



Far South Halsted Corridor Study

Steering Committee Meeting No. 3

October 29, 2024

In collaboration with



Introductions

Steering Committee

Julie Gerasimenko	<i>Active Transportation Alliance</i>	Christopher Clark	<i>Harvey</i>
TJ Somer	<i>Bloom Township</i>	Rich Hofeld	<i>Homewood</i>
Leticia Johnson	<i>Bloom Township</i>	Angela Mesaros	<i>Homewood</i>
Carla Matthews	<i>Bloom Township</i>	Napoleon Haney	<i>Homewood</i>
Karen Zerante	<i>Chicago Heights</i>	Nick Haddad	<i>Illinois Department of Transportation</i>
Andrew Smith	<i>Chicago Heights</i>	Charles Saint Vil	<i>Illinois Department of Transportation</i>
David Gonzalez	<i>Chicago Heights</i>	Kahlil Clemmons	<i>Illinois Department of Transportation</i>
Martin Menninger	<i>Chicago Metropolitan Agency for Planning</i>	Jill Ziegler	<i>Illinois Tollway</i>
Terri Winfree, Ph.D	<i>Chicago Southland Chamber of Commerce</i>	Karyn Robles	<i>Illinois Tollway</i>
Monica Gordon	<i>Cook County Commission</i>	Daniel Thomas	<i>Metra</i>
Donna Miller	<i>Cook County Commission</i>	Audrey Wennink	<i>Metropolitan Planning Council</i>
Jesse Elam	<i>Cook County Department of Transportation and Highways</i>	Bernard Little	<i>Prairie State College</i>
Benet Haller	<i>Cook County Department of Transportation and Highways</i>	Charmaine Sevier	<i>Prairie State College</i>
Ryan Ruehle	<i>Cook County Department of Transportation and Highways</i>	Jason Wynsma	<i>South Holland</i>
Pat Lazuka	<i>East Hazel Crest</i>	Pat Mahon	<i>South Holland</i>
Ronald Gardiner	<i>Glenwood</i>	Kristi DeLaurentis	<i>South Suburban Mayors & Managers Association</i>
Brian Mitchell	<i>Glenwood</i>	Leslie Rauer	<i>South Suburban Mayors & Managers Association</i>
Dion Lynch	<i>Glenwood</i>	Roger Kuehn	<i>Wind Creek Casino</i>
Corean Davis	<i>Harvey</i>		

Introductions

Project Working Group

Alex Waltz

RTA Project Manager

Lucas Reigstad

Pace Project Manager

Casey Brazeal

Pace Senior Transit Planner

TranSystems Team

TRANSYSTEMS

TranSystems

*Project Management, Infrastructure
Conditions, Service Planning*

**Sam
Schwartz**
A TYLin Company

Sam Schwartz

*Infrastructure Conditions,
Transit Propensity*

GOODMAN WILLIAMS GROUP
— REAL ESTATE RESEARCH —

Goodman Williams Group

*Market Analysis and Economic
Development*



Blue Daring

Stakeholder Engagement

Agenda

Study Status

Existing Conditions

Opportunity Areas

Public Engagement

Next Steps



Objectives



DEVELOP Strategies for Pace and Municipalities to Prepare the Corridor for Future Pace Pulse Service



