

# FORMER MICHAEL REESE HOSPITAL SITE BRONZEVILLE LAKEFRONT

Virtual Community Town Hall Meeting  
May 4th, 2020

City of Chicago  
Department of Planning and Development  
4th Ward Alderman Sophia King  
Michael Reese Advisory Committee (MRAC)  
Chicago GRIT

**For questions and comments contact both  
Department of Planning and Development  
312.744.4190 | [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)  
Alderman King's office  
773.536.8103 | [ward04@cityofchicago.org](mailto:ward04@cityofchicago.org)**

**[www.chicago.gov/reese](http://www.chicago.gov/reese)  
<https://king4thward.com/douglasdevelopment/2020/4/22/michael-reese>**





# Town Hall Agenda

## Introduction to Speakers

- Alderman King
- Michael Reese Advisory Committee (MRAC)
- Department of Planning and Development (DPD)
- GRIT Development Team

## Process and Timeline Update - DPD

## Project Vision and Sheba Announcement

- GRIT + Kaleidoscope Health Ventures

## Master Plan - GRIT Team

## Responses to Question and Comments Received



# Michael Reese Advisory Committee (MRAC)

The Michael Reese Advisory Committee has continued to be involved and engaged. Over the last 3 years, members have been regularly meeting, and participating in community meetings and three town halls

## Criteria for Advisory Council Members

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- Development Experience
- Community Involvement
- Proximity to the Michael Reese Site
- Historic Knowledge of the Community

## Selection Committee

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- **Leonard McGee**
- **Rev. Andrea Davidson**
- **William “Bill” Gerstein**
- **Rhonda McFarland**
- **Jim Buckner**

## Douglas/Gap

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**Jim Buckner**, Director, GN Bank  
**Jordan Buckner**, Owner, TeaSquares  
**Jennifer Knight**, Knight Real Estate Group  
**Terry Nichols-Clark**, Professor of Sociology, University of Chicago, Prairie Shores Resident  
**Leonard McGee**, Community Member, The GAP Community Organization  
**Zakiyyah Muhammad**, Community Activist  
**Pastor John Smith**, Pastor - Olivet Baptist Church  
**Kevin Stanciel**, Transportation Planner  
**Christopher Vaughn**, Regulatory Compliance Attorney  
**Rev. Andrea Davidson**, Pastor, Hartzell Memorial United Methodist

## Grand Boulevard

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**Kimshasa Baldwin**, Principal - Deture Culsign, Architecture+Interiors  
**Nicole Hayes**, Owner, Pier 31 President, Laborers Local 1001  
**Pastor Chris Harris**, Senior Pastor - Bright Star Church Chicago and CEO - Bright Star Community Outreach/TURN  
**Desmond Orr**, Director Of Business Development, Wells Surface Prep, LLC

## Legacy

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**Enrique Beckmann**, Former CEO of Michael Reese Hospital  
**Dr. Timuel Black**, South Side Historian

## Kenwood/Hyde Park

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**Diane Dinkins-Carr**, President, DDC Consulting Group, Inc.  
**Sharon Eubanks-Pope**, Educator/Real Estate Entrepreneur  
**William “Bill” Gerstein**, Senior Advisor, Leadership Greater Chicago  
**Craig Jeffrey**, Partner, Riley Safer Holmes & Cancila LLP

## Oakland

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**Tracey Bey**, Entrepreneur

