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## Cabrini NOW

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## **Public Comment Period Closed on June 15, 2025, for the Draft Cabrini NOW Report**

The draft report was posted on May 30, 2025, with notifications to Cabrini residents and other stakeholders starting the same day. The public comment period was open from May 30 to June 15, 2025. Thank you to those who submitted comments. We are processing the input and working on finalizing the report.

View the draft report and appendices at the links below:

- [Draft Cabrini NOW Report for Public Comment](#)
- [Draft Cabrini NOW Appendix Volume 1 for Public Comment](#) (Completed CHA Development in Cabrini Area Since 2000; Key feedback received across the Cabrini NOW process and how that feedback is reflected in the draft plan and/or future actions)
- [Draft Cabrini NOW Appendix Volume 2 for Public Comment](#) (Community Meeting Summaries)
- [Draft Cabrini NOW Appendix Volume 3 for Public Comment](#) (Market Analysis Report)

### **What's in the draft report?**

This draft report outlines the proposed development framework for the approximately 43 acres of CHA-owned sites remaining for redevelopment in Cabrini and reflects the outcomes of a year-long planning and community engagement process.

The draft plan document and appendices include an overview of the planning process, site context and development goals, details on the development framework, transportation analysis, engagement summaries from the community meetings, demographic and market context analysis, data on CHA's development progress in Cabrini, and a summary of key feedback received and how it is addressed through the draft plan and/or future actions.

### **What happens next?**

Depending on the final comments we receive, we plan to publish the final report shortly after the public comment period ends, and no later than July 2025. We will share that final plan by email and post it on this webpage. Please email [cabrininow@thecha.org](mailto:cabrininow@thecha.org) if you are not already on our mailing list and would like to be notified of the release of the final report. Our next steps are to:

- Take your feedback from the public comment period and publish a final plan report by July 2025.
- Begin applying for zoning changes and releasing site-specific solicitations for development partners on the first sites throughout 2025. Development partners will be recommended by CHA and the Near North Working Group, and need CHA Board approval.
- Continue reaching out to you as we move forward with site specific development plans!

Although the Cabrini NOW planning process will conclude after this report is finalized, we encourage you to share this plan with your neighbors, stay engaged with CHA, attend future community meetings, and continue participating in shaping Cabrini's future development.

### **Cabrini NOW Overview**

**Cabrini NOW** is a community-driven planning and design effort to improve the Cabrini neighborhood through new housing and economic development on CHA properties. This effort will

result in a plan that will guide what gets built and how investments are made in the area. Cabrini NOW is all about making sure your voice is heard! We want to hear from everyone in Cabrini to create a plan that truly reflects what the community wants and needs.

This initiative will:

- Update and build on the existing 2015 community plans and vision in a changing neighborhood context.
- Respond to the current and future affordable housing needs of the neighborhood and Chicago.
- Embrace all voices in the neighborhood and co-create a shared vision for Cabrini's future.

The Cabrini NOW process does not change any of CHA's legal requirements for developing the remaining land at Cabrini. Based on the current Cabrini-Green Consent Decree, future housing development across the whole Cabrini area will result in a mixed-income community. The Federal court requires a strict mix of 33-40% CHA housing, no more than 20% affordable housing, and no more than 50% market rate housing.

Across the Cabrini NOW process, we've had 3 community meetings and about 30 stakeholder meetings and engagements to get input on what should be included in the plan. The Cabrini NOW process has progressed across 3 phases, with several stakeholder meetings and engagements throughout each phase and a community meeting at the end of each phase. To briefly summarize the three phases of Cabrini NOW:

1. We **listened** to community members about their desires and priorities for the Cabrini area.
2. Based on community input from the first phase, we **suggested** and obtained feedback on draft planning and design strategies for how to redevelop CHA-owned sites in the area.
3. Finally, based on community feedback from the first and second phases and additional input from stakeholders in this third phase, we **improved** the draft strategies and combined them into a draft redevelopment plan.

For more information on the process of creating the plan, including the community meetings, the materials shared at those meetings, and the feedback we received at those meetings, please see below. The process is described by each community event, with the events listed from most recent to least recent.

