



Corridor Plan

# 95th Street Corridor Plan Public Meeting #4: Land Use & ETOD



July 10, 2024  
6:00 pm – 8:00 pm

Visit [chicago.gov/95th](https://chicago.gov/95th) to learn more





# CHICAGO STATE UNIVERSITY

**DR. SONJA FEIST-PRICE**

Provost and Senior Vice President of Academic and Student Affairs



**Hubert Morgan**



**Dr. Kirk Harris**



**Jasmine Gunn**



**Teena Francois-Blue**

**LN TENT**



**Katherine Darnstadt**

# Introductions

## Speakers today

# Thank you!

The 95th Street Corridor Plan thanks the 95<sup>th</sup> Street Community Table and Community Advisory Group for their commitment to the project.

We also thank Alderman Beale, Alderwoman Harris, Alderman Mosely and Alderman Hall for their support on the project.



*CAG members role playing at the Community Wealth Building station (Credit: AECOM)*



*Muse and FSCDC leading the training (Credit: AECOM)*



*CAG members discussing concepts at the May CAG meeting (Credit: AECOM)*



*Focus group with CSU Students facilitated by CAG members (Credit: AECOM)*



# 95th Street Corridor Plan Public Meeting #4: Land Use & ETOD

## Agenda

**Introduction**

**95<sup>th</sup> St Corridor History & Vision Statement**

**Equitable Development Activity & Discussion**

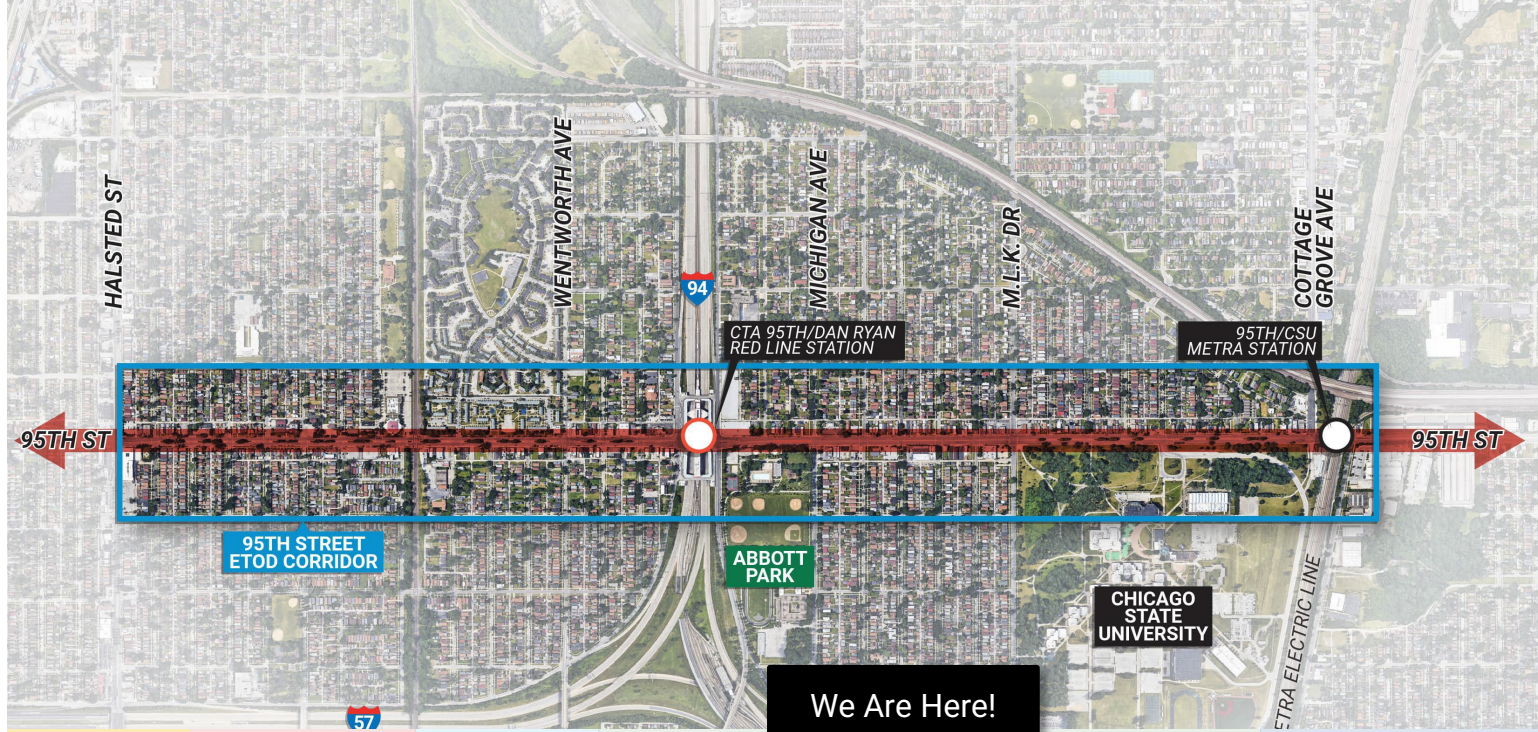
**Next Steps**



# PROJECT OVERVIEW

The 95th Street Corridor Plan will foster Equitable Transit-Oriented Development (ETOD) along 95th Street between Halsted Street and Cottage Grove Avenue.

The study is a community-driven process that will result in recommendations and goals to guide future economic growth.



We Are Here!



# What is ETOD?

Every Chicagoan, regardless of their identity or background, should be able to live in a healthy, walkable, vibrant community connected to transit and all its benefits.

## ETOD Stands for:

**Equitable | Transit | Oriented | Development**

- ETOD are development projects built close to bus and train stops that make living in the area better for ALL.
- It's accessible amenities and activities. It's housing, work and play spaces.
- It doesn't price anyone out, and is welcoming to everyone.

[www.menti.com](https://www.menti.com)

Enter the code:

**6507 0384**

What is your favorite summer activity?

Going to the beach

Summer BBQs

Music Festivals and Concerts

Community events, farmers markets

Rest and Relaxation

Submit



The image features a central black circle containing the text "HISTORICAL CONTEXT" in white, bold, uppercase letters. Surrounding this central circle are several overlapping, semi-transparent colored shapes: a large red arc on the left, a yellow arc on the top right, a blue arc on the bottom right, a green circle on the right, a blue circle on the left, and a purple circle overlapping the blue one on the left. The background is black.

# HISTORICAL CONTEXT

# How We Got Here

The area has a rich history and legacy of being one of the first developed areas for black families outside of the "Black Belt"

1880s

Industrial Revolution, Manufacturing jobs in railroad, railyards, steel mills.

1890-1899

Villages of Fernwood, South Englewood, Washington Heights, West Chesterfield, Roseland incorporated to the City of Chicago

1934

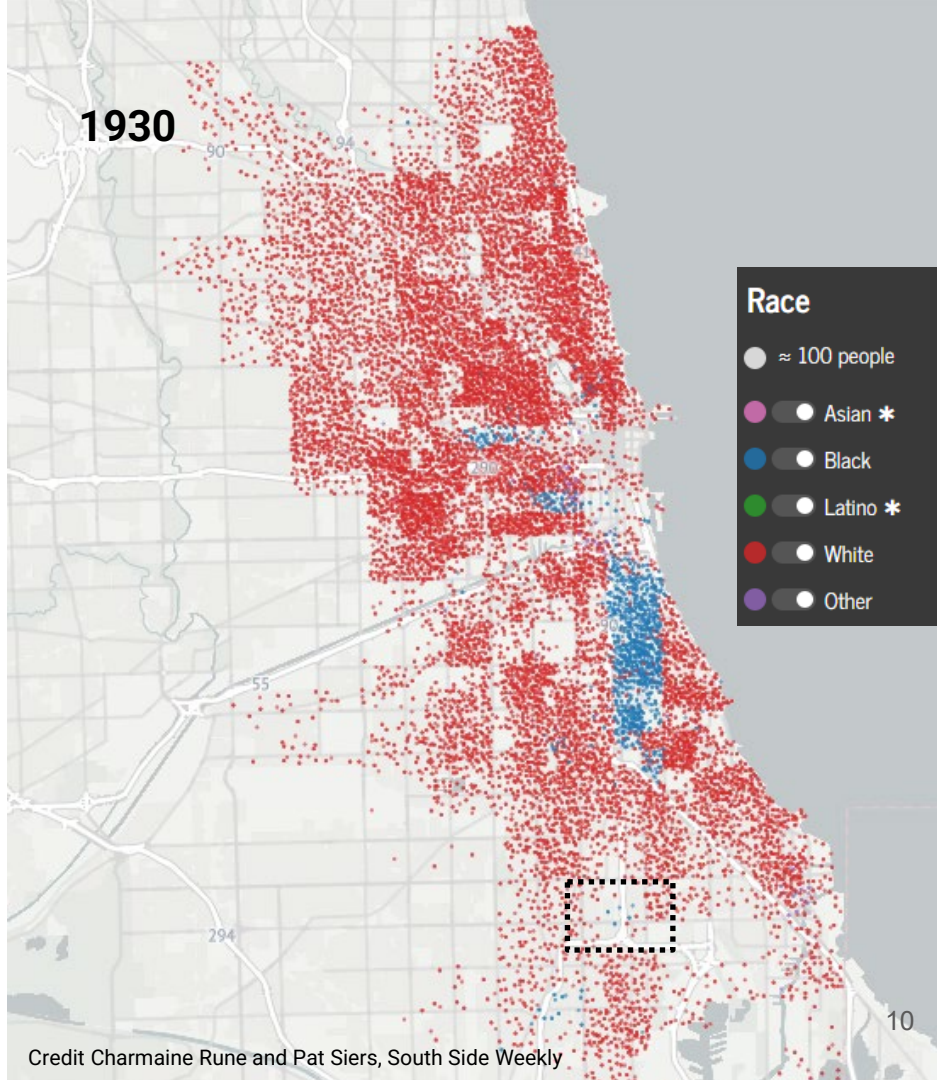
Redlining maps (FHA) continue cycle of 'white flight' and disinvestment in Black neighborhoods through the 1960s.

