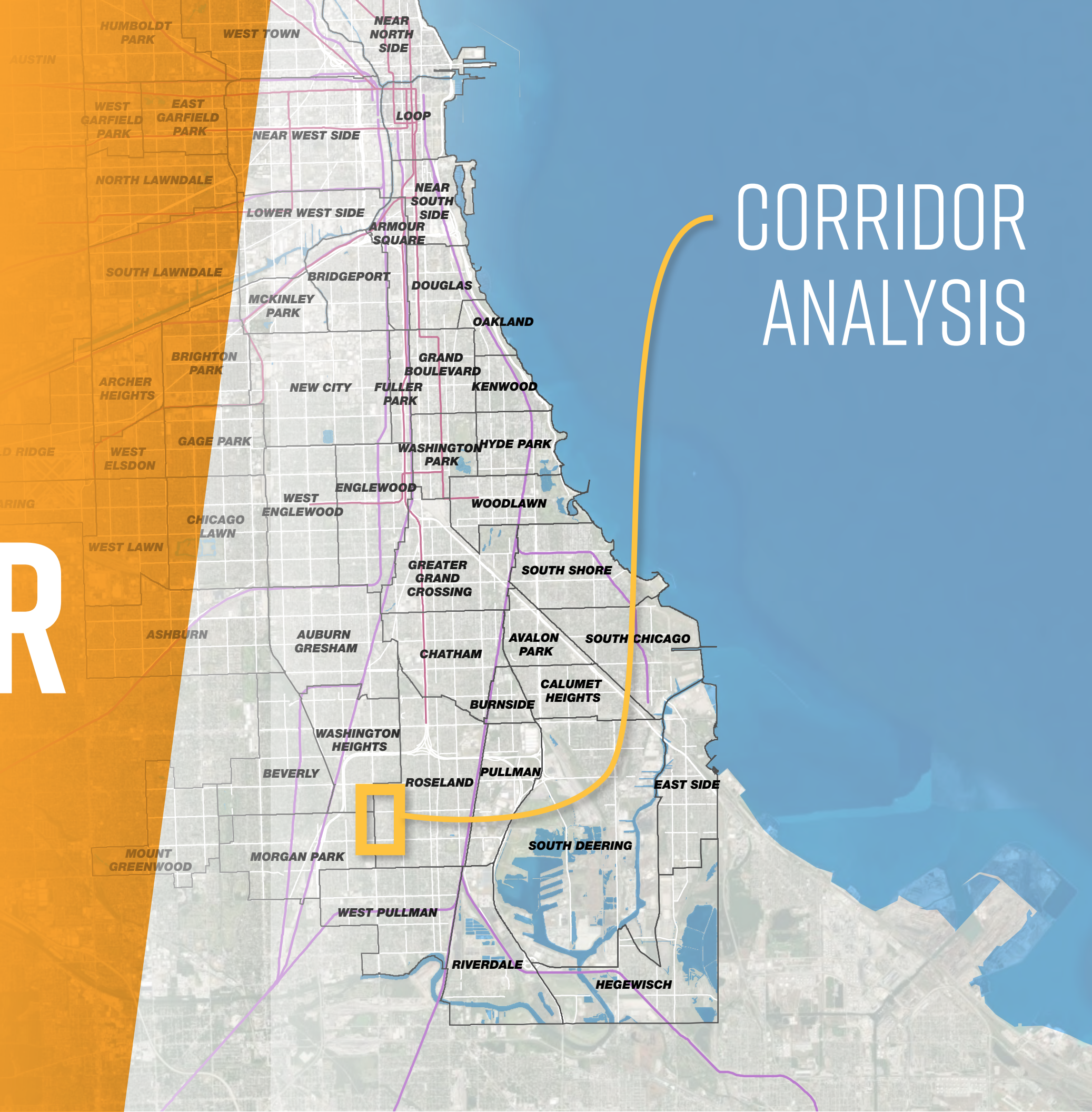


SOUTH HALSTED CORRIDOR PLAN

CORRIDOR ANALYSIS



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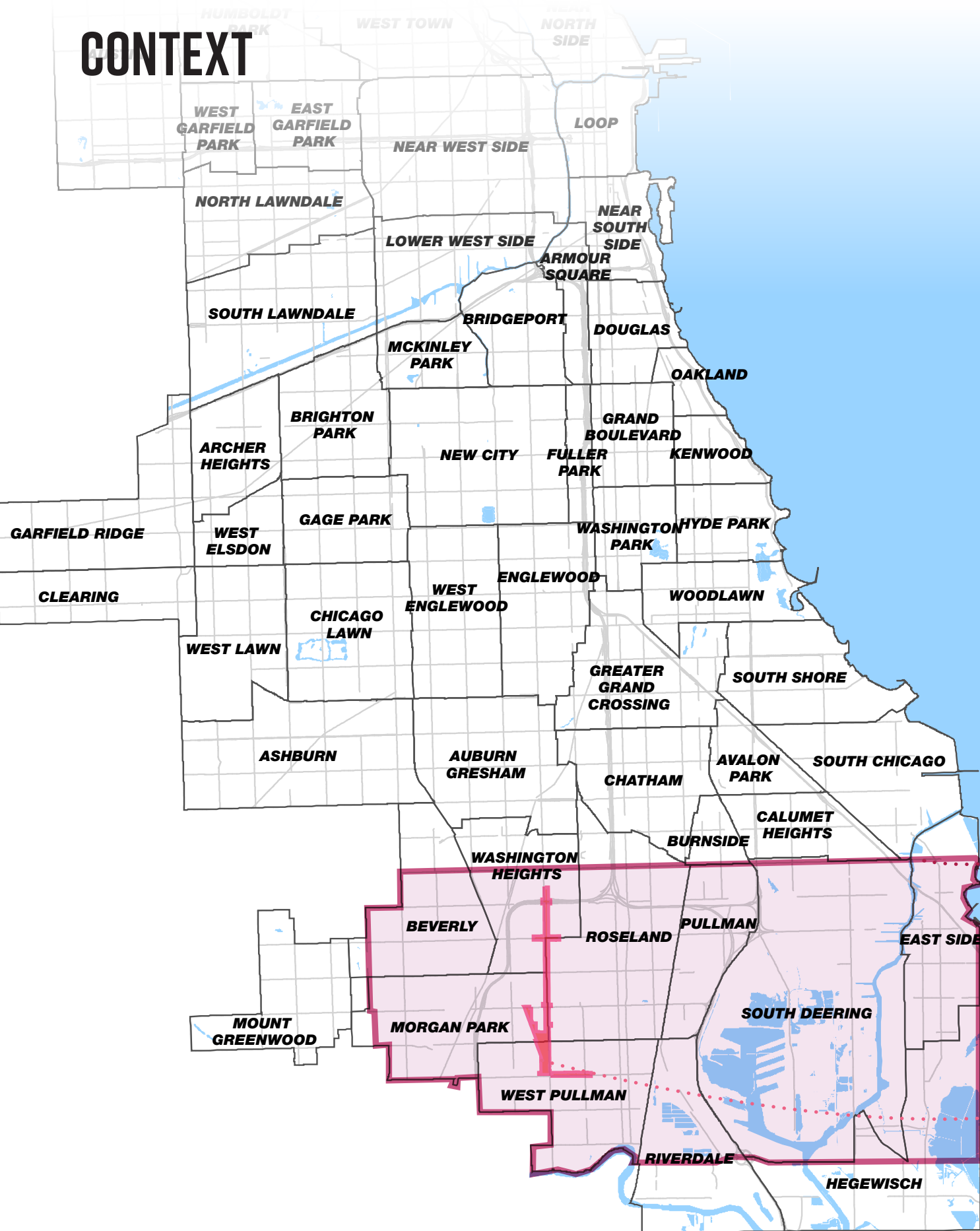
GREEN SPACE

PROPOSED DEVELOPMENTS

SUMMARY + NEXT STEPS

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CONTEXT



FAR SOUTH COMMUNITY DEVELOPMENT CORPORATION

Far South Community Development Corporation (Far South CDC) is a not-for-profit organization that provides specialized and strategic community development services to Chicago's far south side neighborhoods and south suburban Cook County villages/cities. Originally, Far South CDC started as The Beverly Local Company in 1977 focusing on micro-lending to small and mid-sized businesses in the Beverly/Morgan Park neighborhoods in Chicago.