## South Loop

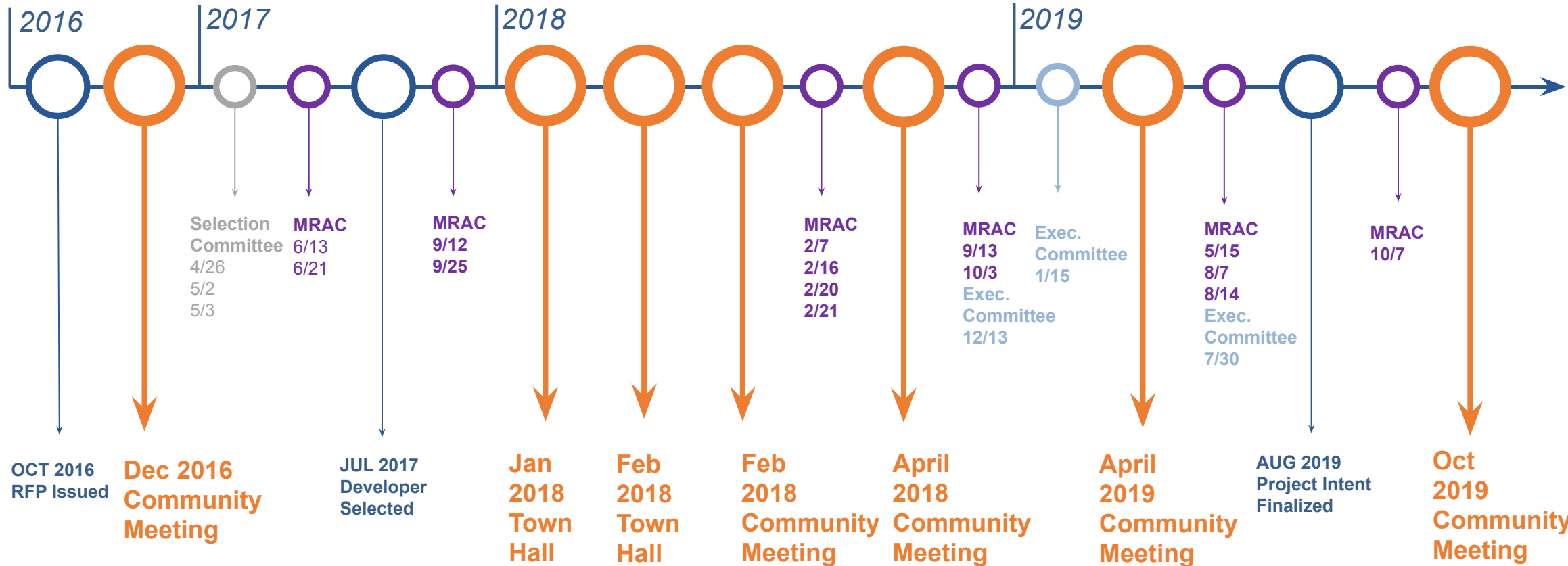
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**Calvin Lyons**, Director of Purchasing, Loyola University Chicago  
**Bonnie Sanchez-Carlson**, President and Executive Director, Near South Planning Board  
**Janet Smith**, Professor, Urban Planning at UIC

# Responding to Community Feedback



← **Input from Alderman and Michael Reese Advisory Committee (MRAC)** →





# Public Benefit

- **Community Space**  
10,000 - 40,000 SF Community Center that celebrates history, multifunctional programs, view to the lake
- **Minority participation for the project**  
MBE (30%) & WBE (10%)  
65% Minority Led Business Participation
- **Local and Small Business Support**  
10% of Commercial Space Discounted  
20% Discounted Rates
- **20% Affordable Housing on Site**
- **Education**  
Up to \$25 Million Commitment  
20 Internships and 75 Apprenticeships per year
- **Public Open Space**
- **No Casino on Michael Reese Site, Marshalling Yards or Advocate Site**