1915 - 1940

Great Migration first wave, Chicago's Black population more than doubled

1912

Lilydale community development with Black families homeownership



# Lilydale THE Beautiful

Take a trip to the new suburb. Be among the first to benefit your family. The most liberal property proposition in years.

## Come One, Come ALL! Get A Home.

Cafare absolutely free. See our beautiful LILYDALE property, where we have built and sold 14 new cottages and about 40 acres of ground to colored people this summer. We consider this a very good opportunity for a man to acquire large pieces of rich, fertile ground at very low prices and on exceptionally easy terms.

Why pay rent when a few dollars will buy one of these half-acre pieces, where you can raise your own vegetables, have a lawn, keep a cow, etc.? If you are one of the ambitious colored men who are interested in the future of your family, don't miss this opportunity, to acquire a piece of property which will be worth a fortune to your children when they are your age.

Don't wait until tomorrow on this proposition. Call and acquire a piece of this property today. How many times have you heard your friends tell how much they would be worth today had they purchased a piece of property five years ago.

Half-acre pieces the size of five city lots, only \$500. Business lots on State St., \$225.

All of this property is located at State and 95th St., otherwise known as LILYDALE. Schools, churches, markets, etc., convenient. To reach this property, take West Pullman car at White City, get off at Michigan Ave. & 95th St., and walk two blocks west to our office.

Remember this property is being sold on very easy terms, without interest for two years. Mr. Wm. A. Bartlett will be on the premises daily 1 to 5 and all day Sundays.

**FRED'K H. BARTLETT & CO.**  
59-69 W. WASHINGTON STREET

Advertisement posted in *The Chicago Defender* by Frederick H. Bartless & Co. for the sale of lots in Lilydale in October 1912. Courtesy of *The Chicago Defender*.

*Lilydale continued to grow as a unique place in Chicago where Black residents could own a home.*

Lowden Homes

Lilydale

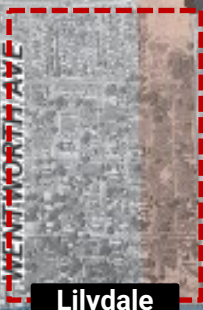
Dan Ryan Expressway footprint



Lowden Homes Tenant Council (1953)



CTA Terminal & Expressway (1969)



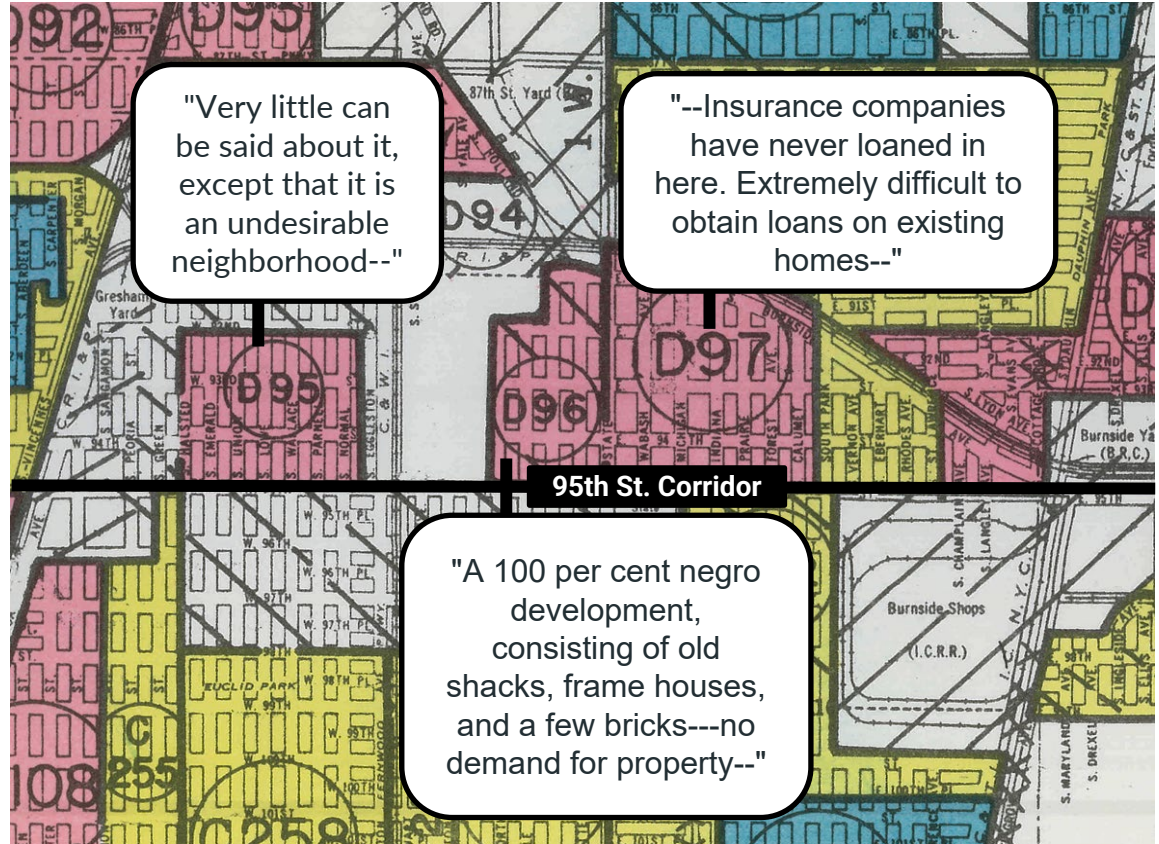
MICHIGAN AVE

M.L.K. DR

17th North Ave

# Redlining

*Practice of denying access to mortgages for whole neighborhoods based on grading 'residential security' defined by the presence of African Americans or other minority groups.*



# Contract Buying

*Contract buying is the practice of denying a homebuyer full homeownership until the contract is paid in full. Since the seller still holds the deed, they can evict the homebuyer at any time, and the borrower has no legal protections.*

Black families in Chicago were almost exclusively subject to this system of contracts, designed to capitalize on the lack of housing options for people of color in mid 20<sup>th</sup> century Chicago.



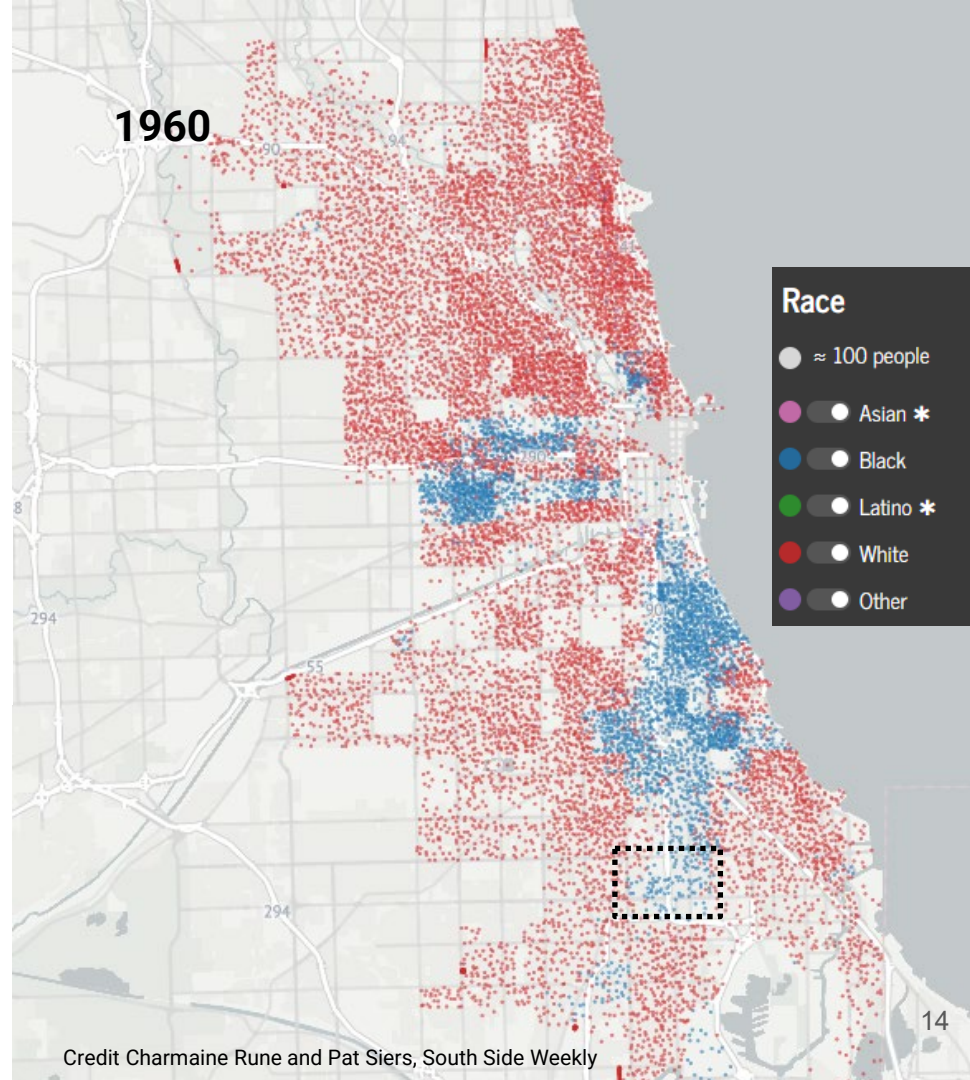
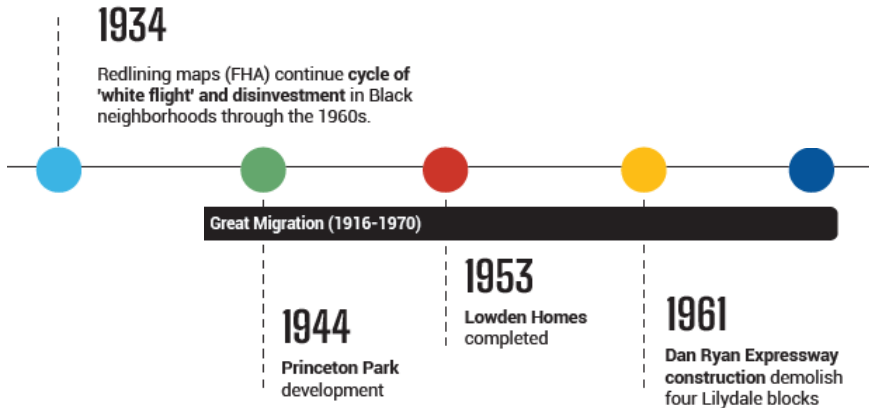
*Members of the Contract Buyers League burn their contract at 9951 S. Union Avenue. The grassroots organization fights discriminatory real estate practices.  
Source: Chicago Sun Times Collection*

<https://ippsr.msu.edu/public-policy/michigan-wonk-blog/re-emergence-contract-buying-practice-rooted-mid-20th-century>

<https://images.chicagohistory.org/search/?searchQuery=contract>

# How We Got Here

Racially-driven real estate practices in the mid-century led to increased segregation and racial wealth disparities. As a result of these policies and influx of Black residents from the Great Migration, **98% of the population was African American by 1980.**



# Present Day



The Study Area has one of the highest rates of Black homeownership in Chicago with a high level of community pride and belonging.