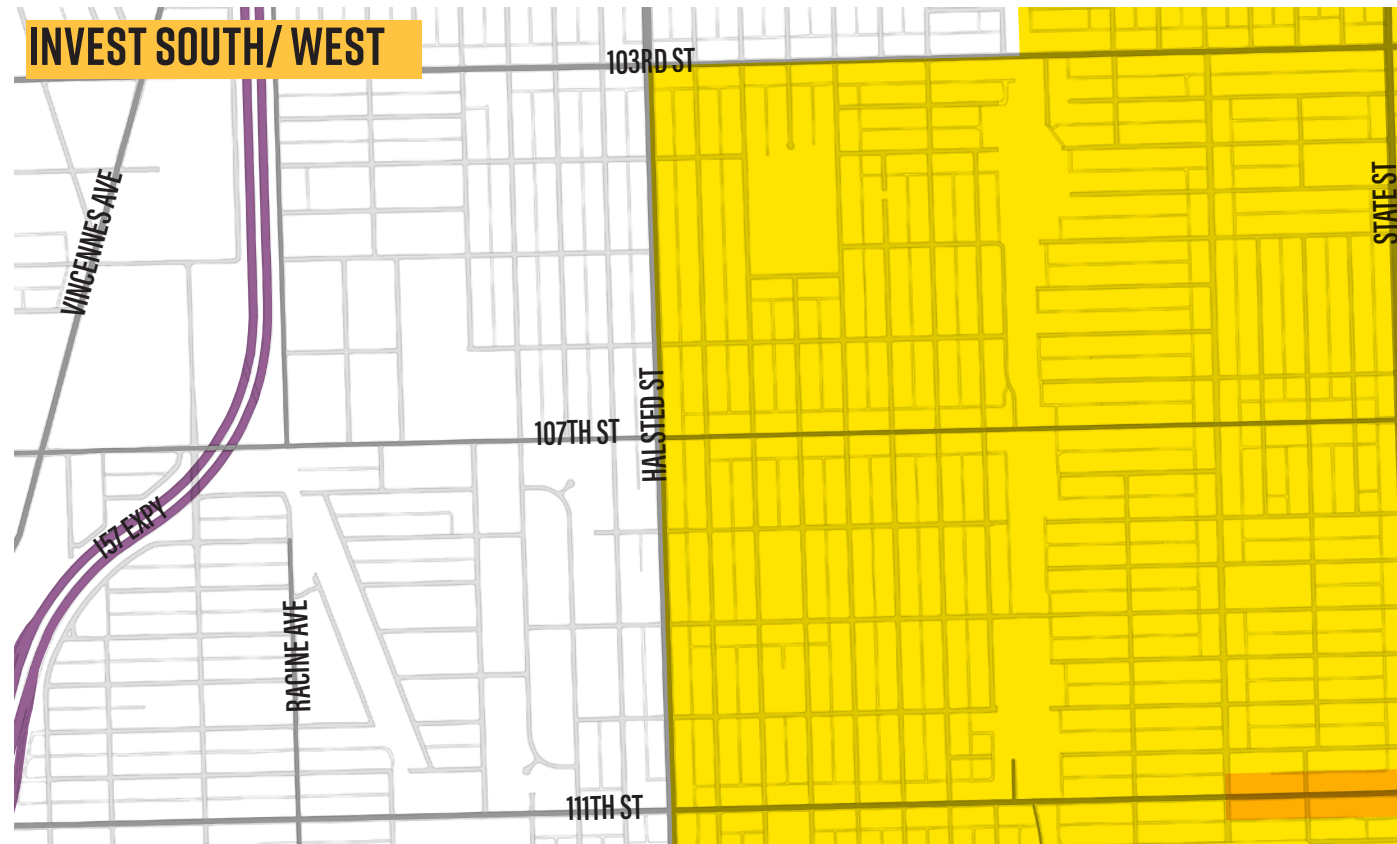
SPECIAL SERVICE AREA #45

Special Service Areas, known as Business Improvement Districts are local tax districts that fund expanded services and programs through a localized property tax levy within contiguous areas. The enhanced services and programs are in addition to those currently provided through the City.

The general boundaries of the proposed 103rd Street SSA include both sides of Halsted between north 115th Street and south 99th Street; both sides of 103rd between Morgan and Lowe; and along Vincennes between north 115th Street and 111th Street.

103rd Halsted Street SSA support efforts to promote investment and development in the community by offering the following programs: Street Cleaning, Maintenance and Beautification, Security, Marketing and Economic Development.

REGULATORY FRAMEWORK



- Invest South West Community Areas
- Invest South West Corridors

Invest South/West is an initiative by the City of Chicago's Department of Planning and Development (DPD) to enhance the vitality of commercial corridors in 10 neighborhoods in South and West Chicago.

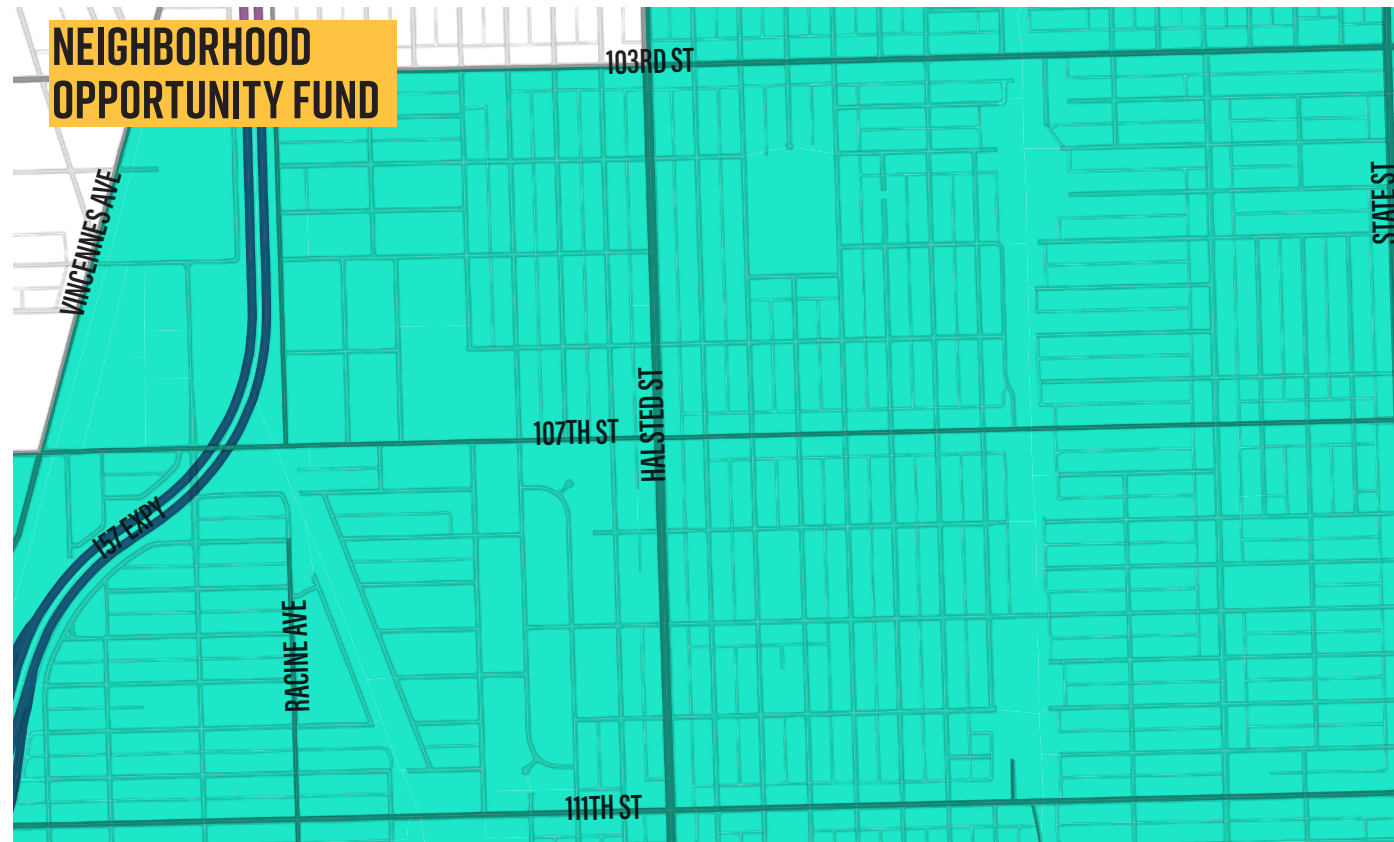
This builds on more than \$500 million in planned programming and infrastructure improvements that will provide enhancements that bolster the vitality of the corridors and surrounding blocks – enhancements that are aligned with the neighborhoods' Quality of Life priorities.



