



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**AMENDMENT TO PLANNED DEVELOPMENT #1212 /  
SAINT ANTHONY HOSPITAL, FOCAL POINT CAMPUS  
3201-3345 W. 31<sup>st</sup> STREET, 3100-3258 S. KEDZIE AVENUE**

**Applicant: Chicago Southwest Development Corporation**

1/20/2022



# Project Description

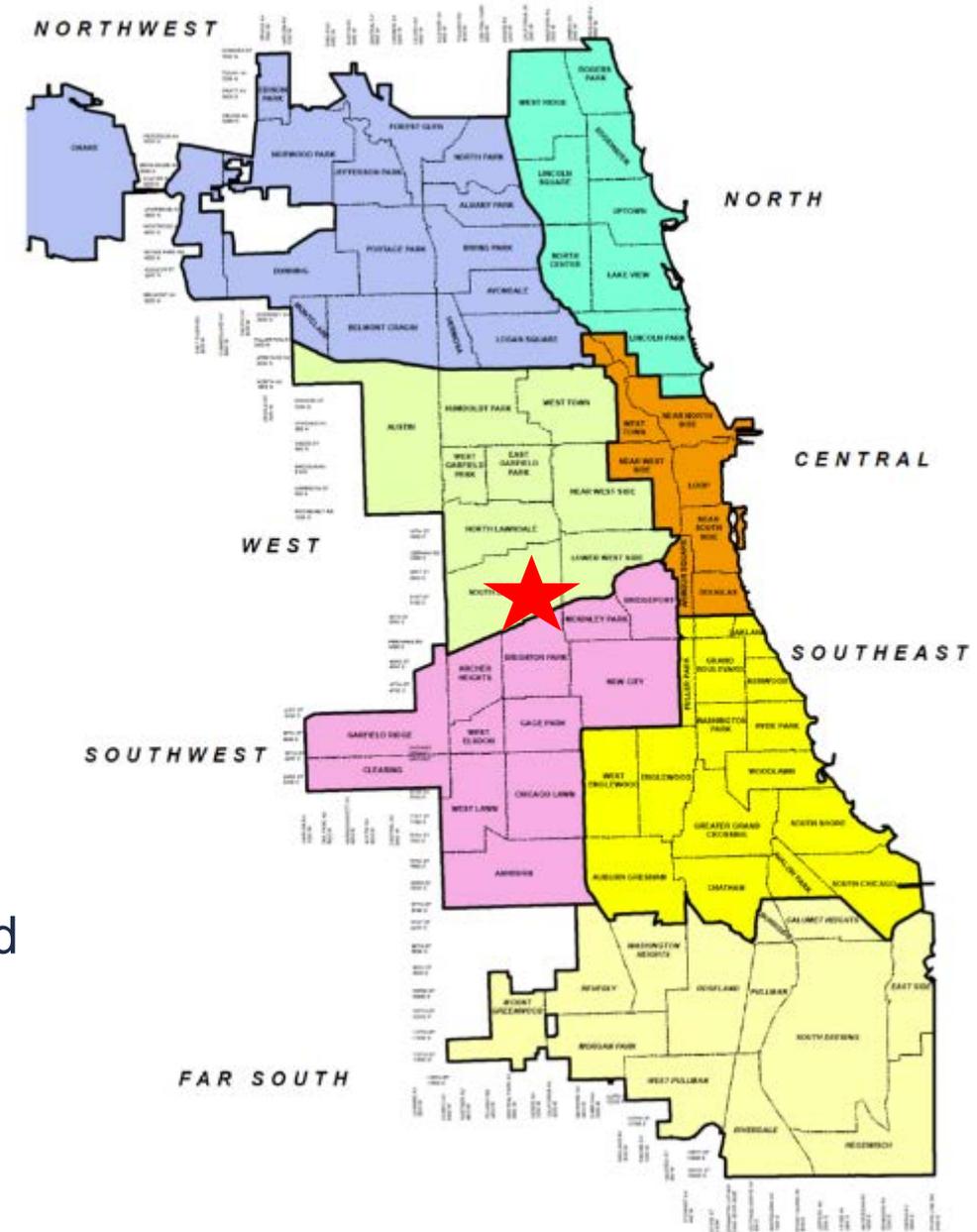
The Applicant is proposing the following:

- Rezone the site from Institutional-Business Planned Development #1212, a C3-1 (Commercial, Manufacturing and Employment District), and a M3-3 (Heavy Industry District) to a **C2-5 (Motor Vehicle-Related Commercial District) and then to Institutional-Business Planned Development #1212**, as amended.
- Expand the boundary of PD #1212, increasing the net site area **from 10.80 acres to 28.89 acres**
- **Relocate Saint Anthony Hospital** from its current location at 2875 W. 19<sup>th</sup> St. to a new 12-story, 240' tall building on a mixed-use campus that also includes a medical office building, central utility plant, retail spaces, outdoor athletic fields, vocational school, surgical center, daycare, office building, parking garage and accessory uses.

# ★ Community Area Profile

## **SOUTH LAWDALE:**

- 71,399 residents (2020)
  - 9.9% decline from 2010-20
  - 21.6% decline from 2000-20
- 83.0% Latino, 12.3% Black, 4.3% White (2019)
- Education: 44.7% less-than high school, 30.9% high school graduate, 11.4% some college
- Median household income: \$34,705
- Housing: 63.9% renter-occupied, 36.1% owner-occupied



## Site Conditions:

- **Net site area:** 28.9 acres
- **Current use:** vacant land, former industrial and commercial uses



## Zoning Details:

- Current zoning: PD 1212, M3-3, C3-1
- Little Village Industrial Corridor
- Proposed rezoning: C2-5, PD 1212





Context - 31st St

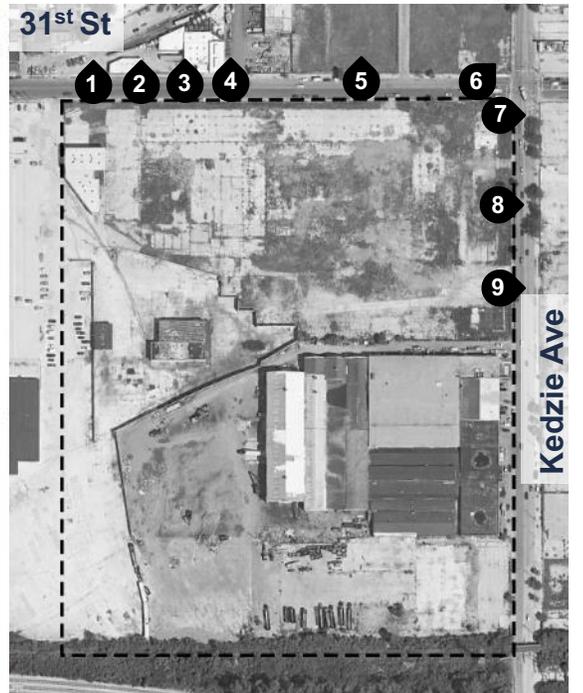
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Context - 31st St

4



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Context - Kedzie Ave

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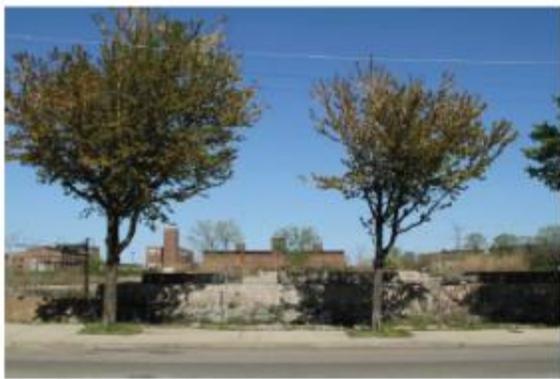


