

CHA

CABRINI

»»»»» NOW

Community Workshop #2

July 31, 2024

TODAY'S AGENDA

**WELCOME &
INTRODUCTIONS**

4:30 - 4:45

**PRESENTATION
OF STRATEGIES**

4:50 - 5:20

**ICE CREAM, DISCUSSION
& ACTIVITIES**

5:30 - 6:30

**WRAP UP &
NEXT STEPS**

6:30



CABRINI NOW PURPOSE

Capture an **Updated Community Vision** for a changing neighborhood context

Improve the Quality of Life for current and future neighborhood residents

Use Development Opportunities to bring amenities to the neighborhood

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)

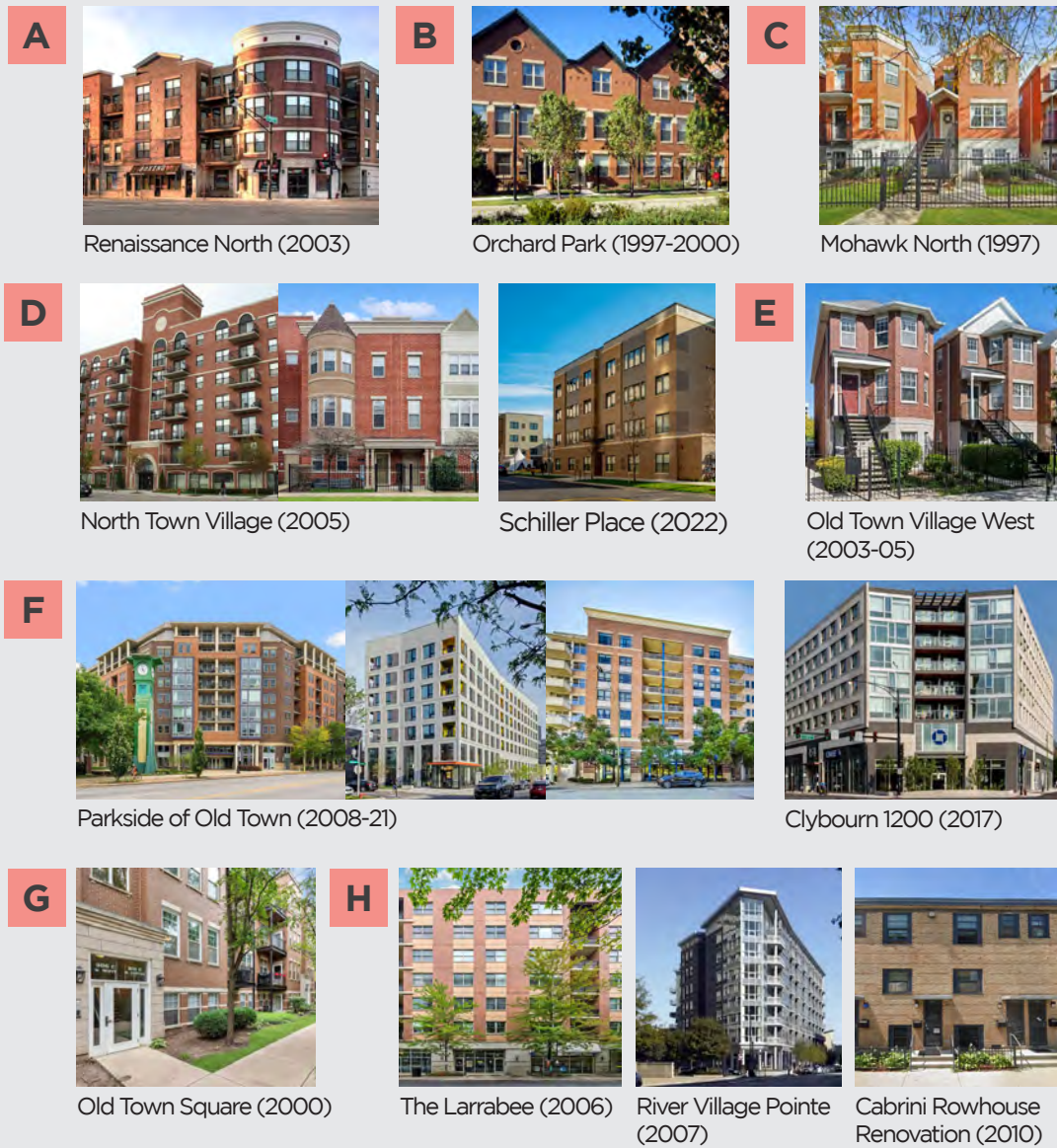
NORTH SITES	
SITE	ACRES
A	± 6.7
B	± 1.9
C	± 0.3
D	± 1.9
E	± 2.5
F	± 0.3
G	± 2.4

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

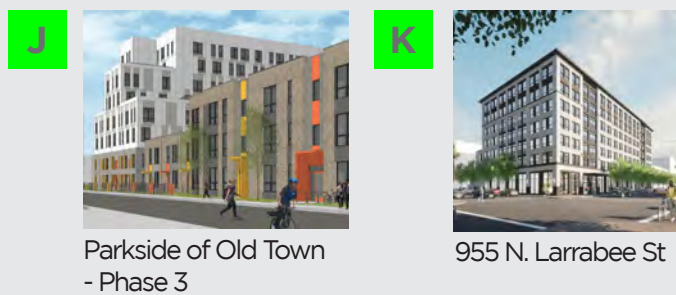


CHA AOI DEVELOPMENT

COMPLETE (SINCE 1997)



IN DEVELOPMENT



CABRINI NOW PLANNING TIMELINE

PHASE ONE [COMPLETE]

- Site and Market Analysis; Vision and Goals
- **May 8, 2024** - Community Meeting #1

PHASE TWO [ONGOING]

- Concept Development
- **July 31** - Community Meeting #2

PHASE THREE [PENDING]

- Concept Refinement; Feasibility Analysis; Documentation
- **September/October** - Community Meeting #3
- **October/November** - Final Cabrini NOW reports submitted



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**.