- Retail Thrive Zones
- Enterprise Zone

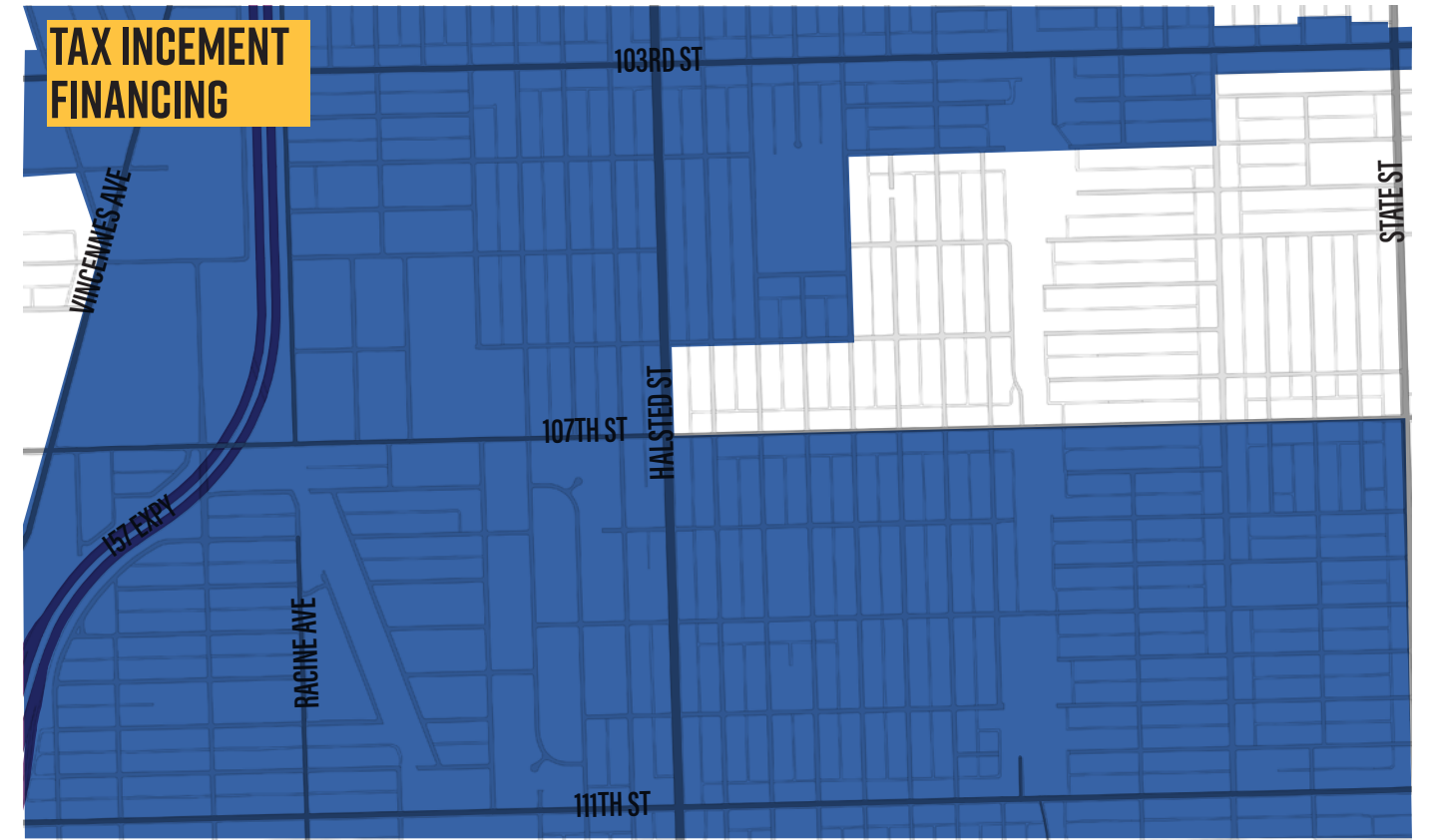
Thrive Zone Initiative is a three-year pilot program aimed at strengthening the economic vitality of eight neighborhood commercial corridors. Within those corridors, the City will offer an evolving package of financial assistance to entrepreneurs and business.

The **Enterprise Zone Program** was created in order to stimulate economic growth and neighborhood revitalization in distressed communities. The primary benefit of the Enterprise Zone program is a sales tax exemption on all building materials needed for a commercial redevelopment project.



■ Neighborhood Opportunity Fund

The **Neighborhood Opportunity Fund** (NOF) uses funds generated by new development in and around the Loop to support commercial corridors in Chicago's underserved neighborhoods. Business and property owners may apply for grant funding to pay for the construction or rehabilitation of real estate and projects that support new or expanding businesses or cultural assets.



■ Tax Increment Financing

Tax Increment Financing (TIF) is a funding tool used by the City of Chicago to promote public and private investment across the city. Funds area primarily used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects. Funds are generated by the increasing property taxes within the district over a period of 23 years.

COMMUNITY HISTORY

1833 Pottawatomie Indians settled what is now Morgan Park.



1873 James H. Bowen, suggested the name Roseland for the Tidy Village with its beautiful flowers.



1900s Pullman Freight Car Works was built, providing a Workforce anchor for Community.



1947 Marked one of The Worst Race Riots in Chicago History as African Americans began moving into Roseland.



1999 Mount Vernon Park renamed to Jackie Robinson Park.



1800

1840

1880

1920

1940

1960

2000

2020

1869 Thomas Morgan children sold the land to Blue Island Building and Land Company thus named Washington Heights.

1844 Morgan Park named after Thomas Morgan, purchased most of Blackstones land.



1840s Roseland settled by Dutch Immigrants



1920s Roseland Community served as a stop on The Underground Railroad sparking Restrictive Covenants.
Cal Sag Channel served as part of the Underground Railroad



1920s/30s Roseland Community Hospital established in Roseland.



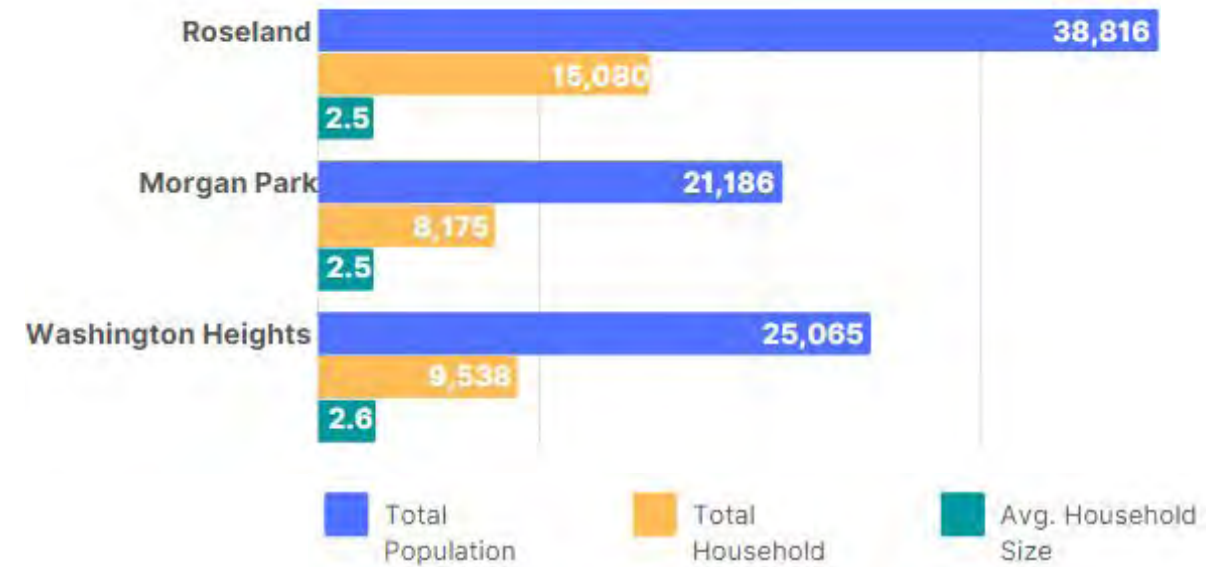
2000s Creation of financial tools to improve the physical environment of the study area including TIF allocations, ISW initiatives, transit improvements and focus on equity.