The Study Area has a **high rate of long-term homeowners**

The Study Area has a **high rate of single-family homes**



Percent of Residents who Moved In Before 1989



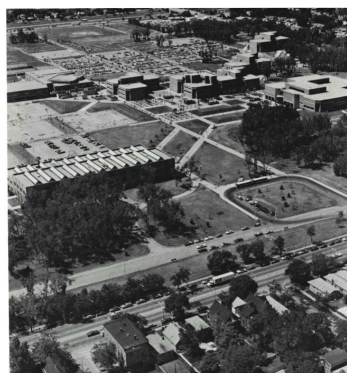
Single-family Home Typology



**1 in 5 residents** are 65 years old or older



**Carter G. Woodson Regional Library** opened 1975, houses Vivian G. Harsh Research Collection of Afro-American History and Literature, the largest collection of its kind in the Midwest.



**Chicago State University (CSU)** founded in 1867, is the oldest public university in the Chicago Metropolitan area and the only U.S. Department of Education-designated four-year Predominantly Black Institution in Illinois

# Recent and Planned Investments



## \$380 million Recent Investments

- 1** CTA 95th/Dan Ryan Station & Terminal Improvements **\$280 million**
- 2** Woodson Regional Library Renovation **\$9 million**
- 3** Imani Village Phase 1 **\$47.5 million**
- 4** Dr. Conrad Worrill Track & Field Center **\$44.4 million**

## \$3.9 billion Planned Investments

- 5** Red Line Extension **\$3.6 billion**
- 6** 95th Street/CSU Metra Station Renovation **\$34 million**
- 7** South Halsted CTA Bus Enhancement & Pace Pulse Line **\$60 million**
- 8** 95th Street Pace Pulse Line **\$35 million**
- 9** CSU capital improvements **\$50 million**
- 10** Imani Village Full Planned Development **\$124 million**



# Draft Corridor Vision Statement

# HEALTH AND RACIAL EQUITY IMPACT ASSESSMENT (HREIA)

## What is the HREIA?

A tool to examine how communities along the 95th St. Corridor will likely be impacted by a proposed action or decision. The process focuses on health and racial equity to increase positive health outcomes and reduce racial disparities.

The goal is to empower residents to actively participate in the decision-making processes that shape their environment.



### ACKNOWLEDGE HISTORY

We begin by acknowledging the history of harm perpetuated through narratives, money, and policy.

Source: Equity Means Action | Just Action



### SHIFT POWER

Then, we collectively reimagine how to shift this power to historically excluded groups.



### EMBRACE ACCOUNTABILITY

Finally, we seek to build and embrace accountability to groups most harmed.

# HREIA FOCUS AREAS: WHAT WE'VE HEARD SO FAR

## Community Voices

- High **pride** in the community
- Strong sense of **belonging**
- Positive political representation
- **Desire** to improve the community

## Equitable Development

- Desire for **redevelopment**
- Maintain **community character**
- Diverse **housing typologies** for a range of family types

## Community Wealth Building

- Strong interest in improving **business community**
- Improve opportunities for **local residents to increase wealth**

## Environment

- Safe and high quality **green and public space** is important for all ages
- Efforts needed to reduce **environmental justice** burdens

## Health and Wellness

- Improve access to **mental health and holistic health** services
- Better **food options** needed to address health inequities

## Mobility and Safety

- Improve **traffic comfort**
- Improve **walking and biking**
- Improve **access** to transit

# 95<sup>th</sup> Corridor Plan – Draft Vision Statement

Honoring the rich history and legacy of the area, the **95th Street Corridor Renaissance** creates a vibrant destination where neighbors in surrounding communities can gather, celebrate local culture, and get everything to meet their daily needs. The Corridor is a **safe** and walkable place close to quality transit for families and people of all ages to live, visit, learn, grow businesses, and **build community wealth** for generations to come.



How accurately does the vision statement meet your vision of the corridor?

[www.menti.com](https://www.menti.com)

Enter the code

**6507 0384**

The statement captures the vision perfectly

I somewhat agree, the statement needs changes

The statement is not aligned with my vision

I'm unsure

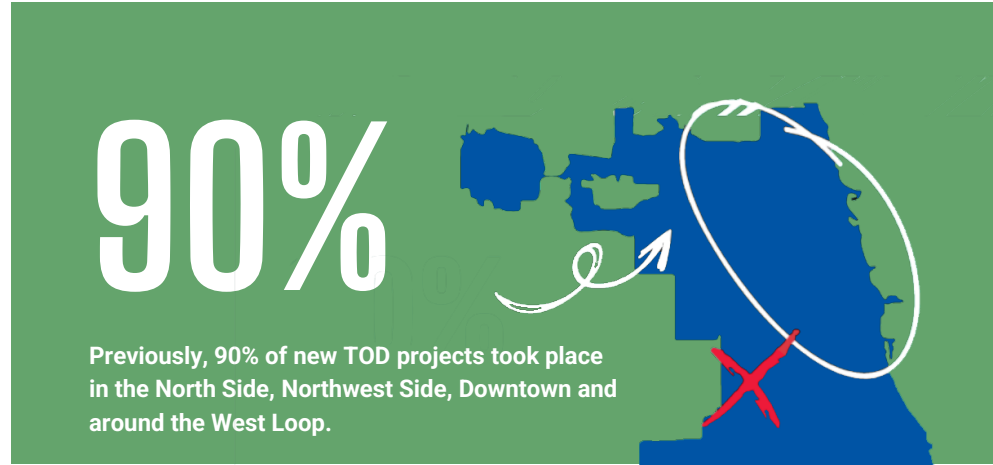
# Equitable Transit-Oriented Development

# ETOD Purpose

Investing in **disinvested communities**

Preventing **displacement**

**Grow the economy** by allowing more homes and businesses near transit



**Source:** City of Chicago Equitable Transit-Oriented Development Policy Plan

**Little TOD activity occurred near station areas in the South and West Sides**

# ETOD Benefits

- Household transportation cost savings of **up to \$10,000 per year**
- Access to **24-50% more jobs**
- **Retail sales up to 88% higher** in transit and pedestrian-friendly areas
- Health improvements, including **3x lower obesity rates** among adults who walk, bike or take transit
- Household transportation emissions up to **78% lower in communities near transit**

Source: Center for Neighborhood Technology (CNT)

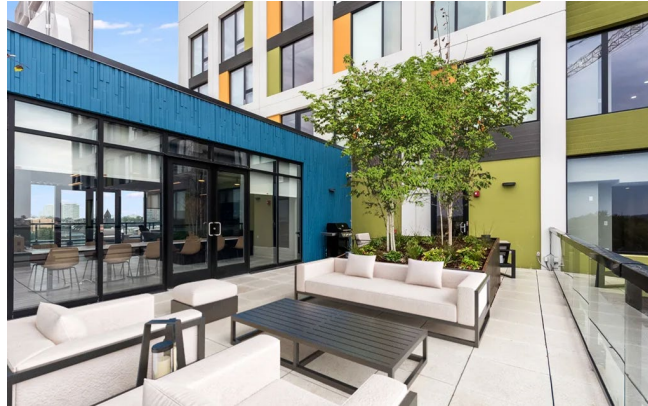




# ETOD Goals

Promoting diverse and **affordable housing** options with **community wealth building**

**Example:** 43 Green is a 10-story building that includes 99 units (50 affordable units), a large number of resident amenities, and 5,500 square feet of retail space for local and minority-owned businesses like Cleo's Southern Cuisine.



# Community Wealth Building Definition

Community wealth building is an **economic development model** that **transforms local economies** based on democratic **community ownership and control** of assets in place. It addresses wealth inequality at its core in order to produce broadly shared **economic prosperity, racial equity** and **ecological sustainability**.



## Worker-Owned Cooperatives

Values-driven businesses that are collectively owned and democratically operated by their employees. Worker Cooperatives generate worker and community benefits.



## Limited-Equity Housing Cooperatives

Housing that is collectively owned and democratically managed by residents and that aims to maintain permanent affordability, accessibility, and stability.



## Community Land Trusts

Community-based nonprofits that acquire and steward community land and assets for the explicit purpose of preserving affordability and mitigating displacement from residential and commercial properties.



## Community Investment Vehicles

Legal mechanisms for community investment in neighborhood assets based on shared values and development goals. In its ideal form, CIVs are designed, majority-owned, and majority-controlled by residents or local members.

Source: *Action Guide for Advancing Community Wealth Building in the United States*. Democracy Collaborative, 2023; *Chicago Community Wealth Building Initiative*, 2023.