INCREASE Transportation Resilience



ENCOURAGE Transit Supportive Infrastructure



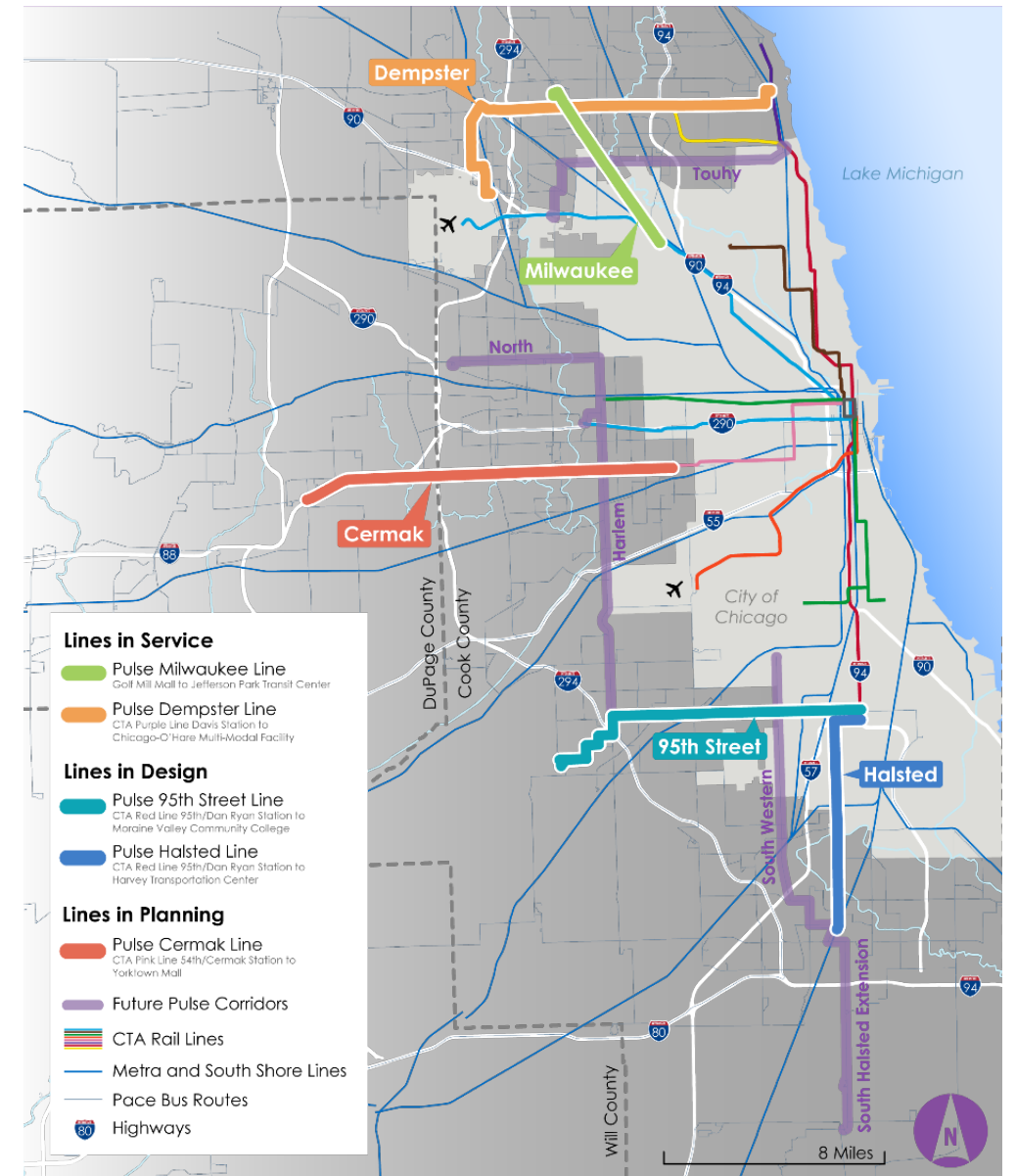
IMPROVE Walkability and Bicycle Access by Improving Pedestrian Facilities



