



CABRINI

»»»»» **NOW**

**DEVELOPMENT
FRAMEWORK PLAN**

APPENDIX | Volume 2
May 2025

THE FUTURE
CABRINI SHOULD

CABRINI

»»»»» NOW

Engagement Summary

07 - 17 - 2024
DRAFT FOR REVIEW

INTRODUCTION

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

The first community-wide engagement event in the Cabrini NOW process took place on the evening of May 8, 2024 at the Ogden International School's Cabrini campus. This event was preceded by two stakeholder meetings with CHA residents and several stakeholder briefings with relevant City of Chicago departments. The event kicked off public engagement in the process and was attended by around one hundred community members, including over thirty CHA residents.

The purpose of the meeting was to gain a sense of how community members view their neighborhood, to confirm prior existing conditions research, and to solicit their feedback on a number of topics concerning existing and future development. Meeting attendees engaged in thoughtful, passionate, and inquisitive dialogue while their written input was recorded by completing a series of activities via mounted and tabletop printouts, as well as a short survey.

Topics explored included:

- Mobility
- Neighborhood Character
- Everyday Activities
- Parks and Open Space
- Housing
- Community Vision
- Neighborhood Services



AREA OF INTEREST (AOI) & FOCUS PARCELS

The Cabrini NOW Area of Interest (AOI) covers a significant portion of the Near North community area bounded by North Avenue, Chicago Avenue, Wells Street, and Halsted Street. CHA has proposed and completed a significant amount of development in this area since 1997. The Cabrini NOW development sites are clustered north and south of Division Street.

TOTAL SITES	TOTAL ACRES
16	± 43 (16 north; 27 south)

NORTH SITES	
SITE	ACRES
A	± 6.7
B	± 1.9
C	± 0.3
D	± 1.9
E	± 2.5
F	± 0.3
G	± 2.4


SOUTH SITES	
SITE	ACRES
H	± 0.4
J	± 2.6
K	± 14.2
L	± 6.9
M	± 1.5
N	± 0.2
P	± 0.5
Q	± 0.5
R	± 0.1



CHA AOI DEVELOPMENT


COMPLETE (SINCE 1997)

A




Renaissance North (2003)

B




Orchard Park (1997-2000)

C



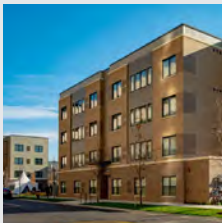
Mohawk North (1997)

D




North Town Village (2005)

E



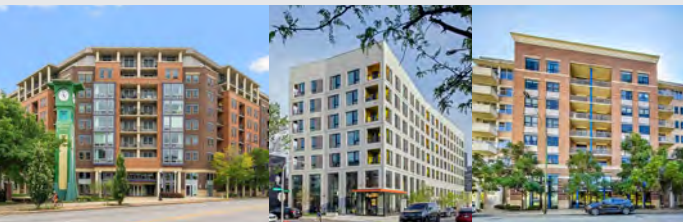
Schiller Place (2022)

E




Old Town Village West (2003-05)

F




Parkside of Old Town (2008-21)

F




Clybourn 1200 (2017)

G




Old Town Square (2000)

H




The Larrabee (2006)

H



River Village Pointe (2007)


H



Cabrini Rowhouse Renovation (2010)


IN DEVELOPMENT

I



Parkside of Old Town - Phase 3

K



955 N. Larrabee St



KEY TAKEAWAYS FROM COMMUNITY MEETING #1:

There is a **strong desire for development** to happen in the neighborhood.

The **vacant rowhomes** were listed as the highest priority site for redevelopment.

The site **west of Target (A)**, the sites southwest of **Clybourn & Larrabee (B&D)** and the **large open field (L)** east of the rowhomes were all tied as next priorities for redevelopment.

There was a general preference for **townhomes, 2-4 story walk-ups, and 5-8 story elevator buildings** in the neighborhood.

A need for **more contiguous park space** was expressed but the type and programming should be **aligned with neighborhood needs**.



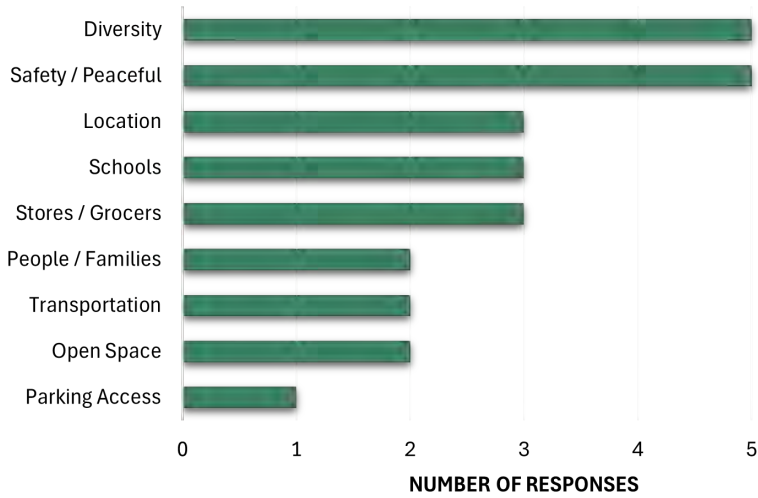


NEIGHBORHOOD

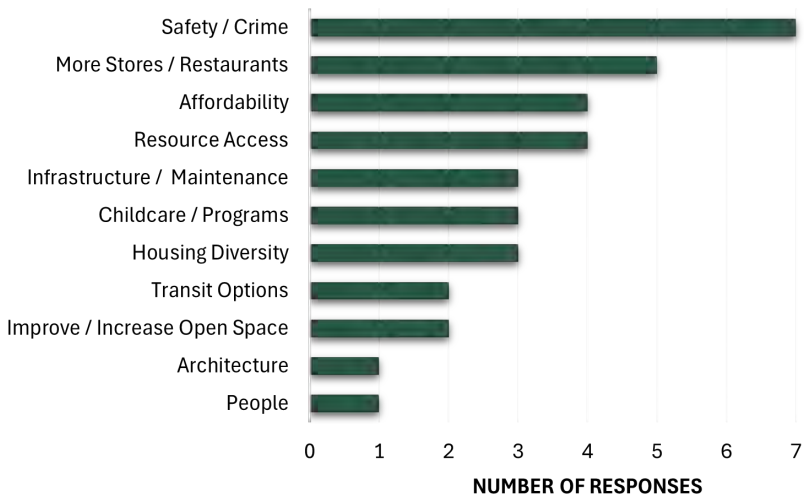
Community members were prompted to highlight what they believe is best about the neighborhood and something they'd like to change.

- Equal numbers of community members cited the ethnic diversity of the community, and the overall safety and sense of peace as their favorite aspect of the neighborhood. The neighborhood's proximity to downtown and its school and grocery options were also favored.
- Interestingly, though community members highlighted safety as one of the best aspects of life in the area, crime, or a perceived lack of safety, was most commonly called out as the thing they would like to change going forward.

Best Part of the Neighborhood?



What Do You Wish To Change?



NEIGHBORHOOD

WHAT IS THE BEST PART OF THE NEIGHBORHOOD?

WHAT DO YOU WISH YOU COULD CHANGE?

EVERYDAY ACTIVITIES

Attendees were prompted to indicate where they shop, get healthcare, or work inside or outside the area of interest.

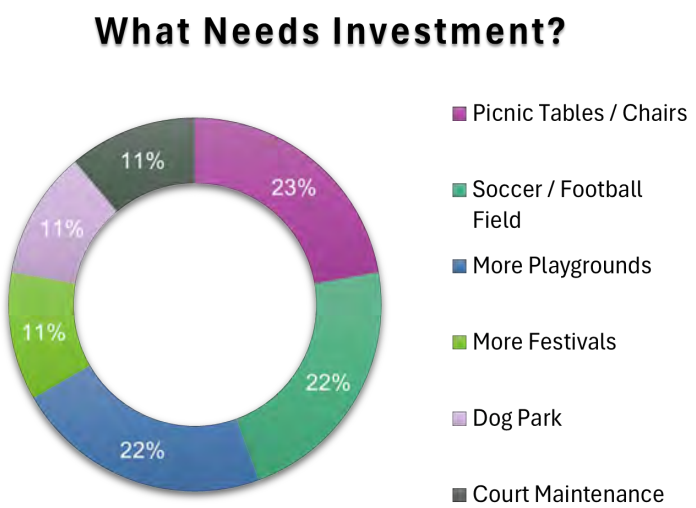
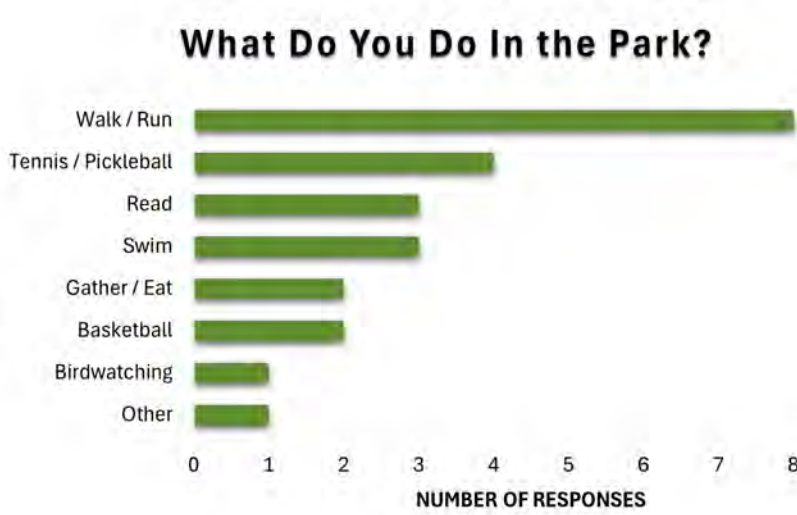
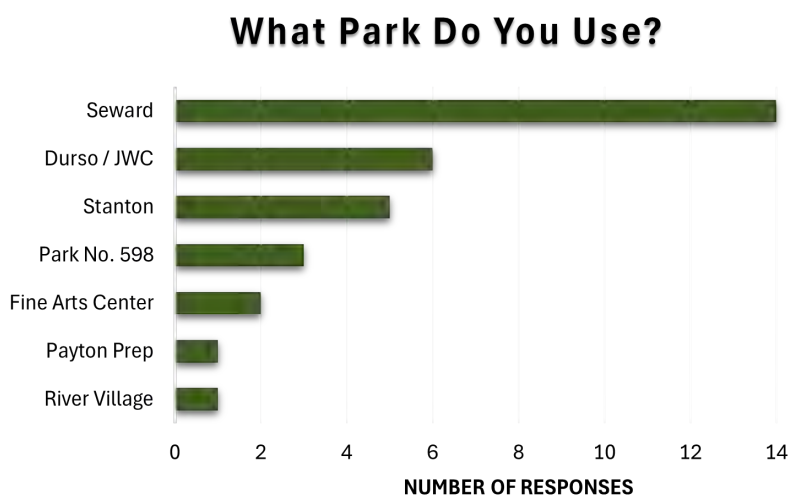
- Not surprisingly, the retail node at the center of the area contained the most frequented shopping destinations, including Target, the Old Town Square strip mall, and Aldi. The New City mall was also indicated as a common destination.
- Several people indicated the Near North Health Center along Clybourn Avenue as a destination of choice for healthcare. Others cited Target, or seemingly some of the schools in the area.
- A handful of individuals indicated that they work in Seward Park, or at Old Town Square. Presumably most meeting attendees work outside the neighborhood.



PARKS & OPEN SPACE

Community members were asked to indicate which park spaces they use and what activities they do there.

- Responses showed that by a significant margin, Seward Park is the park space most used by meeting attendees. Durso Park and the Jesse White Community Center, as well as Stanton Park are used by the next highest number of individuals or families.
- Walking or running are the activities respondents most often engage in at the park.
- When asked what most needs investment in the park spaces, community members mostly suggested tables or chairs, soccer or football fields, and playgrounds. This corresponds to a desire to see park space programmed for a wide range of ages.

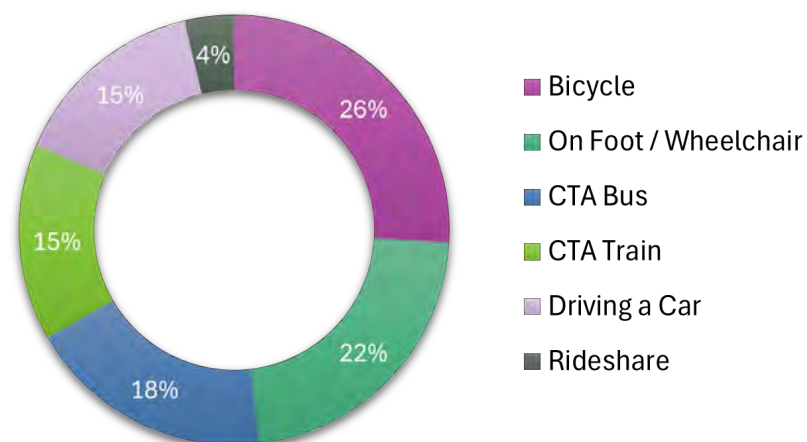


MOBILITY

Meeting participants were asked to note how they typically get around the neighborhood.

- Nearly half of the responses indicate that community members get around the neighborhood either via bicycle, or on foot.
- Cumulatively CTA transit was cited as the most used means of getting around the area, with slightly more than half of the responses indicating CTA bus ridership as opposed to train ridership.

How Do You Get Around?



Participants were also asked to share their thoughts on needed street infrastructure or mobility improvements, including commenting on street recommendations from the 2015 planning process.

- Several respondents expressed a desire to see more traffic signals at intersections in the Area of Interest while others indicated a need for improvements to Oak Street specifically.
- Additionally some community members requested additional bike lanes, particularly on less used local streets, and for the preservation of some informal right-of-ways as exclusive bike or pedestrian paths.
- Community members also focused on transit access, expressing support for a Brown Line station at Division Street and for a Larrabee Street bus line.





MOBILITY

WHAT OTHER STREET
IMPROVEMENTS ARE
NEEDED??

ELBERT

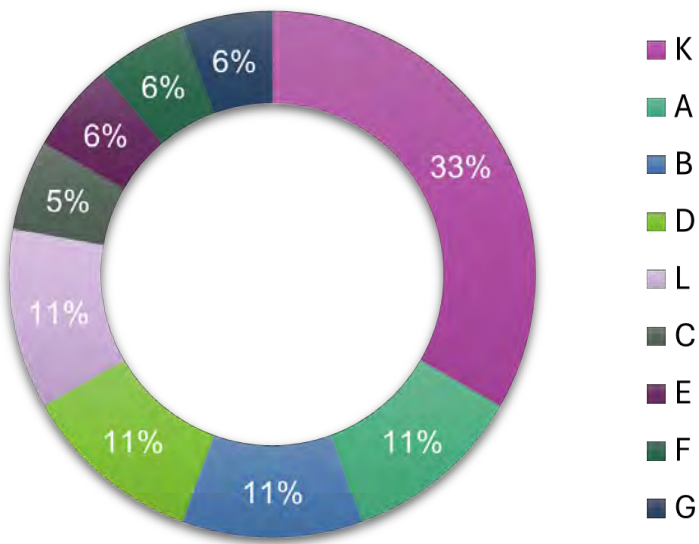
HOUSING LOCATION

Meeting attendees were prompted to suggest which of the sixteen Cabrini NOW focus sites would be best for housing.

- Over a third of participants indicated their belief that the site labeled “K”, the site of the vacant Mother Cabrini rowhomes, is the best site for housing. However, the nature of responses concerning this site varied widely.

- Some respondents stated that the rowhomes should unquestionably be restored and reoccupied, while others suggested that the only sensible approach would be to demolish the rowhomes and redevelop the site.
- The sites west and north of Target, and the large site east of the rowhomes were also highlighted as good sites for new housing.

Best Sites for Housing

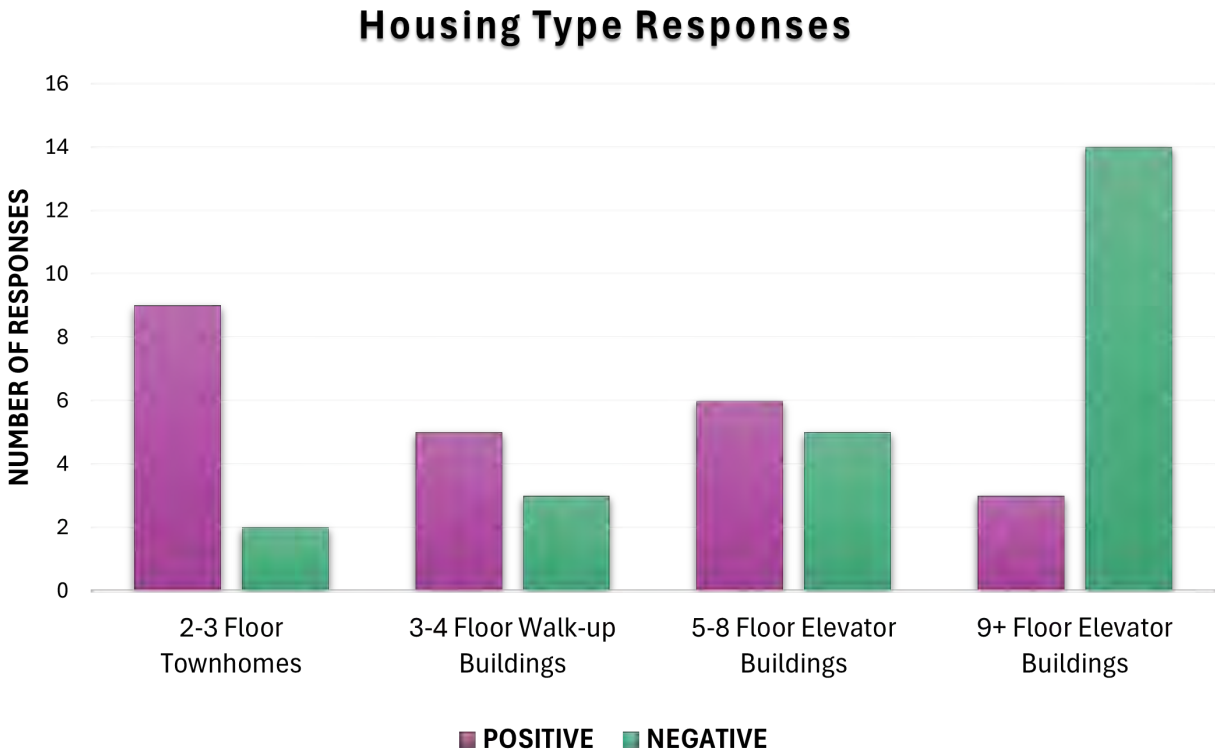


HOUSING TYPES

Community members were prompted regarding their thoughts on a variety of scales of housing that could be developed on the Cabrini NOW focus sites.

- Some common themes were the idea that rowhomes and walk-ups convey a sense of privacy and allow residents to feel some ownership of the space, whether or not they actually own their unit.

- Also, attendees believed that 9+ story elevator buildings do not fit the character of the neighborhood and is not conducive to building community.
- Across the development scales presented, respondents provided more feedback indicating what they like about townhomes and 2-3 flat walkups, and a significantly higher number of concerns about 9+ story elevator buildings than other development scales.



HOUSING TYPES



LOW DENSITY

(SINGLE-FAMILY ROWHOMES)

YOU LIKE?

- Less traffic
- Community feel
- It's closer to the street
- Low density is the best. Make you feel like it's your own and encourage to relax.

WHAT ARE YOUR CONCERNS?

- Not enough townhomes
- Privacy
- Washer + dryer in unit
- Need services
- Will there be 4/5 bedroom townhomes
- Low density or medium density may be better for denser buildings in the neighborhood

LOW-MEDIUM DENSITY

(2-6 FLAT WALK-UP APARTMENTS)

YOU LIKE?

- More space
- Less noise
- Low-medium density

WHAT ARE YOUR CONCERNS?

- Need services
- Will there be 4/5 bedroom townhomes
- Low density or medium density may be better for denser buildings in the neighborhood

PRIOR ENGAGEMENT SUMMARY

- Locate higher density development on major streets and near transit.
- Focus low-medium density on interior of development sites.
- Provide housing for all income levels. (2015)

MEDIUM DENSITY

(5-8 STORY ELEVATOR APARTMENTS)

YOU LIKE?

- Too big for neighborhood
- This seems to fit the neighborhood. High density doesn't suit.
- Balconies are good to allow be to get outside
- Is for both rent & set value either
- Businesses on street (café, coffee, boutique, etc.)
- Yes bigger units

WHAT ARE YOUR CONCERNS?

- Limited street parking
- Washer + dryer in unit
- Need services
- Will there be 4/5 bedroom townhomes
- Low density or medium density may be better for denser buildings in the neighborhood

HIGH DENSITY

(9+ FLOOR ELEVATOR BUILDINGS)

YOU LIKE?

- Low density family homes
- Like the high density design more upscale modern higher rises
- For those that want a high rise
- More value of neighborhood if limited like one high density & rest medium
- Make a desirable find

WHAT ARE YOUR CONCERNS?

- Concessions
- No parking
- Green space
- For that price
- Limited street parking
- Very concerned about high density building in the neighborhood
- Very concerned about high density building in the neighborhood
- Very concerned about high density building in the neighborhood

COMMUNITY VISION

Meeting participants were asked to share their favorite memories of the community and their hopes for what it will be like in the future.

- Attendees most often noted their fond memories of the sense of unity and togetherness in the Cabrini community.
- Other fond memories included engaging in local activities or visiting destinations around the neighborhood.
- Interestingly, participants also cited community unity as the thing they most want to characterize the Cabrini area going forward. This was coupled with the ideas of prosperity and equity.
- Affordable housing, redevelopment, and renovation were highlighted as hopes for the future of the neighborhood.

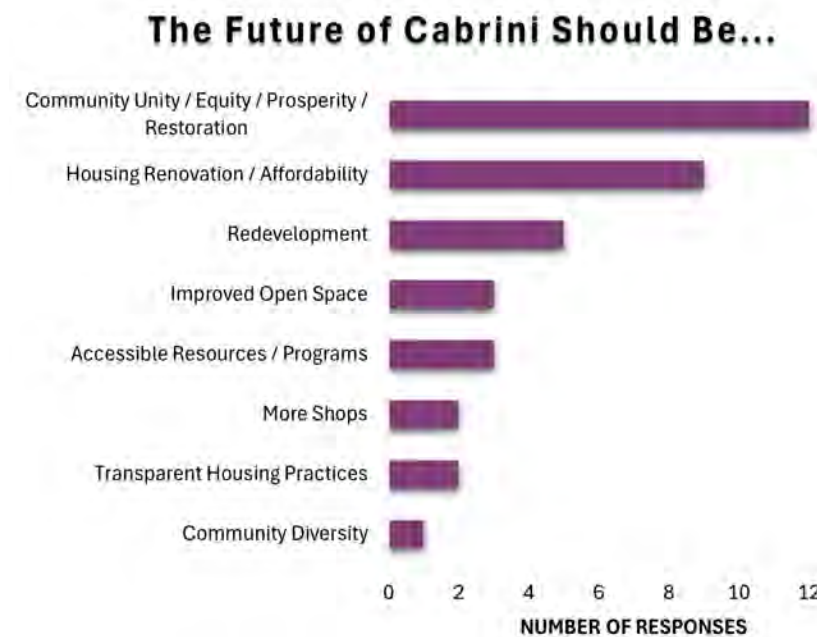
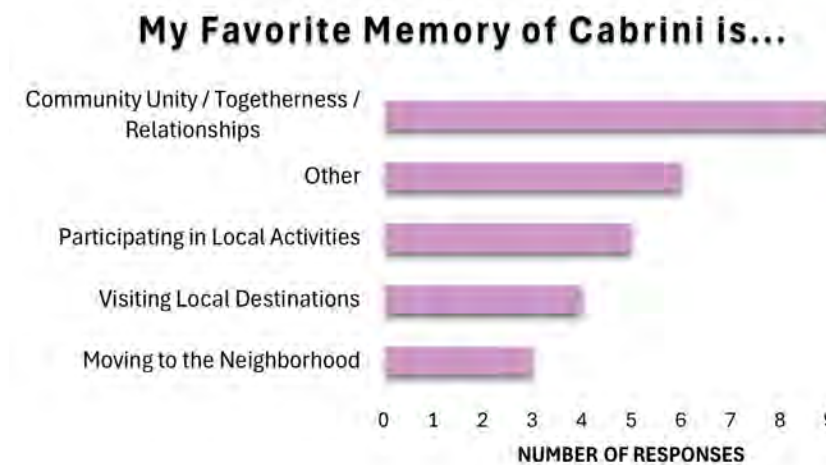



TABLE WORKSHEET EXERCISE

Meeting participants were asked to fill out a worksheet that rated the quality of and ease of access to various neighborhood services. We received 30 responses.

