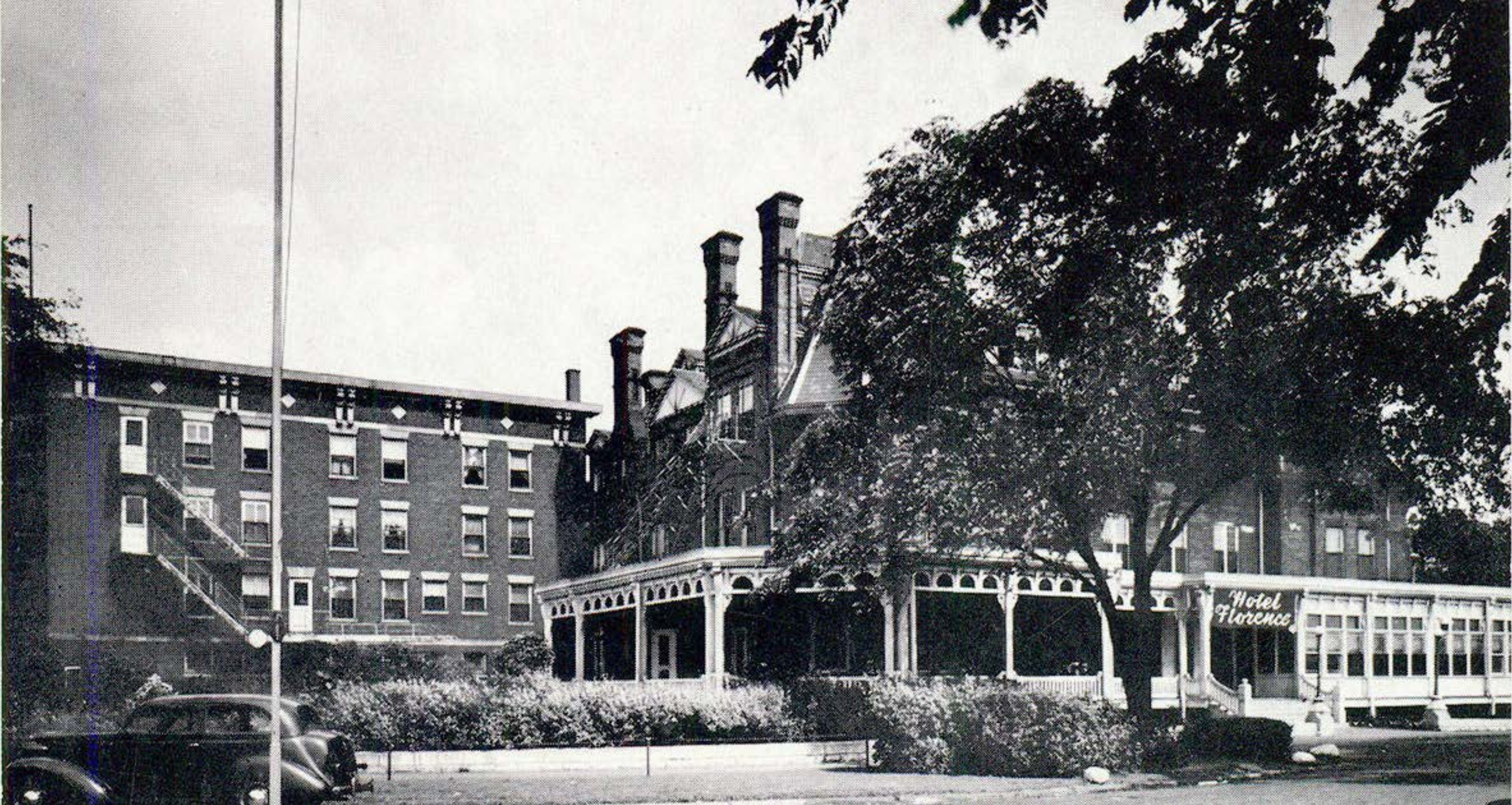




PULLMAN HOTEL FLORENCE & GROUNDS

9TH WARD COMMUNITY MEETING | JULY 29, 2026

AGENDA

INTRO

VISION

HIGHLIGHTS

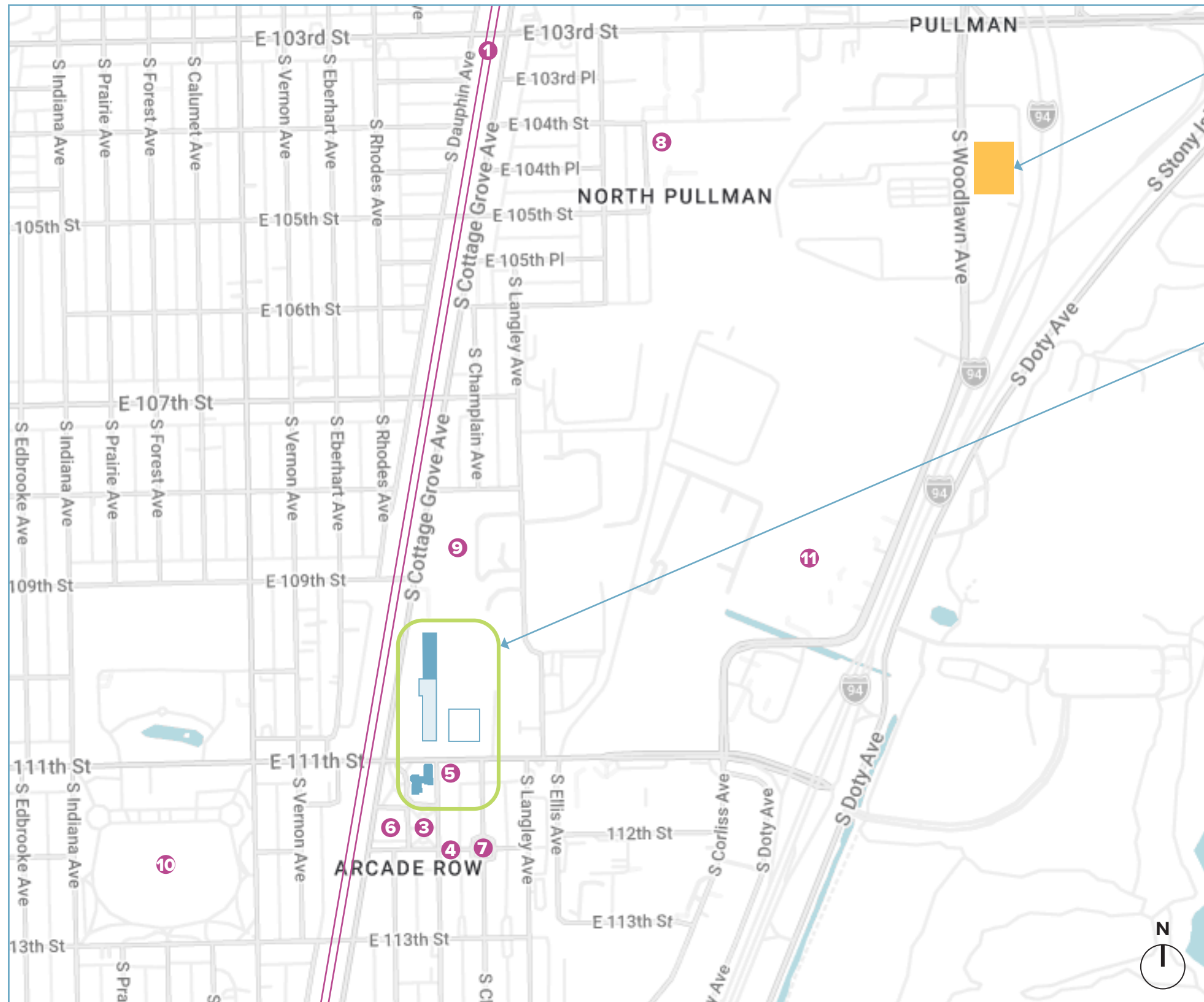
TIMELINE

SUMMARY



ACCESS TO LOCAL & REGIONAL AMENITIES

LOCAL MAP



PULLMAN COMMUNITY CENTER

- You are here :)

HISTORIC PULLMAN BUILDINGS

- Hotel Florence (1881)
- Hotel Annex (1914)
- North Factory Wing (1881)
- Rear Erecting Shops (1881)
- Administration & Clocktower (1880)

SURROUNDING SITE

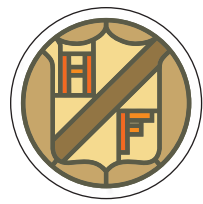
1. Metra Electric Line
2. Metra 103rd St. (Rosemoor)
3. Arcade Park
4. Greenstone Church
5. Pullman Club Coffee
6. Pullman Exhibit Hall
7. Pullman Market Hall
8. Pullman Wheelworks
9. Chicago Collegiate High School
10. Palmer Park
11. Walmart





100% LOCAL TEAM
65% WOMEN- OR MINORITY-OWNED





US + YOU!

