

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.



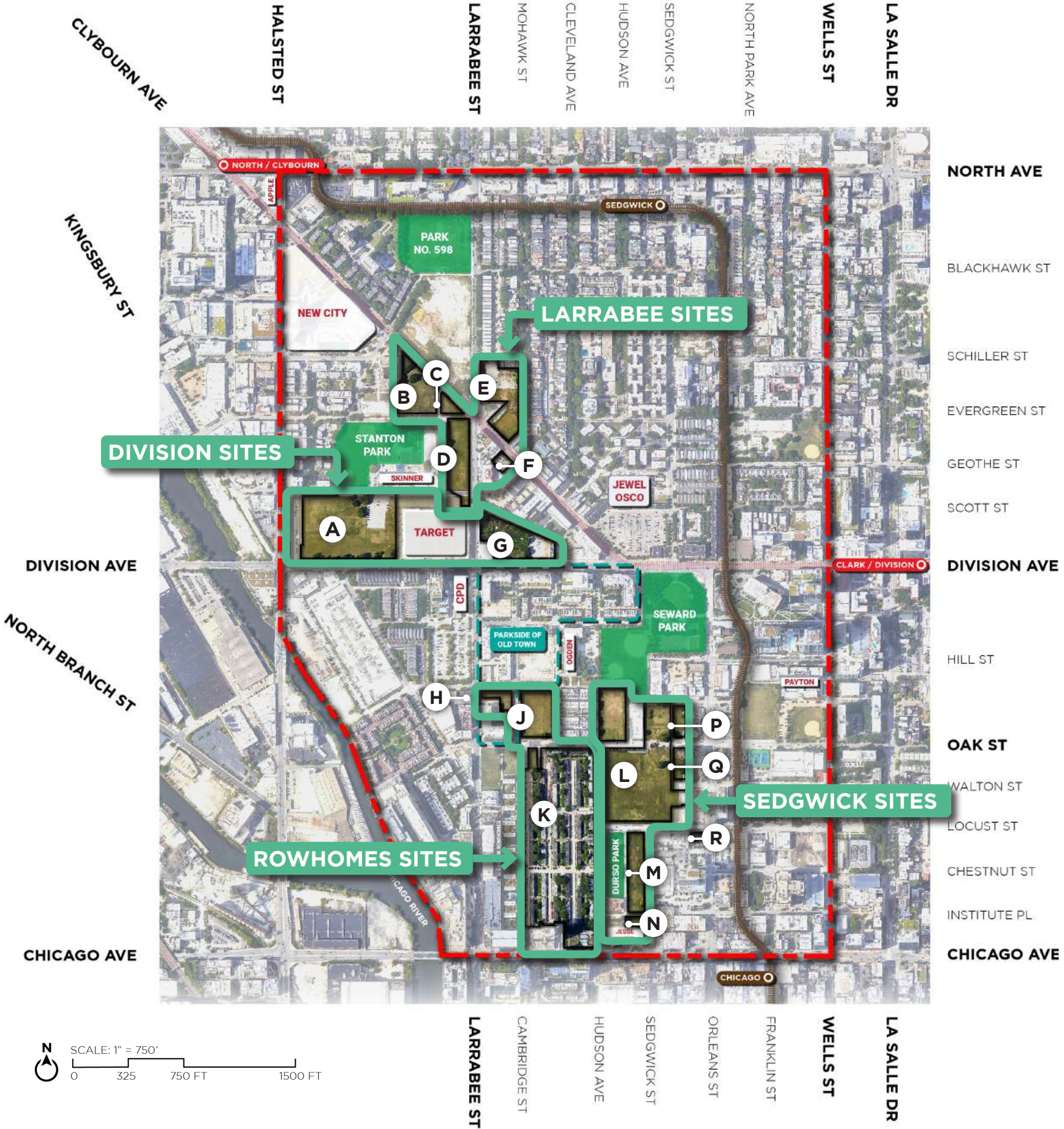
AREA OF INTEREST (AOI) & FOCUS SITES

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)

F




Old Town Village West (2003-05)

F




Parkside of Old Town (2008-21)

G




Clybourn 1200 (2017)

G




Old Town Square (2000)

H




The Larrabee (2006)

I



River Village Pointe (2007)


J



Cabrini Rowhouse Renovation (2010)


IN DEVELOPMENT

J



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?

VERY:

I am excited about the future of the city and how the plan and its scenarios will get us there.

SOMEWHAT:

I am somewhat excited about the future of the city and how the plan and its scenarios will get us there.

NOT MUCH:

I am not excited about the future of the city and how the plan and its scenarios will get us there.

OPEN SPACE

What are your thoughts on the proposed amount of open space in the city?

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

CONNECTIVITY

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

DRAFT FOR REVIEW

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

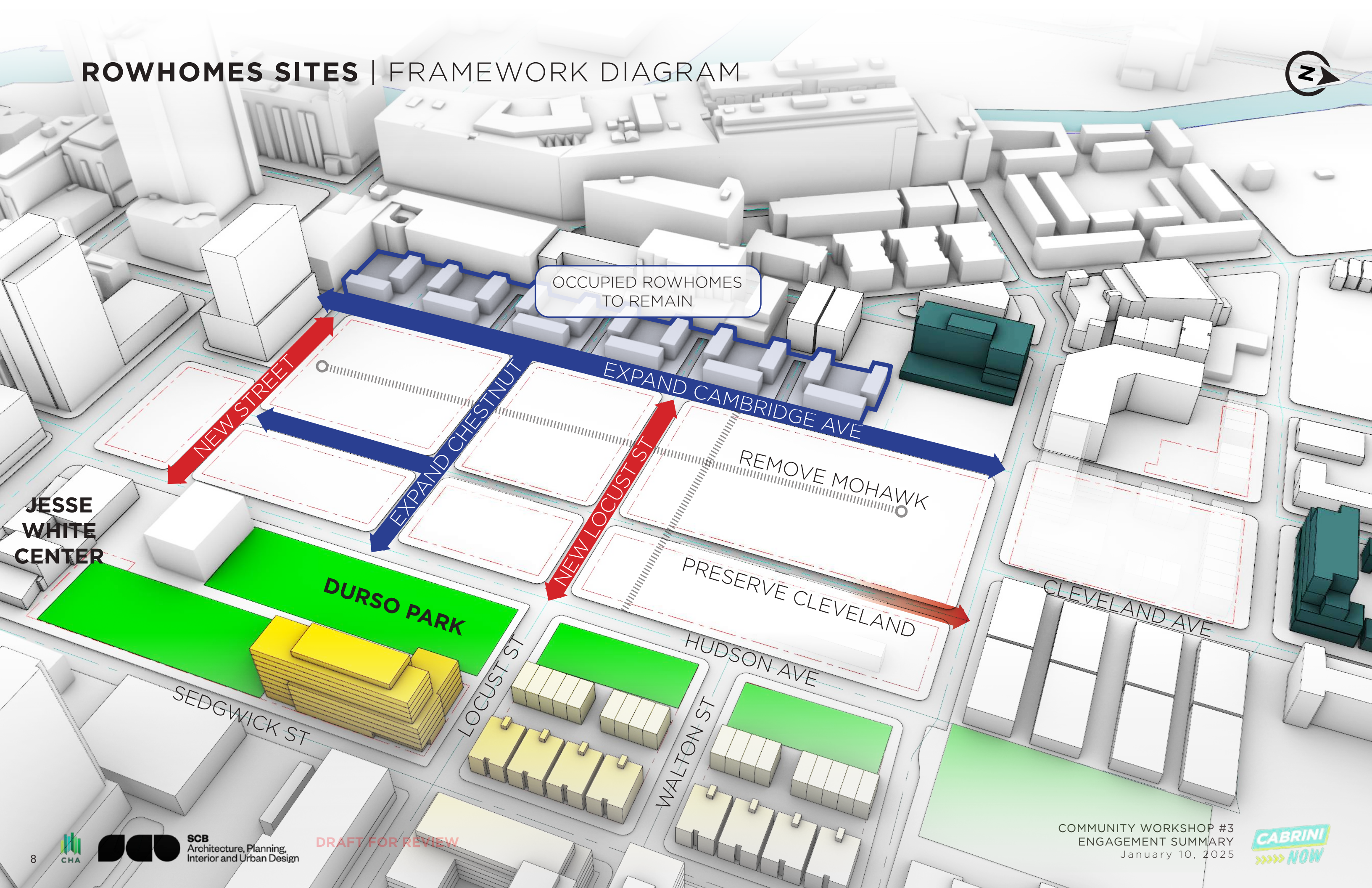
SEWARD
PARK

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ROWHOMES SITES | FRAMEWORK DIAGRAM



JESSE
WHITE
CENTER

DURSO PARK

OCCUPIED ROWHOMES
TO REMAIN

REMOVE MOHAWK

PRESERVE CLEVELAND

CLEVELAND AVE

HUDSON AVE

SEDGWICK ST

LOCUST ST

WALTON ST

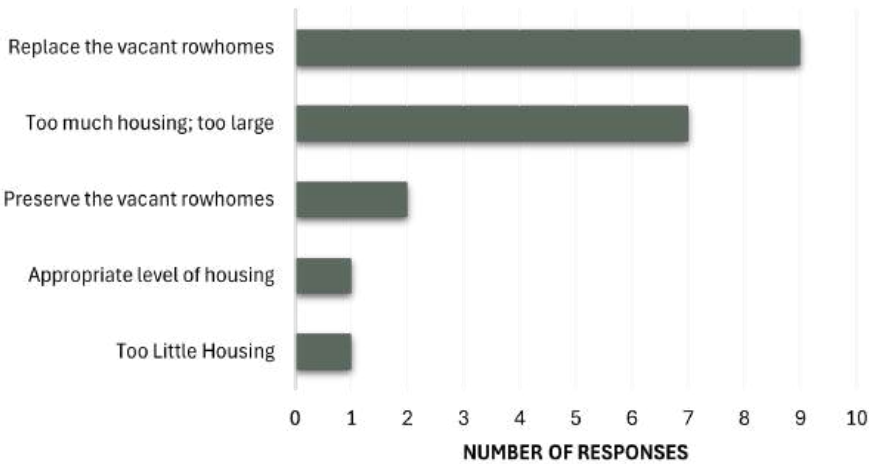
ROWHOMES SITES

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.

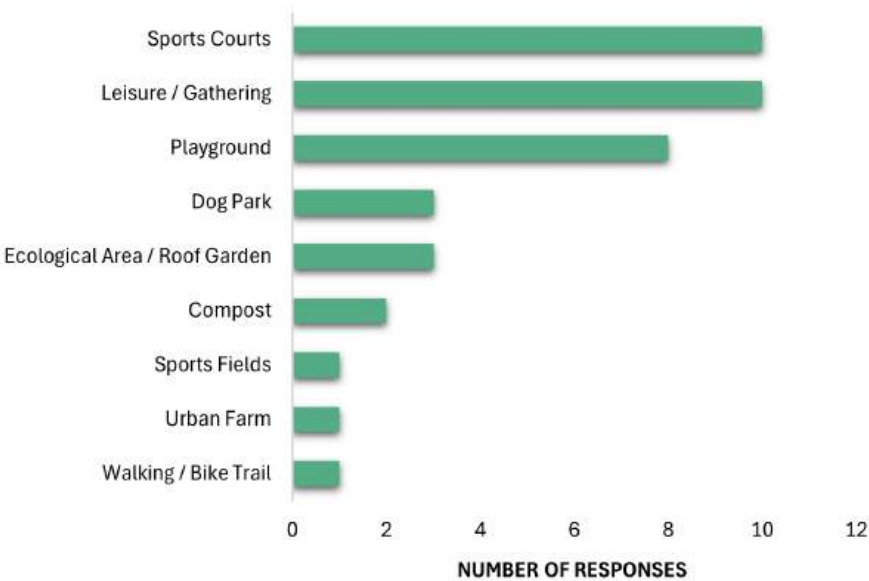
Appropriate Amount of Housing



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

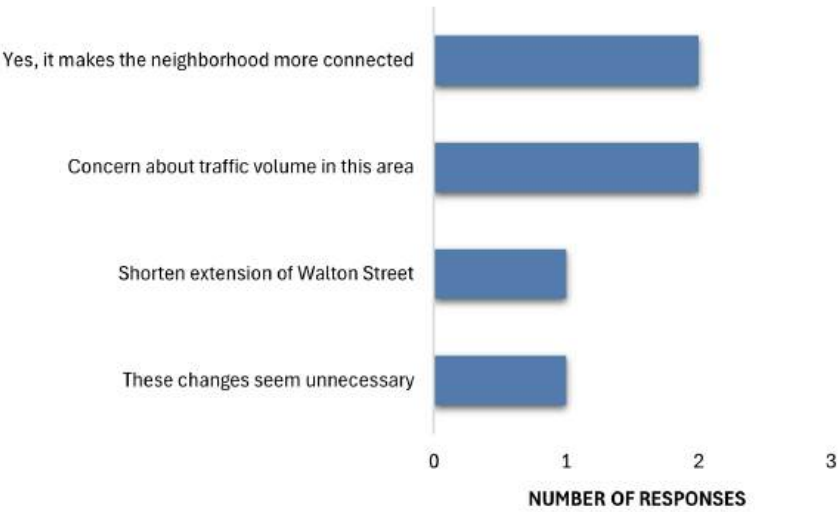


ROWHOMES SITES

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.

