



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

June 29, 2021



# Agenda

## 01 Welcome

## 02 General Updates

- Adopt-a-Landmark Program
- Chicago Works Community Challenge
- TIF Multi-family Rehab Program
- RFP
- 95<sup>th</sup> Street Planning

## 03 CDOT – Streetscape

## 04 Roseland Medical District

## 05 Open Discussion & Next Steps

# General Updates

# CITYWIDE ADOPT-A-LANDMARK FUND

Up to \$6 million in grants available

Info session at 1 p.m. Wednesday, June 16

Learn more and apply by Monday, Aug. 16

[www.chicago.gov/aal](http://www.chicago.gov/aal)



**DPD**



# CHICAGO WORKS COMMUNITY CHALLENGE

Mayor Lightfoot's Chicago Works Community Challenge is a \$10M community investment initiative that will provide funding of up to \$1.5M for infrastructure investments in each of Chicago's seven planning districts. Dedicated funding will be allocated to community-identified enhancements to city-owned properties, including public parks, libraries, or city-owned residential vacant lots, as well as upgrades to outdoor Chicago Public School facilities.

# **Mixed-Use/Rehab Opportunity**



## Current Ordinance

- Vacant Property Eligible
- Residential Only
- Target new owners
- \$25,000 rehab threshold
- 50% AMI

## Amended Ordinance

- Partial Occupancy Eligible
- Residential & Commercial
- Target new and existing owners
- \$10,000 rehab threshold
- 80% AMI

