



CHICAGO PLAN COMMISSION

Esperanza Health Centers, 4700 S. California Ave
Business Planned Development

Brighton Park | 14th Ward | Alderman Burke

Developer: Healthy Brighton Title Holding Corp NFP

Architect: UrbanWorks

Attorney: Faegre Drinker Biddle & Reath, LLP

8/18/2022



S ARCHER AVE

S CALIFORNIA AVE

S WESTERN AVE

W 47TH STREET

PROJECT SITE

DA VITA DIALYSIS

MANSUETO H.S.

SHIELDS M.S.

FUTURE PARK DISTRICT HQ

KEDZIE AVE ORANGE LINE

WESTERN AVE ORANGE LINE

AREA CONTEXT



W 47TH STREET

**MANSUETO
H.S.**

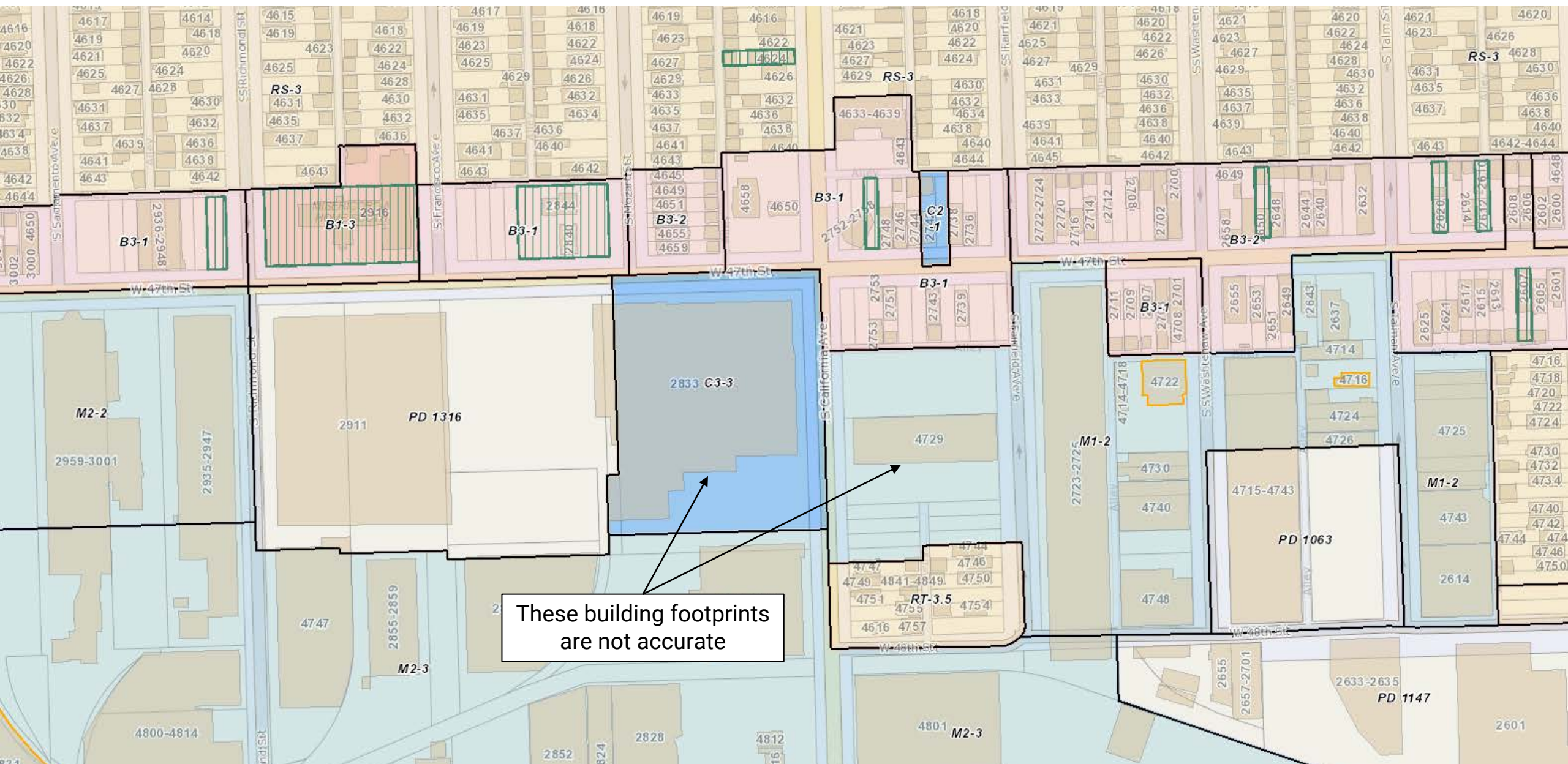
PROJECT SITE

S CALIFORNIA AVE

**DA VITA
DIALYSIS**

**SHIELDS
M.S.**

LAND USE CONTEXT



These building footprints
are not accurate



View of existing facility, looking southwest

Site of new facility, looking northwest





Aerial view of project site, looking northwest

Site of new parking, looking northeast





Planning Context

IDENTIFY ANY PLANNING DOCUMENTS RELATED TO SITE

- There are no City-adopted or other planning documents related to this site

Project Timeline + Community Outreach



Project Timeline:

- **Spring 2016:** Patient & community stakeholder charets held to understand the health and wellness gaps affecting the Brighton Park Neighborhood
- **May 2018:** Brighton Park Phase 1 completed
- **February – May 2021:** Second round of patient & community stakeholder charets conducted to further assess unmet needs in the Brighton Park Neighborhood.
- **August 2021 – February 2022:** Design of Brighton Park Phase 2
- **March 8, 2022:** Zoning intake meeting
- **March – July 2022:** Feedback from DPD and revisions to plans
- **July 20, 2022:** Planned Development filing

Esperanza Health Centers is planning a significant expansion of health care services at its flagship location, Esperanza Brighton Park (“BP1”), located at 4700 S. California Ave. Esperanza plans to construct a separate second building (“BP2”) immediately south of and adjacent to BP1. Both buildings will be located on the same zoning lot. To support BP1 and BP2, ancillary parking will be constructed on the east side of California Ave. across the street from BP1 and BP2.

BP2 will provide more needed healthcare and social services to Chicago’s Southwest side.

- The 43,000-square-foot annex will offer:
 - expanded medical and behavioral health services
 - comprehensive senior programming
 - a family medicine residency program with Rush University Medical Center (to train the next generation of community-based physicians)
 - multiple indoor and outdoor spaces for health, learning, and recreation
 - community "super lobby"
 - full-service café
 - public plaza
 - A linked pedestrian pathway between BP1 and BP2, that will provide safety for pedestrians and a 1/4 mile walking track that encourages movement and physical activity.