**PLANNING & DESIGN
PRINCIPLES FOCUSED ON
CHA'S PRIMARY MISSION:**

HOUSE MORE PEOPLE

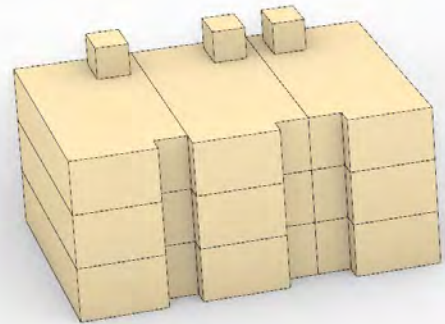
**BUILD STRONG COMMUNITY &
FOSTER ECONOMIC MOBILITY**

**BUILD UPON EXISTING
ASSETS**

**BRING AMENITIES AND
SERVICES TO ALL RESIDENTS**

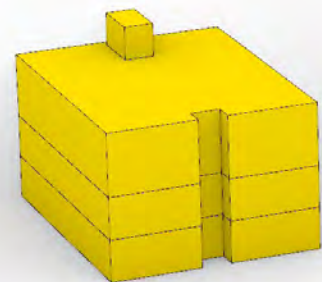


SITE DESIGN BUILDING TYPES



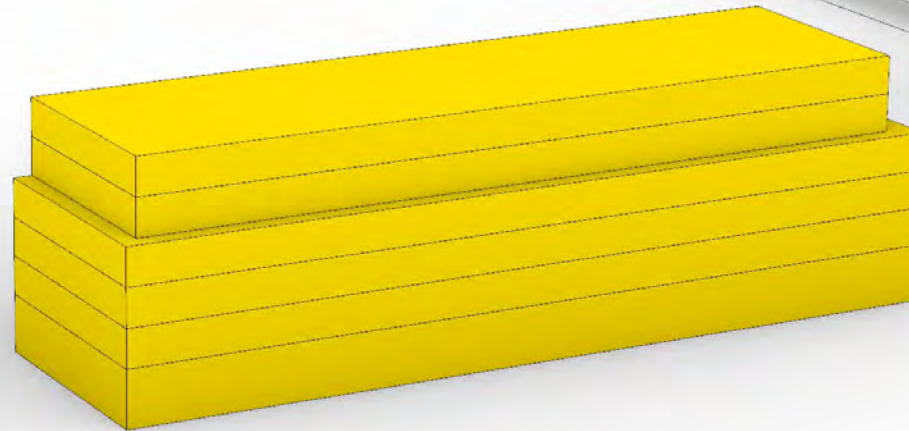
TOWNHOMES

Single Family
2-3 stories
2-3500 sf/unit