# Current Progress



## Bi-Weekly DPD led meetings

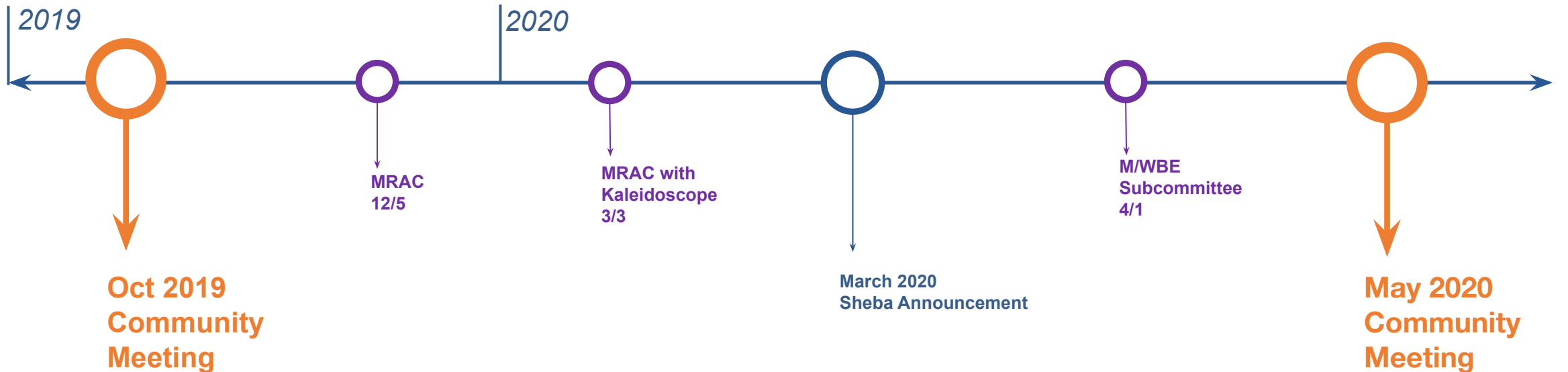
17 Meetings in the last 7 months  
(9 Large group meetings + 8 Focus group meetings)

**Participating groups**

Department of Planning and Development (DPD) , Department of Transportation (CDOT), Assets, Information and Services (AIS), Department of Law (DOL), Chicago Transit Authority (CTA), Metra, Alderman King, Michael Reese Advisory Committee members, GRIT team and Consultants



## Input from Alderman and Michael Reese Advisory Committee



# DPD Timeline Summary

## THREE DPD PROCESSES:

- 1.Planned Development Approval
- 2.Finance Application Approval
- 3.Land Sale and Redevelopment Agreement

### TIMELINE TO DATE



### KEY MILESTONES FOR PUBLIC INPUT





# City Remediation at 26th Street

- Carnotite operated a radium processing facility in the early 1900s at the north end of the former Michael Reese Hospital site.
- Site investigations performed at Carnotite identified radiologically-contaminated soil present beneath the surface.
- The City of Chicago's Department of Assets, Information & Services (AIS) is in the process of selecting a remediation contractor to remove the contaminated soil.
- Project Timeline
  - Summer/Fall 2020: Issue bid and select contractor
  - Winter 2020/2021: Contractor submittals and permitting
  - Spring 2021 - Spring 2022: Conduct site work



 Former Carnotite Reduction Company Site



A virtual public meeting for this project is being held on May 13, 2020 at 6 p.m.  
More details are available at [www.cityofchicago.org/carnotite](http://www.cityofchicago.org/carnotite)



# The GRIT Team

## Farpoint Development

- **Scott Goodman**
- Regina Stilp
- Eric Helfand
- Justin Patwin

## Loop Capital

- James Reynolds
- Jana Wesley
- Adrienne B. Pitts
- Trent Schwartz

## Draper and Kramer

- Ed Polich
- Gordon Ziegenhagen
- Dave Agosto

## Chicago Neighborhood Initiatives (CNI)

- David Doig
- Ciere Boatright
- Jennifer Bransfield

## Bronzeville Community Development Partnership

- Paula Robinson

## McLaurin Development

- **Zeb McLaurin**
- Michael Lucas

## Kaleidoscope Health Ventures

- **Ken Bahk, PhD**
- **S. Bob Chib**

## GRIT design team

- **SOM**
- **McLennan Design**
- Johnson & Lee Architects
- Hood Design Studio
- SpaceCo, Inc
- Engage Civil
- KLOA
- Primera

# Vision: Building a Healthy Community of the Future

## A model health and wellness community

- We envision a community that is grounded in the concept of regeneration. Regenerating the health of people, their community, and our planet.

