



THE FUTURE
CABRINI SHOU

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:

- Neighborhood Character
- Everyday Activities
- Parks and Open Space
- Mobility
- 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)

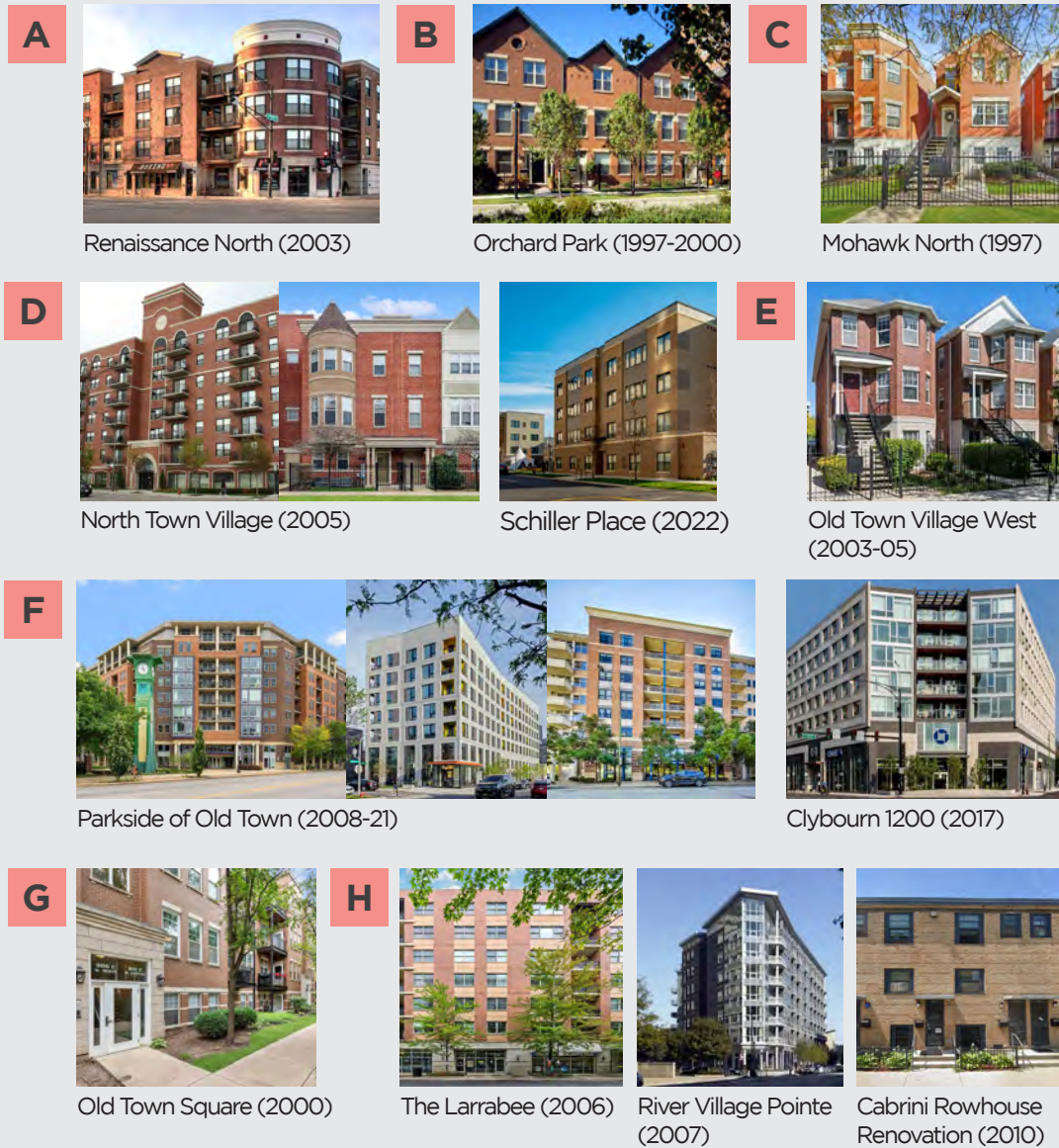
NORTH SITES	
SITE	ACRES
A	± 6.7
B	± 1.9
C	± 0.3
D	± 1.9
E	± 2.5
F	± 0.3
G	± 2.4

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

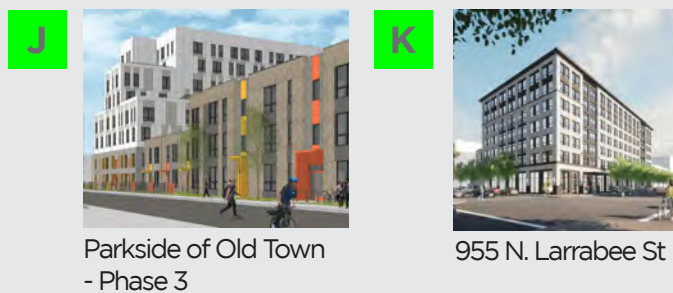


CHA AOI DEVELOPMENT

COMPLETE (SINCE 1997)



IN DEVELOPMENT



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

WHAT IS THE BEST PART OF THE NEIGHBORHOOD?