Integrated Parking
Garage



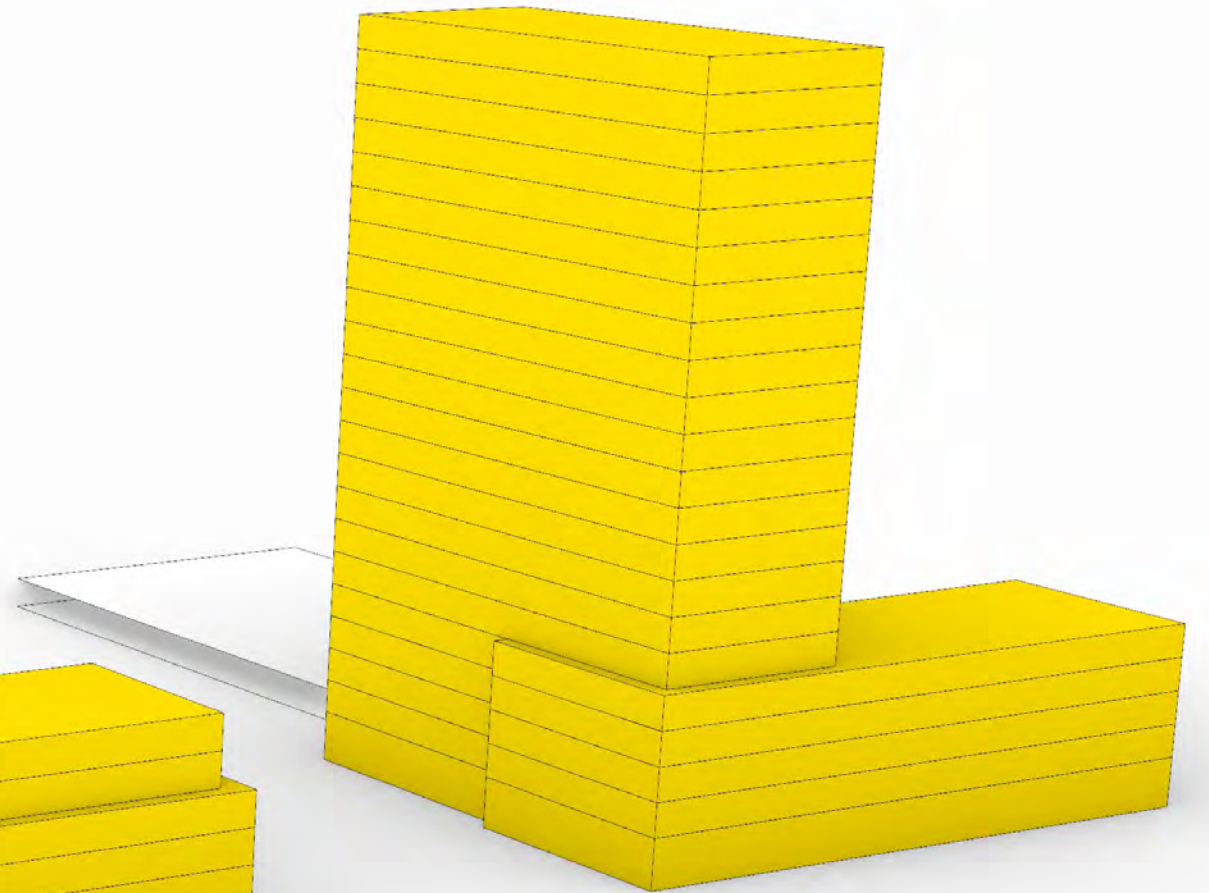
3-8 FLAT BUILDINGS

Multifamily
3-4 stories
1-2000 sf/unit
Surface Parking



MULTIFAMILY ELEVATOR BUILDINGS

Multifamily
5-8 stories
1-2000 sf/unit
Surface Parking
Potential Ground Floor
Amenities



MULTIFAMILY TALL BUILDINGS

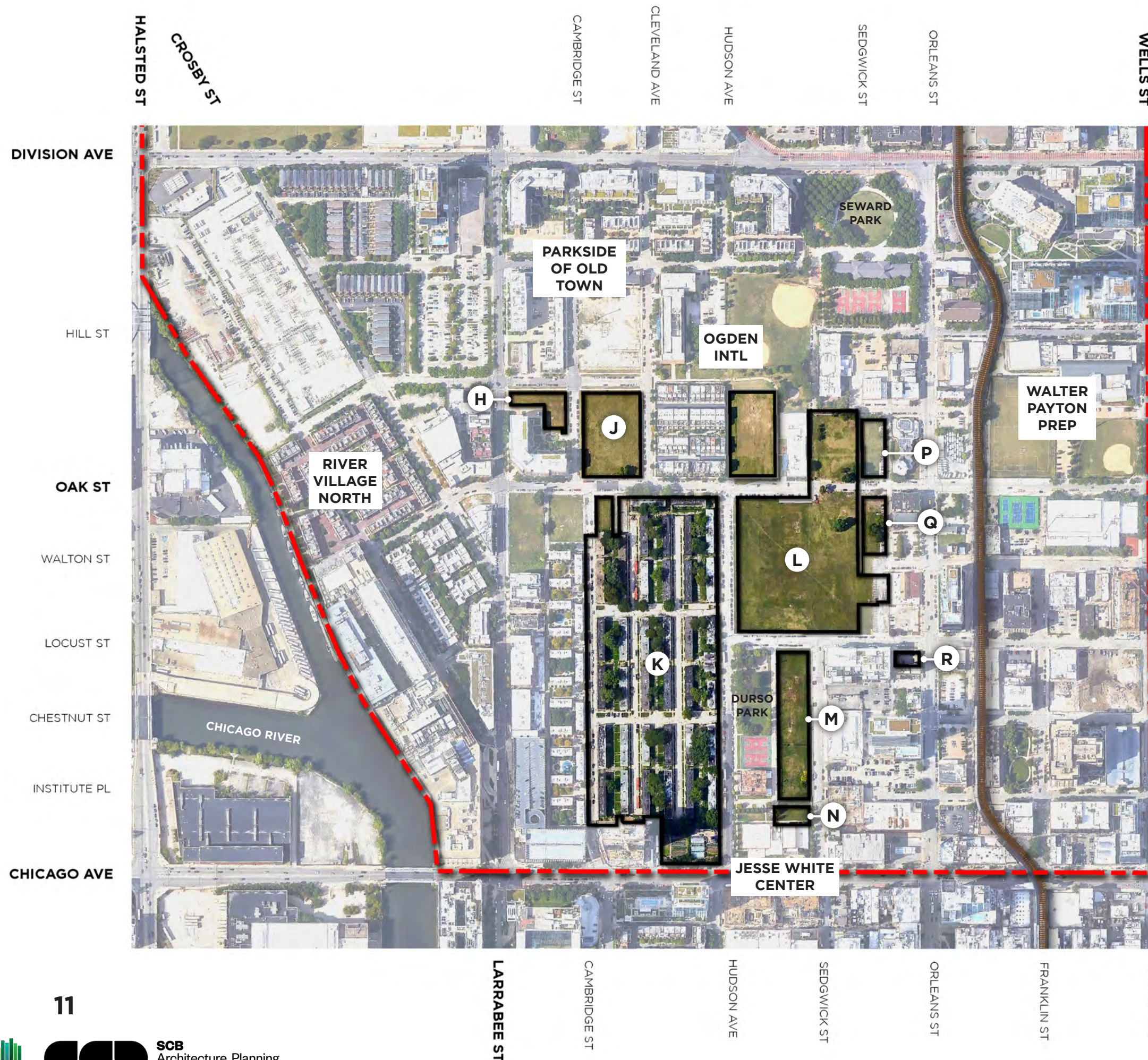
Multifamily
10+ stories
1-2000 sf/unit
Integrated Parking Deck
Potential Ground Floor
Amenities

