION   | STORAGE |
| PATIENT CARE STAFF   | CIRCULATION          | PUBLIC SPACE     |         |
| PATIENT CARE/THERAPY | VERTICAL CIRCULATION | MECH./ELEC./DATA |         |



**3rd FLOOR PLAN**  
 14 CIRH BEDS  
 24,955 SQ.FT.



**ROOM USE TYPE LEGEND**

- |                      |                  |                      |                  |
|----------------------|------------------|----------------------|------------------|
| CIRH PATIENT ROOMS   | CLINICAL STORAGE | VERTICAL CIRCULATION | PUBLIC SPACE     |
| PATIENT CARE STAFF   | CIRCULATION      | ELEV SHAFT           | MECH./ELEC./DATA |
| PATIENT CARE/THERAPY | BOH CIRCULATION  | MECH. SHAFT          | SUPPORT          |
|                      |                  | ADMINISTRATION       | UNASSIGNED       |





4th FLOOR PLAN  
 28 REHAB BEDS  
 24,955 SQ.FT.



ROOM USE TYPE LEGEND

- |   |  |   |
|---|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> ADMINISTRATION   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #40E0D0; border: 1px solid black; margin-right: 5px;"></span> PATIENT CARE STAFF    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC SPACE |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> CIRCULATION      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black; margin-right: 5px;"></span> PATIENT CARE/THERAPY  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> STORAGE      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #BDB76B; border: 1px solid black; margin-right: 5px;"></span> MECH./ELEC./DATA | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> PRIVATE PATIENT ROOMS | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6495ED; border: 1px solid black; margin-right: 5px;"></span> SUPPORT      |



# 5th FLOOR PLAN

16 REHAB BEDS  
 12 BRAIN INJURY BEDS  
 24,955 SQ.FT.

## ROOM USE TYPE LEGEND

- |  |   |  |
|--|---|--|
| <span style="color: green;">■</span> ADMINISTRATION    | <span style="color: purple;">■</span> PATIENT CARE/THERAPY              | <span style="color: blue;">■</span> PUBLIC SPACE |
| <span style="color: gray;">■</span> CIRCULATION        | <span style="color: orange;">■</span> PRIVATE PATIENT ROOMS             | <span style="color: red;">■</span> STORAGE       |
| <span style="color: olive;">■</span> MECH./ELEC./DATA  | <span style="color: yellow;">■</span> PRIVATE PATIENT RM - BRAIN INJURY |  |
| <span style="color: cyan;">■</span> PATIENT CARE STAFF |   |  |



# DPD Recommendations

## **DPD Recommendation: Approve zoning map amendment to Institutional Planned Development 168**

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns. (17-8-0904-A-1– A-3)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower- intensity character (17-8-0906)