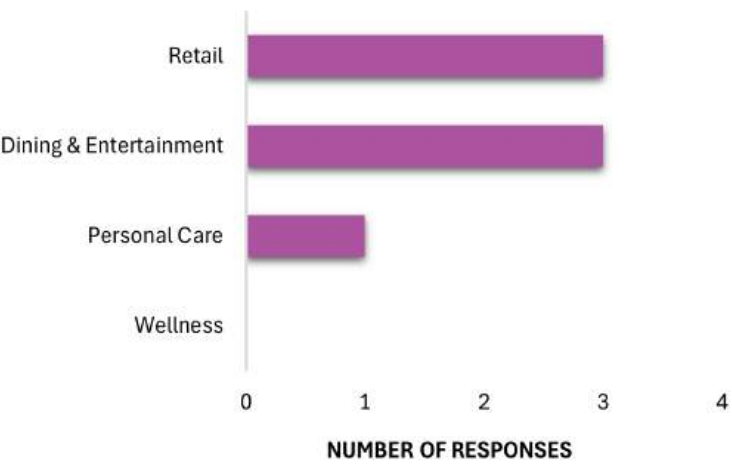
Connectivity Needs



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.

Appropriate Amenities



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



LEGEND:

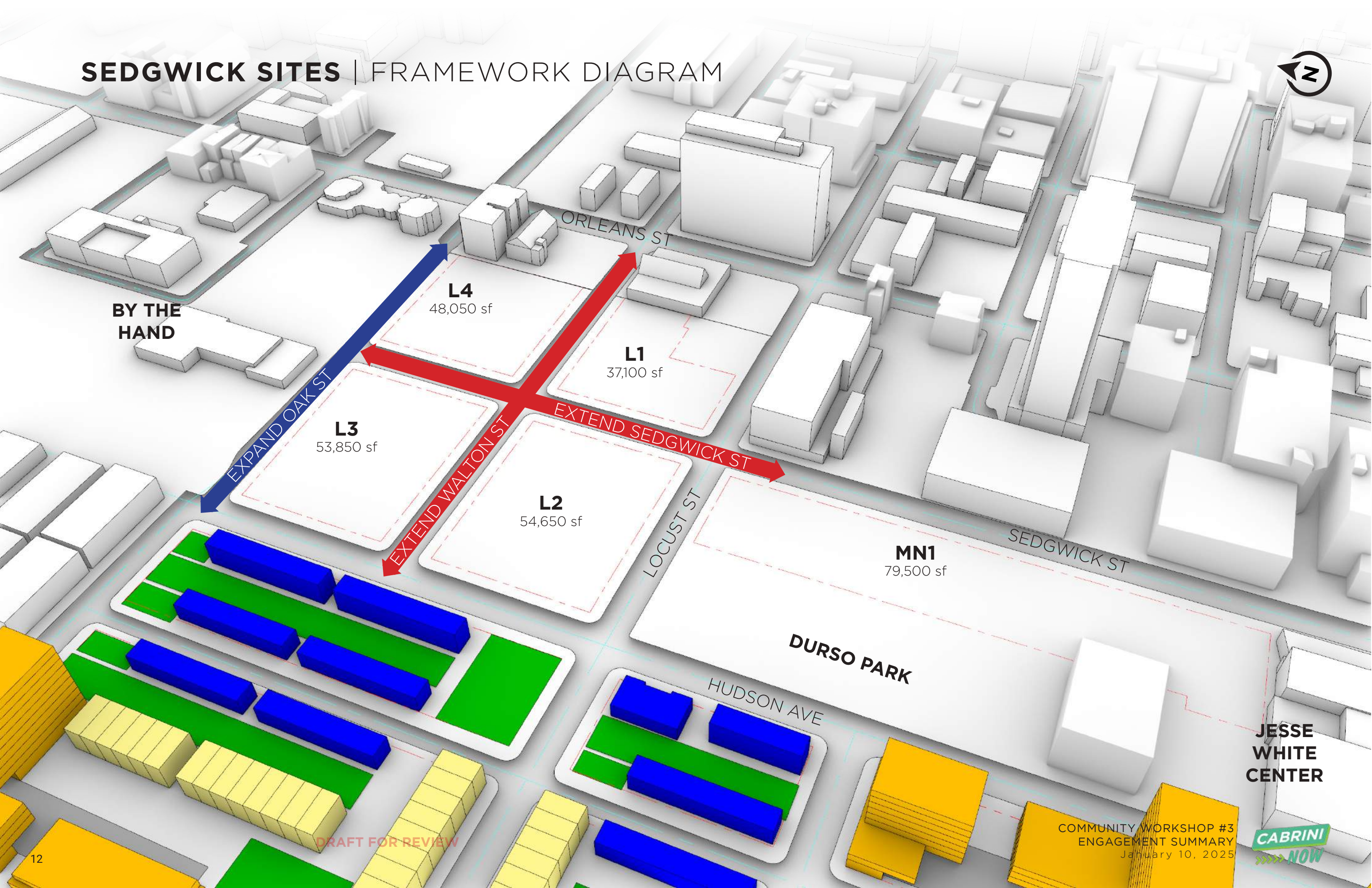
- NEW MULTIFAMILY
- NEW TOWNHOME
- NEW OPEN SPACE
- POTEN
- RENOVATED ROWHOME

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SEDGWICK SITES | FRAMEWORK DIAGRAM



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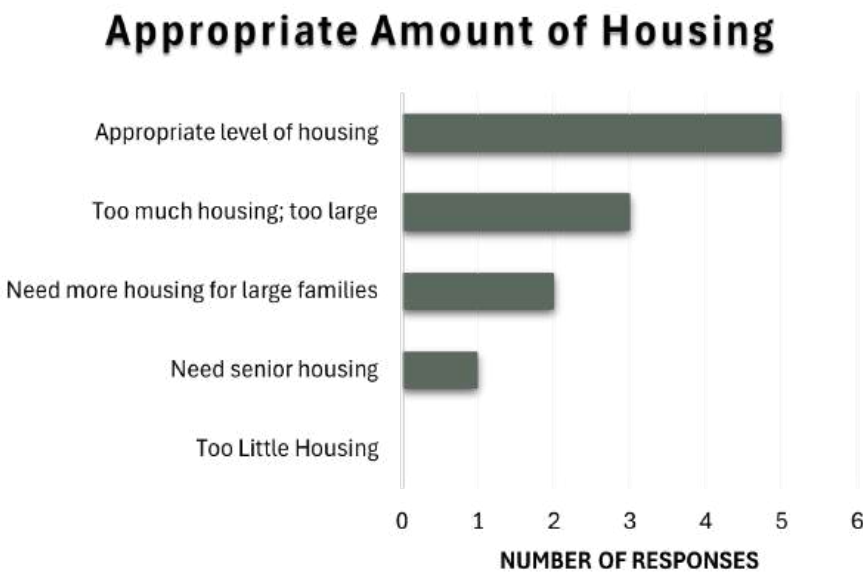


SEDGWICK SITES

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.

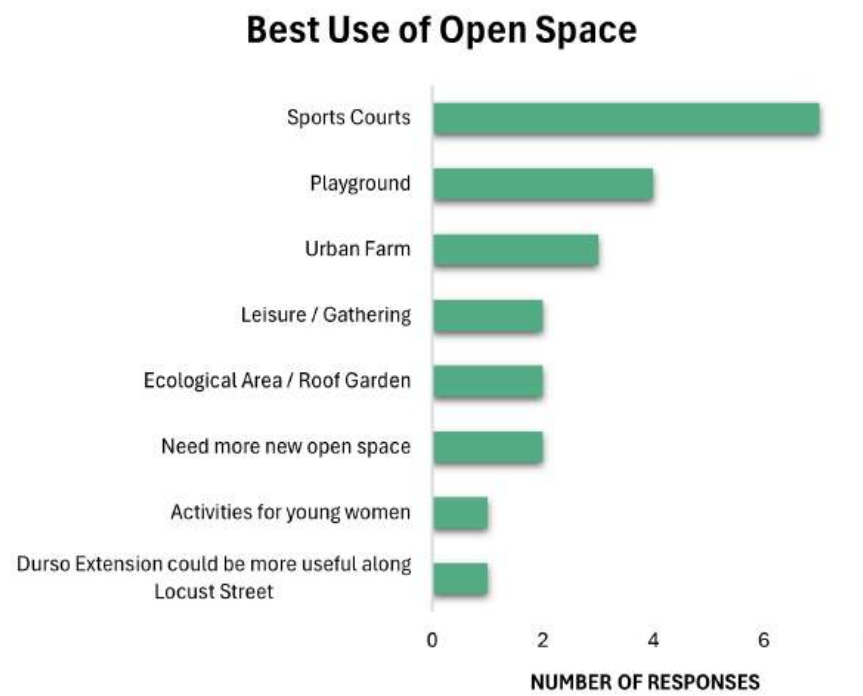
HOUSING

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.



OPEN SPACE

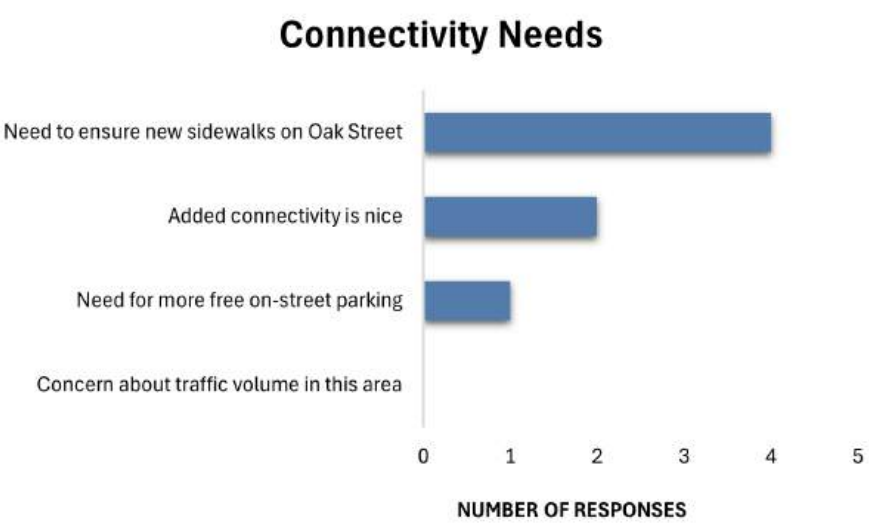
Sports Courts, and playgrounds were noted as the most desired uses of open space in this subarea. A desire to see space for a community farm was also conveyed. This aligns with the proposed relocation of the Chicago Lights Urban Farm.