SOUTH SITES DESIGN STRATEGIES



AREA OF INTEREST SOUTH SITES

- Total 27 acres of land available for development



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

LEGEND

- CHA Focus Parcels
- Cabrini Now Area of Interest

CABRINI ROWHOMES URBAN STREET GRID

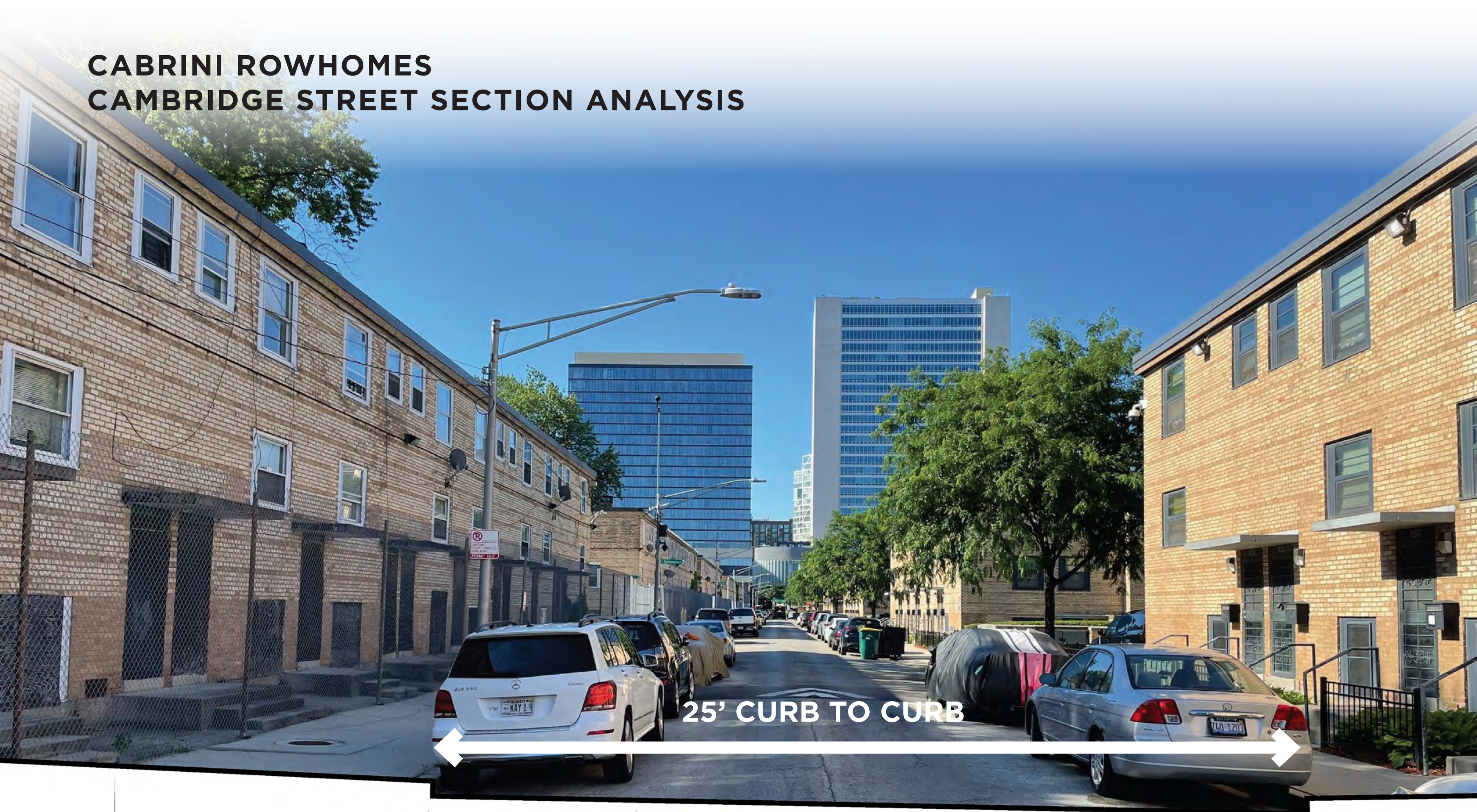


LIMITED ENTRANCES & EXITS ISOLATES THE NEIGHBORHOOD

DEAD END STREETS FURTHER ISOLATE THE NEIGHBORHOOD

NARROW STREET WIDTHS IMPACT BOTH PEDESTRIAN & VEHICULAR CIRCULATION

CABRINI ROWHOMES CAMBRIDGE STREET SECTION ANALYSIS



25' CURB TO CURB



HUDSON AVE SECTION ANALYSIS



8'
PARKING
14

40' CURB TO CURB

(2) 12' TRAVEL
LANES

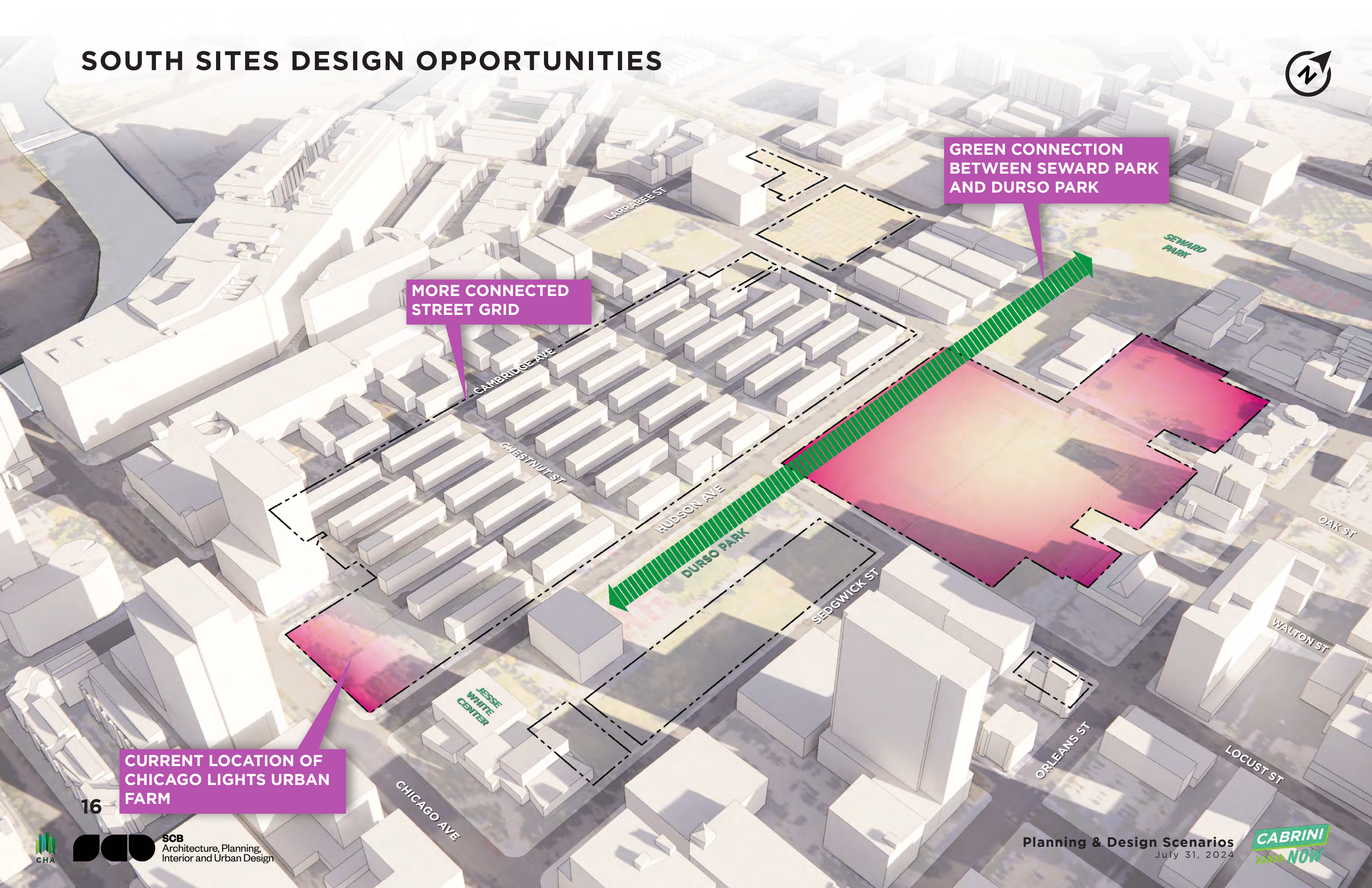
8'
PARKING

HUDSON AVE SECTION ANALYSIS

13' PEDESTRIAN
SIDEWALK ZONE



SOUTH SITES DESIGN OPPORTUNITIES



MORE CONNECTED STREET GRID

GREEN CONNECTION BETWEEN SEWARD PARK AND DURSO PARK

CURRENT LOCATION OF CHICAGO LIGHTS URBAN FARM

