



February 16, 2021

TO: Teresa Córdova,
Chairperson
Chicago Plan Commission
121 N. LaSalle Street
Chicago, IL 60602
VIA EMAIL: CPC@cityofchicago.org

RE: BRONZEVILLE LAKEFRONT DEVELOPMENT

Dear Commission Chair Cordova,

On behalf of the 2,055-unit Lake Meadows Master Association, please accept this letter of support for the proposed Bronzeville Lakefront development. As our association literally borders the development site, our residents will be among the most affected by the proposed development.

Having sat vacant for over a decade, we are excited about the prospect of new investment in the community; which will derive a number of benefits, including jobs, new public spaces, retail, housing, infrastructure and transportation improvements.

We are particularly impressed with the strong commitment to diversity and inclusion exhibited by the development team – as well as the significant community involvement that helped craft the overall plan.

Accordingly, we respectfully request the Plan Commission's approval of the proposed Bronzeville Lakefront development plan.

Sincerely,

The Lake Meadows Master Association

Needham,
Colleen

Digitally signed by Needham,
Colleen
DN: dc=com, dc=dkshare, dc=ad,
ou=DKI, ou=Corp, ou=Users,
cn=Needham, Colleen
Date: 2021.02.16 12:32:27 -06'00'

Colleen Needham CPM® CAM® ARM®
General Manager
IREM Chicago Chapter President-Elect

**Statement by Carla Smith before the Chicago Plan Commission
RE: Redevelopment of the former Michael Reese Hospital Site**

My name is Carla Smith. My family and I live in the 4th Ward, not too far from the Michael Reese Hospital site.

Making sure that the hospitality jobs created by the Michael Reese Hospital Redevelopment are good jobs that uplift the community is personal for me. Getting a good job as a banquet server at the JW Marriott hotel enabled my wife and I to buy our home in Kenwood and provide our two children with a stable and healthy environment.

I want others in my community to have the same opportunity. We all deserve good jobs with great benefits, so we can afford to live here too.

But the developer of the Michael Reese Hospital Site has still made NO commitment to bring good hospitality jobs to Bronzeville. That is unacceptable.

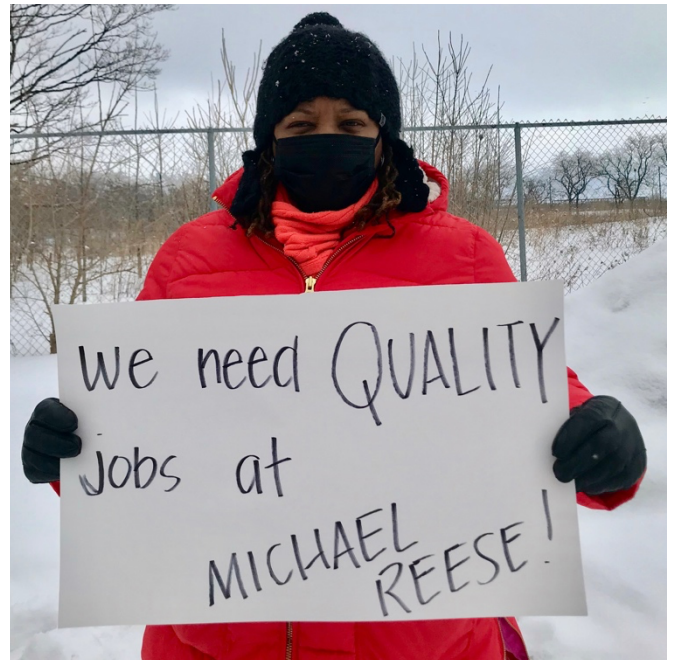
Growing up, I was told I was a “bossy kid” because I would speak up and stand up for what I think is right. I’m glad I didn’t let that stop me. As parent, I want to set an example for my kids to care for others and stand up for what they believe in.

And as a resident and as a hospitality worker, I want the developer of the Michael Reese Hospital Site to be held accountable for the quality of jobs that will be created on this land.

Thank you.