WE MAKE A GREAT TEAM



PARTNERSHIP

PUBLIC



PRIVATE

21M

63M

A RESTORED HOTEL FLORENCE



REHABILITATING THE GROUNDS, HOTEL + ANNEX, & FACTORY

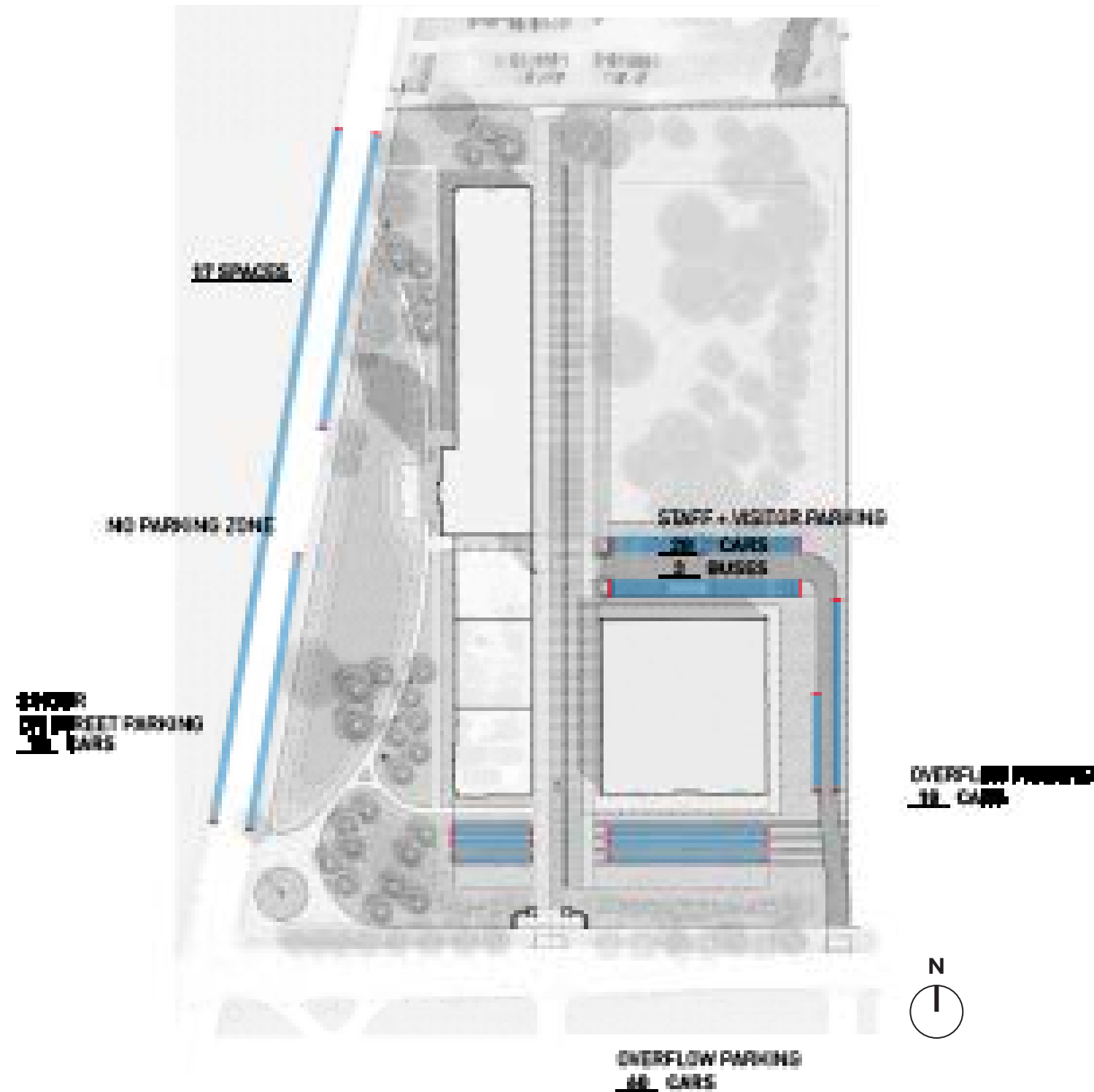
PROJECT VISION



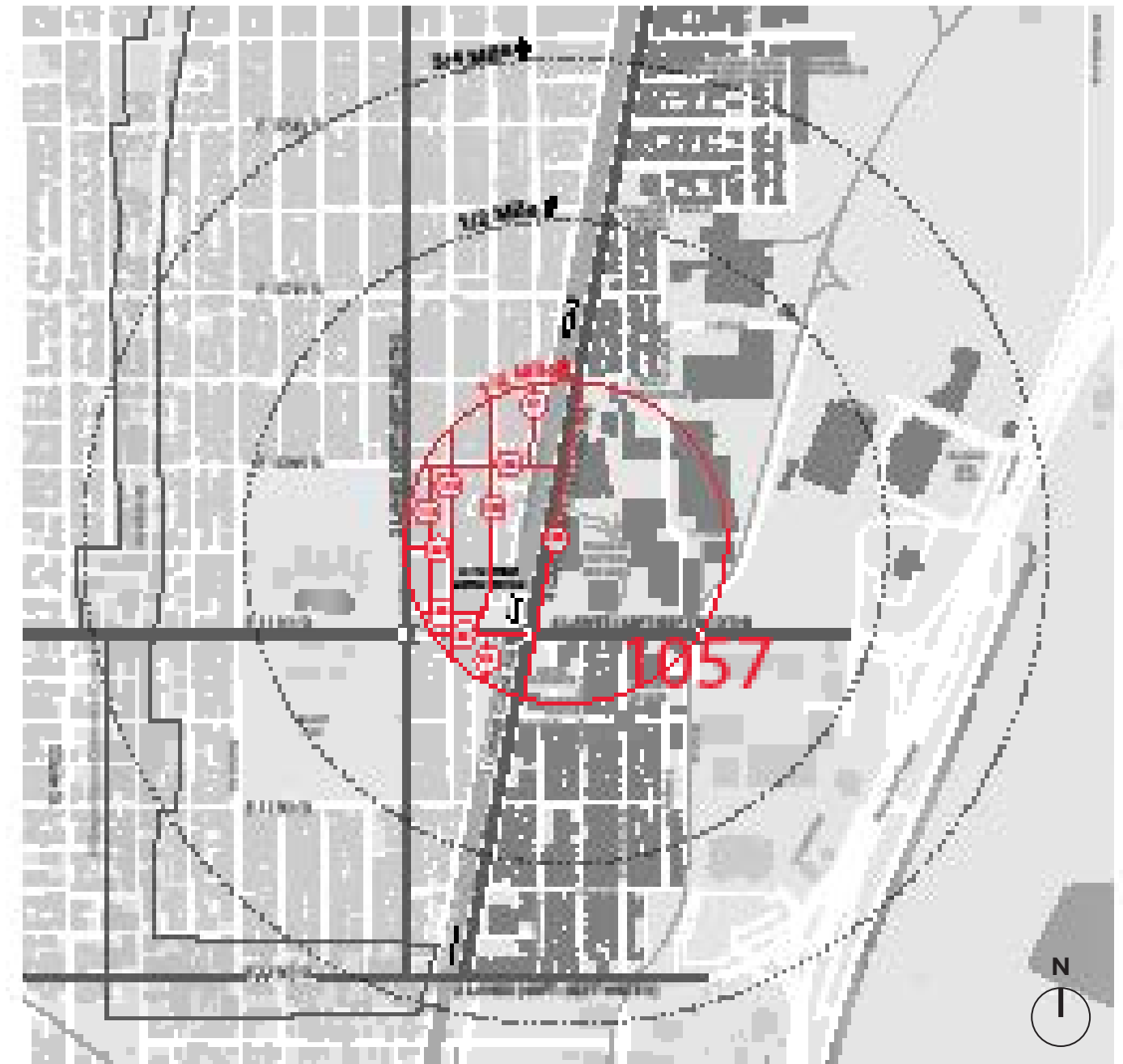


1000+ PARKING SPACES IN THE VICINITY

PARKING STUDY



VISITOR CENTER PARKING



NEARBY PARKING INVENTORY

1

GROUNDS



2026 CONSTRUCTION UPDATES

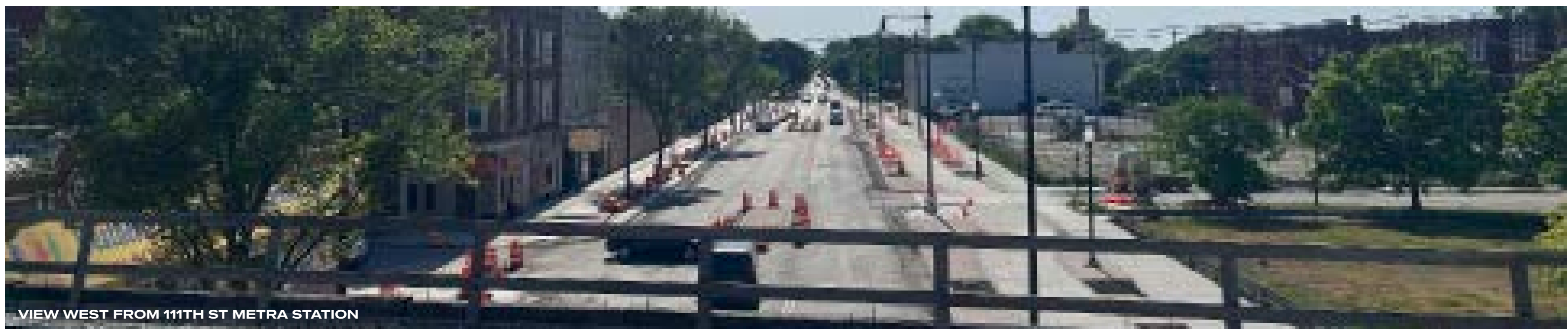