SEDGWICK SITES

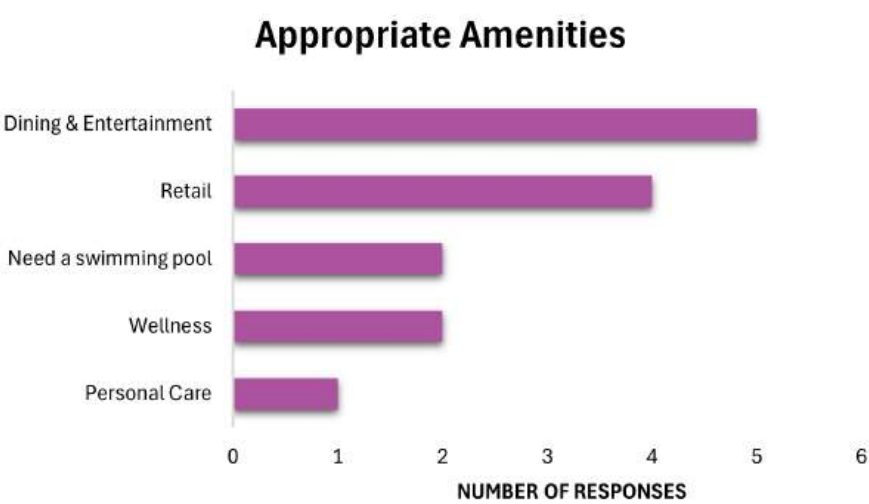
CONNECTIVITY

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
little
clarity

What
benefit
challenging
this site de

PRO



HOUSING

the further down
the street - new
park space on
the park side of
the road - could do
more extension
placement seems
good

Housing for
large families

town homes (HJ)
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 Bolecamp
on the open lot on
Cleveland instead
of the tall building we
would like townhomes to
mirror the height of our
neighborhood

Density
seems right
- good job

GREAT
USE OF
NEW
STREETS

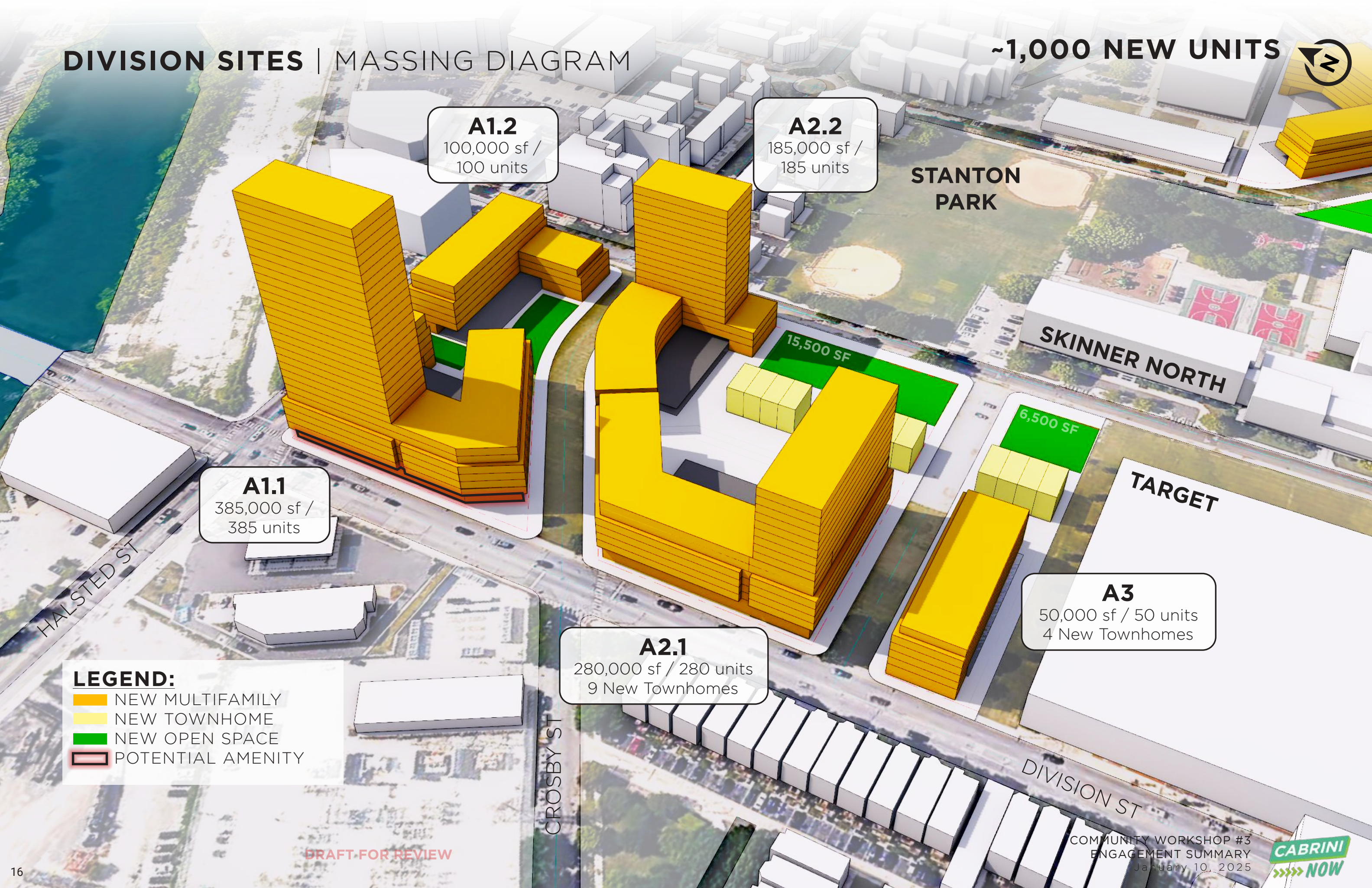
for preserving
row homes.
Flats are
great, appreciate
feedback re:
tapering

I LOVE
FLATS

NEED FEWER
UNITS - LOW
RISE BUILDINGS

DIVISION SITES | MASSING DIAGRAM

~1,000 NEW UNITS

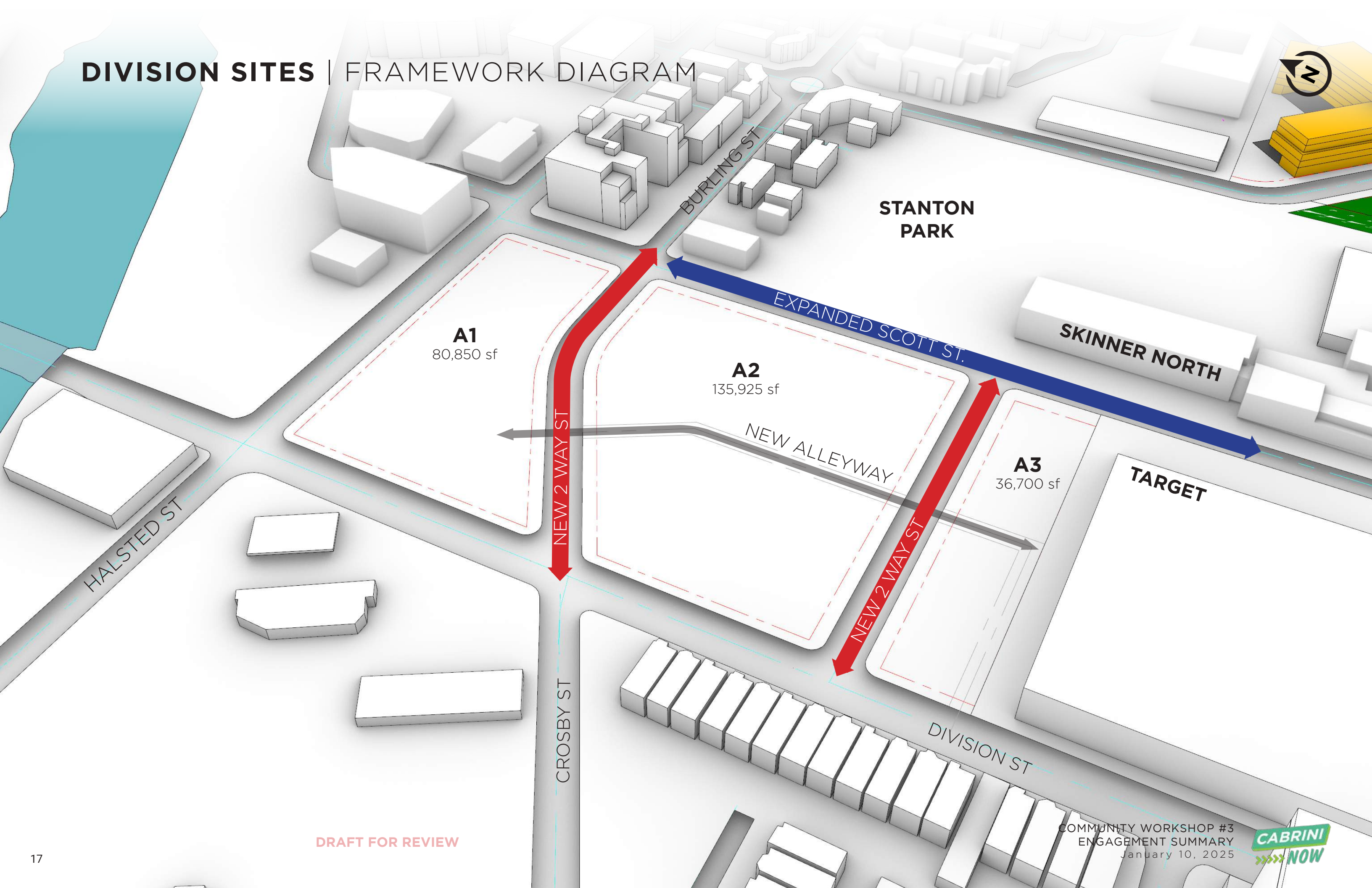


LEGEND:

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

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DIVISION SITES | FRAMEWORK DIAGRAM



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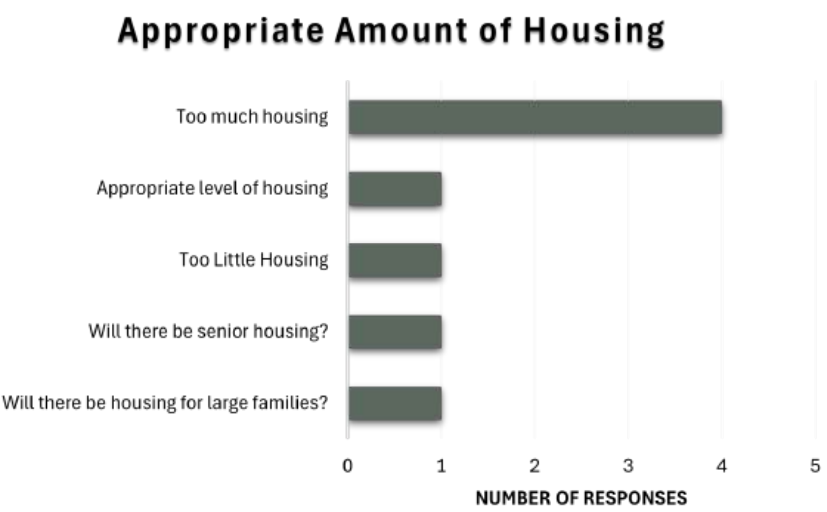


DIVISION SITES

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.*

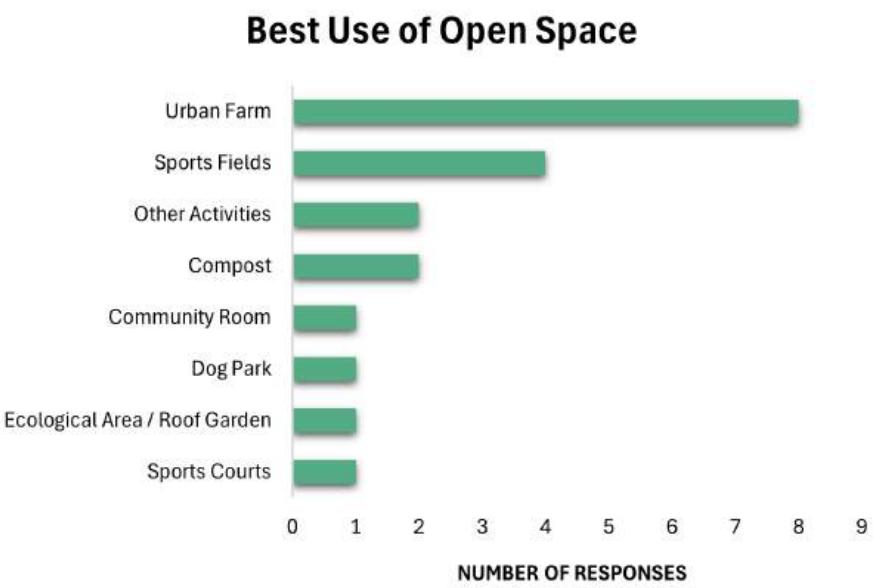
HOUSING

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.



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.