*Carla with her family in the 4th Ward
2020*



*Carla at the Michael Reese Hospital Site
February 11, 2021*

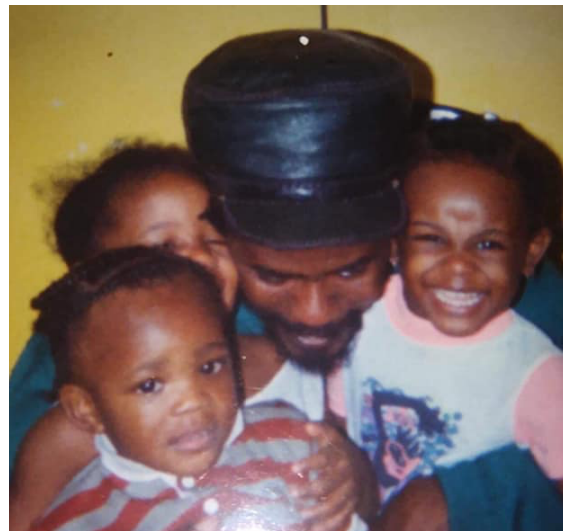
**Statement by Gilbert Neal before the Chicago Plan Commission
RE: Redevelopment of the former Michael Reese Hospital Site**

My name is Gilbert Neal. I have worked as a bar porter at McCormick Place for 20 years.

Having a good hospitality job means I've been able to give my son a great education. I'm not living pay check to pay check. I have savings to get through this pandemic.

The folks who will work here at the Michael Reese Redevelopment should have a good paycheck and good benefits for themselves and their families too. But I'm concerned because the developer has not committed to making sure the hospitality jobs will be good jobs.

This pandemic has been really difficult for all of us. We can't afford a race to a bottom in Bronzeville. We deserve better than low-wage, no benefits hospitality jobs at the Michael Reese Redevelopment.



**Statement by Kimmie Jordan before the Chicago Plan Commission
RE: Redevelopment of the former Michael Reese Hospital Site**

My name is Kimmie Jordan. I grew up very close to Michael Reese Hospital at 35th and Federal in Stateway Gardens. We call it the Low End.

Half my family was born at Michael Reese Hospital. As a kid, I went to the doctor there. We would walk by the Hospital on our way to the beach.

My dad used to say to me: “One day, they are going to take this land. One day, we’re not going to be able to afford to live here.”

My dad was right. We got pushed out and had to move away.

I am speaking to you today because people like me deserve to reclaim this land.

We are calling on the developer of the Michael Reese Site to commit to creating good hospitality jobs – jobs that will allow folks who have been priced out of this area to make enough to afford to live here again.

My family - my grandparents and my mom and dad - invested time, money, and love into this neighborhood for years. Even if we don’t live here right now, we are STILL a part of this community.

This land belongs to us. This land belongs to Chicago and to the Low End. We deserve high quality jobs at the Michael Reese Redevelopment because we deserve to come back home.



*Kimmie with her father at Stateway Gardens
1976*



*Kimmie at the Michael Reese Hospital Site
February 11, 2021*



900 South Frontage Rd.
Suite 100
Woodridge, Illinois 60517
312-262-1499

February 16, 2021

Teresa Córdova
Chair
Chicago Plan Commission
121 N. LaSalle Street
Chicago, IL 60602
CPC@cityofchicago.org

RE: Bronzeville Lakefront Development

Dear Ms. Cordova,

On behalf of the many business owners at the Lake Meadows Market retail center, we would like to indicate our strong support for the proposed Bronzeville Lakefront development. We manage the 195,000sf retail center located at 35th Street & King Drive, which is anchored by a Jewel-Osco, Walgreens and LA Fitness, but also includes a large number of locally & minority-owned shops and restaurants.

The business owners are excited about the potential for significant investment in the community as well as the opportunity to make use of a dramatically underutilized site in the area. Our customers, who primarily come from the surrounding Bronzeville neighborhood, will also surely benefit from the many positive aspects of the development, including new job opportunities, housing, parks and transit improvements.

We therefore request the Plan Commission strongly consider approving the proposed Bronzeville Lakefront development.

Sincerely,
PROPERTY SOLUTIONS GROUP, LLC
Property Manager, Lake Meadows Market

A handwritten signature in black ink, appearing to read 'Steve Hawkins', is written over a white rectangular area.

Steve Hawkins



RE: The Michael Reese Hospital Redevelopment
February 16, 2021

Dear Members of the Chicago Plan Commission:

We are deeply troubled by the lack of commitment on the part of the development team and the City to ensure that the jobs created at the Michael Reese Hospital Redevelopment will be good jobs with livable wages, health care coverage and retirement benefits.

