

# ISLAND TERRACE UPDATE



**WELCOME!**

**RESIDENT  
MEETING  
July 10, 2025**

**6 – 7:30 PM  
MT. CARMEL HS**

# AGENDA



- WELCOME
- MEETING GOALS
- CONSTRUCTION SCOPE UPDATE
- CONSTRUCTION SCHEDULE UPDATE
- RELOCATION UPDATES
- PERMANENT RELOCATION CONVERSATION
- CANOPY ARTWORK
- Q&A

# WELCOME

Thank you for joining us today. We know these past few months at Island Terrace have been incredibly challenging, with water and power shutoffs, elevator limitations, ongoing construction, and other disruptions that have made daily life harder.

We want to start by acknowledging that you are the ones most affected by all of this.

Thank you for sticking with us during this time of transition. Our goal is—and will continue to be—**to make sure Island Terrace remains your home** - and a strong, safe, and welcoming home for years to come.

You have an incredibly dedicated team here at Island Terrace!



# MEETING GOALS



- We are here to share as much information as we can and answer all of your questions.
- We haven't had enough information about construction to have a meeting before now but hope to meet regularly now through the end of construction.
- Please hold onto your questions until the end of the meeting , we have a lot content to get through, and we are trying to be as quick and efficient as possible to get everyone home early
- We will have time to answer everyone's questions and concerns at the end of the presentation

Thank you!

# CONSTRUCTION UPDATE



- Floors 17-22 still under construction – we have had to add scope.
- Due to need to complete the first floor and to properly brace for bathroom slab repairs, we working on the lowest floors next
- Floors 3 – 5 will be under construction before the end of the summer and are the next to relocate. Near the end of the July, you can expect limited elevator availability to help move residents out.
- Construction on the 3rd floor will start at the beginning of August. You can expect more construction workers in and around the building in the coming months.



