



# **Pullman/Roseland/West Pullman Neighborhood Roundtable**

April 13, 2021



# Agenda

**01 Welcome**

**02 General Updates**

- NOF
- SBIF

**03 RFP Update**

- RFP Preview

**04 Open Discussion & Next Steps**

# General Updates



# NEIGHBORHOOD OPPORTUNITY FUND

## Spring 2021 Rollout

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*Grants of up to \$250,000 available for retail businesses, nonprofits  
and cultural projects across the South, West & Southwest sides*

Applications open Monday, March 8

~~Applications due Friday, April 9~~

**Extended to Friday, April 16<sup>th</sup>!**

### INFORMATIONAL WEBINARS

12:00 p.m. | Friday, March 5

11:30 a.m. | Monday, March 8

10:30 a.m. | Monday, March 15

Register, apply and learn more at [chicago.gov/nof](https://chicago.gov/nof)



# DPD | SBIF

Small Business Improvement Fund

## ROSELAND/MICHIGAN TIF DISTRICT April 2021 Rollout

\$150,000 grants available for commercial businesses  
\$250,000 grants available for industrial businesses

*Applications open Thursday, April 1 at 9 a.m.  
Applications due Monday, May 3 at 5 p.m.*

Informational webinar on Wednesday, April 7 at 1 p.m.

Learn more and register at [chicago.gov/sbif](http://chicago.gov/sbif)





# DPD | SBIF

Small Business Improvement Fund

## 107TH/HALSTED TIF DISTRICT May 2021 Rollout

\$150,000 grants available for commercial businesses  
\$250,000 grants available for industrial businesses

*Applications open Monday, May 3 at 9 a.m.  
Applications due Wednesday, June 2 at 5 p.m.*

Informational webinar on Wednesday, May 5 at 1 p.m.

Learn more and register at [chicago.gov/sbif](https://chicago.gov/sbif)



# INVEST South/West Request for Proposals (RFP)

# Request For Proposals Process

An RFP asks building developer teams to create a proposal for a building development at a selected site:

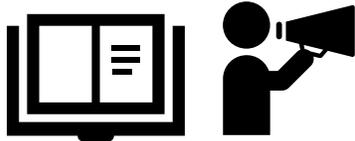
## STEP 1

Jan-April



## STEP 2

April 21st



## STEP 3

May 2021



## STEP 4

July 30th



## STEP 5

2021/2022



## STEP 6

2022/2023



Community Outreach to create and inform RFP document with a vision, site selection, desired conceptual massing & uses

Release RFP document and promote to attract developing teams and residents to apply

Pre-bid conference for potential developers and businesses to get any questions answered.

Applications Received and Community reviews finalist submissions with feasible proposals

Development project team selected. Negotiations, community engagement & Site Prep

Construction of project & New Development opens to the community with new jobs and economic activity!