BP1

3.185 Acres
Acquired in 2017

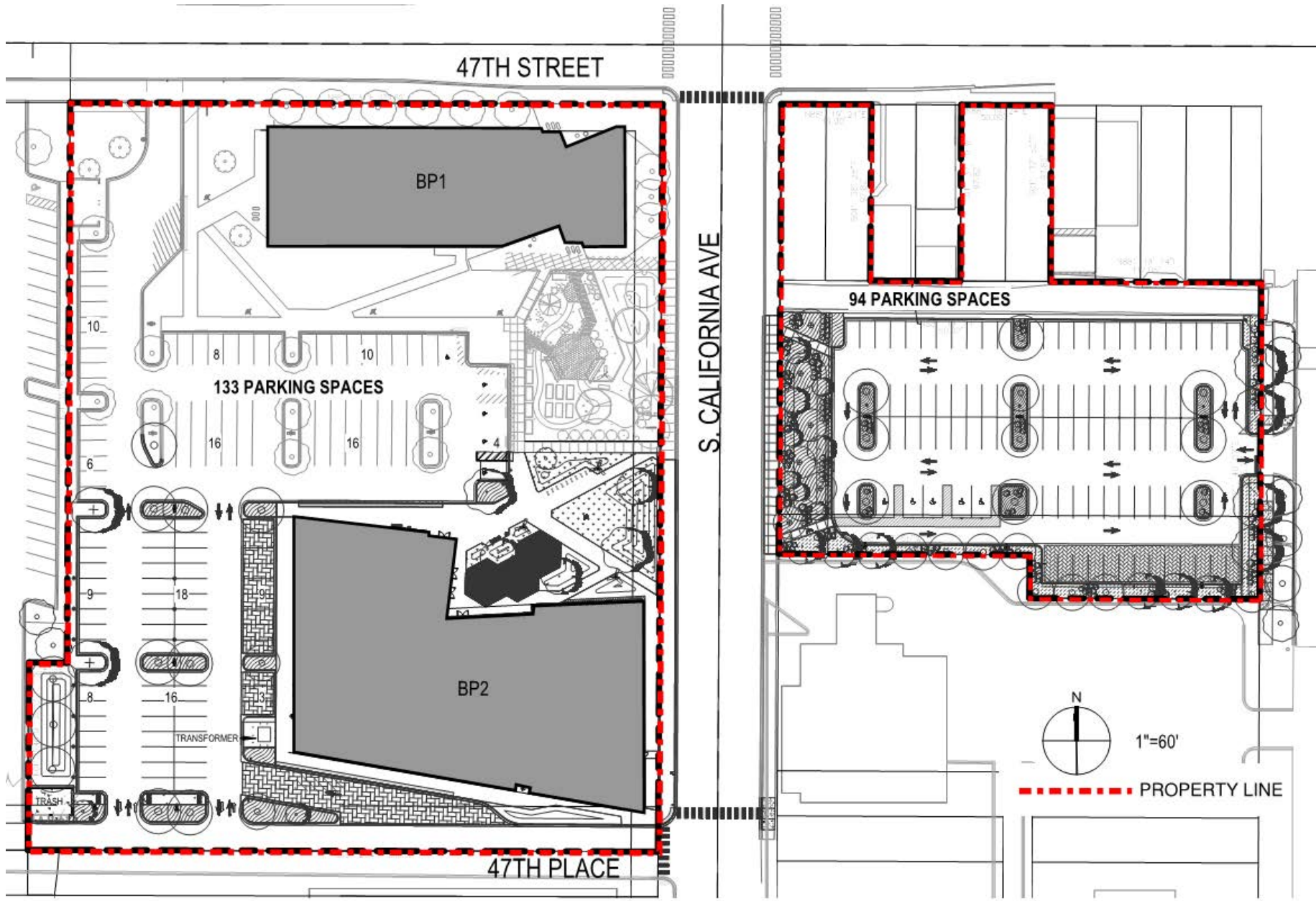
1.221 Acres
Acquired in 2021

W. 47th St.

W. 47th Pl.

S. California Ave.

S. Fairfield Ave.

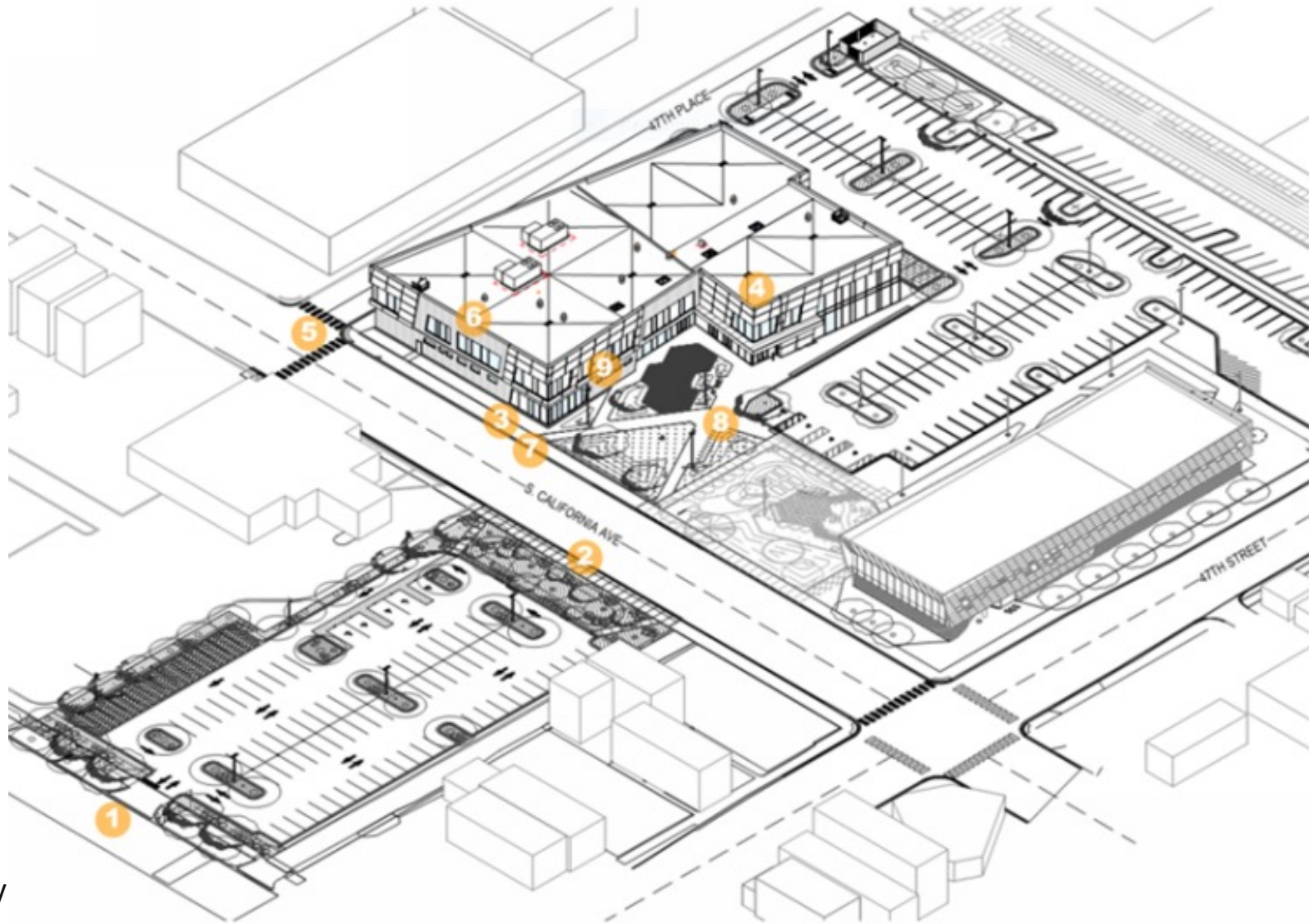


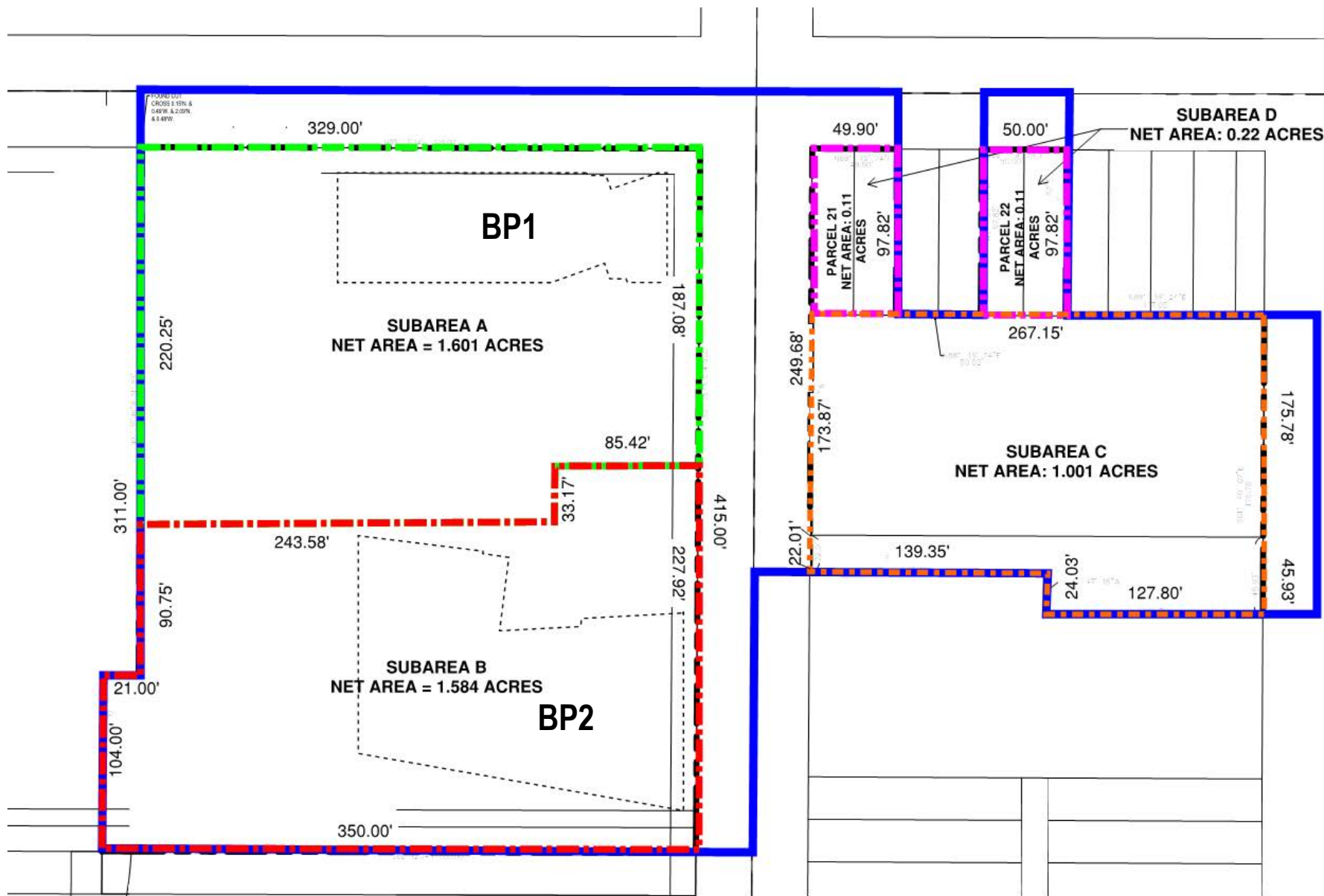
Site Plan:
 Development of the BP2 includes Esperanza Health Center's Clinic, Senior Day Program, Café, Community Meeting Space, Surface Parking, Green Space, Pedestrian and Vehicular Circulation. BP2 will complement the existing BP1 facility onsite that includes Esperanza Health Center's Clinic, Outpatient Pharmacy, and Space for Social Services Programs.