COMMUNITY COMPOSITION

The Special Service Area of Halsted (#45) defines the boundary of three neighborhoods: Washington Heights, Morgan Park, and Roseland. Each of the neighborhoods has their own defining characteristics and demographics. Key demographic changes include:

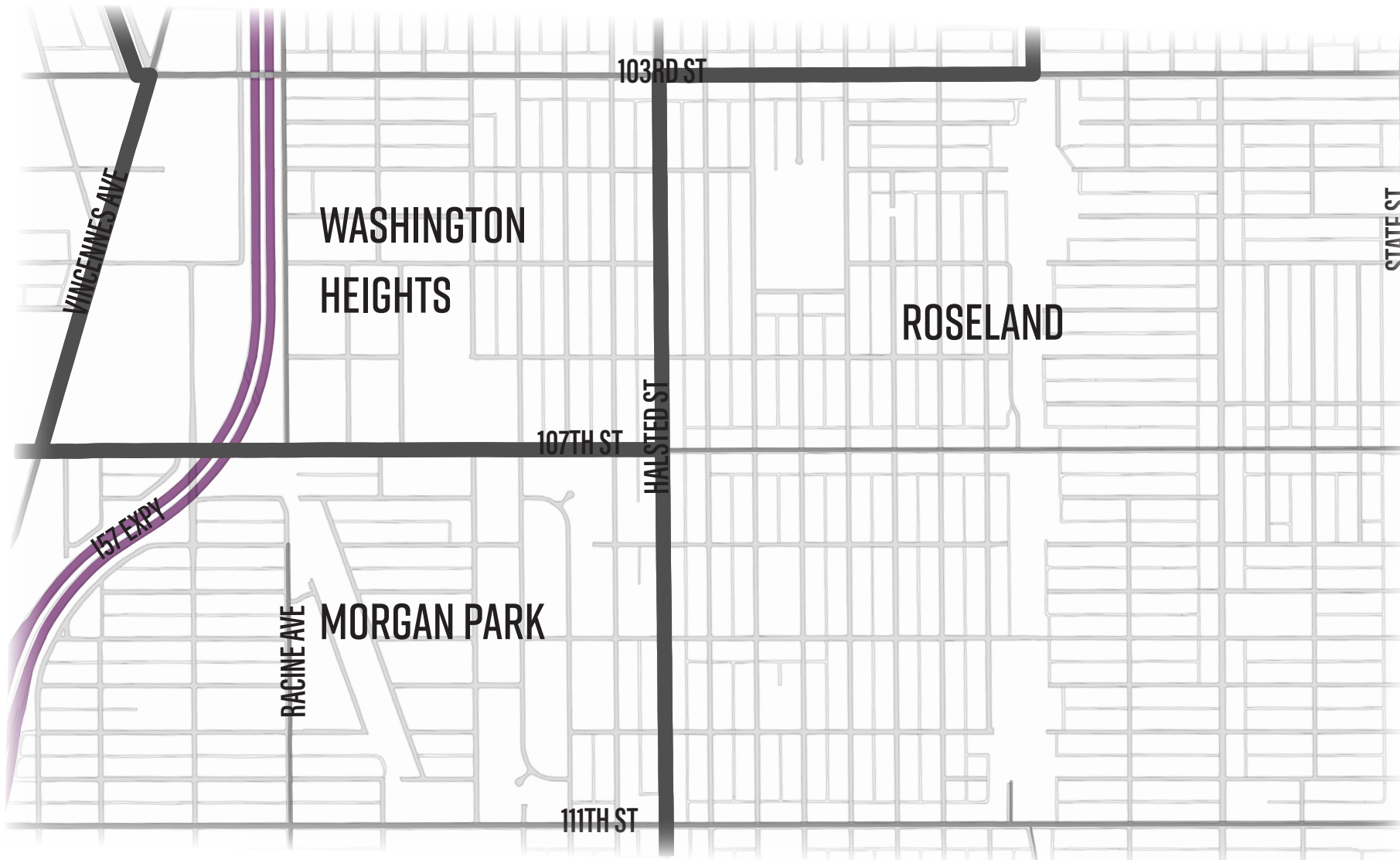
- Community racial make up has changed during the last 50 years.
- Each of the three community areas are predominately African-American (census 2020)
- Substantial population decline from 2000-2020 has had an economic and social impact on each of the three community areas
- Educational attainment is above average for Cook County
- Income levels in Washington Heights and Roseland are higher than Morgan Park