# ETOD Goals

Walkable people-centered neighborhoods

Delivering community resources and amenities needed



**Example:** Chi Fresh Kitchen— Food prep co-op



**Example:** POP! Courts



**Example:** Green Line Performing Arts Center



**Example:** Wild Onion- Community-owned Market co-op grocery store





## Uses needed



**Food:** Grocery store, Healthy food, farmers markets



**Neighborhood Shopping:** laundromat, shoe shops, post office/mail drop off, bookstore, pet stores



**Restaurants:** Soul food, sit down restaurants, cocktail lounge, coffee shop



**Housing:** Diverse housing typologies and unit mixes



**Health:** pharmacy, vet, urgent care clinics



**Recreation:** field house, pool, gym, health club, cultural center, youth services



**Workforce Development:** Co-working space



**Green Space:** Community-supported agriculture, urban gardens, safe parks

## Select all that apply: What are your concerns with new investment and development?

You may choose up to 6 options.

[www.menti.com](https://www.menti.com)

Enter the code

**6507 0384**

Displacement, being priced  
out, not being able to Age in  
Place

Environmental and health  
impacts with more traffic will  
be worse

I have a distrust in  
development plans and  
concerned community voice is  
overlooked

Safety and security will  
worsen

Lack of employment and job  
training for residents

Other (share on a piece of  
paper)

## Select the community benefits you would like to see from new investment and development

You may choose up to 5 options.

[www.menti.com](https://www.menti.com)

Enter the code  
**6507 0384**

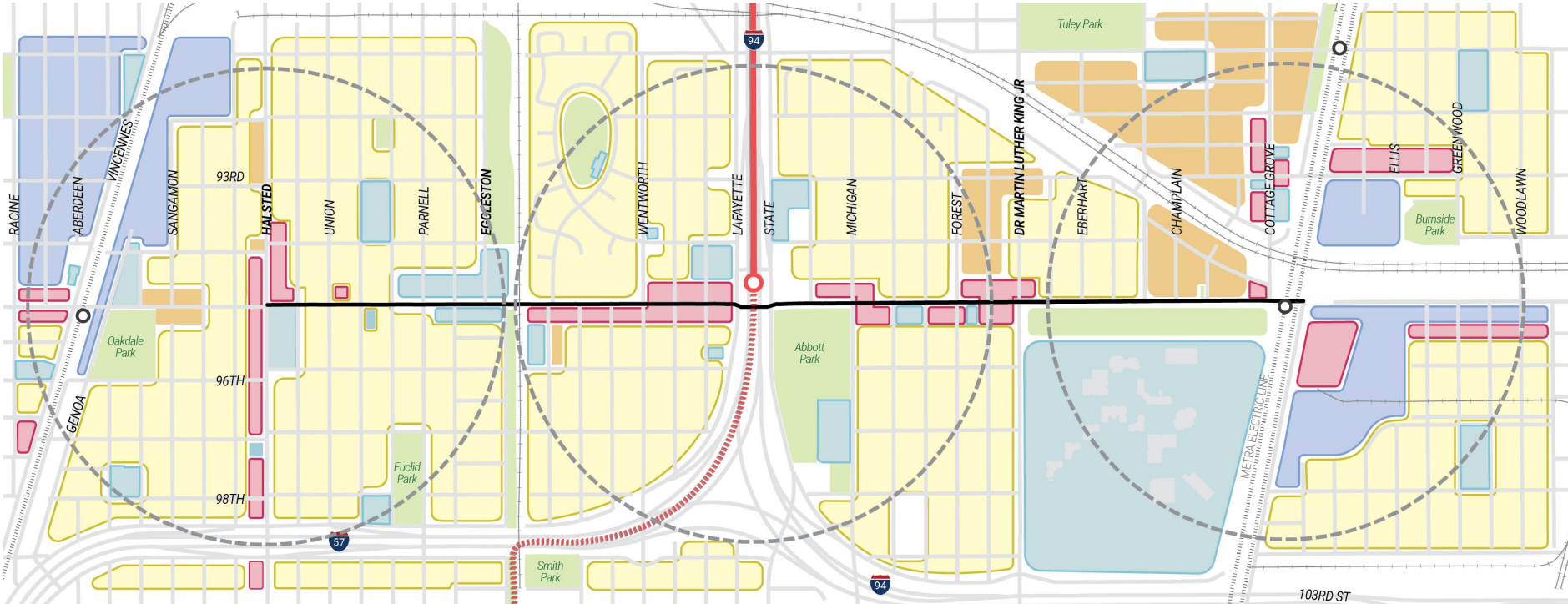
Community Wealth Building Strategies

Support for residents to stay in place and maintain their homes

Resources for businesses

Commitment to job training, workforce development, and local hiring

Other (share on a piece of paper)



# LAND USE MAP

Classifying current uses of existing lots and developments

<b>RESIDENTIAL MULTIFAMILY</b>	<b>RESIDENTIAL LOW DENSITY</b>	<b>INSTITUTIONAL</b>	<b>MANUFACTURING</b>
		<b>COMMERCIAL MIXED-USE</b>	<b>PARKS</b>



# ETOD ELEMENTS

**Preserve existing housing** and avoiding displacement of existing homeowners and renters.



**Developing vacant land** and buildings with new housing and supportive uses.



**Catalyst for change** Identifying priority sites for an anchor development that can encourage more investment and opportunity in the area



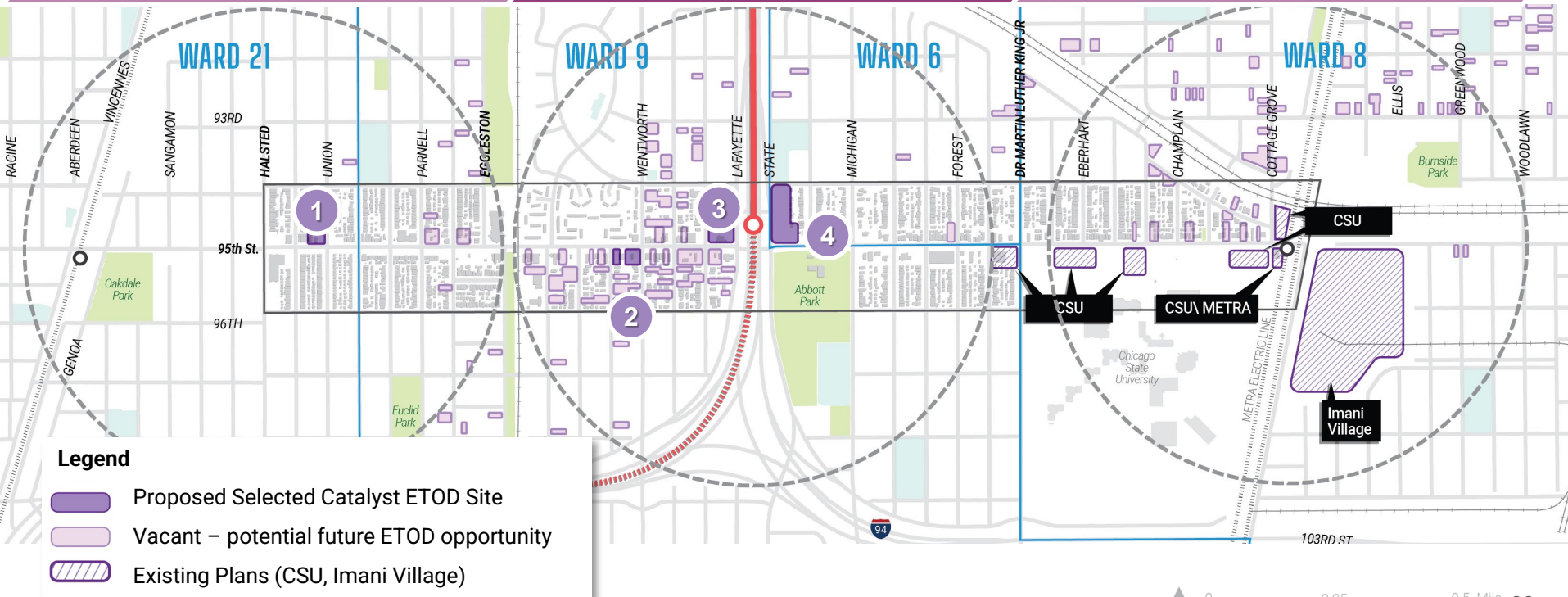


# Catalyst Site Selection Criteria

Community feedback and interest

Vacancy status & no existing plans

Size and potential for community impact with an anchor development



SOUTHEAST CORNER

## Proposed Site Plan

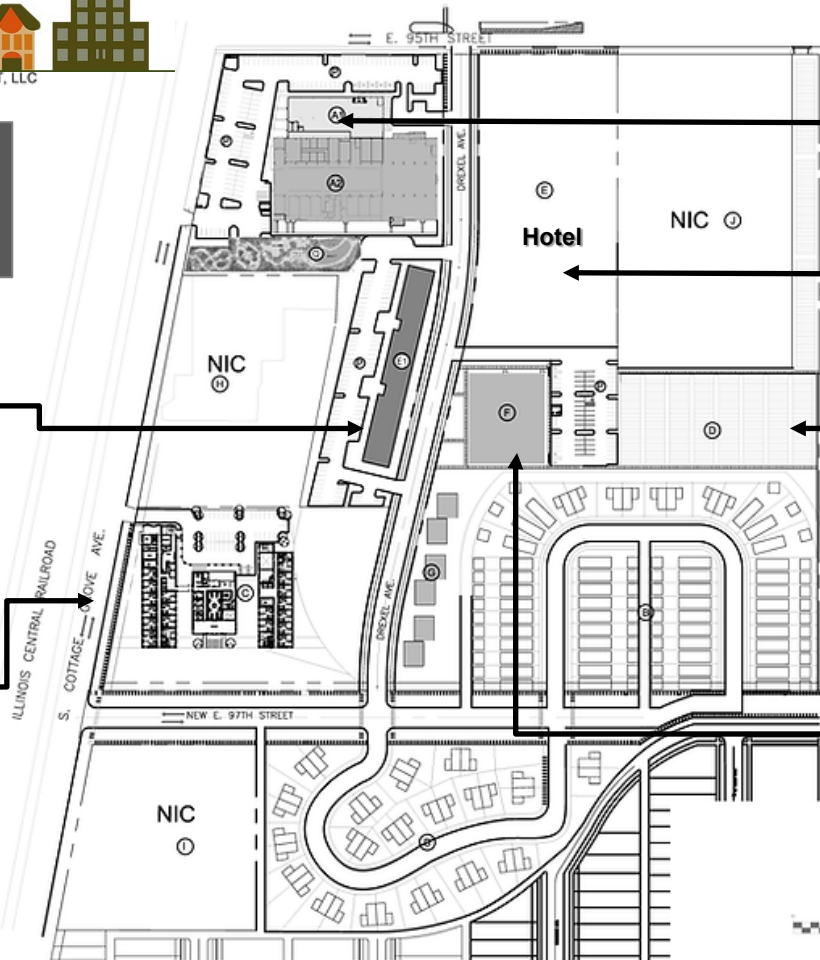
Visit <https://www.imanivillage.com/>  
to learn more