## CASE STUDY PROFILE:

## TIF-Assisted Purchase Rehab Project



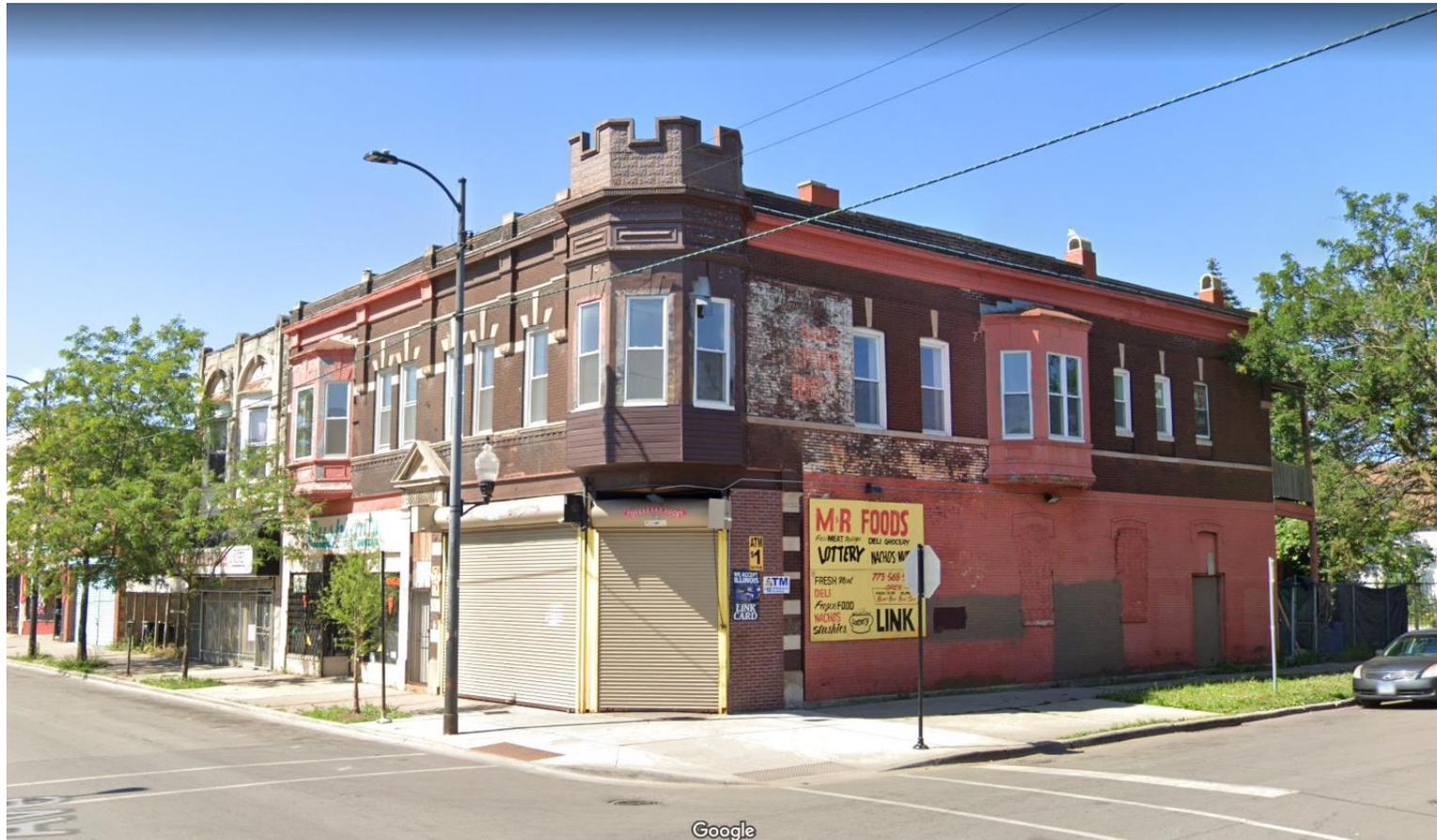
521 N Homan, Completed 2018

- Formerly Vacant/Abandoned 8-Unit Multi-Family Building
- 40% (3 units) required affordable
- \$400K TIF-Assisted Purchase/Rehab (From the Chicago/Central Park TIF)
- \$585K Private Funds Leveraged
- Total Project Cost 997K