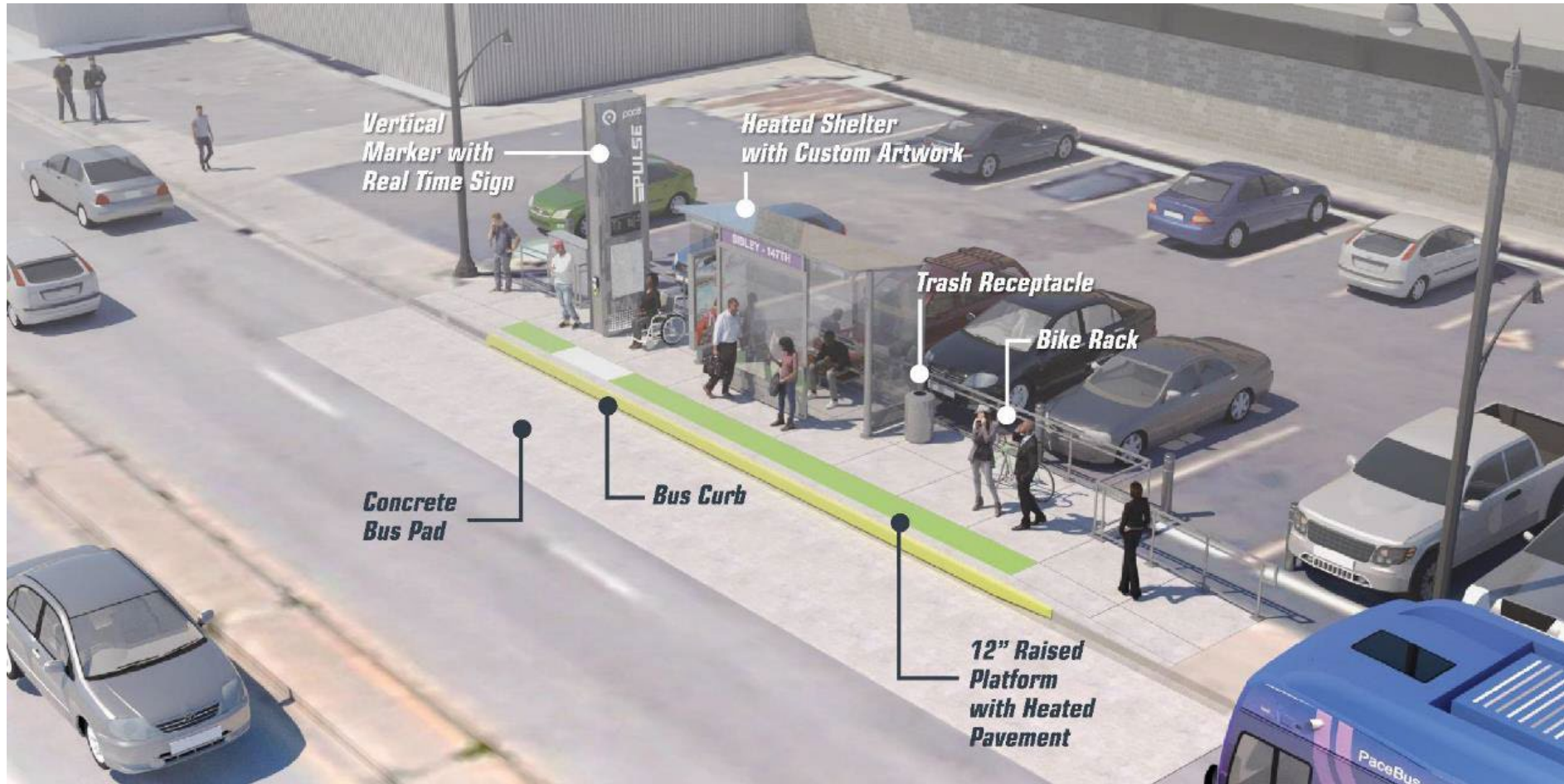
ABOUT THE STUDY

What is Pulse?

- Network of **fast, frequent, and reliable** bus service in heavily traveled corridors (arterials)
- **Limited** stop service
- **Branded buses** with Wi-Fi and interior digital information screens
- Improved station accessibility and **ADA accessibility**



What is Pulse?



Background image source: Southwest corner of 147th and Halsted, Harvey, IL. Google Maps, 2019

Study Status

- 1 Review Prior Plans
- 2 Existing “Access to Transit,” Bus Stop, and Roadway Infrastructure Conditions
- 3 Transit Analysis of Existing Routes and Transit Propensity Survey
- 4 Market Analysis and Economic Development Opportunities
- 5 Public Engagement Plan
- 6 Pop Up Meetings: Summer
- 7 Steering Committee Meetings: October, January (2025)
- 8 Public Meeting (March 2025)
- 9 Far South Halsted Corridor Study and Implementation Plan (April 2025)



Existing Conditions

EXISTING CONDITIONS

Pace 352 Ridership (entire route)

	Weekday	Saturday	Sunday
2019	4,958	3,802	2,550
2020	2,578	2,075	1,485
2021	2,166	1,799	1,286
2022	2,420	1,968	1,495
2023	2,173	1,546	1,309
2024	3,103	2,572	1,957
Change 2019-2024	-37%	-32%	-23%



Top 10 Highest Weekday Ridership Stops

Section	Store Location (Both Directions)	Municipality	Average Daily Ridership
NORTH	Halsted / 171st	Harvey	136
CENTER	Halsted / Maple	Homewood	110
NORTH	159 th / Halsted	Harvey	117
CENTER	17579 Halsted St.	Homewood	89
CENTER	Halsted / 183rd	Homewood	76
NORTH	Park / 155th	Harvey	65

Top 10 Highest Saturday Ridership Stops

Section	Store Location (Both Directions)	Municipality	Average Daily Ridership
NORTH	Halsted / Maple	Homewood	102
CENTER	159 th / Halsted	Harvey	97
CENTER	Halsted / 171st	Harvey	94
CENTER	17579 Halsted St.	Homewood	83
NORTH	Halsted / 183rd	Homewood	51
CENTER	Park / 157th	Harvey	34