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# EXISTING CONDITIONS – 31<sup>st</sup> STREET AND KEDZIE VIEWS



Context - Kedzie Ave

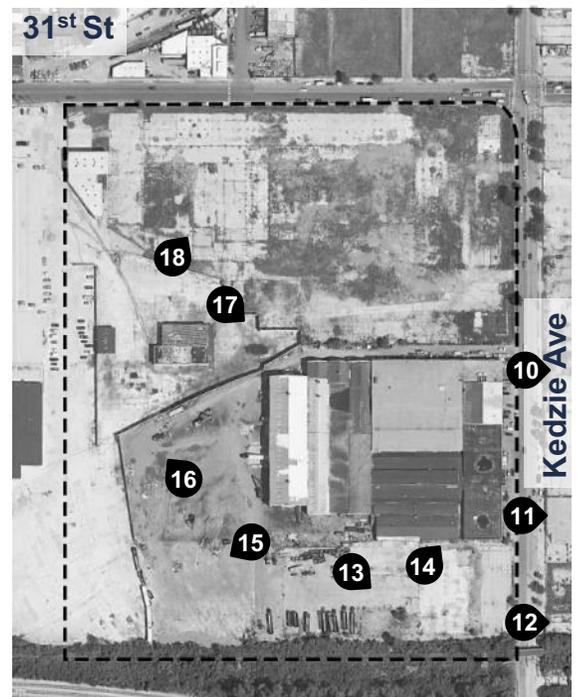
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11



12



Existing Site

13



14



15



Existing Site

16



17



18

# EXISTING CONDITIONS – KEDZIE AND INTERIOR SITE VIEWS



Looking NE from  
West of the Site



Looking SE from  
31<sup>st</sup> St



Looking SW from  
31<sup>st</sup> St /Kedzie



Looking S from  
31<sup>st</sup> St

## EXISTING CONDITIONS – KEDZIE AND INTERIOR SITE VIEWS



**Planned El Paseo Route**

**Aldi**

**Cinespace**

**La Villita Park**

**Vacant Brownfield**

**Paul Simon Job Corps**

**Collateral Channel**

**MWRD Green Space**

**Vacant Rail ROW**

**BIRDS EYE VIEW – FROM SOUTHEAST**



**Planned El Paseo Route**

**La Villita Park**

**Cook Co. Court & Detention Ctr.**

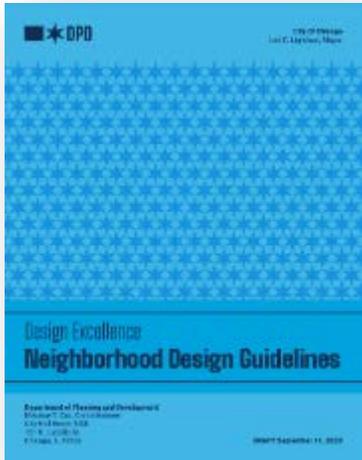
**Vacant Rail ROW**

**Vacant Brownfield**

**Cinespace**

**Chicago Portage**

**BIRDS EYE VIEW – FROM SOUTHWEST**



## Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Along significant neighborhood corridors, developments should contribute to a mix of uses on the block (e.g. housing, food service, retail, community services, open space, etc.).
- Identify opportunities to provide spaces to support the larger community's needs and a diverse range of users.
- Parking and service (e.g. mechanical systems, trash, and loading areas) should be located at the rear of the site whenever possible and should be accessed via alleys or side streets when possible.



## Little Village Quality of Life Plan – 2013

### A. Arts & Culture

- A.1 The development proposes to use local artists for artwork
- A.2 Focal Point will strengthen community events and programs focused on arts and culture

### B. Economic Development

- B.1 The vision for the development proposes space for entrepreneurs
- B.3 The proposed development would create job opportunities

### C. Education

- C.1 The on-site daycare would provide early childhood opportunities
- C.2 The development could contain a school.
- C.3 Focal point would support youth in high school, in college
- C.4 It would also enhance adult education

### D. Green Space & Recreation

- D.1 It would enhance existing green and recreational spaces &
- D.2 Develop new recreational spaces

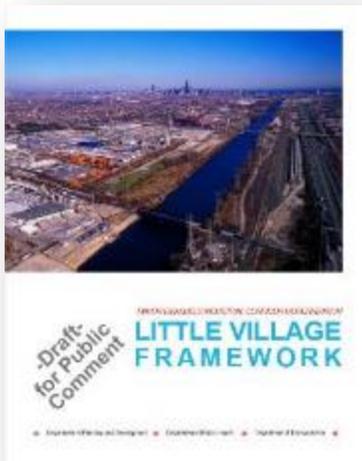
### E. Health

- E.1 Focal Point will provide healthcare for the community
- E.2 Strengthen preventive health measures for residents
- E.3 Seeks to reduce chronic illnesses

### G. Immigration

### H. Safety

- H.2 Enhance and broaden educational opportunities for youth
- H.5 Create a safer and cleaner physical environment



## Little Village - Industrial Corridor Modernization

The document calls to remove Focal Point from the Industrial Corridor along with other planned developments. The framework's three main goals are to:

Maintain the Little Village Industrial Corridor as an employment center Focal Point aims to provide many local jobs.

Strategy 1.1: Focal Point seeks creates opportunities for businesses.

Strategy 1.2: Education centers at Focal Point can help educate and prepare the community for work.

Strategy 1.3: Focal Point will incorporate sustainable development practices.

Provide better access for all modes within and around the Little Village Industrial Corridor

Strategy 2.5: Will work to provide effective means of traffic signalization and site access.

Strategy 2.7: Provides Opportunity to connect with Focal Point with bus stops along 31st and Kedzie Avenue. Incorporate best practices for new development within the Little Village Industrial Corridor to improve economic, environmental and social conditions

Strategy 3.5: The development seeks to create an El Paseo plaza.

Strategy 3.6: Focal Point is slated to use roofs for solar, greenhouses or other sustainable purposes