- Respondents rated both quality of and ease of access to Recreational Opportunities and Job Support/Training as poor.
- Grocery Stores ranked very well on both quality and ease of access.
- Youth Activities and Childcare Services were generally ranked average to low in terms of both quality and ease of access.
- Lastly, Health & Wellness Services responses were evenly distributed, with a mix of experiences in access to and quality of services which will require additional research to understand

CABRINI
»»» NOW

NEIGHBORHOOD SERVICES &
COMMUNITY WELLNESS WORKSHEET


Cabrini Housing Authority

Rank the **quality** of the following services:

Health and wellness services

Low Quality 1 2 3 4 5 High Quality

Recreational opportunities
(parks, community centers, art spaces, gathering places, etc.)

Low Quality 1 2 3 4 5 High Quality

Grocery stores

Low Quality 1 2 3 4 5 High Quality

Childcare services

Low Quality 1 2 3 4 5 High Quality

Jobs support and training

Low Quality 1 2 3 4 5 High Quality

Youth Activities & Educational Opportunities

Low Quality 1 2 3 4 5 High Quality

How can we improve the **quality** of these services?

Rank how easy or difficult it is to **access** these services:

Health and wellness services

Very Difficult 1 2 3 4 5 Very Easy

Recreational opportunities
(parks, community centers, art spaces, gathering places, etc.)

Very Difficult 1 2 3 4 5 Very Easy

Grocery stores

Very Difficult 1 2 3 4 5 Very Easy

Childcare services

Very Difficult 1 2 3 4 5 Very Easy

Jobs support and training

Very Difficult 1 2 3 4 5 Very Easy

Youth Activities & Educational Opportunities

Very Difficult 1 2 3 4 5 Very Easy

How can we improve **access** to these services?

* see appendix for full size worksheet

Ease of Access

	Health & Wellness Services	Recreational Opportunities	Grocery Stores	Childcare Services	Jobs support & training	Youth Activities & Educational Opportunities
very difficult 0	1	2	1	1	1	0
1	5	8	2	5	9	7
2	3	1	3	4	2	4
3	3	5	1	3	1	3
4	1	3	4	1	2	3
5	5	1	9	0	3	0
very easy 6	2	1	2	1	0	0

Quality

	Health & Wellness Services	Recreational Opportunities	Grocery Stores	Childcare Services	Jobs support & training	Youth Activities & Educational Opportunities
low quality 0	0	1	0	0	1	2
1	4	7	3	4	9	5
2	3	3	2	5	3	4
3	5	3	6	3	3	4
4	4	6	3	3	0	5
5	5	3	9	0	4	1
high quality 6	1	0	1	1	0	0

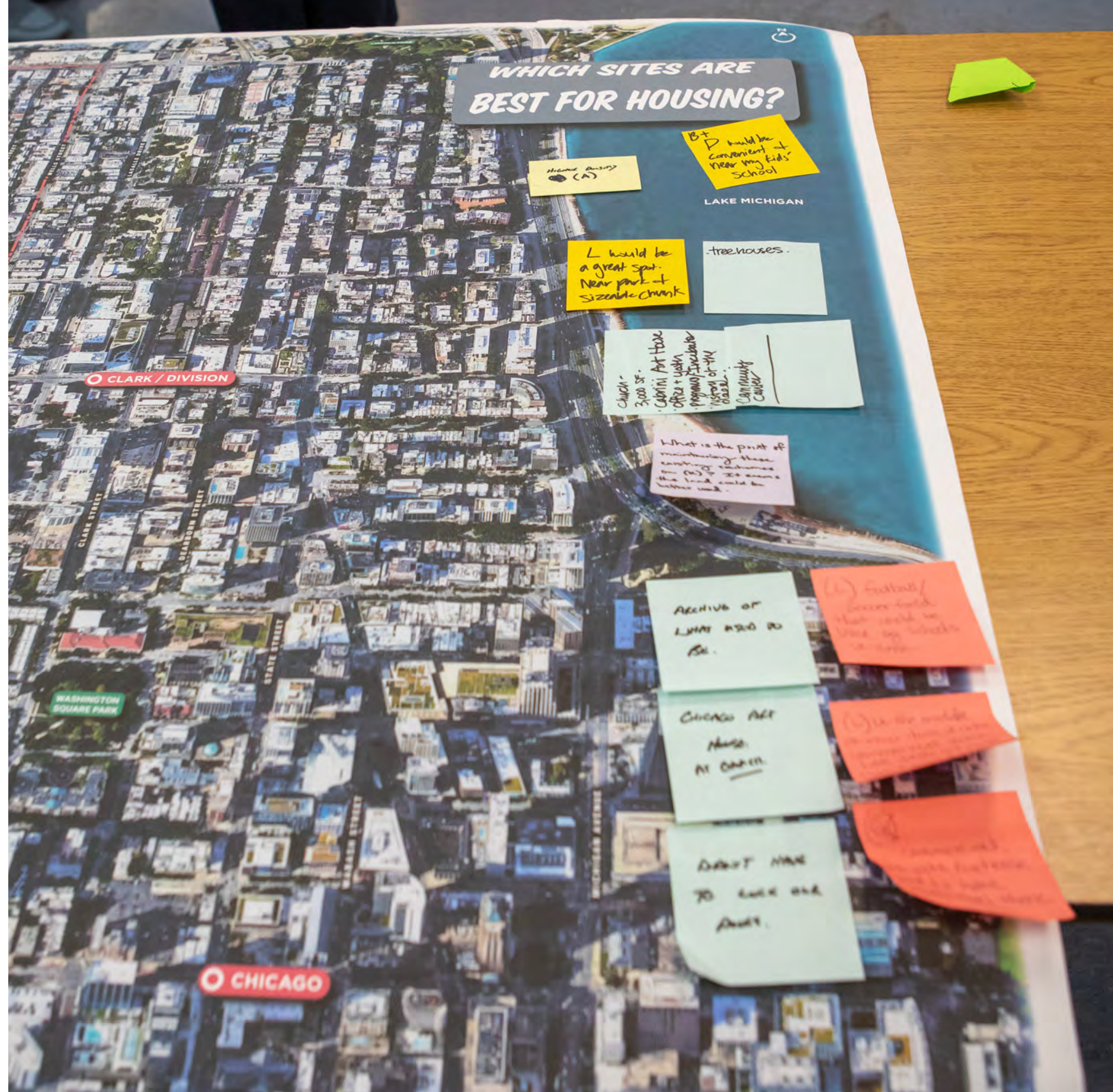
Number of Responses



ADDITIONAL INFO

Community members were asked to share anything else about the neighborhood they thought the consultant team should know on a large map of the area of interest and immediate surroundings. Responses included:

- A desire to see consolidated park space rather than more numerous small park spaces, particularly in the area of site “L” along Locust Street and Oak Street.
- Concern about general safety, especially in park spaces, pedestrian safety at certain high traffic areas, and maintenance of certain sites.
- Numerous comments concerning the vacant rowhomes and the need to resolve the future of this site as a top priority.





WE MISSED
YOU!!!!!!

EVERYDAY ACTIVITIES

WHEN IS THE BEST TIME TO GO? GET READY TO GO!



WELCOME

PLEASE



DO NOT TOUCH OR
THE TRAY END TO USE

NEIGHBORHOOD

[illegible]

LOW DENSITY

(SINGLE-FAMILY ROWHOMES)

WHAT DO YOU LIKE?

- Less traffic
- Community focus
- Yes, Bigger units
- More space - more privacy and allow for more freedom to have space to plant flowers, make lawns, and landscaped yard, etc.
- Yes, closer to the street

WHAT ARE YOUR CONCERNS?

- Low density is the look - more you feel like it's your own and requires to raise.
- Not enough townhomes.
- Safety
- More space to be a community and have a more vibrant neighborhood.

LOW-MEDIUM DENSITY

(2-6 FLAT WALK-UP APARTMENTS)

WHAT DO YOU LIKE?

- More space
- Less Traffic
- Less Cars
- Less Noise
- Washer + dryer in unit
- Low density or medium density may be better for driving families to the neighborhood.

WHAT ARE YOUR CONCERNS?

- Need Services
- Better Usage
- Will there be 4/5 bedroom townhomes
- Safety

MEDIUM DENSITY

(5-8 STORY ELEVATOR APARTMENTS)

WHAT DO YOU LIKE?

- Too big for neighborhood
- This seems to fit the neighborhood - high-density hasn't built.
- Yes, Bigger units
- More space
- Allows for both affordable & market value together
- Wine cellar on street level - the unit

WHAT ARE YOUR CONCERNS?

- Limited street parking
- Safety

HIGH DENSITY

(9+ FLOOR ELEVATOR BUILDINGS)

WHAT DO YOU LIKE?

- More space
- More living space, more space - need higher maintenance
- Increases value of neighborhood if high density & low-medium
- More of a residential zone
- Convenient
- No parking GREEN SPACE

WHAT ARE YOUR CONCERNS?

- Too tall
- More density causes too much traffic
- Need more traffic
- Limited street parking
- Low density family homes
- Less maintenance
- Safety
- Does not match neighborhood

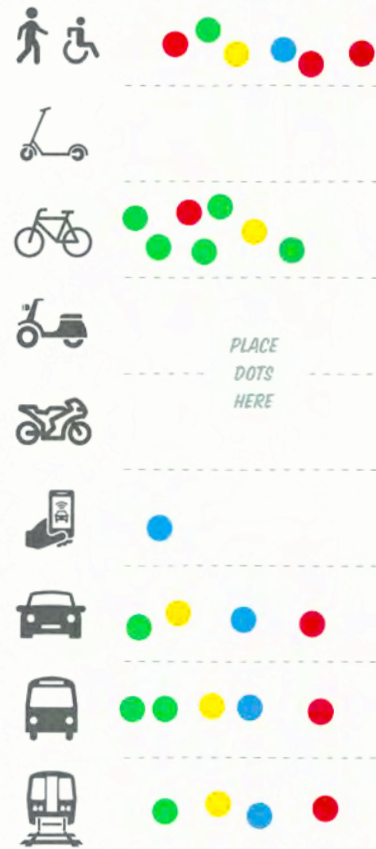
CHARTER

Architecture, Planning, Interior and Urban Design

APPENDIX OF ENGAGEMENT MATERIALS

MOBILITY

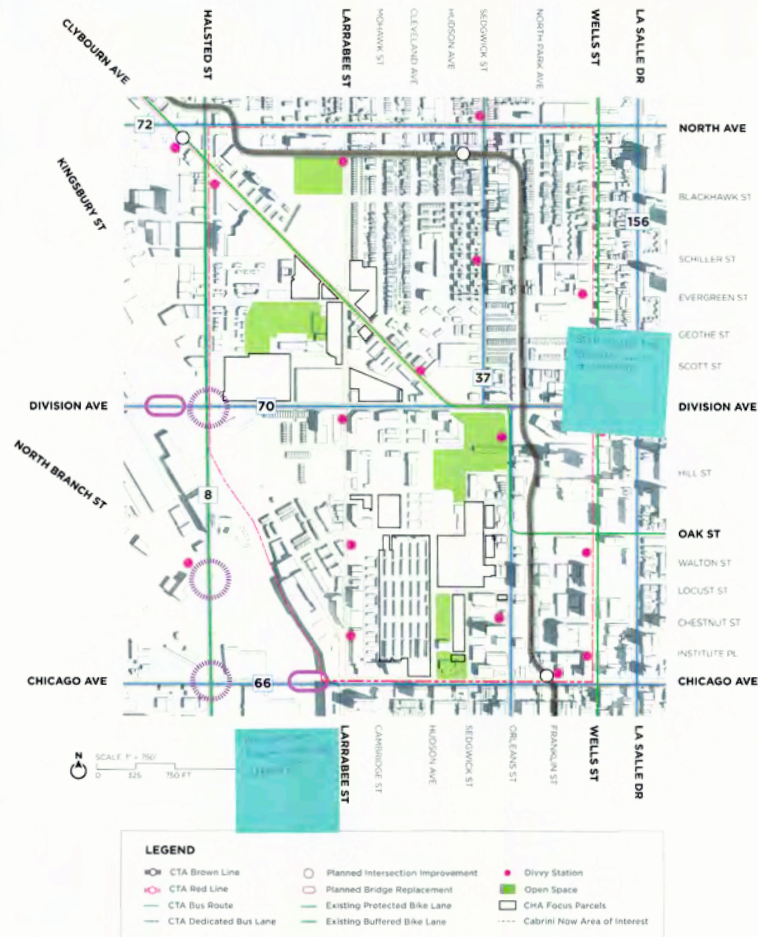
HOW DO YOU GET AROUND?



OTHER:

PRIOR ENGAGEMENT SUMMARY

- Introduce new streets north of Division St and South of Oak St to improve connectivity.
- Improve connectivity between neighborhoods.
- Develop Brown Line Station at Division St. (2014)



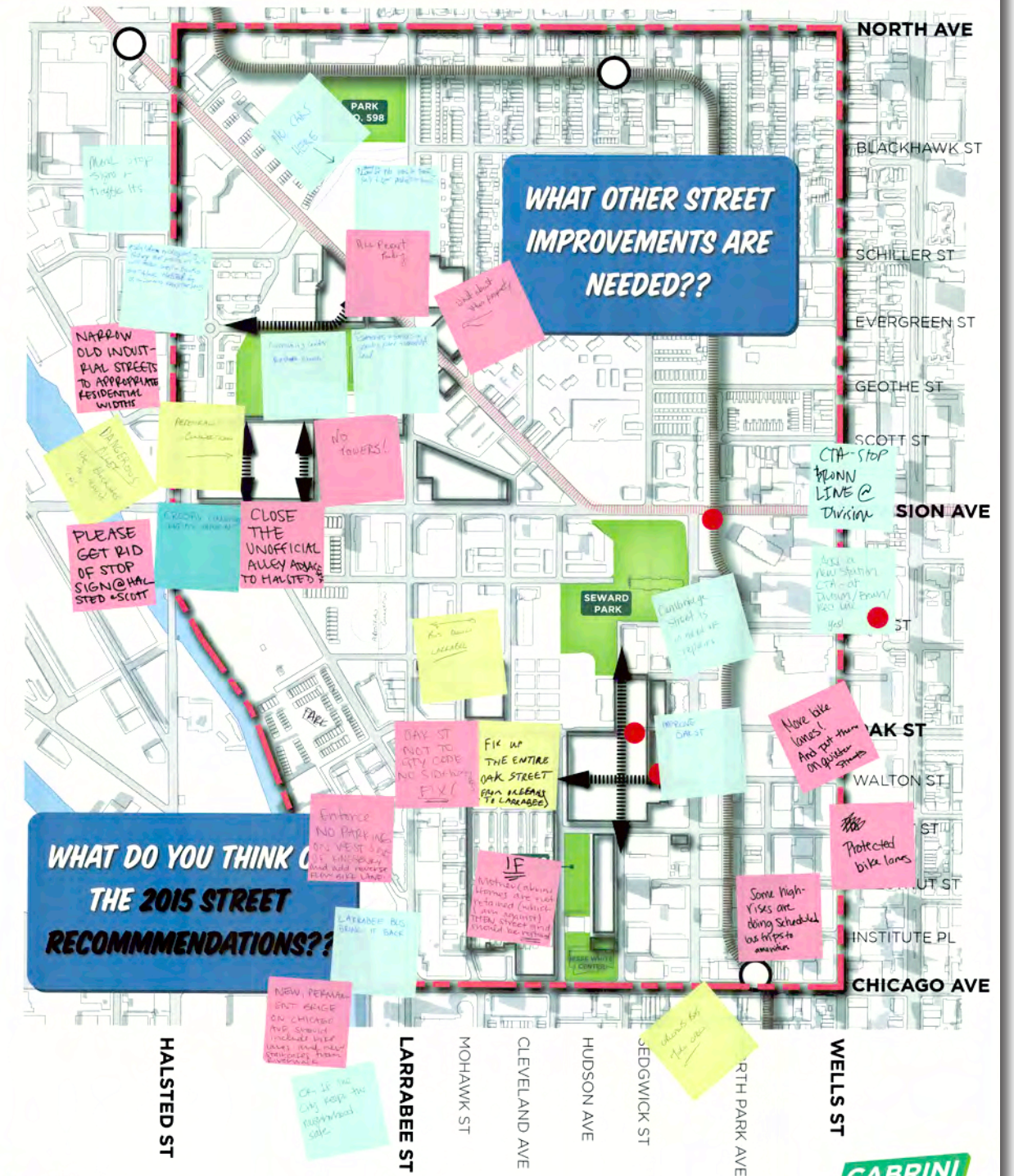
Bring the Clghorne bus. route.

WHAT WAYS OF GETTING AROUND SHOULD GET MORE INVESTMENT?

LEAVE A COMMENT!



MOBILITY



**WHAT DO YOU THINK OF
THE 2015 STREET
RECOMMENDATIONS??**

WHAT OTHER STREET IMPROVEMENTS ARE NEEDED??



PROJECT VISION

MY FAVORITE MEMORY OF CABRINI IS....

Protest-History of CHA: Housing & Cabrini

LEAVE A COMMENT!

Cabrini High House

Little League, YMCA, Camp Schiller School Family Building Cookouts

TOO MANY TO NAME, BUT ONE THING IS UNITY

it was nice!

The history transforming to the future

Family & Togetherness Dent

unity

Skyline Views

Family & Friends who are no longer here

Living with my Auntie

Also when I moved here

Kids letting me in the back door of the 364 Oak building to visit

Family & friends who helped out & felt known by them

When I moved here

Summer Camp Outing

Joining Jesse White Boy Scouts

Going to Munchies

Dew Land

My fav. is when I first moved here

Rearview Unity

Block Parties Planting flowers in yards walking the River to Ebe's Cafe

Jazz fest @ Seward Park

Walking to Marce/as

Quiet

Unity

CABRINI
>>>>> NOW

CHA SCS
Architecture, Planning,
Interior and Urban Design

PROJECT VISION

**THE FUTURE OF
CABRINI SHOULD BE....**

Sticky Note Suggestions:

- A place for families
- Backlog the machines
- More park spaces for everyone & lots to play
- Compassionate Fair Housing
- Empathic
- Secure
- Partnership
- Truth
- Cabrini is a name of a commitment and needs to be recognized.
- I wanna be Rich and successful!
- Bring back original residents
- More youth of young adults resources
- Hardship & seniors Accessible Writings
- Something that involves youth other than in the Community and are new adults
- 100% field Case/Action
- Increased mix of high income & low income housing & services available & accessibility
- After school program, day care, college prep
- People's voices to be heard
- Righteousness between CHA & Cabrini residents
- More job training & pathways to work in the redevelopment for residents
- Keeping more low density & save some of community
- More grocery store & restaurants
- Rule of rich people
- Learnings, Phases, Nice people
- open space/ community gathering where residents or non residents could gather together
- Renovate the area knockdown the towers Embrace more engaging events for kids
- Rich No guns.
- Should renovate the affordable housing
- Remote Affordable housing
- LEAVE A COMMENT!
- Keep it - replace with modern and more personal + nice
- A housing future by long living + people accept change
- Please RENOVATE THE REST OF THE BUILDING BECAUSE IT'S JUST SIMPLE RIGHT
- EQUAL to ALL!
- More Mom & pop shops & boutiques
- Affordable Integrated Housing
- Diverse, diverse, tall buildings & open space

Logos:

- CHA
- SCD
- SCB Architecture, Planning, Interior and Urban Design
- CABRINI >>>> NOW

APPENDIX OF ENGAGEMENT MATERIALS

PARKS & OPEN SPACE

WHICH PARKS DO YOU USE & WHAT DO YOU DO THERE?



OTHER:

PRIOR ENGAGEMENT SUMMARY

- The Near North area needs about five added acres of open space to adequately serve its population. ✓
- Add more smaller open spaces to the area. (2014) ✗



WHAT KIND OF PARK SPACE, ELEMENT, OR ACTIVITY SHOULD GET MORE INVESTMENT?

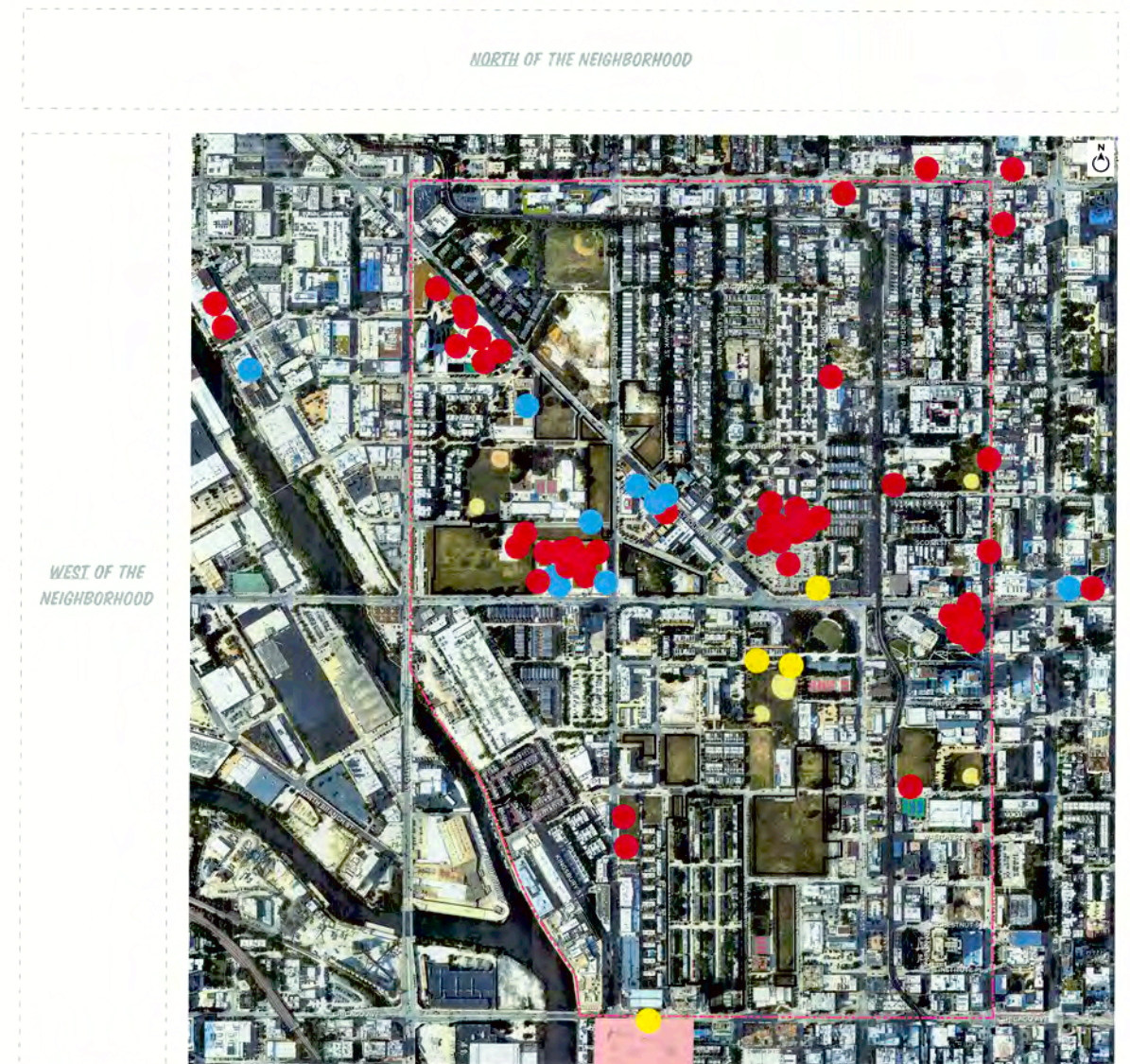


CABRINI
>>>>> **NOW**

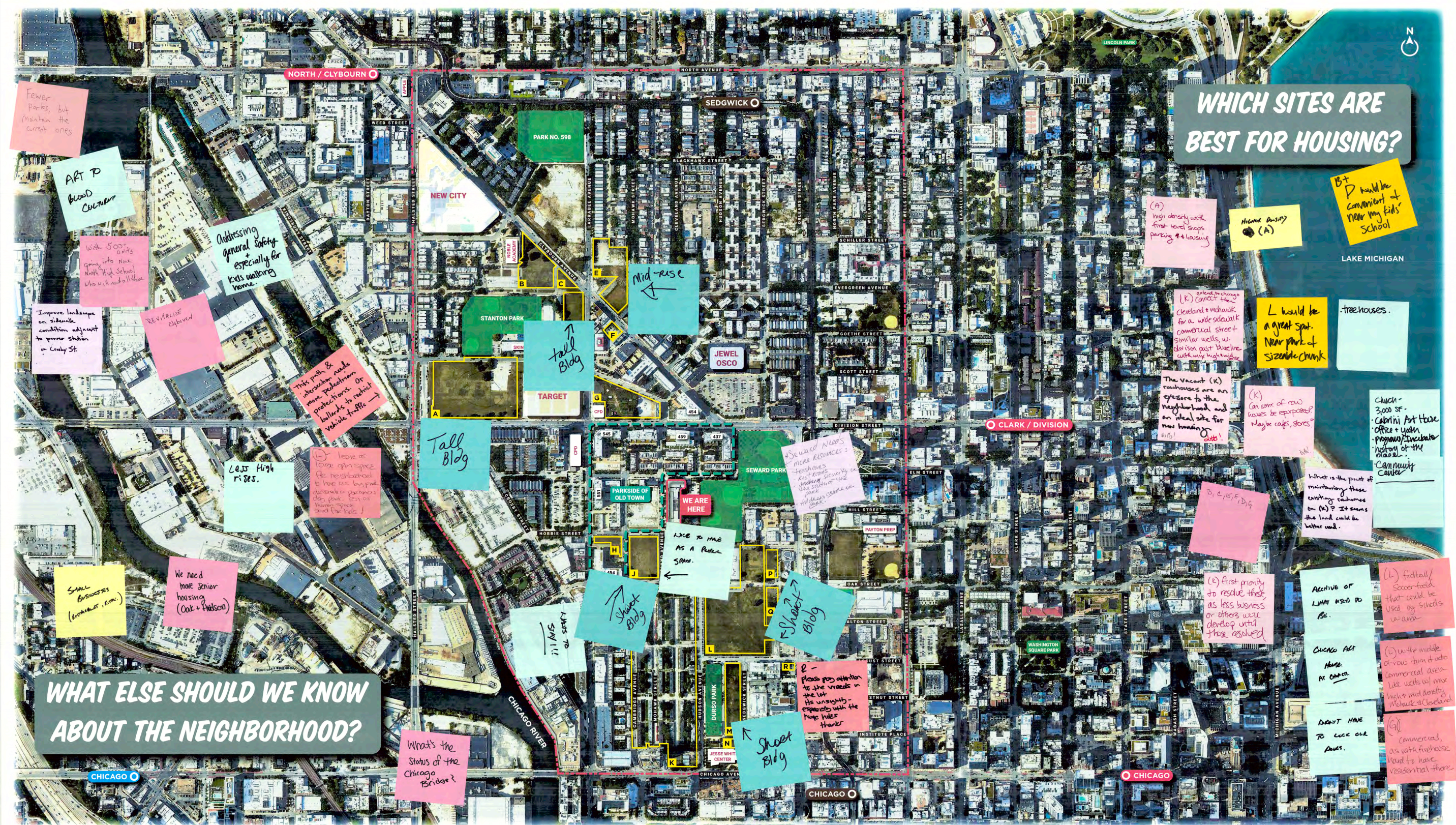


EVERYDAY ACTIVITIES

WHERE DO YOU GO TO: SHOP ● GET HEALTHCARE ● WORK ●

[illegible]

APPENDIX OF ENGAGEMENT MATERIALS



APPENDIX OF ENGAGEMENT MATERIALS

CABRINI

>>>> NOW

NEIGHBORHOOD SERVICES & COMMUNITY WELLNESS WORKSHEET

CHA

CHECAO HOUSING AUTHORITY

SCB

Architecture, Planning, Interior and Urban Design

Rank the **quality** of the following services:

Health and wellness services

Low Quality

1

2

3

4

5

High Quality

Recreational opportunities
(parks, community centers, art spaces, gathering places, etc.)