Changes:

Requested by DPD

1. Creation of single access to the East lot parking overflow for staff.
2. Creation of “green” /vegetative buffer between the East Lot Parking and overflow and California Ave.
3. Revision of building plan at Northeast corner to allow more glazing on California Ave.
4. Addition of volume at North entry vestibule. Extension of depth of overhang canopy at North entry and café area.
5. Addition of pedestrian crosswalks at 47th Place and California Ave.
6. Reduction in parapet height.
7. Creation of California Ave. pedestrian-friendly access.
8. Updated landscape plan is indicative of intrinsic inclusive to social gathering that creates a connection to the existing site.
9. Ribbed metal panels to run vertical and be light grey to complement ACM panel. ACM rain screen panel is proud of ribbed panel.





Primary uses of Subarea A:

- Medical Services
- Day Care (Adult)
- Restaurant, Limited
- Outdoor patio
- Retail Sales, General
- Accessory Parking

Primary uses of Subarea B:

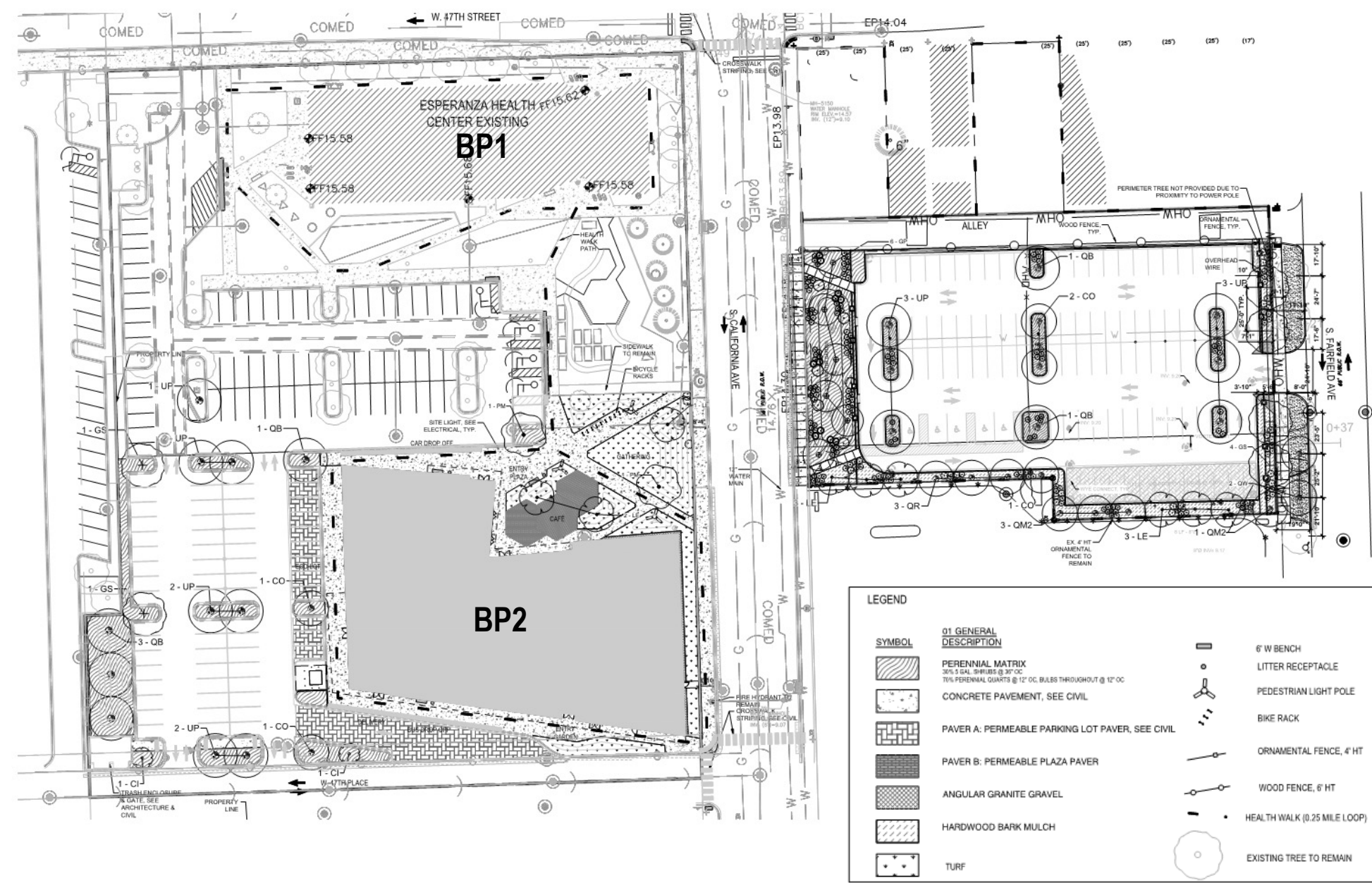
- Medical Service
- Day Care (Adult)
- Restaurant, Limited
- Outdoor patio
- Retail Sales, General
- Accessory Parking

Primary uses of Subarea C:

- Accessory Parking

Primary uses of Subarea D:

- Medical Service
- Office
- Retail Sales, General
- Community Garden

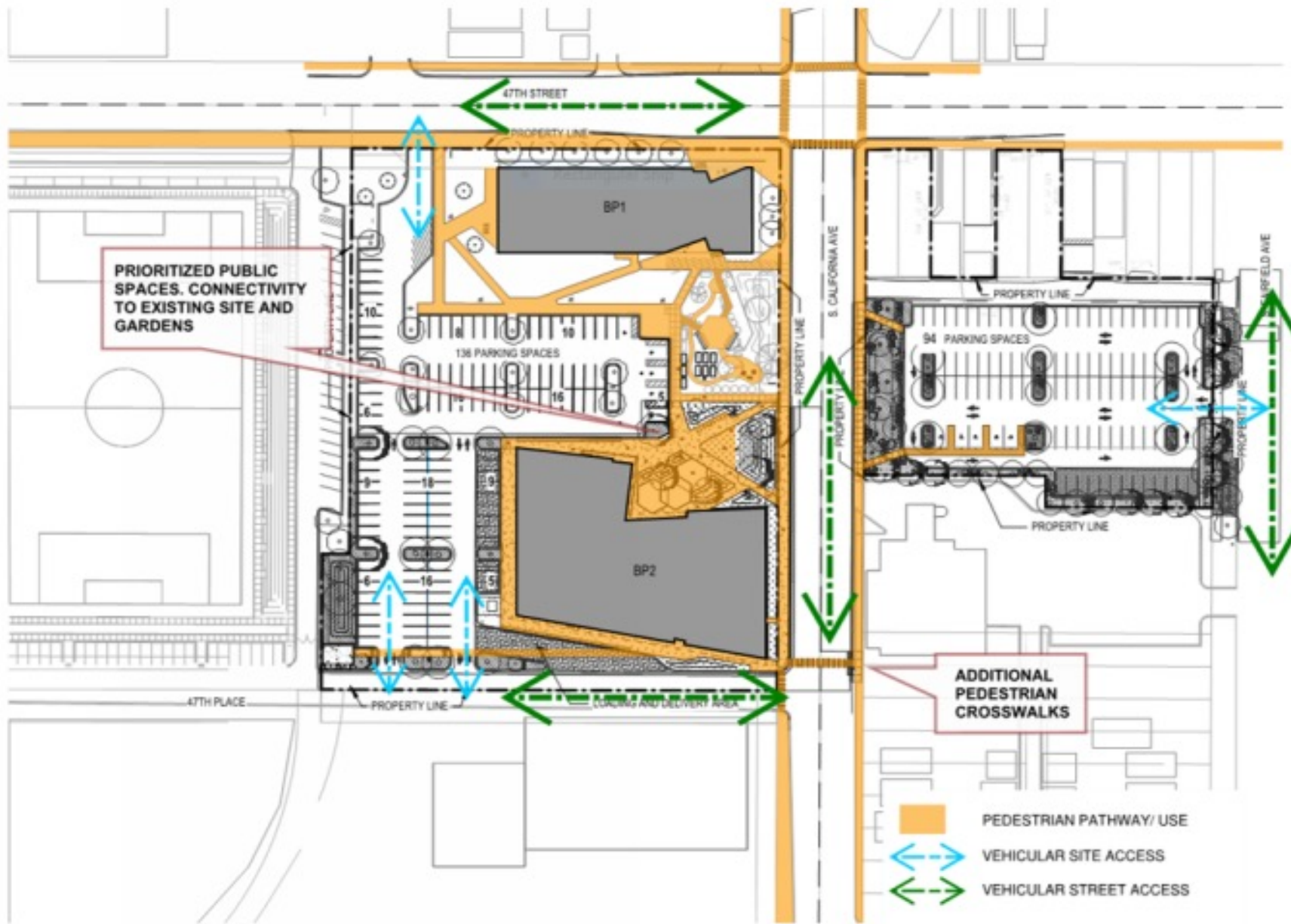


Right-of-Way Improvements:

- 1 tree / 25 LF and parking lot screening along Fairfield Ave
- Stormwater Garden & Parking Lot screening along east side of California
- Parkway trees not required along west side of California or 47th Place

Onsite Improvements:

- Landscaped Area Required: 4,465
- Landscaped Area Provided: 7,034
- 47 Trees Required
- 52 Trees Provided

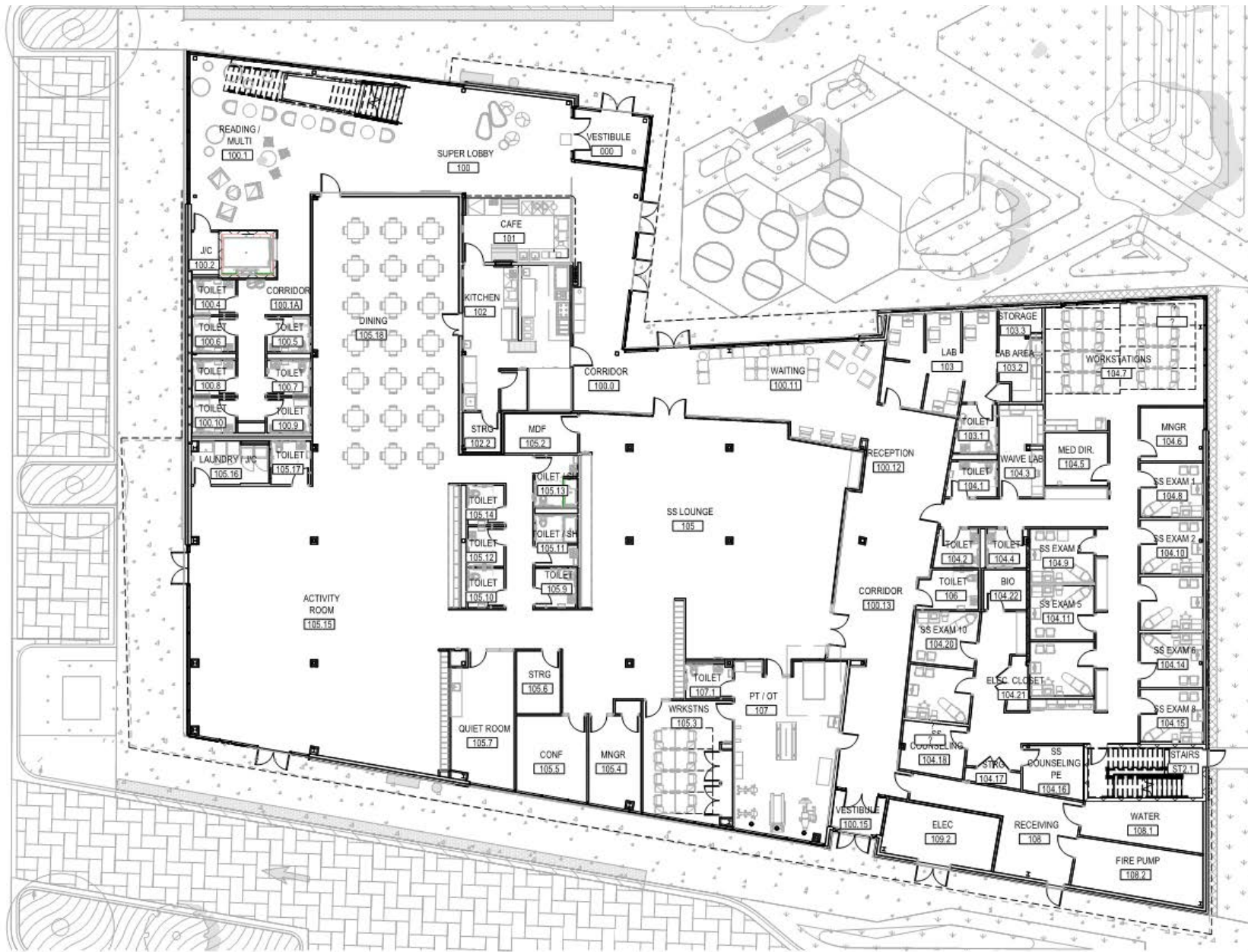


Access & Circulation:

- Create off street access not direction on California Ave. to promote safer parking access.
- Provide pedestrian oriented access and new crosswalks
- Consideration around existing and future site /public programming at open spaces
- Outdoor patio and gathering spaces.

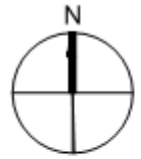
Development & Land Use:

- Create frontages along California Ave. that are pedestrian friendly.
- Orientation of site drop off lane on 47th Place for safer and protected access to building for Seniors.
- Additional overflow parking to be added for staff, with landscape buffer on California and Fairfield.



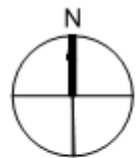
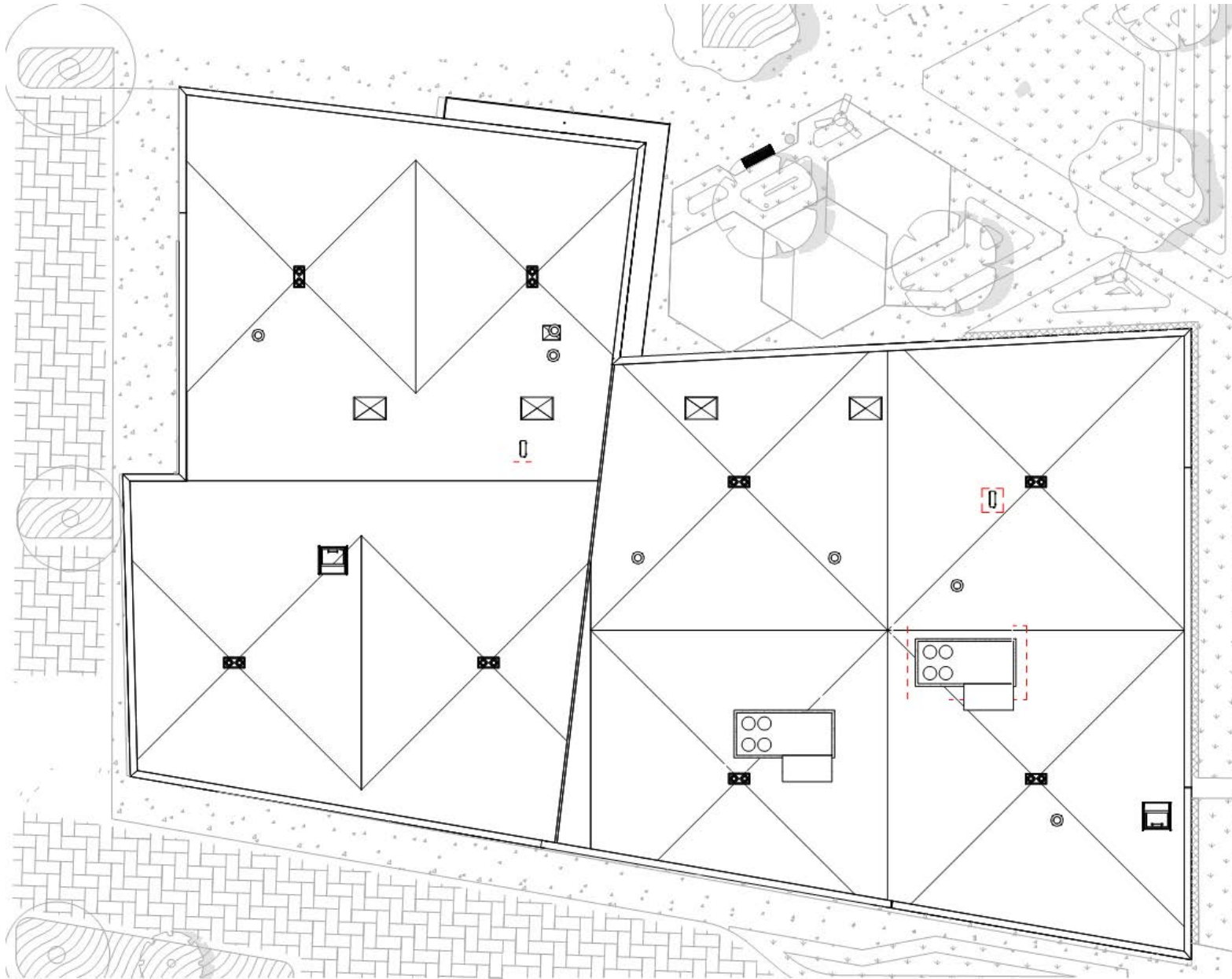
1"=20'