## Project Timeline

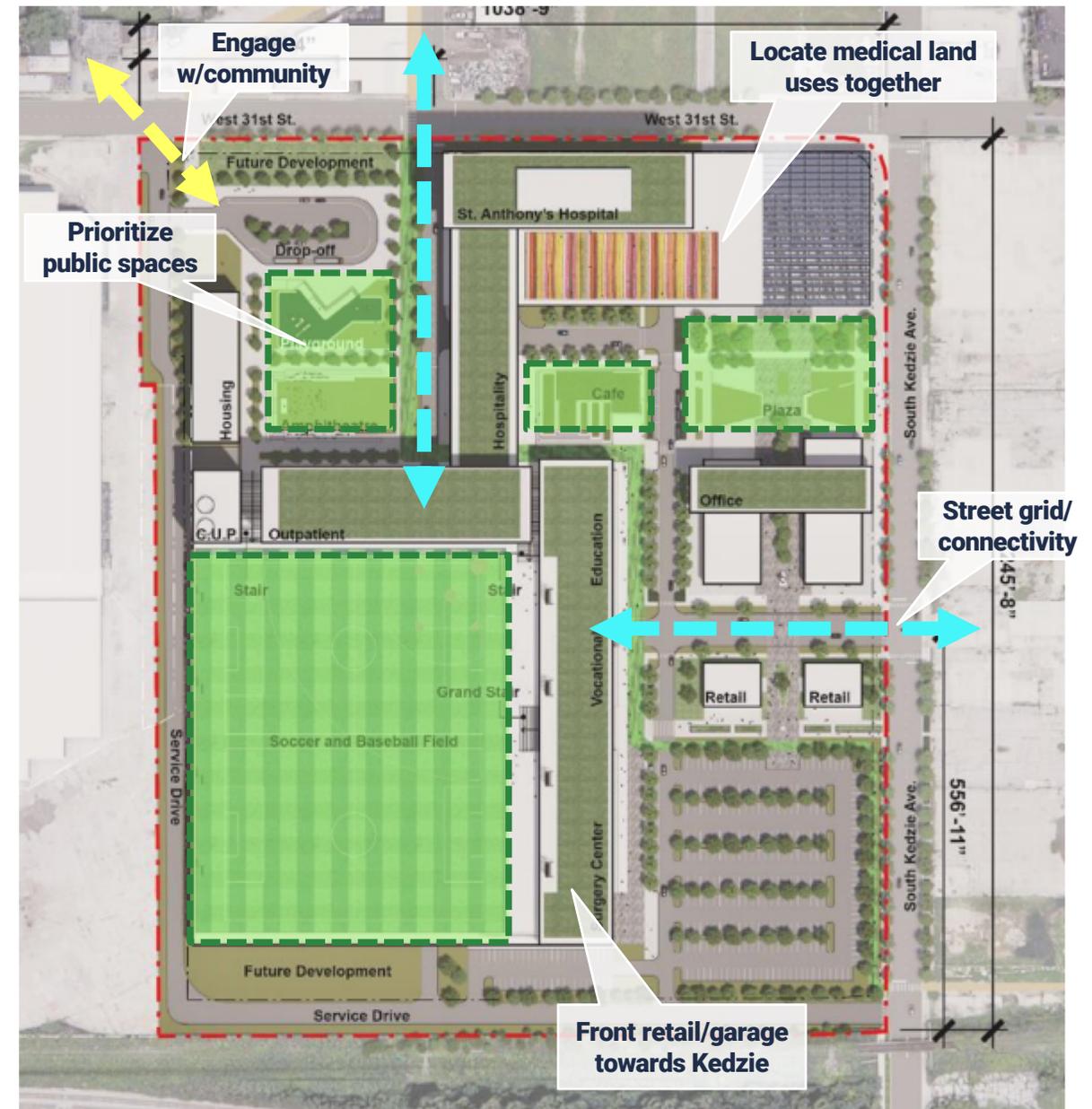
- **April 2021:**
  - City Council approves sale of 10.8 acres of City-owned land to CSDC
  - Community meeting held
- **May 13:** Zoning intake meeting
- **June 24:** DPD issues comment letter
- **August 12:** CSDC submits revised plans
- **September 8:** Committee on Design meeting; comments shared
- **September 16:** CSDC response to COD comments
- **October 29:** Coordination meeting with Ald. Rodriguez and DPD leadership
- **November 4:** PD filing
- **November 21:** Community meeting
- **December 14:** Final design review meeting between DPD and CSDC

## Access & Circulation

- Integrate the development with the existing neighborhood to be an extension of the community
- **Extend the City grid** into the site to create traditional city blocks
- Prioritize the public realm and **consider programming around public open spaces**
- Provide a **pedestrian-friendly gateway at the northwest corner**

## Development Sites & Land Use

- Create **pedestrian-friendly frontages on Kedzie and 31<sup>st</sup> St. with ground-floor active uses**
- **Consider relocating parking garage to Kedzie**, or reorienting in a linear format
- Consider grouping uses to create **defined zones of land use** on site
- **Minimize the turnaround** for the daycare
- **Locate the residential building** in a more vibrant area of site, away from hospital





## The Focal Point planning process has been carried out over several years and has included:

- Community meetings to solicit ideas and interest from residents and community organizations;
- A visioning study involving key community stakeholders and public health experts;
- Two retail studies to identify the needs and preferences of the communities Focal Point will serve;
- Surveys conducted by Saint Anthony Hospital's Community Wellness Program, working with community organizations, to document the greatest health care needs in the area; and
- A viability study and engagement exercise, currently underway, to validate and confirm the need for a business entrepreneurship program.

- A **newly constructed Saint Anthony Hospital**, which will be a state-of-the-future health care facility with critical service offerings in pediatric care, maternity care, and behavioral health and more;
- An **outpatient medical office building**, designed to adapt to changing trends in the health care industry;
- A **recreation center**, complete with a gymnasium and swimming pool, promoting health and wellness and providing a sanctuary for at-risk youth;
- **Athletic fields and publicly-accessible open spaces**, providing much needed green space to a part of the City severely lacking it;
- **Retail offerings**, providing community members with complimentary retail options;
- **Small business programs and support services**, providing entrepreneurs with support services to grow their businesses;
- A **hospitality center**, for community members to use for weddings, parties, conferences, and other events;
- **Early childhood education and youth programming**, providing services to families and children in the community;
- An **education center**, offering higher education in a variety of disciplines; and
- **Wellness programs** that will provide information on topics such as healthy food preparation, parenting skills and more.





W. 31ST STREET

11 ACRES  
RDA IN PROCESS

8.5 ACRES  
ACQUIRED WINTER 2018

9.2 ACRES  
ACQUIRED WINTER 2017

3.2 ACRES  
ACQUIRED FALL 2014

S. KEDZIE AVENUE

# Inspired by Community and Context

Industry and Trade

Community

City with Nature

Less is More



Bridge

Kedzie Railroad Bridge



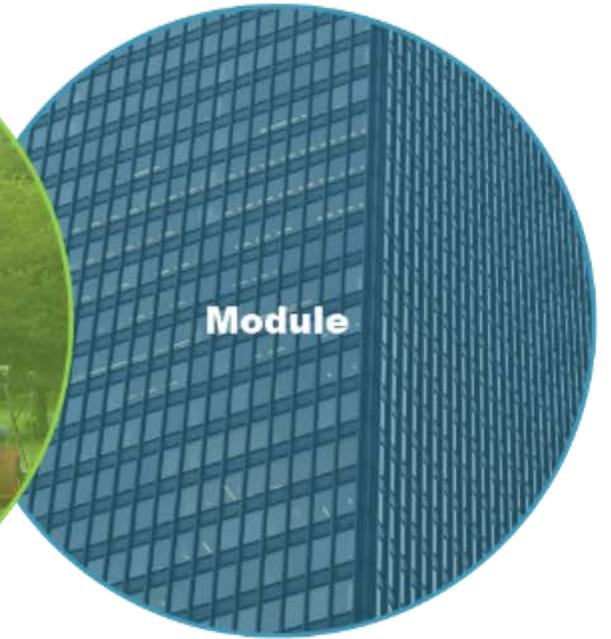
Portico

Little Village Arch



Park

Douglas Park



Module

AMA Plaza



**COMMUNITY  
GATHERING**

**HEALTH &  
WELLNESS**

**GATEWAY**

**SPORTS &  
RECREATION**

**EDUCATION  
&  
COMMERCE**

# Changes...

...requested by the Commissioner and DPD staff

1. Housing Deferred for future amendment. This has been done to allow the development to move forward but allow for greater study of the residential need and location.
2. Relocation of the daycare provided a more resilient solution for the potential future hospital expansion.
3. Relocation of housing provided an open central plaza that connects social spaces, public amenities and NE entry.
4. The main vehicular entrances are aligned with Spaulding and the existing 32nd Street to the west.
5. The Recreational Trail has been incorporated into the campus planning, adjacent to public amenities, retail, and food services.
6. 32nd street has been re-organized with public right-of-way, native landscaping, and retail on both sides of the street. This better frames future development on the neighboring site.
7. Surface parking area has been significantly reduced by **35%** to accommodate the Recreational Trail, retail and shops facing Kedzie and 32nd Street.
8. Parking deck area has been reduced by **19%** to accommodate the new Recreational Trail.
9. Breaks in the landscaping and buildings allow views across the project from the main streets.
10. The ground level is thoughtfully organized to provide continuous pedestrian experiences. Along with the public paths that are intentionally curated to maximize public amenities and safety, a Recreational Trail adds another layer of ground level experience.
11. A continuous, double-loaded, pedestrian only axis has been formed, running north to south. This is lined with Food & Beverage, Market hall, Accelerator, Incubator, retail, and a central plaza.
12. The parking layout has been reorganized to allow for Spaulding and 32nd Street to flow directly into the parking structure.



