



Academic  
Achievement

CABRINI

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.

TOTAL SITES	TOTAL ACRES
<b>16</b>	<b>± 43</b> (16 north; 28 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

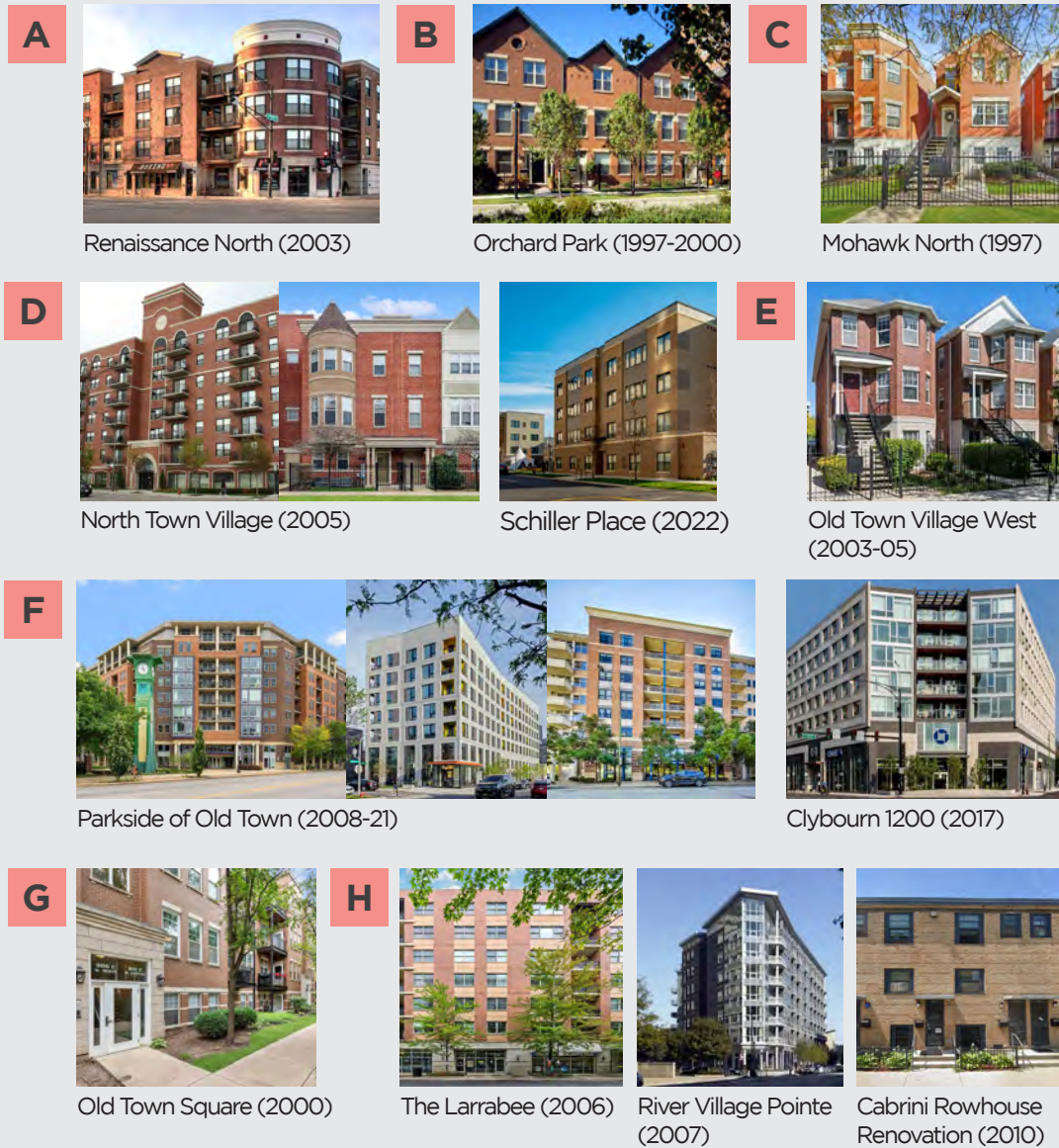
SOUTH SITES	
SITE	ACRES
H	± 0.4
J	± 1.6
K	± 14.2
L	± 8.2
M	± 1.5
N	± 0.2
P	± 0.5
Q	± 0.5
R	± 0.1





# CHA AOI DEVELOPMENT

## COMPLETE (SINCE 1997)



Renaissance North (2003)

Orchard Park (1997-2000)

Mohawk North (1997)

North Town Village (2005)

Schiller Place (2022)