MOBILITY

WELCOME

8th grade

EVERYDAY ACTIVITIES



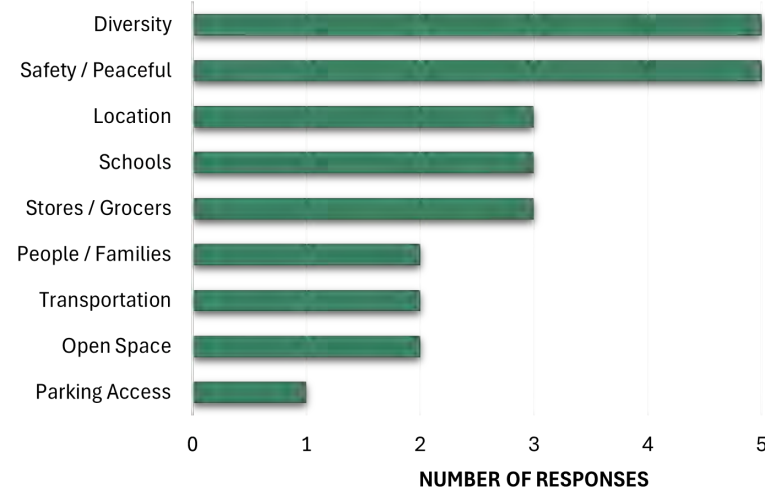
CABRINI
NOW

NEIGHBORHOOD

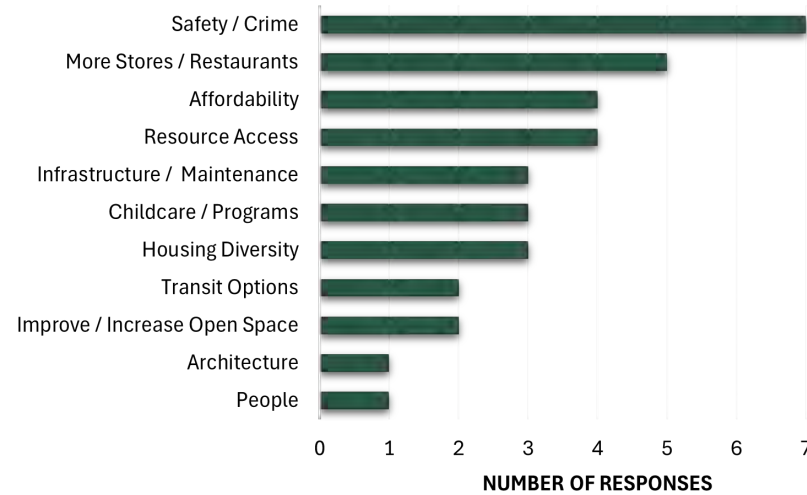
Community members were prompted to highlight what they believe is best about the neighborhood and something they'd like to change.

- 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.

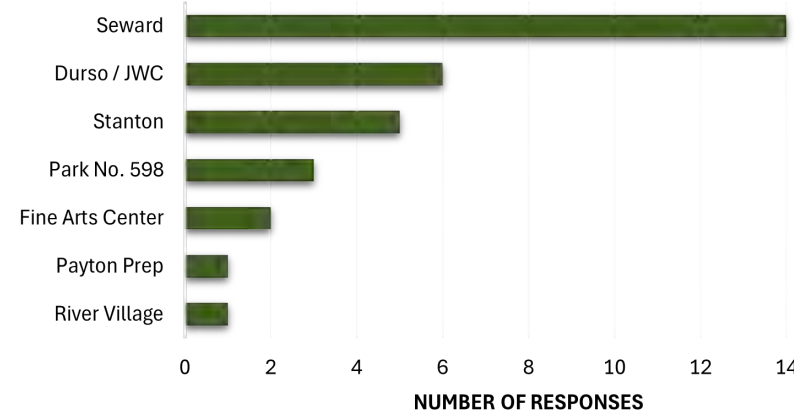


PARKS & OPEN SPACE

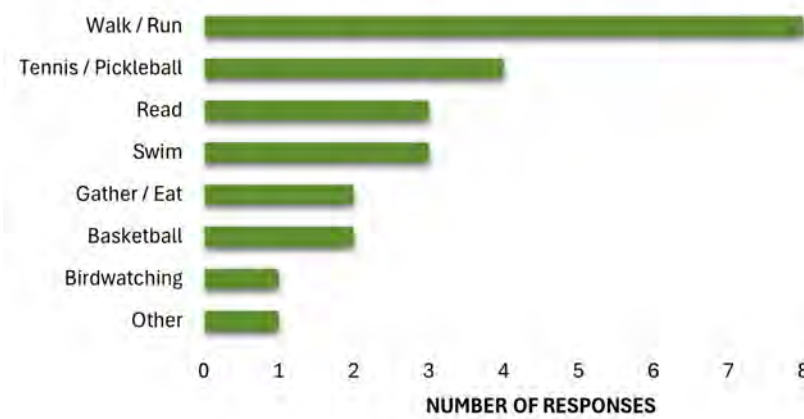
Community members were asked to indicate which park spaces they use and what activities they do there.