Low Quality

1

2

3

4

5

High Quality

Grocery stores

Low Quality

1

2

3

4

5

High Quality

Childcare services

Low Quality

1

2

3

4

5

High Quality

Jobs support and training

Low Quality

1

2

3

4

5

High Quality

Youth Activities & Educational Opportunities

Low Quality

1

2

3

4

5

High Quality

How can we improve the **quality** of these services?

Rank how easy or difficult it is to **access** these services:

Health and wellness services

Very Difficult

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Recreational opportunities
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Very Easy

Jobs support and training

Very Difficult

1

2

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Youth Activities & Educational Opportunities

Very Difficult

1

2

3

4

5

Very Easy

How can we improve **access** to these services?



Academic
Achievement

CABRIN

CABRINI

»»»»» NOW

Community Workshop #2
Engagement Summary

DECEMBER 9, 2024

INTRODUCTION

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

The second community-wide engagement event in the Cabrini NOW process took place on the afternoon of July 31, 2024 at the Ogden International School's Cabrini campus. This event was preceded by a community meeting on May 8, 2024 and was attended by nearly one hundred community members, including over 30 CHA residents. To support accessibility and generate enthusiasm for participating, the event was hosted in a wheelchair accessible space, the presentation was recorded and posted, and ice cream was served to attendees.

The purpose of the meeting was to confirm feedback from the first community meeting and solicit new feedback on development concepts. These concepts consisted of massing and organizational strategies for the development sites north and south of Division Street.

The meeting started with introductory remarks from community leaders and a presentation providing an overview of prior engagement and each development concept. After the presentation, attendees were invited to dialogue about the concepts with the consultant team and complete a series of voting and table-based activities to help clarify a preferred approach to redeveloping the Cabrini NOW sites.

The feedback outlined in this report is based on written and oral feedback received at the boards and stations organized to gather feedback on the draft development concepts for different sites in the Cabrini NOW area.



AREA OF INTEREST (AOI) & FOCUS SITES

The Cabrini NOW Area of Interest (AOI) covers a significant portion of the Near North community area bounded by North Avenue, Chicago Avenue, Wells Street, and Halsted Street. CHA has completed a significant amount of development in this area since 1997, as displayed on the next page. The Cabrini NOW development sites are clustered north and south of Division Street.

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SITE	ACRES
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Q	± 0.5
R	± 0.1



CHA AOI DEVELOPMENT


COMPLETE (SINCE 1997)

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Renaissance North (2003)

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Orchard Park (1997-2000)

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Mohawk North (1997)

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Schiller Place (2022)

E




Old Town Village West (2003-05)

F




Parkside of Old Town (2008-21)

F




Clybourn 1200 (2017)

F




Clybourn 1200 (2017)

G




Old Town Square (2000)

H




The Larrabee (2006)

H



River Village Pointe (2007)


H



Cabrini Rowhouse Renovation (2010)


IN DEVELOPMENT

I



Parkside of Old Town - Phase 3

K



955 N. Larrabee St



KEY TAKEAWAYS FROM COMMUNITY MEETING #2:

There is a **strong desire for the preservation or integration of urban farms** currently in the community.

There was **support for prioritizing connectivity** and improvements to the street grid.

The idea of **preserving and renovating only a portion of the vacant rowhomes** was also generally supported by community members.

Meeting participants also provided substantive feedback on topics including:

- housing
- open space & urban farms
- community resources & amenities
- street network & parking
- the existing fire station (Engine 4, Tower Ladder 10)





IMPACT	NO STRATEGY	STRATEGY 1	STRATEGY 2	STRATEGY 3
25	5	105	150	150

ADVANTAGES

- Reduces the number of trips to the center of the city.
- Reduces the number of trips to the center of the city.
- Reduces the number of trips to the center of the city.

DISADVANTAGES

- Reduces the number of trips to the center of the city.
- Reduces the number of trips to the center of the city.
- Reduces the number of trips to the center of the city.

HOUSING

Meeting participants expressed a range of thoughts on the topic of housing, including:

- The notion that both the north and south development scenarios showed too much development on certain sites. Some community members believe any new development should minimally impact the neighborhood as it currently exists.
- General approval of the lower scale of development proposed on the southern development sites like H, K, & MN.
- A desire to see building-specific development proposals include units with three or more bedrooms targeted toward larger families.
- The perceived need for designated senior housing provided either in renovated Cabrini rowhomes or new development.
- An interest in preserving and renovating only a portion of the vacant Cabrini rowhomes, with a small number of individuals either advocating for full demolition or full preservation.



OPEN SPACE & URBAN FARMS

Attendees expressed passionate opinions about open space and urban farms. Nearly all of this feedback documented on the meeting exhibits concerned urban farms located on focus Site K, along Chicago Avenue, and Site G, along Division Street.

- Generally, participants were excited and supportive of the potential connection between Seward and Durso Parks shown in all the draft development concepts. This is responsive to and consistent with the desire expressed in the first community meeting to prioritize more connections between the existing parks and open spaces in the area.
- The broad consensus of those who shared their thoughts on the urban farms in the community was that they should be preserved at their current locations, improved, and/or somehow integrated into future development plans. Reasons cited included the provision of fresh produce for community members, educational opportunities, and jobs for youth.





COMMUNITY RESOURCES & AMENITIES

Many community members indicated their desires related to various resources and amenities they would like to be improved or made available in the neighborhood.

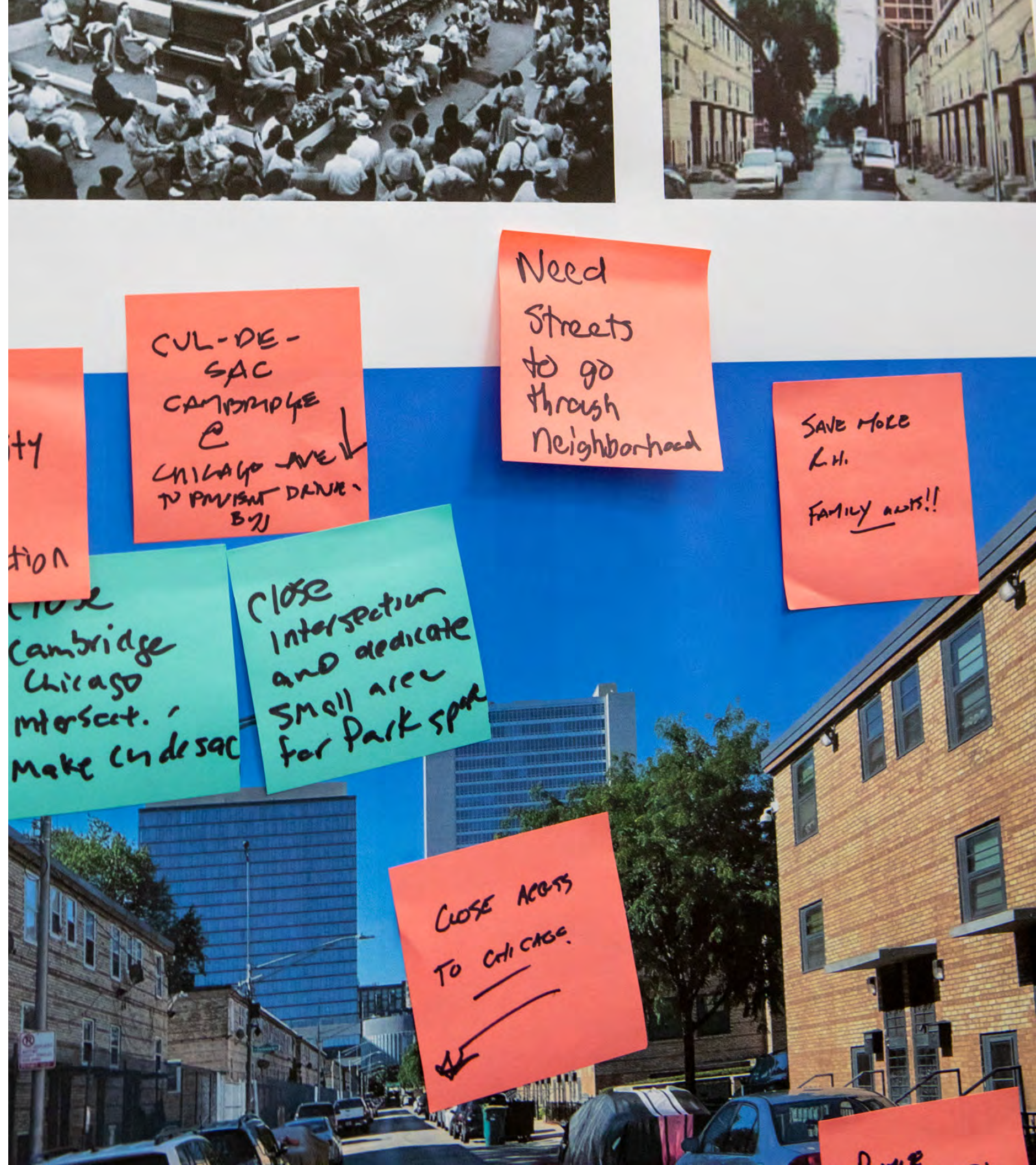
- Various comments concerned the availability of more free programs for children.
- A few participants expressed a desire for additional retail to be included in the development plan.
- Some community members inquired about the need for new schools corresponding to the planned influx of new families in the neighborhood.
- There is a perceived need for open “maker spaces” creative individuals can use for production.
- Additionally, representatives of the organization Cabrini Art House were enthusiastic about the potential to highlight their efforts related to the conversion of Strangers Home Missionary Baptist Church into a mixed-use anchor for an arts and cultural campus.



STREET NETWORK & PARKING

Community members expressed numerous thoughts concerning the proposed modifications to roadways and parking in the Area of Interest.

- Many attendees were supportive of prioritizing connectivity in the development strategies. Specifically ideas for extending streets to subdivide current superblocks or creating through connections where they don't currently exist were well-received.
- However, a few residents expressed a desire to see Cambridge Avenue closed to through-traffic as a means to minimize unwanted activity on the street.
- Regarding parking, some participants requested additional free parking in the neighborhood generally, parking restrictions via residential permits, and additional residential parking in development scenarios.



CUL-DE-SAC
CAMBRIDGE
CHICAGO AVE
TO PROVIDE DRIVE-
BY

Need
Streets
to go
through
Neighborhood

SAVE MORE
L.H.
FAMILY HOUSING!!

Close
Cambridge
Chicago
Intersect.
Make Culdesac

Close
Intersection
and dedicate
small area
for Park space

CLOSE ACCESS
TO CHICAGO

THE FIRE STATION

Including the fire station currently located at the intersection of Division and Larrabee in the redevelopment of Site G was presented as one development option. This option was included to explore the possibility of creating a larger development site by combining the fire station land with surrounding CHA property. This could potentially allow for a new fire station and more housing to be developed at this prominent corner.

- Several community members remarked on this proposal, expressing disinterest in developing it further and did not believe that it would be beneficial to the community. Reasons cited included concerns about the potential routing of trucks and proximity to adjacent sensitive uses like Skinner North Classical School
- CFD representatives on hand at the meeting expressed general enthusiasm about the opportunity to have a station with more capacity and a desire to further explore a potential future collaborative development



STRATEGY VOTING

As they were leaving, the community members were asked to generally vote on which option they like best by placing a colored ping pong ball into one of three jars.

At the end of the night, there were slightly more votes for Strategy #2 than for Strategies #1 or #3. However, based on the number votes compared to the number of overall attendees, it is hard to draw any hard conclusions from such a small sample. Instead, we interpret these results to show general support for all the options and that further polling is necessary in the next phase.





STRATEGY 3



STRATEGY 3

OFF-STREET PARKING	NEW OPEN SPACE
±665 SPACES	1 ACRE

DISADVANTAGES

- Least amount of low-scale development.
- Taller buildings spread evenly across all
- Potential new fire station could complicate development.

SOUTH SITES



STRATEGY 1

TOTAL	HOUSING UNITS	NEW HOUSING UNITS	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	BIODIVERSITY FEET
±2,000 UNITS	215	35	1,940	±650 SPACES	1 ACRE	2,000,000

ADVANTAGES

- Improved pedestrian environment and vehicular connectivity.
- Best historic preservation on Site K.
- New medium-scale development on Cambridge Ave allows for more housing on Site K.
- Connect to Davis Park connected via dedicated open space for community use.

DISADVANTAGES

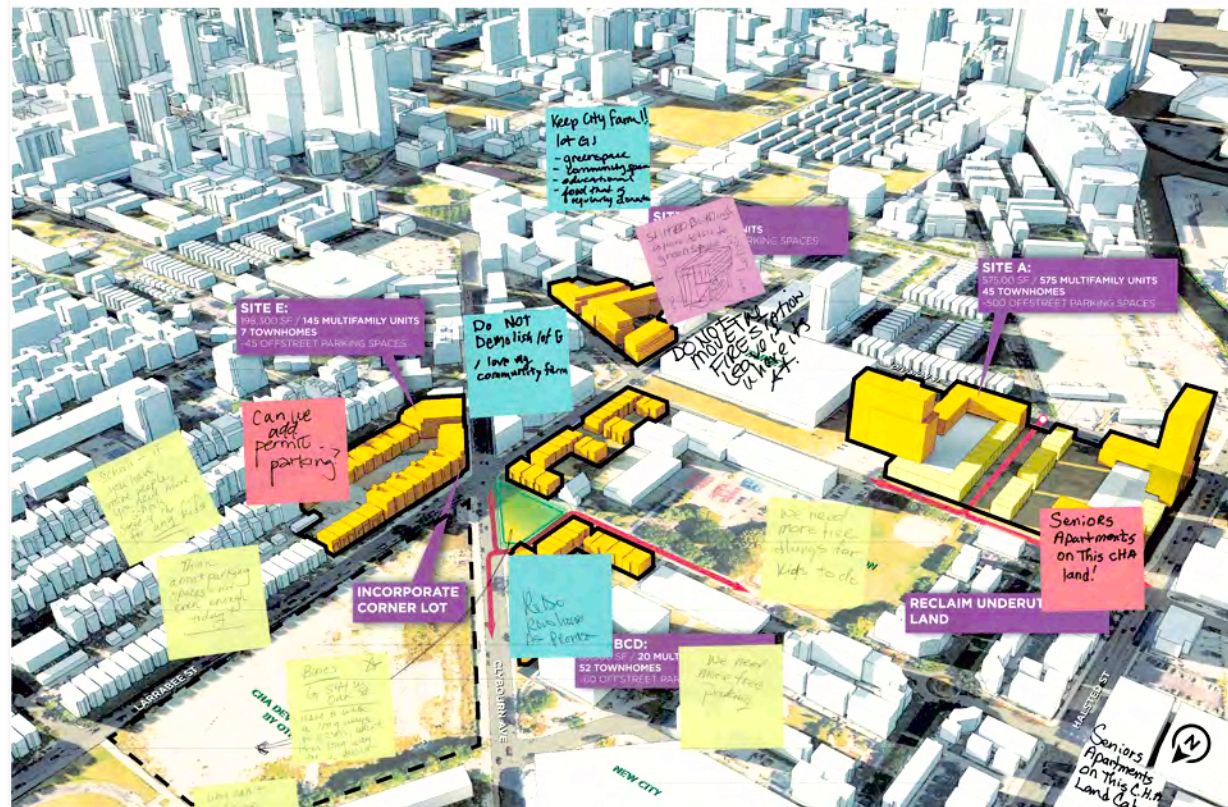
- Costly renovation of large number of historic buildings, yielding few units.
- Limited historic character on Cambridge Ave.
- Historic structures are isolated from new neighborhood development.
- Less than optimal roadway width for Cleveland Ave.

LOVING THE WHOLE CHILD -
MIND, BODY AND SOUL
BYTHEHAND.ORG

APPENDIX OF ENGAGEMENT MATERIALS

NORTH SITES

STRATEGY 1



STRATEGY 1

TOTAL :			OFF-STREET PARKING		
NEW TOWNHOMES	MULTIFAMILY UNITS		NEW OPEN SPACE	SQUARE FEET	
±1,050 UNITS	= 104	946	±565 SPACES	0.3 ACRES	1,200,000

ADVANTAGES

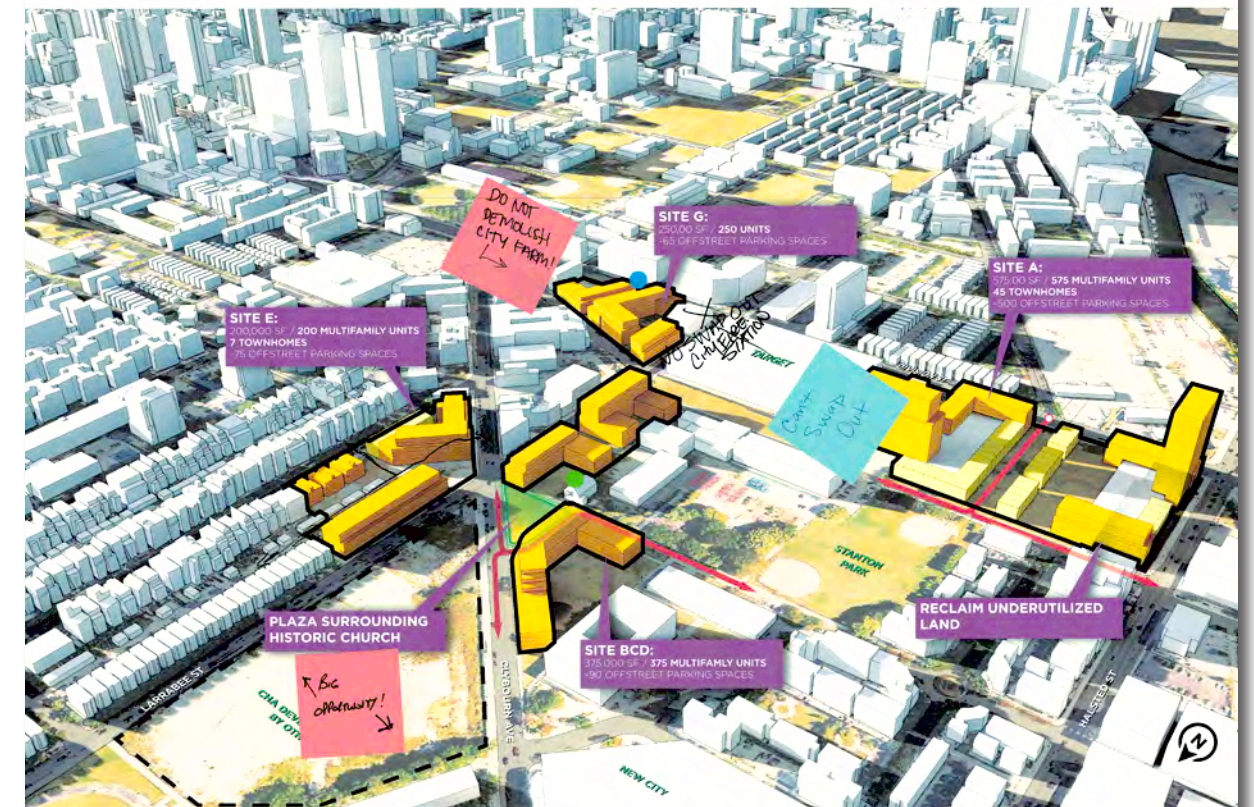
- Complements scale of existing development along Larrabee St & Clybourn Ave corridors.
- Potential to highlight historic Strangers Home Missionary Baptist Church.
- Larger buildings concentrated at Division / Halsted intersection.

DISADVANTAGES

- Less housing provided than the market would suggest, potentially leading to difficulty financing development efforts.

NORTH SITES

STRATEGY 2



STRATEGY 2

TOTAL :			OFF-STREET PARKING		
NEW TOWNHOMES	MULTIFAMILY UNITS		NEW OPEN SPACE	SQUARE FEET	
±1,450 UNITS	=	50	1,400	±730 SPACES	0.3 ACRES
					1,500,000

ADVANTAGES

- Matches mid-rise scale of CHA Near North development to date.
- Potential to highlight historic Strangers Home Missionary Baptist Church.
- Largest buildings concentrated at Division / Halsted intersection.

DISADVANTAGES

- Fewer low-rise buildings.
- CHA will lose part of our land!
- The Fire Station is not CHA land

NORTH SITES

The aerial map shows several development sites in an urban area. Key features include:

- SITE E:** 250,000 SF / 250 UNITS, 1/5 OFF-STREET PARKING SPACES. Handwritten note: "More 3 & 4 Bedroom in High Rise Building few 6 Bedroom Apartment".
- SITE G:** 550,000 SF / 550 UNITS, 1/50 OFF-STREET PARKING SPACES. Handwritten note: "Do not build (farmhouse) (not can buy)".
- SITE A:** 800,000 SF / 800 MULTI, 2/50 OFF-STREET PARKING SPACES. Handwritten note: "Addition units for features. More bedrooms (5.1 room)".
- SITE BCD:** 400,000 SF / 400 MULTIFAMILY UNITS, 1/50 OFF-STREET PARKING SPACES. Handwritten note: "More 3-5 Bedroom townhouse apartments".
- POTENTIAL NEW FIRE STATION:** Located near Stanton Park.
- INCORPORATE CORNER LOT:** Handwritten note: "Please at least clean up urban garden - currently exposed".
- Handwritten notes:** "What are the plans for the farmers Market by the Larrabee Freeway?", "KEEP THE FARMER WITH OUR INTEGRATED DEVELOPMENT PLAN (Kitchen, Dining, and a temporary market)", "Make the Redevelopment housing about 100 for high services", "Build for the farmers!", "Single family Home cause we not going to the suburbs".

STRATEGY 3				
TOTAL :	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING SPACES	NEW OPEN SPACE
±2,000 UNITS	= 0	2,000	±665 SPACES	1 ACRE
				SQUARE FEET
				1,900,000

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> Provide greatest amount of housing, and greater chance of successful development financing. Most new open space. Potential to highlight historic Strangers Home Missionary Baptist Church. Potential for new fire station on Larrabee St. 	<ul style="list-style-type: none"> Least amount of low-scale development. Taller buildings spread evenly across all sites. Potential new fire station could complicate development. No Urban form: (- huge heat sink! So much concrete over preexisting green space!)