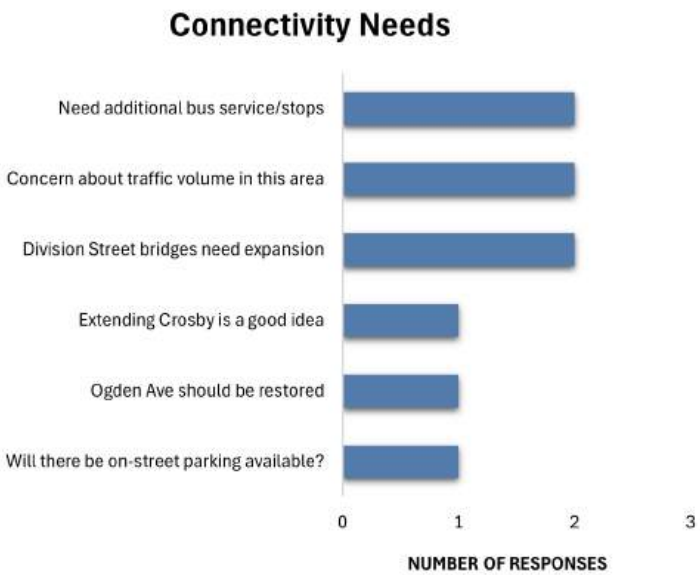
*NOTE: While “Site G” was included with the “Larrabee Sites” group in the event presentation, community members mostly gave input on “Site G” at the “Division Sites” input board. So, for this document we have included “Site G” feedback among the “Division Sites”.



DIVISION SITES

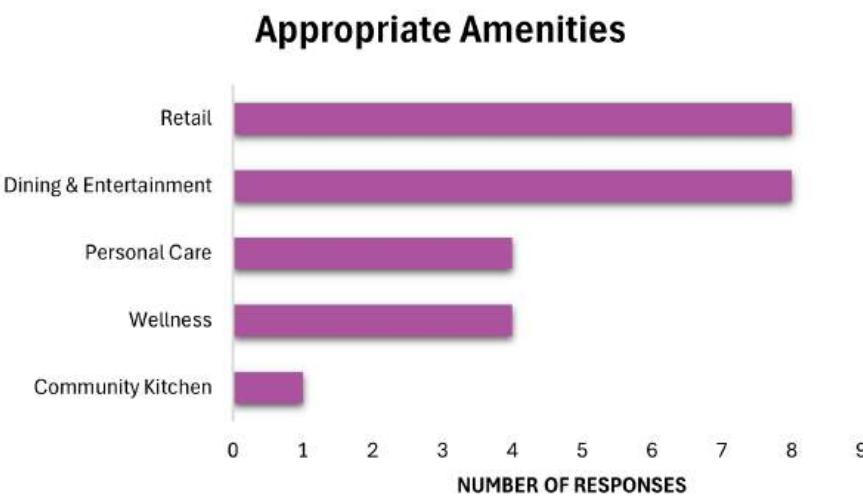
CONNECTIVITY

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

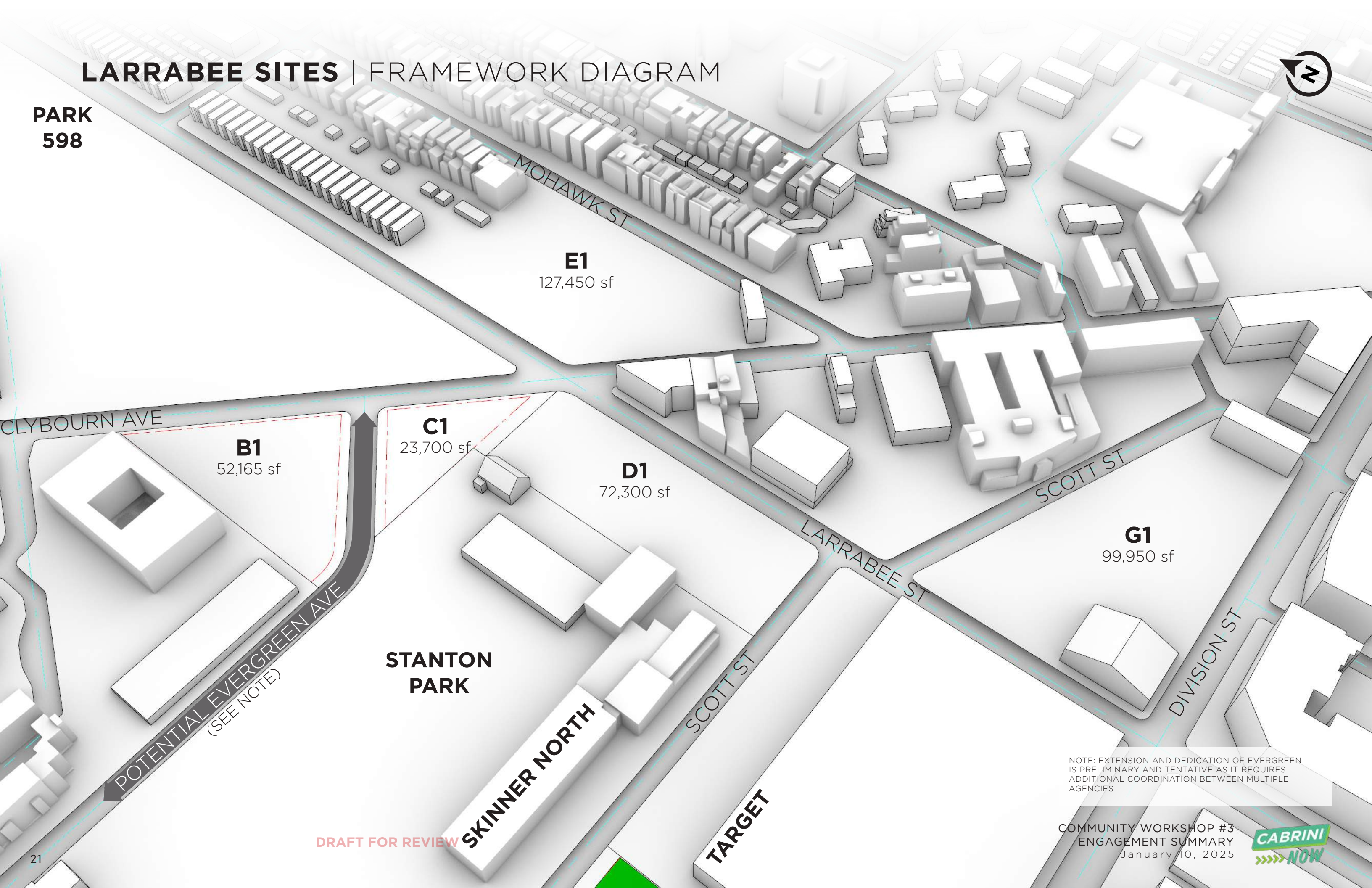
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LARRABEE SITES | FRAMEWORK DIAGRAM

PARK
598



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SKINNER NORTH

TARGET

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

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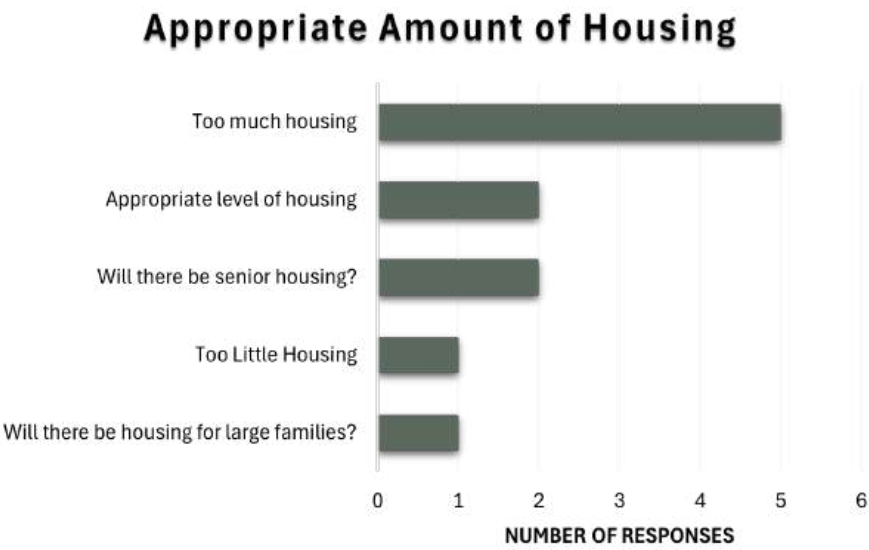


LARRABEE SITES

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.*

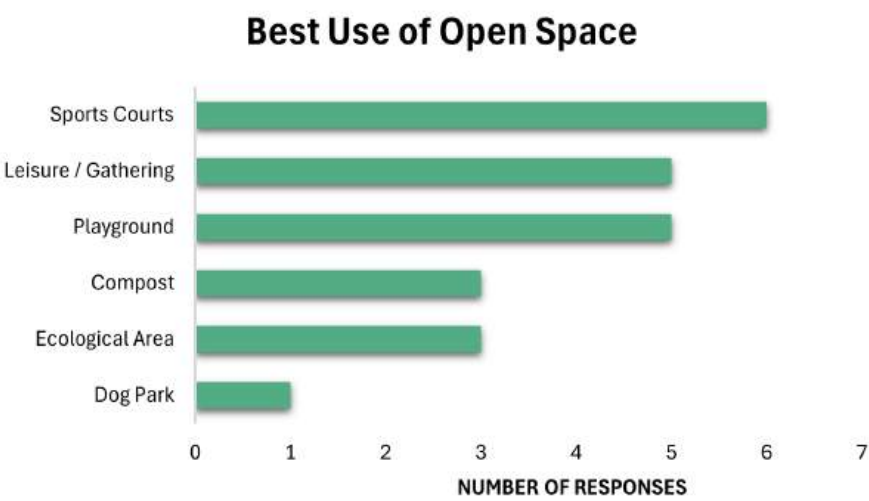
HOUSING

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.



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.



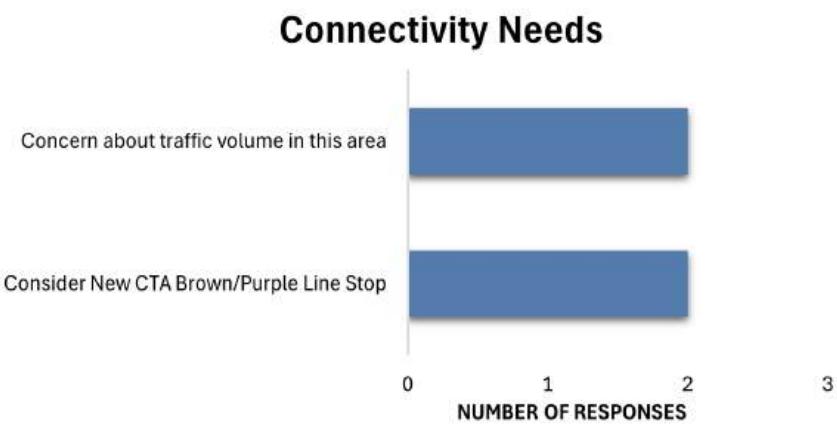
*NOTE: While “Site G” was included with the “Larrabee Sites” group in the event presentation, community members mostly gave input on “Site G” at the “Division Sites” input board. So, for this document we have included “Site G” feedback among the “Division Sites”.



LARRABEE SITES

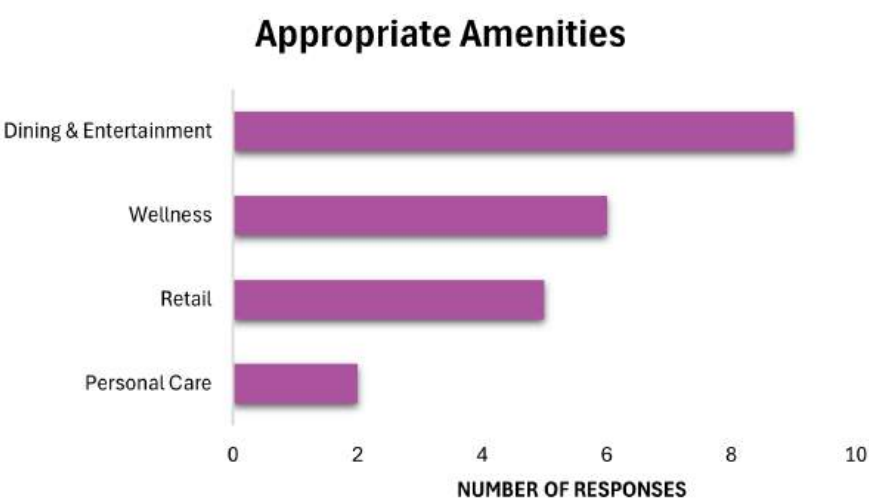
CONNECTIVITY

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

space on this
lots or write in

Make
PLAY FIELDS
(soccer, etc)

Class
footpark
new
port
city

Keep the
Gardens
- gardens
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

For youth

Community needs a
sunny location

Keep City Farm
and consider
larger location

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

Keep
Community
Garden

food
farm
Jobs in
Cabrin
integrated
Solar!!