BP2 – FIRST FLOOR PLAN



1"=20'

BP2 – SECOND FLOOR PLAN



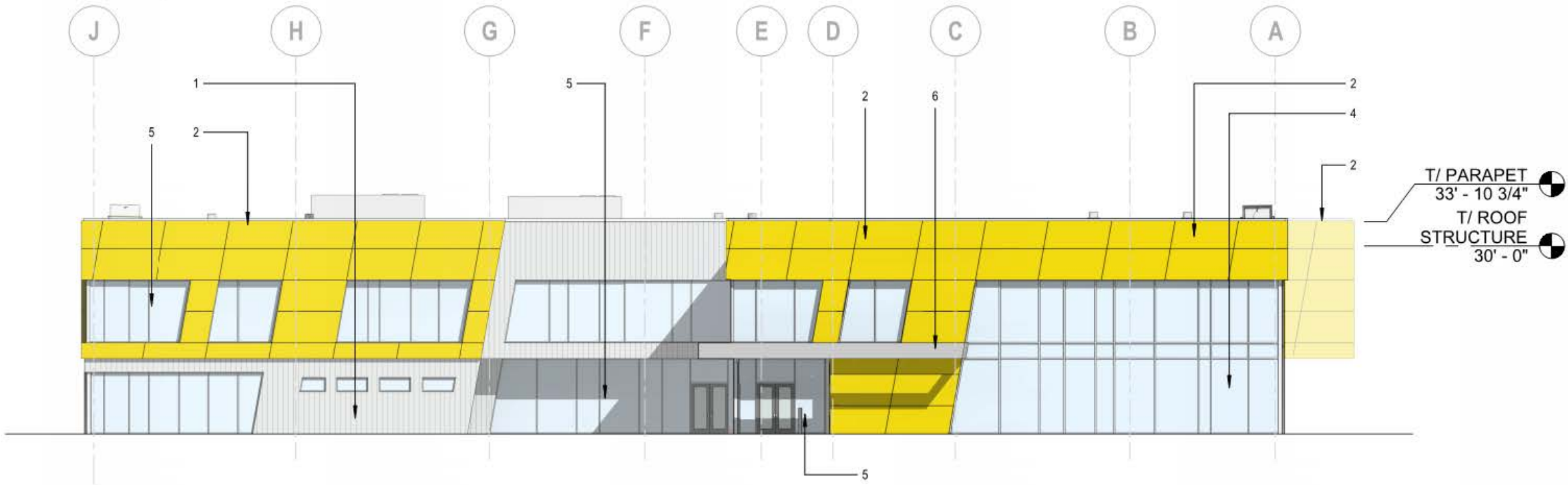
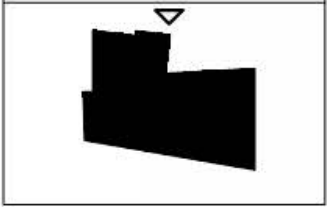
1"=20'

BP2 - ROOF PLAN

KEY NOTES

1. RIBBED METAL RAINSCREEN PANELS
2. ACM RAINSCREEN PANELS
3. ___ (NO. NOT IN USE)
4. GLASS CURTAIN WALL
5. GLASS STOREFRONT
6. PANELIZED METAL

KEY PLAN

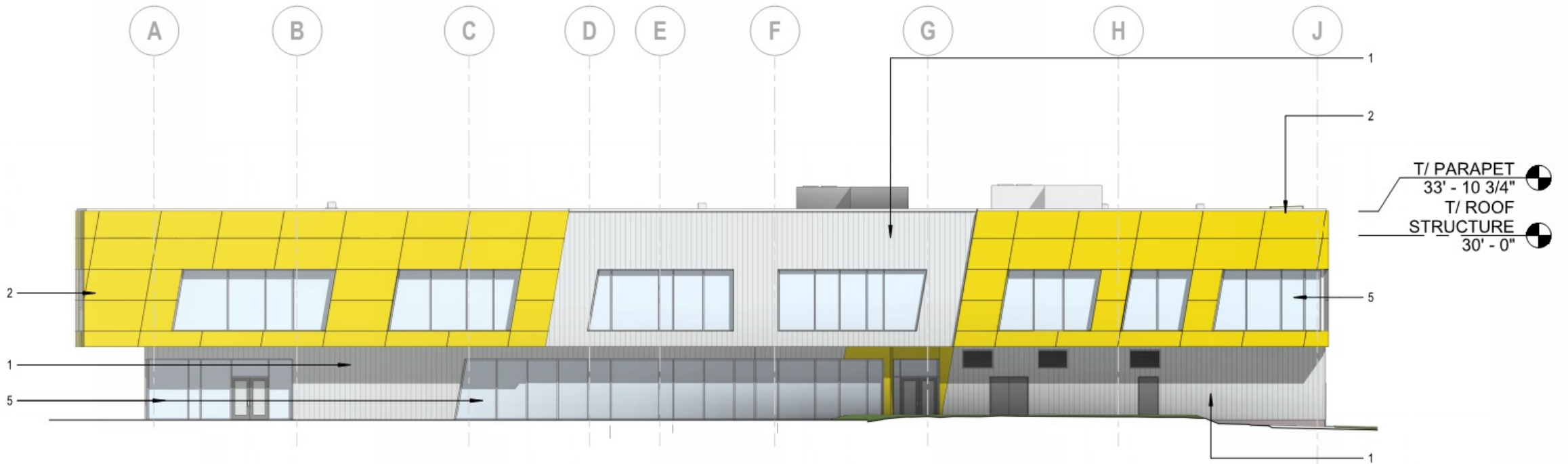


BUILDING ELEVATION – NORTH ELEVATIONS

KEY NOTES

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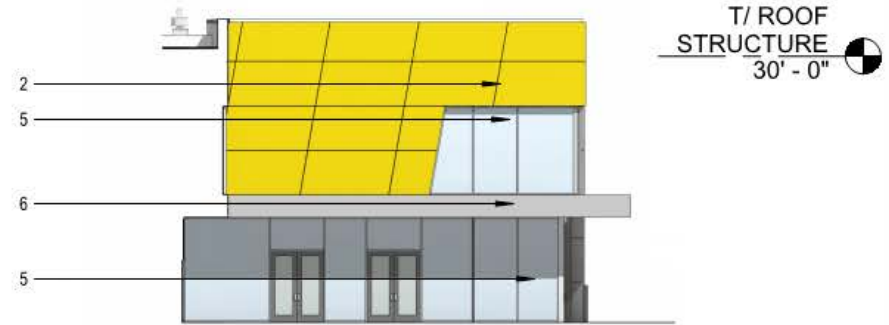