- 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.

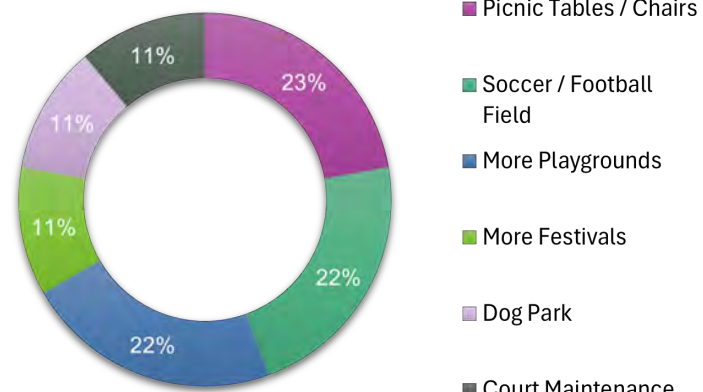
What Park Do You Use?



What Do You Do In the Park?



What Needs Investment?



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

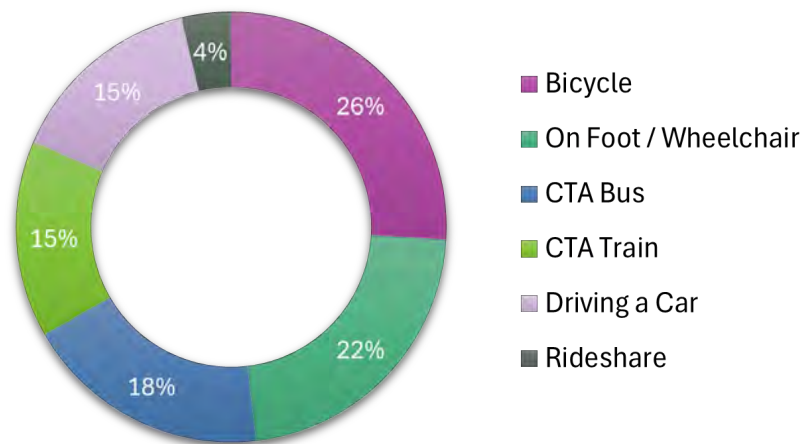


MOBILITY

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

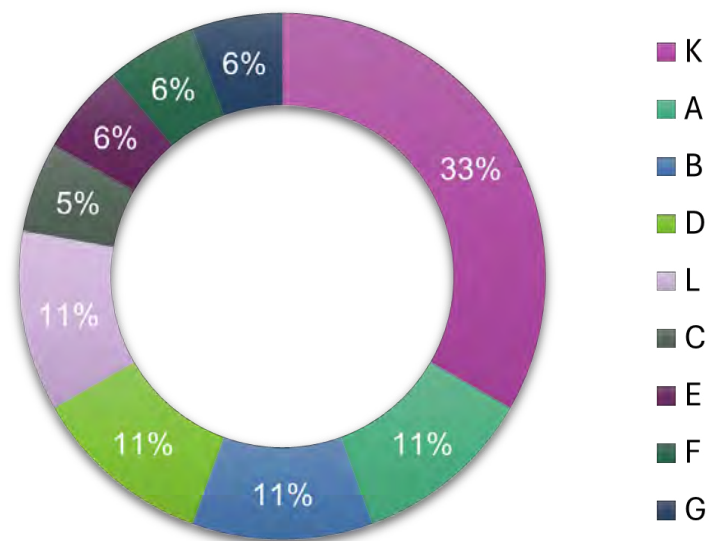
HOUSING LOCATION

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

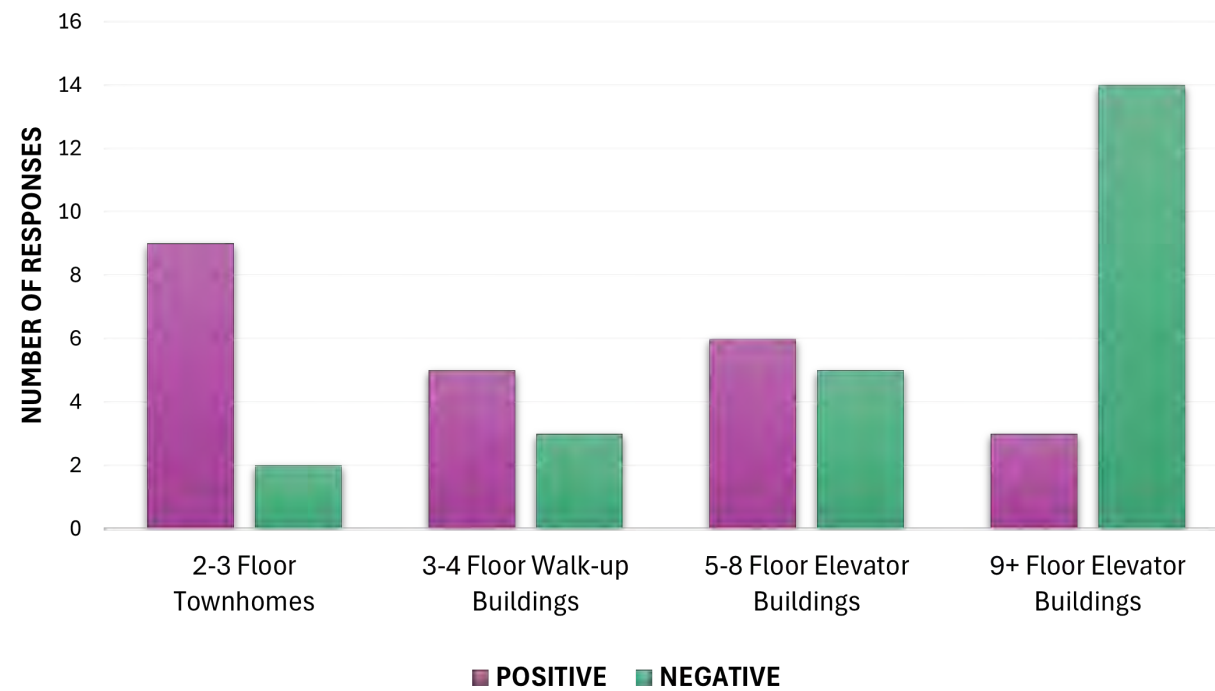


HOUSING TYPES

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 Type Responses



HOUSING TYPES



LOW DENSITY (SINGLE-FAMILY ROWHOMES)

WHAT DO YOU LIKE?

- Less traffic
- Yes, bigger units
- Community feel
- Low density is the best. Make you feel like it's your own and encourages to relax.
- US Courts on the street

WHAT ARE YOUR CONCERNS?

- Not enough townhomes
- Washer + dryer in unit

LOW-MEDIUM DENSITY (2-6 FLAT WALK-UP APARTMENTS)

WHAT DO YOU LIKE?