# CONSTRUCTION UPDATE: COLUMN REPAIR



Epoxy coating of cracks



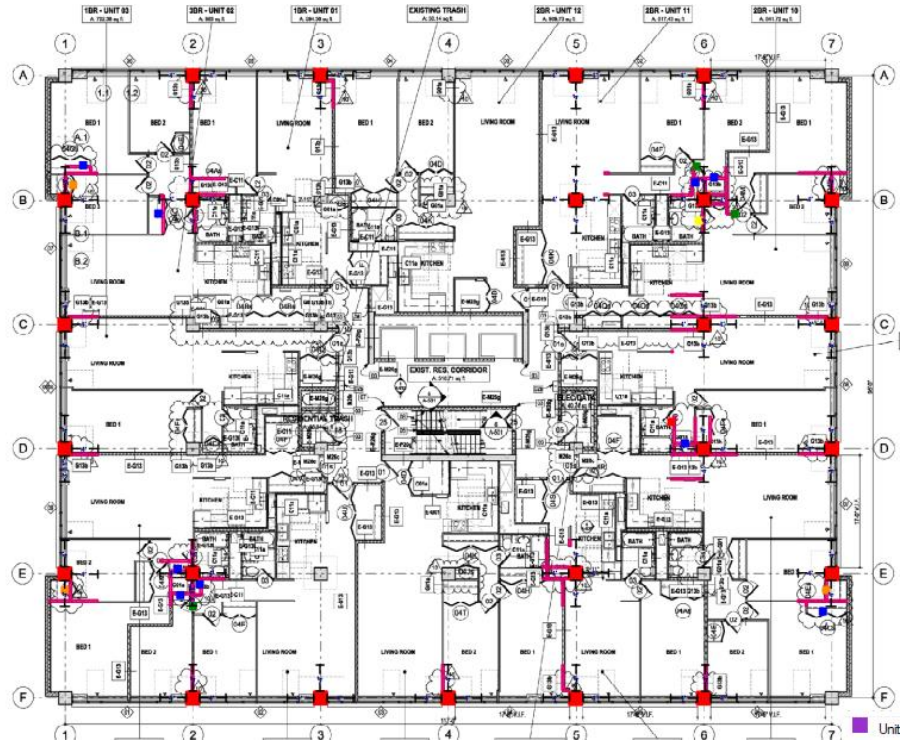
Drop panel forming



Completed drop panel



FRP rods and steel beams

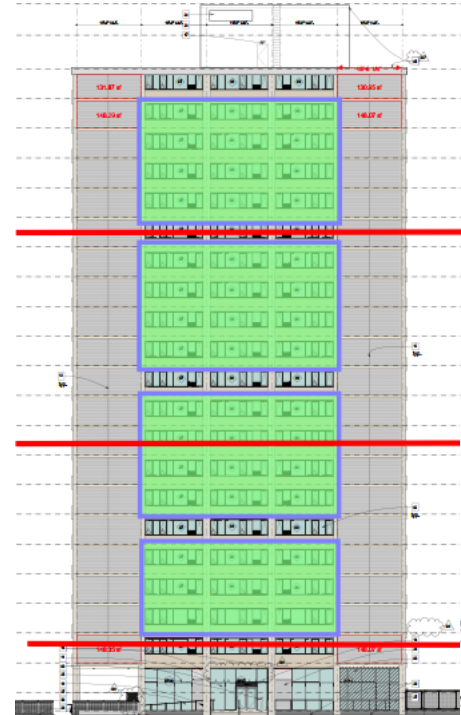


Columns that need reinforcement – (10<sup>th</sup> fl example)  
Varies between 4 – 36 locations per floor based on  
the technical scan of the entire building

# CONSTRUCTION UPDATE: WALLS & BATHROOMS



Full masonry wall rebuild (four corners) with steel framing and insulated panels



Bracing plan for full depth slab pour throughout the buildings – braced at back-to-back bathrooms



Back-to-back bathroom locations – 3/20 observed w issues to date



Budget includes allowances for full depth repairs at all 12 bathrooms, the four single bathrooms do not show issues



# CONSTRUCTION UPDATE:

## WALL REPLACEMENT – VIEW FROM MAST CLIMBER





# CONSTRUCTION UPDATE:

## WALL REPLACEMENT – VIEW FROM MAST CLIMBER



# CONSTRUCTION UPDATE:

COMMUNITY ROOM AND PACKAGE/MAIL ROOM AT THE END  
OF THIS YEAR



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# CONSTRUCTION UPDATE:

MANAGEMENT OFFICE AT NEW YEAR; LOBBY SUMMER 2026



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# APPROX. CONSTRUCTION SCHEDULE (ROLLING)



# RELOCATION UPDATE: CHA VOUCHER HOLDERS



## Relocation Process requires an RTA packet

- The RTA packet is used to determine the eligibility of the property and owners
  - It ensures that the relocation unit is safe and sanitary.
  - CHA will inspect your relocation unit before you move.
- All CHA voucher holders will need to fill this out
- You will receive your packet when it is your turn to relocate
- Management will help you fill it out
- **This is a temporary move, YOU WILL NOT LOSE YOUR ORIGINAL UNIT AT ISLAND TERRACE**



# RELOCATION UPDATE: 3-5 FLOOR RESIDENTS



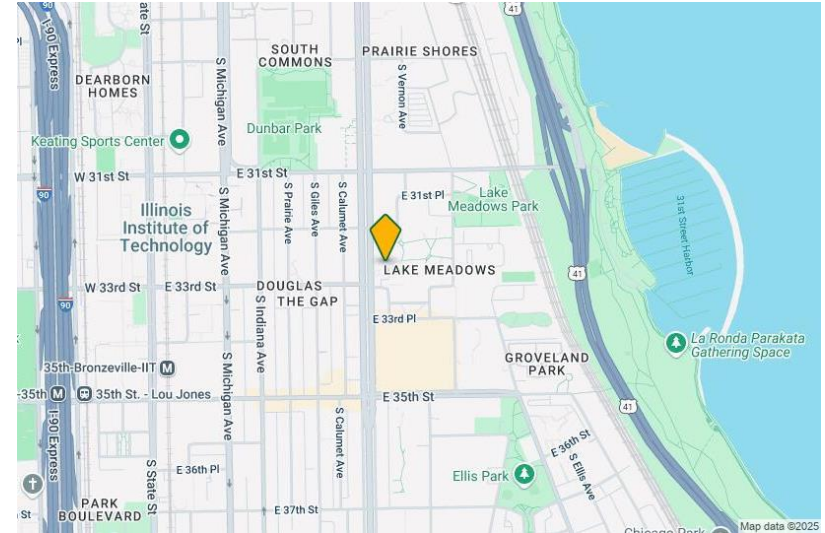
Residents from floors 3-5 will be relocated to **Lake Meadows Apts** in Bronzeville