Community
Compost
operation
integrated to
create compost
to grow

COMMUNIT
LOOK
for
Bird

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

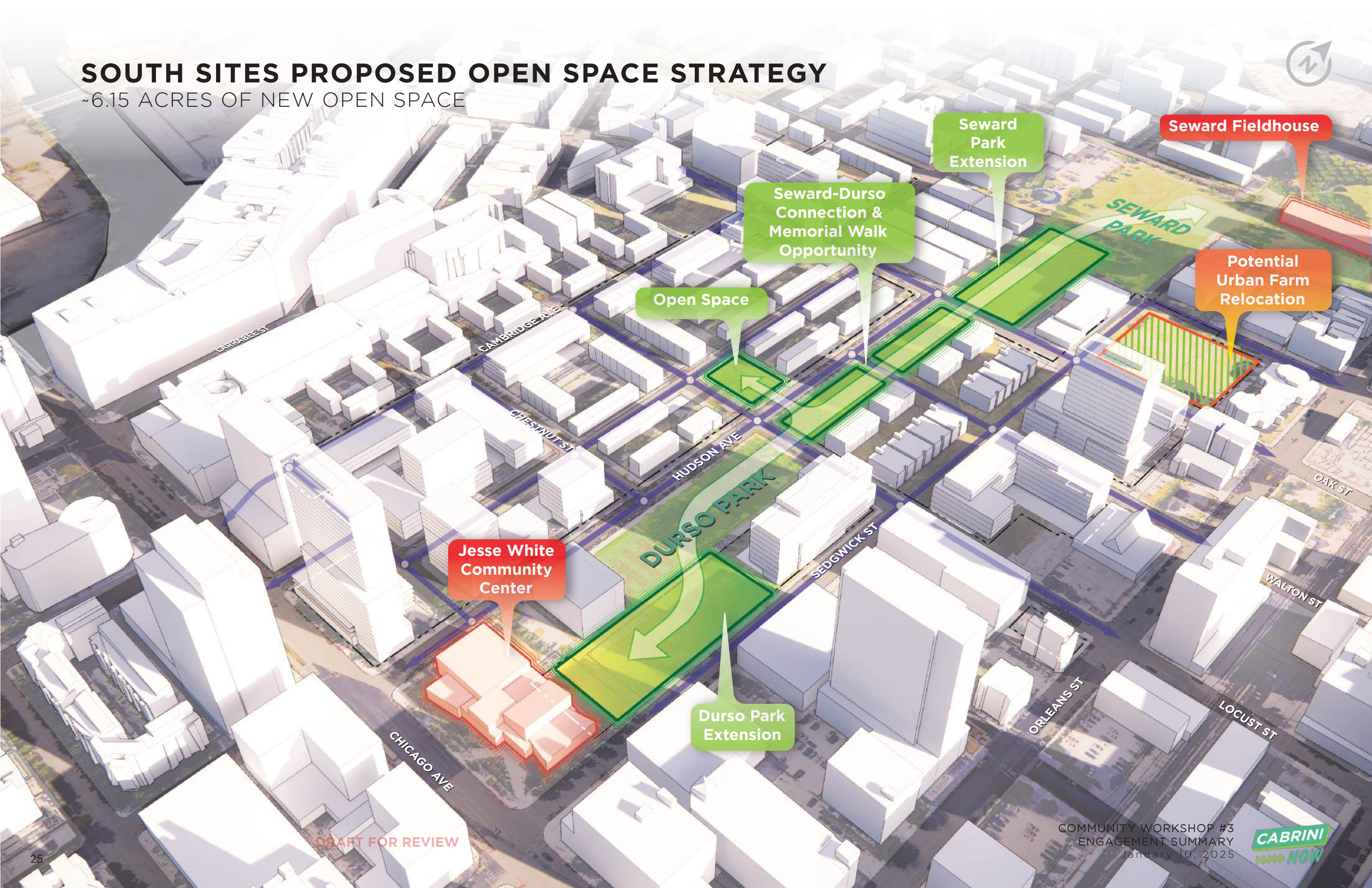
LEISURE / GATHERING

SP

ECOLOGIC

SOUTH SITES PROPOSED OPEN SPACE STRATEGY

~6.15 ACRES OF NEW OPEN SPACE



Seward
Park
Extension

Seward Fieldhouse

Seward-Durso
Connection &
Memorial Walk
Opportunity

Open Space

Potential
Urban Farm
Relocation

Jesse White
Community
Center

Durso Park
Extension

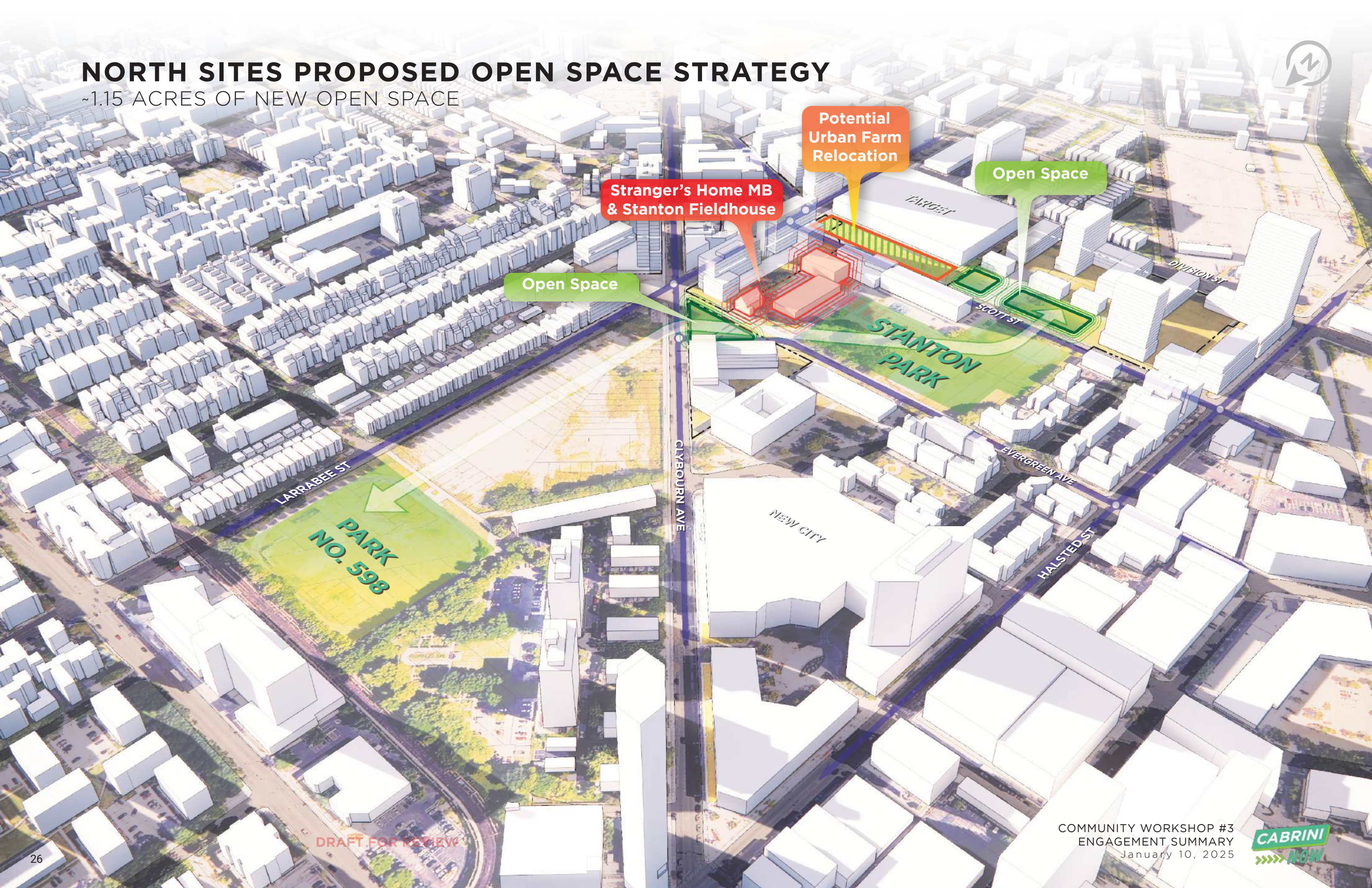
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NORTH SITES PROPOSED OPEN SPACE STRATEGY

~1.15 ACRES OF NEW OPEN SPACE



Stranger's Home MB
& Stanton Fieldhouse

Potential
Urban Farm
Relocation

Open Space

Open Space

PARK
NO. 598

STANTON
PARK

NEW CITY

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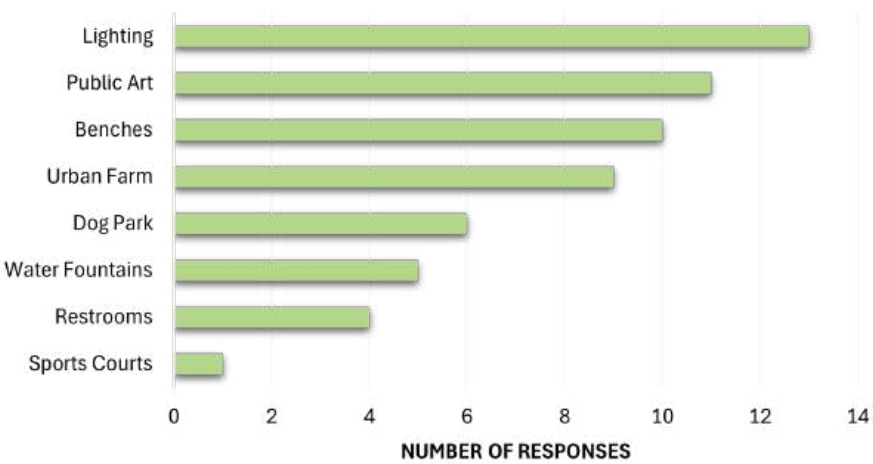


OPEN SPACE AND MOBILITY

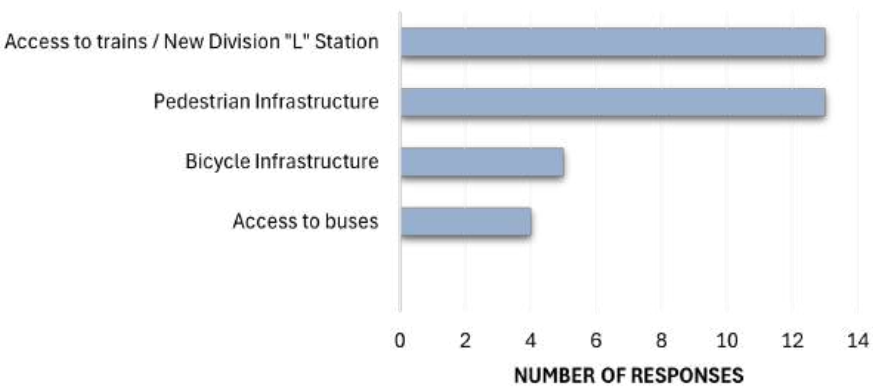
Attendees expressed passionate opinions about open space and urban farms and mobility options in the community.

- 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

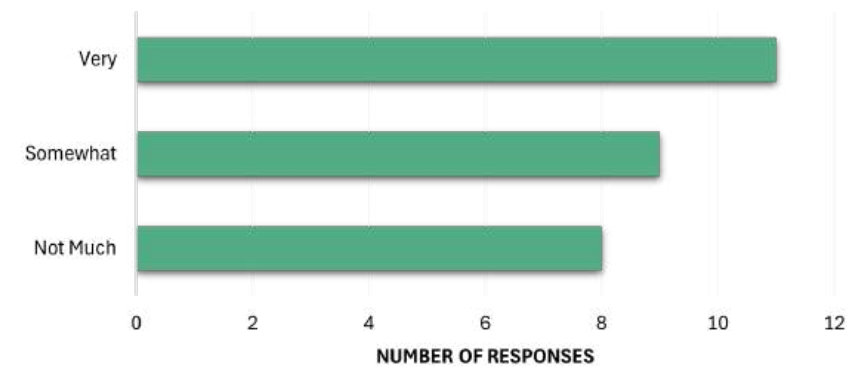


SUPPORT FOR THE OVERALL FRAMEWORK PLAN DIRECTION

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.