## Site Plan – Phase I

- Phase I includes the core elements of the development including the Saint Anthony Hospital, Medical Office Building, Fitness Center, Community Space, Education Facility, Surgical Center, Retail, Public Improvements and Internal Pedestrian and Vehicular Circulation as well as outdoor amenity spaces including the Athletic Fields.



## Site Plan – Complete Buildout

- The Complete Buildout expand the campus with additional community requested supporting elements such as Office space, an Incubator, an Accelerator, Daycare, more Retail as well as additional outdoor amenity spaces including a children's play area and an outdoor Amphitheatre.



# Landscape Plan – Phase I

- Right-of-way Improvements
  - 1 Tree per 25 FT
  - Approximately 68 trees
- On-site Improvements
  - Landscaped Area Required: 8,385 SF
  - Landscaped Area Provided: 17,615 SF
  - 67 Trees Required
  - 102 Trees Provided



# Landscape Plan – Complete Buildout

- With complete buildout enhanced landscape will supplement the campus using the same vocabulary introduced in the original phases.

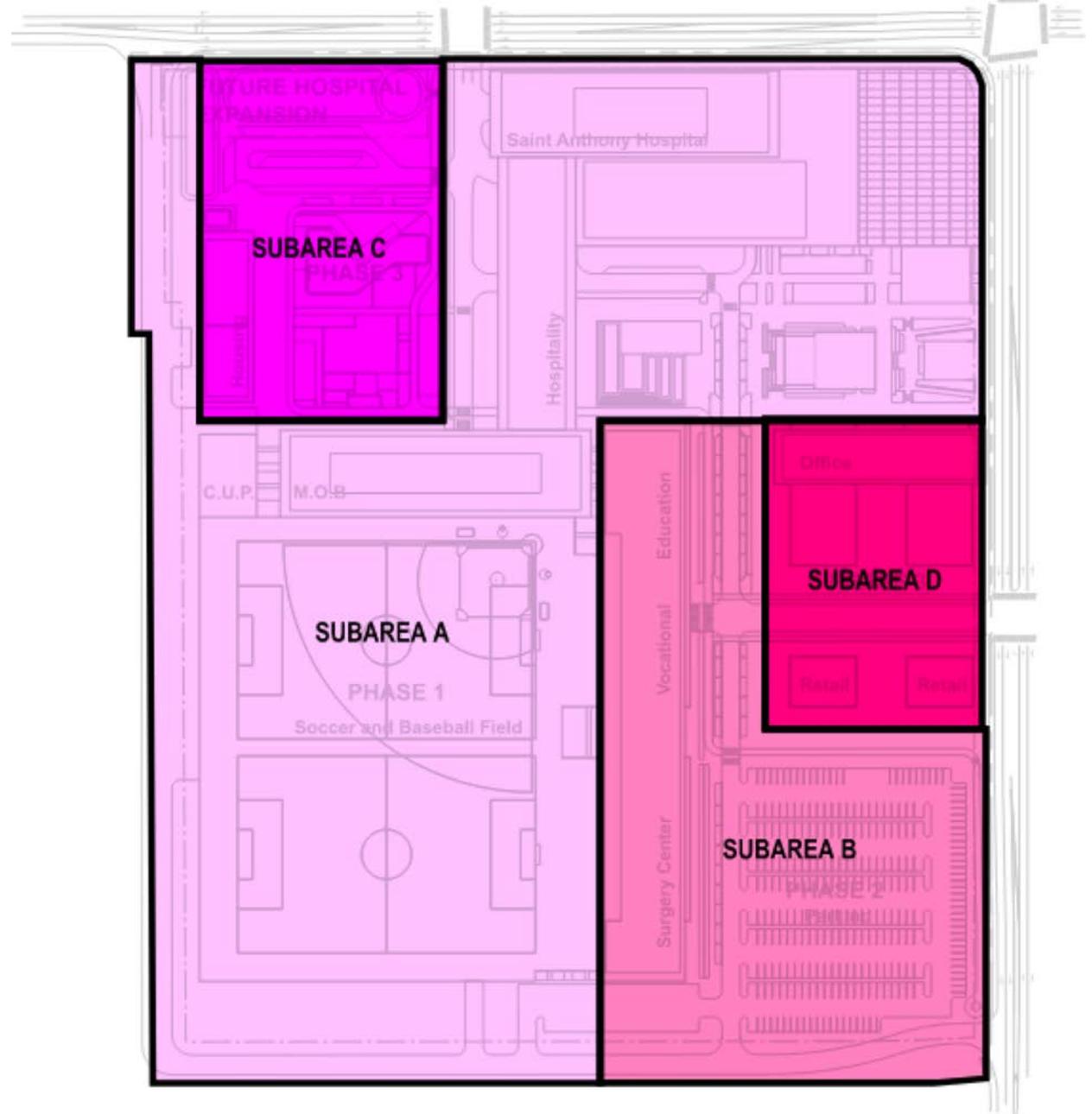
**LEGEND:**

-  EXISTING PROPERTY LINE
-  ORNAMENTAL FENCE
-  SHADE TREE