Address: **501 East 32<sup>nd</sup> Street.**

Residents from other floors might also be relocated at Lake Meadows in the future depending on our schedule.

Local amenities near Lake Meadows:

- Easy access to public transit: #3 King Drive bus, 31st Street and 35th Street buses
- Nearby grocery stores: Jewel-Osco, Mariano's, Cermak Fresh Market
- Dining options close by: Culver's, Harold's Chicken, Bronzeville Hoagie & Panini, and many more on 35<sup>th</sup> St.
- Fitness & recreation: LA Fitness, Lake Meadows Park, Ellis Park, Dunbar Park, a 5 minute walk from the lakefront!



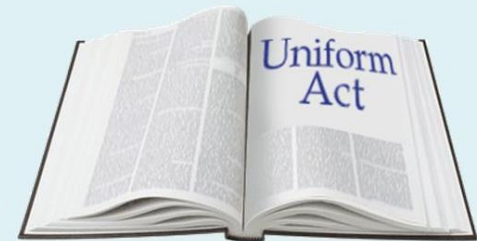
# RELOCATION UPDATE: “PERMANENT” RELOCATION



- Per the Uniform Relocation Act – Residents out of their home for longer than 12 months have the right to permanent relocation assistance
- This affects several floors at Island Terrace who have been contacted or will be contacted
- Urban Relocation Services is an expert in this and is ensuring we are complying with requirements.
- **This does not change anyone’s ability to return to Island Terrace if they chose, it is another option, everyone has the right to return to Island Terrace.**

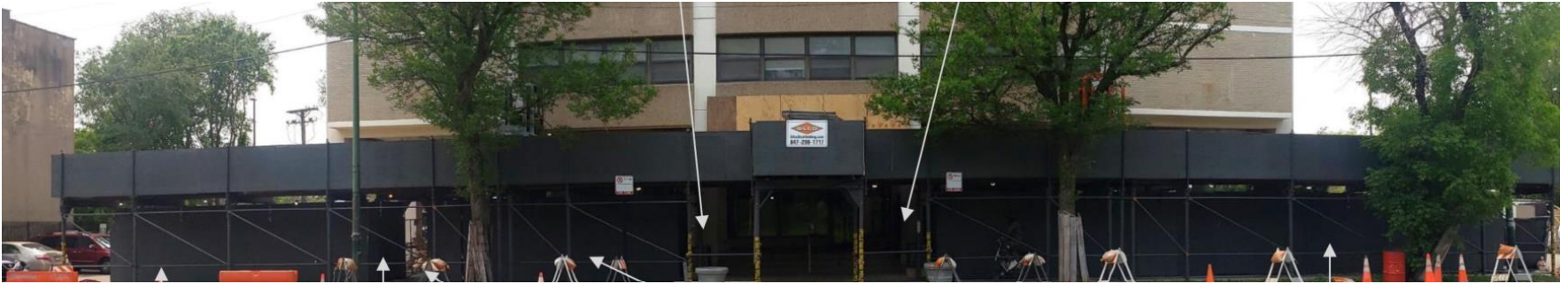
## Uniform Act

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)



# CANOPY ARTWORK: COMING SOON

- Hyde Park Academy Art Teachers Collaboration with BKE



# Q & A