## A plan focused on Regenerative Design solutions

- Uplift social, economic and environmental indicators
- Celebrate the rich cultural legacy of Bronzeville
- Establish principles to promote healthy outcomes for people, the community and the natural ecosystem

## An Anchor Tenant - ARC Innovation Center

- Modern hub to fast-track global technologies developed by local startups
- A division of Sheba Medical Center currently ranked #9 in the world
- Leader in telemedicine, precision medicine, digital innovation focusing on big data and artificial intelligence, virtual reality, rehabilitation, and surgical innovation





# Principles: Health & Wellbeing



**Equity** - Dignity, Access, JUST Society



**Community** - Self, Family, Friends, Neighbors



**Vocation** - Work, Learn, Teach, Inspire, Mentor



**Ecology** - Biophilia, Habitat, Natural Systems



**Nourish** - Food, Water, Cultivation



**Mobility** - Exercise, Transportation



**Beauty** - Culture, Music, Art, Expression



**Safe** - Security, Familiarity, Comfort, Resilience



**Play** - Recreation, Fun, Sports



**Shelter** - Home, Infrastructure, Services





**Phase 1:**  
**2021-2026**  
**±1,000,000 SF**  
**\$500M Budget**  
**\$175M Infrastructure**

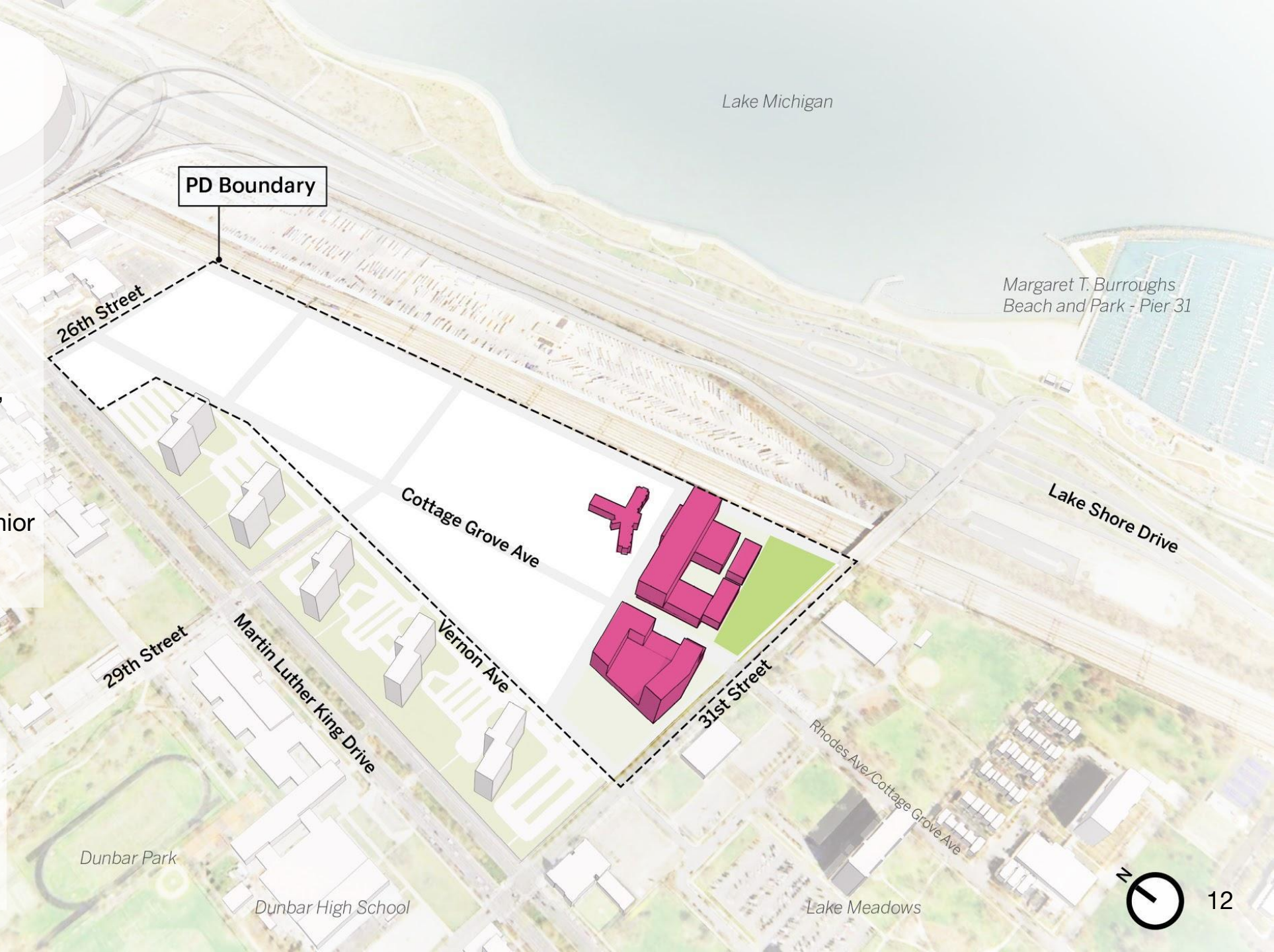
FAR: 3.0  
Gross Site Area: ±13 acres  
Net Site Area: ±10 acres  
Maximum Allowed Height: ±300'