60 housing units  
Ground floor commercial



Senior/ Retirement  
Community (120units)



Healthcare



Urban Agriculture



Fitness Center



Phase I of the Imani Village Senior Housing Development is currently under construction-  
Visit <https://www.imanivillage.com/> to learn more



CHICAGO STATE UNIVERSITY

# 95TH ST CORRIDOR DEVELOPMENT FRAMEWORK

DEVELOPMENT POTENTIAL

**4**  
SITES

**35 - 45k**  
SF OF COMMERCIAL & ACADEMIC SPACE

**4**  
ACRES OF LAND

**220-240**  
STUDENT & FAMILY HOUSING UNITS



- 1 Metra 95th St. Station Renovation \*
- 2 Active Greenspace: public art, seating, workout stations, etc..
- 3 Main Campus Entrance
- 4 Great Lawn (Preserving existing trees & landscape)
- 5 Chicago State University Prairie Garden (Existing)
- 6 Campus Gateway

\*1-Illustrative Rendering of station renovation provided by Metra

- Public Plaza Space
- Green/Open Space
- Vehicular Entrance



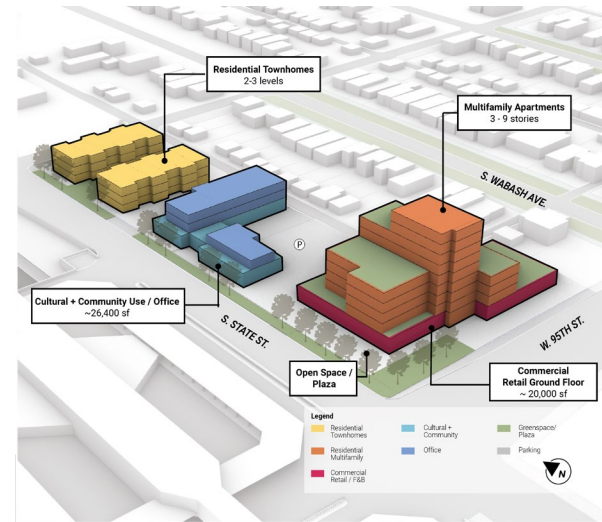
Visit [https://www.csu.edu/externalaffairs/documents/Economic\\_Development\\_Plan.pdf](https://www.csu.edu/externalaffairs/documents/Economic_Development_Plan.pdf) to learn more and scan QR code below to sign-up for updates!



# ETOD Development Activity:

For each of the 4 Catalyst Sites, you are about to be shown 3 drawings/concepts.

1. The purpose of this activity is to **START A DISCUSSION** on what you want to see in your community. The goal is to create a document/tool that communicates what your priorities and needs are.
2. Each table will have a small group discussion on the concepts shown
3. You will be asked to rank the 3 concepts and/or provide additional feedback

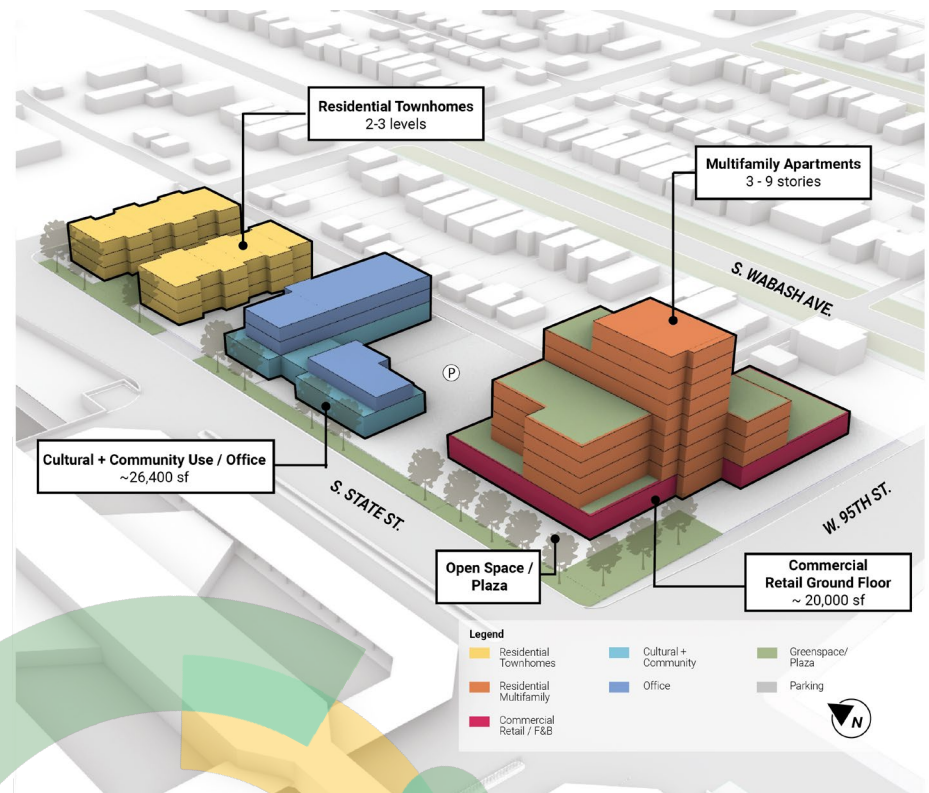


# ETOD Development Activity: HREIA Guiding Questions For You:

How could this benefit me and others in the community?

Does this align with my needs and visions for the future?

What potential negative impacts, challenges or barriers do I see?



# EQUITY PRINCIPLES & REFERENCE GUIDE

<h2>HOUSING</h2> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; margin-right: 5px;"></span> Residential Multifamily         </div> <div style="border: 1px solid black; padding: 2px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; margin-right: 5px;"></span> Residential Townhomes / 2-3 Flat         </div> </div>	
<p><b>Potential Benefits</b></p> <ul style="list-style-type: none"> <li>• <b>Inclusivity</b>- Residential units could house different family sizes to retain seniors, new families, and young people with mix of unit sizes.</li> <li>• <b>Affordable</b> housing contributes to neighborhood affordability</li> <li>• <b>Cooperative</b> Housing option allows for wealth building</li> </ul> <p><b>Potential Concerns</b></p> <ul style="list-style-type: none"> <li>• <b>The Design</b> of the larger buildings needs to consider the surrounding community.</li> <li>• Potential increased <b>traffic</b> and <b>safety</b> concerns would need to be addressed</li> </ul>	<p><b>Potential Benefits</b></p> <ul style="list-style-type: none"> <li>• <b>Homeownership</b> option allows for wealth building</li> <li>• <b>Affordable</b> housing contributes to neighborhood affordability and</li> </ul> <p><b>Potential Concerns</b></p> <ul style="list-style-type: none"> <li>• Since most of the area is already single-family homes, this use may not provide enough <b>new</b> or <b>diverse</b> housing to support young people or new families to find housing in the community</li> <li>• <b>Resources</b> for long term maintenance, taxes, etc..</li> </ul>

<h2>COMMERCIAL</h2> <div style="border: 1px solid black; padding: 2px; margin-left: 100px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; margin-right: 5px;"></span> Commercial         </div>
<p><b>Potential Benefits</b></p> <ul style="list-style-type: none"> <li>• <b>Wealth Building &amp; Entrepreneurship</b>- New spaces can provide opportunities for entrepreneurship, new businesses and local / community-owned business models that meet the needs of residents.</li> <li>• <b>Jobs &amp; Workforce development</b> opportunities</li> </ul> <p><b>Potential Concerns</b></p> <ul style="list-style-type: none"> <li>• Potential for outside companies coming in that may not be <b>desired</b> by the community</li> <li>• <b>Access to funding</b> for new/existing businesses</li> </ul>

<h2>MIXED- USE</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; margin-right: 5px;"></span> Residential Multifamily         </div> <div style="border: 1px solid black; padding: 2px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #3498db; margin-right: 5px;"></span> Cultural + Community         </div> <div style="border: 1px solid black; padding: 2px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; margin-right: 5px;"></span> Commercial         </div> <div style="border: 1px solid black; padding: 2px;"> <span style="display: inline-block; width: 15px; height: 15px; background-color: #2980b9; margin-right: 5px;"></span> Office         </div> </div>
<p><b>Potential Benefits</b></p> <ul style="list-style-type: none"> <li>• Can create an <b>active building</b> even if one use is vacant</li> <li>• Adds multiple needed uses in one building</li> </ul> <p><b>Potential Concerns</b></p> <ul style="list-style-type: none"> <li>• Different Uses have different needs in terms of parking, safety, etc...that need to be considered.</li> </ul>



## Cultural + Community Use / Office

 Cultural + Community

 Office

### Potential Benefits

- **Community Building-** Community center can provide resources to local residents and youth.
- **Arts and Culture** - Could provide space for Performing Arts, Entertainment, and local artist to lift-up neighborhood culture.

### Potential Concerns

- Community space may not generate the same income as commercial space.
- Additional Funding and resources needed.

### Potential Benefits

- Entrepreneurship Office space can host incubator or other resources for local economic development.
- Affordable office space can provide opportunities for local businesses to grow.
- Will likely perform well as there is existing demand for office space that is not met by current options.

### Potential Concerns

- Careful programming to make sure the space doesn't bring outside interests that aren't invested in the community.