-  ORNAMENTAL TREE
-  SHRUB / GROUND COVER MIX
-  LAWN



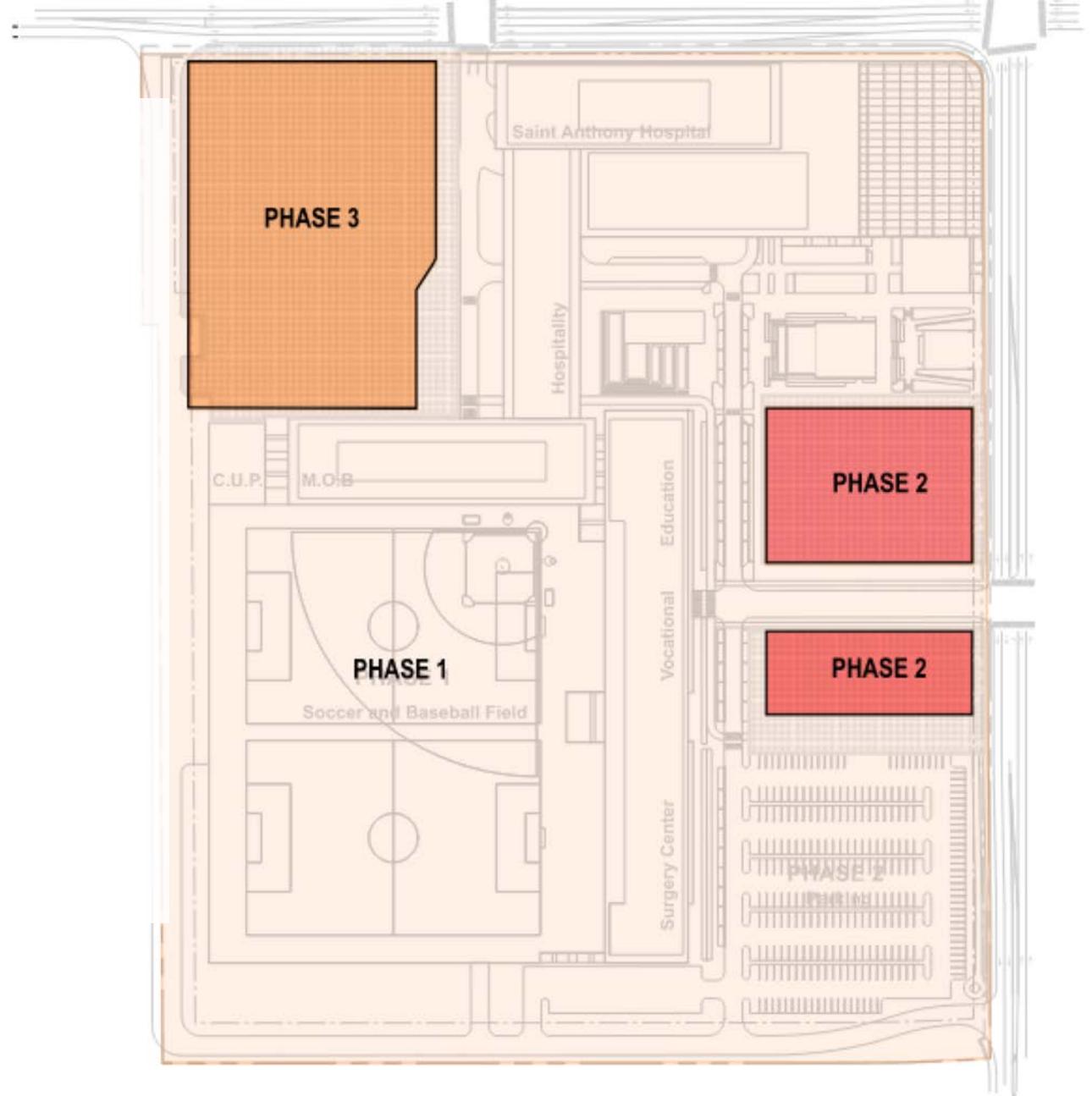
## Subarea Plan

- Primary uses in Subarea A:
  - Hospital
  - Community Centers
  - Business
  - Retail
  - Fitness Centers
  - Parking
  - Outdoor Sports and Recreations
- Primary uses in Subarea B:
  - Colleges and Universities
  - Business
  - Retail
- Primary uses in Subarea C:
  - Daycare
- Primary uses in Subarea D...
  - Office
  - Retail



# Phased Development Plan

- Phase 1 will include:
  - Hospital
  - Medical Office Building
  - Fitness Center
  - Parking Garage
  - Athletic Fields
  - Big Box Retail
  - Liner Retail
  - Educational Space (Business Occupancy)
  - Surgery Center
  - All Public Improvements
  - All interior site Streets and Pedestrian Paths
  - Public Parks and Open Space
- Phase 2 will include
  - Incubator and Accelerator Buildings
  - Office Tower
  - Stand-Alone Retail
- Phase 3 will include:
  - Daycare





From North-East



From North-West



Hospital Dropoff



Sidewalk Retail

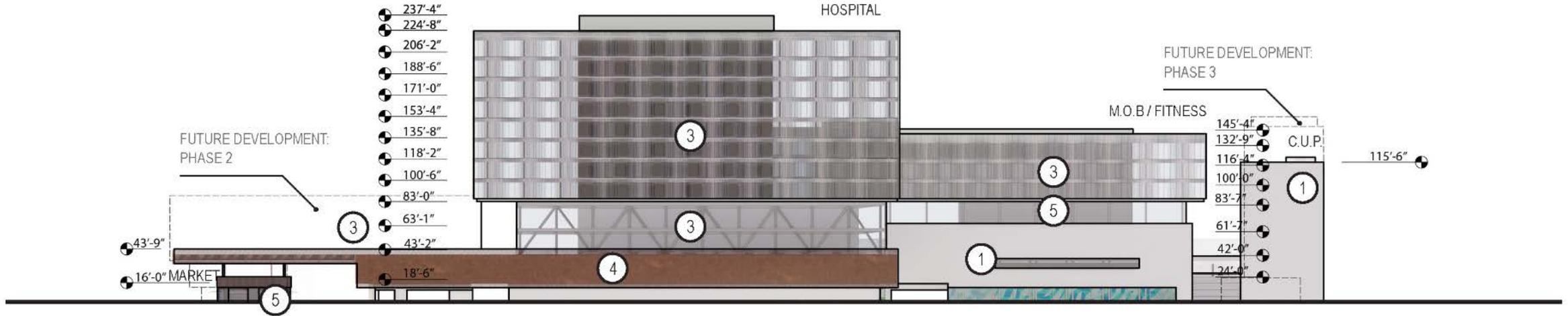
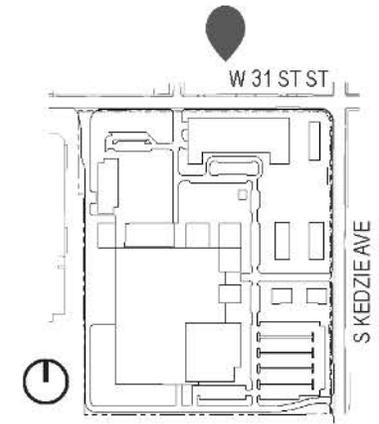


Rideshare Dropoff

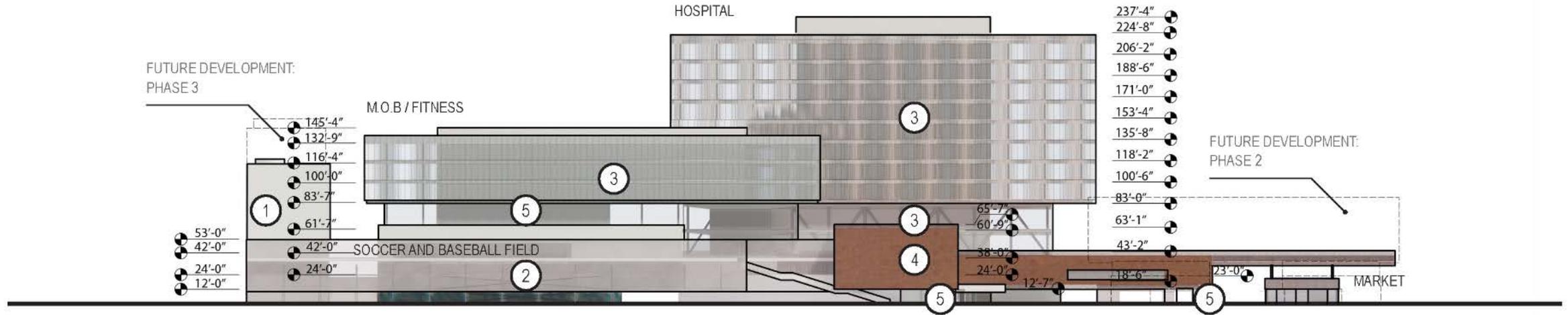
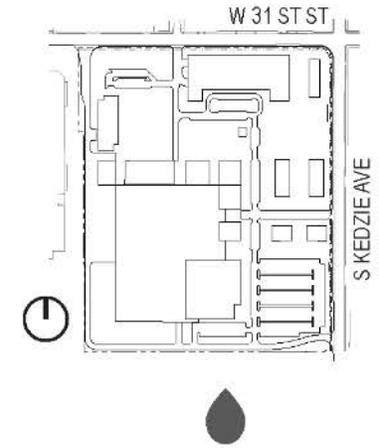