Infrastructure

“ACCESS TO TRANSIT” AND BUS STOP INFRASTRUCTURE EXISTING CONDITIONS

- **Existing Sidewalk Infrastructure on Halsted**
 - 32% of the Halsted corridor has no sidewalks
- **Sidewalk Condition**
 - Excellent: 10%
 - Adequate: 46%
 - Poor: 44%
- **Bicycle Infrastructure**
 - Side path from 175th to 174th
 - Bike route signage, Maple Avenue, Homewood
 - Thorn Creek Trail crosses Halsted at Parkside Avenue, Chicago Heights
- **Bus Stops**
 - 72 Bus Stops (NB/SB)
 - 24% Have shelters
 - 46% Have concrete pads
 - 24% Have benches
 - 60% Have sidewalks leading to stop



EXISTING CONDITIONS

Intersections

Five Signalized Intersections Have Pedestrian Infrastructure as Follows:

- All Legs Have Marked Crosswalks
- ADA Curb Ramps
- Pedestrian Signals

Signalized Intersection (North to South)	Intersection Legs	Legs with Crosswalks	Which Legs/Notes	Out of Legs with Crosswalks		
				ADA Standard Ramps	Pedestrian Signals	Marked Crosswalks
154th and Park	3	3	All	No	Yes	No
155th and Park	4	4	All	No	Yes	No
157th/Center and Park	4	4	All	No	Yes	No
159th and Park	4	4	All	Yes	Yes	Yes
159th and Carse	4	4	All	Yes	Yes	Yes
159th and Halsted	4	4	All	Yes	Yes	Yes
Halsted and 163rd	4	4	All but there is no ADA ramp on NW corner.	Yes	Yes	No
Halsted and 167th	4	4	Temporary (Wire) Signal. No ramps on the south side but pedestrian signals facing each crossing. ADA ramps on northside only.	Partial	Yes	No
Halsted and 171st	4	0	None	No	No	No
Halsted and 174th	3	1	South Leg	Yes	Yes	Yes
Halsted and 175th	4	1	West Leg	Yes	Yes	Yes
Halsted and Target Shopping Center	4	1	West Leg	Yes	Yes	No
Halsted and Maple	4	3	West, South, and East Legs, the crosswalk is only marked on West Leg.	Yes	Yes	Partial
Halsted and Ridge	4	0	There is an ADA ramp on the Southwest Corner	Partial	No	No
Halsted and 183rd	4	1	Crosswalk marked on West Side.	No	No	Yes
Halsted and 187th	4	2	North and West Legs	Yes	Yes	Yes
Halsted and Holbrook	4	0	None	No	No	No
Halsted and Vollmer	4	0	None	No	No	No
Halsted and Joe Orr	4	4	All	Yes	Yes	Yes
Halsted, Parkside, and Route 1 Cutoff	5	2	North and South Legs, Pedestrian Signal only at South Leg	Yes	Partial	Yes
Halsted and 12th	4	4	All, but pedestrian signals only on North and South legs	Yes	Partial	Yes
Halsted and 13th	4	4	All, but pedestrian signals only on North and South legs	Yes	Partial	Yes
Halsted and Lincoln Highway	4	4	All	Yes	Yes	Yes