## Green space/ Plaza

 Greenspace/ Plaza

### Potential Benefits

- **Art and Culture** Programmed plaza can provide safe space for gathering via community art, urban agriculture, farmers markets, and more.
- **Sustainability** Green roof and landscape areas allow for improved stormwater mitigation and reduces negative environmental impacts.
- **Health and Wellness** Green space improves the health of residents in the neighborhood.

### Potential Concerns

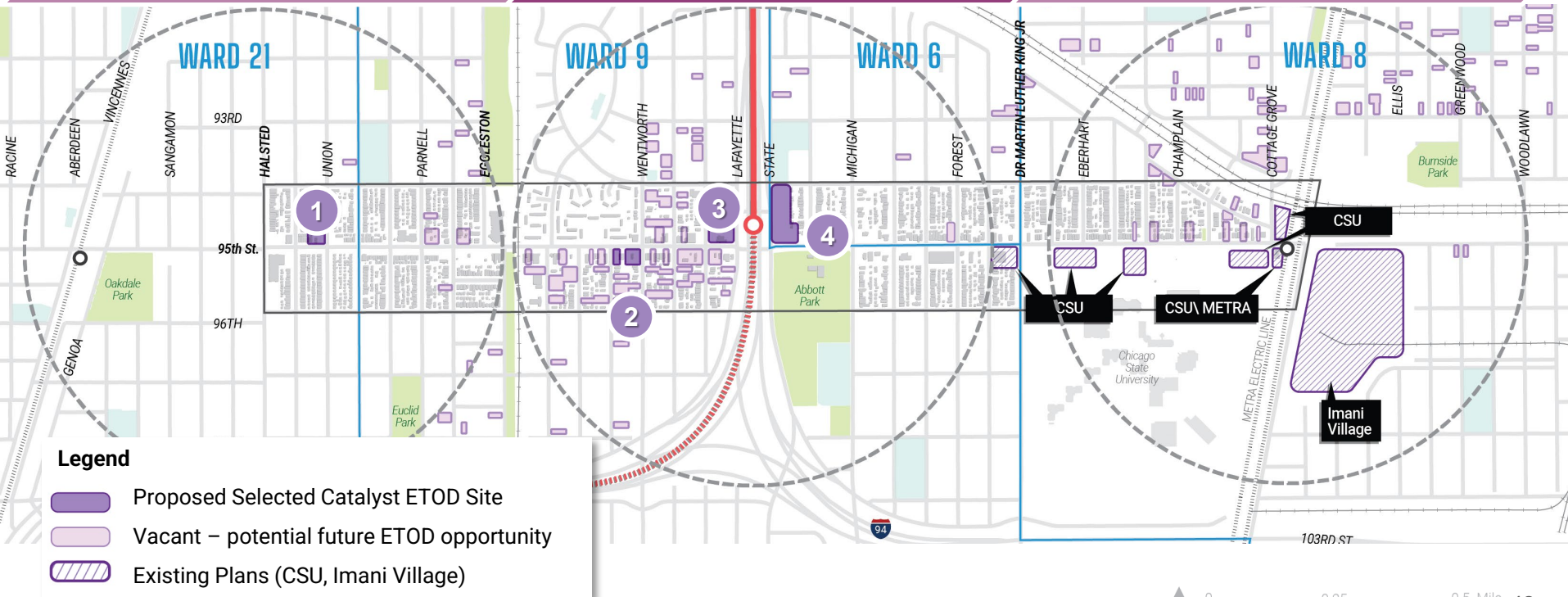
- **Safety** Careful consideration will be needed to address safety concerns.
- **Maintenance** Careful consideration will also be needed to ensure the space is consistently well-maintained and managed.

# Catalyst Site Selection Criteria

Community feedback and interest

Vacancy status & no existing plans

Size and potential for community impact with an anchor development



# 95<sup>th</sup> & State

Gillespie Elementary School

W. 94th St.

Publicly-owned parcels

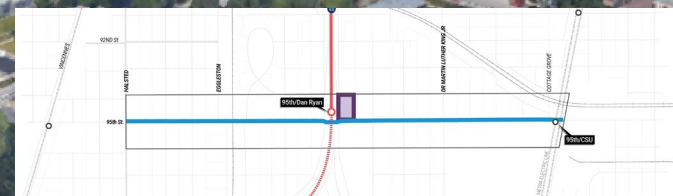
S. WABASH AVE.

S. STATE ST.

95th / Dan Ryan Red Line Station

Abbott Park

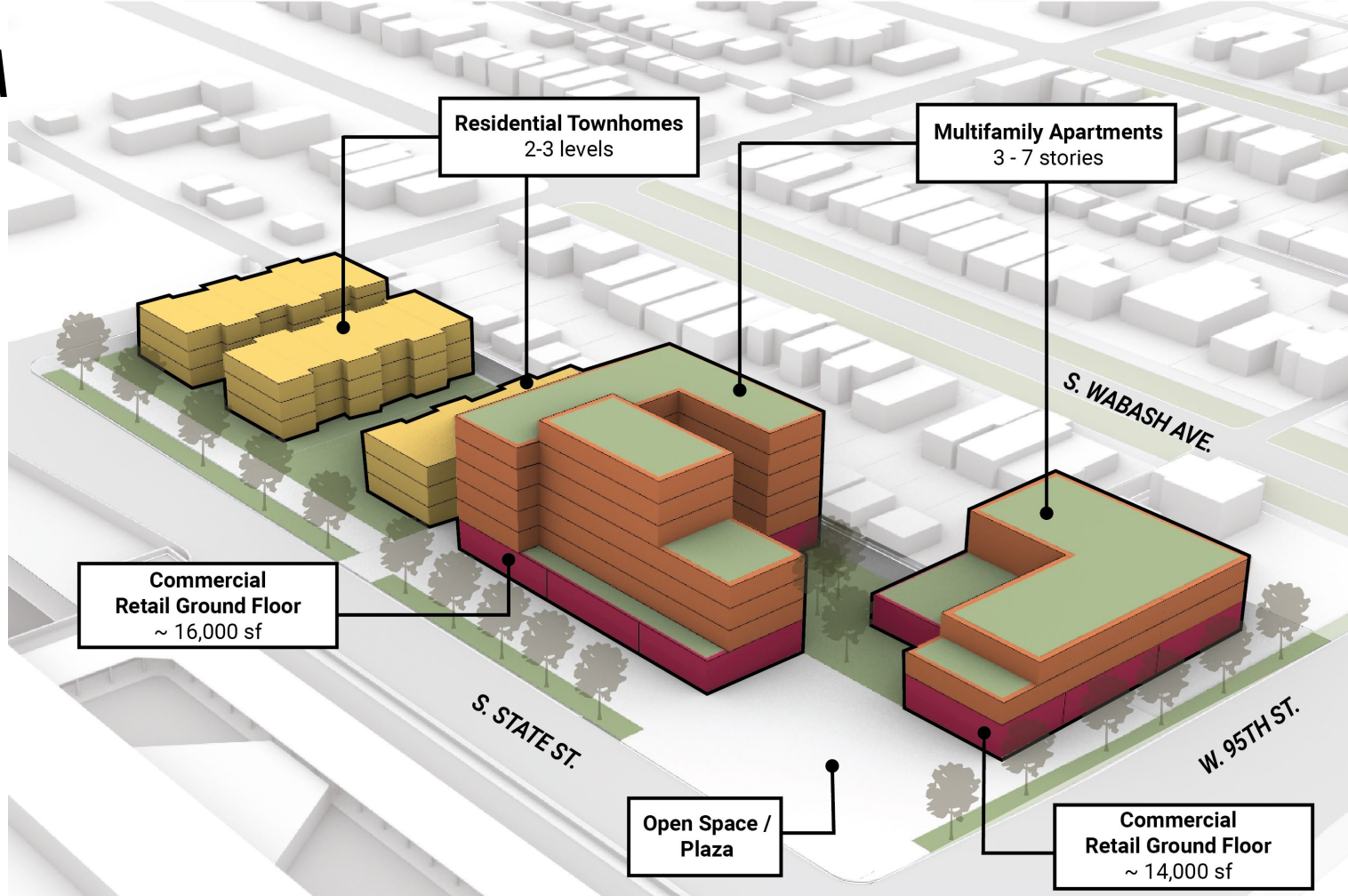
W. 95th St.



# Draft Concept A

## Legend

-  Residential Townhomes / 2-3 Flat
-  Residential Multifamily
-  Commercial
-  Cultural + Community
-  Office
-  Greenspace/ Plaza
-  Parking