- More space
- Less Less Noise
- Low-Mid unit

WHAT ARE YOUR CONCERNS?

- Need services
- Will there be 4/5 bedroom townhomes
- Low density or medium density may be better for density features 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)

WHAT DO 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
- Yes, bigger units
- Wish there was more on street level - more walkability

WHAT ARE YOUR CONCERNS?

- limited street parking
- Too high for neighborhood
- Low density family homes

HIGH DENSITY (9+ FLOOR ELEVATOR BUILDINGS)

WHAT DO YOU LIKE?

- Like the high density design more upscale, more higher-end units
- Low density family homes

WHAT ARE YOUR CONCERNS?

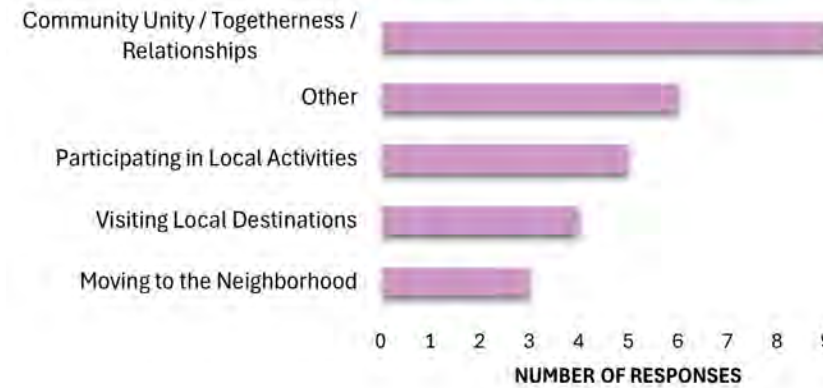
- Too dense, not enough parking
- Too tall
- limited street parking
- no parking GREEN SPACE
- limited street parking

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.

My Favorite Memory of Cabrini is...



The Future of Cabrini Should Be...