BUILDING ELEVATION – SOUTH ELEVATIONS

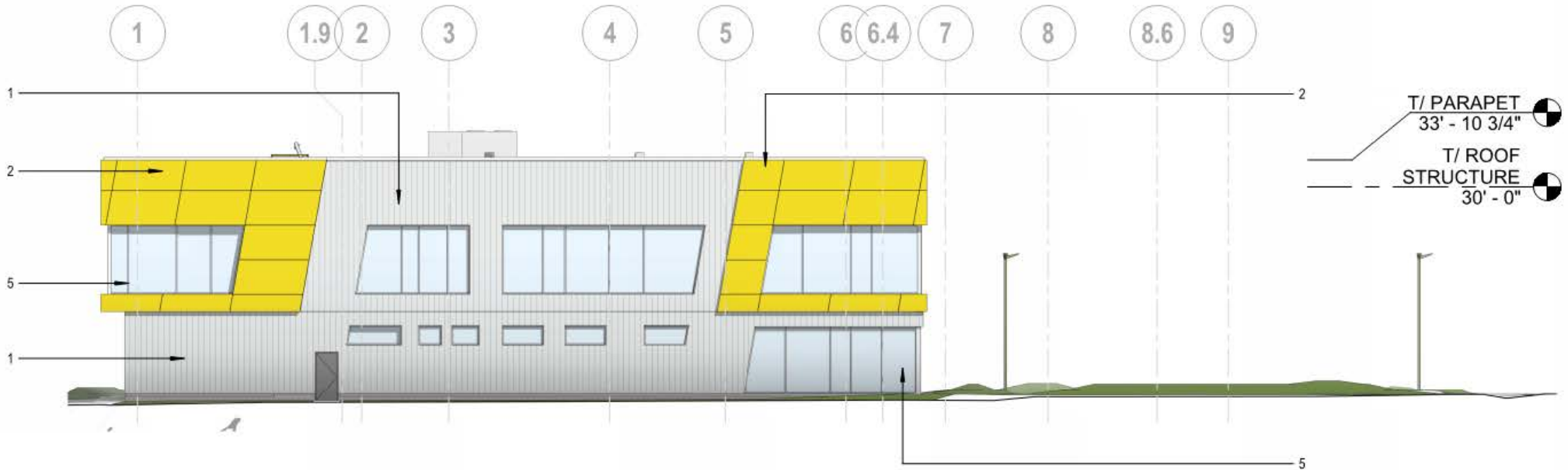
KEY NOTES

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- 2. ACM RAINSCREEN PANELS
- 3. ____ (NO. NOT IN USE)
- 4. GLASS CURTAIN WALL
- 5. GLASS STOREFRONT
- 6. PANELIZED METAL

KEY PLAN



1 PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING ELEVATION – EAST ELEVATIONS

KEY NOTES

1. RIBBED METAL RAINSCREEN PANELS
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3. ____ (NO. NOT IN USE)
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KEY PLAN



1 WEST ELEVATION

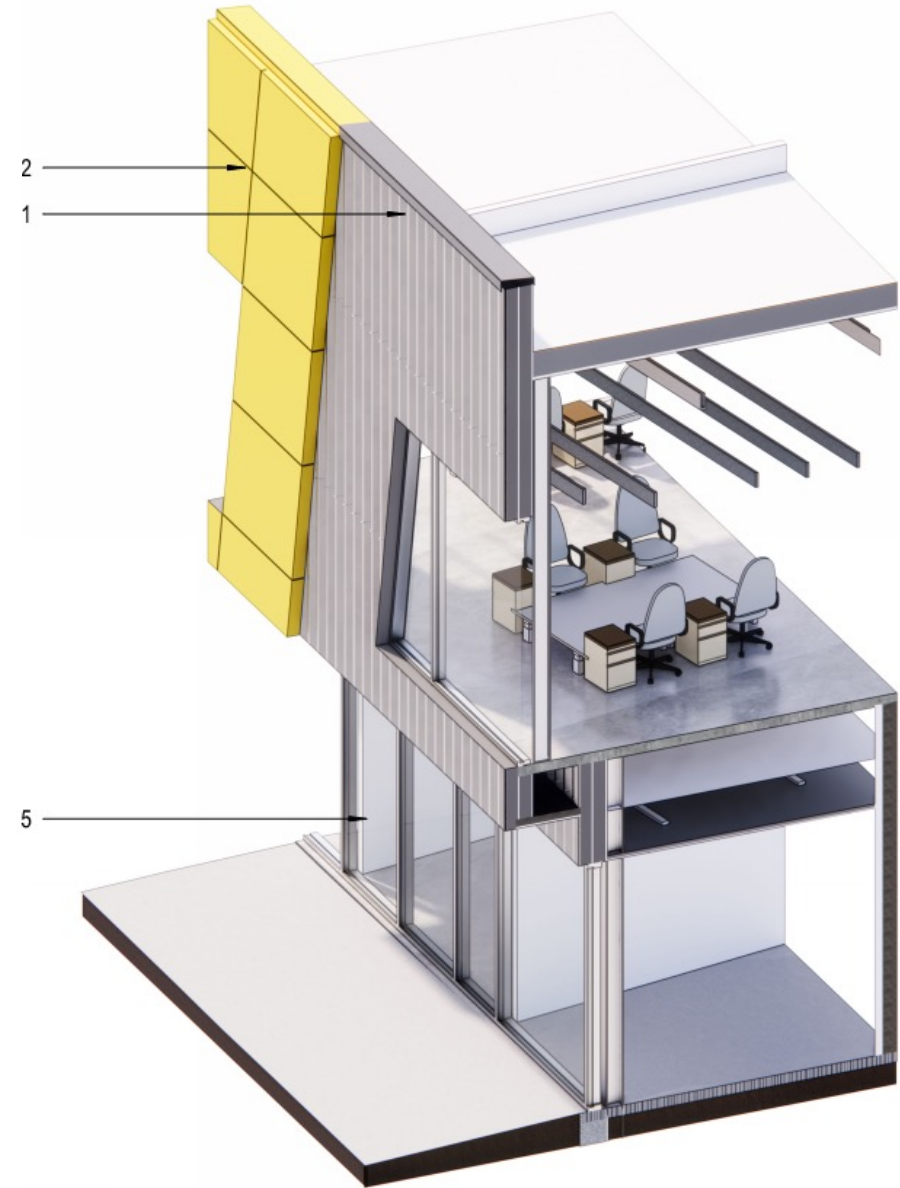
SCALE: 1/16" = 1'-0"