SOUTH SITES HOUSING DEVELOPMENTS - STRATEGY 1

2,005 UNITS



OCCUPIED ROWHOMES:

SITE K:
700,000 SF / 700 MULTIFAMILY UNITS;
215 ROWHOMES & 20 NEW TOWNHOMES
-300 OFFSTREET PARKING SPACES

SITE JH:
186,250 SF / 195 MULTIFAMILY UNITS
15 TOWNHOMES
-80 OFFSTREET PARKING SPACES

SITE LPQ:
717,500 SF / 710 UNITS
-235 OFFSTREET PARKING SPACES

SITE MN:
150,000 SF / 150 UNITS
-40 OFFSTREET PARKING SPACES

10,000 SF / 8 UNITS
-3 OFFSTREET PARKING SPACES

SOUTH SITES HOUSING DEVELOPMENTS - STRATEGY 2

1,770 UNITS



OCCUPIED ROWHOMES:

SITE K:
575,000 SF / 575 MULTIFAMILY UNITS;
125 ROWHOMES
~225 OFFSTREET PARKING SPACES

SITE JH:
186,250 SF / 195 MULTIFAMILY UNITS
15 TOWNHOMES
~80 OFFSTREET PARKING SPACES

SITE LPQ:
717,500 SF / 710 UNITS
~235 OFFSTREET PARKING SPACES

SITE MN:
150,000 SF / 150 UNITS
~40 OFFSTREET PARKING SPACES

10,000 SF / 8 UNITS
~3 OFFSTREET PARKING SPACES

SOUTH SITES HOUSING DEVELOPMENTS - STRATEGY 3

2,035 UNITS



OCCUPIED ROWHOMES:

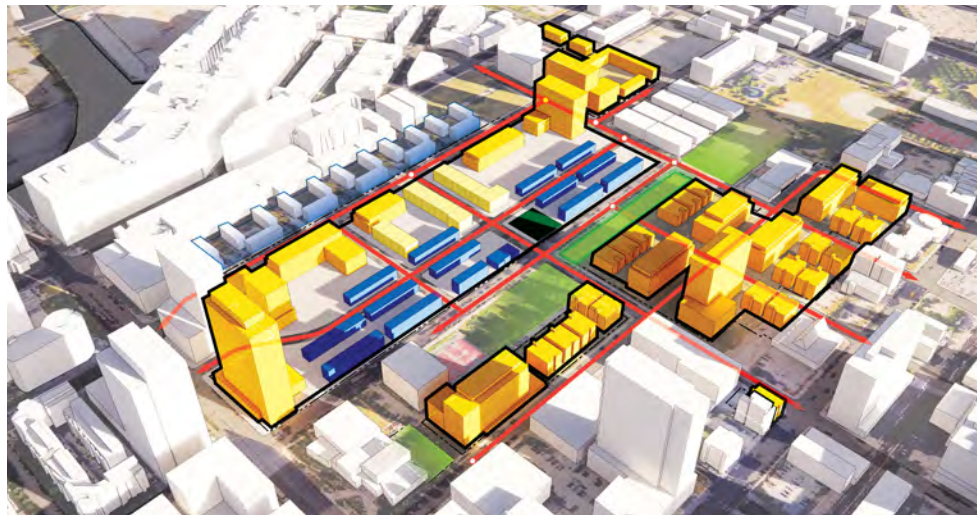
SITE JH:
186,250 SF / 195 MULTIFAMILY UNITS
15 TOWNHOMES
~80 OFFSTREET PARKING SPACES