Old Town Village West (2003-05)

Parkside of Old Town (2008-21)

Clybourn 1200 (2017)

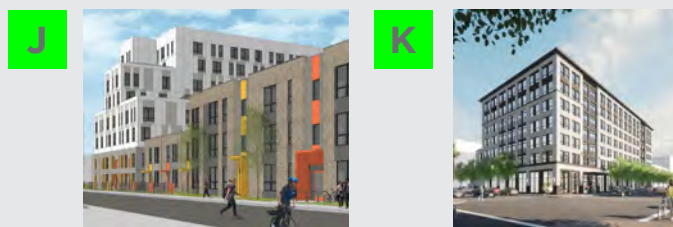
Old Town Square (2000)

The Larrabee (2006)

River Village Pointe (2007)

Cabrini Rowhouse Renovation (2010)

## IN DEVELOPMENT



Parkside of Old Town - Phase 3

955 N. Larrabee St



SCALE: 1" = 750'  
0 325 750 FT 1500 FT



## 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)







8th grade



STRATEGY 2

IMPACT	TO	IMPACT	IMPACT	TO	IMPACT
STRATEGY 1	STRATEGY 2	STRATEGY 3	STRATEGY 4	STRATEGY 5	STRATEGY 6
25	5	100	100	100	100

**ADVANTAGES**

- This strategy provides a clear path for development.
- It allows for a mix of housing types and densities.
- The design is aesthetically pleasing and integrates with the surrounding area.

**DISADVANTAGES**

- This strategy may require additional infrastructure.
- It could potentially lead to increased traffic and parking issues.
- The design may not fully address all community needs.

DRAFT FOR REVIEW



# 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.





## 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**

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.



**STRATEGY 1**

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

**ADVANTAGES**

- Improved pedestrian environment and vehicle connectivity.
- Good historic preservation on Site X.
- New medium-scale development on Cambridge Ave allows for more housing on Site X.
- Connects to Ohio Park connected via dedicated open space for recreational walk.

**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

DRAFT FOR REVIEW



# APPENDIX OF ENGAGEMENT MATERIALS

## NORTH SITES STRATEGY 1

**STRATEGY 1**

TOTAL :	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	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.

SCB  
Architecture, Planning,  
Interior and Urban Design

## NORTH SITES STRATEGY 2

**STRATEGY 2**

TOTAL :	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	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.

SCB  
Architecture, Planning,  
Interior and Urban Design



# APPENDIX OF ENGAGEMENT MATERIALS

## NORTH SITES STRATEGY 3

**STRATEGY 3**

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

### ADVANTAGES

- 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.

### DISADVANTAGES

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

No urban farm :( - huge heat sink! so much concrete over precious green space!

**CABRINI NOW**

## FRANCIS CABRINI ROWHOMES

### THEN

Francis Cabrini Homes, Circa 1942

1966

1942

1980s

### NOW

REDEVELOP ALL ROW HOMES

CONSIDER STRIPING ALL ADJACENT ROW HOMES

CALL OUT REMAINING TOWNHOMES AND ADD A TREE-LINER PARKWAY

KEEP THE EXISTING GREENSPACES

KEEP LOW DENSITY BUT NEW CONSTRUCTION

CONSIDER CAMBRIDGE CHICAGO MIXED-USE. MAKE CHICAGO

CLOSE INTERSECTION AND RELOCATE SMALL AREA FOR PARK SPACE

NEED STREETS TO GO THROUGH NEIGHBORHOOD

SAVE SPACE FOR FAMILY UNITS!

ADJUST UNITS FOR PARKING

TAKE BALCONIES (5-L HERE)

DO NOT HAVE (FARMHOUSE) (NOT A ROW HOUSE)

PLEASE AT LEAST CLEAN UP URBAN GARDEN CURRENTLY EXISTING

INCORPORATE CORNER LOT

MORE 3 & 4 BEDROOM IN HIGHRISE BUILDING

FEW 6 BEDROOM APARTMENT

POTENTIAL NEW FIRE STATION

STANTON PARK

LEAVES VS. FULL SPACE?

SITE BCD: 45000 SF, 400 MULTIFAMILY UNITS, 40 OFF-STREET PARKING SPACES

MAKE THE BUILDING SAME HOUSING, BUT LET ABOUT 100 FOR ADA SPACES

BUILD FOR THE FARMERS!

MORE 3-5 BEDROOM TOWNHOUSE APARTMENTS

BRING BACK STREET-LEVEL OVERPASSES

REINSTATE PARKING

NO URBAN FARM :( - HUGE HEAT SINK! SO MUCH CONCRETE OVER PRECIOUS GREEN SPACE!