POPULATION



Source: cmap.gov

COMMUNITY AREA MAP

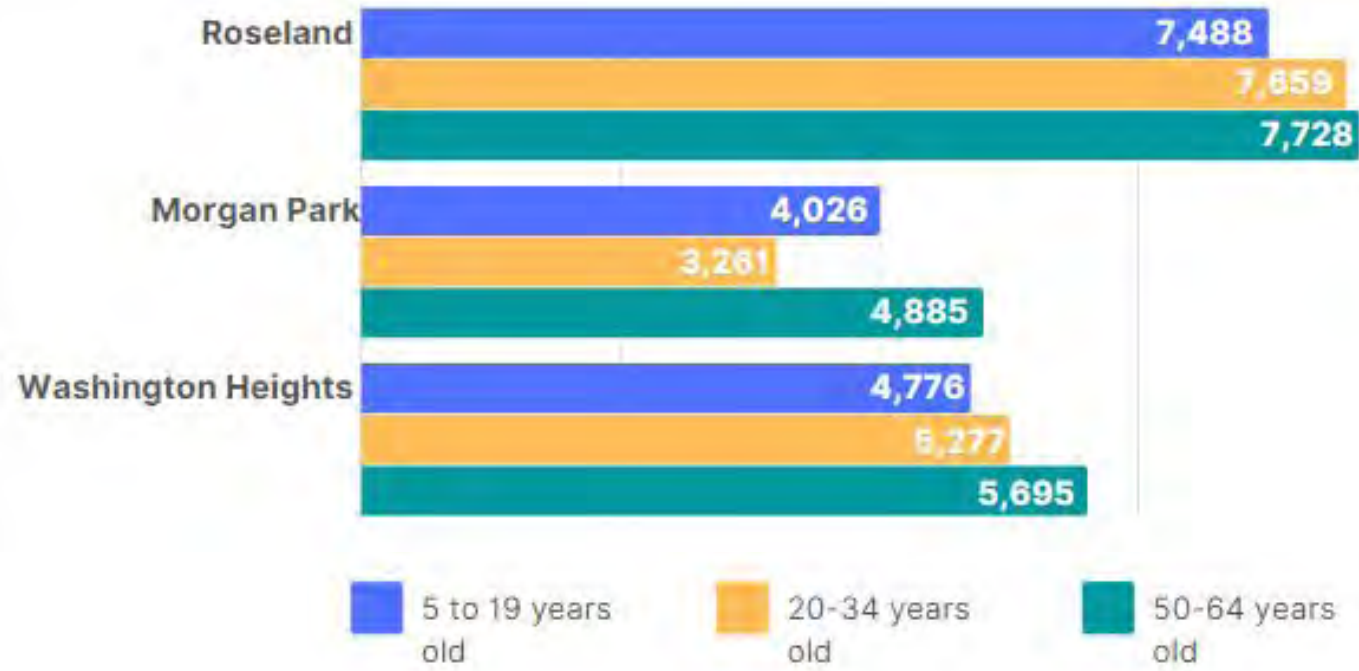


WASHINGTON HEIGHTS	
POPULATION CHANGE % 2000-2010	POPULATION CHANGE % 2010-2020
-16%	-5.4%

MORGAN PARK	
POPULATION CHANGE % 2000-2010	POPULATION CHANGE % 2010-2020
-16%	-6%

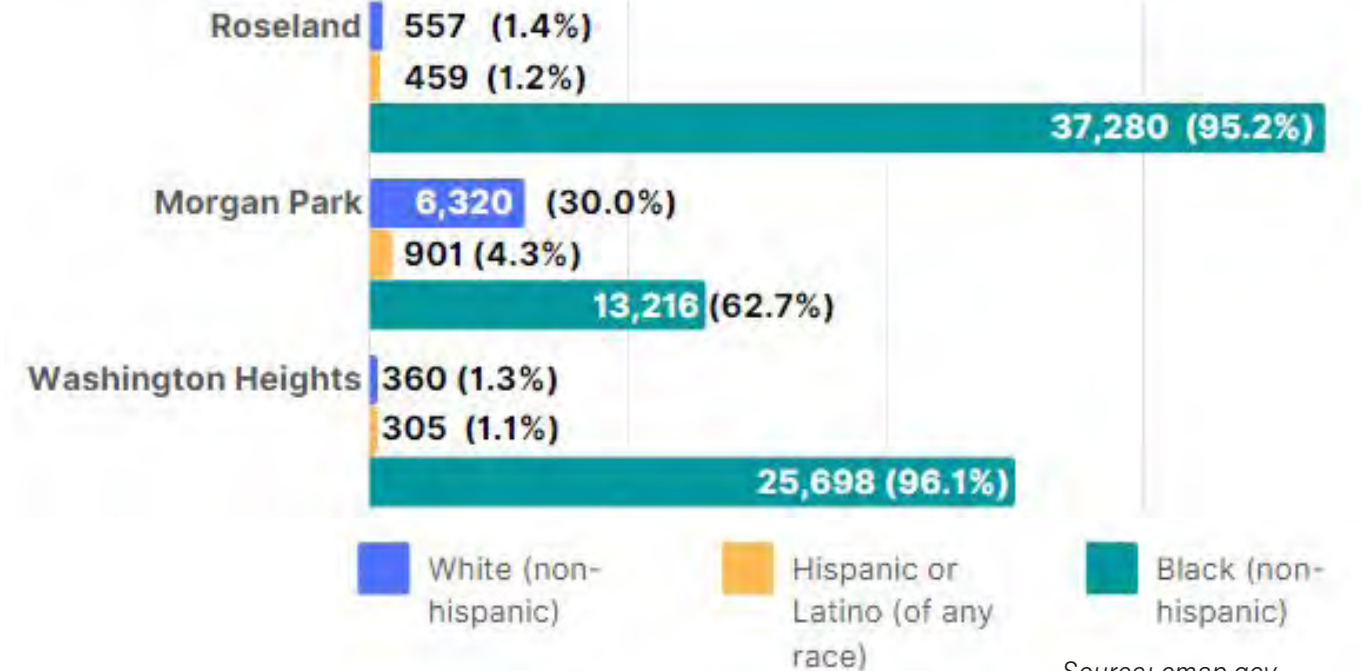
ROSELAND	
POPULATION CHANGE % 2000-2010	POPULATION CHANGE % 2010-2020
-26.4%	-13%