SCB
Architecture, Planning,
Interior and Urban Design

FRANCIS CABRINI ROWHOMES

THEN

Francis Cabrini Homes, Circa 1942

1942

1966

1980s

NOW

REDEVELOP THE CHA-ROW HOMES AND ADJACENT

REDEMOLISH THE 400 ROW HOMES FOR PARKING AND LOWER-LEVEL SOMEWHERE IN THE NEIGHBORHOOD

REMOVED LAMPPOST HOMES WITH CORNER AND TO GO REDEVELOPED AND NOW IS BEING REDEVELOPED

LOW RISED MODERN THINGS FOR KIDS TO USE

Redevelop all row homes

CONSIDER SAVING ALL 400 ROW HOMES

KEEP LOW DENSITY BUT NEW CONSTRUCTION

CUL-DE-SAC CARPENTRY & CARPENTRY ARE TO BE DEMOLISHED

Need Streets to go through Neighborhood

Save the 400 Row homes

CONSIDER REMOVING PARKING CARS AND ADD A TREE-LINED PARKING

Close Cambridge Chicago Intersect, make carshare

Close Intersection and moderate Small area for Park space

Close Aways To Chicago

ROW HOME PARKING?

Sidewalk 11'-0"

Parking 11'-0"

One-Way Travel Lane 11'-0"

Parking 7'-0"

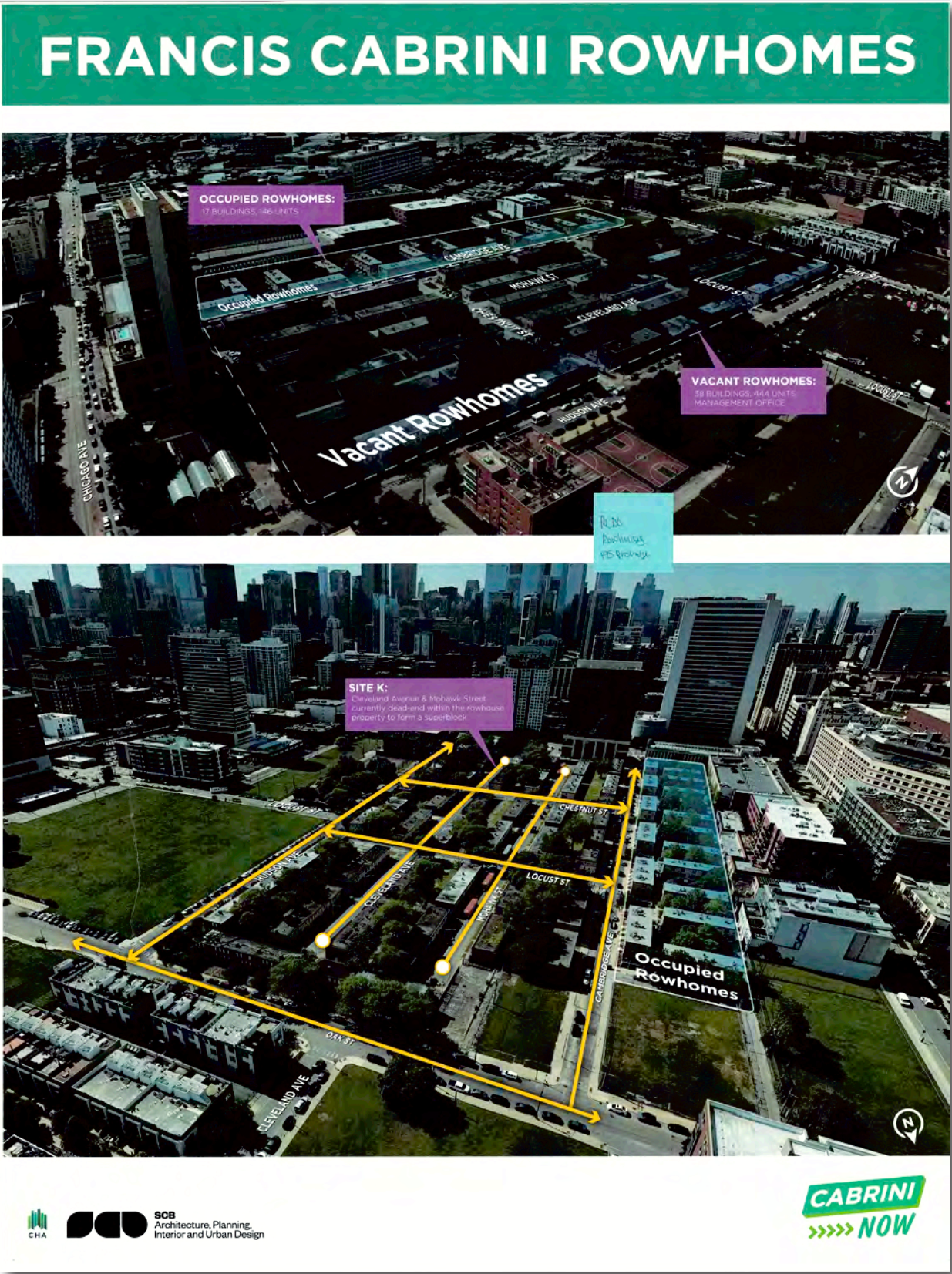
Sidewalk 7'-0"

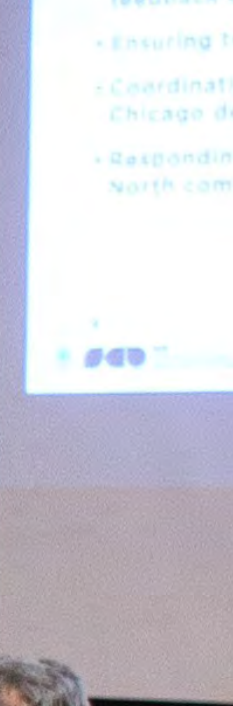
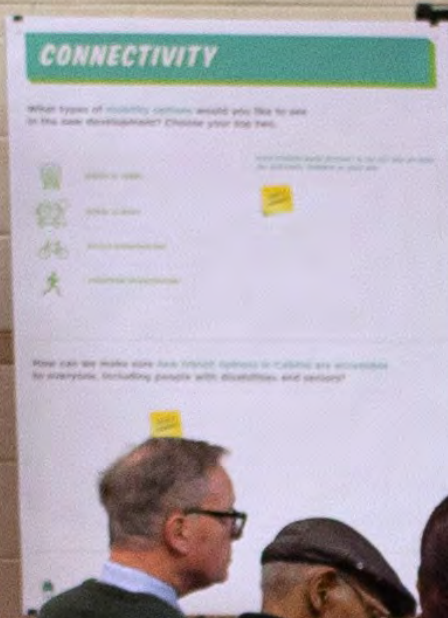
KEEP TREE-LINED GREENWAYS

Preserve Green Space

CABRINI
>>>>> NOW

APPENDIX OF ENGAGEMENT MATERIALS





CABRINI

»»»»» NOW

Community Workshop #3 Engagement Summary

JANUARY 10, 2025

INTRODUCTION

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

The third community-wide engagement event in the Cabrini NOW process took place on the afternoon of December 11, 2024 at the St. Matthew United Methodist Church. This event was preceded by community meetings on May 8, 2024 and July 31, 2024 and was attended by more than one hundred community members, including over 20 CHA residents. To support accessibility, the event was hosted in a wheelchair accessible space and the presentation was recorded and posted. To generate enthusiasm for participating, hot chocolate and snacks were served to attendees.

The purpose of the meeting was to confirm feedback from the first two community meetings and solicit new feedback on the draft overall development framework and development organization and massing concepts in four specific zones.

The meeting started with introductory remarks from community leaders and a presentation providing an overview of prior engagement and the conceptual development framework. After the presentation, attendees were invited to dialogue about the development concepts with the planning project team and complete a series of board and table-based feedback activities to solidify an approach to redeveloping the Cabrini NOW sites. The table-activities included to-scale, 3-D printed, development massing models (see the photo to the right as an example), to help put the draft framework into context.

The conclusions outlined in this report are based on written and oral feedback received from community members in attendance.



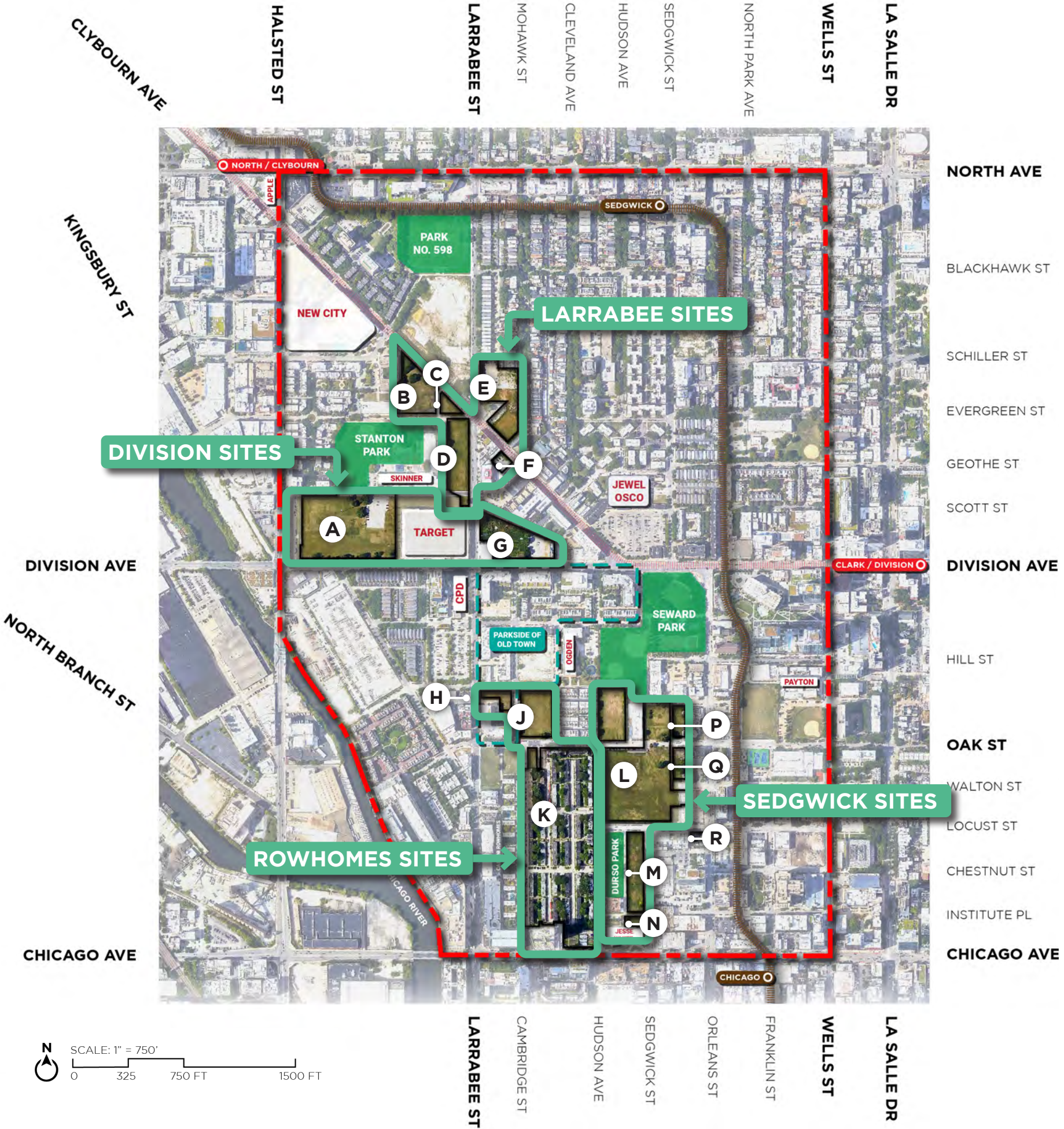
AREA OF INTEREST (AOI) & FOCUS SITES

The Cabrini NOW Area of Interest (AOI) covers a significant portion of the Near North community area bounded by North Avenue, Chicago Avenue, Wells Street, and Halsted Street. CHA has completed a significant amount of development in this area since 1997, as displayed on the next page.

The Cabrini NOW development sites are clustered north and south of Division Street. For the purposes of the workshop conversations, the individual development parcels were grouped into four sites. The four sites were called Larrabee, Division, Sedgwick and Rowhomes and are shown on the adjacent map.

TOTAL SITES		TOTAL ACRES	
16		~43	


NORTH SITES		SOUTH SITES			
SITE	ACRES	SITE	ACRES	SITE	ACRES
A	± 6.7	H	± 0.4	N	± 0.2
B	± 1.9	J	± 1.6	P	± 0.5
C	± 0.3	K	± 14.2	Q	± 0.5
D	± 1.9	L	± 8.2	R	± 0.1
E	± 2.5	M	± 1.5		
F	± 0.3				
G	± 2.4				



CHA AOI DEVELOPMENT


COMPLETE (SINCE 1997)

A




Renaissance North (2003)

B




Orchard Park (1997-2000)

C



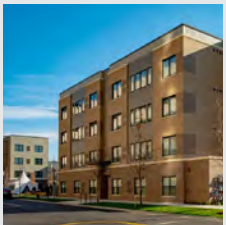
Mohawk North (1997)

D




North Town Village (2005)

E




Schiller Place (2022)

E




Old Town Village West (2003-05)

F




Parkside of Old Town (2008-21)

F




Clybourn 1200 (2017)

G




Old Town Square (2000)

H




The Larrabee (2006)

H



River Village Pointe (2007)


H



Cabrini Rowhouse Renovation (2010)


IN DEVELOPMENT

I



Parkside of Old Town - Phase 3

K



955 N. Larrabee St



KEY TAKEAWAYS FROM COMMUNITY MEETING #3:

KEY THEMES

Meeting participants provided feedback on the overall development framework in the areas of mobility, open space, and support for the plan, in addition to specific feedback tied to four development subareas: the Rowhomes, Sedgwick, Division, and Larrabee. For each subarea, feedback was obtained on the following topics and is summarized by topic in this report:

- Housing
- Open Space
- Community Amenities
- Connectivity
- Pros & Cons for each concept

Please note: Before the pages that summarize feedback on each subarea and the topic of “Open Space and Mobility, we have placed the respective slides from the event presentation to provide context to what community members were giving feedback on.”

KEY TAKEAWAYS

HOUSING: In addition to the continued support for development on CHA properties in the area expressed throughout the Cabrini NOW process, there is a desire to reduce the scale of housing proposed adjacent to existing townhomes and smaller buildings. A range of opinions were expressed about the need to preserve housing affordability, and ensuring a diversity of Cabrini housing options.

OPEN SPACE: Aligned with input received at both prior community events, there remains support for prioritizing connection between open spaces. Sports courts and playgrounds are also desired open space amenities. Aligned with input received at the second community event, there remains a strong desire for the inclusion of existing urban farms in the framework plan.

COMMUNITY AMENITIES: Dining and entertainment plus retail were generally the most desired amenities, but this varied some across the sites.

CONNECTIVITY: Aligned with input received at the second community event, there remains support for sensible improvements to the street grid. Aligned with input received at the first community event, there remains support for improvements to transit service in the area. Several community members voiced concern over traffic volume, supporting the need for further study of traffic flow impacts.





DIRECTION

How supportive are you regarding the overall direction of the plan and its scenarios, as presented today?

Supporting: I am very excited about the future of the plan and its scenarios, as presented today.

VERY:

I am excited about the future of the plan and its scenarios, as presented today.

SOMEWHAT:

I am somewhat excited about the future of the plan and its scenarios, as presented today.

NOT MUCH:

I am not much excited about the future of the plan and its scenarios, as presented today.

OPEN SPACE

What are your thoughts on the proposed allocation of the open space?

Supporting: I am very excited about the future of the plan and its scenarios, as presented today.

What kind of amenities would you like to see in the open space? Choose your top three.

Supporting: I am very excited about the future of the plan and its scenarios, as presented today.

CONNECTIVITY

What types of mobility options would you like to see in the new development? Choose your top two.

Supporting: I am very excited about the future of the plan and its scenarios, as presented today.

ROWHOMES SITES | MASSING DIAGRAM

~1,100 NEW UNITS



K1
275,000 sf /
275 units

K3
238,000 sf / 238 units

K5
49,000 sf / 49 units
12 New Townhomes

K7
172,000 sf / 172 units
29 New Townhomes

K2
165,000 sf /
165 units

HJ
160,000 sf /
160 units
20 New
Townhomes

LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- RENOVATED ROWHOME
- POTENTIAL AMENITY

JESSE
WHITE
CENTER

DURSO PARK

LOCUST ST

WALTON ST

HUDSON AVE

OAK ST

CLEVELAND AVE

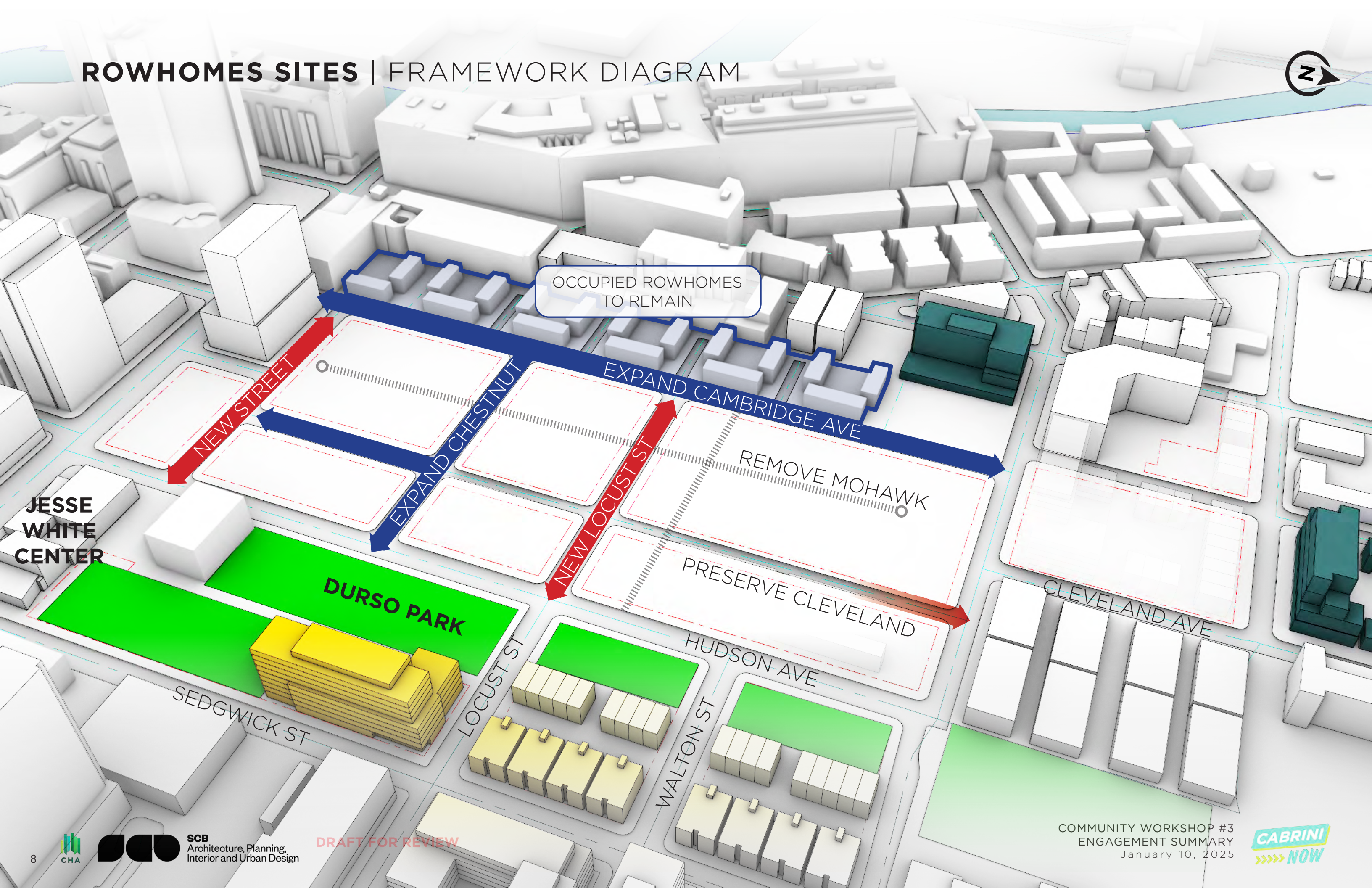
SEWARD
PARK

DRAFT FOR REVIEW

COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025



ROWHOMES SITES | FRAMEWORK DIAGRAM



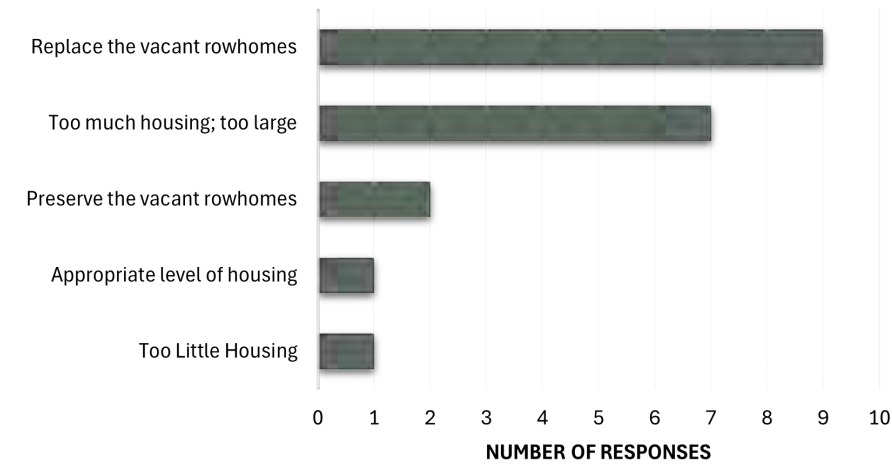
ROWHOMES SITES

Meeting participants provided feedback on the proposed development framework in the Rowhomes subarea, inclusive of the site of the vacant Cabrini rowhomes and sites north of there along Hobbie Street.

HOUSING

Community members were asked to provide feedback on the appropriate amount of housing in this subarea. Some respondents expressed the perception that the scale of proposed housing is too large, particularly on the north end of the subarea adjacent to existing Basecamp townhomes. Others shared a view that none of the vacant rowhomes should be preserved or rehabbed.

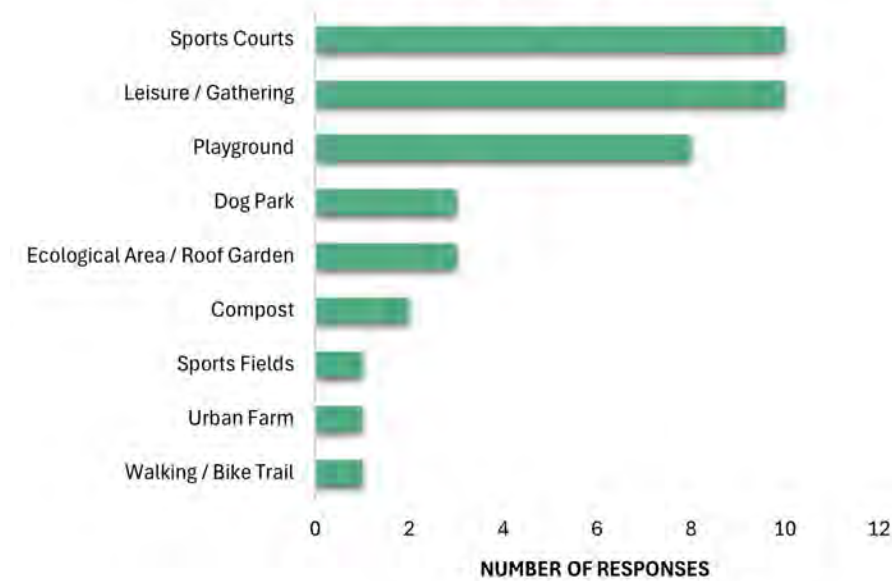
Appropriate Amount of Housing



OPEN SPACE

Sports Courts, space for leisure or gathering, and playgrounds were cited as the most desired uses of open space in this subarea. There were also a number of comments about the need for a dedicated dog park for new and existing residents.