Proposed Uses

ARC Innovation Center, Singer Pavilion, Community Center, Senior Housing, Park Space, and Retail

 Phase 1: 2021-2026  
±1.0 Million SF

*Note: Uses and heights shown may be adjusted before final submittal and community meeting*





# Phase 2: 2025-2035 ±7,200,000 SF \$3B Budget

FAR: 5.0  
Gross Site Area: ±39 acres  
Net Site Area: ±28 acres  
Maximum Allowed Height: ±400'

Proposed Allowed Uses  
Life Science/Healthcare,  
Commercial Office, Retail,  
Housing, Hospitality, Mixed-use,  
Park Spaces

-  Phase 2: 2025-2035  
±7.2 Million SF
-  Phase 1: 2021-2026  
±1.0 Million SF

*Note: Uses and heights shown may be adjusted before final submittal and community meeting*



Lake Michigan

Margaret T. Burroughs  
Beach and Park - Pier 31

Lake Shore Drive

26th Street

Cottage Grove Ave

29th Street

Martin Luther King Drive

Vernon Ave

31st Street

Rhodes Ave/  
Cottage Grove Ave

Dunbar Park

Dunbar High School

Lake Meadows





# Phase 1+2 Costs: 2021-2035 ±8,200,000 SF \$3.5B Budget

FAR: 5.0  
Gross Site Area: ±52 acres  
Net Site Area: ±38 acres  
Maximum Allowed Height: ±400'

Proposed Allowed Uses  
Life Science/Healthcare,  
Commercial Office, Retail,  
Housing, Hospitality, Mixed-use,  
Park Spaces, Singer Pavilion,  
Community Center

-  Phase 2: 2025-2035  
±7.2 Million SF
-  Phase 1: 2021-2026  
±1.0 Million SF

*Note: Uses and heights shown may be adjusted before final submittal and community meeting*





# The Marshalling Yards:

**2028-2035**

**±5,500,000 SF**

**\$2.5B Budget**

FAR: 5.0

Gross Site Area: ±28 acres

Net Site Area: ±25 acres

Maximum Allowed Height: ±800'