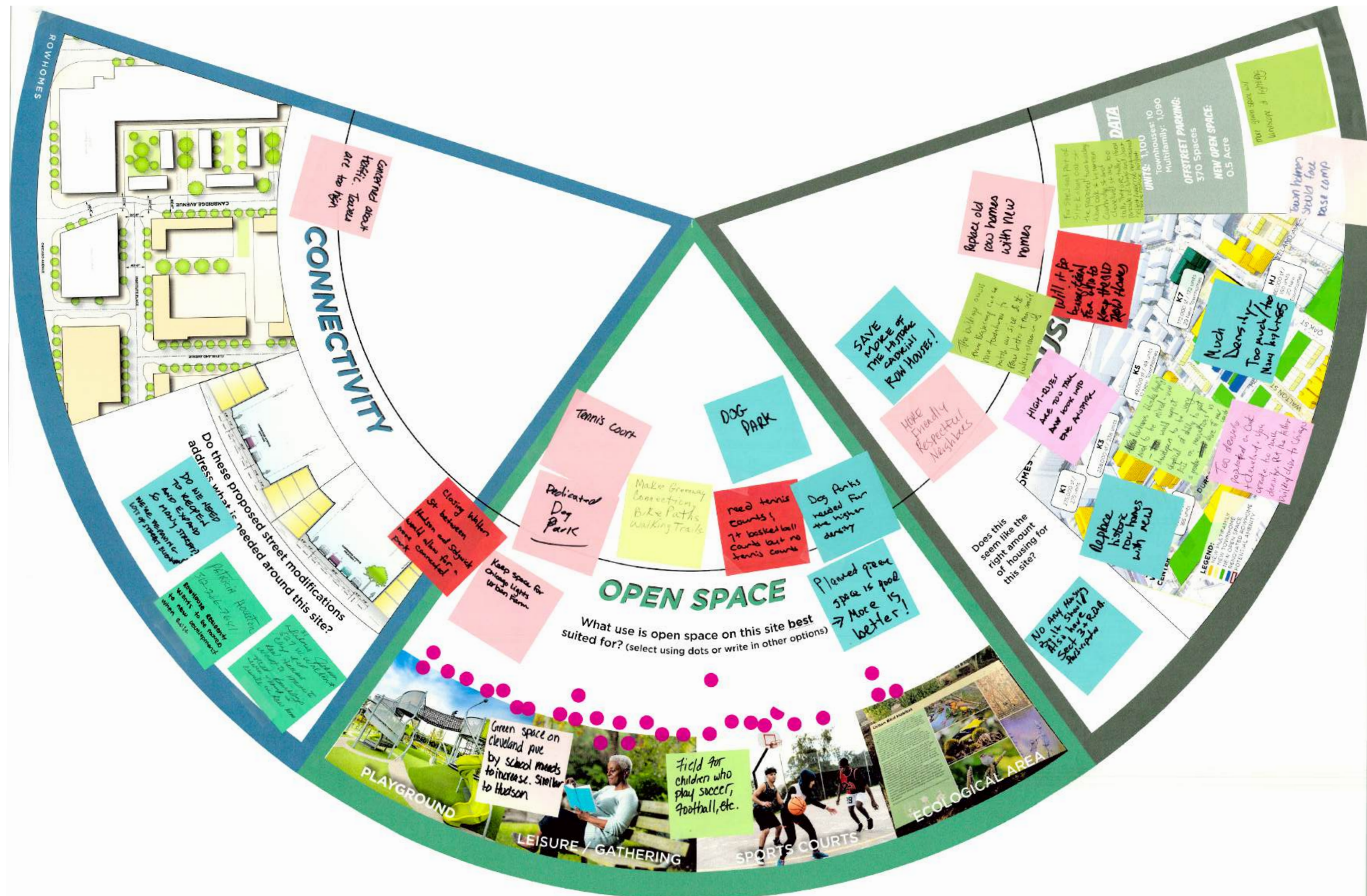
Are You Supportive of the Plan?



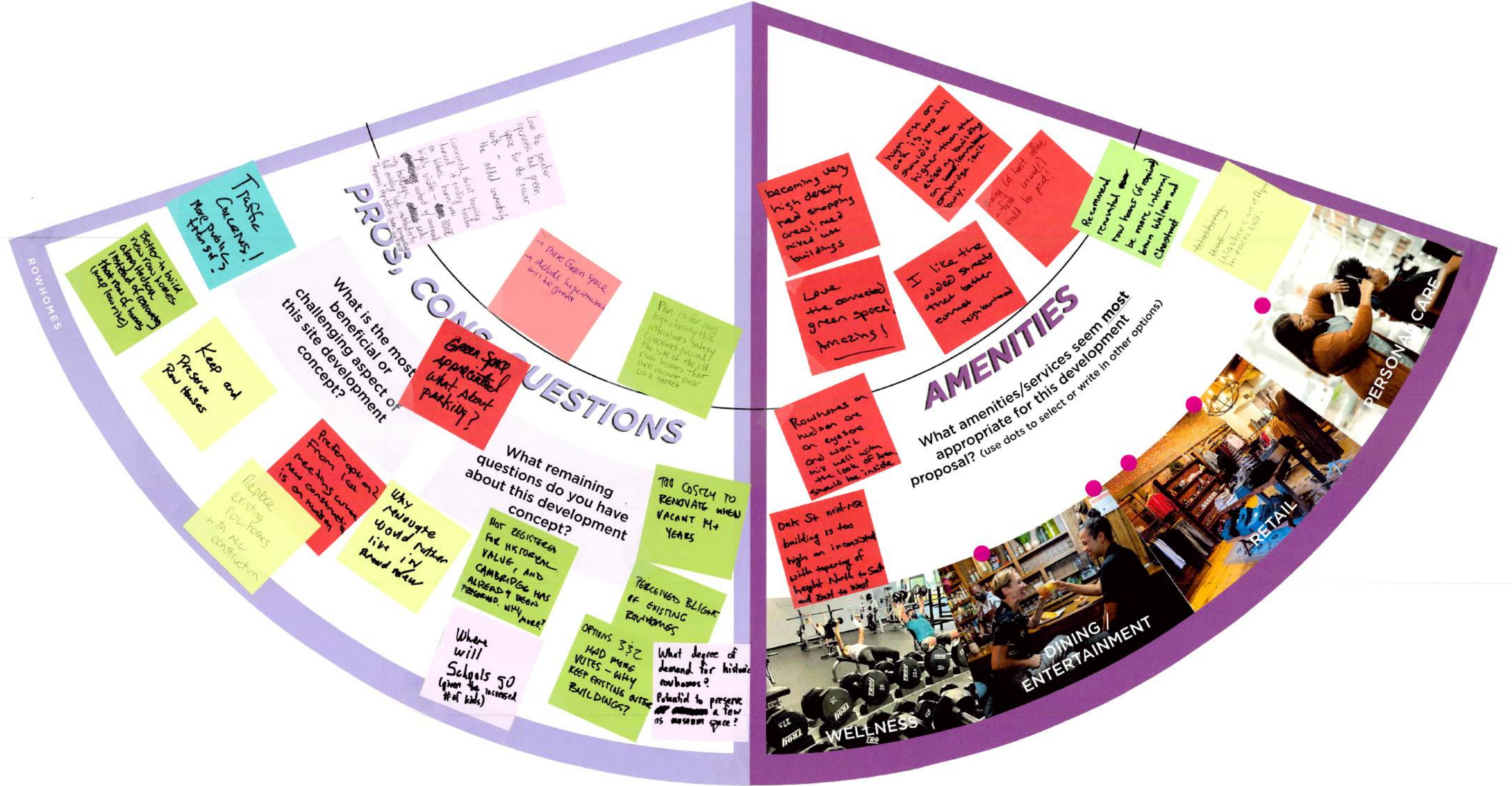


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APPENDIX OF ENGAGEMENT MATERIALS: ROWHOMES SITES



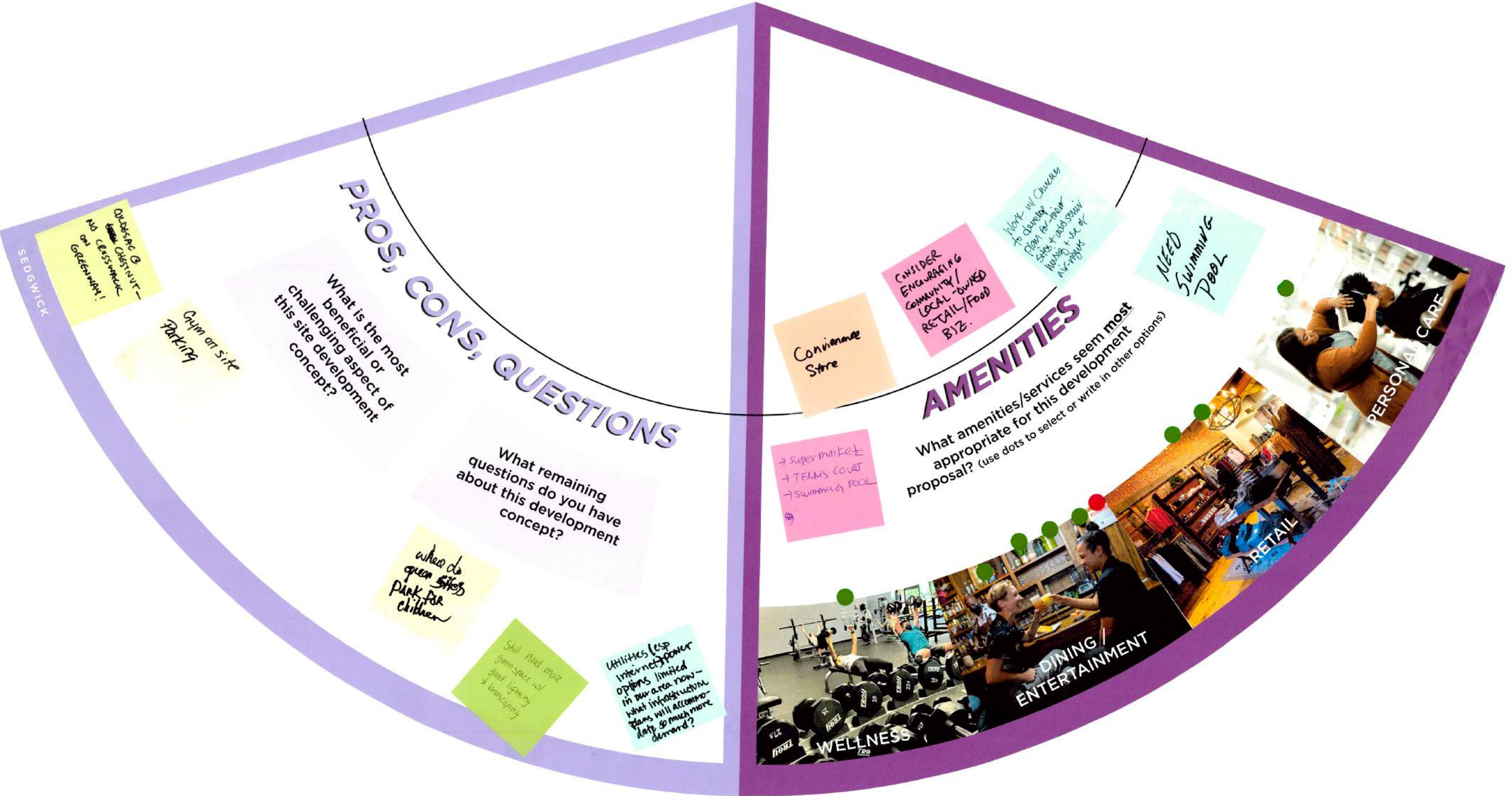
APPENDIX OF ENGAGEMENT MATERIALS: ROWHOMES SITES