Best Use of Open Space



ROWHOMES SITES

CONNECTIVITY

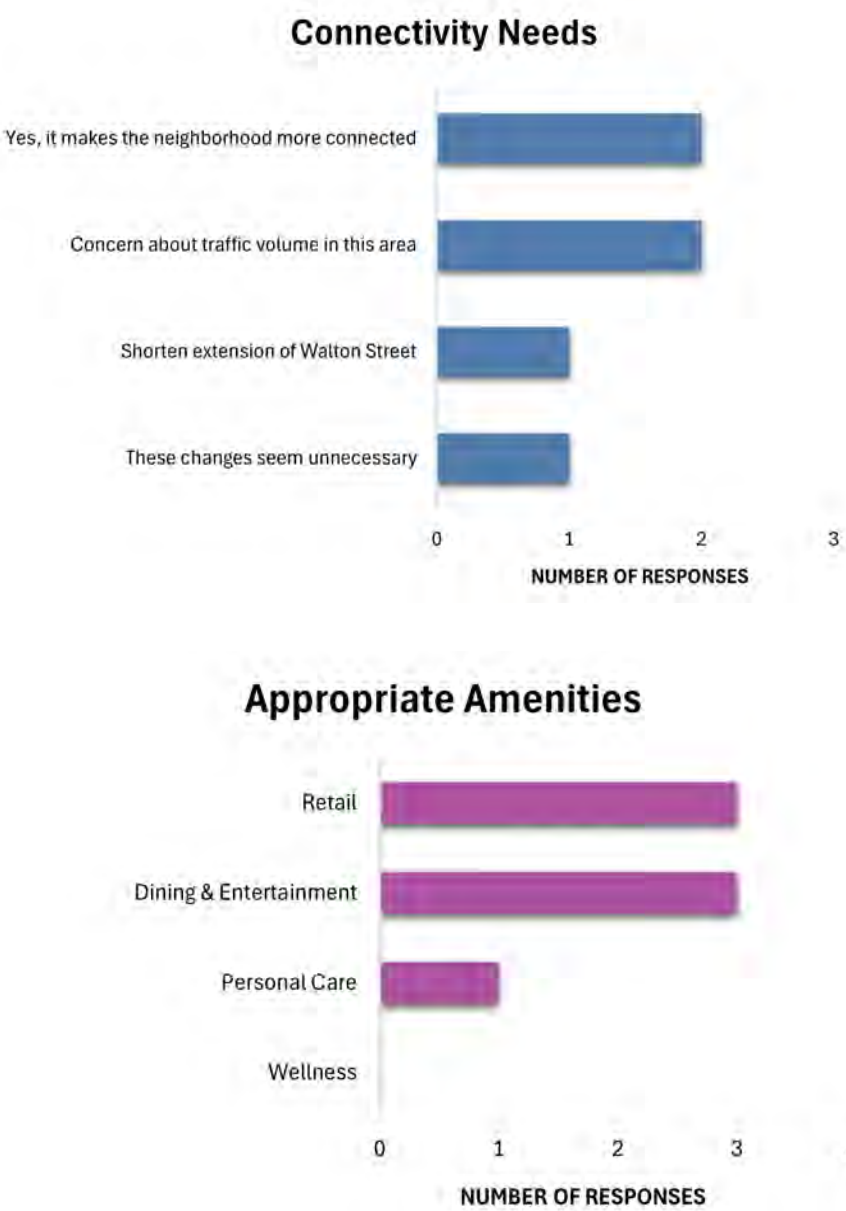
In the area of connectivity and mobility, attendees believed proposed modifications to the mobility network would make the neighborhood more connected. However, they have lingering concerns about traffic volume in the area. There were additional suggestions to shorten the extension of Walton Street to expand proposed new open space.

AMENITIES

Participants indicated that the most appropriate amenities for development in this subarea are retail and dining and entertainment venues. These would likely be concentrated in new development along Chicago Avenue.

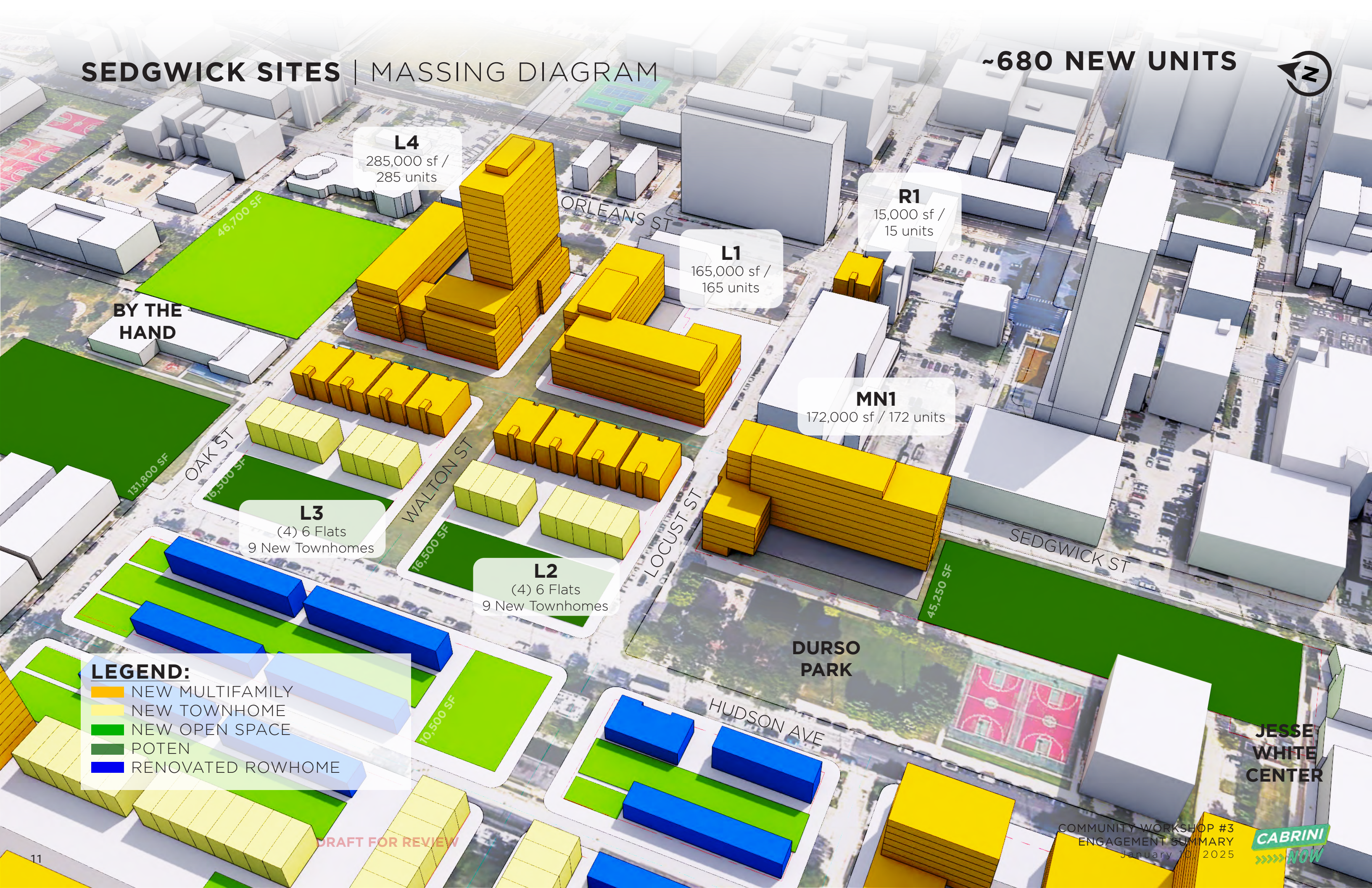
ADDITIONAL FEEDBACK

Additional feedback included praise for the proposed open space expansion, concerns about the integration of new renovated rowhomes, and a question of whether the existing schools in the area have the capacity to accommodate new families.



SEDGWICK SITES | MASSING DIAGRAM

~680 NEW UNITS



BY THE HAND

L4

285,000 sf /
285 units

R1

15,000 sf /
15 units

L1

165,000 sf /
165 units

MN1

172,000 sf / 172 units

L3

(4) 6 Flats
9 New Townhomes

L2

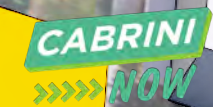
(4) 6 Flats
9 New Townhomes

LEGEND:

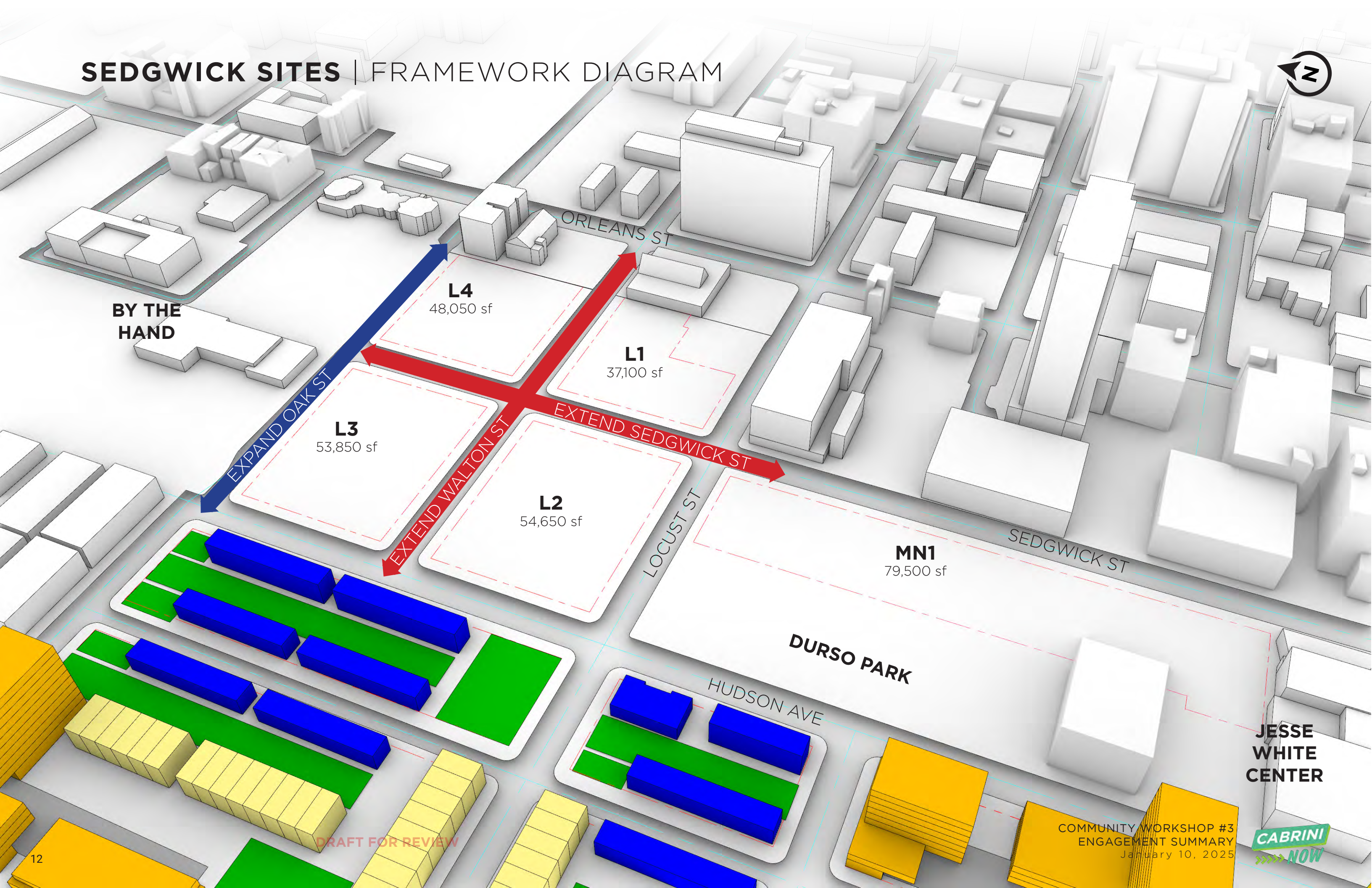
- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- POTEN
- RENOVATED ROWHOME

DRAFT FOR REVIEW

COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025



SEDGWICK SITES | FRAMEWORK DIAGRAM



DRAFT FOR REVIEW

COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025



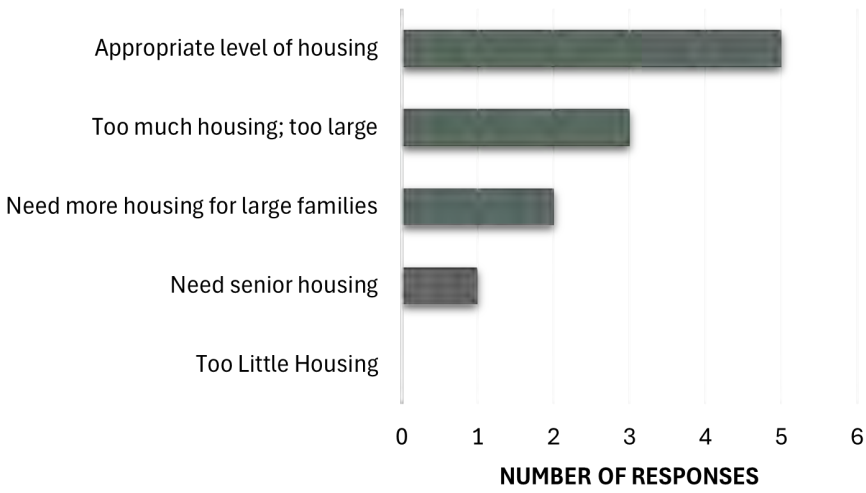
SEDGWICK SITES

Meeting participants provided feedback on the proposed development framework in the Sedgwick subarea, inclusive of the sites south of Hill Street and east of Hudson Avenue.

HOUSING

Community members were asked to provide feedback on the appropriate amount of housing in this subarea. The largest percentage of participants suggested that the proposed amount of housing seems appropriate. A few respondents disagreed, suggesting there is too much housing proposed.

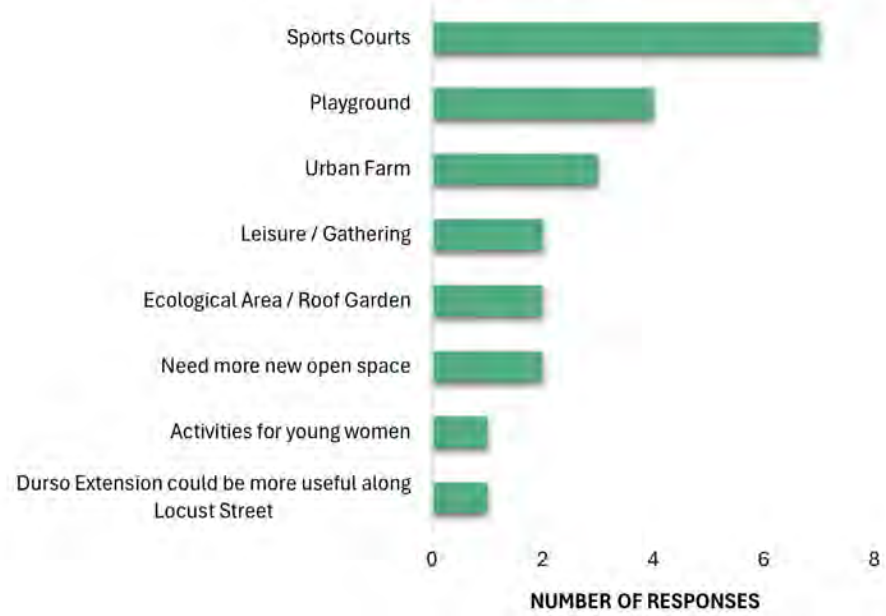
Appropriate Amount of Housing



OPEN SPACE

Sports Courts, and playgrounds were noted as the most desired uses of open space in this subarea. A desire to see space for a community farm was also conveyed. This aligns with the proposed relocation of the Chicago Lights Urban Farm.

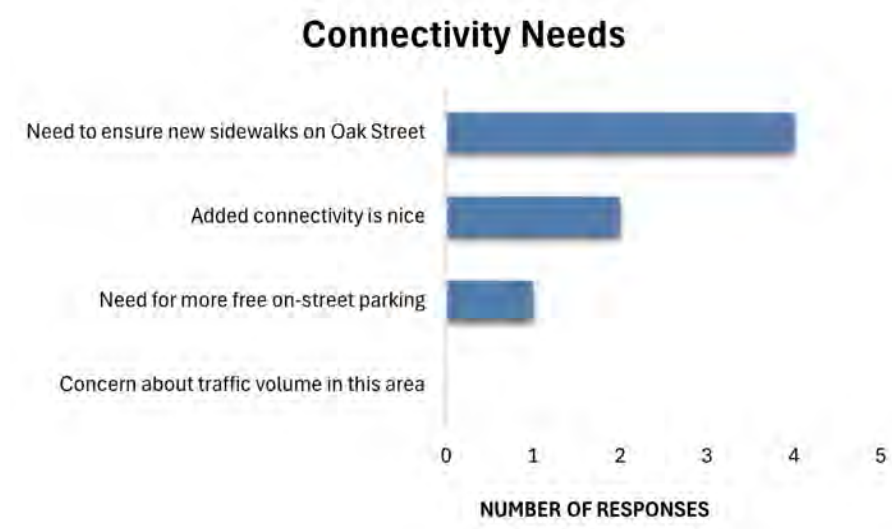
Best Use of Open Space



SEDGWICK SITES

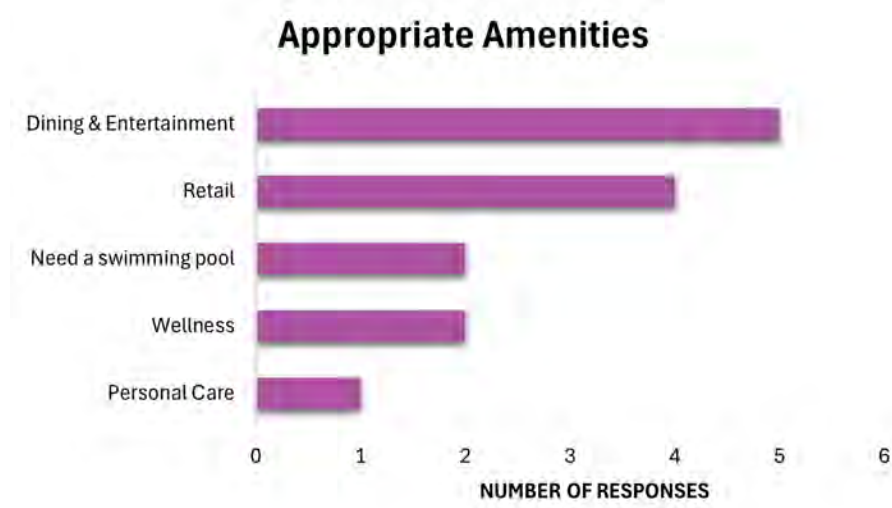
CONNECTIVITY

In the area of connectivity and mobility, Some community members expressed approval of the proposed improvements. Generally, community members were very concerned about the pedestrian-friendliness of Oak Street, citing the need for new sidewalks between Orleans Street and Hudson Avenue.



AMENITIES

Participants indicated that the most appropriate amenities for development in this subarea are retail and dining and entertainment venues. Others conveyed a desire to see a community swimming pool in the area.



ADDITIONAL FEEDBACK

Residents additionally questioned what infrastructure improvements would precede any development of new housing on these sites and expressed desires for added on-street parking and a commemoration of Cabrini-Green history.



MORE
HILLY
LAND

What
benefit
challenging
this site de

PRO



HOUSING

CEPT DATA

the
unt
g for

the extension
in the park
space of
placement
seems
to be a
good
idea
- new
park
space
in
the
park
space
of
placement
seems
to be a
good
idea

Housing for
large families

been homes (HJ) could
Should have the current
town homes

PLEASE
ADD
SIDEWALK
TO OAK
ST.

+1
Rethink
Oak St.
W. of
ORLEANS

NEED MORE
4-5 BEDROOM
Single Family
HOMES

VARIETY
of UNIT
SIZES
(more is
better)

There still needs to be
green space - parallel
park spaces along on
Hudson to mirror
on Cleveland

Across from Borecamp
on the open lot on
Cleveland instead
of the tall building we
would like to have to
bring the heart of our
community

Density
seems right
- good job

GREAT
USE OF
NEW
STREETS

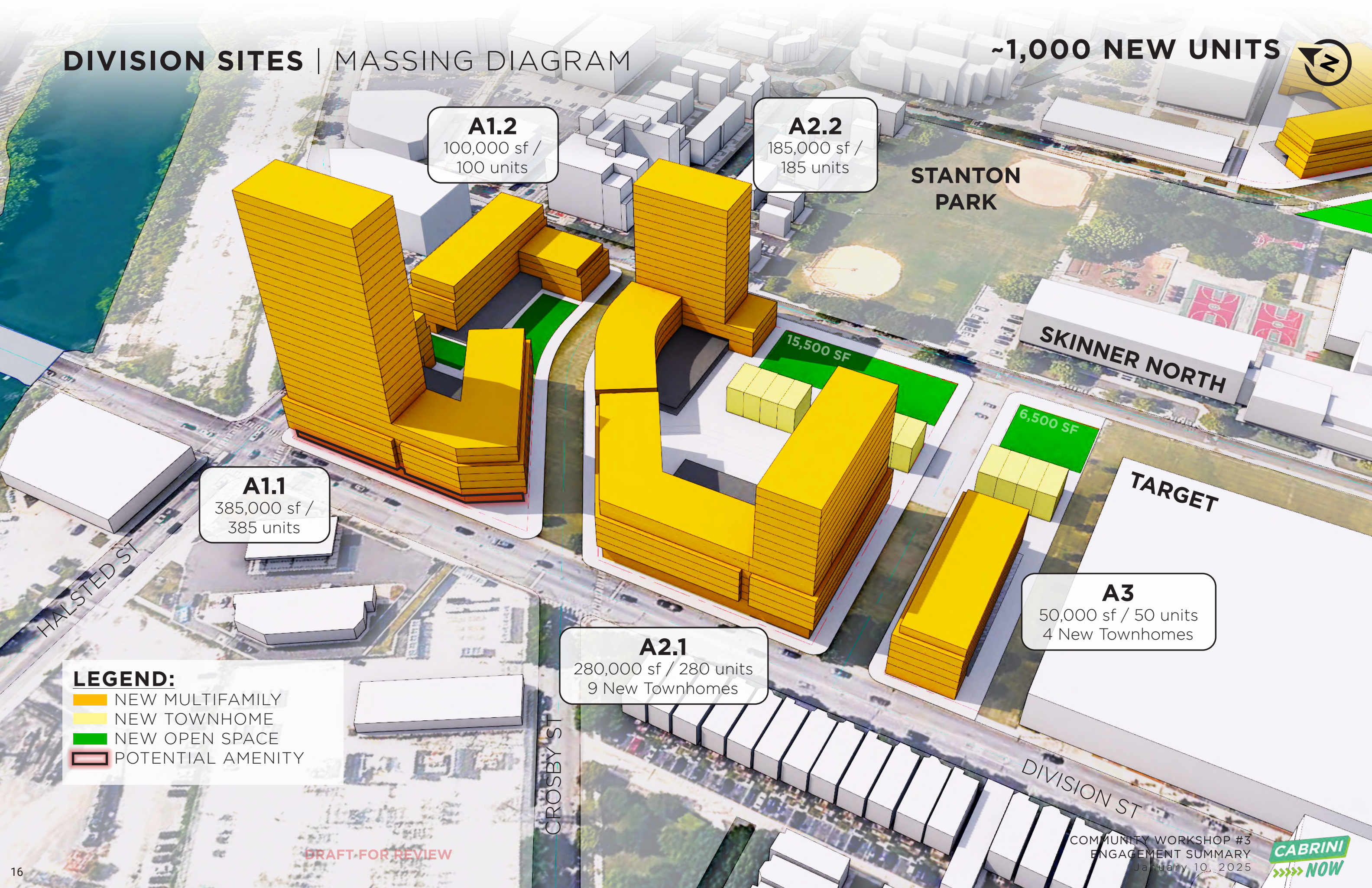
for preserving
row homes.
Flats are
great, appreciate
feedback re:
tapering