Soccer Fields

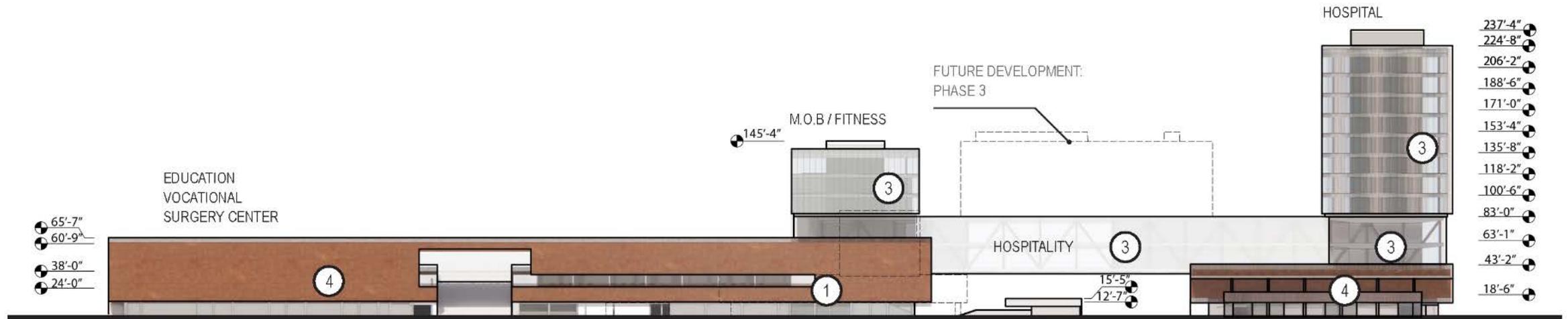
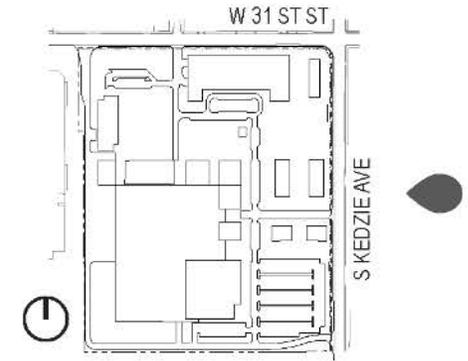
- 1. MASONRY
- 3. GLASS CURTAIN WALL
- 4. PANELIZED METAL FACADE
- 5. GLASS STOREFRONT



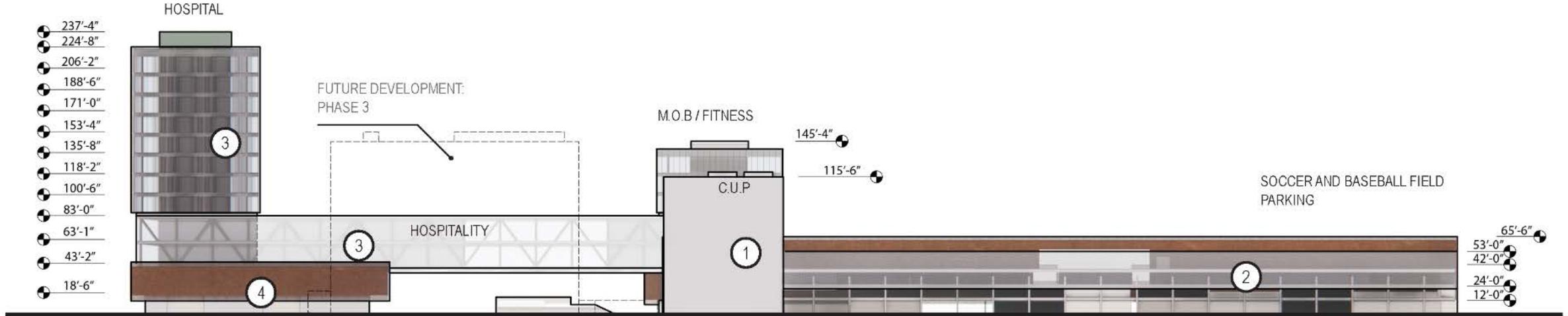
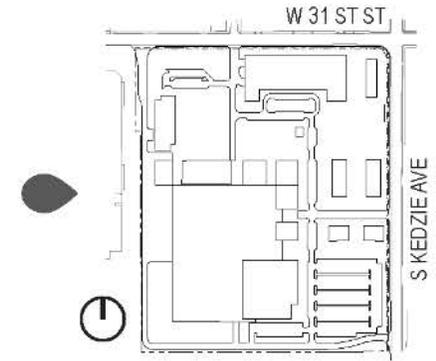
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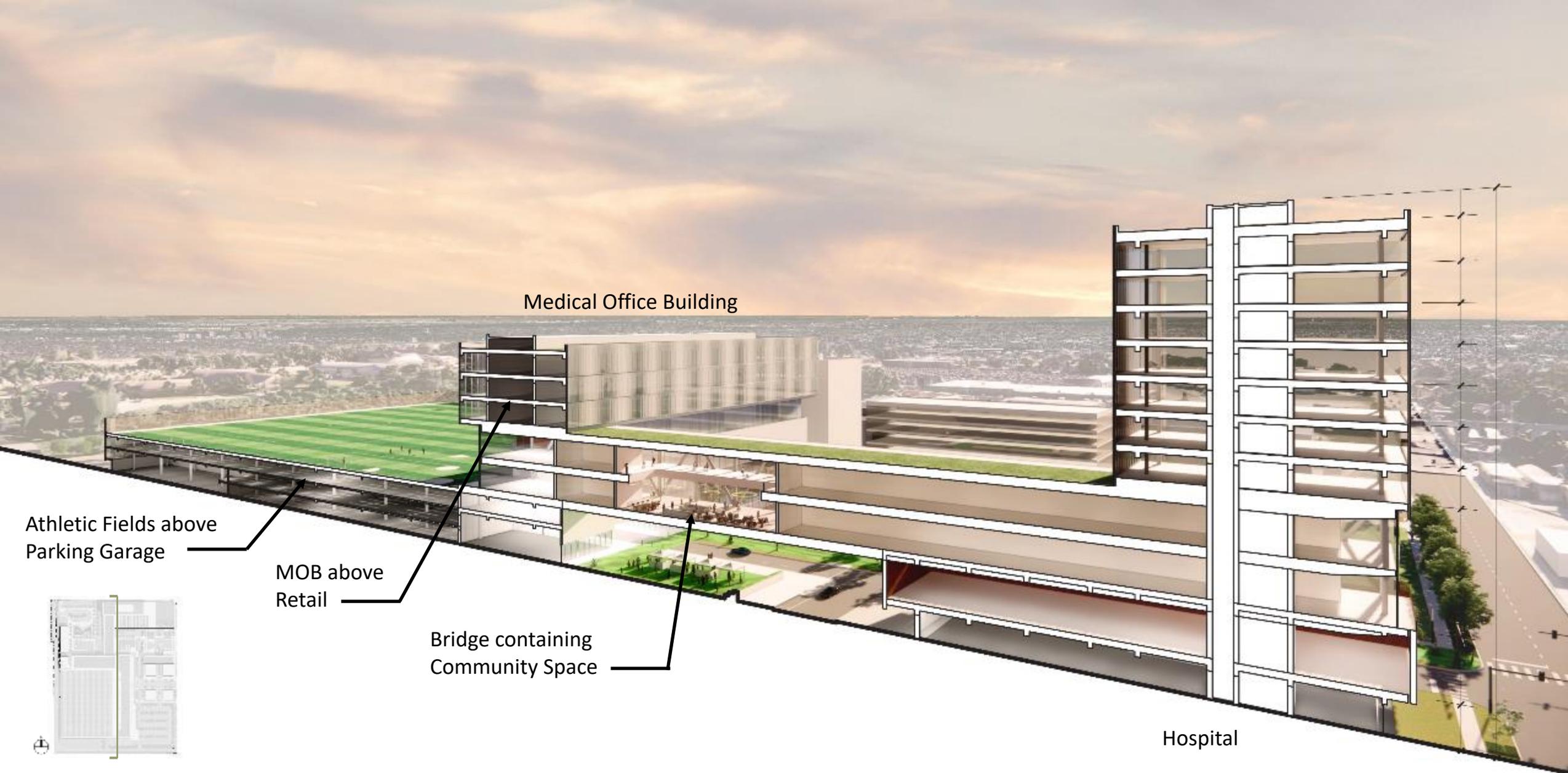


