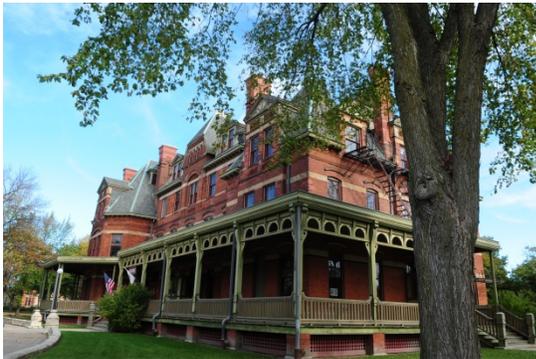


URBAN LIGHT

The ULI Chicago Newsletter

Reactivating Pullman: ULI Chicago Publishes Recommendations for Historic Neighborhood

ULI Chicago convened a Technical Assistance Panel (TAP) with the Illinois Historic Preservation Agency (IHPA) to make recommendations on a strategy to preserve, redevelop and utilize IHPA assets in the Pullman neighborhood on Chicago's south side. Named after George Pullman, the area's founder and famous manufacturer of the Pullman railcar, the Pullman community has struggled to repurpose its buildings and community assets from their rich history of impressive industrial growth and innovative urban design at the turn of the 20th century to the dynamics of the 21st century's market.



In 1991, the State of Illinois purchased the 60-room Hotel Florence and factory complex in the Pullman neighborhood under the auspice of the IHPA, and by the end of this year will have invested over \$25 million to repair and preserve these structures. Today, the IHPA faces the challenge of redeveloping the area into a more viable urban form while continuing to maintain the integrity and significance of Pullman's historic sites. The IHPA is currently renovating the Hotel Florence to preserve the hotel's original character and enable public accessibility. However, the \$3.5 million budget allocated to the project will come up short of fully completing the preservation and restoration work necessary to make full use of the hotel and does not include annual expenses required to operate the hotel for public tours.

ULI Chicago's Pullman TAP aimed to address adaptive reuse of the state-owned sites within the budgetary challenges IHPA faces as well as the needs of the area's residents and business community. Chaired by Michael Szkatulski, Senior Managing Director of Mesirow Financial who specializes in public/private partnerships and including a group of experts in finance, urban design, architecture and preservation, the panel completed a comprehensive study and recommended a multi-part process to reactivate Pullman:

- Develop a comprehensive long-term management and use plan
- Identify a mission-driven partner who will maintain focus on Pullman's historical districts and facilitate the mixed-use, phased development of the sites

- Pursue potential funding sources on the federal, state and local levels as well as private sources such as labor/rail industries and mission-driven foundations and endowments
- Formulate public/private financing strategies for both assets with the lead developer and operator of the site. Identify potential users that can generate long-term revenue to supplement ongoing preservation efforts

Mr. Szkatulski believes that, with cooperation and communication among the community's various stakeholders, the Pullman TAP committee's recommendation will yield a positive result for all interested parties and adds that, *"there is incredible civic pride in the neighborhood, and this is a foundation on which future efforts can be based."* Additionally, he said, *"there is still a need to establish resources that match the scale of the proposed redevelopment and can bridge across the multiple group interests."*

The committee recommendations come on the heels of other news for the Pullman neighborhood. Recently, Rep. Jessie Jackson, Jr., D-IL, has sponsored a bill to pave the way for a National Park designation of the Pullman district, which would provide federal funding for preserving the important historical sites and to help provide the financial and human resources to manage and showcase and utilize these valuable artifacts.

The state is currently reviewing the panel's recommendations, which were publicly presented to the IHPA and the community on March 15, 2012 at the Historic Pullman Visitor Center. Review the [Pullman State Historic Site TAP Report](#)

UPDATE: As reported in the last issue of Urban Light, ULI Chicago's TAP program recently evaluated the potential for redevelopment of the Joliet Correctional Center. The public presentation of the panel's recommendations was held on March 19, 2012 at the Joliet Historical Museum. Stay tuned for the report release. [View video clips from the Joliet Panel](#)

YL Mentorship Program Announces Class of 2012



ULI Chicago hosted the kick off of the 2012 YL Mentorship Program on April 25th with 15 young leader members paired with ULI real estate industry veterans. Program applications were submitted in early March and were evaluated on a competitive basis. Pairings were made in consultation with both parties to ensure common goals and compatibility.

The ULI Chicago Mentorship Program intends to foster an exchange of professional ideas, friendship, and expertise among young real estate professionals and industry veterans. The Program matches young members (Protégés) with experienced professionals (Mentors) for guidance and support. Mentors have

the opportunity to interact and strengthen ties with the future leaders of ULI and the local real estate community.

As part of each pairing with a mentor, protégés will have an opportunity to develop the capacity to succeed in the real estate industry. In addition to the one-on-one relationship, participants in the program will interact with all Mentors and Protégés during networking receptions before and after each of the formal Mentorship Program events.

The program is comprised of four formal gatherings in an attempt to create the roots for a strong Mentor/Protégé relationship that we hope will blossom outside of ULI sponsored events.

We congratulate the Class of 2012 and look forward to hearing more from our pairings throughout the year.

Learn more about the [ULI Chicago Mentorship Program](#)

See a list of the [Class of 2012 YL Mentorship Program](#)

ULI Chicago Launches New Website

ULI Chicago has launched a new website on the WordPress platform with the assistance of ULI national. Chicago was one of the first to transition to the new template. As the year progresses, more and more district councils will make the change. We invite you to explore the new site and welcome your feedback at info@ulichicago.org

COMMITTEE UPDATES

Our committee update section rotates on a quarterly basis. The most recent committee activities are highlighted here. Contact [ULI Chicago](#) to get involved with a committee or initiative.

Communications

Members in Action Video Series

The “Members in Action” video series celebrates the 25th Anniversary of ULI Chicago / 75th Anniversary of ULI by focusing on ULI members fulfilling the mission of the organization at the local level. Our first profile is Scott Goldstein, a Principal at Teska Associates, Inc. and chair of the ULI Chicago Public Policy Committee since 1999.



Programs

Upcoming Events

May 17, 2012

Commercial Real Estate Career Trends and Emerging Employment Opportunities

DrinkerBiddle

7:45 am – 9:15 am

[Register Now](#)

June 6, 2012 – Vision Awards

Bridgeport Art Center

6:00 pm – 8:00 pm

[Purchase a Ticket or Sponsor the Event](#)

June 7-9, 2012

YL Leadership Exchange – Detroit, MI

[Register Now](#)

June 27, 2012

YL Case Study: Roosevelt Collection

More information to come

This fourth issue of Urban Light

has been edited and designed by the ULI Chicago Communications Committee, including:

Dan Huml (co-chair), Adam Simon (co-chair), Mike Anguiano, John Mays (committee liaison), Lindsay Pitcher and Mark Hahn with invaluable assistance from Chris Lambert and the ULI Chicago staff.