We had raised our concerns in a letter to Commissioner Maurice Cox and Alderman Sophia King on October 12, 2020, enclosed for your background. Unfortunately, our concerns have not been addressed. I spoke with the head of the GRIT development team on Monday of this week. While I appreciate his openness in discussing the scope of the hospitality component, which will be significant, he was clear that there is no plan in place to ensure that the hospitality jobs created at the Michael Reese Hospital Redevelopment will be high quality jobs that uplift the community and our City.

It is a mistake to construct beautiful buildings on prime lakefront real estate and assume that by their very existence, they will bring economic benefits to the South Side. It certainly is easier to cross one's fingers and hope that the jobs will work themselves out after the deal is done. But I can tell you that it is just not true. And this project is too big, too important and too historically significant for the Black and Brown folks who live and used to live nearby to take that chance.

We must be proactive now to ensure that the people who will be spending the majority of their lives in those buildings, working to take care of their families, are able to make enough to invest in their communities, support local businesses and go to the doctor when they are sick.

If we truly want this development to revitalize the South Side and bring equity to an area that has suffered disinvestment, we must consider *today* the future workers who will spend their days on this land, and the families that depend on them.

Sincerely,

Lou Weeks
Executive Vice President
UNITE HERE Local 1

Encl: Letter to Commissioner Cox and Alderman Sophia King, October 12, 2020.



Commissioner Maurice Cox
Department of Planning and Development of Chicago
121 N. LaSalle St., Room 1000
Chicago, IL 60602
Via email: Maurice.Cox@cityofchicago.org

October 12, 2020

RE: The Redevelopment Agreement for the former Michael Reese Hospital site must include provisions to protect South and West side residents from the long-term economic impacts of low-quality hospitality jobs.

Dear Commissioner Cox,

The Michael Reese Hospital Redevelopment is a significant project that could transform the near South Side of Chicago. The economic and social impact of the redevelopment will echo across the city for decades to come. Per a community presentation from May 2020, Phase 2 of the Michael Reese Redevelopment will include up to 7.2 million square feet of “Life Science/Healthcare, Commercial Office, Retail, Housing, Hospitality, Mixed-use, Park Spaces.”ⁱ

We are disturbed by the absence of discussion around the Phase 2 hospitality jobs at the Michael Reese Redevelopment, as well as the lack of commitments from the development team about the quality of these Phase 2 hospitality jobs. The Phase 2 hospitality jobs are slated to come online in 2025-2035. However, to ignore or leave to chance the economic and social impact of Phase 2, which is 87% of the total area of redevelopment site, would be irresponsible and short-sighted.

The City of Chicago should not move forward with a Redevelopment Agreement for the former Michael Reese Hospital or with the sale of public land to the development team without a process in place to ensure that the hospitality jobs created in Phase 2 of the Michael Reese Redevelopment will be high-quality, family-sustaining jobs that employ residents from areas of the City that have traditionally experienced the highest levels of unemployment and poverty.

The City must include enforceable provisions in the Redevelopment Agreement between the City and the development team to create a process by which the quality and impact of the Phase 2 hospitality jobs will be monitored and assessed publicly. Such a process will ensure that the overall impact of such hospitality jobs is positive for workers, residents, and communities that have traditionally suffered from disinvestment.

Through such a process, it would be an ongoing responsibility of the development team to provide evidence to the City that the Phase 2 hospitality jobs do not create a burden on city services, that they provide high-quality jobs with decent wages and benefits including high quality, affordable health insurance, and provide employment opportunities for the residents of Chicago neighborhoods that have traditionally suffered from high levels of unemployment and disinvestment.

There are significant differences between high-quality hospitality jobs and a low-quality hospitality jobs. Robert Hudson, a cook at the Marriott Marquis Chicago from Auburn Gresham, makes \$23.63 per hour and pays \$0 for his high-quality health insurance. The hotel housekeepers he works alongside make \$22.08 per hour and have high-quality health insurance, free for individuals or \$30 per month for family coverage.