# Draft RFP Timeline

New RFP Release Date: April 21, 2021



# Roseland RFP Team

## Chicago Central Action Committee (CCAC)

### SmithGroup

- Site Planning
- Design Guidelines

### Sterling Bay

- Development Pro Forma

### S.B. Friedman

- Market Analysis

# Two Sites



**SITE #1 OLD GATELY'S PEOPLES SITE**  
**11201-15 SOUTH MICHIGAN AVE**



**SITE #2 ROSELAND THEATRE**  
**11331-43 SOUTH MICHIGAN AVE**

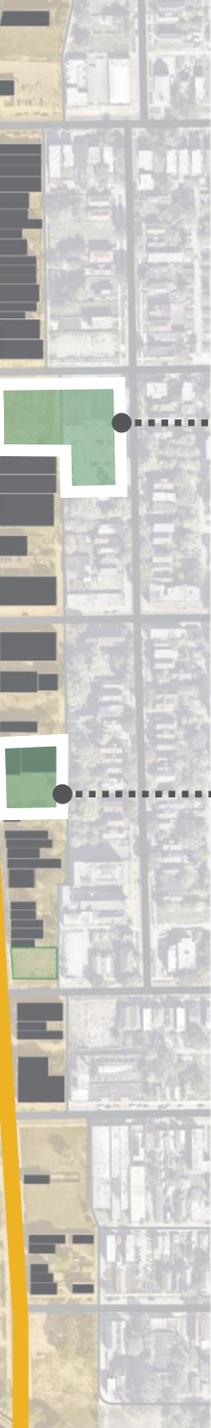
E 111TH STREET

E 112TH STREET

E 113TH STREET

E 114TH STREET

E 115TH STREET



SITE #1

SITE #2

# Site 1

SIDE STREET STAIR/  
RAMP WITH PLANTER TO  
ACCOMMODATE SLOPE

CORNER SEATING AREA

BUILDING ENTRY:  
EXPANDED PEDESTRIAN  
SPACE WITH OVERHANG,  
ROSES AND ORNAMENTAL  