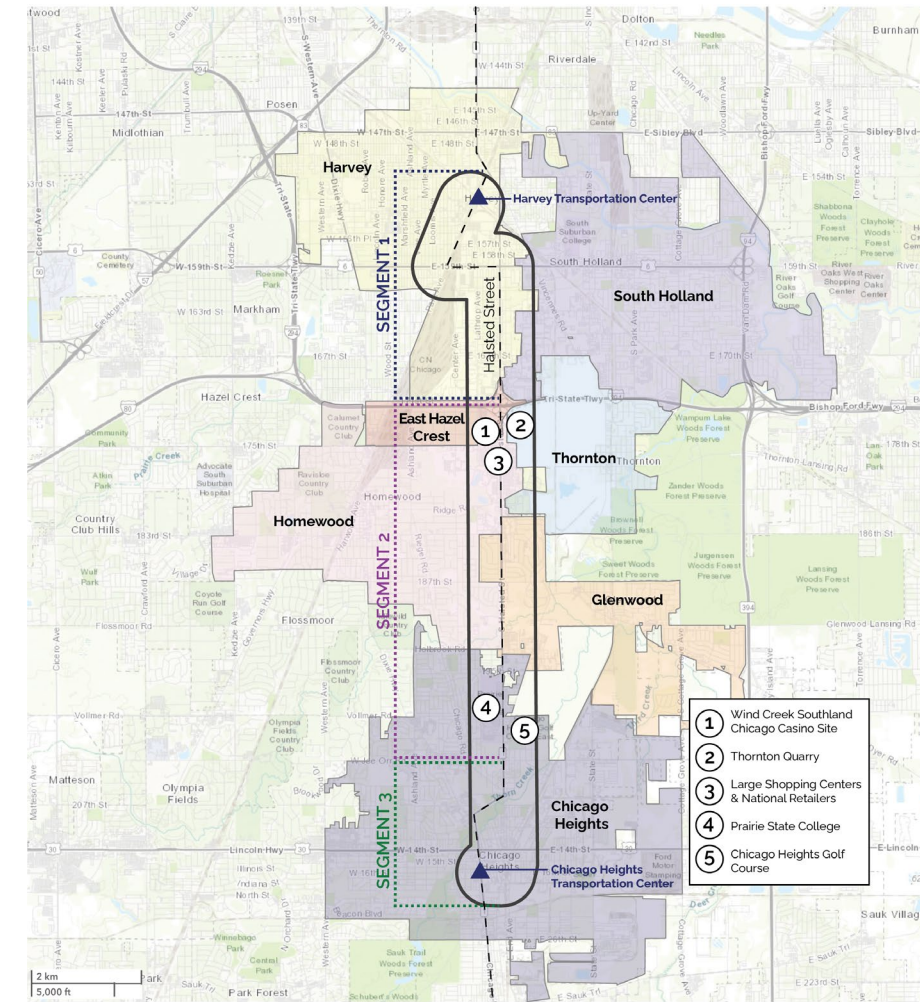
Opportunity Areas

Market Study

Market Study includes:

- Demographics & Employment Analysis
- Real Estate Market Analysis for:
 - Residential
 - Commercial
 - Industrial
 - Entertainment & Hospitality

Market Study Segment Map



EXISTING CONDITIONS

Market Study

- Limited demand for residential development due to shrinking population, income and employment trends, and rising median age
- Potential types of residential development based on the Market Study are shown in blue box to the right
- Some demand for commercial, or hotel and entertainment near the Tri-State Tollway where existing commercial market is stronger, and momentum from Wind Creek Chicago Southland Casino and Hotel

Affordable Housing Necessity

- Affordable housing is critical due to median income, age, and employment trends.
- New housing should cater to a range of incomes and vary in size to accommodate small and large households.

Senior Housing Opportunities

- Demand for senior housing. Senior housing development tends to require larger sites (2 or more acres)

In-Fill Development

- This analysis includes details on 10 larger opportunity sites. In-fill development focusing on smaller, underutilized parcels can help fill gaps and strengthen the community and tends to be faster and less expensive

Student Housing

- Prairie State College is valuable anchor institution in the area. Student housing could be an opportunity if the College decides to pursue.

Why Did We Select Certain Opportunity Sites?

- **Appropriate for development** (size, location, access)
- **Underutilized parcels** along the corridor
- **Builds demand** for future transit
 - *Virtuous cycle of development and transit investment*
- **Transit supportive opportunities**
- **Address market demand** for residential and commercial uses