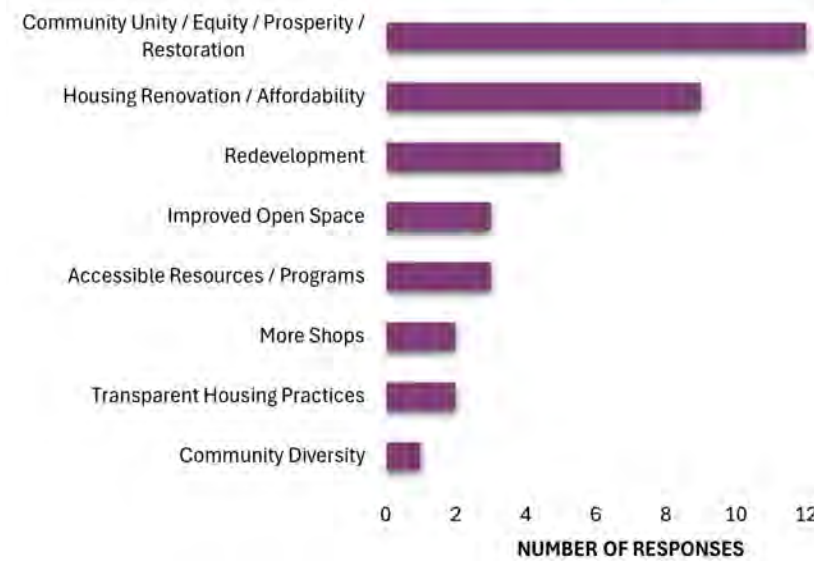
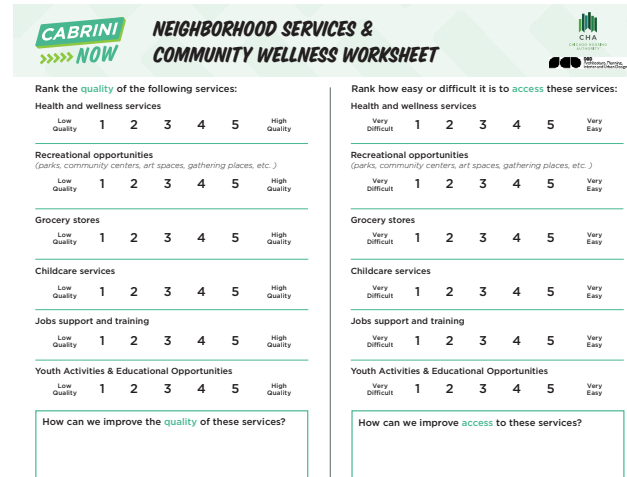


TABLE WORKSHEET EXERCISE

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



* 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

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

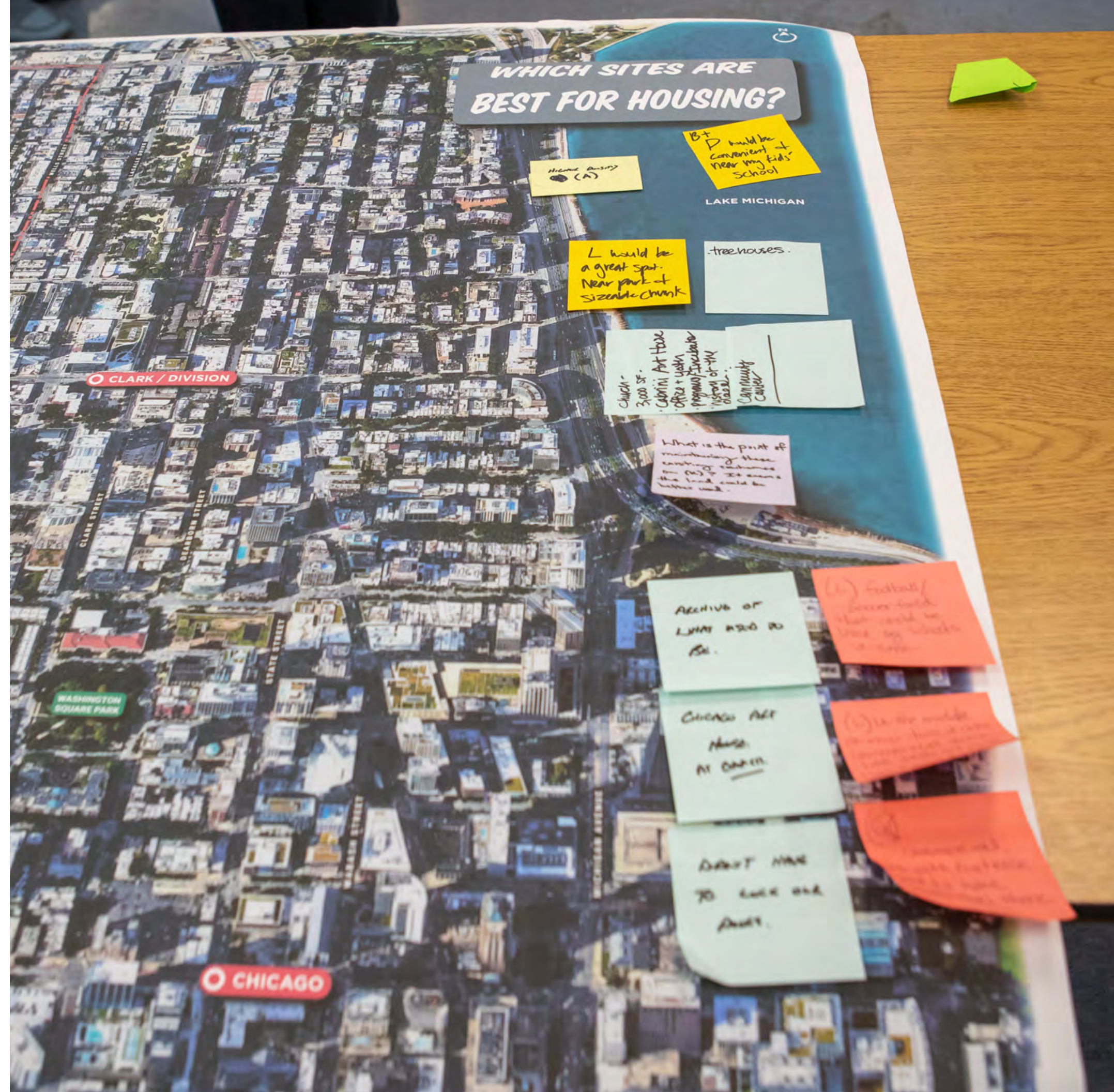
Number of Responses



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

WELCOME

PLEASE

DO NOT TOUCH OR USE THE TRAY END TO USE

APPENDIX OF ENGAGEMENT MATERIALS

MOBILITY

HOW DO YOU GET AROUND?