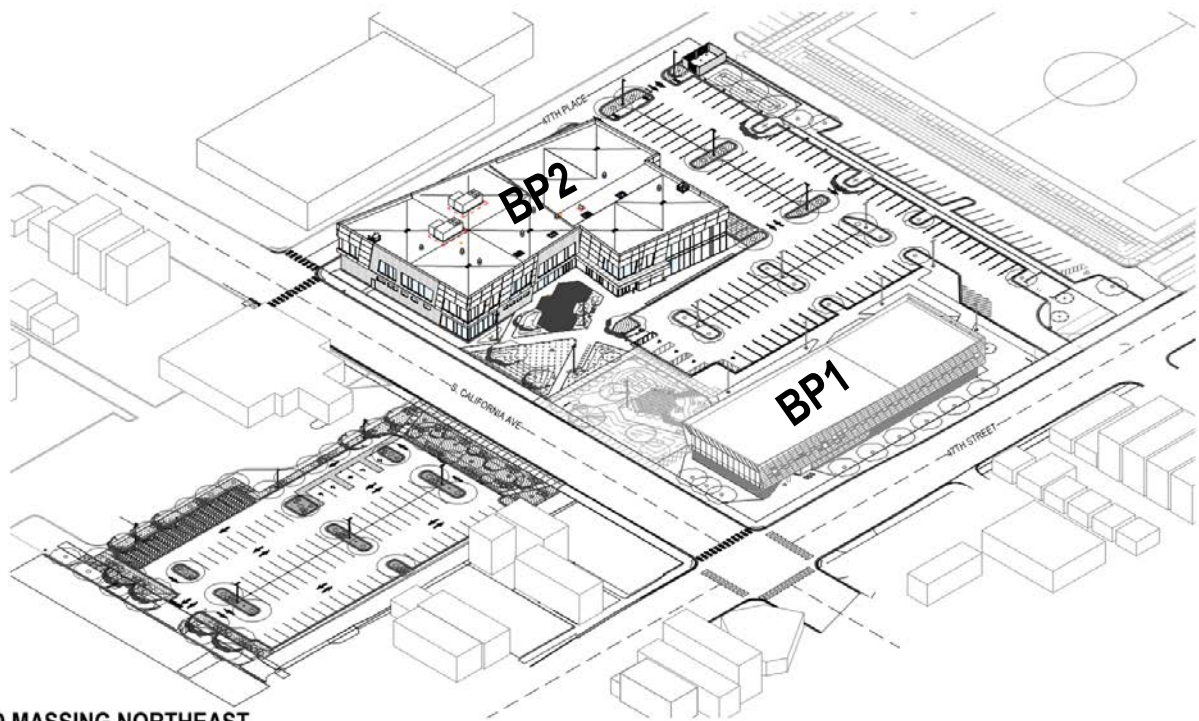
BUILDING ELEVATION – WEST ELEVATIONS

KEY NOTES

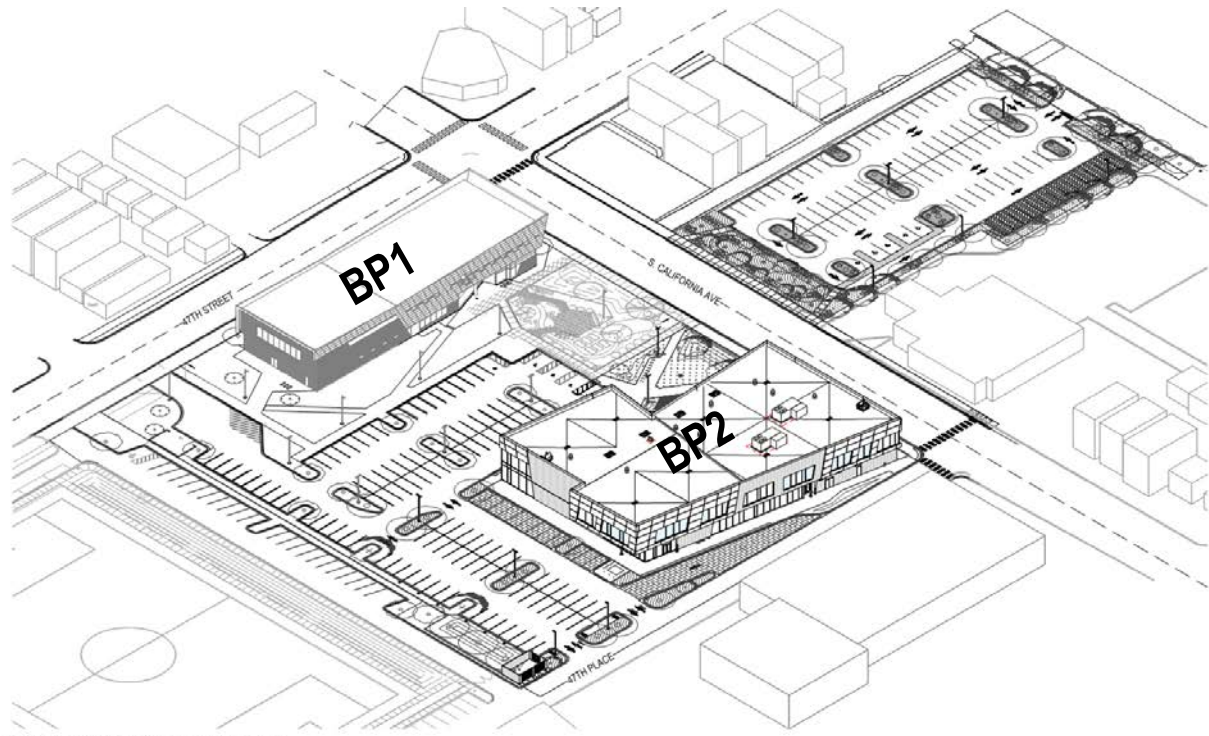
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KEY PLAN





3D MASSING NORTHEAST



3D MASSING SOUTHWEST

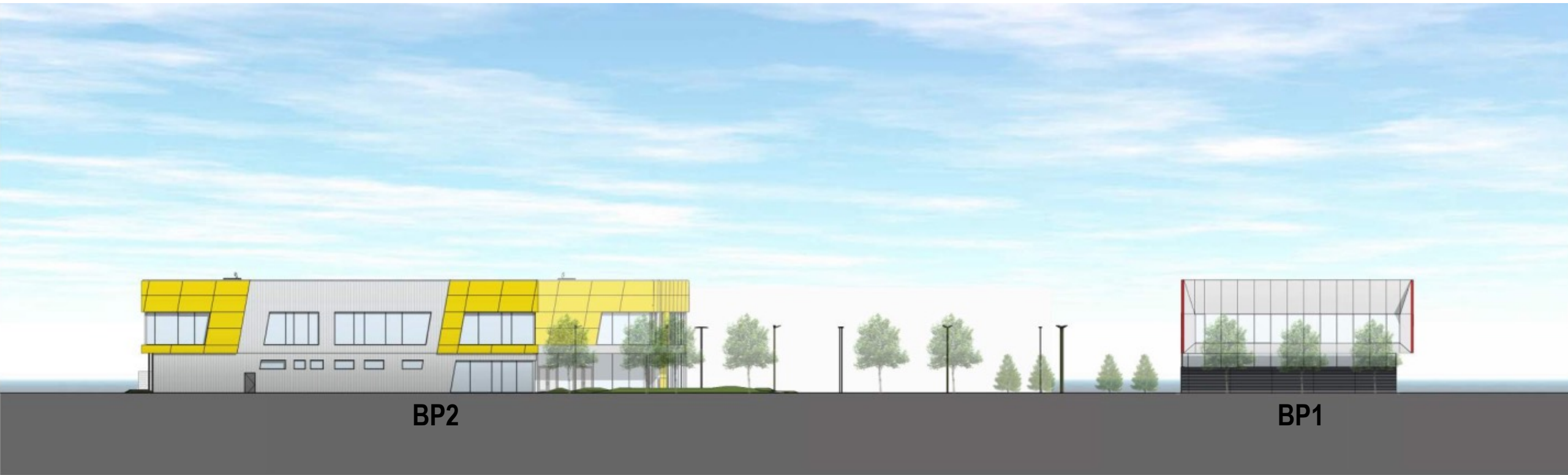
FAÇADE SECTIONS



PERSPECTIVES – NORTH EXTERIOR ELEVATION



PERSPECTIVES – INTERIOR LOBBY



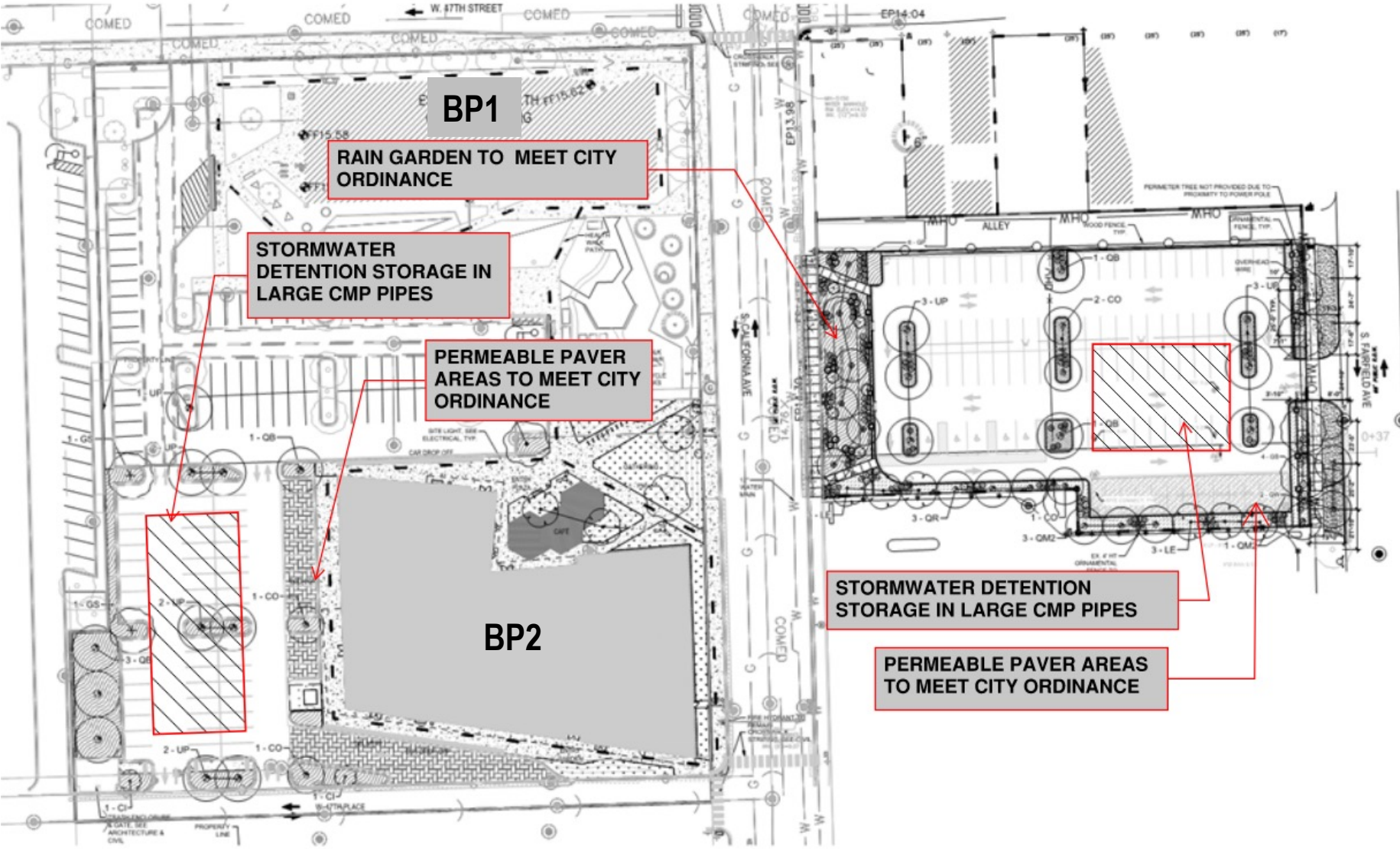
BP2

BP1

PERSPECTIVES – STREETSCAPE EAST ELEVATION

Stormwater Management:

- BP-2 site and east parking lot will meet the city Stormwater Management Ordinance by control of the release rate to the City Storm Sewer by detaining stormwater onsite. Stormwater runoff will be detained in large underground CMP pipes in both BP-2 site and the east parking lot.
- To meet city ordinance regarding infiltration and volume control requirements, permeable paver areas are provided in BP-2 site and in the east parking lot to retain the stormwater and promote infiltration. In addition, a rain garden is designed on the west side of the east parking lot (along California) to further achieve city ordinance requirements.