Opportunity Site Analysis

10 SITES IDENTIFIED WITHIN THE STUDY AREA

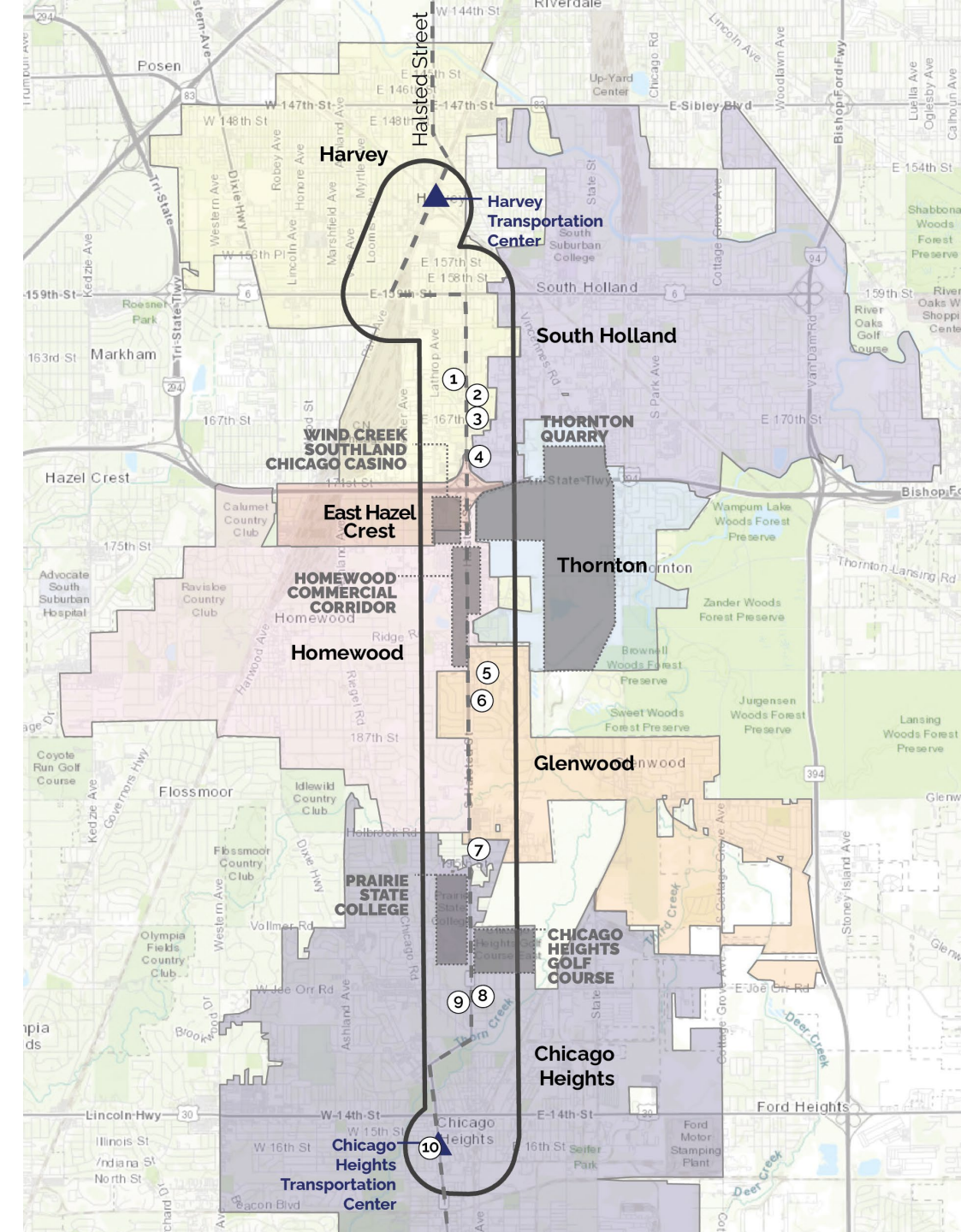
Analysis Includes:

- Sites fronting Halsted Street or along the Pace bus route
- Understanding of ownership
- Existing zoning & land use
- Suggested land use
- Development timeline (short-term, mid-term, long-term)
- Eligible incentives
- Site potential and site challenges
- Images of sites

EXISTING CONDITIONS

Opportunity Site Analysis

#	Address	Site Size	Ownership	Current Zoning	Current Land Use	Suggested Land Use	Suggested Density	Development Timeline
1	16428 S Halsted St. Harvey	1.2 Acres	Private, Single Owner	Highway Commercial	Vacant Lot	Residential or Mixed-Use	Mid-Density	Mid-Term
2	16545 S Halsted St. Harvey	0.6 Acres	Private, Multiple Owners (2)	Highway Commercial	Vacant Lot	Residential or Mixed-Use	Low-Density	Mid-Term
3	16701 S Halsted St. Harvey	1.2 Acres	Private, Single Owner	Highway Commercial	Vacant Lot	Mixed-Use	Mid to High Density	Short-Term
4	16855 S Halsted St. South Holland/Harvey	2.3 Acres	Private, Single Owner	Interstate Zoning	Vacant Lot	Commercial, Utility	Low-Density	Short-Term
5	18303 S Halsted St. Glenwood	4.1 Acres	Public (Village of Glenwood)	B2 - General Business	Vacant Lot	Residential	Mix of Densities	Short-Term
6	18411 S Halsted St. Glenwood	5.4 Acres	Public (Village of Glenwood)	B2 - General Business	Vacant Lot	Residential or Mixed-Use	High Density	Mid-Term
7	19401 S Halsted St. Chicago Heights	3.6 Acres	Private, Single Owner	IN - Institutional	Green Space	Residential	Mix of Densities	Mid- to Long-Term
8	601 S Halsted St. Chicago Heights	0.3 Acres	Public (Chicago Heights)	Highway Commercial	Vacant Lot	Mixed-Use	Low to Mid-Density	Short-Term
9	620 S Halsted St. Chicago Heights	9.3 Acres	Public & Private (10+ owners)	R-3 (General Residential)	Vacant Lot	Mixed-Use	Mix of Densities	Long-Term
10	1620 S Vincennes Ave. Chicago Heights	0.9 Acres	Public	MX-3 Office Residential	Pace Transportation Center	Mixed-Use	Mix of Densities	Short-Term