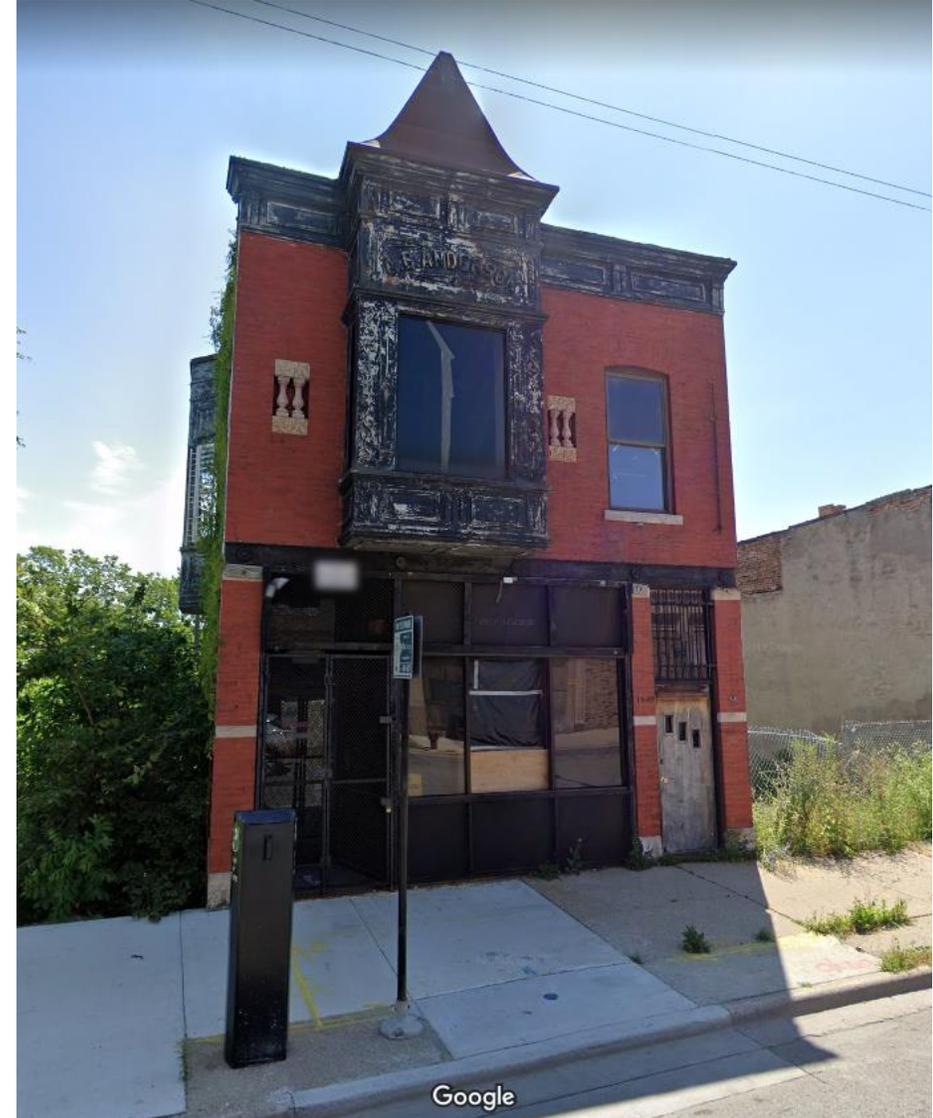




## Potential Future Projects:



Google



Google



Adaptive Reuse of the Roseland Theatre Building

Pergola with Hanging Gardens (Secure Outdoor Events Venue)