## Potential Uses

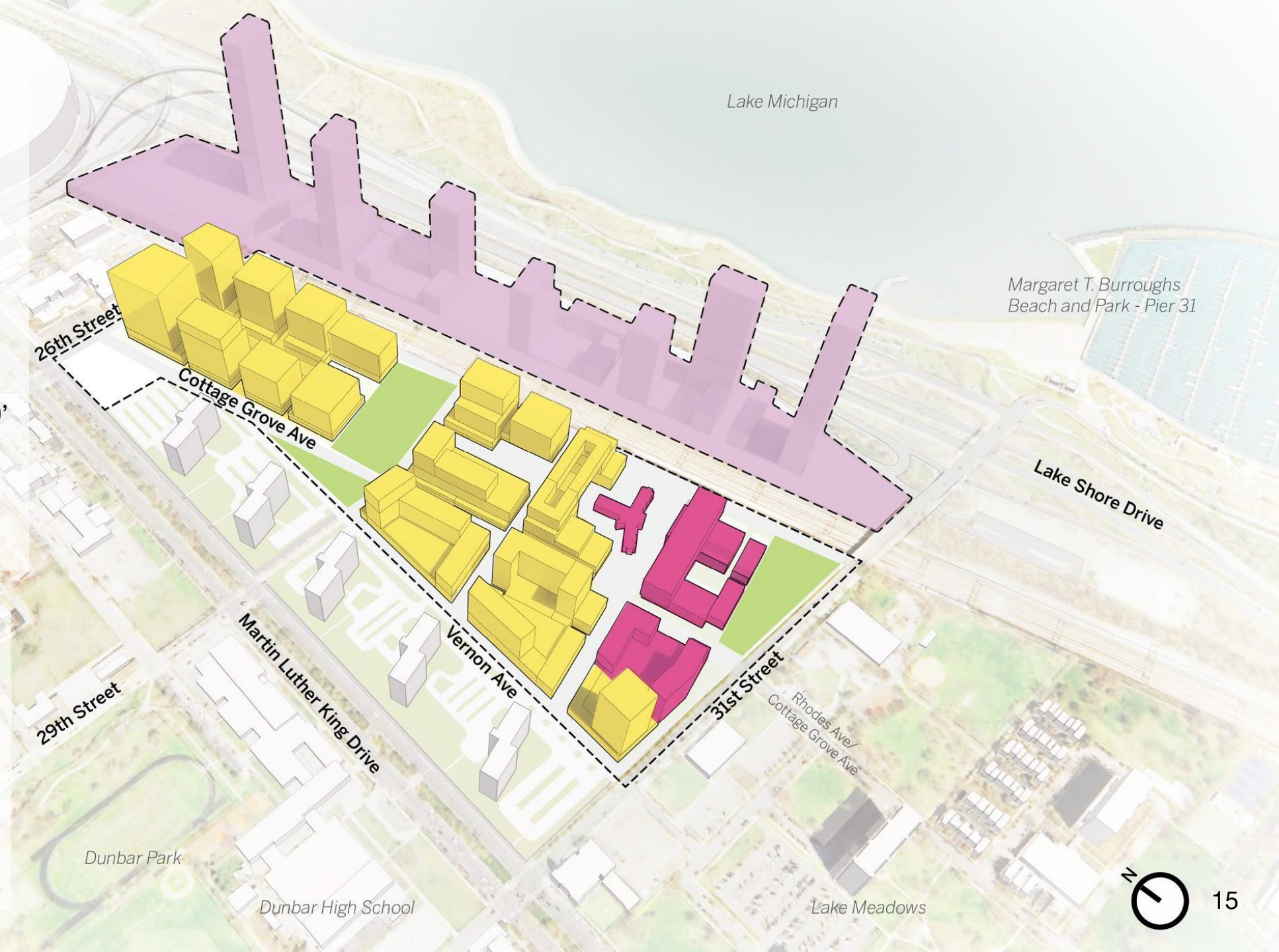
Housing, Retail, Hospitality,  
Mixed-use, Park Spaces