CDOT WORK UNDERWAY



INTERSECTION OF 111TH & ST LAWRENCE AVE

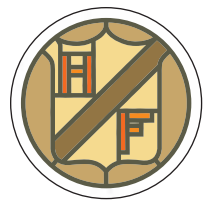


111TH STREET VIEW



VIEW WEST FROM 111TH ST METRA STATION





RESTORATION OF HISTORIC GROUNDS W/ LOCAL VEGETATION

LANDSCAPING UPGRADES



HOTEL FLORENCE NORTH GROUNDS AERIAL VIEW



FRONT ERECTING SHOPS
NORTH EXTERIOR AERIAL VIEW

2

HOTEL FLORENCE



HOTEL FLORENCE & ANNEX

CONNECTING 1881 TO 1914



VIEW OF HOTEL FLORENCE FROM
ST. LAWRENCE AVE



AERIAL VIEW OF ANNEX

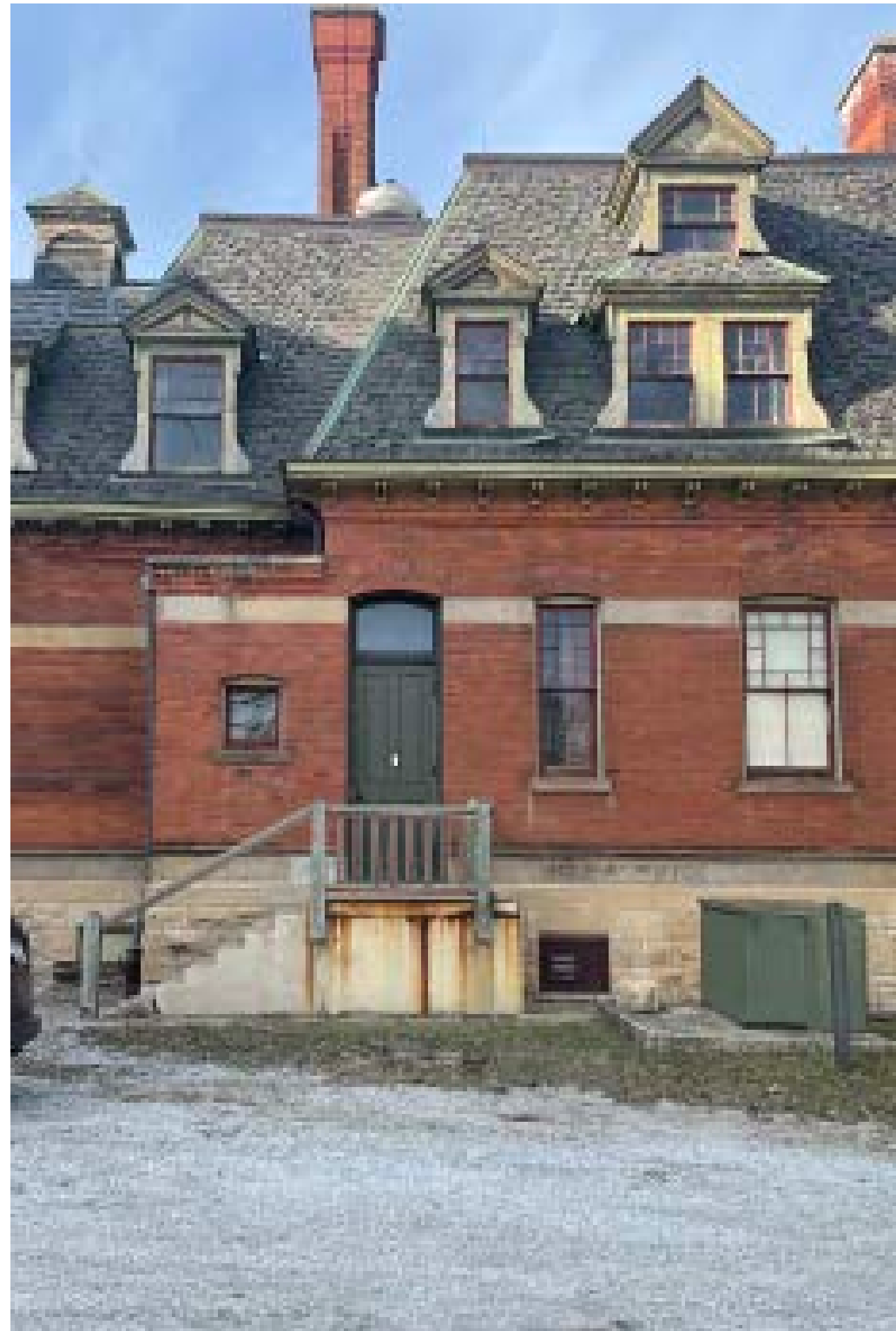


WHAT YOU'LL SEE ON THE OUTSIDE

MAJOR EXTERIOR UPDATES & REPAIRS



Remove Fire Escapes



New Trash & Utility Enclosure

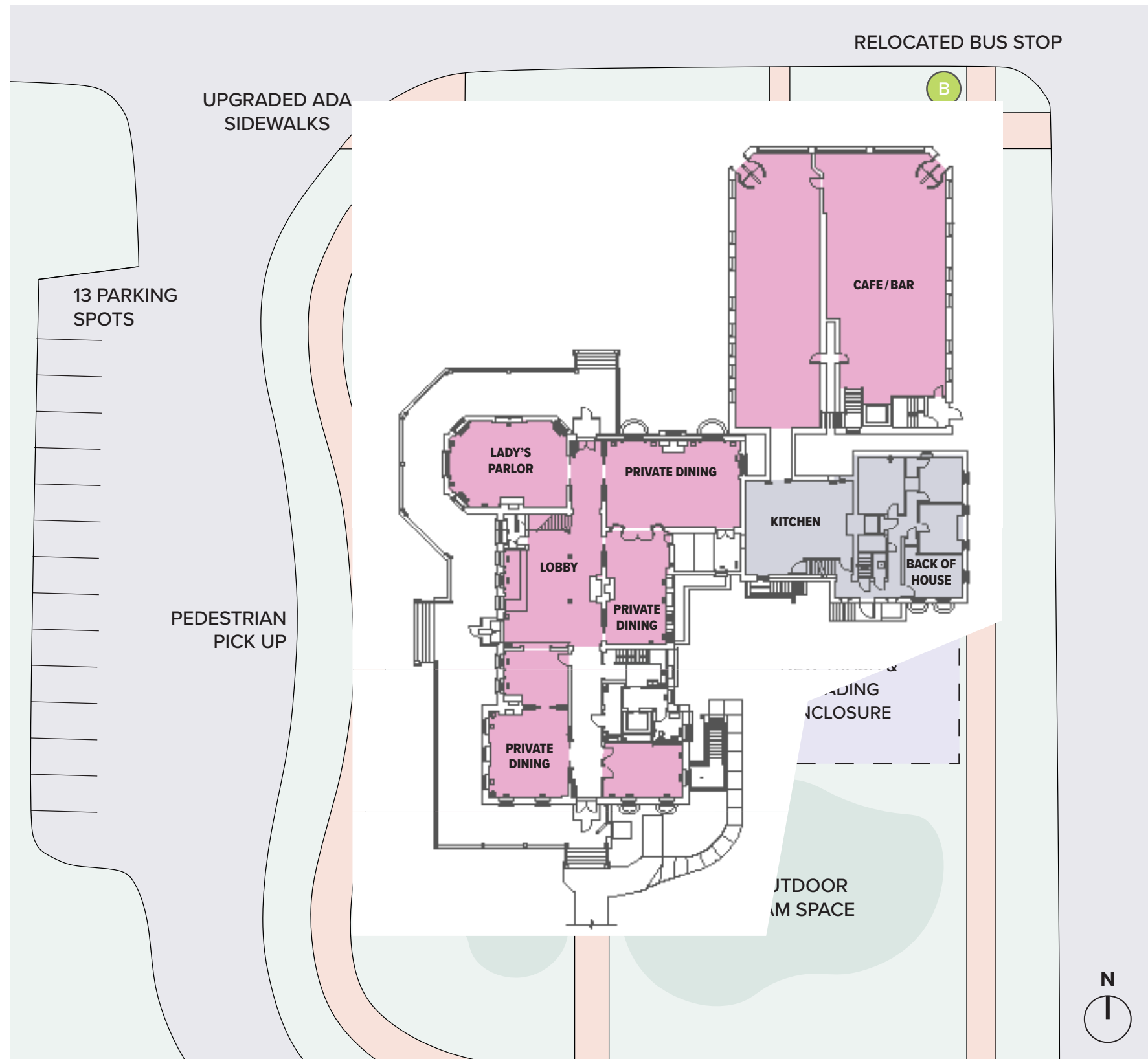


Add Elevator to All Floors



PROJECT HIGHLIGHTS

GROUND FLOOR AMENITIES



- 50 Hotel Rooms
- Hotel Amenities
- Local Archive Collection
- (3) Dining Options
- General Goods Shop