Micro Retail

Dedicated Stage

Sun Lawn

Tivoli Lighting

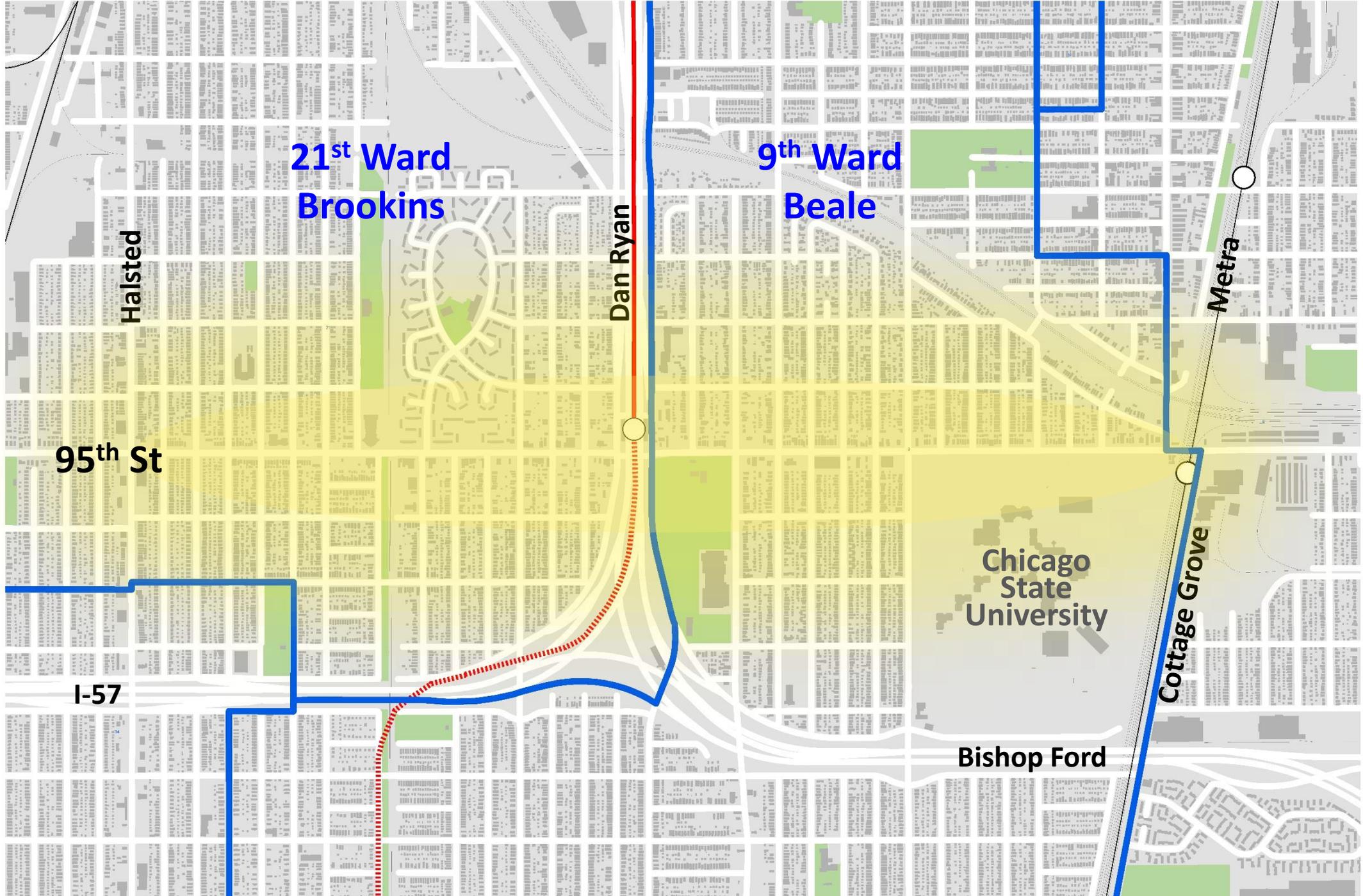


Corridor Streetscape Enhancements with Vehicular Drop-Off

Rose Planting & Bench Seating

Outdoor Cafe

Cafe Entry



**21<sup>st</sup> Ward  
Brookins**

**9<sup>th</sup> Ward  
Beale**

**Halsted**

**Dan Ryan**

**95<sup>th</sup> St**

**I-57**

**Chicago State  
University**

**Metra**

**Cottage Grove**

**Bishop Ford**

# Streetscape – CDOT

**ISW Roseland**  
**Michigan, 110<sup>th</sup> Street to 116<sup>th</sup> Street**  
**and 111<sup>th</sup> Street, Edbrooke Ave to Stewart Ave**  
**and**  
**ISW Pullman**  
**111<sup>th</sup> Street, MLK to Doty**  
**and Cottage Grove, 108<sup>th</sup> Street to 111<sup>th</sup> Street**



# Streetscape Scope

- **Supports the Invest South/West initiative to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of life amenities for residents.**
- **Part of Chicago Works: Mayor Lori E. Lightfoot's five-year capital plan that will Invest**
- **in Communities Through Infrastructure.**
  - **Streetcapes consist of infrastructure, pedestrian safety, and placemaking improvements with the goal of creating unified, safe, walkable, and attractive street. The streetscape projects are comprehensive and include public right-of-way improvements from building face to building face.**
- **The Project Includes:**
  - Public Outreach
  - Placemaking and urban design strategy
  - Concept design & engineering
  - Detailed design & engineering
  - Construction of the corridor



# ISW PULLMAN

- ISW Pullman
  - 111<sup>th</sup> St, Cottage Grove to Doty, Cottage Grove to MLK and Cottage Grove, 108th Street to 111th Street

Alderman Beale, Ward 9

## Scope

- Roadway geometry and intersection improvements
- Full width resurfacing
- Drainage improvements
- Bike lanes
- Ped refuge islands
- Sidewalk, curb, and gutter
- Curb extensions
- ADA ramps and crosswalks
- Street lighting
- Traffic signal upgrades
- Improved pavement markings and signage
- Site furniture and potential seating areas
- Tree planting and potential landscaping

## Funding

Source: State, State Rebuild, TIF & CIP Bond  
Phase I/II Design and Construction