REDEVELOP ALL ROW HOMES

CONSIDER STRIPING ALL ADJACENT ROW HOMES

CALL OUT REMAINING TOWNHOMES AND ADD A TREE-LINER PARKWAY

KEEP THE EXISTING GREENSPACES

NEED STREETS TO GO THROUGH NEIGHBORHOOD

SAVE SPACE FOR FAMILY UNITS!

ADJUST UNITS FOR PARKING

TAKE BALCONIES (5-L HERE)

DO NOT HAVE (FARMHOUSE) (NOT A ROW HOUSE)

PLEASE AT LEAST CLEAN UP URBAN GARDEN CURRENTLY EXISTING

INCORPORATE CORNER LOT

MORE 3 & 4 BEDROOM IN HIGHRISE BUILDING

FEW 6 BEDROOM APARTMENT

POTENTIAL NEW FIRE STATION

STANTON PARK

LEAVES VS. FULL SPACE?

SITE BCD: 45000 SF, 400 MULTIFAMILY UNITS, 40 OFF-STREET PARKING SPACES

MAKE THE BUILDING SAME HOUSING, BUT LET ABOUT 100 FOR ADA SPACES

BUILD FOR THE FARMERS!

MORE 3-5 BEDROOM TOWNHOUSE APARTMENTS

BRING BACK STREET-LEVEL OVERPASSES

REINSTATE PARKING

NO URBAN FARM :( - HUGE HEAT SINK! SO MUCH CONCRETE OVER PRECIOUS GREEN SPACE!

Sidewalk 11'-0"

Parking 10'-0"

One-Way Travel Lane 11'-0"

Pathway 7'-0"

Street 7'-0"

KEEP THE EXISTING GREENSPACES

TAKE BALCONIES (5-L HERE)

DO NOT HAVE (FARMHOUSE) (NOT A ROW HOUSE)

PLEASE AT LEAST CLEAN UP URBAN GARDEN CURRENTLY EXISTING

INCORPORATE CORNER LOT

MORE 3 & 4 BEDROOM IN HIGHRISE BUILDING

FEW 6 BEDROOM APARTMENT

POTENTIAL NEW FIRE STATION

STANTON PARK

LEAVES VS. FULL SPACE?

SITE BCD: 45000 SF, 400 MULTIFAMILY UNITS, 40 OFF-STREET PARKING SPACES

MAKE THE BUILDING SAME HOUSING, BUT LET ABOUT 100 FOR ADA SPACES

BUILD FOR THE FARMERS!

MORE 3-5 BEDROOM TOWNHOUSE APARTMENTS

BRING BACK STREET-LEVEL OVERPASSES

REINSTATE PARKING

NO URBAN FARM :( - HUGE HEAT SINK! SO MUCH CONCRETE OVER PRECIOUS GREEN SPACE!

REDEVELOP ALL ROW HOMES

CONSIDER STRIPING ALL ADJACENT ROW HOMES

CALL OUT REMAINING TOWNHOMES AND ADD A TREE-LINER PARKWAY

KEEP THE EXISTING GREENSPACES

NEED STREETS TO GO THROUGH NEIGHBORHOOD

SAVE SPACE FOR FAMILY UNITS!

ADJUST UNITS FOR PARKING

TAKE BALCONIES (5-L HERE)

DO NOT HAVE (FARMHOUSE) (NOT A ROW HOUSE)

PLEASE AT LEAST CLEAN UP URBAN GARDEN CURRENTLY EXISTING

INCORPORATE CORNER LOT

MORE 3 & 4 BEDROOM IN HIGHRISE BUILDING

FEW 6 BEDROOM APARTMENT

POTENTIAL NEW FIRE STATION

STANTON PARK

LEAVES VS. FULL SPACE?

SITE BCD: 45000 SF, 400 MULTIFAMILY UNITS, 40 OFF-STREET PARKING SPACES

MAKE THE BUILDING SAME HOUSING, BUT LET ABOUT 100 FOR ADA SPACES

BUILD FOR THE FARMERS!