PRESERVING HISTORY & EXPERIENCE

UNLOCKING THE HISTORY WITH OPEN-TO-PUBLIC SPACES



HOTEL FLORENCE LADY'S PARLOR



HOTEL FLORENCE INTERIOR
MILLWORK DETAIL



HOTEL FLORENCE MAIN STAIR



HOTEL FLORENCE EXISTING
KITCHEN SPACE



INTERIOR ANNEX FIRST FLOOR



HOTEL FLORENCE MAIN ENTRANCE
DOOR / STAINED GLASS DETAILS





PRESERVING HISTORY & EXPERIENCE

UNLOCKING THE HISTORY WITH OPEN-TO-PUBLIC SPACES



**UPGRADED
DINING AREAS**



**PRESERVATION
OF HISTORIC
DETAILS**



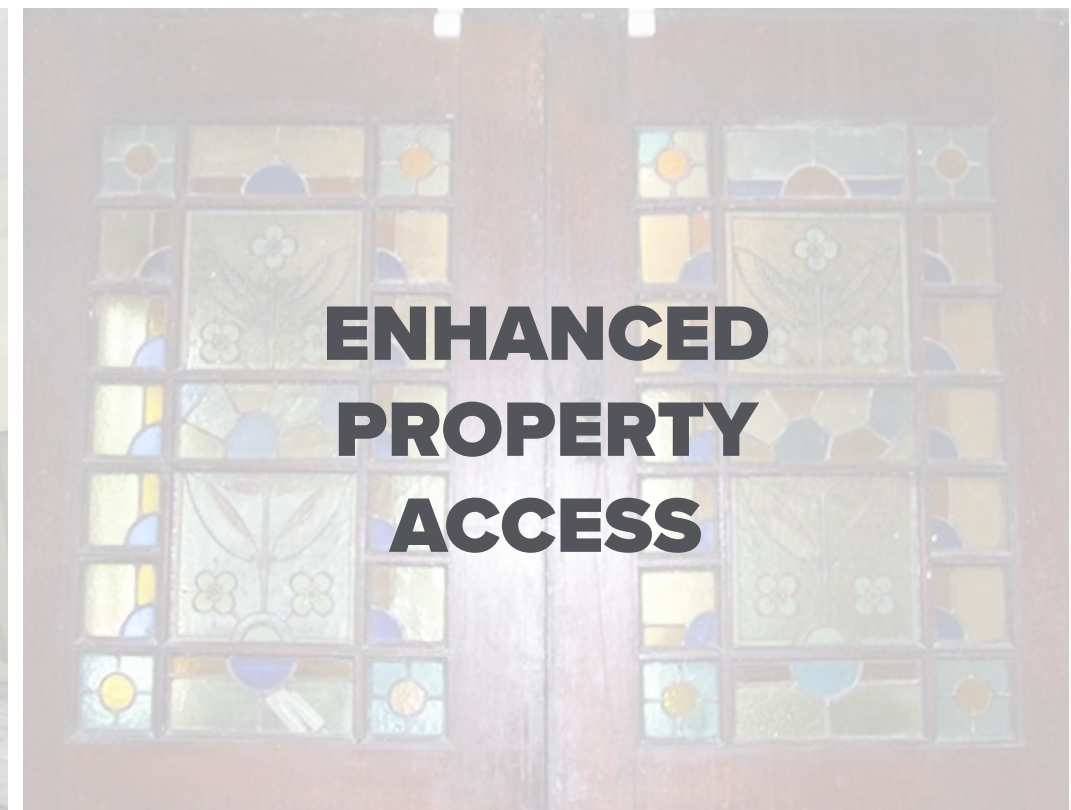
**IMPROVED
LIFE SAFETY &
ACCESSIBILITY**



**NEW
COMMERCIAL
KITCHEN**



**RENOVATED
CAFE & BAR**

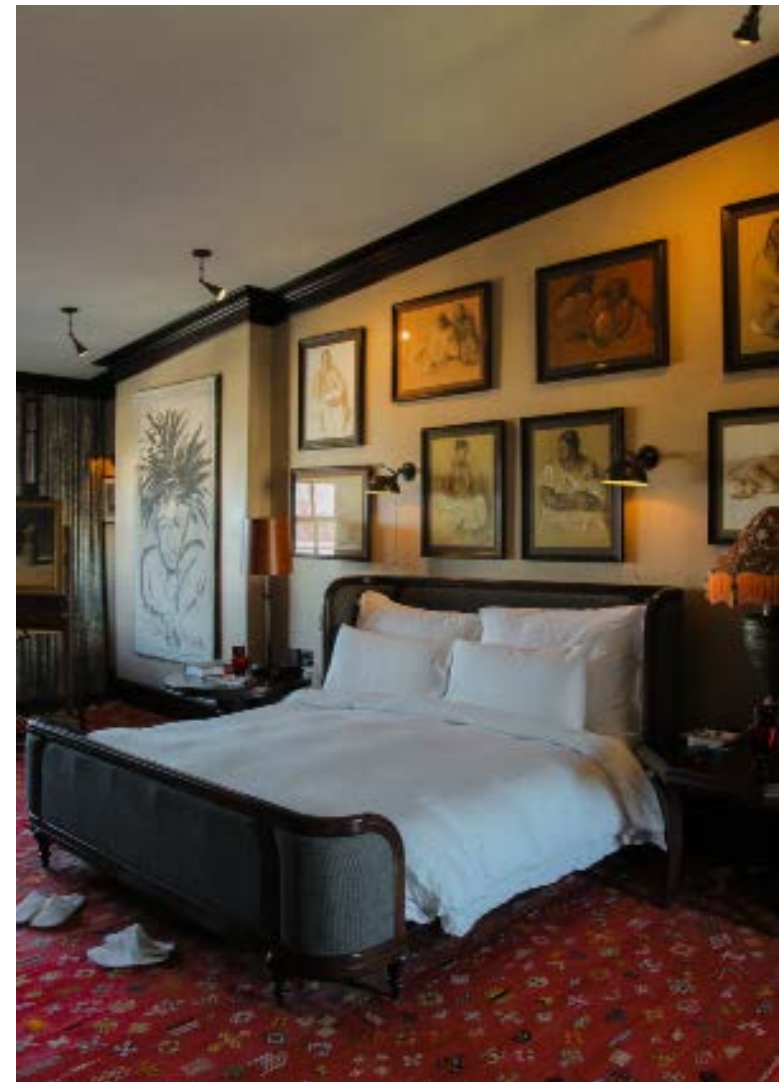
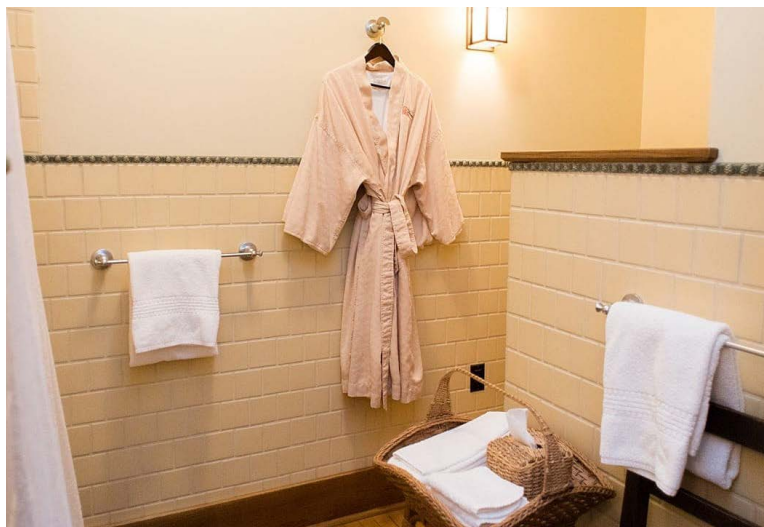