SITE LPQ:
717,500 SF / 710 UNITS
~235 OFFSTREET PARKING SPACES

SITE K:
900,000 SF / 900 MULTIFAMILY UNITS;
65 ROWHOMES
~275 OFFSTREET PARKING SPACES

SITE MN:
150,000 SF / 150 UNITS
~40 OFFSTREET PARKING SPACES

10,000 SF / 8 UNITS
~3 OFFSTREET PARKING SPACES



STRATEGY 1

2.0M SF / **2,005 UNITS**
(215 ROWHOMES)
~655 OFFSTREET PARKING SPACES



STRATEGY 2

1.7M SF / **1,770 UNITS**
(125 ROWHOMES)
~580 OFFSTREET PARKING SPACES



STRATEGY 3

2.0M SF / **2,035 UNITS**
(65 ROWHOMES)
~630 OFFSTREET PARKING SPACES

NORTH SITES DESIGN STRATEGIES



AREA OF INTEREST NORTH SITES

- Total 16 acres of land available for development



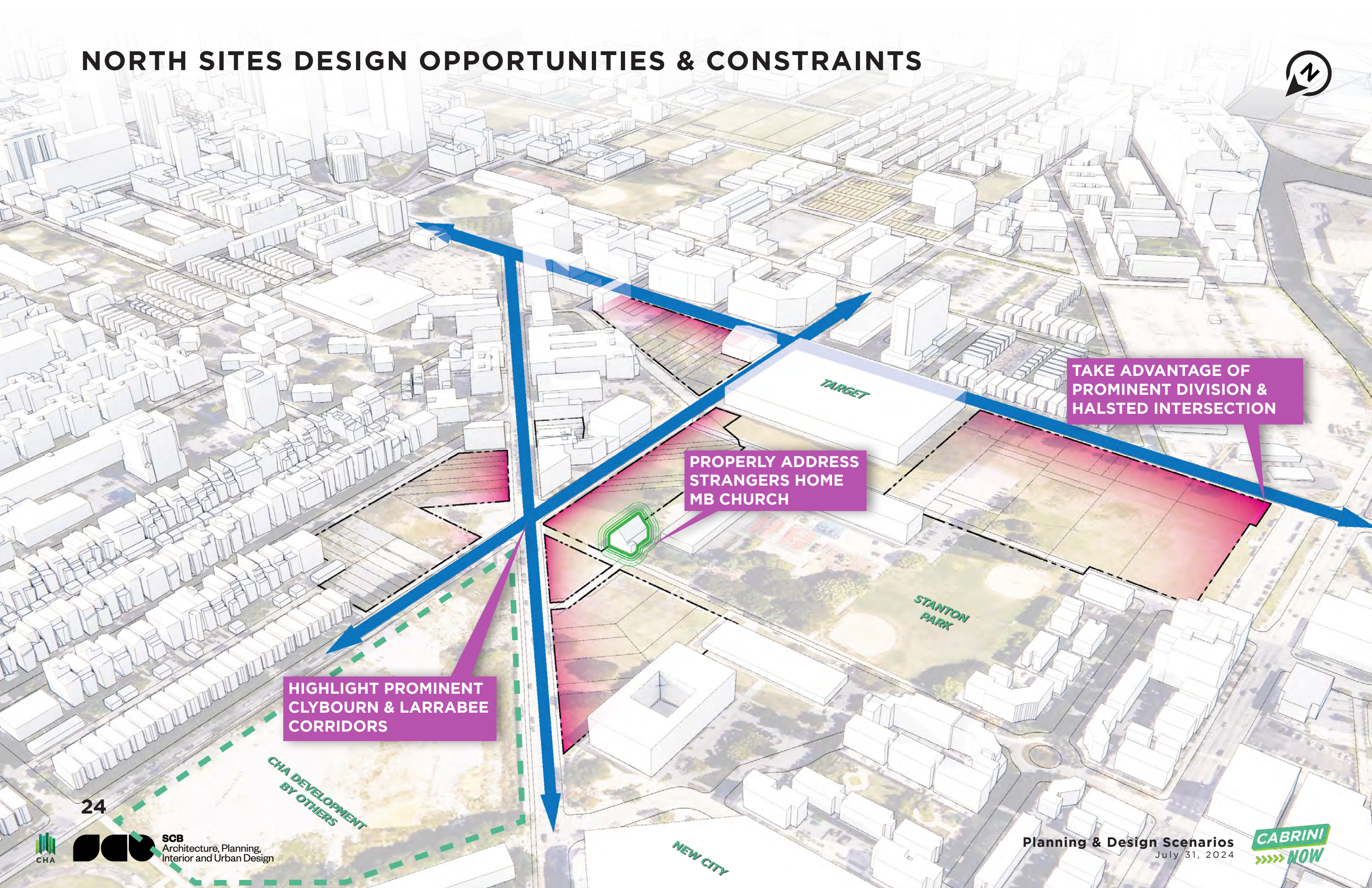
NORTH SITES

SITE	ACRES
A	± 6.7
B	± 1.9
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F	± 0.3
G	± 2.4