PLACE DOTS HERE

LEGEND

- CTA Brown Line
- CTA Red Line
- CTA Bus Route
- CTA Dedicated Bus Lane
- Planned Intersection Improvement
- Planned Bridge Replacement
- Existing Protected Bike Lane
- Existing Buffered Bike Lane
- Divvy Station
- Open Space
- CHA Focus Parcels
- Cabrini Now Area of Interest

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)

WHAT WAYS OF GETTING AROUND SHOULD GET MORE INVESTMENT?

Bring the Clybourn bus route.

LEAVE A COMMENT!

CABRINI NOW

MOBILITY

WHAT OTHER STREET IMPROVEMENTS ARE NEEDED??

WHAT DO YOU THINK OF THE 2015 STREET RECOMMENDATIONS??

PLEASE GET RID OF STOP SIGN @ HALSTED & SCOTT

CLOSE THE UNOFFICIAL ALLEY ADJACENT TO HALSTED

NARROW OLD INDUSTRIAL STREETS TO APPROPRIATE RESIDENTIAL WIDTH

NO TOURS!

DAY ST MUST BE UP TO CITY CODE AND SIGN WITH FLY!

FIX UP THE ENTIRE OAK STREET FROM SEWARD TO CHICAGO

More bike lanes! And put them on quieter streets

Protected bike lanes

Some high-rises are being scheduled but it's up to us to monitor

NEW PERMANENT RANGE ON CHICAGO AND SEWARD (which also supports them) should be retained

Check if the City keeps the neighborhood safe

PLEASE GET RID OF STOP SIGN @ HALSTED & SCOTT

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CABRINI NOW

APPENDIX OF ENGAGEMENT MATERIALS

PROJECT VISION

MY FAVORITE MEMORY OF CABRINI IS...

Handwritten notes include: "Protest History at 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", "n + m + j + k + l", "Family & Togetherness", "Unity", "Skyline Views", "The history transforming to the future", "Family Acting Community Events Unity", "Walking to Mercedes", "Jazz Fest @ Sonoma Park", "Block Parties Planting flowers in yards", "waking the River to EEE's Cafe", "Quiet", "Unity", "Joining Jesse White Boy Scouts", "Summer Camp Outing", "When I moved here", "Dance Land", "my fav is when I first moved here", "Renaissance Unity", "Kids letting me in the back door of the 364 Oak building to visit", "Family + friends who helped out + felt known by them", "Living with my Auntie", "Also when I moved here", "Please Reevaluate The rest of the existing streets that are on the road", "A better future for my family - people accept change", "More park spaces for everyone + leads to play", "Compassionate Fair Housing, Empathic, Secure, Partnership, Truth", "I wanna be Rich and successful!", "Cabrini is a community and needs to be recognized", "Bring back original residents", "More youth of young adults resources", "Affordable + Services Accessible, Write", "Something that makes you proud that live in the community and are new adults", "ser-fied Oak/Hickson", "Improved, more or how making a lot of things possible services available to everyone", "Affordable housing", "Learners, Dream, Nice people", "open space/ community gathering, can have projects or projects together", "People's voices to be heard", "After school programs, art, care, study prep", "More job training + programs to assist in the redevelopment for residents", "Rich No guns", "Economic the area, breakdown the current businesses more engaging events for all", "Should renovate the affordable housing", "Keep more low density & safe sense of community", "More open space + restaurants", "Run or rich people", "More affordable housing", "LEAVE A COMMENT!", "Ruptures between CHA + Cabrini residents", "CABRINI >>>> NOW

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PROJECT VISION

THE FUTURE OF CABRINI SHOULD BE...

Handwritten notes include: "A place for families", "Packaging the machines", "More park spaces for everyone + leads to play", "Compassionate Fair Housing, Empathic, Secure, Partnership, Truth", "I wanna be Rich and successful!", "Cabrini is a community and needs to be recognized", "Bring back original residents", "More youth of young adults resources", "Affordable + Services Accessible, Write", "Something that makes you proud that live in the community and are new adults", "ser-fied Oak/Hickson", "Improved, more or how making a lot of things possible services available to everyone", "Affordable housing", "Learners, Dream, Nice people", "open space/ community gathering, can have projects or projects together", "People's voices to be heard", "After school programs, art, care, study prep", "More job training + programs to assist in the redevelopment for residents", "Rich No guns", "Economic the area, breakdown the current businesses more engaging events for all", "Should renovate the affordable housing", "Keep more low density & safe sense of community", "More open space + restaurants", "Run or rich people", "More affordable housing", "LEAVE A COMMENT!", "Ruptures between CHA + Cabrini residents", "CABRINI >>>> NOW

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APPENDIX OF ENGAGEMENT MATERIALS

PARKS & OPEN SPACE

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

PLACE DOTS HERE AND ON MAP



LEGEND
 CTA Brown Line, CTA Red Line, Open Space, CHA Focus Parcels, Cabrini New Area of Interest

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

LEAVE A COMMENT!