Opportunity Site Analysis

POTENTIAL TYPES OF RESIDENTIAL DEVELOPMENT CAN INCLUDE:

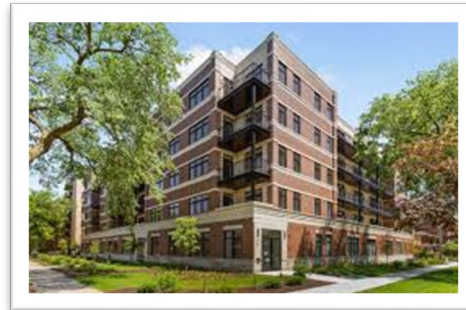
Low-Density Residential

Single-Family Attached
(Townhomes, Rowhomes)
Multifamily 3 or fewer stories



Mid-Density Residential

Mid-rise Multifamily Buildings
(4 to 7 stories)



High Density Residential

Larger Multifamily Buildings
(8 or more stories)



Mixed-Use

Combination of Residential and
Commercial



Opportunity Site Analysis

POTENTIAL TYPES OF NON-RESIDENTIAL DEVELOPMENT CAN INCLUDE:

Commercial

Retail, office, medical office



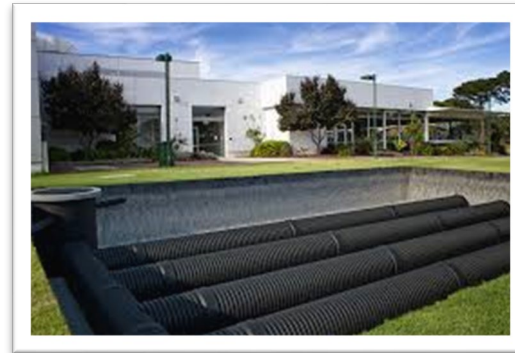
Light Industrial

Low-impact manufacturing or TDL, eco-friendly uses - greenhouses, solar farms



Utility

Public utility or infrastructure use



EXISTING CONDITIONS

Opportunity Site Analysis

DEVELOPMENT TIMELINE DETAIL

Short-Term: 1 to 4 years

Sites that are ready for development

- One owner, sites that are already municipal or other government entity owned
- Require minimal site preparation
- Existing infrastructure, site access and utilities
- Vacant lot or minimal demolition or land remediation needs

Mid-Term: 5 to 8 years

Sites that involve moderate complexity

- More than one owner, municipality does not have control of sites
- Existing structures that require demolition, or land that requires remediation
- Requires zoning changes

PLANNING FOR THE FUTURE

Early preparation is critical to ensuring site is ready for development in the future. City governments can:

- Begin discussion about rezoning and entitlements
- Conduct environmental assessments and begin land acquisition negotiations
- Utilize land banking to hold and assemble parcels for future development
- Start infrastructure planning including road and utility upgrades
- Evaluate and amend existing zoning codes, permit requirements, and entitlement process to remove unnecessary barriers
- Leverage anchors & partners
- Identify potential incentives where appropriate

Long-Term: More than 8 years

Sites that involve significant challenges that will take considerable time and resources to resolve

- Multiple owners/Larger sites
- Significant demolition or remediation needs
- Require zoning changes
- Requires public input

Public Engagement

Public Engagement Overview

Since the start of the project, the team has created opportunities to engage with the community by:



DEVELOPING a project website



CREATING a community context survey on land use, transportation, bicycle and pedestrian improvements



CONDUCTING stakeholder interviews with Chicago Heights, Homewood, SSMMA, Active Trans, IDOT



ORGANIZING pop-up events throughout the corridor to obtain public input on infrastructure features

Pop-Up Events

- The project team organized three pop-up events along the Far South Halsted Corridor to engage with community members and obtain feedback on a Community Context Survey.