PROJECT ADDRESS
California Avenue and 47th Place
Chicago, IL 60632

PREPARED FOR
UrbanWorks Architecture
125 South Clark Street, Suite 2070,
Chicago, Illinois 60603

PREPARED BY
Michael C. Hutchinson, P.E., PTOE
Senior Traffic Engineer

DRAFT REPORT DATE
February 28, 2022

Site Design Elements & Recommended Improvements:

- Crosswalk to east of California Ave from 47th place for ease of pedestrian access from east parking lot.
- Improve the pedestrian realm with new sidewalk and creating a landscaped parkway along California Ave.
- Create a perimeter service lane on the south side of the site via private road previously vacated street to serve the emergency vehicles, maintenance and hospital materials management hub along with parking lot access which is separate from visitor and staff access.
- The overall campus landscape features entry plazas, the garden plaza, a gathering space, a café, an eco-parking lot, integrated green infrastructure, and a health walk. The landscape expansion is designed to increase the interaction of people with urban nature, will encourage positive community interaction, be welcoming, and provide a healthy and inspiring environment.
- The forms are geometric and respond to the building angles, subsequent interstitial spaces and program uses.
- Benches and seating in paved areas are provided to create an urban plaza experience.
- Sustainable landscape design includes large planting soil areas-to support the healthy long-term growth of trees and plants, bioswale areas-that infiltrate rainwater from the site and building, and permeable pavements-to improve water quality, create inviting textures, and unique spaces.

1. Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles;

- The site improves on the pedestrian realm with new crosswalk and sidewalk ramps connecting east and west of California and installation of a landscape parkway along the east side of California Ave frontage. the crosswalk on the south side of California on 47th street will be redone.
- The east parking lot be designated as the primary lot for staff use that visitor parking in this lot be only as an overflow when the west lot is full. This would help to reduce the number of pedestrian crossings in the vicinity of the site.

2. Promote transit, pedestrian and bicycle use;

- The site plan provides access from east to west and west to east of California for pedestrians via new crosswalk and sidewalk ramps, and redoing the crosswalk at the intersection of California and 47th street.

3. Ensure accessibility for persons with disabilities;

- The site will be ADA-accessible, particularly with the site's healthcare and community health focus.

4. Minimize conflict with existing traffic patterns in the vicinity;

- East parking lot has only one access location that is on Fairfield Avenue. there is no new access from California, and existing two access points to California from the east lot are closed which could help the traffic on California close to 47th Street intersection. In addition, one of the access points to Fairfield Ave also closed. So, overall the east parking lot only has one access point, which reduces conflict significantly on California Ave and Fairfield Ave.
- In addition, for the main BP-2 site, existing access to California Ave is closed and two new access are proposed on 47th Place (which is a private road/vacated street), and this should also reduce traffic conflict on California Ave close to intersection with 47th street.

5. Minimize and mitigate traffic congestion associated with the proposed development;

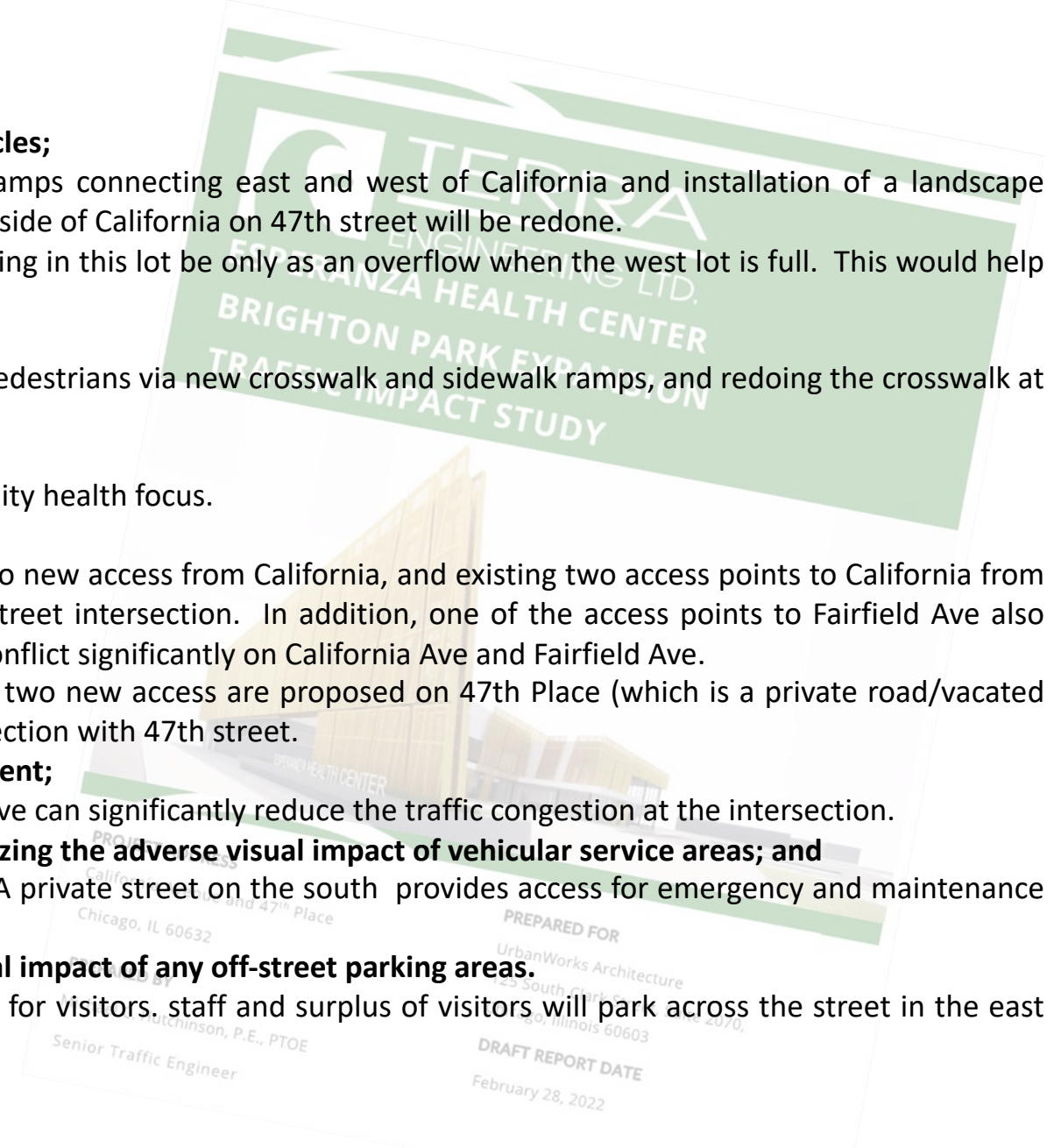
- Access to the main site from 47th place and to the east parking lot from Fairfield Ave can significantly reduce the traffic congestion at the intersection.

6. 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. A private street on the south provides access for emergency and maintenance vehicles.

7. 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 parking lot on the west side of the building for visitors, staff and surplus of visitors will park across the street in the east parking lot.



Public Benefits:

- Retain 90 jobs generated at BP1
- Creation of 115 jobs with new BP2
- ~300 temporary construction jobs retained
- Health and Wellness Care with 63 exam rooms, 7 behavioral health / counseling rooms combined between BP1 and BP2
- Senior Day Care Program to support Aging in Place;
- Teaching kitchen
- Café
- Access to community meeting and green spaces

Minority- and Women-Owned Business Enterprise Goals:

- At least 26% of the hard costs will be expended for contracts with minority-owned businesses.
- At least 6% of the hard costs will be expended for contracts with women-owned businesses.



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 industrial 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. 17-8-0909: provides accessible open space and recreation areas for residents and workers and landscapes open areas on the site
5. 17-13-0600: complies with the PD standards