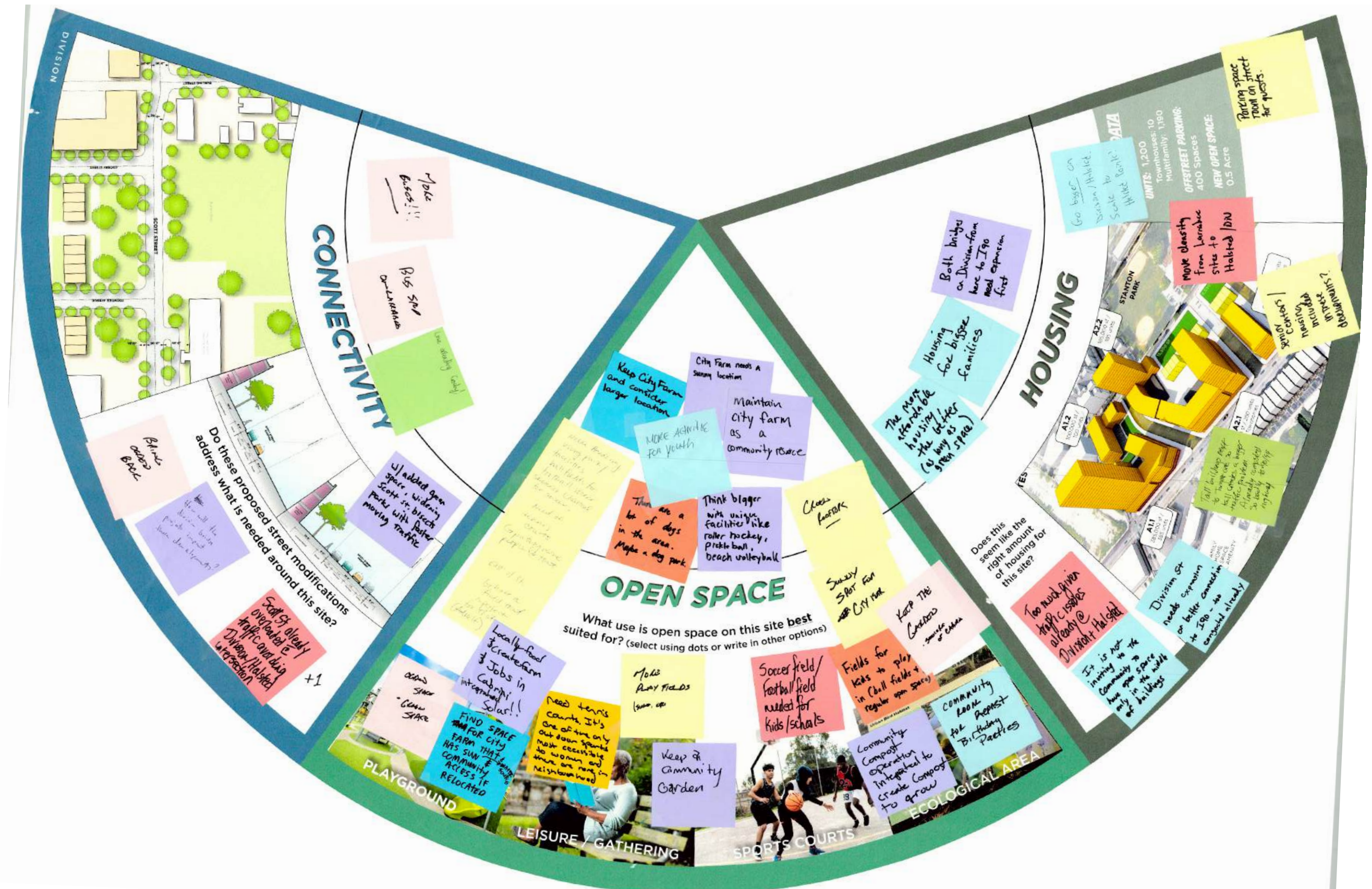
APPENDIX OF ENGAGEMENT MATERIALS: SEDGWICK SITES



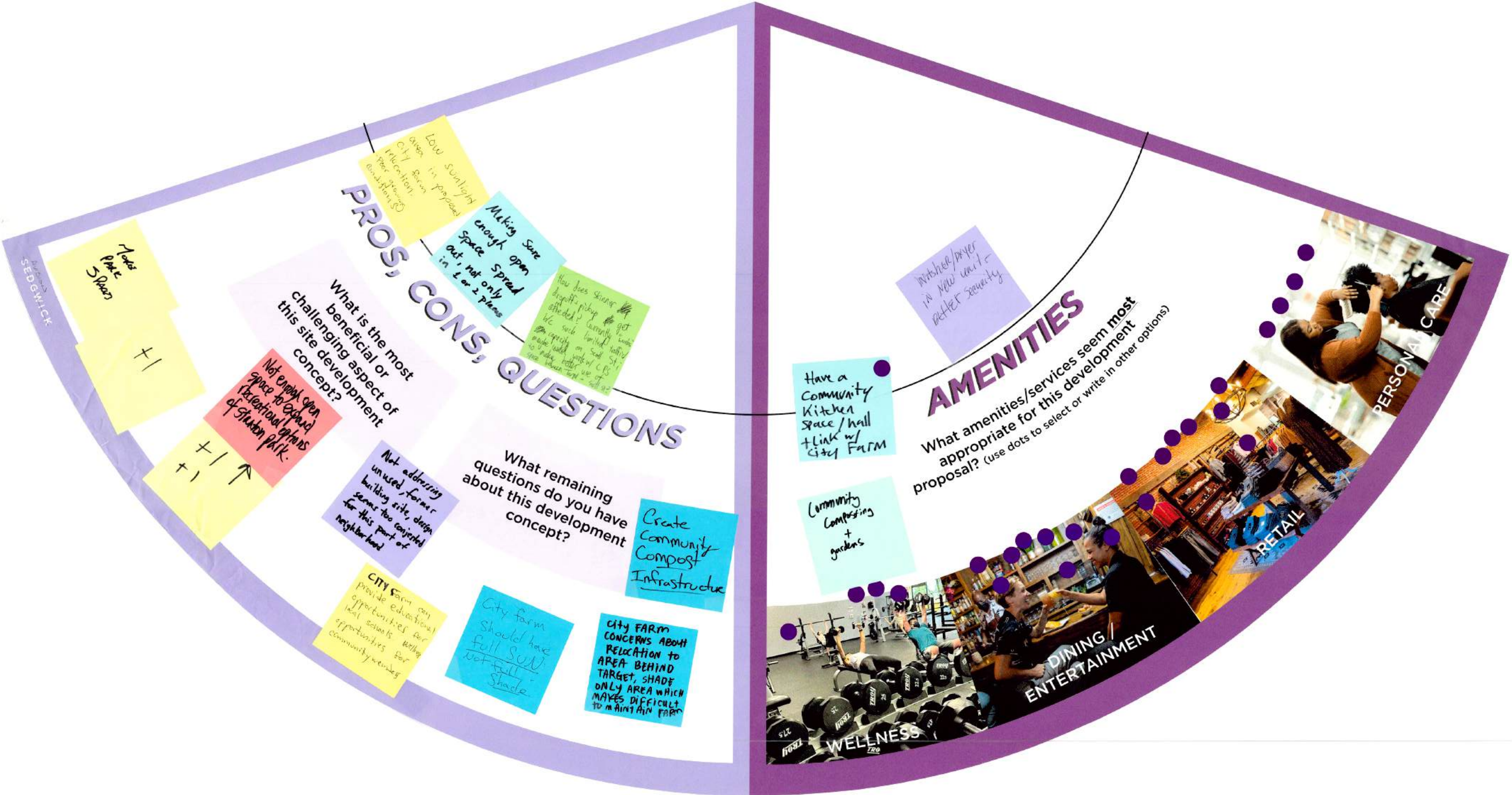
APPENDIX OF ENGAGEMENT MATERIALS: SEDGWICK SITES



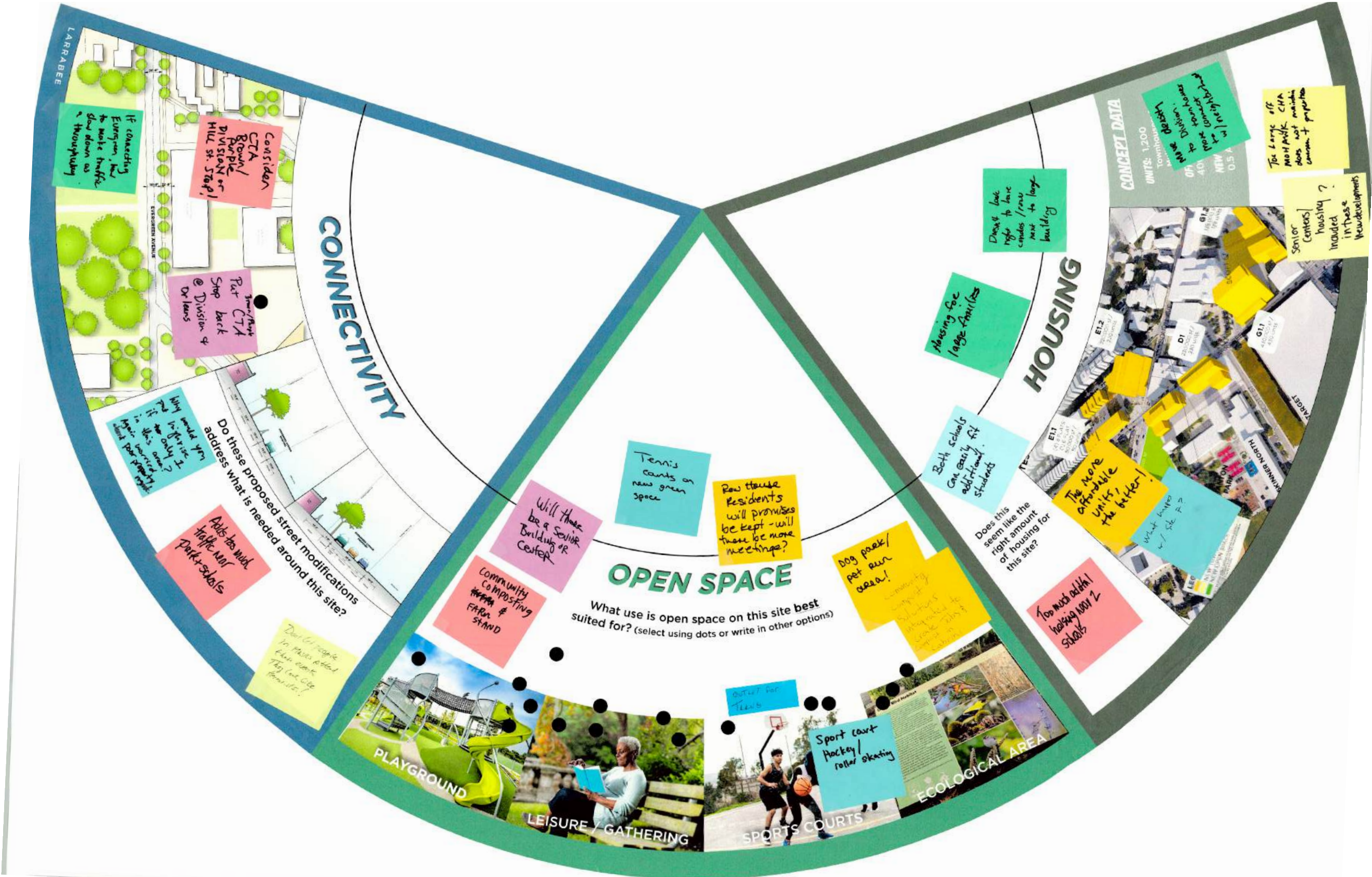
APPENDIX OF ENGAGEMENT MATERIALS: DIVISION SITES