AGE



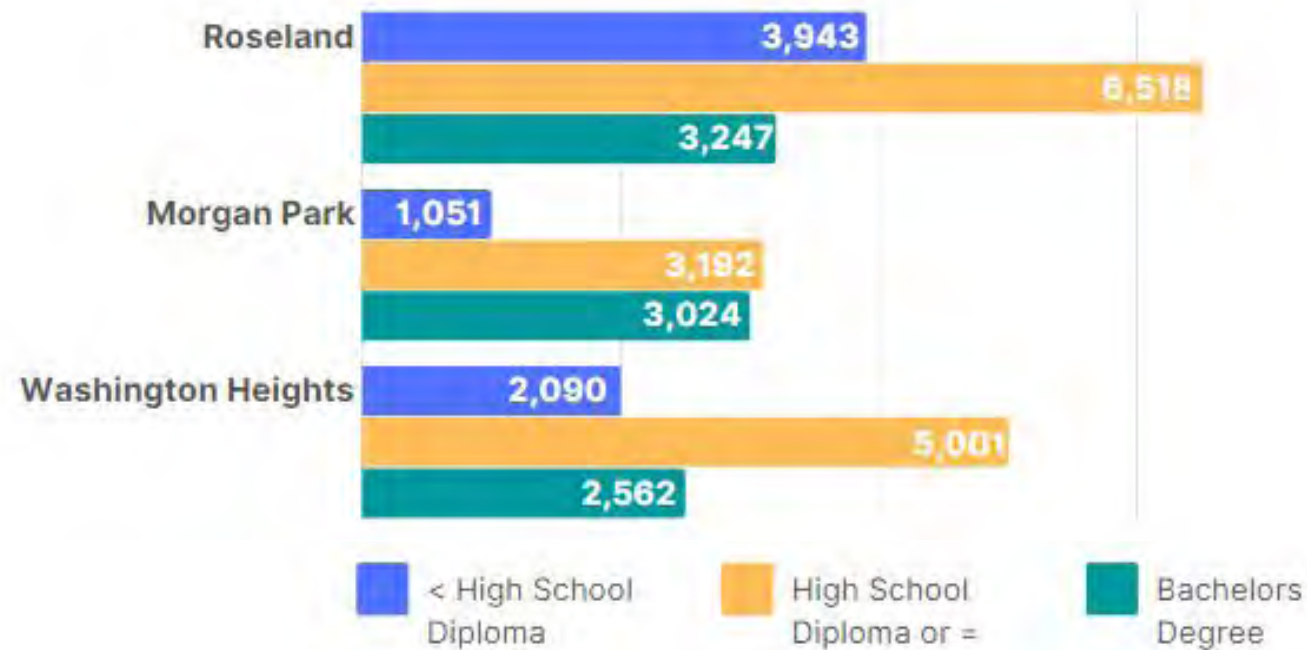
Source: cmap.gov

RACE



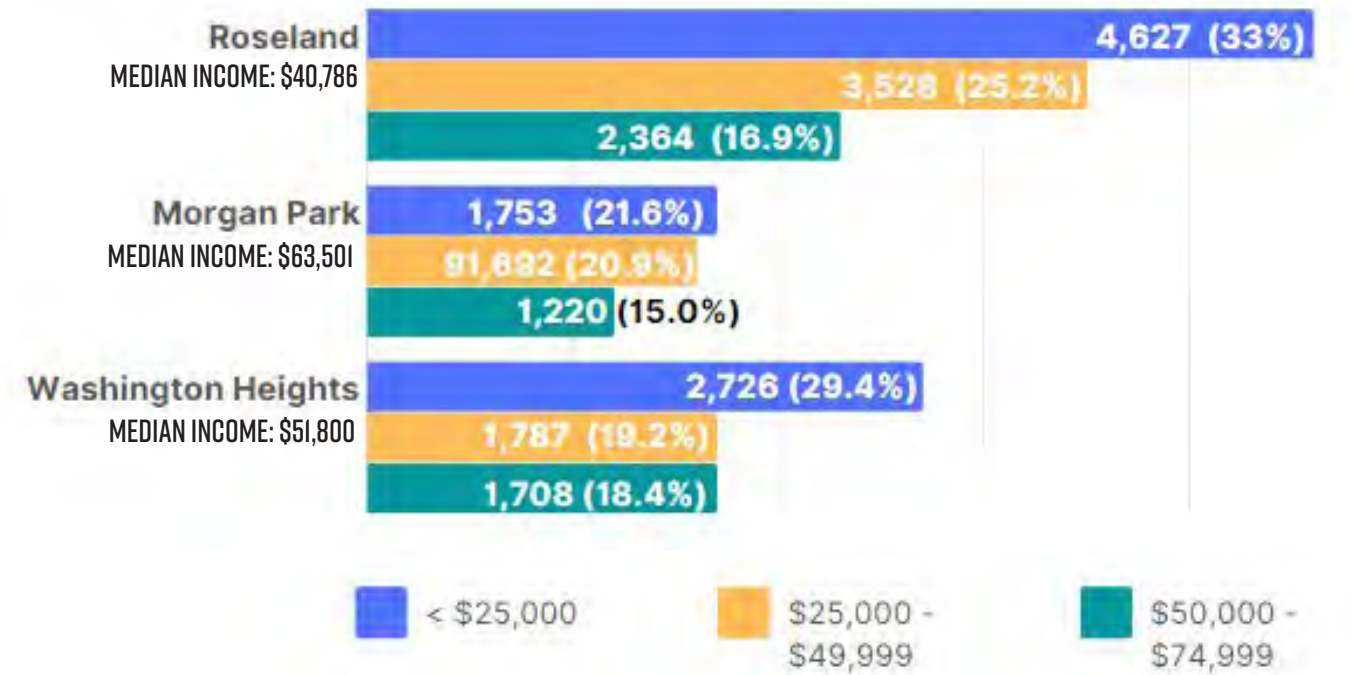
Source: cmap.gov

EDUCATIONAL ATTAINMENT



Source: cmap.gov

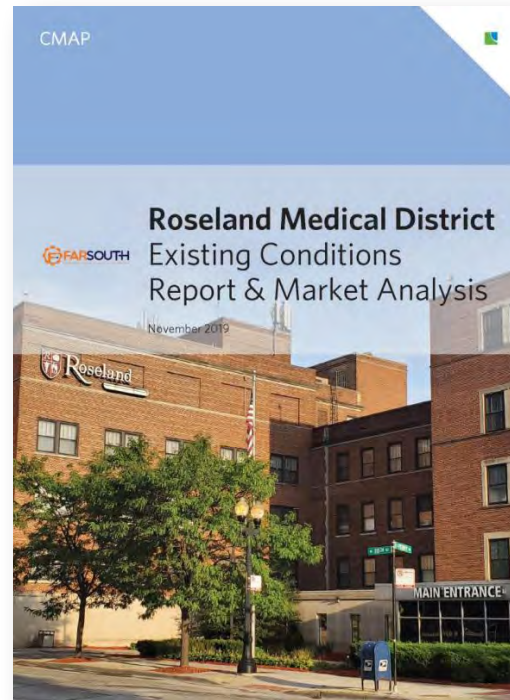
INCOME BY HOUSEHOLD



Source: cmap.gov

COMMUNITY PLANS

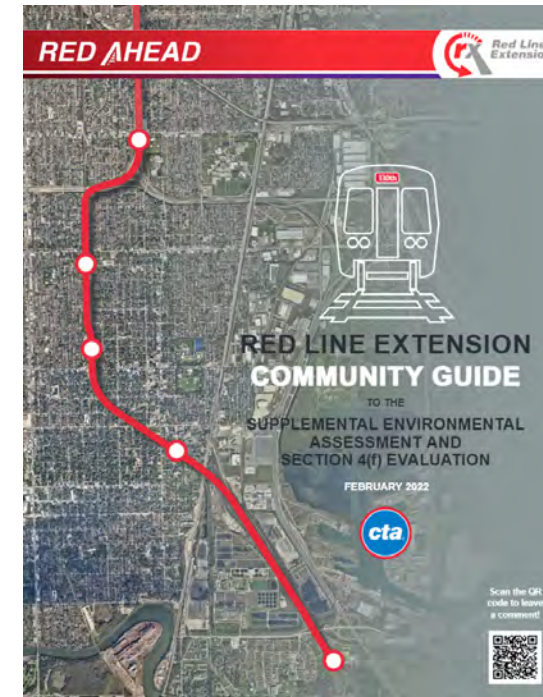
ROSELAND MEDICAL DISTRICT EXISTING CONDITIONS PLAN



KEY OUTCOMES

- Identification of key assets including mobility, land use, economic development, and development potential
- Robust public engagement process
- Growth strategies for future development
- Developed by CMAP

ROSELAND MEDICAL DISTRICT MASTER PLAN



KEY OUTCOMES

- Proposed extension of the CTA Red Line
- Will include new stations and green space
- Transit Oriented Development is encouraged
- Connectivity between 130th and downtown will be improved

ROSELAND MEDICAL DISTRICT MASTER PLAN



KEY OUTCOMES

- Comprehensive plan to serve 300,000 Chicagoans in 12 community areas and six zip codes
- Implementation of healthcare trends on the Far South side of Chicago
- Goals included creation of additional outpatient facilities, affordable and convenient healthcare, and equitable healthcare solutions
- Provision for additional jobs and workforce development

FAR SOUTH QUALITY OF LIFE PLAN

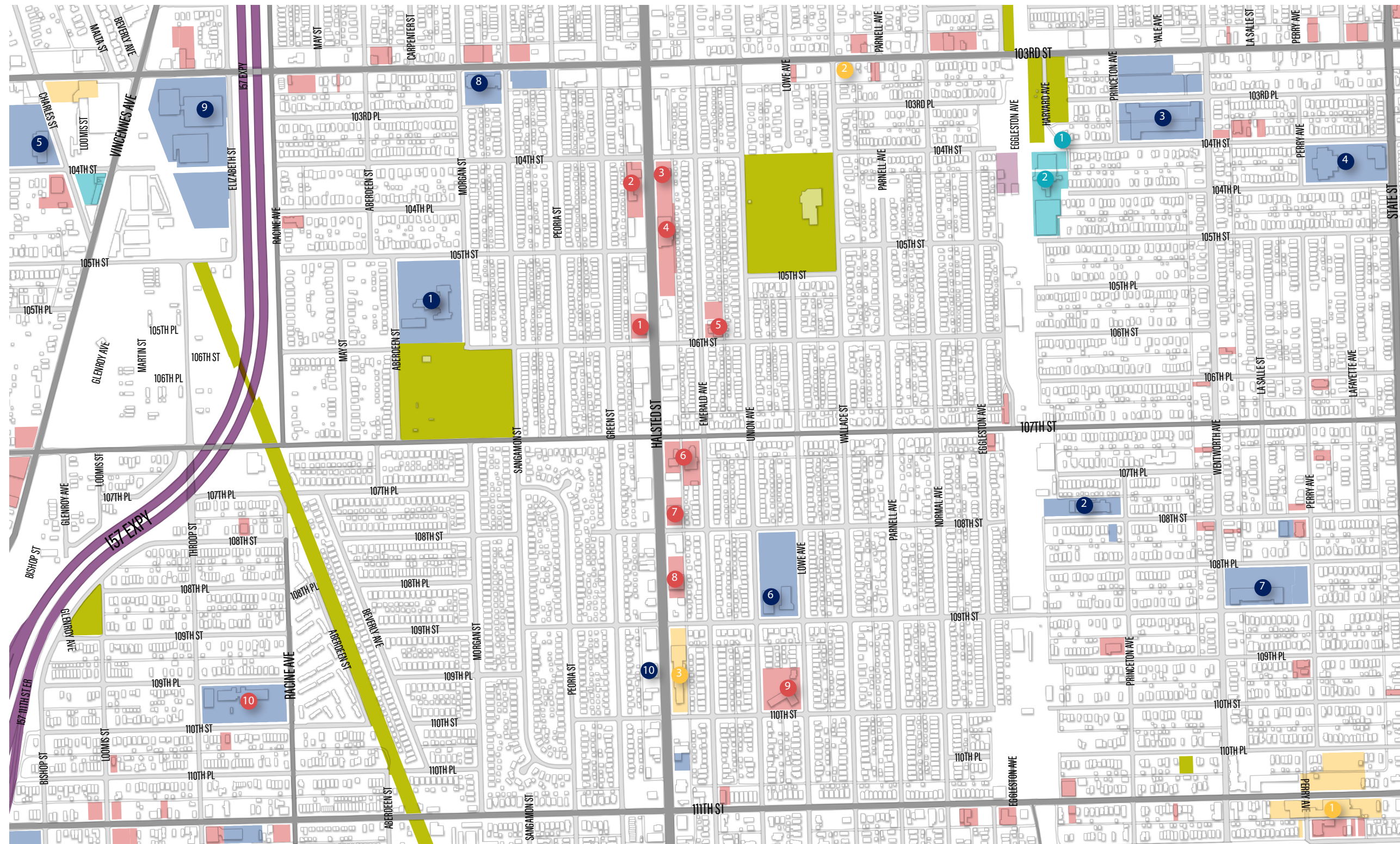


KEY OUTCOMES

- Framework plan to build community capacity
- Unification of neighborhood through equity and collaboration
- Creation of goals for community to reach its potential inclusive of economic development and physical improvements

COMMUNITY AMENITIES

LEGEND



Schools

- 1 Mt Vernon Elementary School
- 2 Kwame Nkrumah Academy
- 3 Langston Hughes Elementary School
- 4 Kohn Elementary School
- 5 Alice L. Bernard Elementary School
- 6 Dunne Technology Academy
- 7 Mildred Lavizzo Elementary School
- 8 Marcus Garvey Elementary School
- 9 Percy Julian High School