- \$10,850,000

## Status

Design in progress

- Civiltech

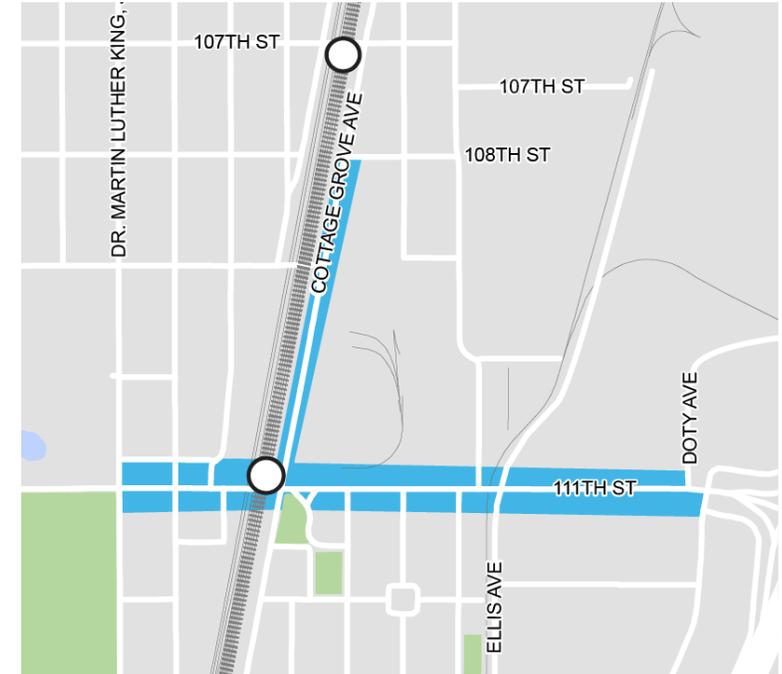
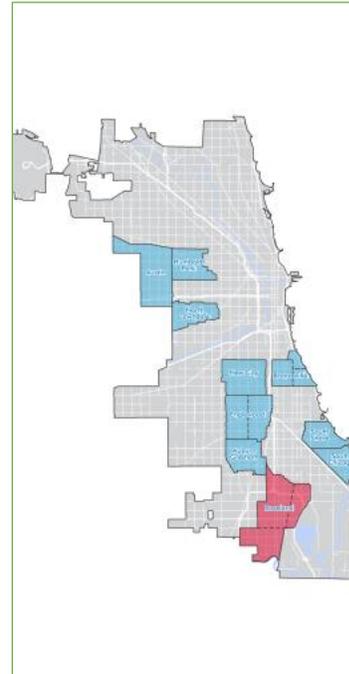
## Schedule

Design Start

- In progress – Cottage Grove to Doty
- April 2021 – Cottage Grove to MLK and CG

Construction Start

- Est.Q4 2022 to 2024; 2 to 3 sections of construction



# ISW ROSELAND

## ISW Roseland

- Michigan, 110th Street to 116th Street and 111th Street, Edbrooke to Stewart

Alderman Beale, Ward 9 / Alderman Austin, Ward 34

## Scope

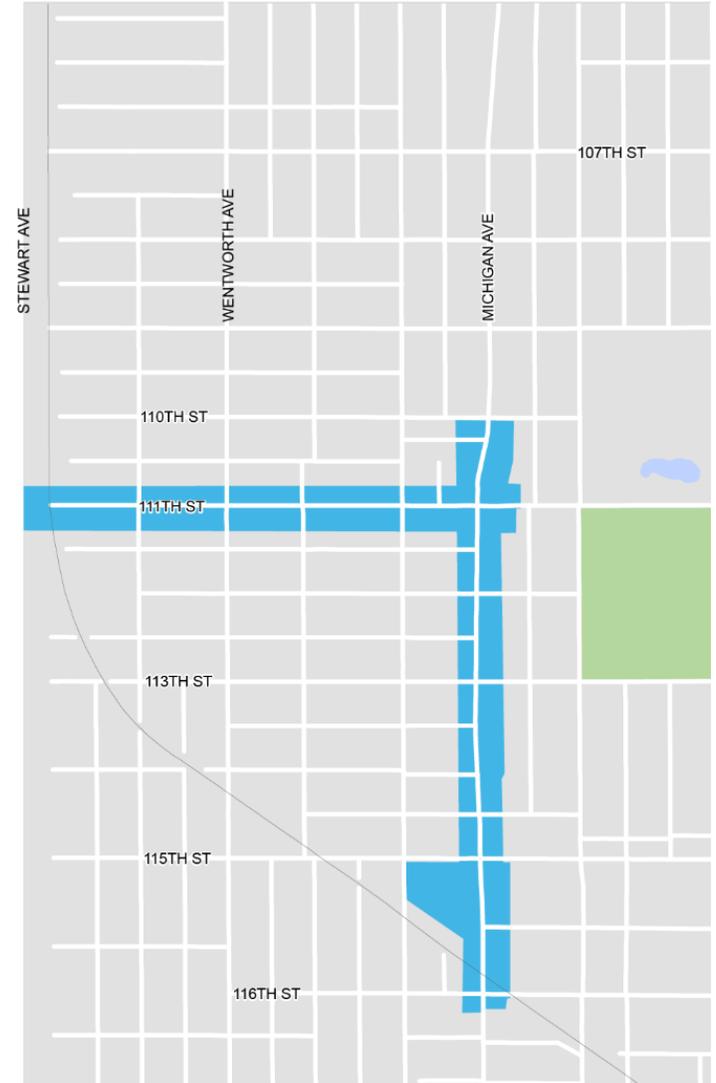
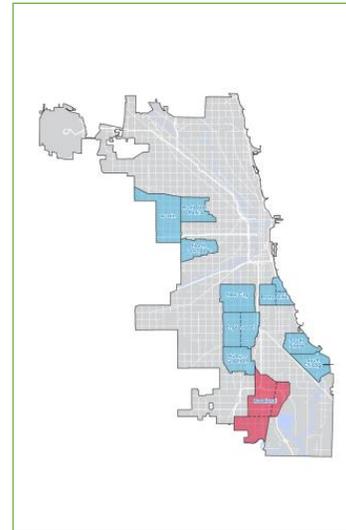
- Roadway geometry and intersection improvements
- Full width resurfacing
- Drainage improvements
- Sidewalk, curb, and gutter
- Curb extensions
- ADA ramps and crosswalks
- Street lighting
- Traffic signal upgrades
- Improved pavement markings and signage
- Side street improvements to the alleys as needed
- Site furniture and potential seating areas
- Light pole identifiers
- Gateway identifier
- Tree planting and potential landscaping
- Two pocket parks/plazas