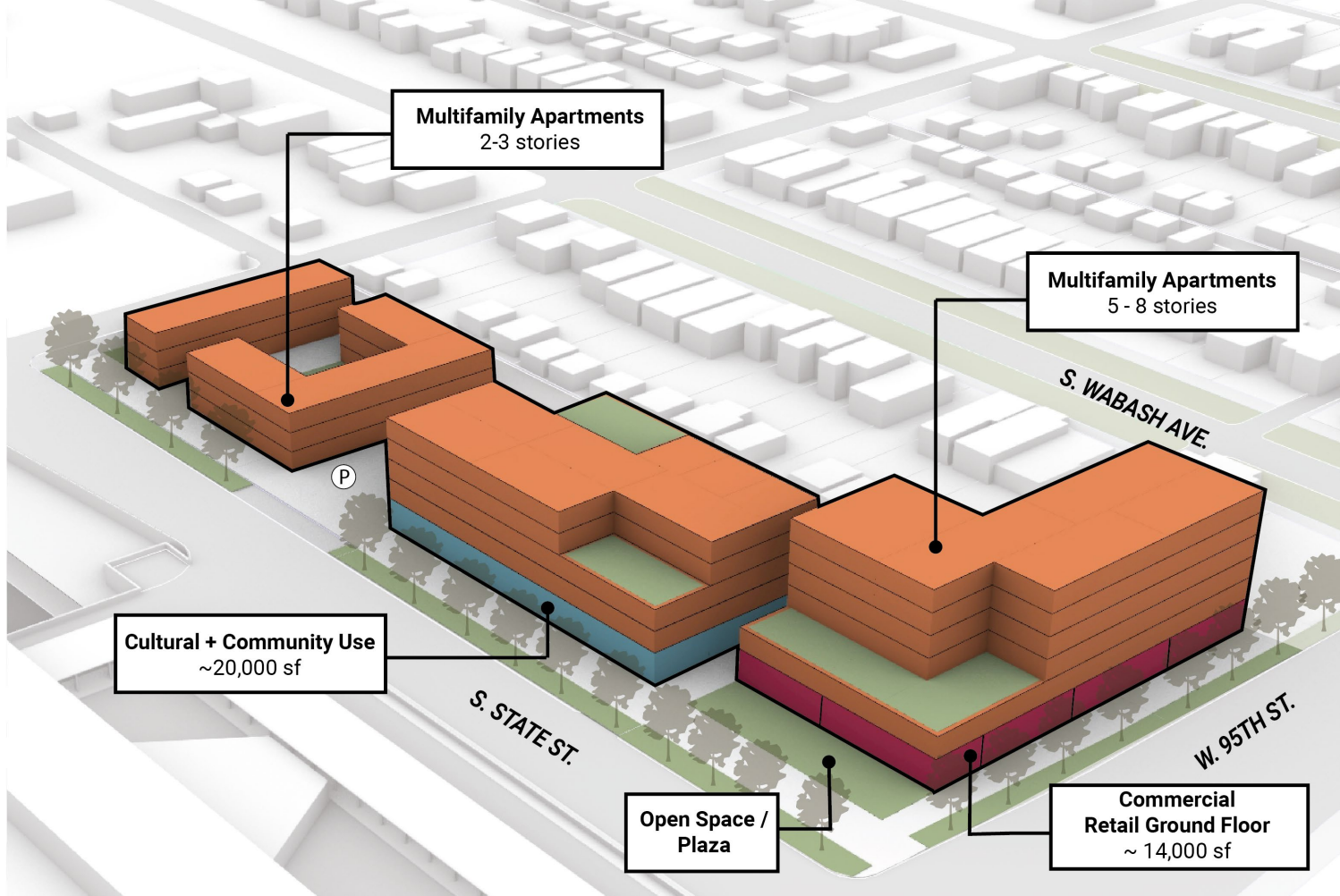


Example: **Hub 32** is a planned development in Garfield Park that will feature 65 units of affordable housing, small retail spaces for black and locally-owned businesses, a corner plaza, a community room, and more.

# Draft Concept B

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking





CHICAGO PUBLIC LIBRARY

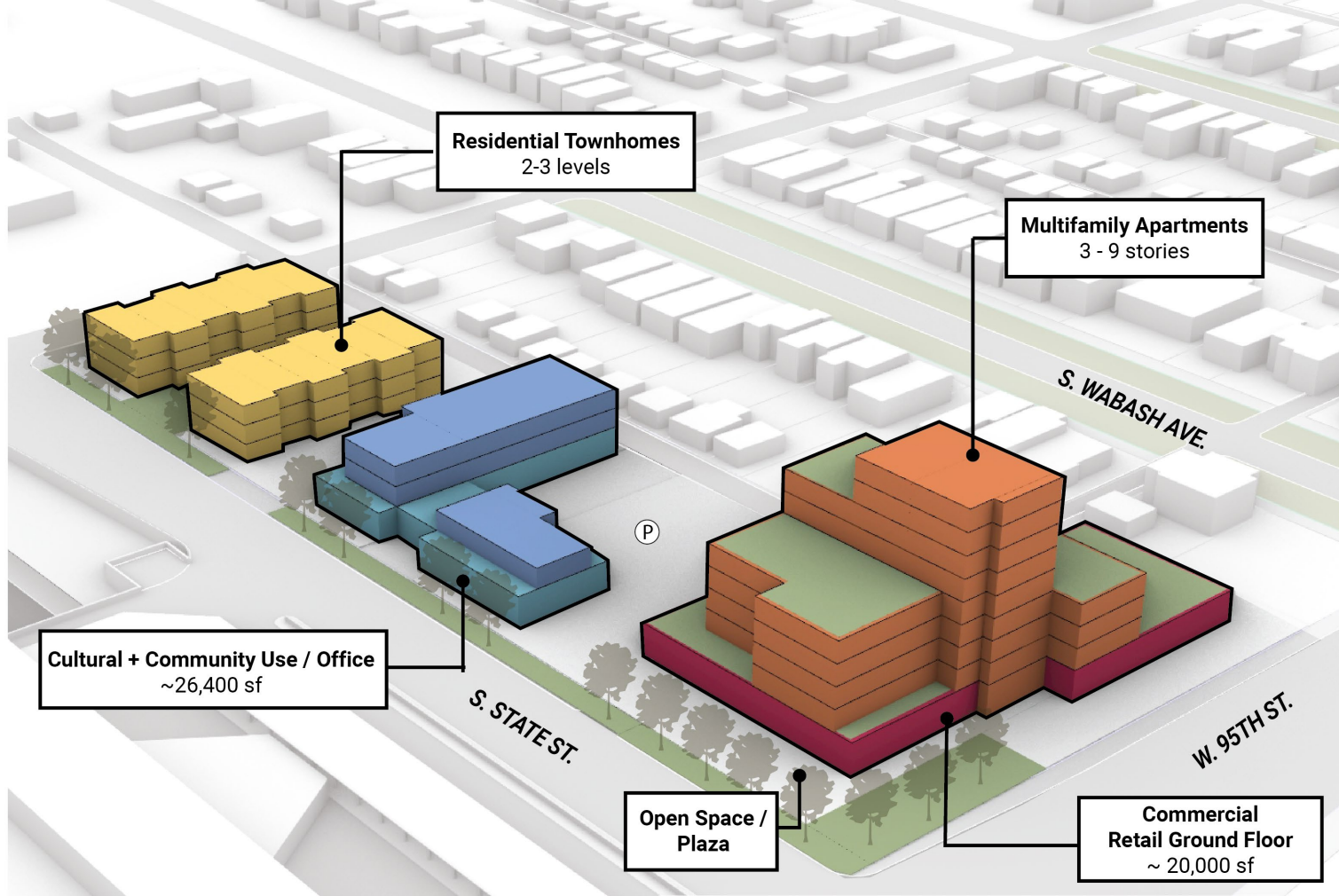
1336

Example: **Taylor Street Apartments & Little Italy Branch Library** is a mixed-use building with affordable housing above and a community-centered library on the ground floor. Chicago, IL

# Draft Concept C

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking







Example: **Roseland Housing and Medical Retail Center**- Multi-family housing, 27,000-square-foot medical office building, and ground-floor retail. Chicago TREND, a Black-owned real estate company, is behind a community investment campaign for residents to buy the commercial space with a minimum \$1,000 for an ownership stake.

# ETOD Development Activity



## Vote!

[1] Go to:  
[www.menti.com](https://www.menti.com)

[2] Enter the code  
**6507 0384**

95th & State: Which development concept do you prefer?

Rank #1 for your preferred choice

Rank #3 for your least preferred

Your ranking

Click or drop options

Unranked options

Option A

Option B

Option C

Other (please explain on the notesheet)

Submit

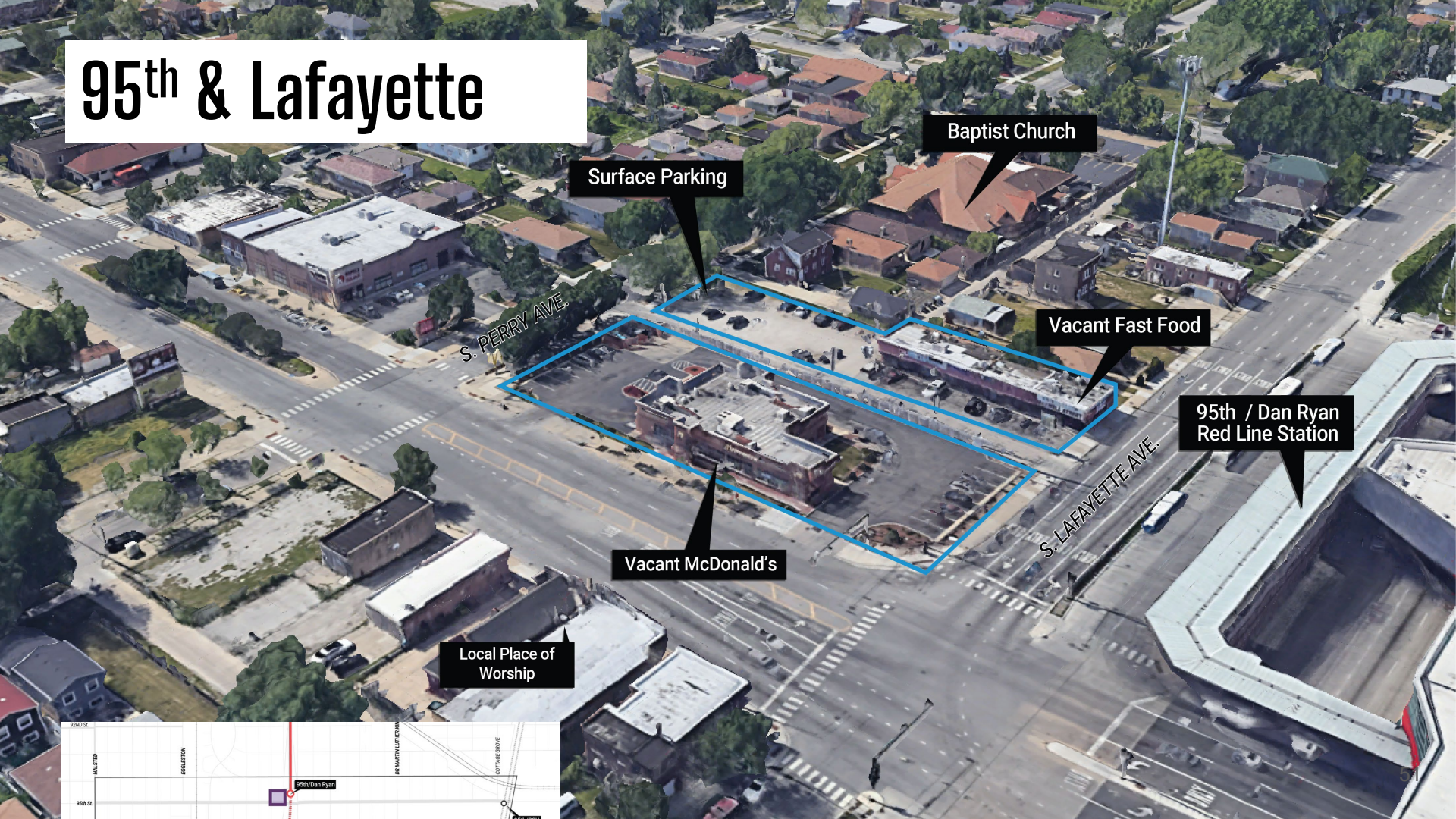
## Questions to consider while voting:

How could this benefit me and others in the community?