Robert, along with 22% of his co-workers at the Marriott Marquis, live in neighborhoods targeted by the City's Invest SOUTH/WEST initiative. Marriott Marquis workers earn at least \$44,000 per year and have high-quality, affordable health insurance. While the median annual earnings of individuals in Invest South/West neighborhoods is \$25,915ⁱ and 11% of residents in these neighborhoods are uninsured,ⁱⁱⁱ Robert and his coworkers have the disposable income to support local businesses, become homeowners, and reinvest in their communities.

However, not all Chicago hospitality jobs are the same. Ana Sanchez is a housekeeper at the Chicago Marriott at Medical District/UIC and makes \$17.97 per hour, about \$4 less than housekeepers at the Marriott Marquis. Ana pays \$411.36 per month for family health insurance coverage. After paying for her health insurance (about \$2.57 per hour), she takes home about \$15.40 per hour. Ana and her co-workers at the Marriott Medical District have no guarantee that they will be able to return to their job if they are laid off during an economic downturn. In contrast, workers with high-quality hospitality jobs like those at the Marriott Marquis know that their jobs are protected and they have the right to return to work once the economy recovers.

Today, residents in the ZIP code of the Michael Reese Redevelopment need to earn \$22.50 per hour to afford a two-bedroom apartment with a fair market rent of \$1,170, according to the National Low Income Housing Coalition.^{iv} The area near Michael Reese Redevelopment will likely face gentrification and accompanying rent increases that will push the housing costs closer to the city-wide median, which was \$1,816 for a two-bedroom apartment, as of October 7, 2020.^v Without high-quality jobs that allow people to keep up with rent increases or buy homes in their neighborhoods, residents near the Michael Reese Redevelopment may be priced out of the area.

The future Phase 2 hospitality jobs should employ residents from our South and West side communities. But without City action, these hospitality jobs could be low-quality jobs that contribute to poverty and disinvestment in these communities. Our South and West side residents deserve better. They deserve high-quality jobs that allow them to re-invest in their communities, earn enough to rent comfortably and keep up with rent increases, save to become a homeowner, not rely on public aid for health care coverage, make enough so as not to have to work a second job, save to send their children to college, and retire with dignity. The City and its residents deserve to know that there is a process in place to ensure that these Michael Reese Phase 2 hospitality jobs will be high-quality jobs for decades to come.

Sincerely,



Lou Weeks
Executive Vice President
UNITE HERE Local 1

CC: Alderman Sophia King, Ward 4

ⁱ Virtual Community Town Hall Meeting, "Former Michael Reese Hospital Site Bronzeville Lakefront," May 4, 2020
https://www.chicago.gov/content/dam/city/depts/dcd/general/mega/reese_presentation_050420.pdf

ⁱⁱ Median annual income for census tracts located Invest South/West Community Areas from 2018 American Community Survey. Data approximated, as census tracts do not perfectly align with Chicago Community Areas. Boundaries for the Chicago Community Areas obtained from Chicago Data Portal.

ⁱⁱⁱ Uninsured rates for census tracts located in Invest South/West Community Areas from 2018 American Community Survey. Data approximated, as census tracts do not perfectly align with Chicago Community Areas. Boundaries for the Chicago Community Areas obtained from Chicago Data Portal.

^{iv} National Low Income Housing Coalition, "Out of Reach 2020," Two-Bedroom Housing Wage by Zip Code, <https://reports.nlihc.org/oor/zip?code=60614>, accessed 10/3/20.

^v Zumper, "Chicago IL Rent Prices," <https://www.zumper.com/rent-research/chicago-il>, accessed 10/7/20.

Michael Reese comments

DPD <dpd@cityofchicago.org>

Tue 2/2/2021 11:49 AM

To: CPC <CPC@cityofchicago.org>

Cc: Cynthia Roubik <Cynthia.Roubik@cityofchicago.org>

From: June Porter <Jelpo@aol.com>

Sent: Sunday, January 31, 2021 7:46 PM

To: DPD <dpd@cityofchicago.org>

Subject: Questions and comments

[Warning: External email]

As a former resident of Chicago, and employee (Meyer House) I'd like to see a section dedicated to the history of MRH and how it's present on the South side lake front influenced the development of the community there and the role it played on research. I also remember being stranded for 2 days during the snow blizzard of " 67" and how the hospital accommodated both employees and patients there. I have fond memories of working with lots of great Philippino nurses there also. Ah the great Reuben sandwiches at Mr. Stephens Restaurant were exceptional treats for those of us who rewarded ourselves come payday. As you can see I have fond memories of a great Chicago hospital.