Prairie State College

April 29, 2024



**Homewood
Farmers Market**

June 29, 2024



**Harvey City Hall
SWAG Event**

August 21, 2024

Key Takeaways

A total of **147 survey** responses were collected. Of those who responded:

- **Lack of bike and pedestrian infrastructure, lighting, and traffic calming measures** were noted as top transportation safety concerns.
- **Bus accommodations** such as stops, shelters, signage, were consistently given a **fair rating*** by **51% of respondents**
- **Traffic signals** were consistently given a **good rating* by 50% of respondents.**
- The following intersections and communities were noted as potential **residential and commercial development opportunities**: 147th, 159th, 183rd, Harvey and Homewood.

Public Meeting: March 2025

- Share Community Context Survey results
- Present market study findings
- Share draft recommendations
- Obtain additional input on corridor needs, opportunity sites and draft recommendations



Next Steps

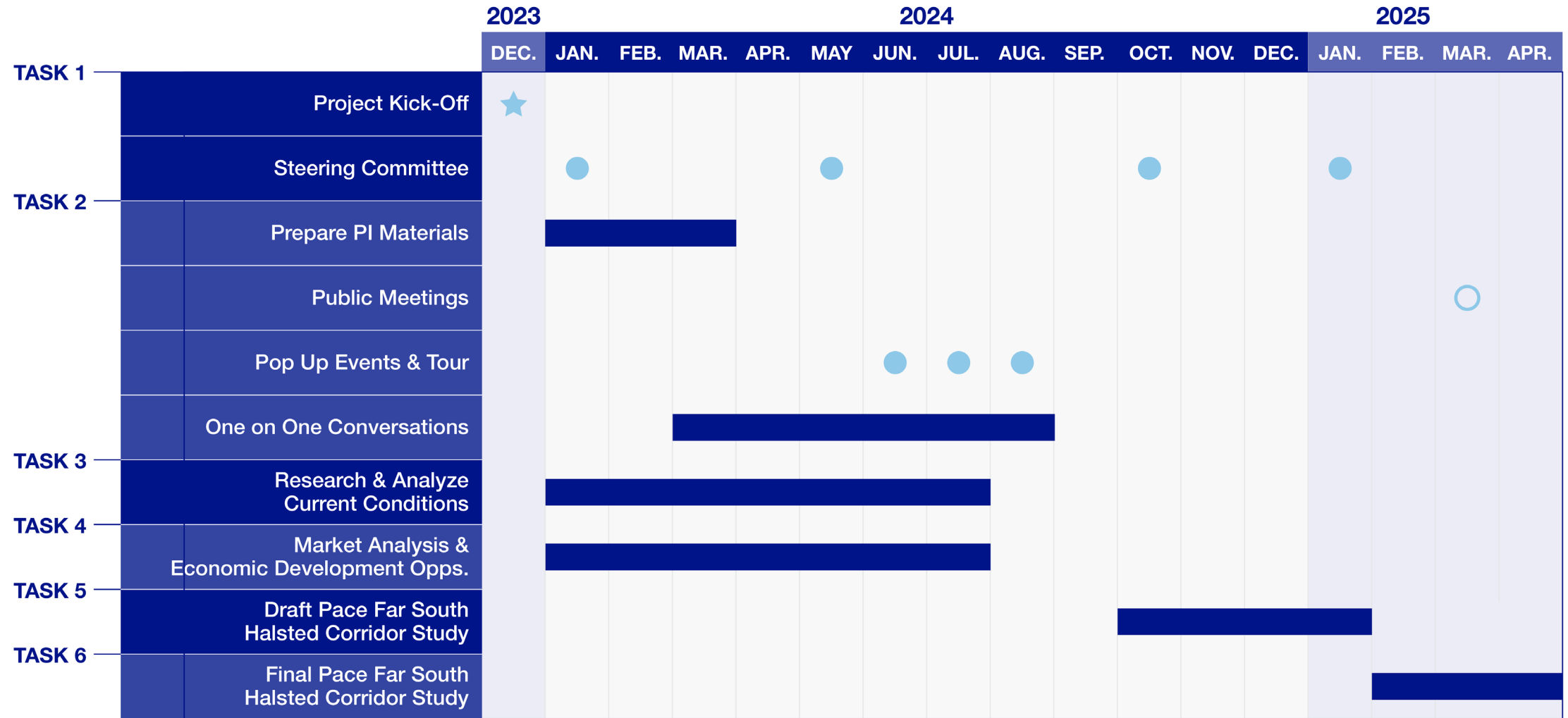
NEXT STEPS

Draft and Final Far South Halsted Corridor Study Plan

- Develop high level recommendations for future transit service
- Identify potential Pace Pulse stop locations
- Identify infrastructure improvements for a Pace Pulse service
- Develop an Implementation Plan and Strategy

NEXT STEPS

Timeline





Thank You
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