MORE 3-5 BEDROOM TOWNHOUSE APARTMENTS

BRING BACK STREET-LEVEL OVERPASSES

REINSTATE PARKING

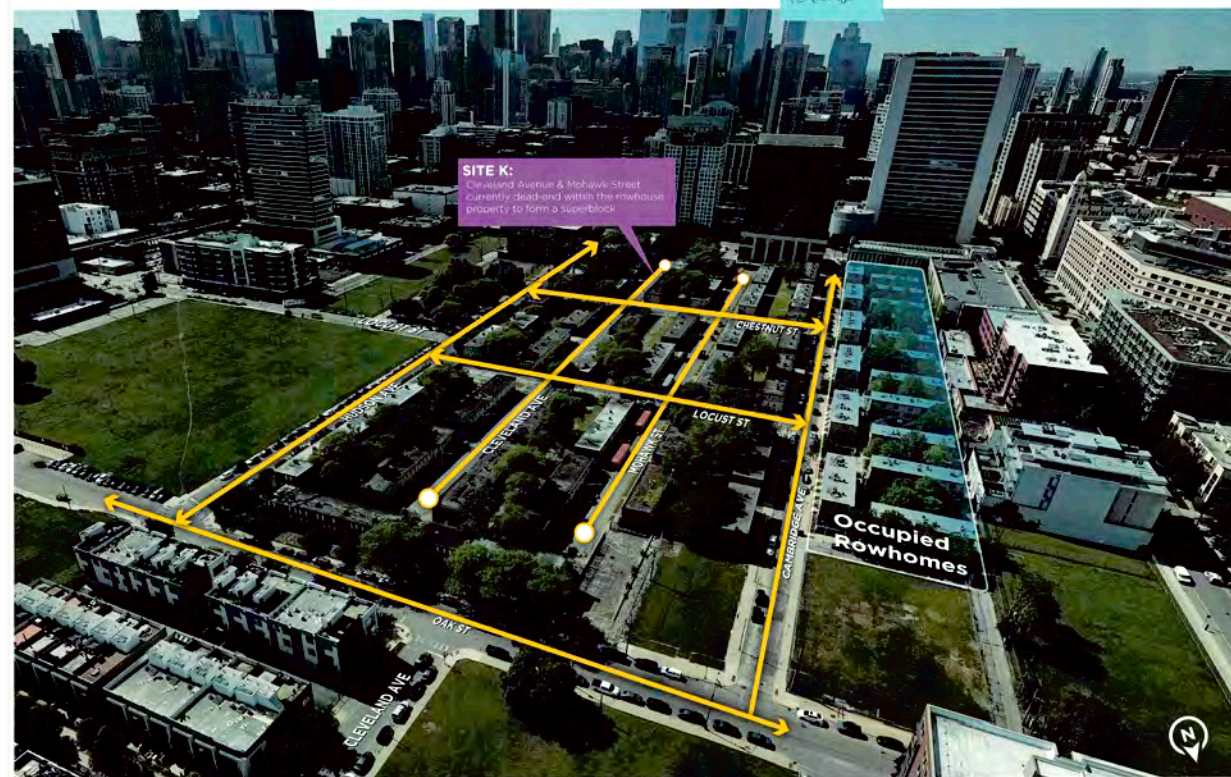
NO URBAN FARM :( - HUGE HEAT SINK! SO MUCH CONCRETE OVER PRECIOUS GREEN SPACE!