TREE

GREEN ROOF

BUILDING ENTRY

STREET TREES IN  
GRATES WITH BORDER  
PAVERS

UPPER FLOOR  
RESIDENTIAL DECKS

E. 112TH STREET

ALLEY

LOADING/SERVICE

MIXED-USE  
DEVELOPMENT

PARKING

EXISTING COMMERCIAL

EXISTING  
RESIDENTIAL

SINGLE FAMILY  
RESIDENCES

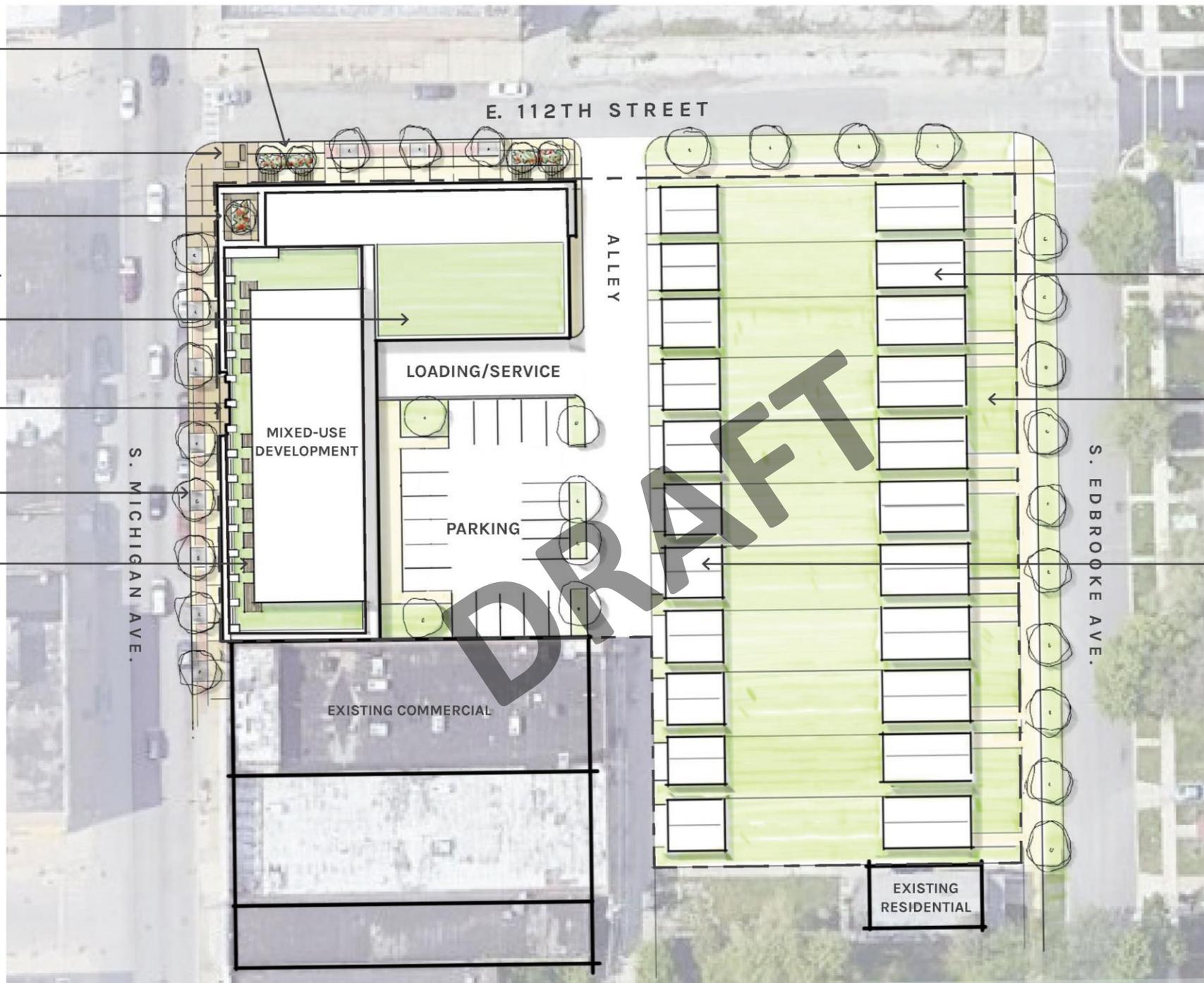
RESIDENTIAL FRONT YARD  
WITH SIDEWALK & TREE  
LAWN

RESIDENTIAL PARKING  
WITH ALLEY ACCESS

S. EDBROOKE AVE.



NOT TO SCALE





DRAFT

SMITHGROUP

# Site 2





ROSELAND  
SOUTH MICHIGAN AVENUE

ROSELAND  
SOUTH MICHIGAN AVENUE

SMITHGROUP

# Open Discussion and Next Steps

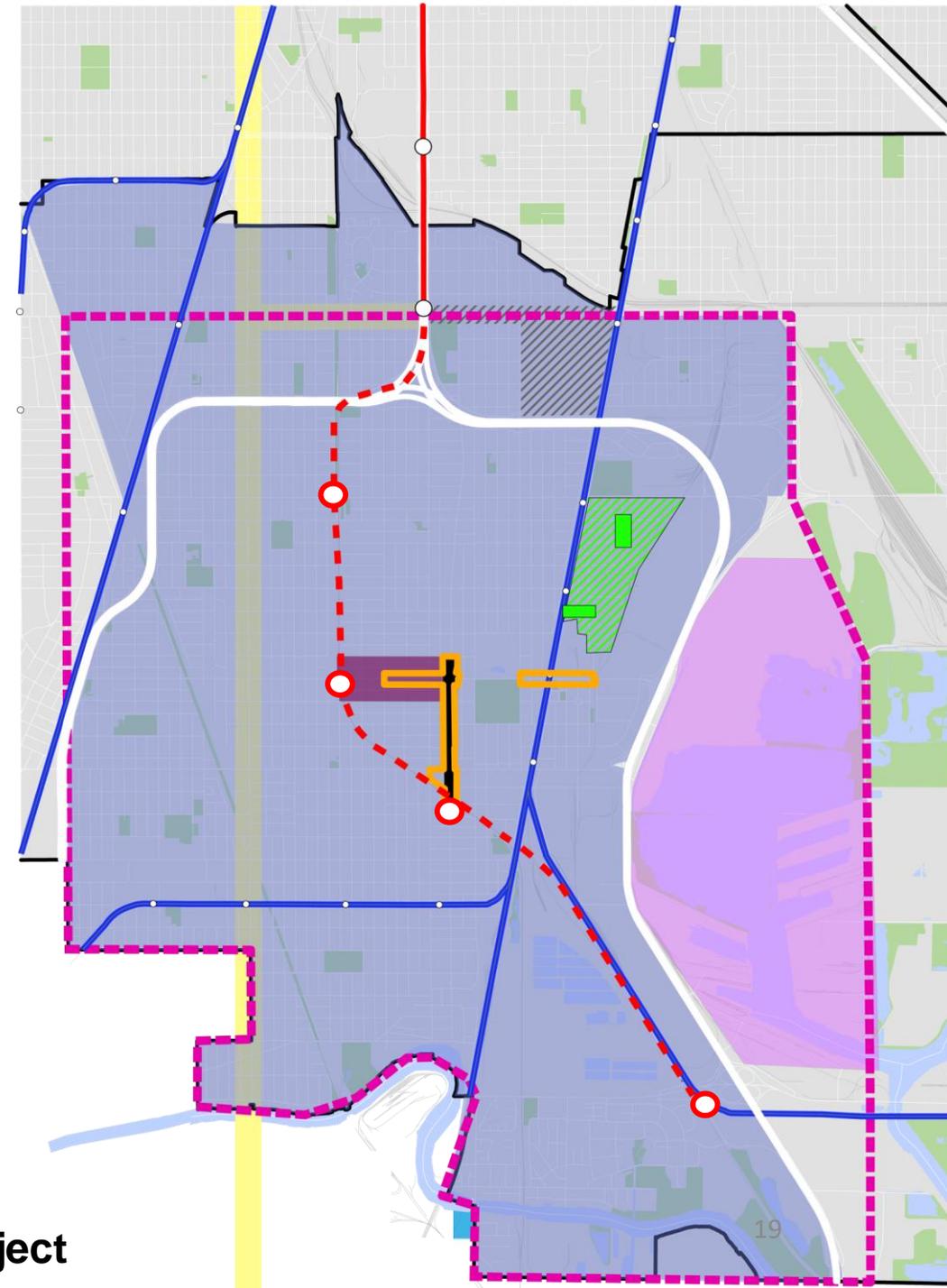
# Next Steps

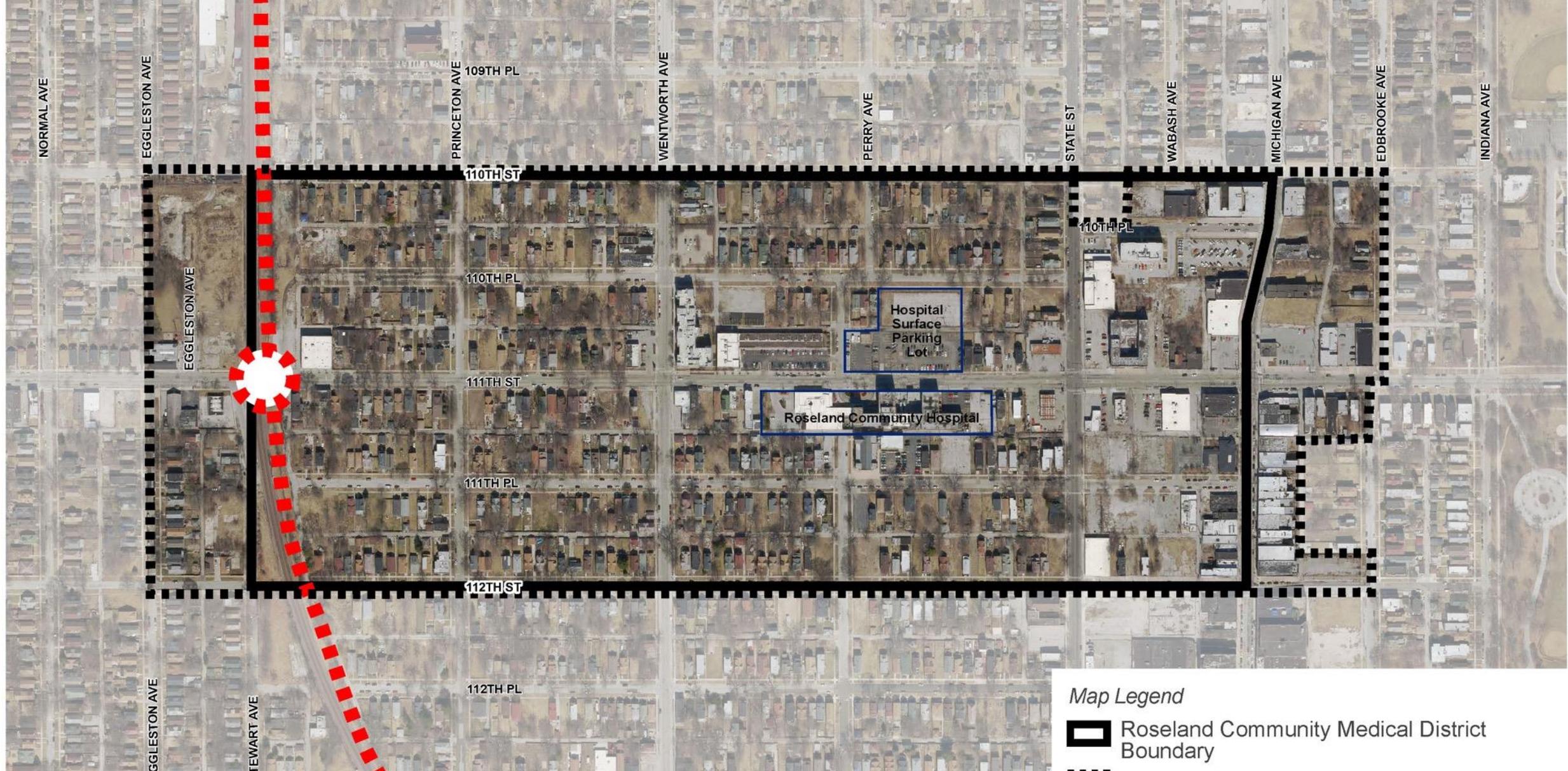
01 Upcoming Visioning Session on March 23, 2021

# Area Plan Updates

# Current/Upcoming Plans

-  Far South Boundary
-  INVEST S/W Corridors
-  Red Line Extension (RLE)
-  RLE Transit-Supported Development Plan
-  Illinois Port District Master Plan
-  Far South Chicago Coalition Quality of Life Plan
-  Roseland Medical District Planning
-  Historic Preservation Study (Michigan Ave)
-  Modern Metra Electric (Station Updates)
-  South Halsted Bus Corridor Enhancement Project
-  Chicago State University Study
-  Community Economic Development Empowerment Project





Map Legend

-  Roseland Community Medical District Boundary
-  Planning Study Boundary
-  Roseland Community Hospital Properties
-  CTA Red Line Extension & Station

# Roseland Community Medical District

## Study Boundary