More playground for young kids

More basketball courts at squares & plant more pickleball lines

Bring back J&J's feed @ Seneca

Soccer field football at Oak & Hobson

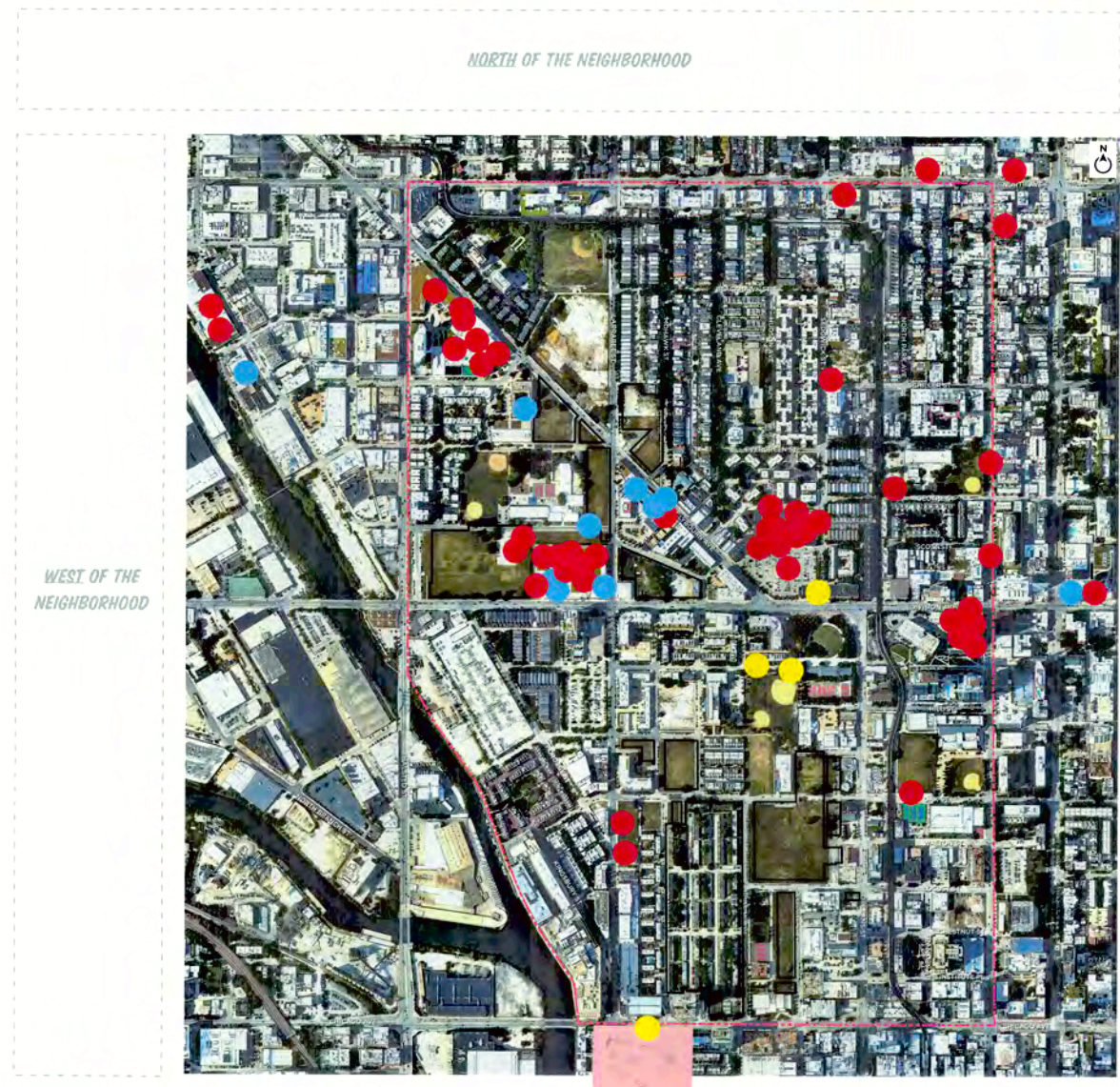
More playground for young kids

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) ✓

EVERYDAY ACTIVITIES

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



More playground for young kids

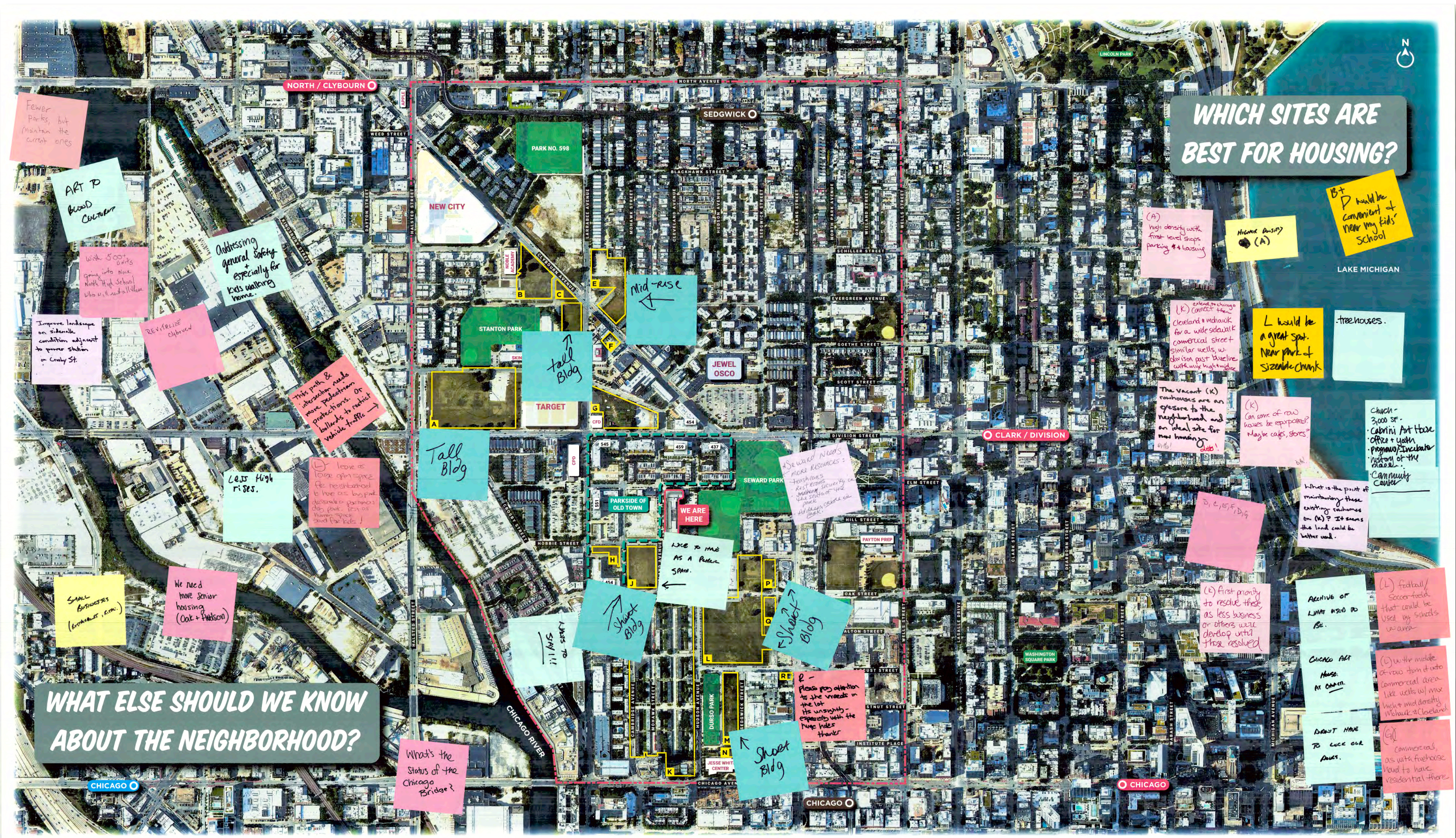
More basketball courts at squares & plant more pickleball lines

Bring back J&J's feed @ Seneca

Soccer field football at Oak & Hobson

More playground for young kids

APPENDIX OF ENGAGEMENT MATERIALS



APPENDIX OF ENGAGEMENT MATERIALS



NEIGHBORHOOD SERVICES & COMMUNITY WELLNESS WORKSHEET




Rank the quality of the following services:

Health and wellness services

Low Quality	1	2	3	4	5	High Quality
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Recreational opportunities
(parks, community centers, art spaces, gathering places, etc.)

Low Quality	1	2	3	4	5	High Quality
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Grocery stores

Low Quality	1	2	3	4	5	High Quality
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Childcare services

Low Quality	1	2	3	4	5	High Quality
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Jobs support and training

Low Quality	1	2	3	4	5	High Quality
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Youth Activities & Educational Opportunities

Low Quality	1	2	3	4	5	High Quality
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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
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Recreational opportunities
(parks, community centers, art spaces, gathering places, etc.)

Very Difficult	1	2	3	4	5	Very Easy
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Grocery stores

Very Difficult	1	2	3	4	5	Very Easy
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Childcare services

Very Difficult	1	2	3	4	5	Very Easy
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Jobs support and training

Very Difficult	1	2	3	4	5	Very Easy
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Youth Activities & Educational Opportunities

Very Difficult	1	2	3	4	5	Very Easy
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How can we improve access to these services?