June E. Carter-Porter MSN RN

Sent from my iPhone

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Butler V. Adams
February 18, 2021
Chicago Plan Commission

To the Chicago Plan Commission,

I'm writing this letter in full support of the Michael Reese (Bronzeville Lakefront) Redevelopment.

I've been following this parcel of land for more than a decade. From the demolition of the old Michael Reese Hospital, to a proposed Olympic Village and now today's presentation.

There are so many possibilities for this proposal, and so far, it's going in a direction I like.

I've noticed since some of earlier meetings, the density and number of residential units have increased, and this is a great thing.

Number of proposed residential units has increased from 4,800 in the zoning application to nearly 6,800 (not including Prairie Shores).

With on-site affordable housing, this will allow the unit count to go from about 960 to nearly **1,360**. SPECTACULAR!!

The Gross Area has increased from 8,063,500 submitted to about **10,087,859** today.

The bigger the better, the taller the better, the denser the better...

I hope the planning department along with Alderman King think outside of the box. A decade ago, Lake Meadows to the south was rezoned and they can nearly triple their unit count to approximately 8,600 units.

A wider lens of visionary cohesiveness should be used, especially with Draper & Kramer's involvement in both projects.

Let us not forget the potential for a Phase III. With redevelopment of the Marshaling Yards to the east, an additional 5.5 million sq ft (+/-) could potentially be built. Though not being approved today, it should be on everyone's mind for the future.

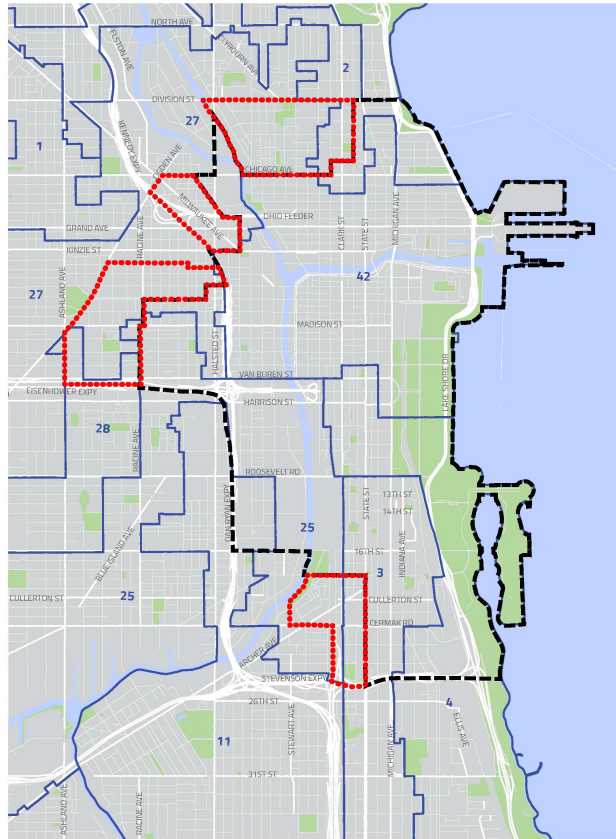


Butler V. Adams
February 18, 2021
Chicago Plan Commission

One thing I've not heard discussed is architectural preservation. While the Singer Pavilion is the only remaining structure on the Michael Reese site; at the corner of 31st and King Drive stands Olivet Baptist Church, the oldest African American Baptist church in Chicago. The building itself is from the 1890's and looks to be the victim of deferred maintenance. Is there a possibility of **Adopt-A-Landmark**?



Butler V. Adams
February 18, 2021
Chicago Plan Commission



Downtown Expansion Areas

Map Key

-  Downtown Expansion Areas
-  Boundary of Existing Downtown Zoning
-  Ward Boundaries



The noted expansion areas are for future consideration of individual applications, not redesignations or rezonings in and of themselves. Specific applications and requests will be reviewed in accordance with applicable standards.

The Central Areas boundaries should be expanded south of the Stevenson Expy to 31st Street to include this Planned Development.

With that, I support Michael Reese/Bronzeville Lakefront redevelopment and look forward to this lakefront changing project.

Thank you,

Butler V. Adams
Chicago Native
Civic Boaster

Butler V. Adams
February 18, 2021
Chicago Plan Commission