- 1. MASONRY
- 3. GLASS CURTAIN WALL
- 4. PANELIZED METAL FACADE



1. MASONRY
2. PERFORATED METAL
3. GLASS CURTAIN WALL
4. PANELIZED METAL FACADE
5. GLASS STOREFRONT





Athletic Fields above  
Parking Garage

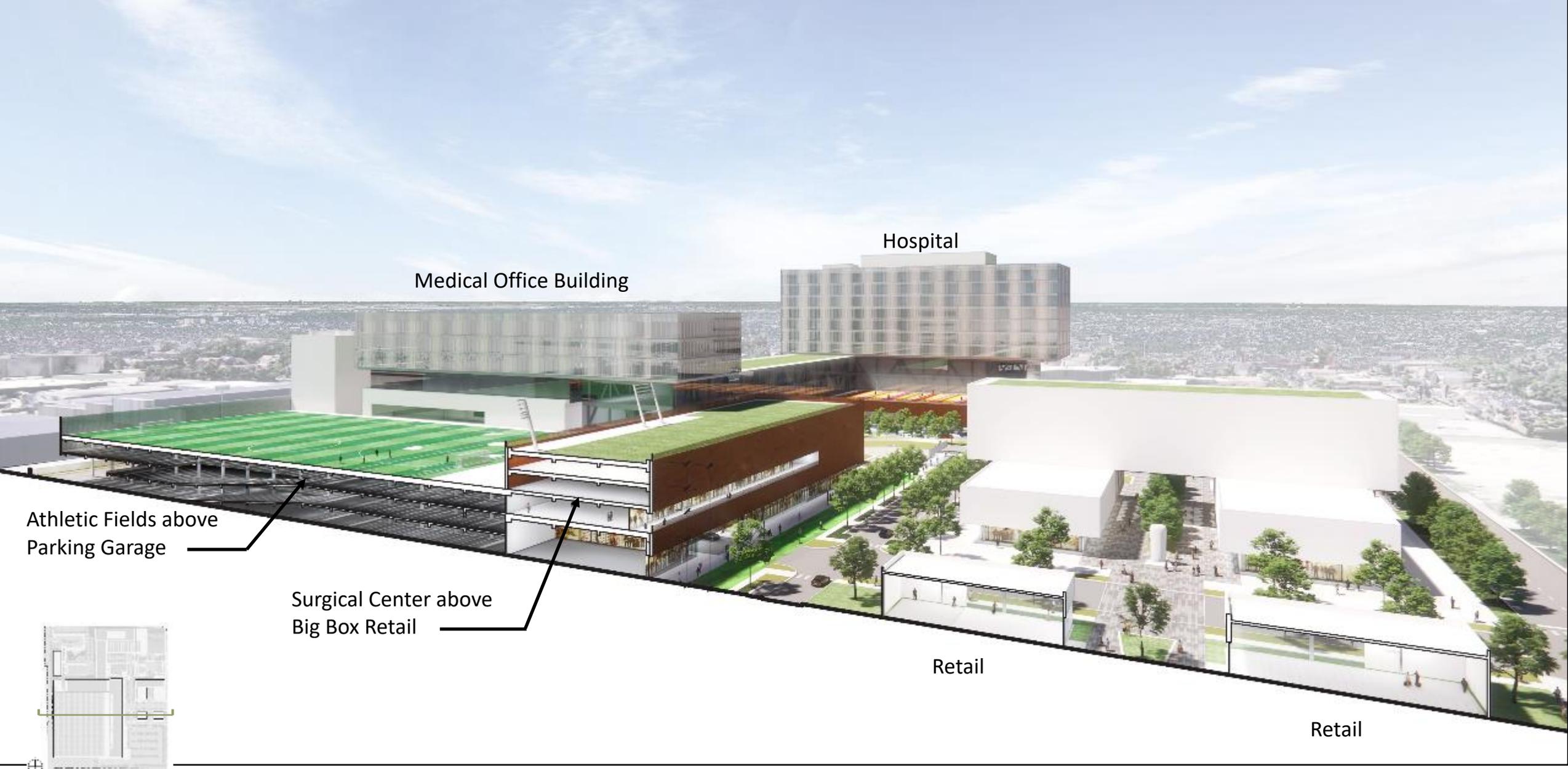
MOB above  
Retail

Bridge containing  
Community Space

Medical Office Building

Hospital

# BUILDING CROSS-SECTION



Medical Office Building

Hospital

Athletic Fields above  
Parking Garage

Surgical Center above  
Big Box Retail

Retail

Retail



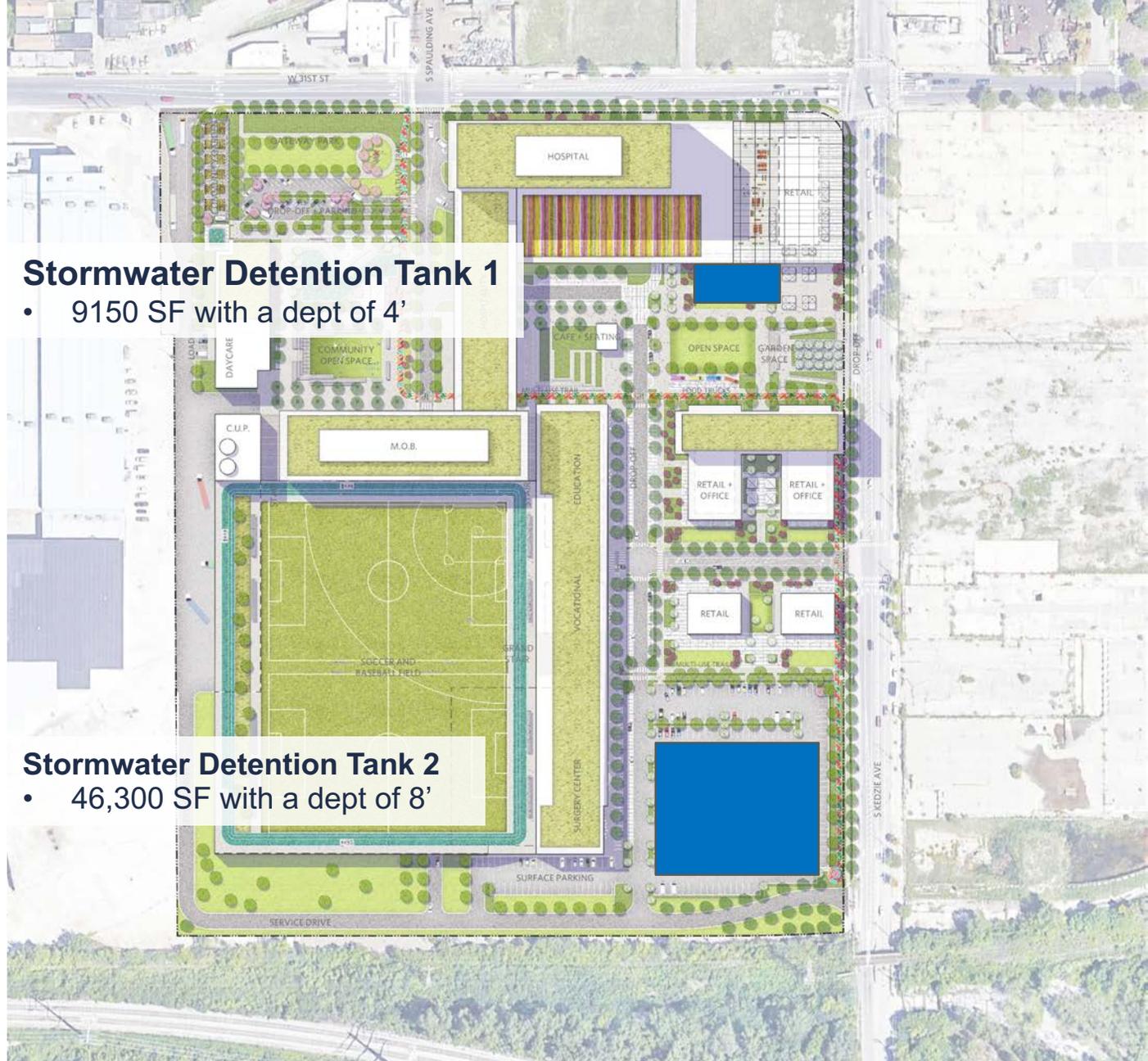


Medical Office Building

Fitness Center

## Stormwater Management

- The campus will meet the Stormwater Management Ordinance by control of the release rate to the City Storm Sewer by retaining stormwater onsite in two underground retention tanks.