I LOVE
FLATS

NEED FEWER
UNITS - LOW
RISE BUILDINGS

DIVISION SITES | MASSING DIAGRAM

~1,000 NEW UNITS

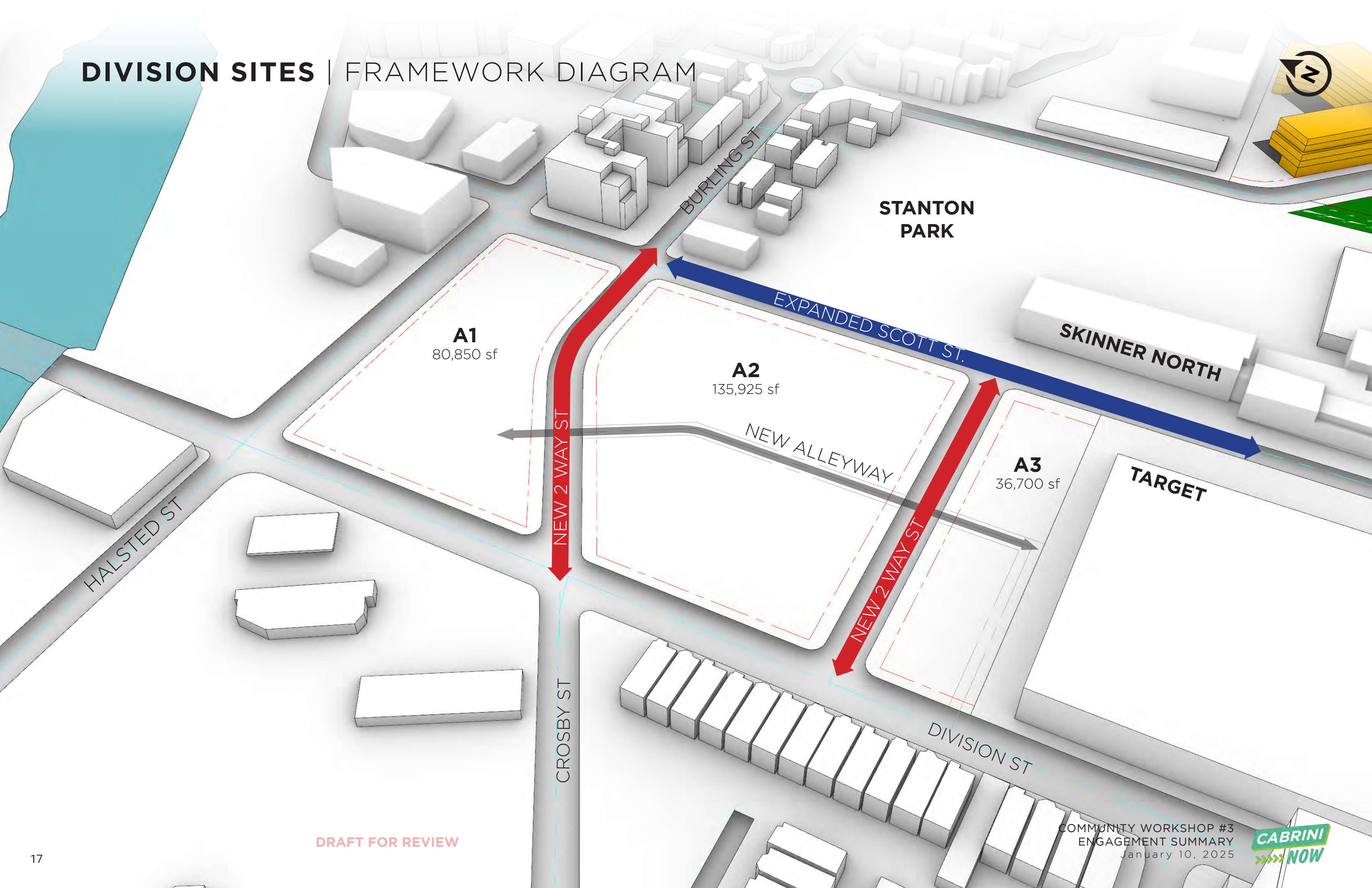


LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- POTENTIAL AMENITY

DRAFT FOR REVIEW

DIVISION SITES | FRAMEWORK DIAGRAM



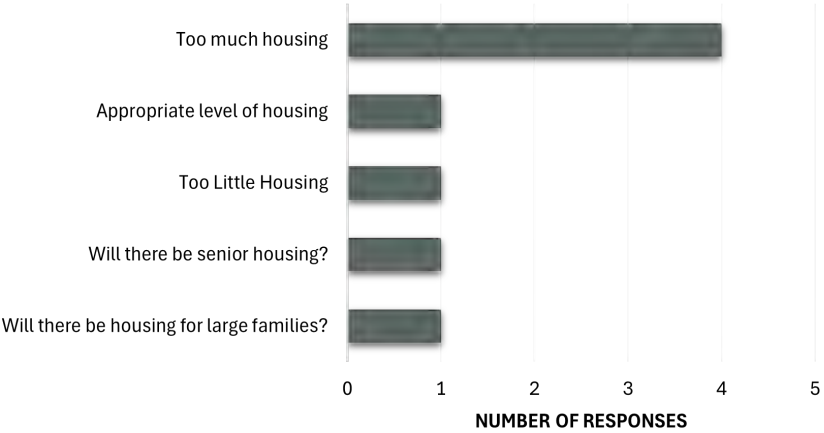
DIVISION SITES

Community members provided feedback on the proposed development framework in the Division subarea, inclusive of the two large sites along Division Street near Halsted Street and Larrabee Street.*

HOUSING

The majority of participants providing feedback on the appropriate amount of housing in this subarea, felt that the scale of housing proposed is more than is appropriate. Half as many respondents feel that the proposed level of housing is appropriate or could be greater.

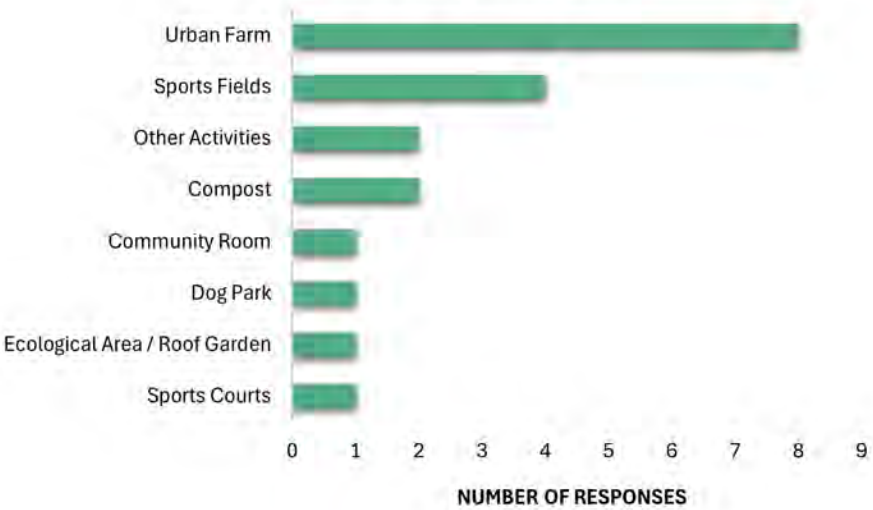
Appropriate Amount of Housing



OPEN SPACE

Meeting attendees conveyed that the best use of open space in the Division subarea is for a relocation of the existing urban farm on Division near Larrabee. Sports fields were also considered a good use despite the limited amount of new open space proposed.

Best Use of Open Space



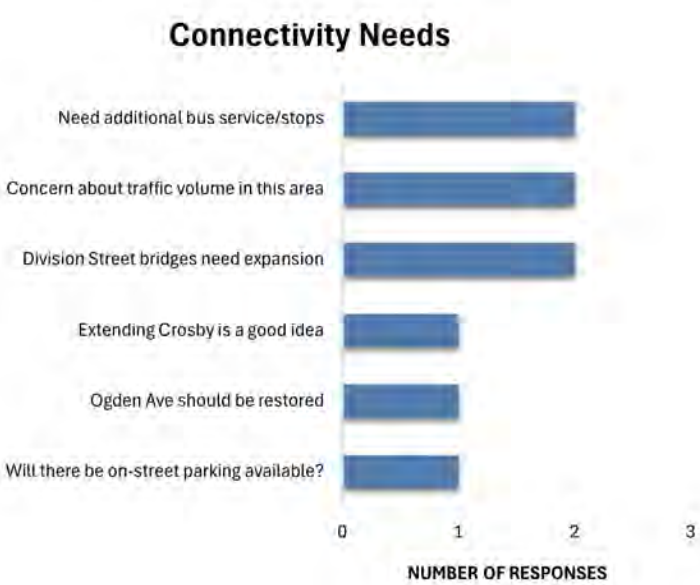
*NOTE: While “Site G” was included with the “Larrabee Sites” group in the event presentation, community members mostly gave input on “Site G” at the “Division Sites” input board. So, for this document we have included “Site G” feedback among the “Division Sites”.



DIVISION SITES

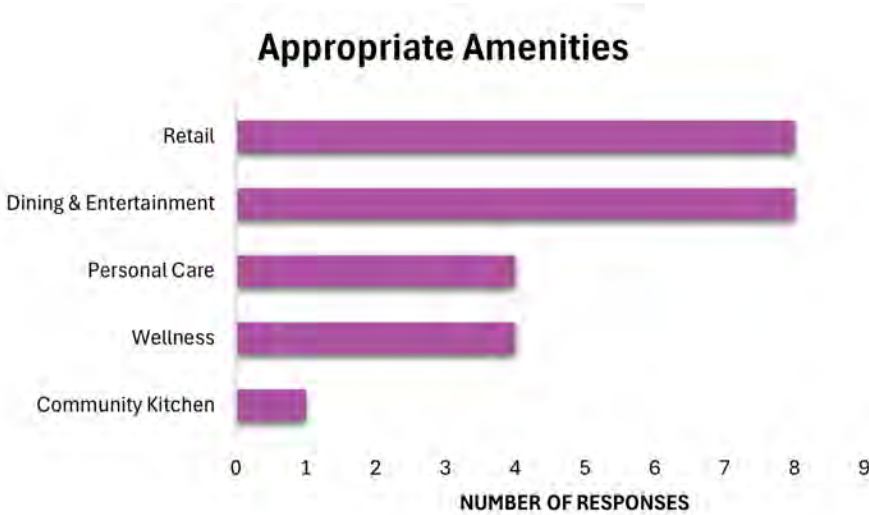
CONNECTIVITY

Community members reacting to the proposed modifications to the mobility network indicated ongoing concerns about traffic volume in the area, especially along Division Street near the Chicago River bridge crossing to the west. Others suggested bus service in the area could be improved.



AMENITIES

Participants suggested that the most appropriate amenities to be included in this subarea are retail, dining, and entertainment venues. This closely aligns with the project team’s proposed vision for ground floor commercial space on the sites along Division Street.



ADDITIONAL FEEDBACK

Community members suggested, among other things, that this subarea needs more new open space and that finding the most suitable future location of the community farm should be more of a priority.



LARRABEE SITES | MASSING DIAGRAM

~1,300 NEW UNITS

PARK
598

E1.1

(4) 8 FLATS
(1) 6 FLAT
50,000 sf /
50 units

E1.2

220,000 sf /
220 units

B1

140,000 sf /
140 units

28,000 SF

D1

230,000 sf /
230 units

G1.2

125,000 sf /
125 units

G1.1

430,000 sf /
430 units

LEGEND:

- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE

NOTE 1: MAINTAIN PUBLIC ACCESS TO EXISTING PARK DISTRICT PARKING LOT VIA CURRENT ALLEY OR TWO PROPOSED PUBLIC ROW ALTERNATE ROUTES SHOWN.

STANTON
PARK

SKINNER NORTH

TARGET

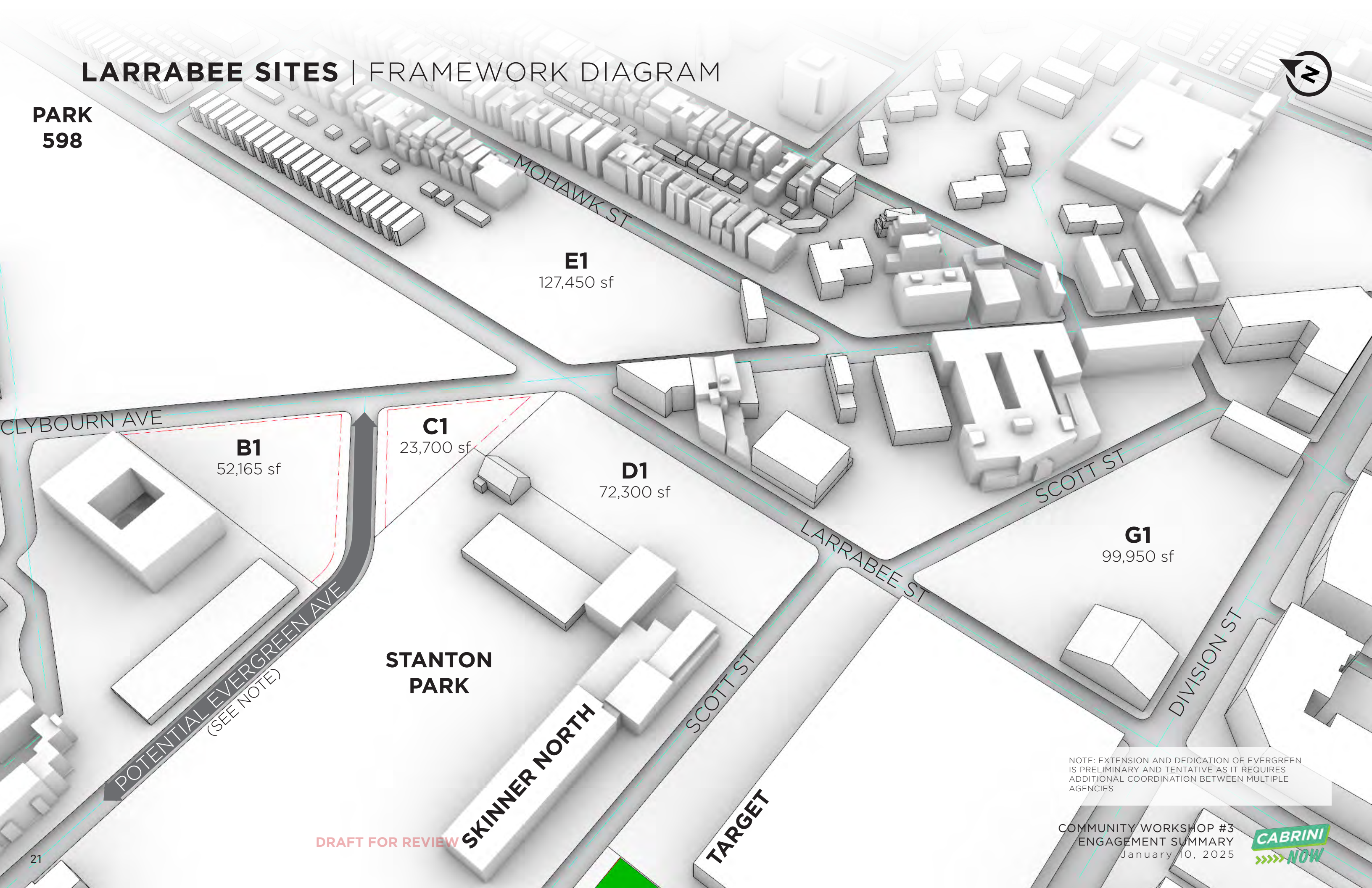
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COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025

CABRINI
NOW

LARRABEE SITES | FRAMEWORK DIAGRAM

PARK
598



E1
127,450 sf

B1
52,165 sf

C1
23,700 sf

D1
72,300 sf

G1
99,950 sf

STANTON
PARK

SKINNER NORTH

TARGET

NOTE: EXTENSION AND DEDICATION OF EVERGREEN
IS PRELIMINARY AND TENTATIVE AS IT REQUIRES
ADDITIONAL COORDINATION BETWEEN MULTIPLE
AGENCIES

DRAFT FOR REVIEW

COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025



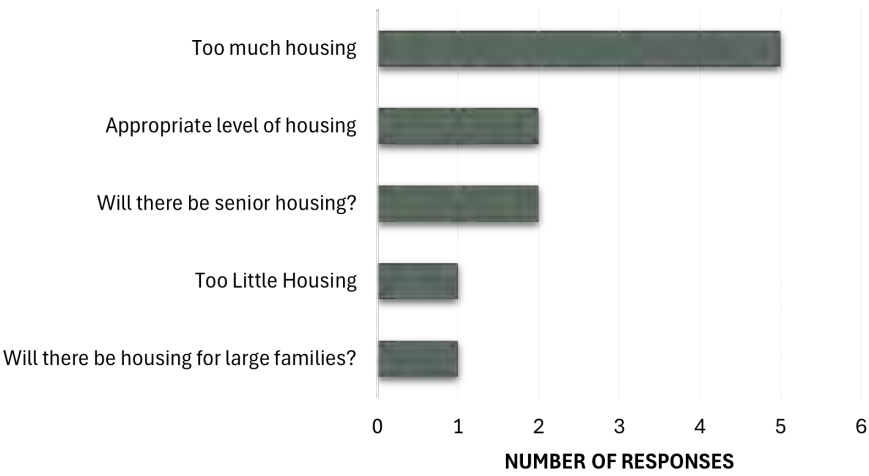
LARRABEE SITES

Community members provided feedback on the proposed development framework in the Larrabee subarea, inclusive of sites north of Scott Street along the Larrabee Street corridor.*

HOUSING

A number of participants provided feedback on the appropriate amount of housing in this subarea, with the largest percentage indicating their belief that what is proposed is more than is appropriate. Several respondents believe the scale of new housing in the area should match that of existing residences.

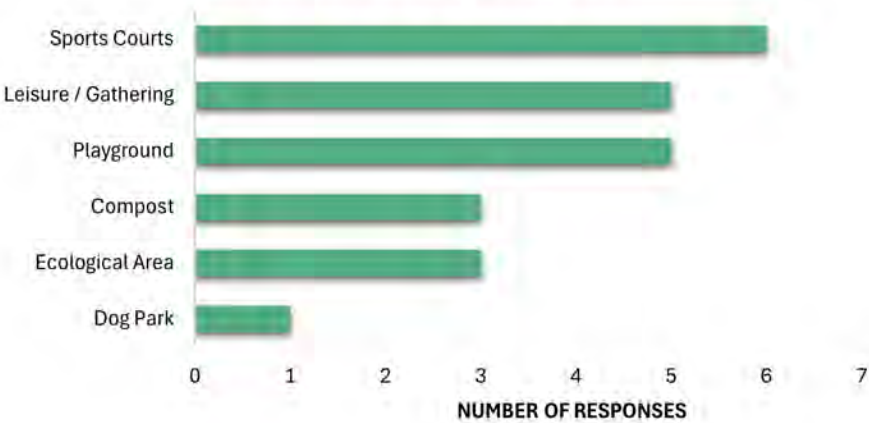
Appropriate Amount of Housing



OPEN SPACE

Community members conveyed that the best uses of open space in the Larrabee subarea are for sports courts, leisure or gathering, and playgrounds.

Best Use of Open Space



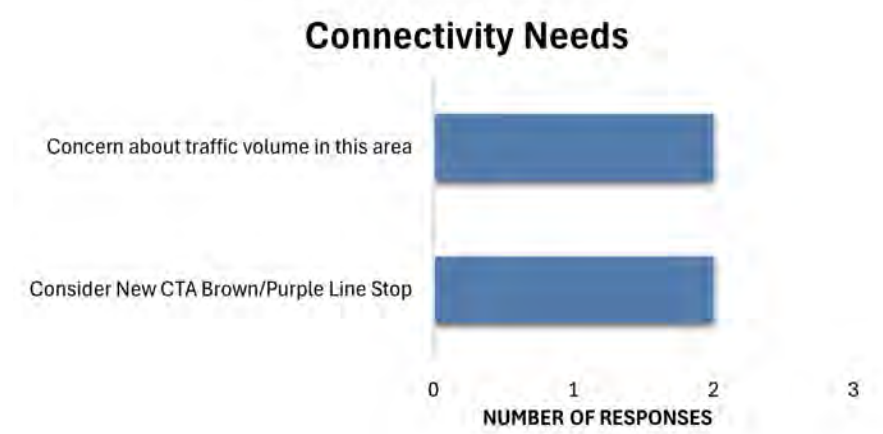
*NOTE: While “Site G” was included with the “Larrabee Sites” group in the event presentation, community members mostly gave input on “Site G” at the “Division Sites” input board. So, for this document we have included “Site G” feedback among the “Division Sites”.



LARRABEE SITES

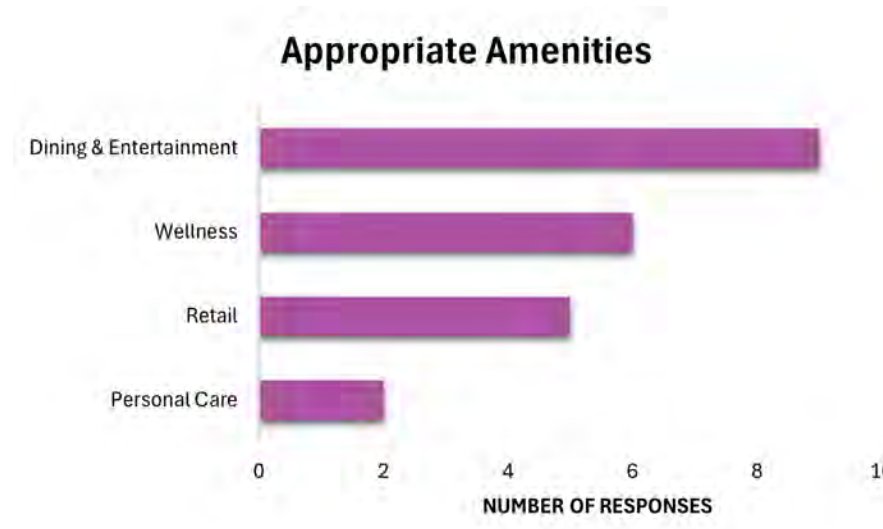
CONNECTIVITY

The project team asked community members to assess if the proposed modifications to the mobility network address what is needed in the area. The team received a few responses indicating the desire for a new Division “L” Station and concern over traffic impacts.



AMENITIES

Respondents indicated that the most appropriate amenities for development in this subarea are dining and entertainment venues, followed by wellness amenities and retail.



ADDITIONAL FEEDBACK

A couple residents noted that the organization of housing is a positive aspect of the Larrabee subarea framework. Perceived drawbacks noted were that the planning could be more clearly collaborative, the urban farm in the area needs a better location, and that there are needs for more retail and CHA resident job opportunities in the area.



OPEN SPACE

Noble Academy
using park /
facilities for
football, soccer
skinner classical
for soccer.
Putting more
people to that

East of St.
to have a
field that
is perfect
for that.
(Adult)

in the area.
Maybe a dog park.

Think blogger
with unique
facilities like
roller hockey,
pickle ball,
beach volleyball

Make
RAY fields
(sunny, open)

Class
footpark
CITY

Keep the
Garden
space of children

Fields for
kids to play
in (ball field
regular open)

Soccer field/
Football field
needed for
kids/schools

maintain
farm
as a
community resource
C. needs a
sunny location

For youth

Need tennis
courts. It's
one of the only
out door sports
most accessible
to women and
there are none in
neighbourhood

Keep City Farm
and consider
larger location

Community
Compost
operation
integrated to
create compost
to grow

COMMUNITY
ROOM
for Bird

Keep
Community
Garden

food
farm
Jobs in
Cabrin
integrated
Solar!!