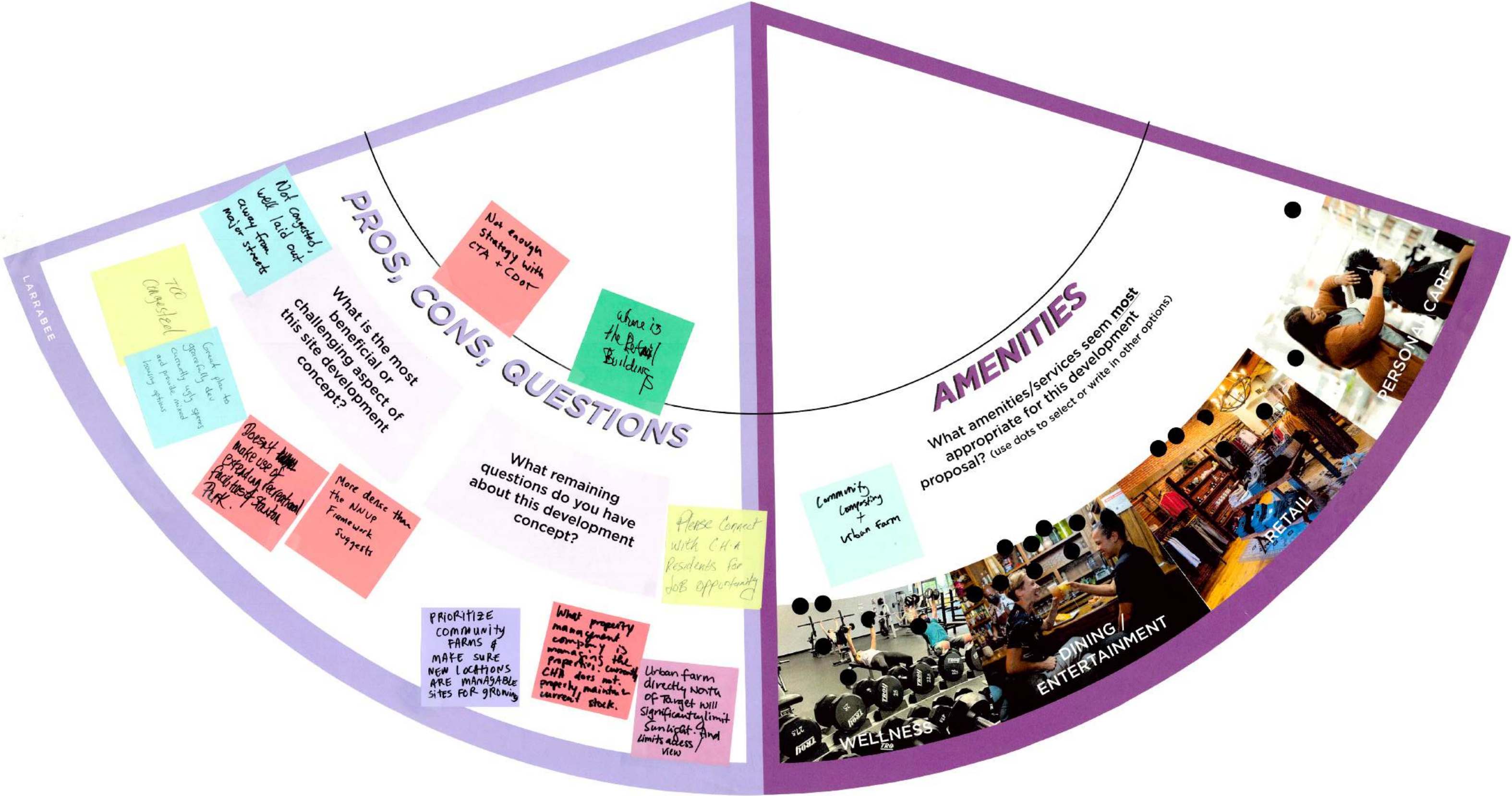
APPENDIX OF ENGAGEMENT MATERIALS: DIVISION SITES



APPENDIX OF ENGAGEMENT MATERIALS: LARRABEE SITES



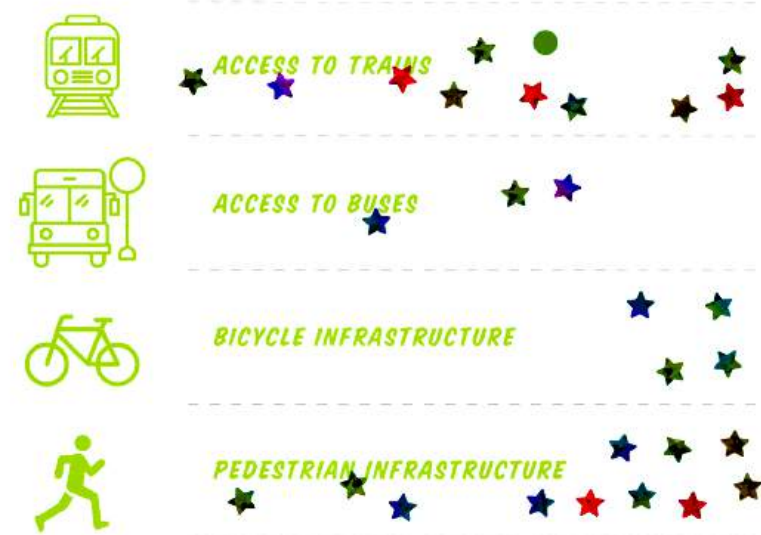
APPENDIX OF ENGAGEMENT MATERIALS: LARRABEE SITES



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

LEAVE A COMMENT!

Bike lanes on Hudson + other local streets

Bring a Senior Center to the development. Very important to the residents to have a place to go.

Bike lanes + bus lanes on Holbrook

Transportation (bicycle, car, bus, etc.) should be a priority. Consider a bike share program.

Brown Line stop at North/Holbrook

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

Consider Supplementing #70 Divise #37 Solgwick Buses - longer hours

LEAVE A COMMENT!

Re-Open Division/Hill Brown/Purple Line Stop!

ENSURE ADEQUATE ST. LIGHTING + SMOOTH SIDEWALKS/ RAMP

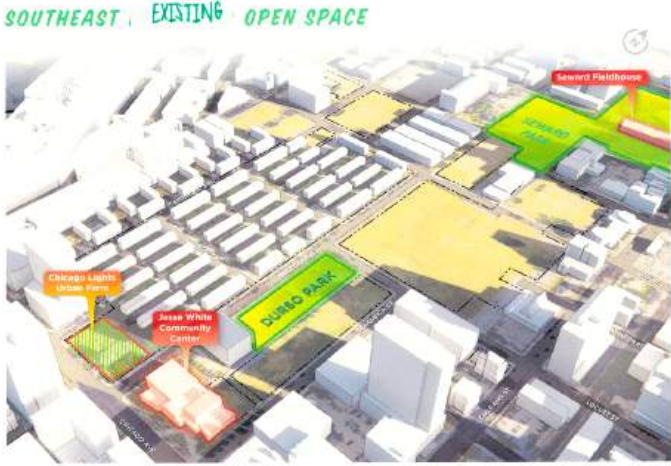
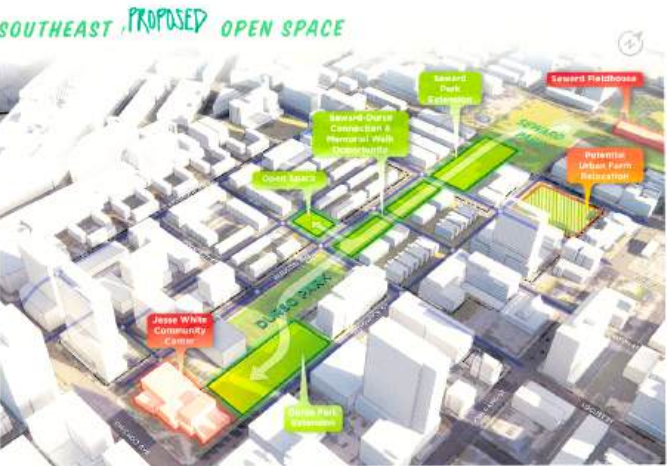
Wide sidewalks Bike paths

PLEASE BUILD THE DIVISION BROWN/PURPLE LINE STATION (NEEDS ACCESS)

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.

RESTROOMS

PLACE DOTS HERE

WATER FOUNTAINS

PLACE DOTS HERE

LIGHTING

PLACE DOTS HERE

BENCHES

PLACE DOTS HERE

JOT DOWN YOUR THOUGHTS & QUESTIONS

Per Rec Area

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

Creating Accountability for our Organic Matters! It can create Sustainable Jobs here in Cabrini

Solar integrated into Urban farms

Create Composting Program to create jobs for the community to channel to URBAN Farms. Jobs & education for youth

More open space near Skinner

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

Preserve Community as a community garden area in order and provide Urban Farming classes for the community

Expansion of Union Missionary Baptist Church 940 N. Orleans

request meeting 940 N. Orleans

Don't uproot Urban farms for gentrification! #KeepCabriniGreen

Not enough light for growing on proposed City farm relocation

Setback for our future

PUBLIC ART



PLACE DOTS HERE

OTHER AMENITIES?

LEAVE A COMMENT!

Parks!! (also for dogs)

Tennis courts

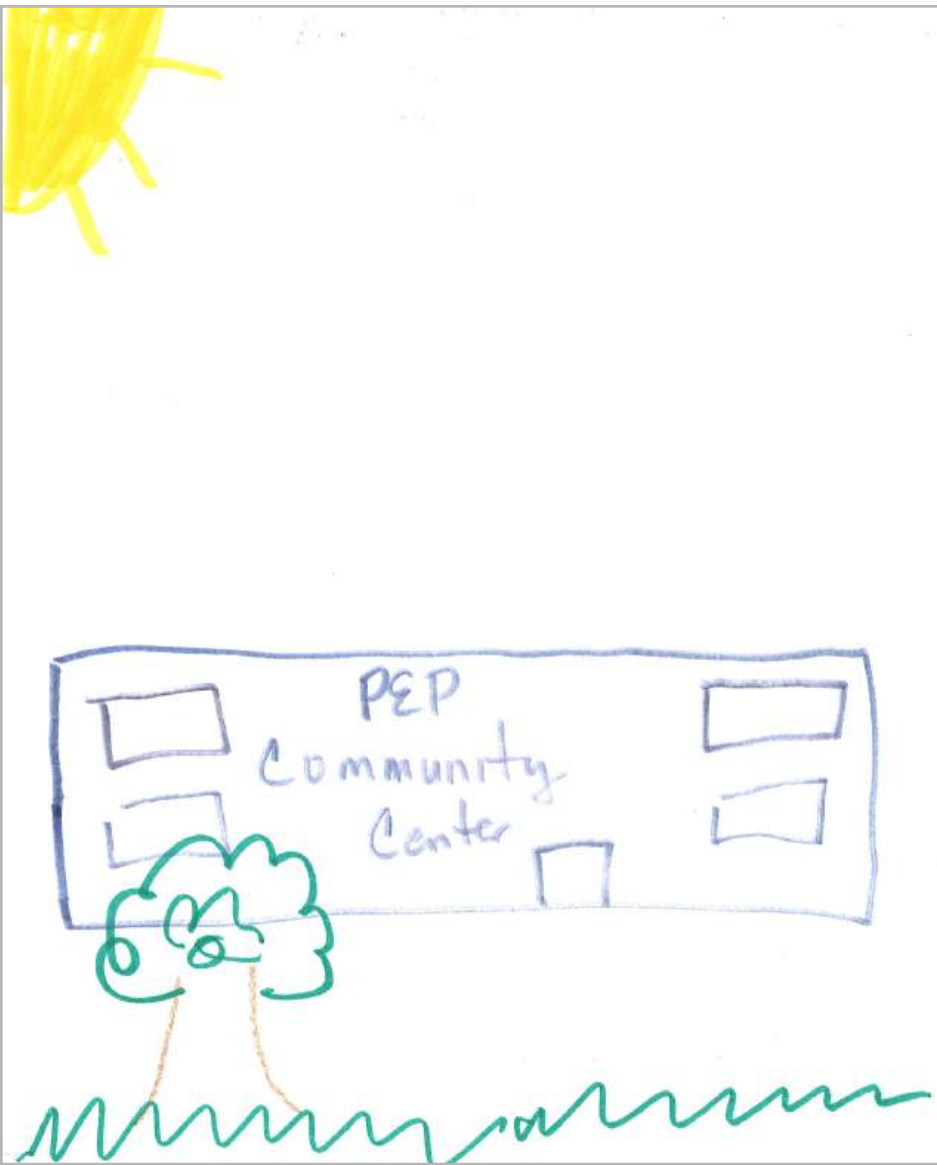
Renovate/Increase Access to Seward + Stanton Parks!

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

IF FARMS BEING RELOCATED, CURRENT + DISCUSS WITH CURRENT FARMERS ABOUT WHICH OTHER AREAS HAVE SUFFICIENT SUN TO GROW, ESPECIALLY WITH NEW TREE 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.

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