### Stormwater Detention Tank 1

- 9150 SF with a dept of 4'

### Stormwater Detention Tank 2

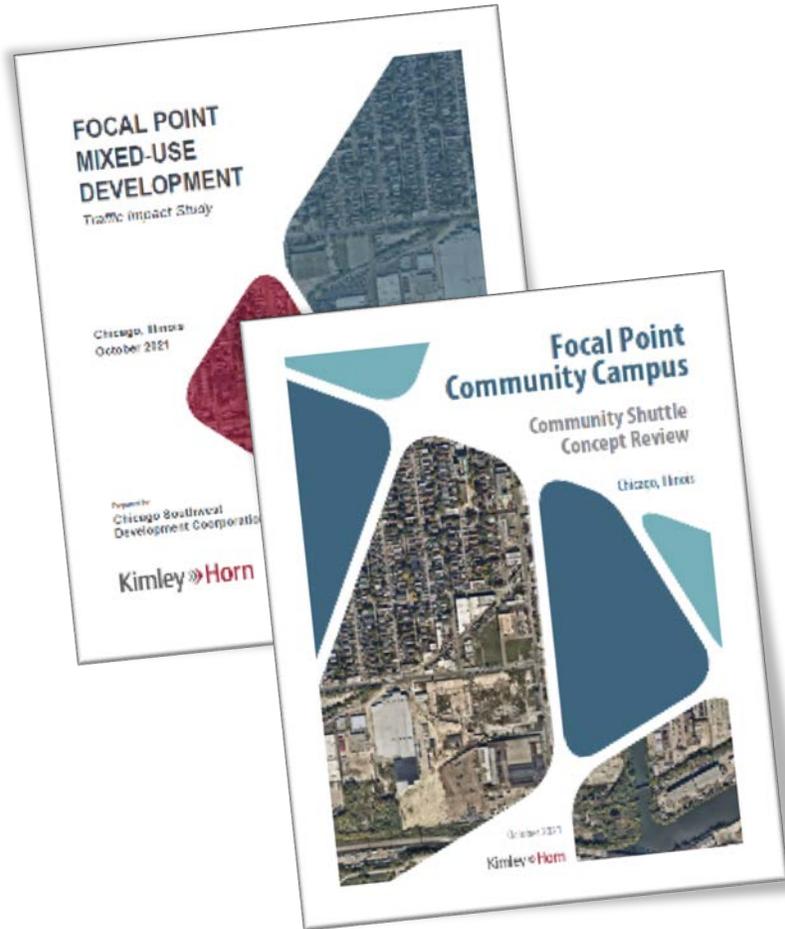
- 46,300 SF with a dept of 8'



## 17-8-0904 TRANSPORTATION, TRAFFIC CIRCULATION AND PARKING



- Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles;**  
*The site improves on the pedestrian realm with new sidewalk and installation of a landscape parkway along the 31<sup>st</sup> Street and Kedzie Avenue frontages. The site extends a traditional pedestrian-scale internal street grid and incorporates connections for El Paseo, a potential new shared-use trail.*
- Promote transit, pedestrian and bicycle use;**  
*The site is adjacent to CTA bus lines with connections to nearby Pink and Orange Line stations. Further, a community-focused shuttle system is planned to supplement CTA bus service.*
- Ensure accessibility for persons with disabilities;**  
*The site will be ADA-accessible, particularly with the site's healthcare and community health focus.*
- Minimize conflict with existing traffic patterns in the vicinity;**  
*Access locations on Kedzie Avenue and 31<sup>st</sup> Street combined with the site's street layout provides flexibility for site access. Delivery truck access will be oriented away from 31<sup>st</sup> Street west of the site.*
- Minimize and mitigate traffic congestion associated with the proposed development;**  
*New traffic signals at site access locations on Kedzie Avenue and 31<sup>st</sup> Street along with street widening to provide left-turn lanes entering the site will help to limit impacts on traffic conditions in the area.*
- Provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and**  
*The site provides ample access and circulation for emergency response vehicles. Further, the hospital includes an emergency department, just south of 31<sup>st</sup> Street and its new signalized access. A perimeter street on the south and west provides access to the loading docks and materials management hub.*
- Provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas.**  
*On-site parking is largely located in a garage situated in the southwestern portion of the site along with liner development on its eastern elevation to help limit visual impact of a large parking structure.*



## SITE DESIGN ELEMENTS + RECOMMENDED IMPROVEMENTS

- Widen Kedzie Avenue and 31<sup>st</sup> Street to provide room for separate left-turn lanes at site access points
- Install new traffic signals at two main access points – one on Kedzie Avenue and one on 31<sup>st</sup> Street – and add left-turn phases at the 31<sup>st</sup>/Kedzie intersection
- Improve the pedestrian realm with new sidewalk and creating a landscaped parkway along Kedzie Avenue and 31<sup>st</sup> Street
- Establish a pedestrian-scale internal street grid linking various development plan uses and the external street network
- Integrate El Paseo, a planned shared-use path, through the site with connections to future off-site alignments
- Create a perimeter service lane on the west and south sides of the site to serve the loading docks and hospital materials management hub along with parking garage access that is largely separated from other traffic and pedestrian circulation routes
- Incorporate stops for a flexible-route on-demand community shuttle service

## KEY FINDINGS

- The site is accessible via transit, but transit access will be supplemented by a community-oriented shuttle service
- With the recommended improvements on 31<sup>st</sup> Street and Kedzie Avenue along with key site design elements, the surrounding street system will provide capacity to accommodate the proposed development plan and mitigate negative impacts

## Public Benefits

- **1,500 temporary construction jobs** estimated;
- Retain approximately **1,000 jobs at Saint Anthony Hospital**;
- Create at least **20 permanent jobs** at the new Hospital;
- Create permanent jobs in retail, hospitality, and education;
- A **recreation center**, complete with a gymnasium and swimming pool;
- A **newly constructed Saint Anthony Hospital**, which will be a state-of-the-future health care facility with critical service offerings in pediatric care, maternity care, and behavioral health and more;
- **Athletic fields and publicly-accessible open spaces**, providing much needed green space;
- **Retail offerings**, providing community members with complimentary retail options;
- **Small business programs and support services**, providing entrepreneurs with support services to grow their businesses;
- A **hospitality center**, for community members to use for weddings, parties, conferences, and other events;
- **Early childhood education and youth programming**, providing services to families and children in the community; and more.

## Minority- and Women-Owned Business Enterprise Goals

- At least **26%** of the aggregate hard construction costs will be expended for contract participation by minority-owned businesses
- At least **6%** participation from women-owned businesses.



# DPD Recommendations

**DPD Recommendation: Approve zoning map amendment to rezone 3201-3345 W. 31st St. and 3100-3258 S. Kedzie Ave. to the C2-5 zoning district and establish a new Institutional Business Planned Development**

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)

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment for 3201-3345 W. 31<sup>st</sup> St. and 3100-3258 S. Kedzie Ave. be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards. **40**