FIND SPACE
FOR CITY
FARM THAT
HAS SUN & WATER
ACCESS IF
RELOCATED

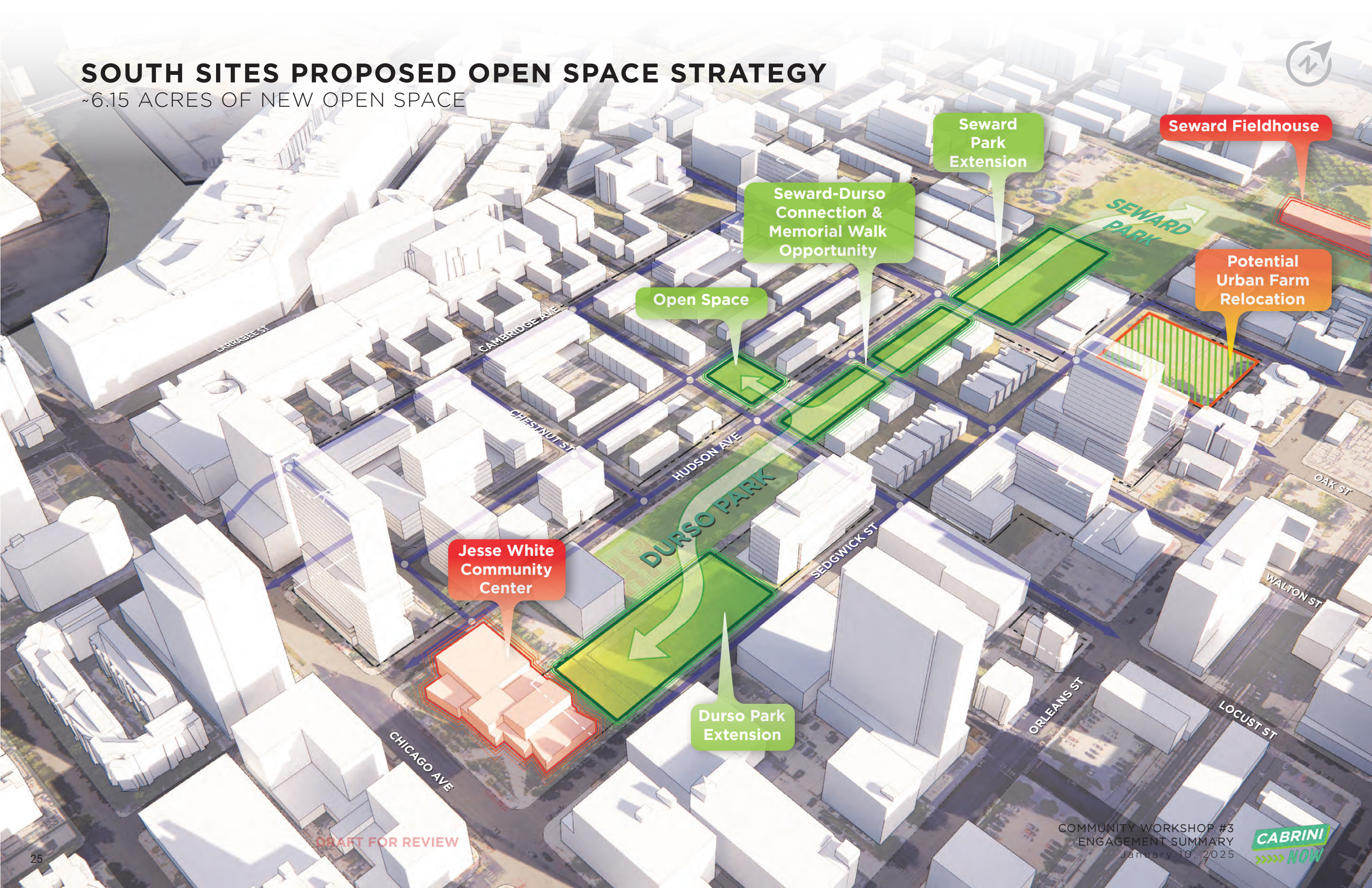
LEISURE / GATHERING

SP

ECOLOGIC

SOUTH SITES PROPOSED OPEN SPACE STRATEGY

~6.15 ACRES OF NEW OPEN SPACE



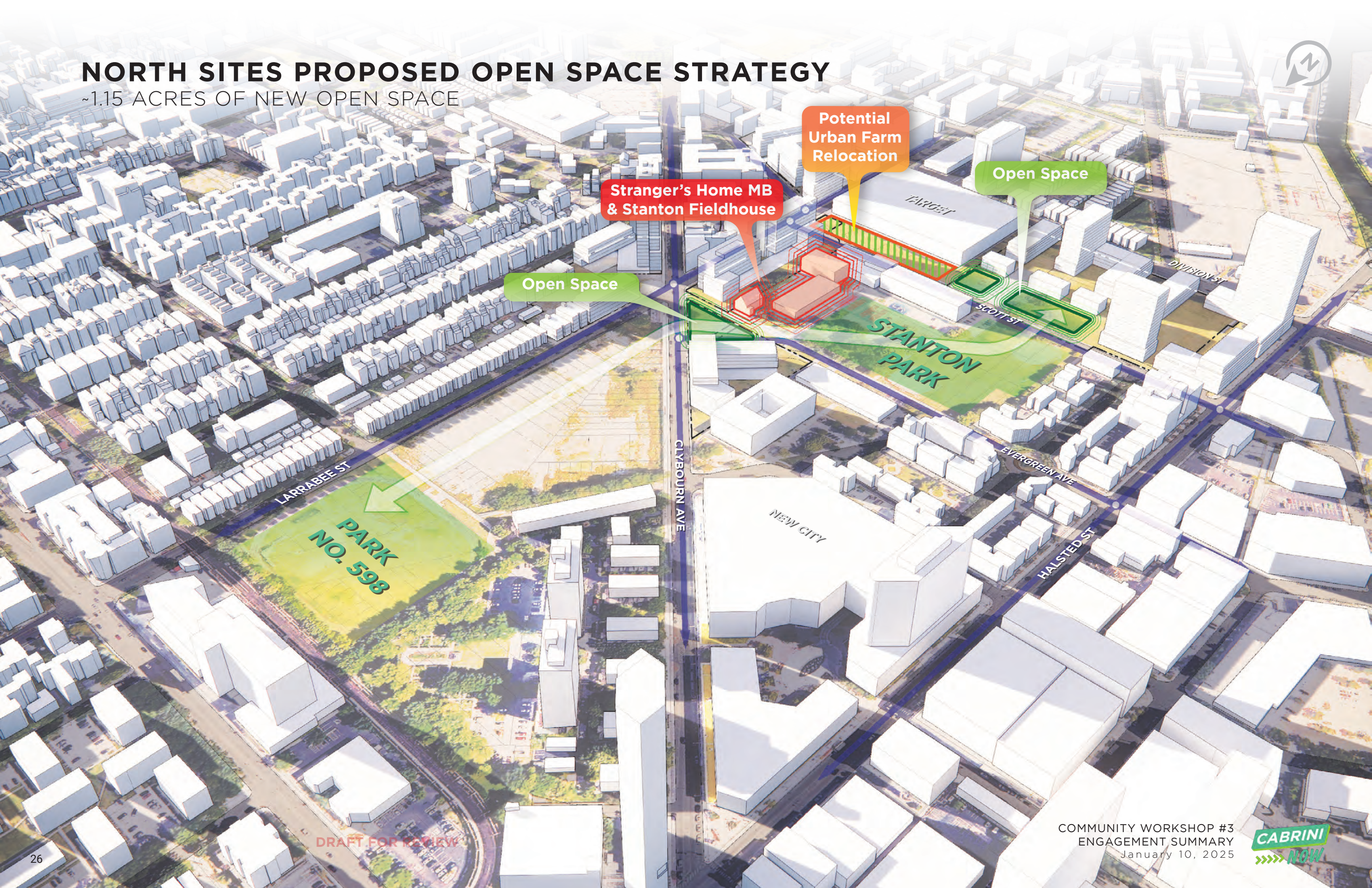
DRAFT FOR REVIEW

COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025



NORTH SITES PROPOSED OPEN SPACE STRATEGY

~1.15 ACRES OF NEW OPEN SPACE



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COMMUNITY WORKSHOP #3
ENGAGEMENT SUMMARY
January 10, 2025

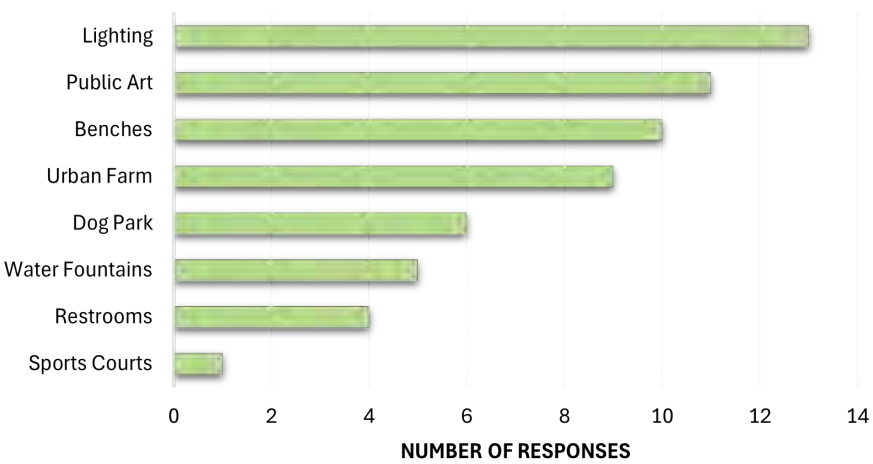


OPEN SPACE AND MOBILITY

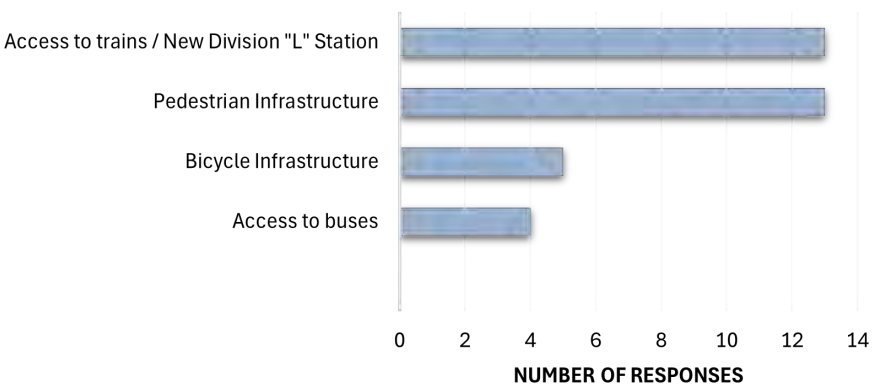
Attendees expressed passionate opinions about open space and urban farms and mobility options in the community.

- Generally, participants were excited and supportive of the potential connection between Seward and Durso Parks, and strongly feel that urban farms should remain fixtures in the community going forward. There was general concern that the proposed location of an urban farm north of Division Street will not be adequate.
- Attendees were also asked to note the most desirable amenities in neighborhood open spaces, with lighting, art, and seating garnering the most support.
- In the area of mobility, community members expressed a strong desire for improved or maintained access to trains, with a key request for a new Brown and Purple Line “L” station at Division Street. There was also strong support for ensuring the pedestrian-friendliness of new housing developed as part of the plan.

Desired Open Space Amenities



Mobility Options

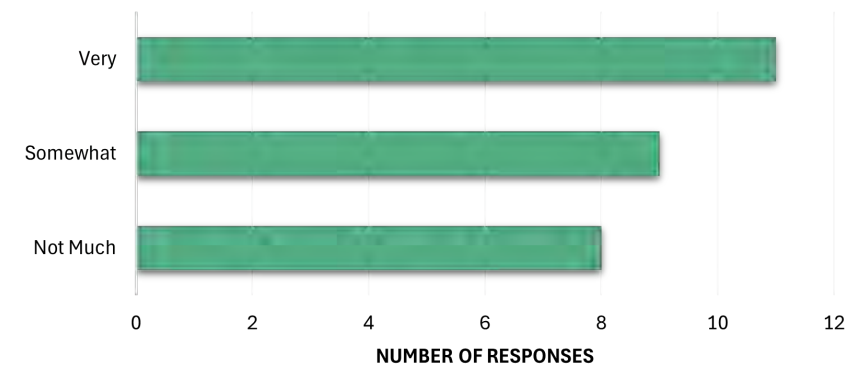


SUPPORT FOR THE OVERALL FRAMEWORK PLAN DIRECTION

Community members were asked to indicate their level of support for the overall framework plan, inclusive of all four subareas and the broad ideas for improving connectivity, mobility, and open space.

- Of the participants who responded, over 70% indicated that they are at least somewhat supportive of the overall direction of the Cabrini Now framework. Those who expressed support were enthusiastic about the retail and green spaces, the collaborative process, and CHA's openness to feedback.
- More detailed comments were given by respondents who did not support the plan. The eight respondents who indicated "not much" support for the plan primarily shared concerns over existing property management, safety and security, and the number of units.

Are You Supportive of the Plan?





THANK YOU!

EXIT

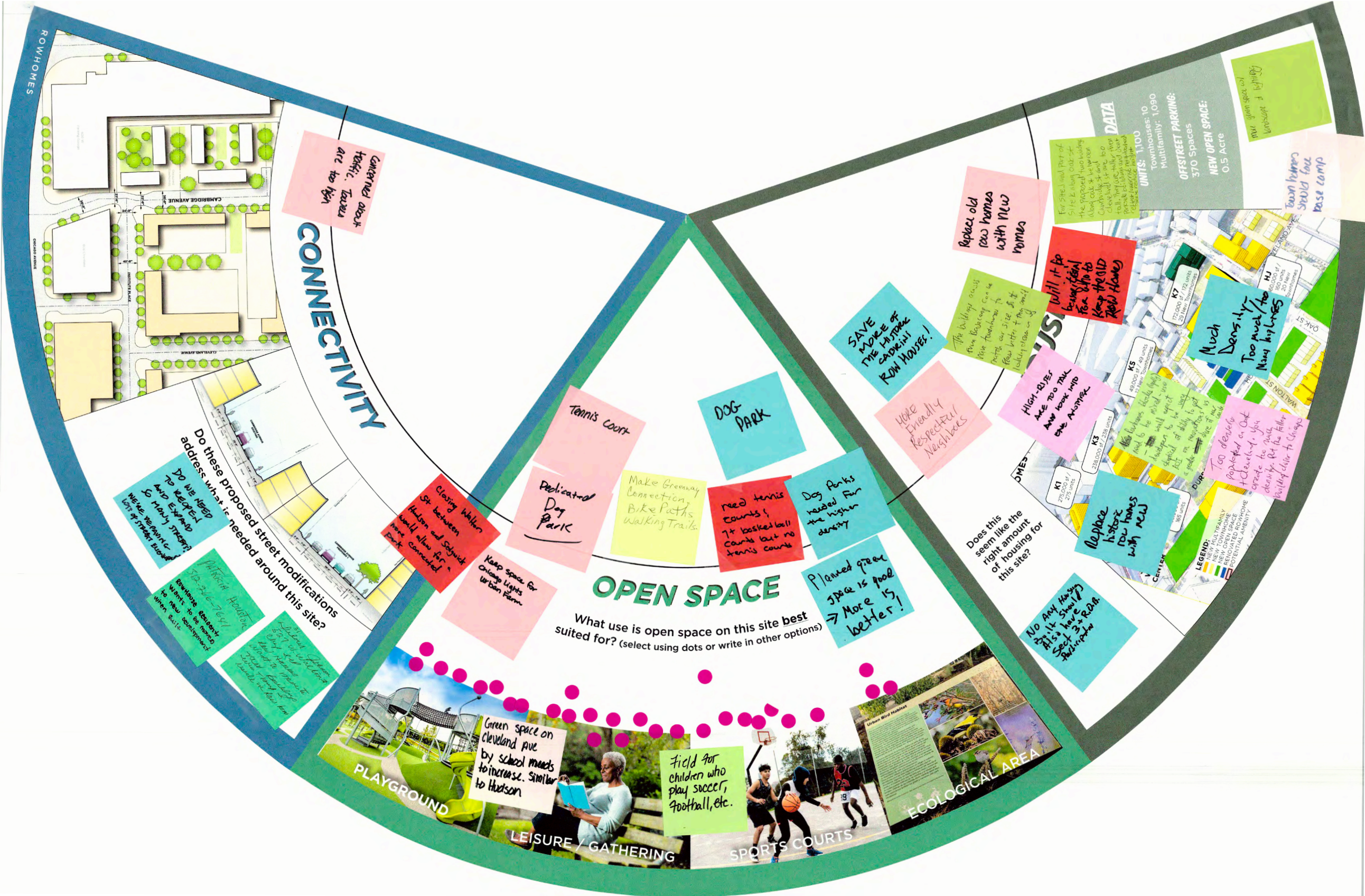
QUEST

OL
EG

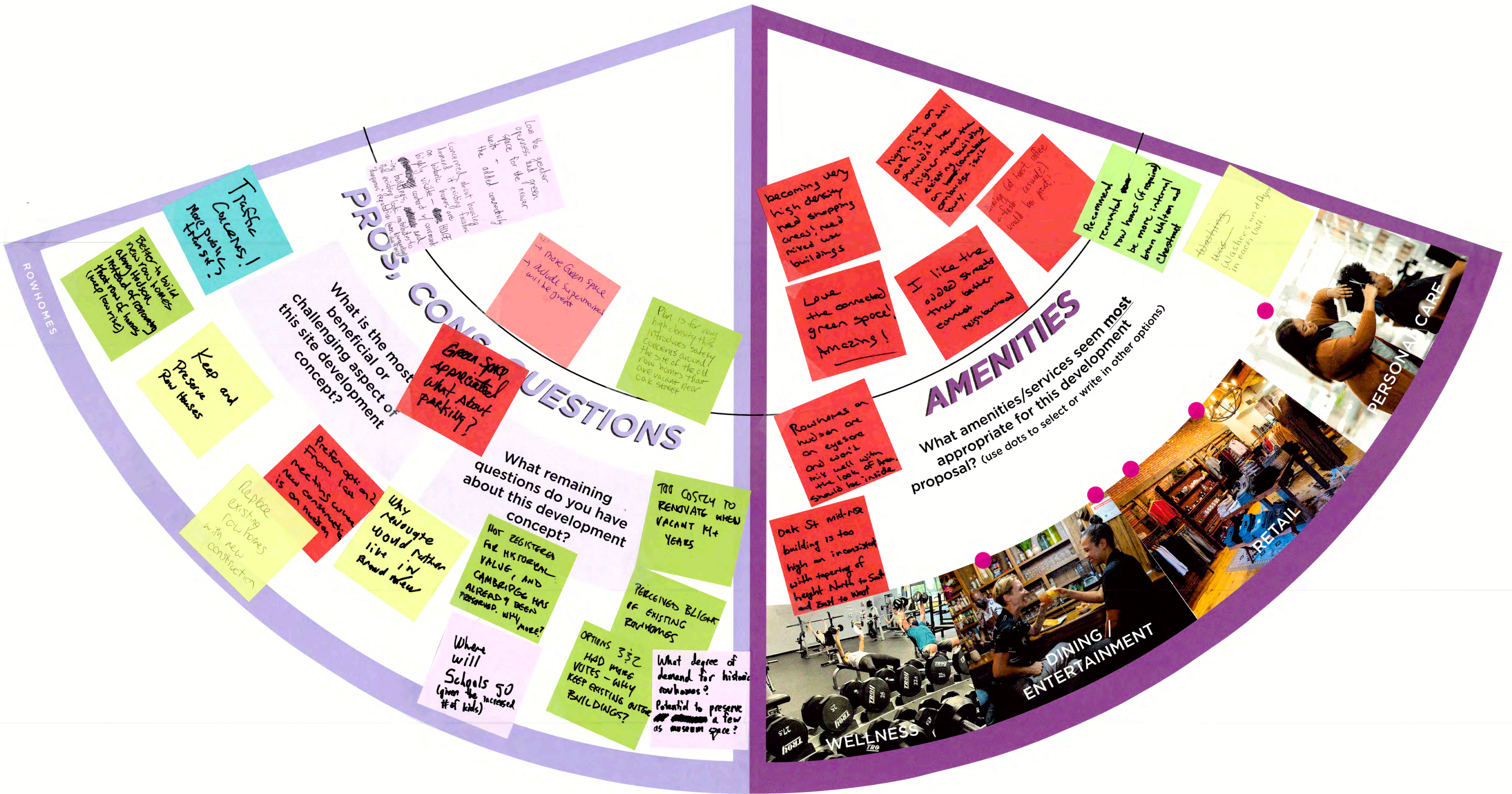
Chicago

DRAFT FOR REVIEW

APPENDIX OF ENGAGEMENT MATERIALS: ROWHOMES SITES



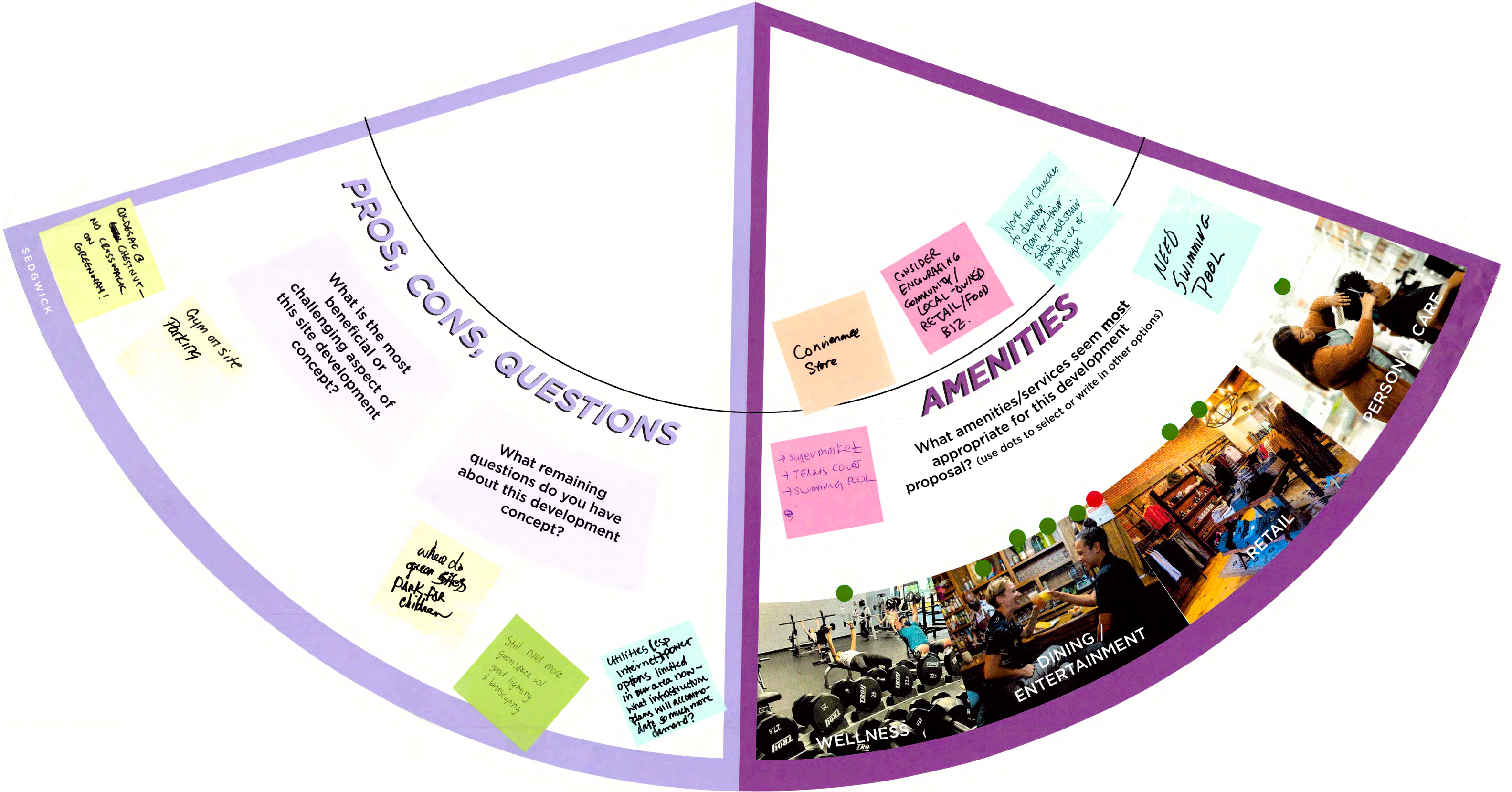
APPENDIX OF ENGAGEMENT MATERIALS: ROWHOMES SITES



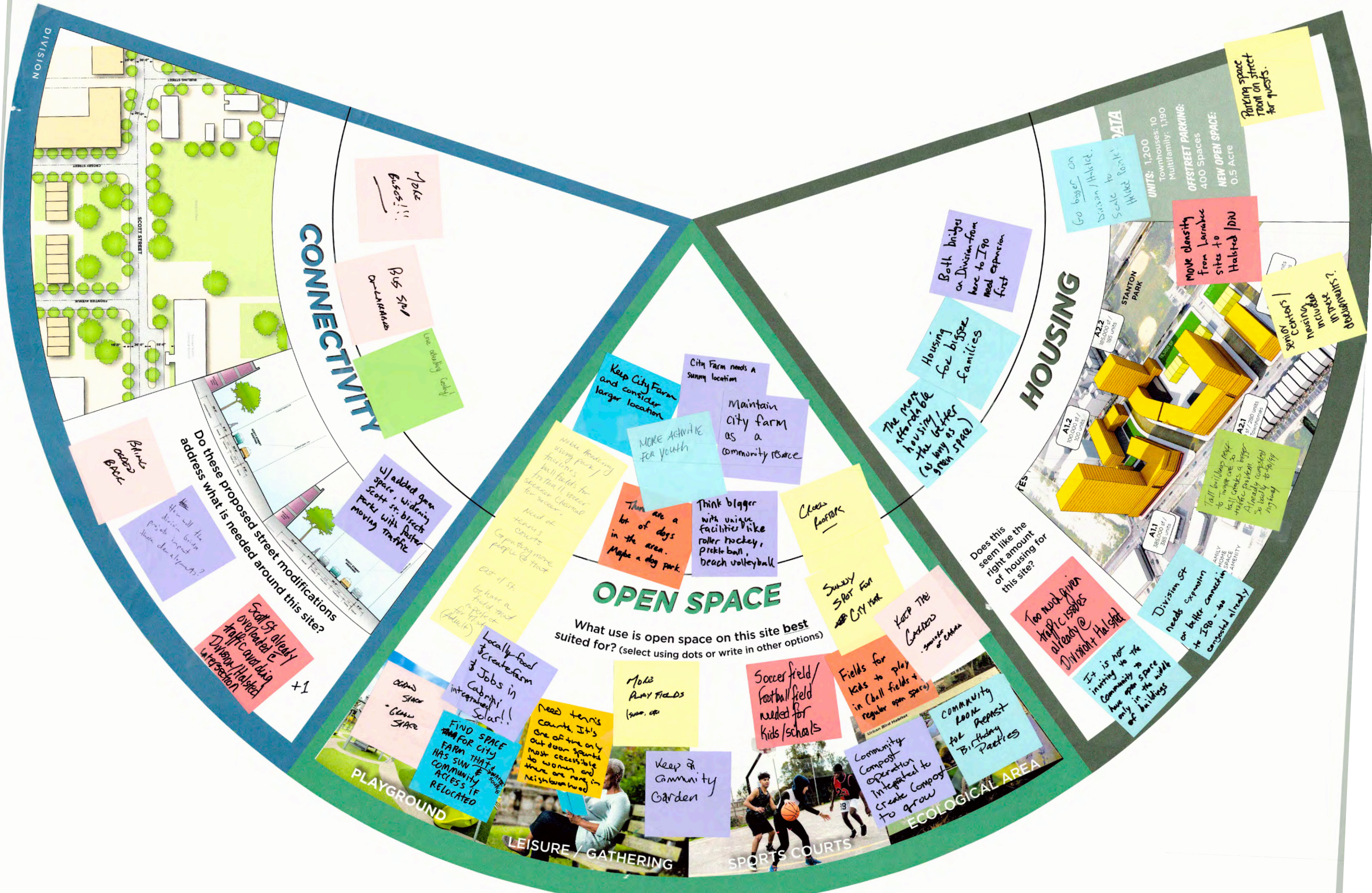
APPENDIX OF ENGAGEMENT MATERIALS: SEDGWICK SITES