Government

- 1 Fire Department
- 2 Roseland Pumping Station

Religious

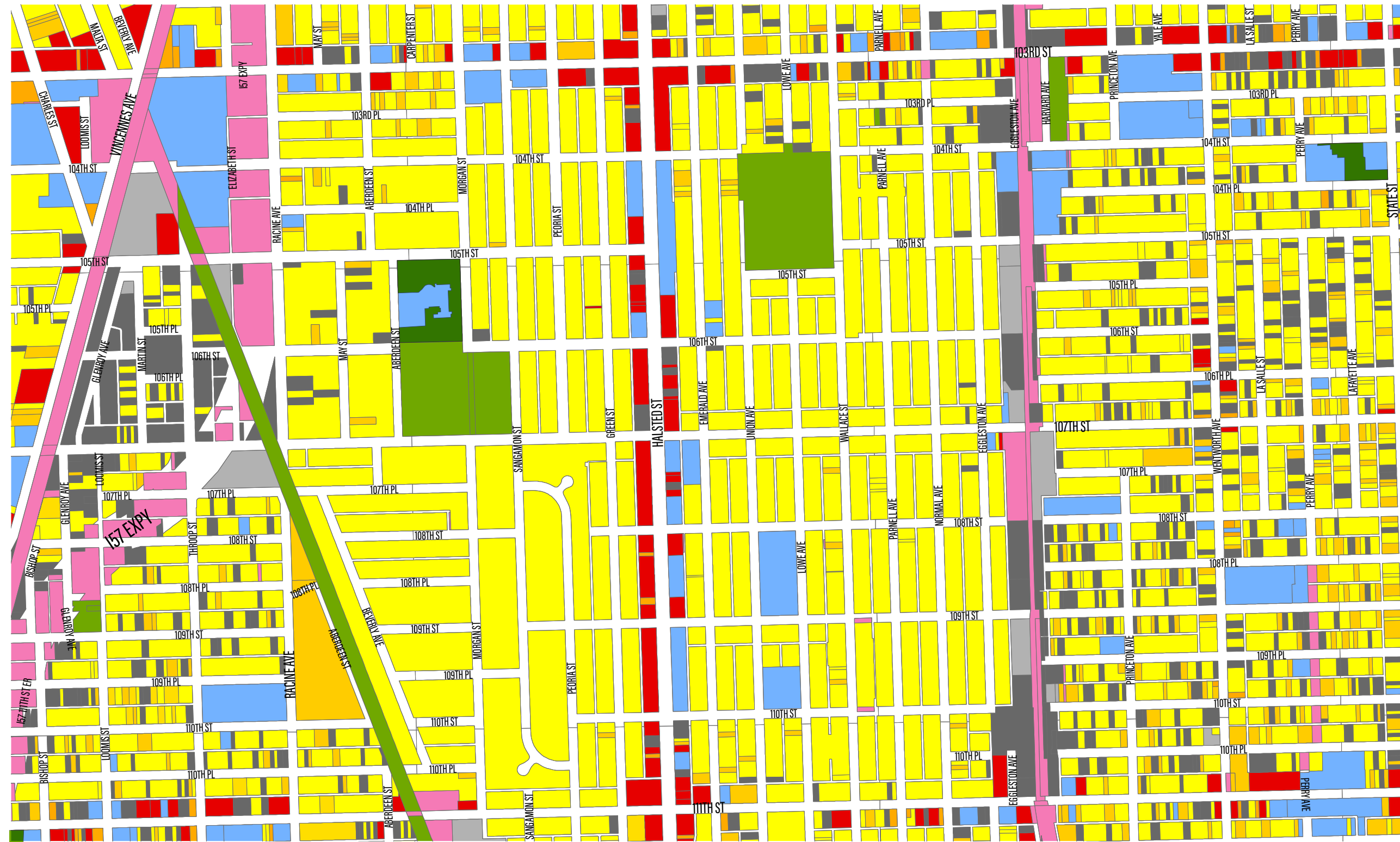
- 1 Shiloh Missionary Baptist Church
- 2 Messiah Temple Missionary Baptist Church
- 3 Way of Holiness Mission
- 4 Covenant Faith Church of God
- 5 Emerald Avenue Church of God
- 6 Bellevue Baptist Church + Ministry Center
- 7 The Holy Order Of Cherubim & Seraphim Church-Pentecostal
- 8 Logos Baptist Assembly
- 9 Allen Metropolitan C.M.E. Church
- 10 First Jurisdiction Illinois COGIC

Medical

- 1 Roseland Community Medical District
- 2 Heinz Medical Center
- 3 Symphony Morgan Park



LAND USE MAP

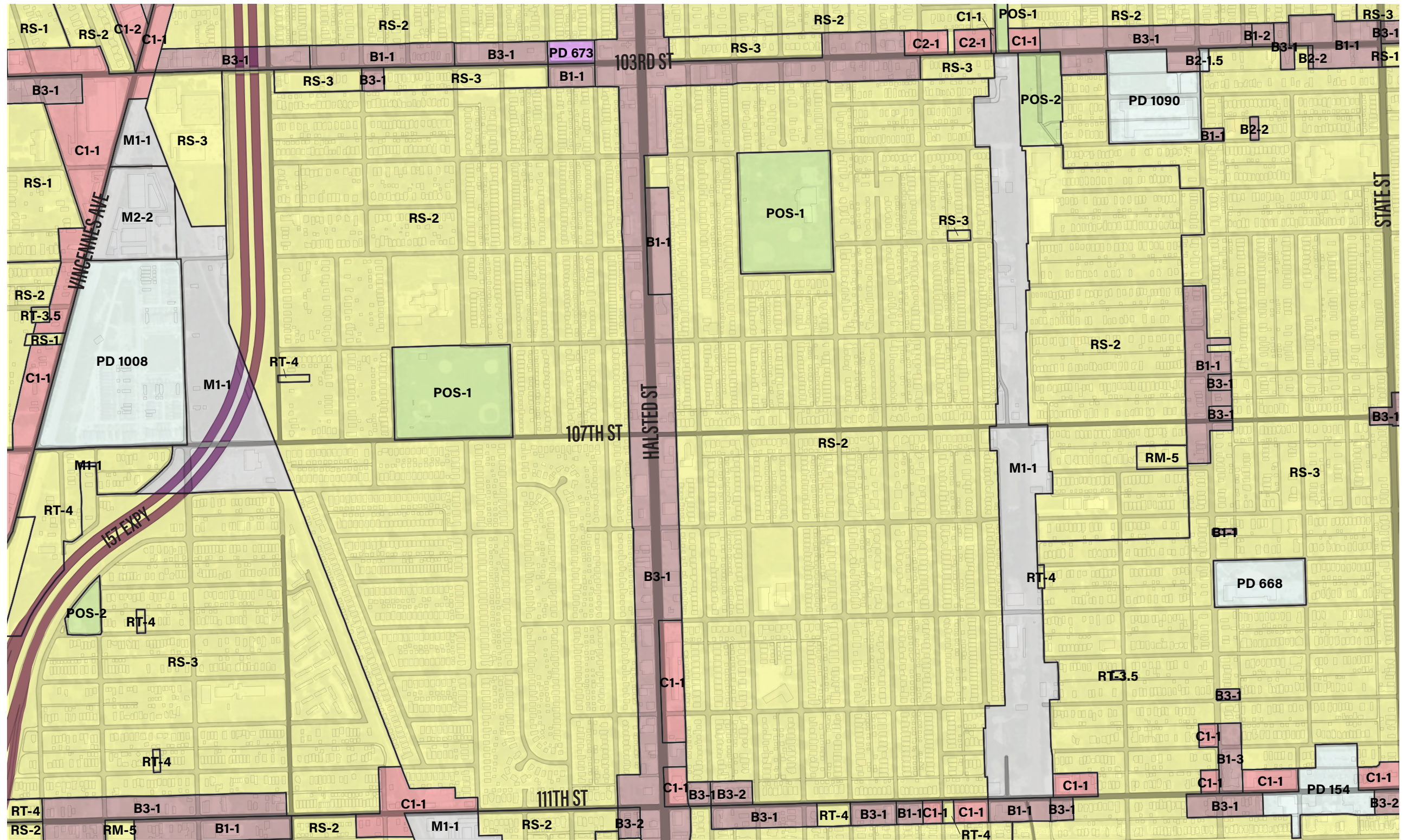


LEGEND

- Commercial
- Mixed-Use
- Residential Detached
- Residential Attached + Multi-Family
- Industrial
- Transportation & Infrastructure
- Institution
- Open Space
- Vacant