### **Community Event #3 — Draft Plan Presentation and Community Conversation (December 11, 2024)**

On December 11, 2024, CHA hosted a Draft Plan Presentation and Community Conversation for Cabrini NOW. This event was the third and final community meeting planned for the Cabrini NOW process. The input from the event is documented and analyzed in the engagement summary linked below:

- [Cabrini NOW Event 3 Engagement Summary](#)

Check out the presentation recording and materials below to learn more about the draft redevelopment plan presented at the meeting!

We deeply appreciate about 120 Cabrini community members, including more than 20 CHA residents, joining us on December 11. The draft plan we presented was developed based on input we've received across the Cabrini NOW process throughout 2024, including community meetings on May 8 and July 31, about 30 stakeholder meetings and engagement, written input we've received so far, and prior planning work in the area.

Please see the video above and the materials linked below to see what was presented at the event. We held a period for receiving public comments on the materials presented at the December 11 event until January 8, 2025.



- [Cabrini NOW Event 3 Presentation Slides - Draft Plan Presentation](#)
- Cabrini NOW Event 3 Table Spreads - Sites:
  - [Rowhomes Sites](#)
  - [Sedgwick Sites](#)
  - [Division Sites](#)
  - [Larrabee Sites](#)
- [Cabrini NOW Event 3 Boards - Open Space, Connectivity, and Direction](#)
- [Cabrini NOW Event 3 Leave-Behind Flyer - What Happens Next?](#)
- [Cabrini NOW Event 2 Engagement Summary](#)
- [Cabrini NOW Draft Plan Presentation and Community Conversation Event Flyer](#)



## Community Event #2 — Ice Cream Social and Community Conversation (July 31, 2024)

We are very thankful that about 120 community members, including over 30 CHA residents, attended the Cabrini NOW Ice Cream Social and Community Conversation on July 31, 2024! Check out the presentation recording below to learn more about the first draft planning and design strategies that we shared and discussed with community members at the event!



After getting input from community members on their desires and priorities for the Cabrini area at our kickoff celebration on May 8, we created our first draft planning and design strategies for how to redevelop CHA-owned sites in the area. At our July 31 event, we shared those first drafts with community members and have since analyzed the input we received. The input from the event is documented and analyzed in the [Cabrini NOW Event 2 Engagement Summary](#) (also linked above in the December 11 event section).



Based on community input received at the July 31 event and additional input from a variety of stakeholders across 16 meetings and engagements, we refined the draft concepts towards a more finalized draft redevelopment plan, which we shared at our third community meeting. While we had hoped to have our third community meeting around September/October 2024, we needed more time than we expected to refine our materials and get input from stakeholders, so we held our third and final community meeting for Cabrini NOW on December 11.

To see what was presented at the July 31 community event, please see the video posted above and visit the links provided below.

- [Cabrini NOW Event 2 Presentation Slides - First Draft Planning & Design Strategies](#)
- [Cabrini NOW Event 2 Boards - First Draft Planning & Design Strategies](#)
- [Cabrini NOW Ice Cream Social and Community Conversation Event Flyer](#)
- [Cabrini NOW Kickoff Celebration Engagement Summary](#)



## Community Event #1 — Kickoff Celebration (May 8, 2024)



On May 8, 2024, approximately 100 community members, including over 30 CHA residents, convened to discuss and provide input on future developments in the area. The insights gathered guided the creation of draft planning and design strategies, encompassing new housing, enhanced green spaces, improved transportation, and additional community investments. These draft planning and design strategies were presented at the following community event, which took place on July 31, to gather further feedback and refine the strategies towards a more finalized redevelopment plan. At the July 31 event, we also shared a summary of the feedback we received at the May 8 event and our key takeaways from it. The materials shared at the July 31 event, including a presentation recording, were emailed to event attendees and posted on our webpage in the July 31 event section.



To see the materials from the Kickoff Celebration on May 8, visit the links below:

- [Cabrini NOW Kickoff Celebration Event Flyer](#)
- [Cabrini NOW Kickoff Celebration Boards](#)
- [Cabrini NOW General Informational Flyer](#)



## Background & Additional Resources

For additional information, use the links below.

- [Chicago Park District's 2022 Land Acquisition Plan](#); specifics to the open spaces in the Near North Side Community Area are found on pages 34 and 35.
- [Map of planning area and sites included in the planning and design process](#)
- [Map of completed and in-progress CHA developments in Cabrini](#)
- [2015 Development Zone Plan](#)
- [2015 Near North Unity Program Quality of Life Plan](#)