**ENHANCED
PROPERTY
ACCESS**



MODERN AMENITIES, HISTORIC CHARM

VARIETY OF HOTEL ROOMS & SUITES





FACTORY



ARTS & CULTURE PROGRAMMING PARTNER

ART OF CULTURE



ART OF CULTURE YOUTH CREATIVE PROGRAMMING EVENT

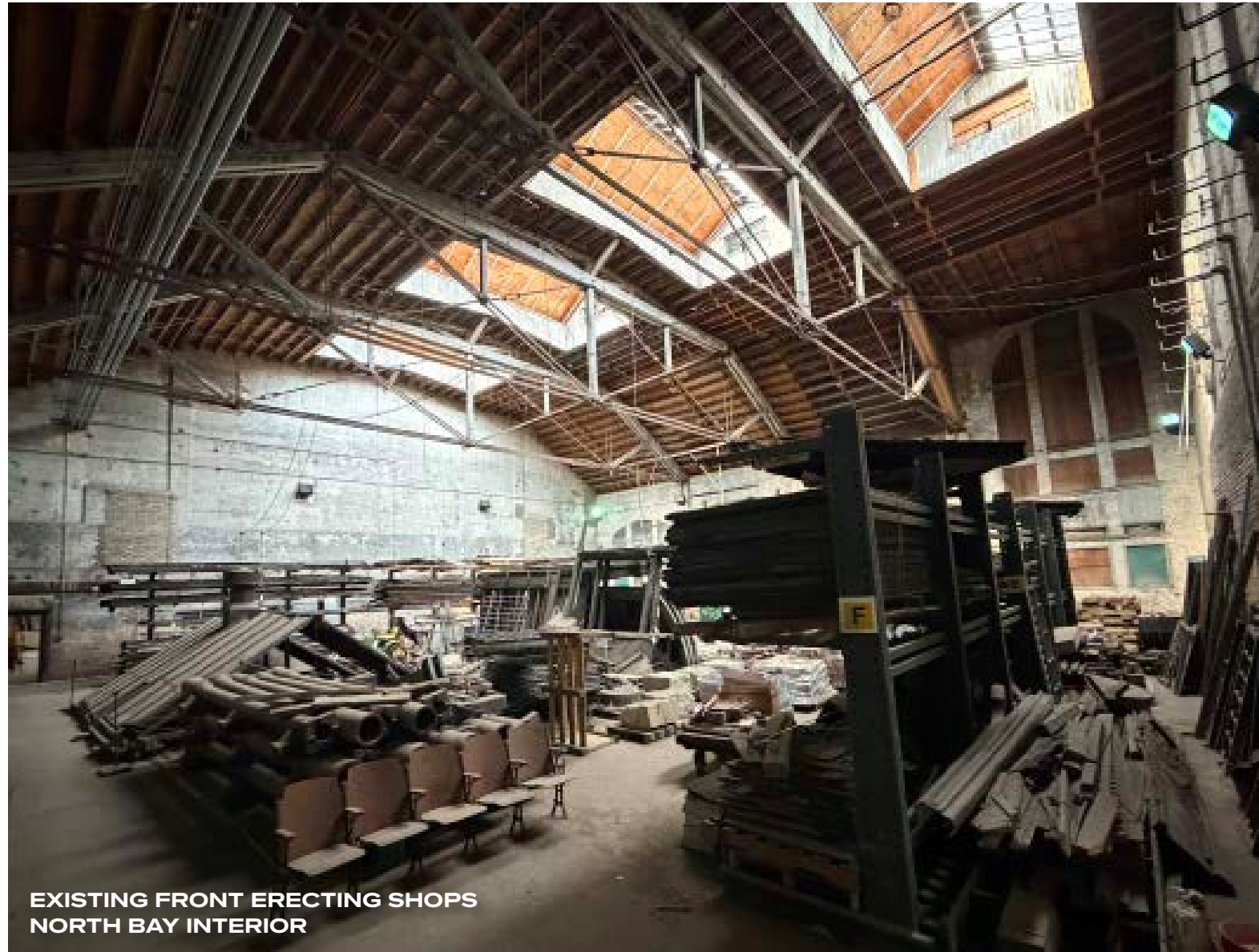
- Live Music & Cultural Performances
- Youth Creative Development & Career Pathways
- Artist Engagement
- Community Collaboration
- Creative Production