ZONING MAP

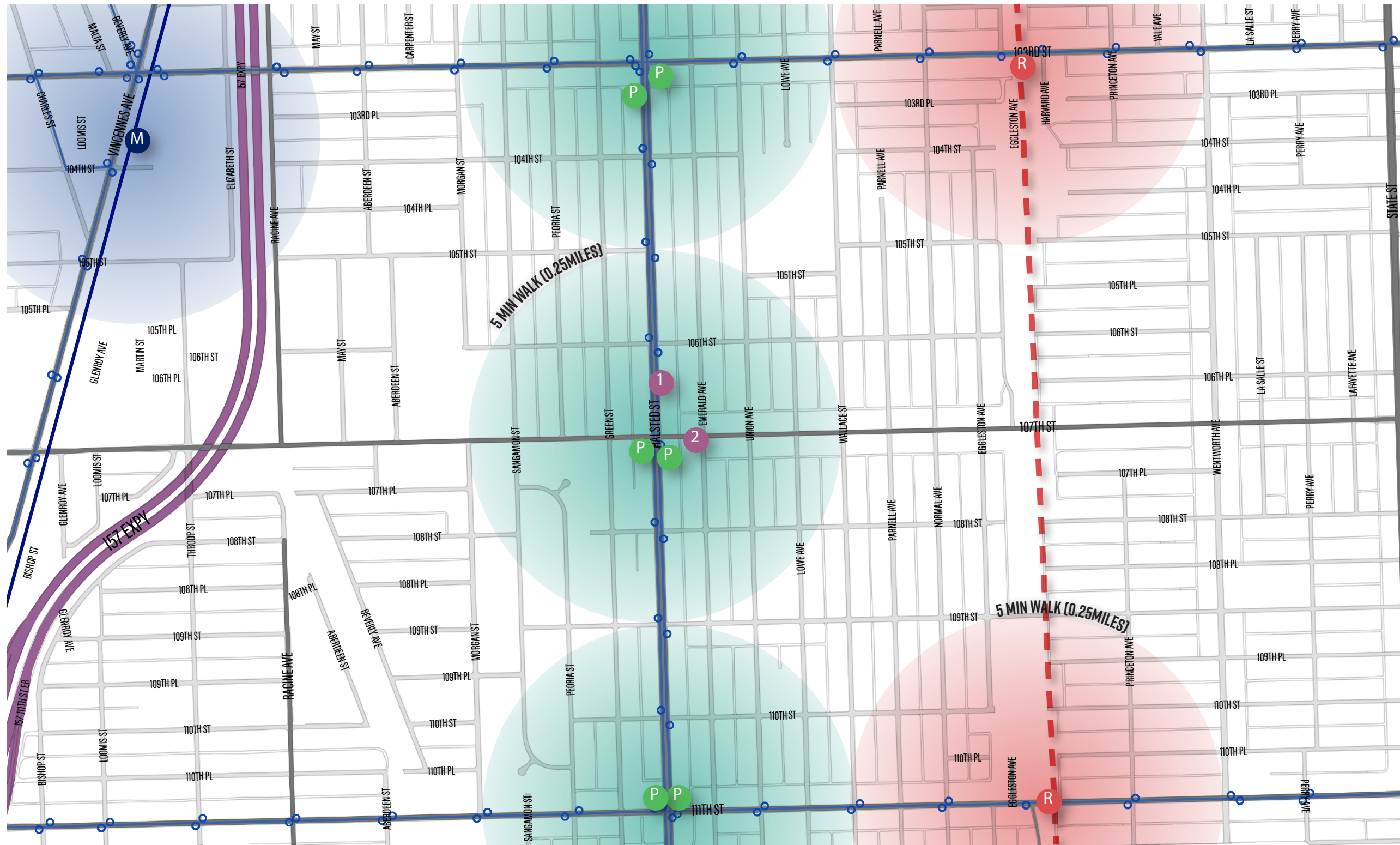


LEGEND

- R - Residential
- B - Business
- C - Commercial
- M - Manufacturing
- PD - Planned Development
- POS - Parks and Open Space



TRANSPORTATION INFRASTRUCTURE AND ROADWAY SYSTEMS



LEGEND

- M METRA Station
- Bus Routes
- Bus Stations
- Major Roads
- Express Way
- P Proposed PACE Stations
- R- Proposed CTA Red line Extension

TRAFFIC COUNTS

- 1 Halsted St.
 Total Passing Vehicle Volume:
31,800
 North Bound: 17,400
 South Bound: 14,400

- 2 W 107th St.
 Total Passing Vehicle Volume:
10,900
 North Bound: 5,100
 South Bound: 5,800

GREEN SPACE

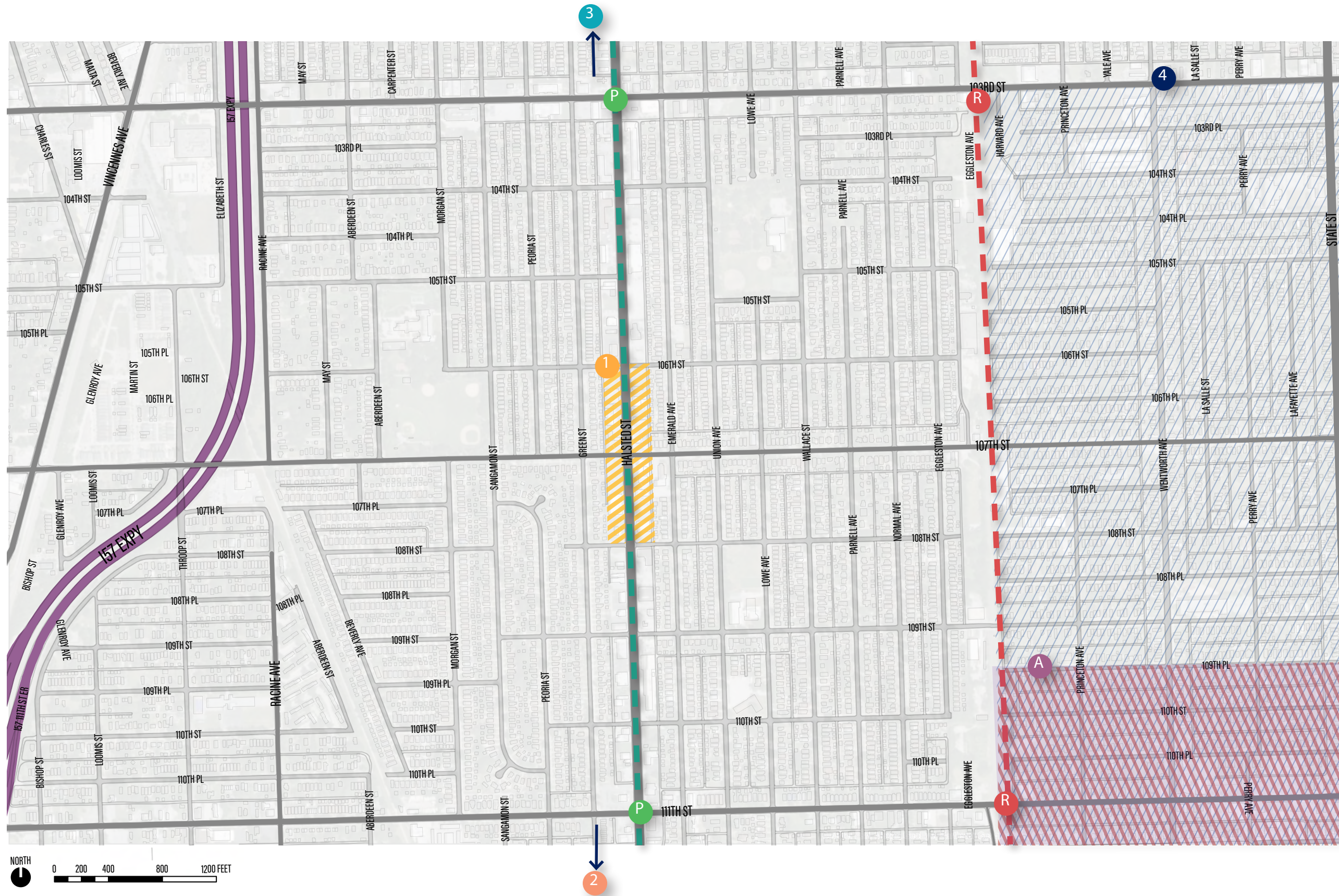


LEGEND

- 1 Jackie Robinson Park
- 2 Fernwood Park
- 3 Mt Vernon Elementary School Playground
- 4 Langston Hughes Elementary School Playground
- 5 Kohn Elementary School Playground
- 6 Alice L. Bernard Elementary School Playground
- 7 Dunne Technology Academy Playground
- 8 Block Park
- 9 Athletic Running Track
- 10 Lamb (Harold) Park
- 11 Major Taylor Trail
- 0.25 Mile Buffer (5 min walk)



PROPOSED DEVELOPMENTS



LEGEND

- 1 107 Jackie Robinson Terrace
- 2 Morgan Park Commons (115th St and Halsted St)
- 3 The "101" Residences (west parcels along Halsted St between 100th and 101th)
- 4 Lavizzo Homes (surrounding Lavizzon Elementary & Langston Huges Elementary)
- Red Line Extension
- South Halsted Bus Corridor Enhancement Project (PACE)
- A Roseland Community Medical District (RCMD)

SWOT ANALYSIS