**CABRINI NOW**



# APPENDIX OF ENGAGEMENT MATERIALS

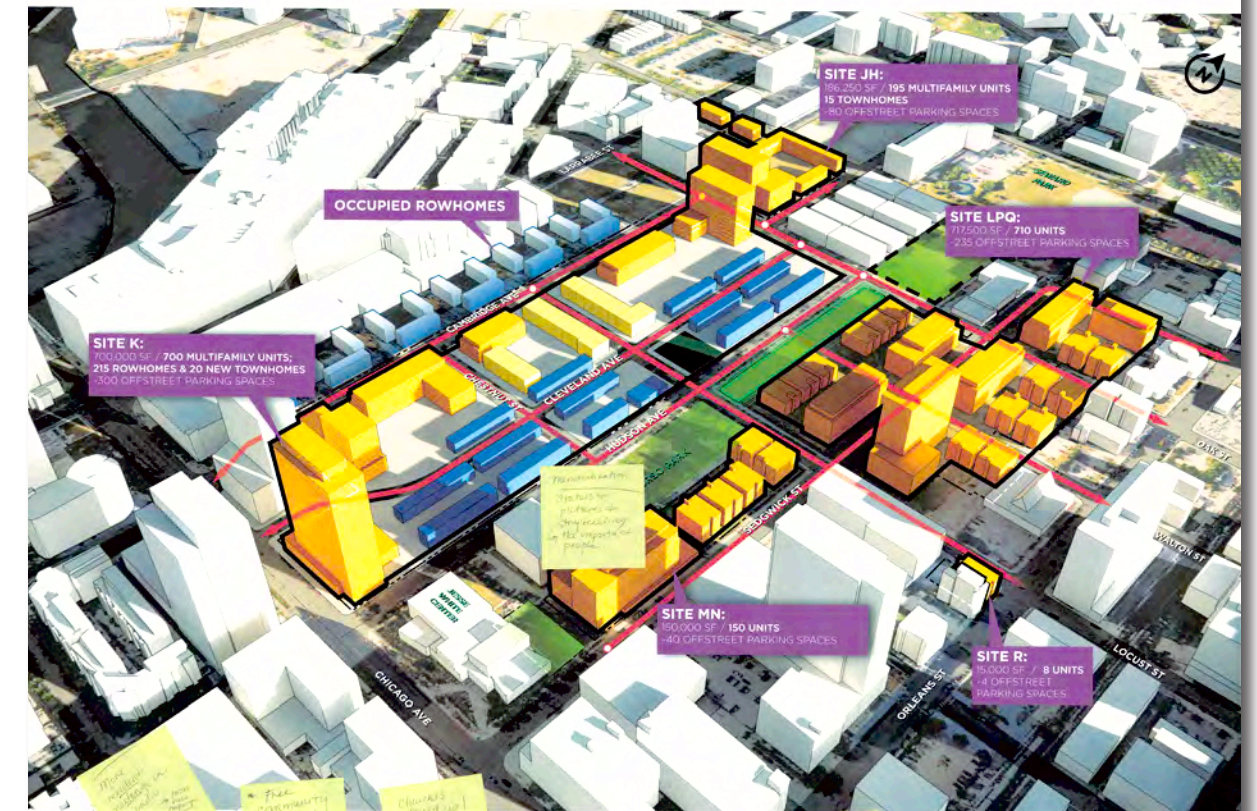
## FRANCIS CABRINI ROWHOMES



CHA SCB  
Architecture, Planning,  
Interior and Urban Design

**CABRINI**  
NOW

## SOUTH SITES STRATEGY 1



**STRATEGY 1**

TOTAL :	RENOVATED ROWHOME UNITS	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
±2,000 UNITS	215 (14 BUILDINGS)	35	1,940	±650 SPACES	1 ACRE	2,000,000

- ### ADVANTAGES
- Improved pedestrian environment and vehicular connectivity.
  - Most historic preservation on Site K.
  - New medium-scale development on Cambridge Ave allows for more housing on Site K.
  - Seward & Durso Park connected via dedicated open space for commemorative walk.

- ### 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.

CHA SCB  
Architecture, Planning,  
Interior and Urban Design

**CABRINI**  
NOW



# APPENDIX OF ENGAGEMENT MATERIALS

## SOUTH SITES STRATEGY 2

### STRATEGY 2

TOTAL :	RENOVATED ROWHOME UNITS	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
<b>±1,800 UNITS</b>	<b>125</b> <small>(14 BUILDINGS)</small>	<b>15</b>	<b>1,985</b>	<b>±600 SPACES</b>	<b>1 ACRE</b>	<b>1,700,000</b>

#### ADVANTAGES

- Improved pedestrian environment and vehicular connectivity.
- Moderate historic preservation, but less cost associated with renovation of historic units.
- Historic structures are less isolated from new neighborhood development.
- Seward & Durso Park connected via dedicated open space for commemorative walk.

#### DISADVANTAGES

- Costly renovation of large number of historic buildings, yielding fewest units.
- Preservation of Mohawk Ave & Cleveland Ave limits block sizes and the amount of housing this site can accommodate.
- Less than optimal roadway width for Cleveland Ave.

## SOUTH SITES STRATEGY 3

### STRATEGY 3

TOTAL :	RENOVATED ROWHOME UNITS	NEW TOWNHOMES	MULTIFAMILY UNITS	OFF-STREET PARKING	NEW OPEN SPACE	SQUARE FEET
<b>±2,050 UNITS</b>	<b>65</b> <small>(8 BUILDINGS)</small>	<b>15</b>	<b>1,970</b>	<b>±650 SPACES</b>	<b>1 ACRE</b>	<b>2,000,000</b>

#### ADVANTAGES

- Improved pedestrian environment and vehicular connectivity.
- Provides most new housing.
- Limited historic preservation and more efficient allocation of financial resources.
- Historic structures incorporated into new neighborhood development.
- Seward & Durso Park connected via new open space for commemorative walk.

#### DISADVANTAGES

- Less historic preservation and limited of and neighborhood character.
- Preservation of Mohawk Ave & Cleveland Ave limits block sizes and the amount of housing this site can accommodate.