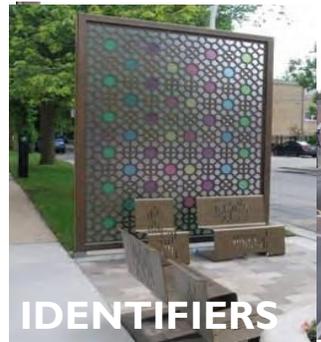
## Funding

- Source: State Rebuild & CIP Bond  
Phase II Design and Construction
- Est. \$19,550,000

## Schedule

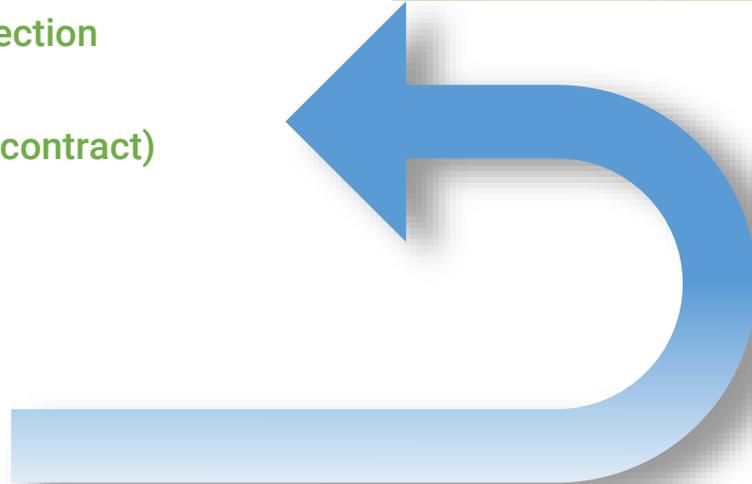
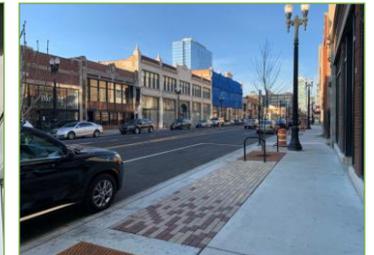
- Design Start
- July 2021
- Construction Start
- 2023 – 2025, 2 to 3 sections of construction





# PROJECT PROCESS

- Aldermanic Meeting – April 2021
- ISW Roundtable Announcement - June 2021
- Corridor Concept Design
  - Public Outreach—Public Meetings, ISW RT, Stakeholder Meetings. Public Surveys
  - Existing condition analysis and topographic survey
  - Utility coordination
  - Concept development & base drawings
- Detailed Design of each construction section
  - Community Coordination
- Construction Procurement (Bid/Award contract)
- Construction Section 1
  - Community Coordination
- Construction Section 2, Section 3
  - Back to Detailed Design Procurement and Construction
  - Community Coordination



# Roseland Medical District



# 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