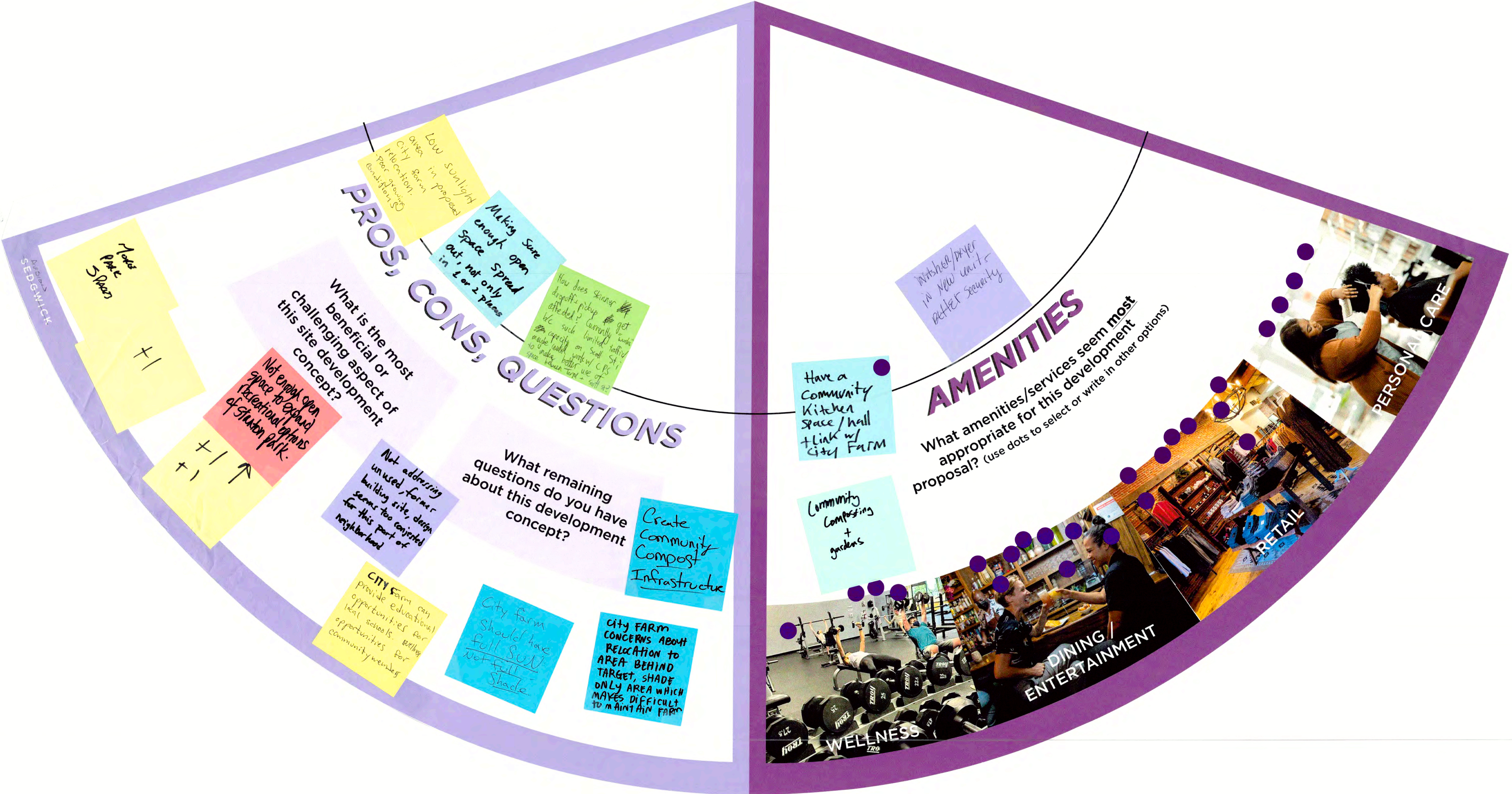
APPENDIX OF ENGAGEMENT MATERIALS: SEDGWICK SITES



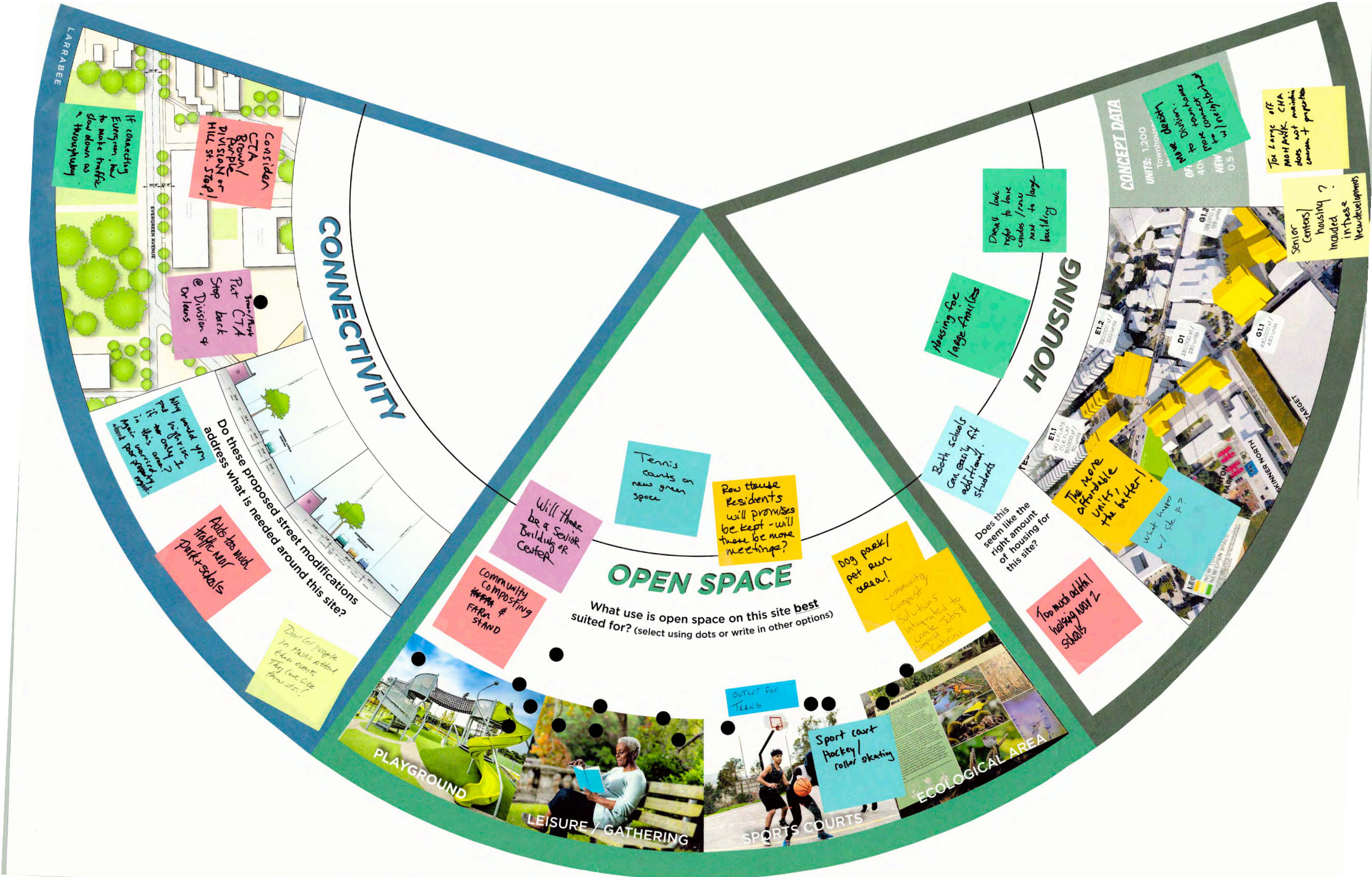
APPENDIX OF ENGAGEMENT MATERIALS: DIVISION SITES



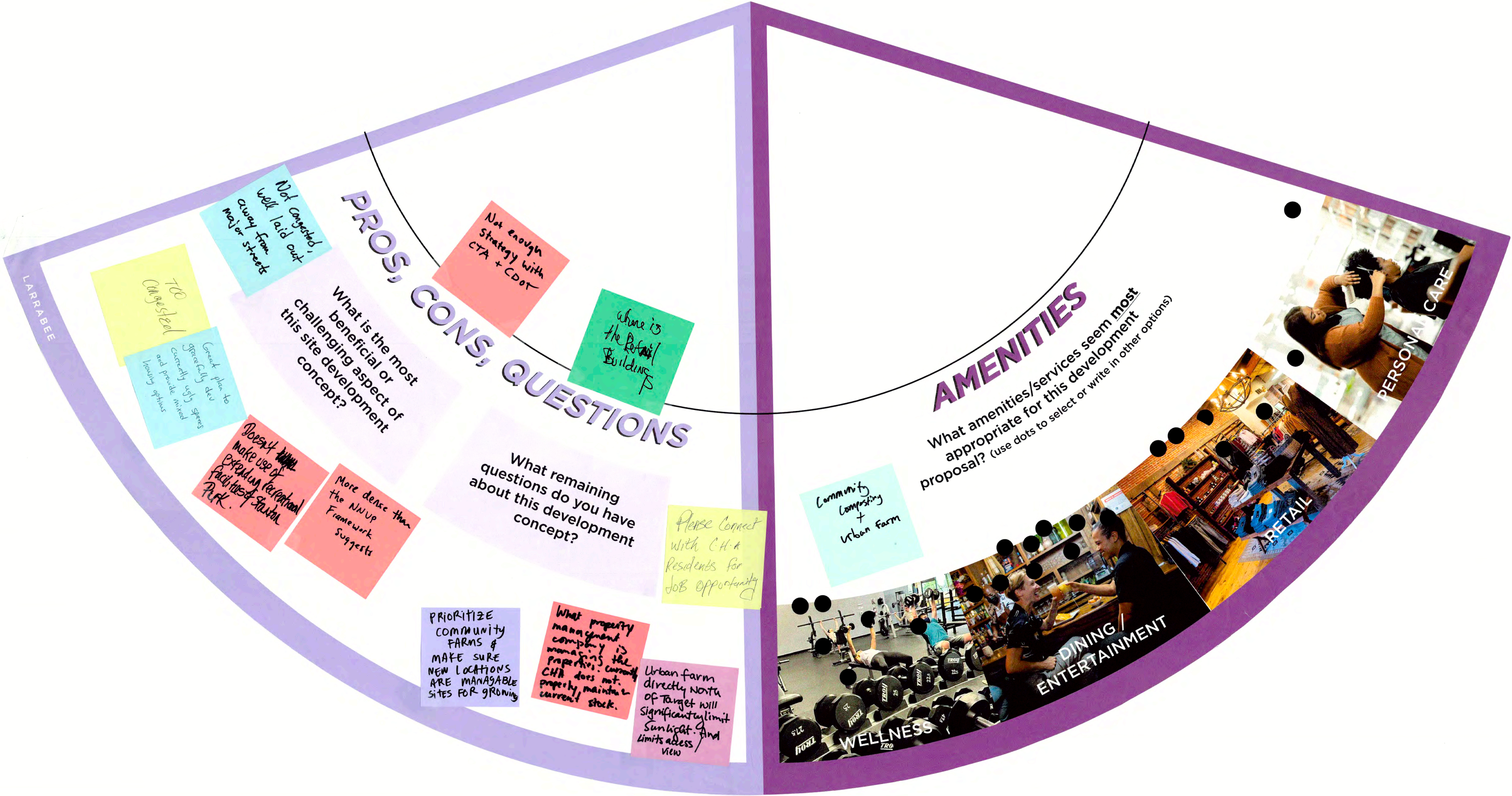
APPENDIX OF ENGAGEMENT MATERIALS: DIVISION SITES



APPENDIX OF ENGAGEMENT MATERIALS: LARRABEE SITES



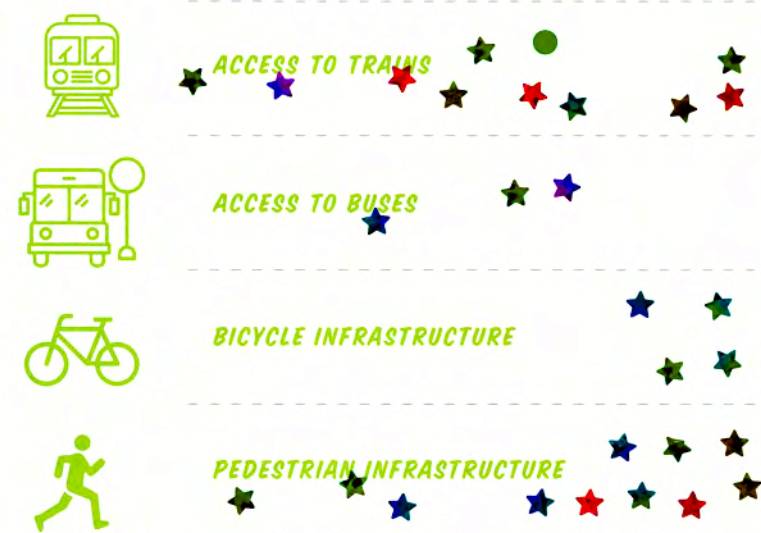
APPENDIX OF ENGAGEMENT MATERIALS: LARRABEE SITES



APPENDIX OF ENGAGEMENT MATERIALS: CONNECTIVITY

CONNECTIVITY

What types of **mobility options** would you like to see in the new development? Choose your top two.



PLACE STICKERS WHERE RELEVANT TO THE LEFT AND JOT DOWN ANY ADDITIONAL THOUGHTS OR IDEAS HERE



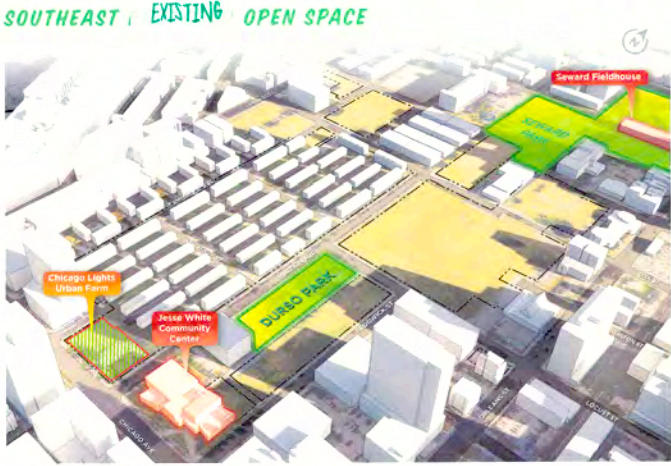
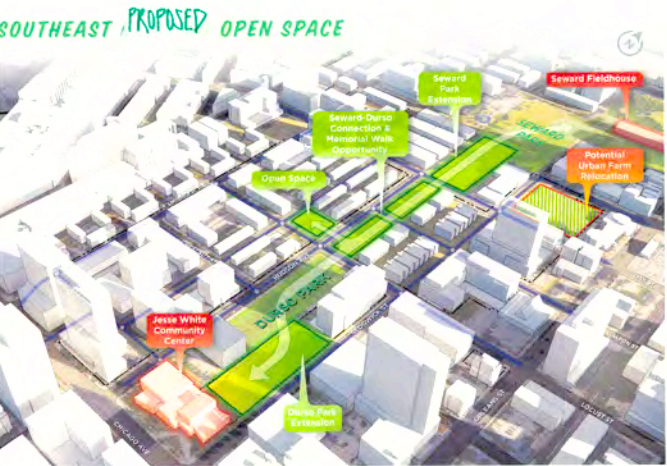
How can we make sure **new transit options in Cabrini** are **accessible to everyone**, including **people with disabilities** and **seniors**?



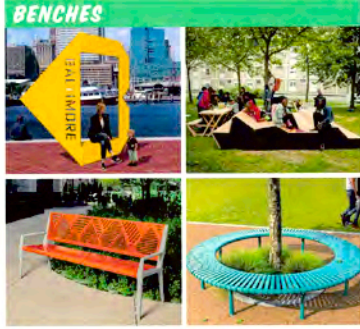
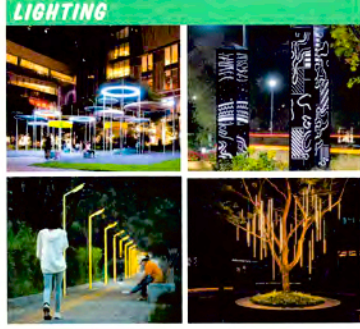
APPENDIX OF ENGAGEMENT MATERIALS: OPEN SPACE

OPEN SPACE

What are your thoughts on the proposed relocations of the urban farms?



What kind of amenities would you like to see in the open spaces? Choose your top three.



JOT DOWN YOUR THOUGHTS & QUESTIONS

Per Rec Area

Proposed Relocation of City Farm is in Full Shade & much smaller. we would love full Sun!

Creating Accessibility for our Organic Matter Matters! It can create Sustainable Jobs here in Cabrini.

Dog Park

Create Composting Program to create jobs for the community to channel to URBAN Farm. Jobs & education for Youth.

Solar integrated into URBAN farms.

Don't uproot Urban farms for gentrification! #KeepCabriniGreen

Not enough light for growing on proposed City Farm relocation

Expansion of Union Missionary Baptist Church 940 N. Orleans

Long term leases for Urban farms. We all gotta eat! #KeepCabriniGreen

More open space near Skinner

Preserve City Farm as a community garden space, an educational resource for the surrounding schools & for food production jobs!

request meeting 940 N. Orleans

Separate pt area from Cabrini



OTHER AMENITIES?

LEAVE A COMMENT!

Parks !! (also for dogs)

Dog Parks

Dog park w/ real grass

Tennis courts

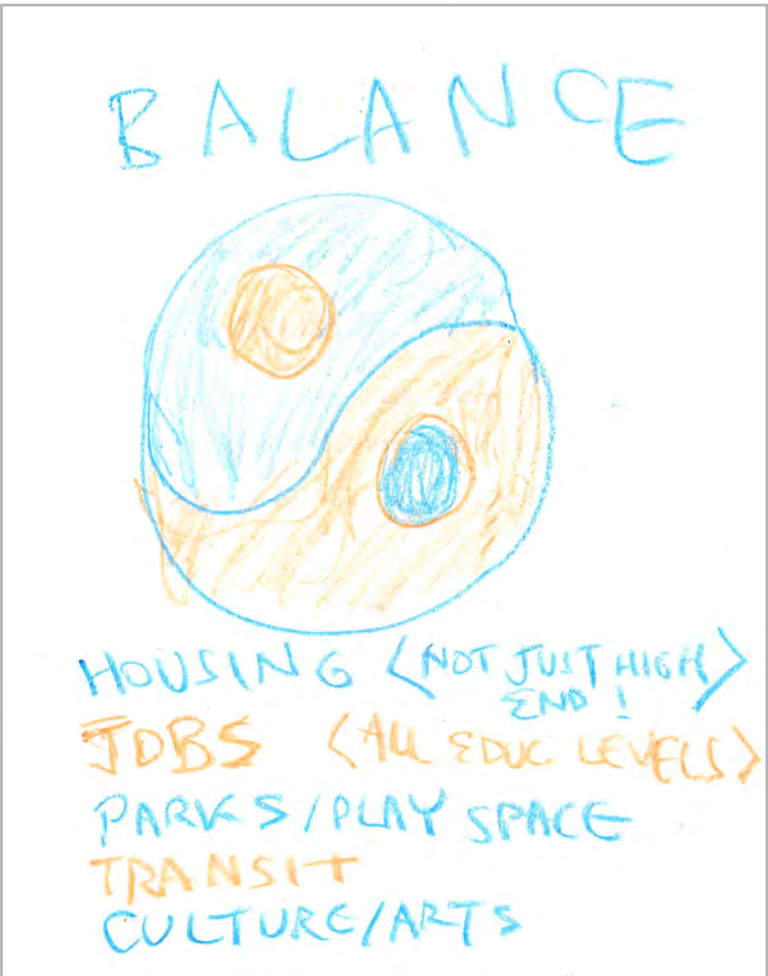
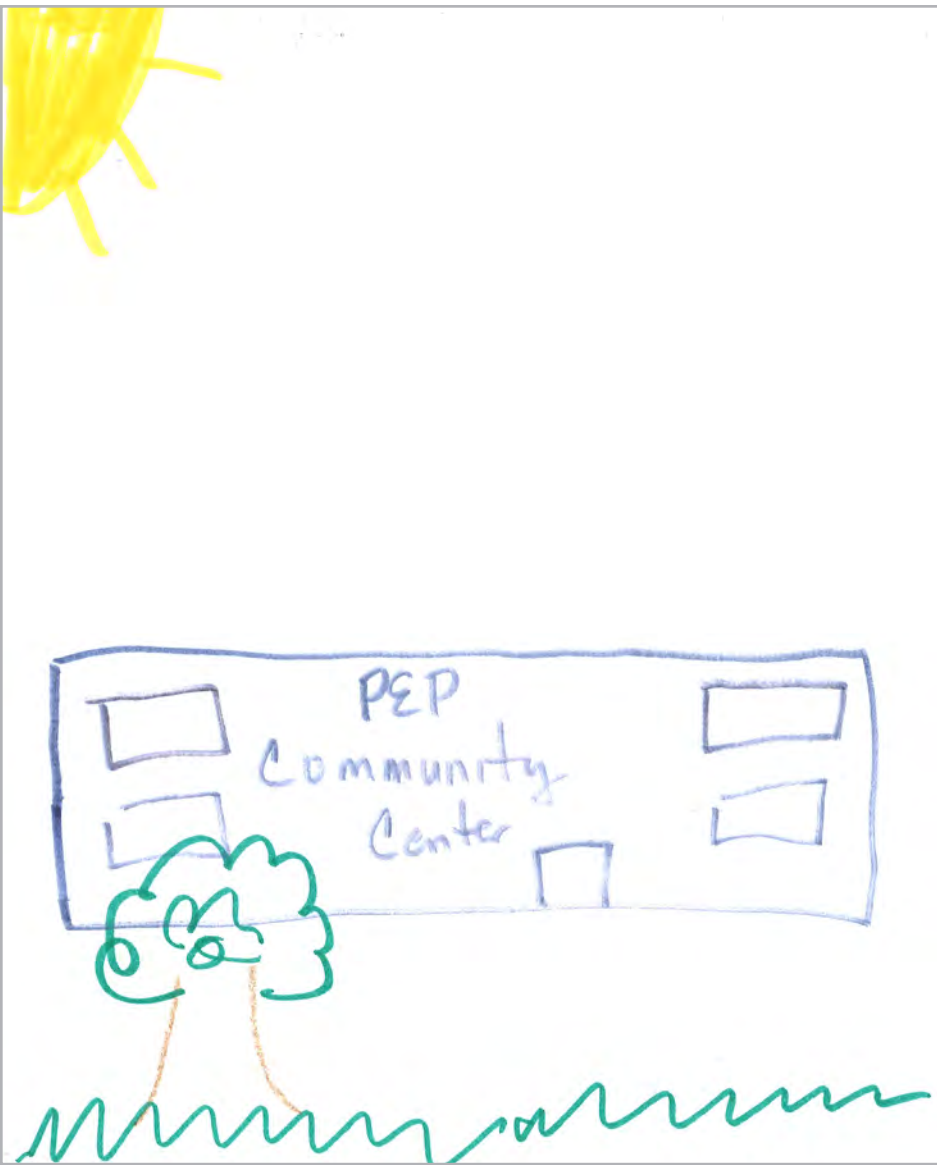
Renovate/ Increase Access to Seward + Stanton Parks!

We need space for dog parks w/ enough room for them to run. preferably natural grass.

IF FARMS BEING RELOCATED, encourage & discuss with CURRENT FARMERS ABOUT WHICH OTHER AREAS HAVE SUFFICIENT SUN TO GROW, ESPECIALLY WITH NEW TALL DEVELOPMENT

DRAWING TABLE EXERCISE

Meeting participants were asked to depict their ideal outcome for the Cabrini community in drawing form. We received 9 responses, including those pictured on this page.



APPENDIX OF ENGAGEMENT MATERIALS: OVERALL DIRECTION

DIRECTION

How supportive are you regarding the overall direction of the plan and its scenarios, as presented today?

INSTRUCTIONS: PLACE ONE STICKER NEXT TO THE CATEGORY WHICH MOST ACCURATELY CAPTURES YOUR RESPONSE.

VERY:

I am excited about the future of Cabrini and how this plan and its development scenarios can get us there.

SOMEWHAT:

Overall, I am in favor of what is proposed but still have some questions/concerns.

NOT MUCH:

I still have a number of questions and concerns that have not been addressed.