EXISTING FACTORY SPACE

CURRENTLY FUNCTIONS AS STORAGE SPACE



EXISTING FRONT ERECTING SHOPS
NORTH BAY INTERIOR



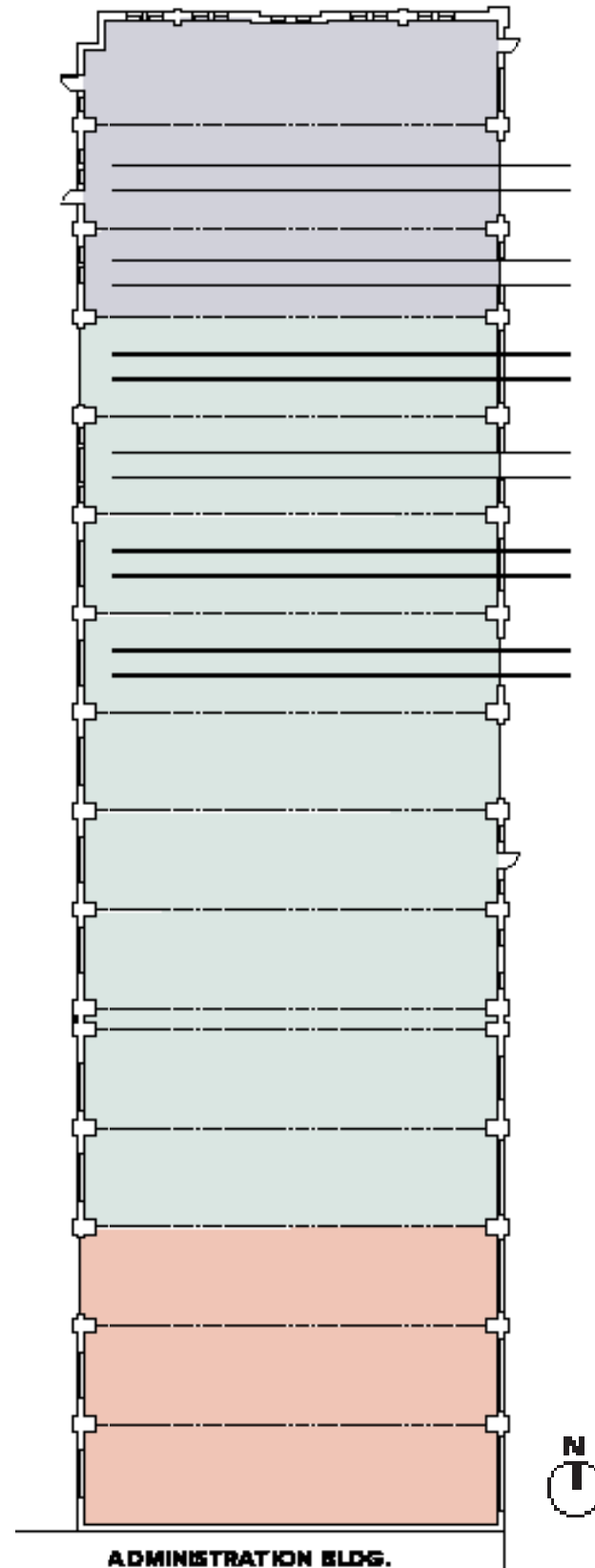
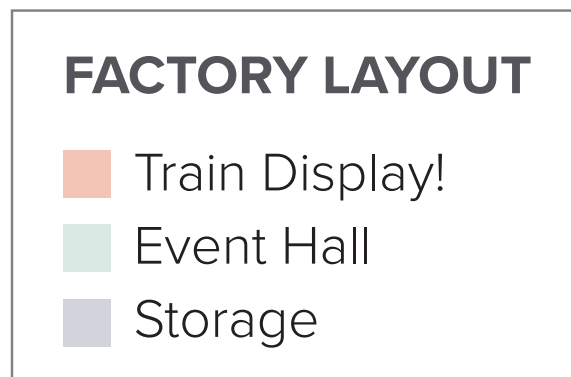
EXISTING FRONT ERECTING SHOPS
CENTRAL BAY INTERIOR



EVENT & ARCHIVAL STORAGE

FRONT ERECTING SHOPS

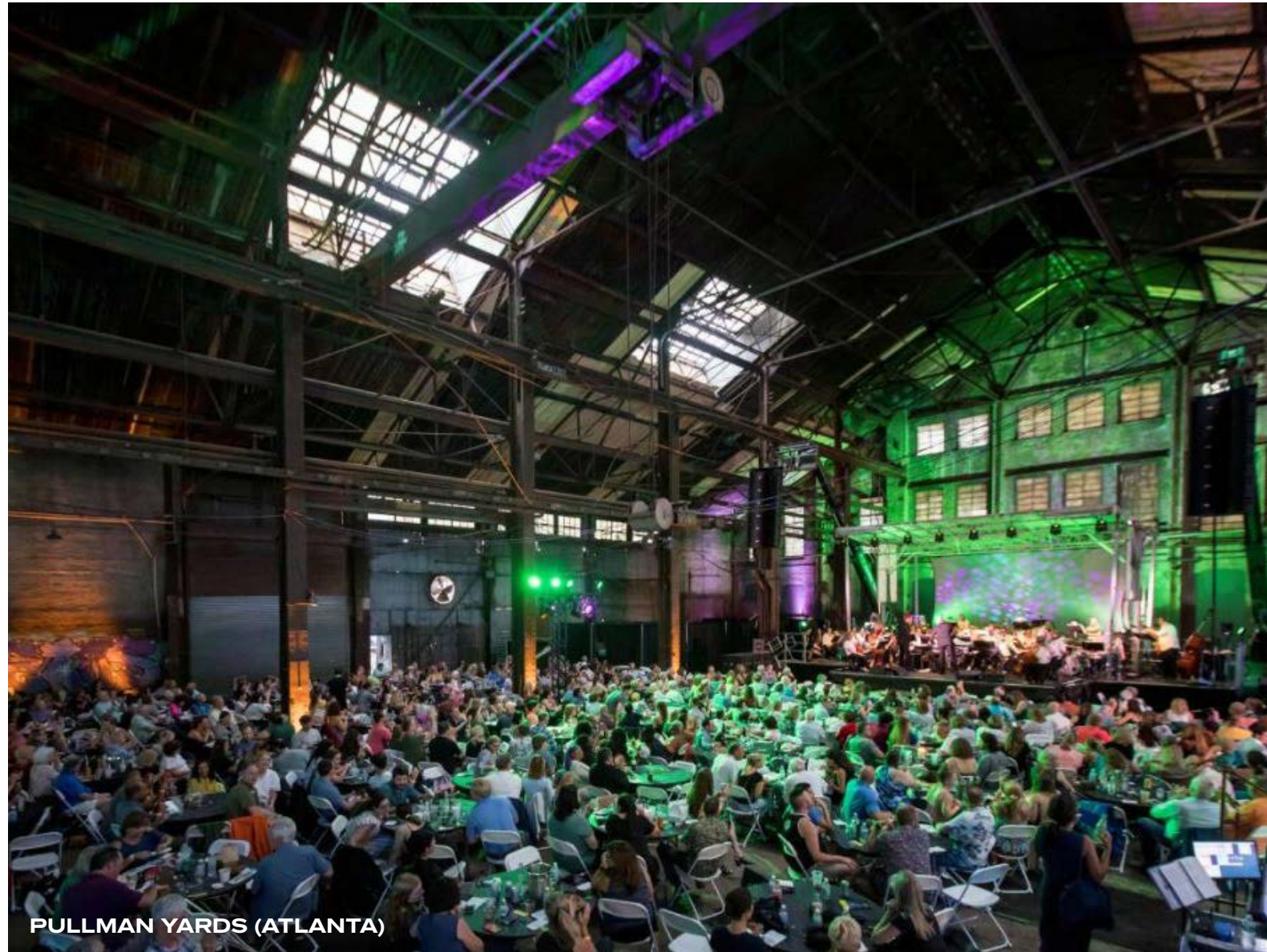
- Thermally Sealed
- New Electrical
- New Site Lighting
- New Insulated Roof
- New Tuckpointing
- New High-Performance Windows