 **Marshalling Yards: 2028-2035**  
±5.5 Million SF

 **Phase 2: 2025-2035**  
±7.2 Million SF

 **Phase 1: 2021-2026**  
±1.0 Million SF

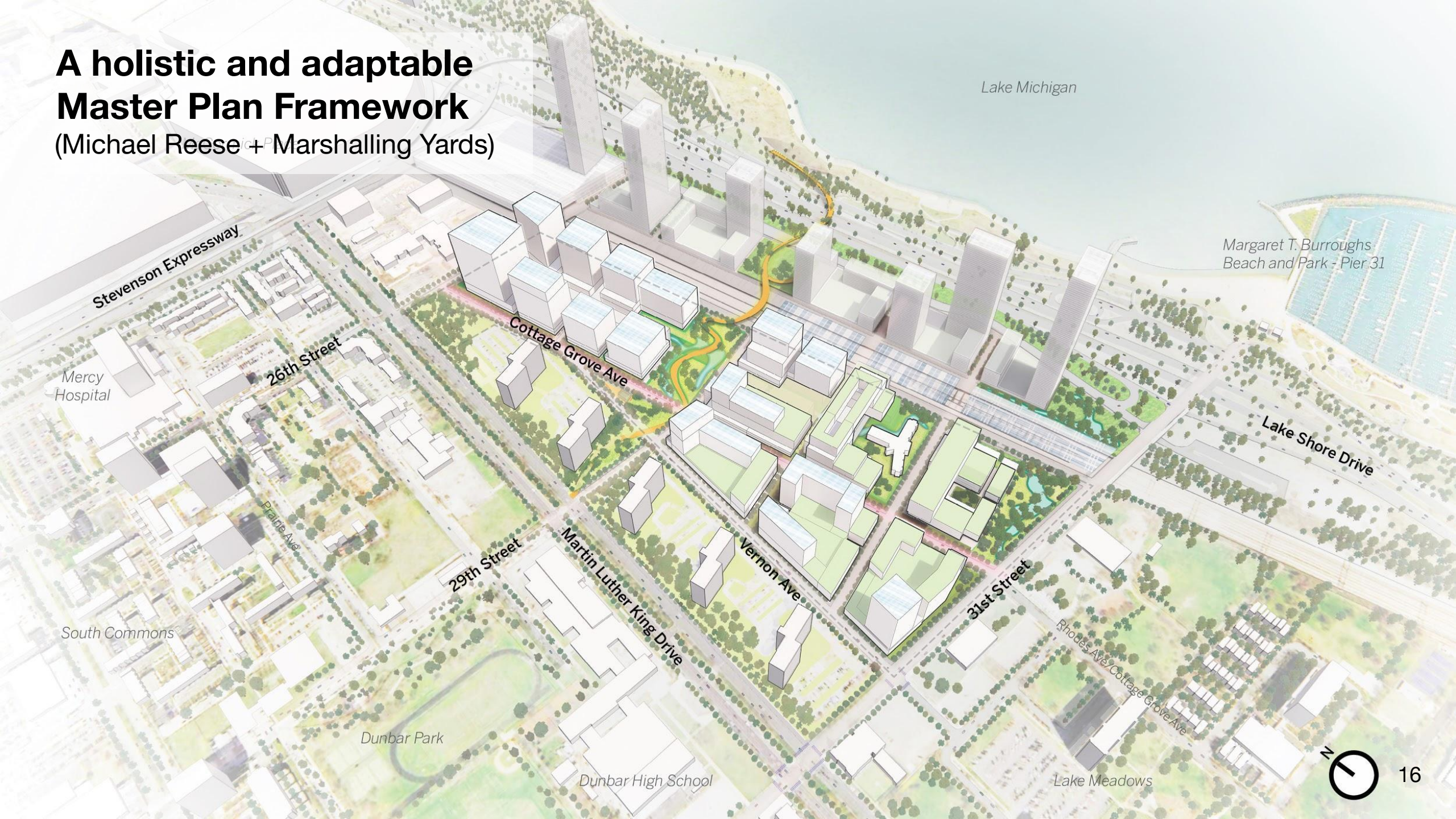
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# A holistic and adaptable Master Plan Framework

(Michael Reese + Marshalling Yards)



Lake Michigan

Margaret T. Burroughs  
Beach and Park - Pier 31

Stevenson Expressway

Mercy  
Hospital

26th Street

Cottage Grove Ave

Lake Shore Drive

Prairie Ave

29th Street

Martin Luther King Drive

Vernon Ave

31st Street

Rhodes Ave/Cottage Grove Ave

South Commons

Dunbar Park

Dunbar High School

Lake Meadows





Future Phase  
of Development

Reactivated  
Singer Pavilion

Rendering of Cottage Grove Avenue  
Cottage Grove Avenue as the civic north-south link  
and address for the community



Senior Housing

Renovated Singer Pavilion

ARC Innovation Center

Community Center

31st Street Park

Future 31st Street Metra Station



Rendering of Phase 1 Concept  
View looking east toward the lake from  
31st Street and Cottage Grove Avenue

Note: Building uses and massing subject to further study and refinement



# Responses to Question and Comments Received



# THANK YOU FOR ATTENDING!!

Please check our websites for continued updates on the project.

DPD: [www.chicago.gov/reese](http://www.chicago.gov/reese)

Alderman King: <https://king4thward.com/douglasdevelopment/2020/4/22/michael-reese>

Please email any comments to

Department of Planning and Development: [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)

and Alderman King's Office: [Ward04@cityofchicago.org](mailto:Ward04@cityofchicago.org)

## STAY SAFE AND HEALTHY