LEGEND

- CHA Focus Parcels
- Cabrini Now Area of Interest

NORTH SITES DESIGN OPPORTUNITIES & CONSTRAINTS



TAKE ADVANTAGE OF PROMINENT DIVISION & HALSTED INTERSECTION

PROPERLY ADDRESS STRANGERS HOME MB CHURCH

HIGHLIGHT PROMINENT CLYBOURN & LARRABEE CORRIDORS

CHA DEVELOPMENT BY OTHERS

NORTH SITES HOUSING DEVELOPMENTS - STRATEGY 1

1,050 UNITS



SITE E:
198,300 SF / 145 MULTIFAMILY UNITS
7 TOWNHOMES
~45 OFFSTREET PARKING SPACES

SITE G:
250,00 SF / 250 UNITS
~65 OFFSTREET PARKING SPACES

SITE A:
575,00 SF / 575 MULTIFAMILY UNITS
45 TOWNHOMES
~500 OFFSTREET PARKING SPACES

INCORPORATE
CORNER LOT

SITE BCD:
59,500 SF / 20 MULTIFAMILY UNITS;
52 TOWNHOMES
~60 OFFSTREET PARKING SPACES

RECLAIM UNDERUTILIZED
LAND

25



SCB
Architecture, Planning,
Interior and Urban Design

NEW CITY



NORTH SITES HOUSING DEVELOPMENTS - STRATEGY 2

1,450 UNITS



SITE E:
200,000 SF / 200 MULTIFAMILY UNITS
7 TOWNHOMES
-75 OFFSTREET PARKING SPACES

SITE G:
250,00 SF / 250 UNITS
-65 OFFSTREET PARKING SPACES

SITE A:
575,00 SF / 575 MULTIFAMILY UNITS
45 TOWNHOMES
-500 OFFSTREET PARKING SPACES

PLAZA SURROUNDING
HISTORIC CHURCH

SITE BCD:
375,000 SF / 375 MULTIFAMILY UNITS
-90 OFFSTREET PARKING SPACES

RECLAIM UNDERUTILIZED
LAND

NORTH SITES HOUSING DEVELOPMENTS - STRATEGY 3

2,000 UNITS



SITE E:
250,000 SF / 250 UNITS
-75 OFFSTREET PARKING SPACES

SITE G:
550,00 SF / 550 UNITS
-150 OFFSTREET PARKING SPACES

SITE A:
800,00 SF / 800 MULTIFAMILY UNITS
-200 OFFSTREET PARKING SPACES

NEW FIRE STATION

INCORPORATE CORNER LOT

SITE BCD:
400,000 SF / 400 MULTIFAMILY UNITS
-90 OFFSTREET PARKING SPACES



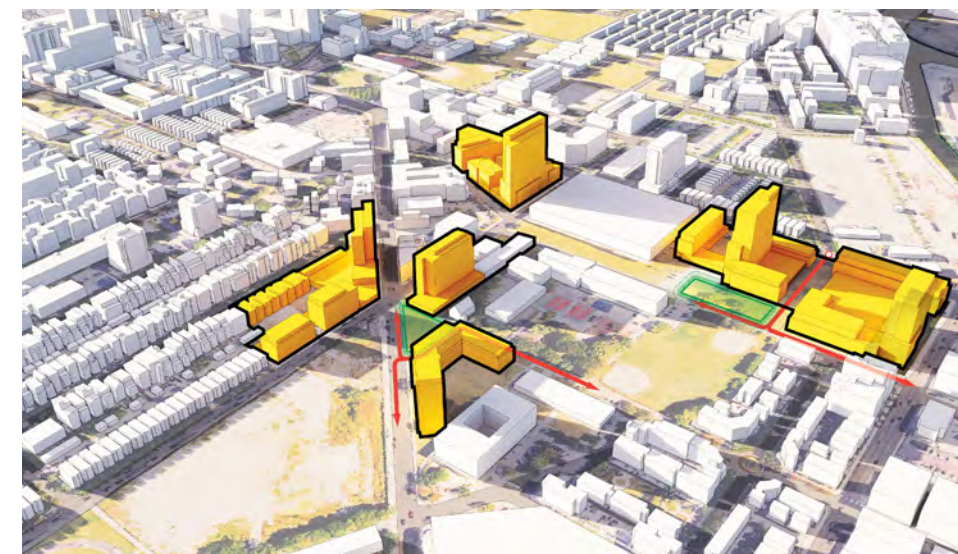
STRATEGY 1

1.2M SF / **1,050 UNITS**
~565 OFFSTREET PARKING SPACES



STRATEGY 2

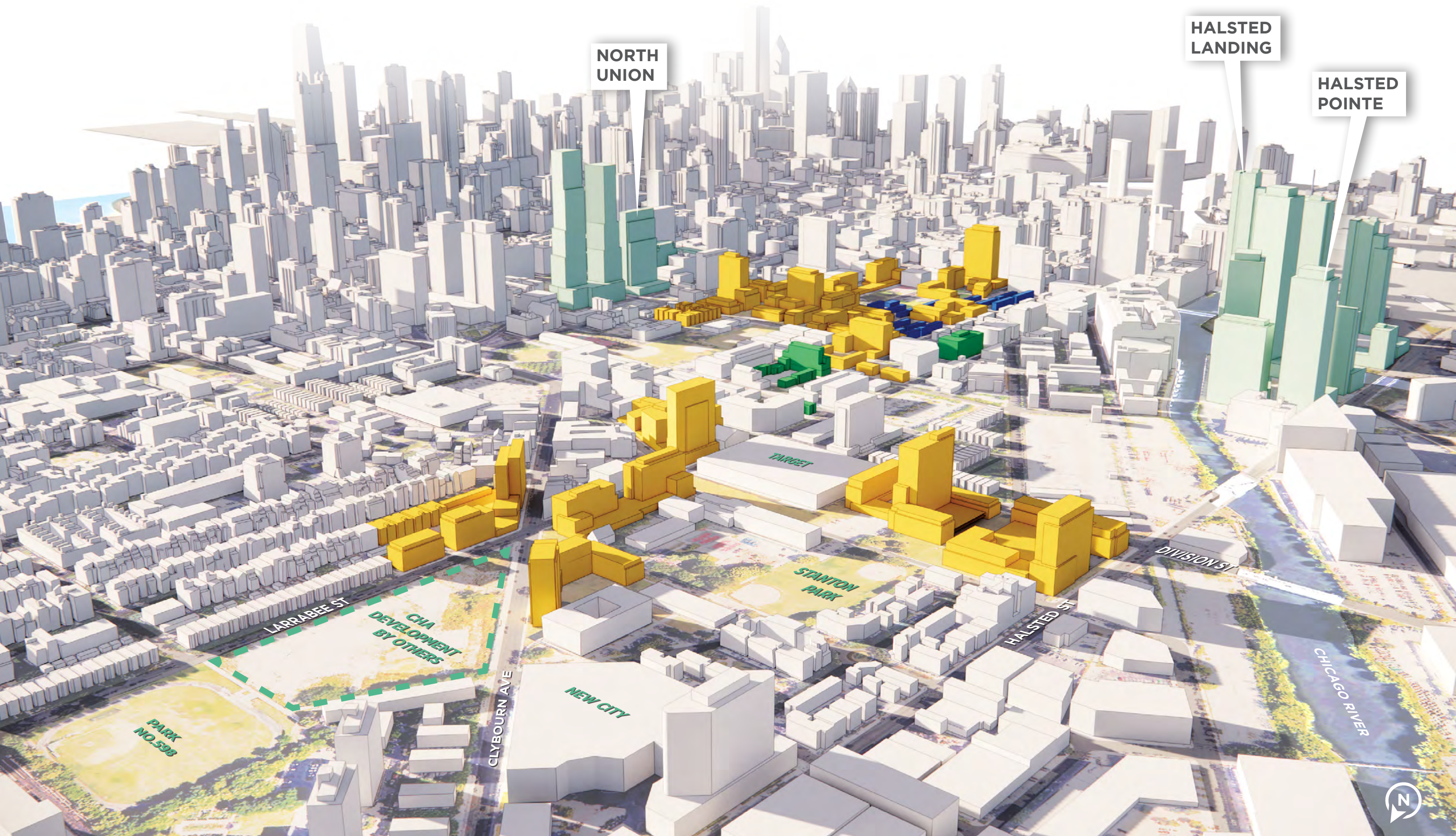
1.5M SF / **1,450 UNITS**
~730 OFFSTREET PARKING SPACES



STRATEGY 3

1.9M SF / **2,000 UNITS**
~515 OFFSTREET PARKING SPACES

OVERALL DEVELOPMENT VIEW



ACTIVITIES:

NORTH SITES

SELECT YOUR PREFERRED STRATEGY
& PROVIDE FEEDBACK

SOUTH SITES

REVIEW STRATEGIES & VOTE FOR
YOUR PREFERRED STRATEGY

VISUAL PRIORITIZATION

PROVIDE IDEAS ABOUT THE
LOOK AND FEEL OF THE FUTURE
COMMUNITY AMENITIES

THANK YOU!