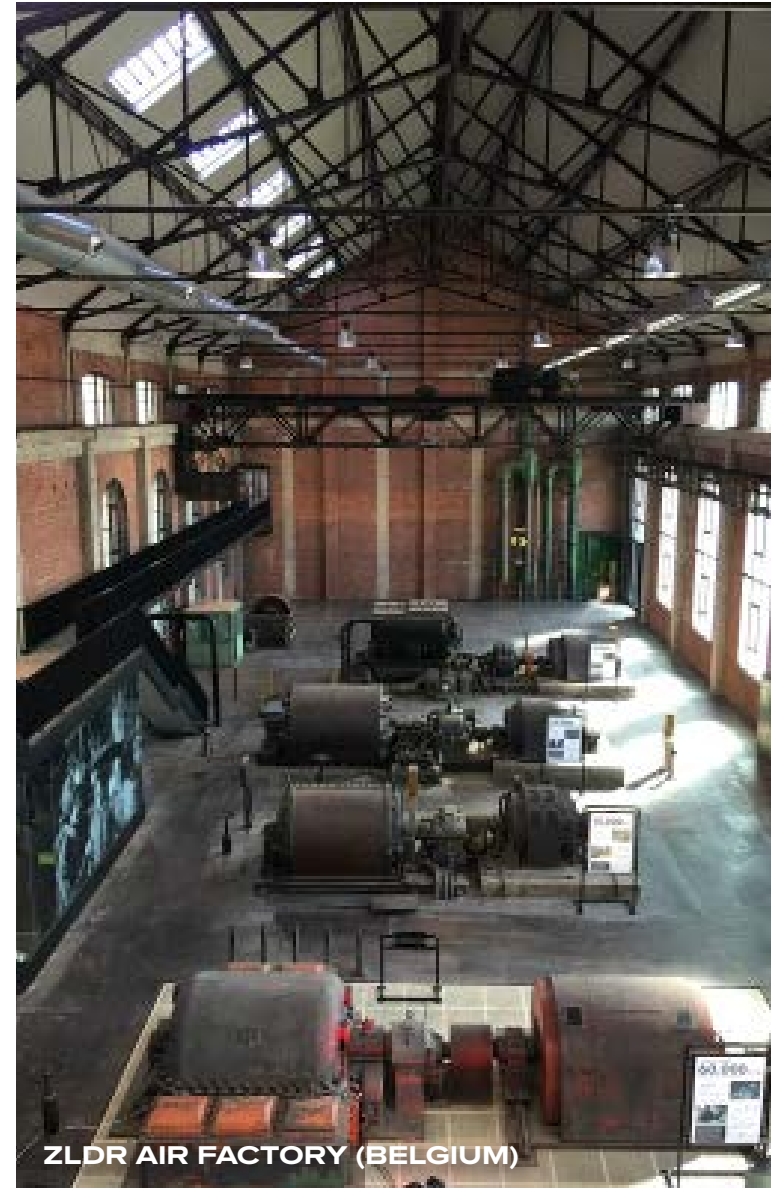


SALT SHED OF THE SOUTHSIDE

NEW VENUE SPACE



PULLMAN YARDS (ATLANTA)



ZLDR AIR FACTORY (BELGIUM)



CINEMA DA PRAÇA (BRAZIL)



TRAIN DISPLAY!

HISTORICAL ENGAGEMENT



INTERURBAN RAILWAY MUSEUM (TEXAS)



XOCO HOUSE GALLERY (CHICAGO)



SUMMARY



OPENING THE SITE AND REACTIVATING THE PROPERTY

DYNAMIC SPACES



14% FREE & OPEN TO PUBLIC

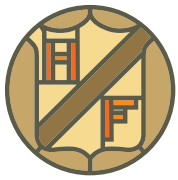
58% PUBLIC RENTABLE VENUE

28% PRIVATE USE



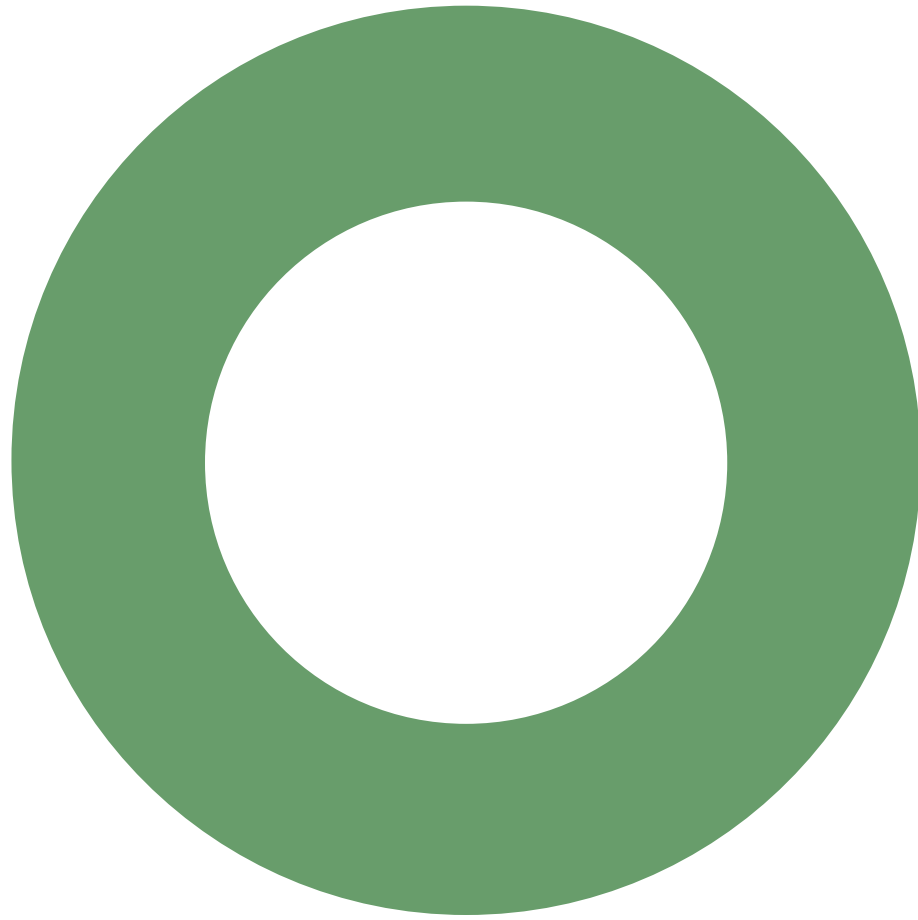
37% 25,400 SF — ENTERTAINMENT

63% 42,610 SF — HOSPITALITY



100% HISTORIC RESTORATION

HIGHLIGHTING HISTORY



100% 12,000 SF —
HISTORICALLY
DESIGNATED SPACE



100% 12,000 SF —
REHABILITATED
SPACES



HOW CAN I BE INVOLVED?

UPCOMING ENGAGEMENT



**PROJECT
UPDATES
+
NEWSLETTER**



**COMMUNITY
EVENTS**



**LOCAL HIRING
OPPORTUNITIES**