Does this align with my needs and visions for the future?

What potential negative impacts, challenges or barriers do I see?

# 95<sup>th</sup> & Lafayette



Surface Parking

Baptist Church

S. PERRY AVE.

Vacant Fast Food

95th / Dan Ryan  
Red Line Station

S. LAFAYETTE AVE.

Vacant McDonald's

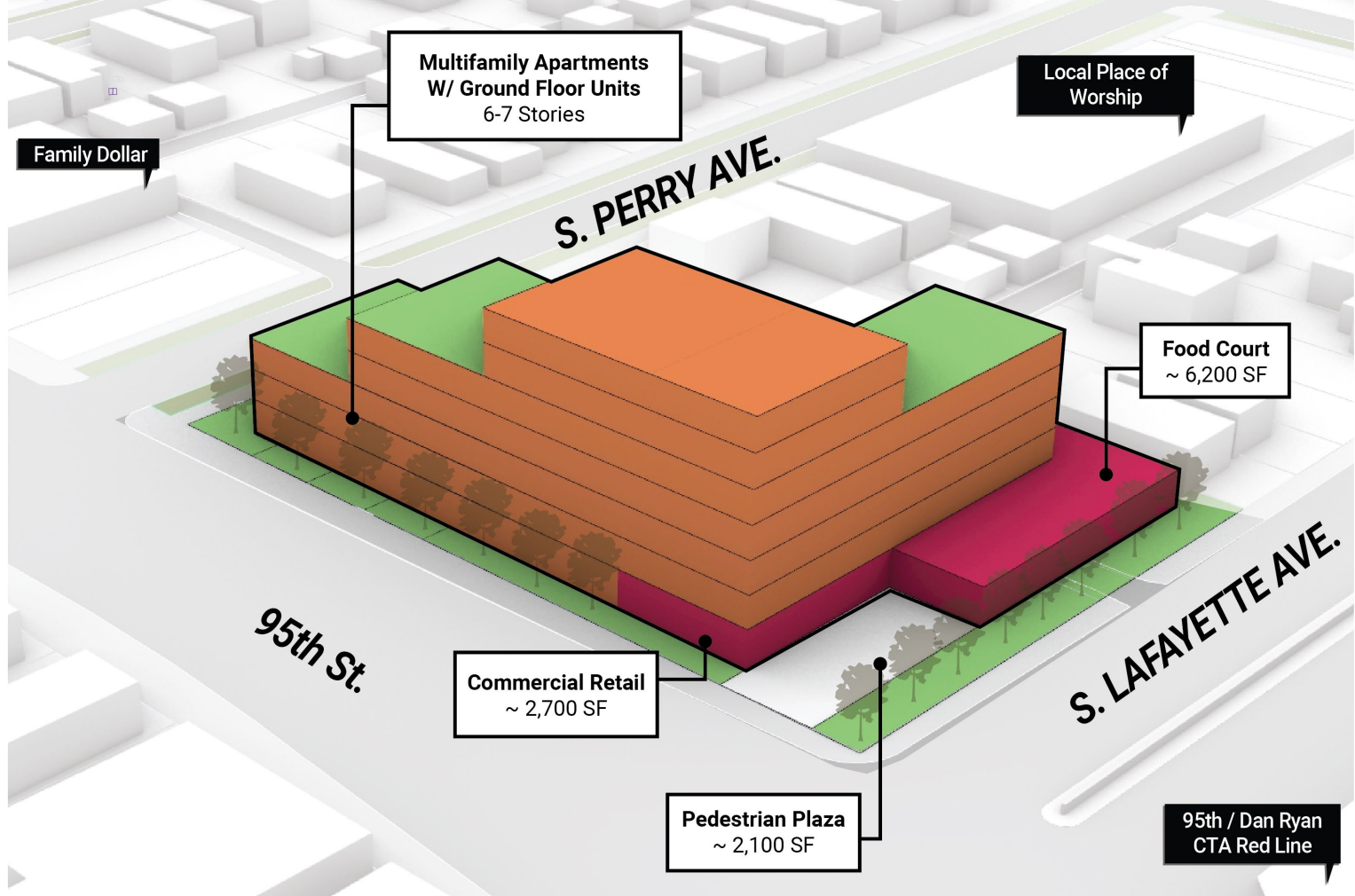
Local Place of  
Worship



# Draft Concept A

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking



Multifamily Apartments  
W/ Ground Floor Units  
6-7 Stories

Local Place of  
Worship

Family Dollar

S. PERRY AVE.

Food Court  
~ 6,200 SF

95th St.

Commercial Retail  
~ 2,700 SF

Pedestrian Plaza  
~ 2,100 SF

S. LAFAYETTE AVE.

95th / Dan Ryan  
CTA Red Line

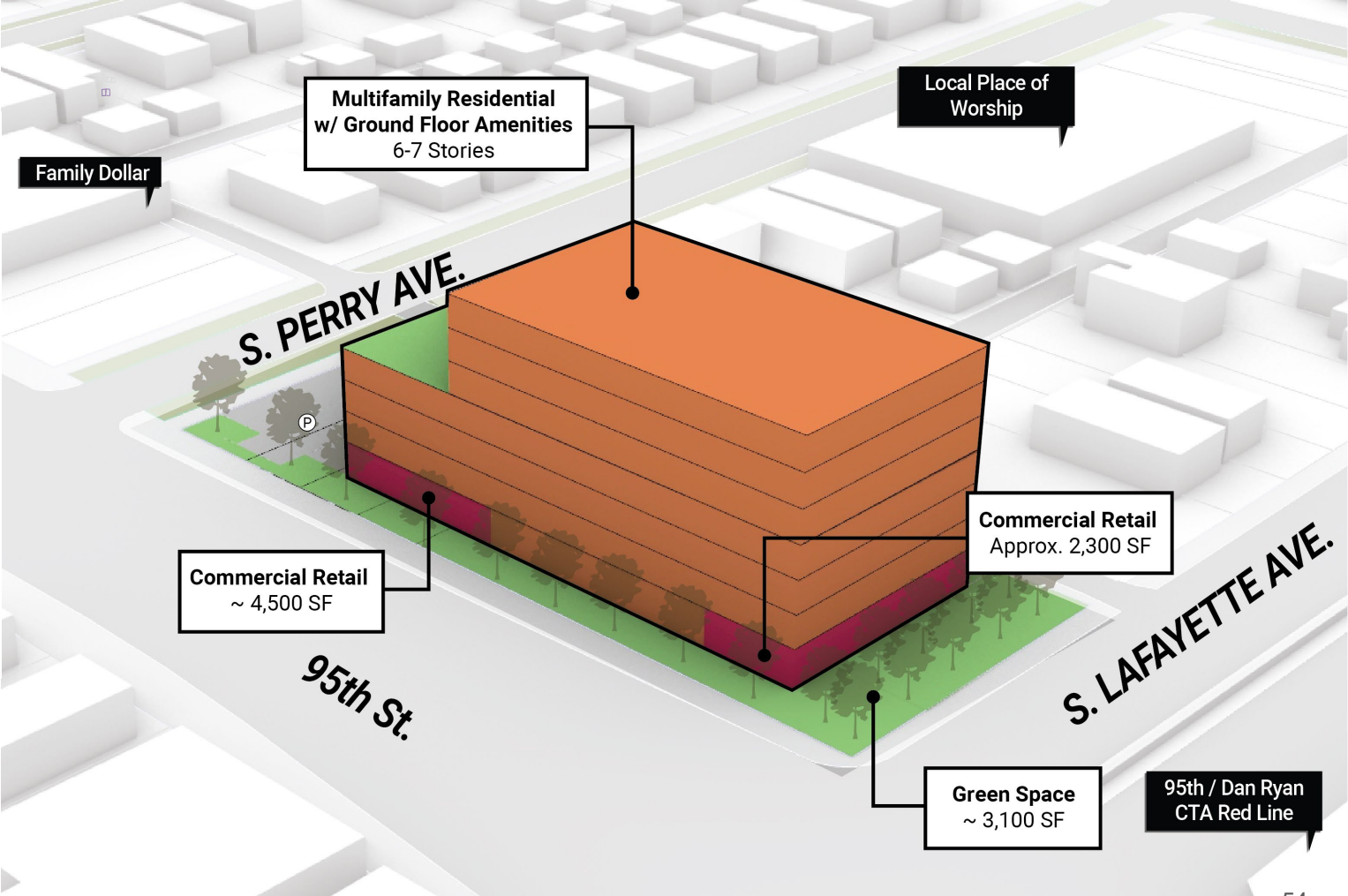


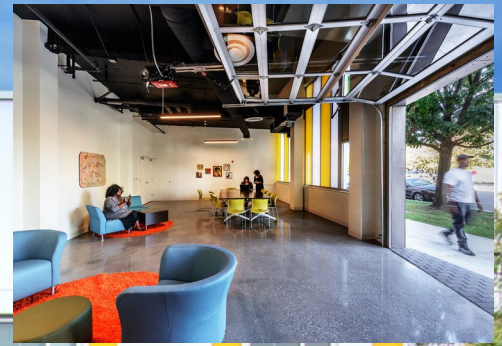
Example: **The Flats**- Affordable housing to residents who are 55 years old and older, retail space, and a fitness center. Detroit, MI

# Draft Concept B

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking



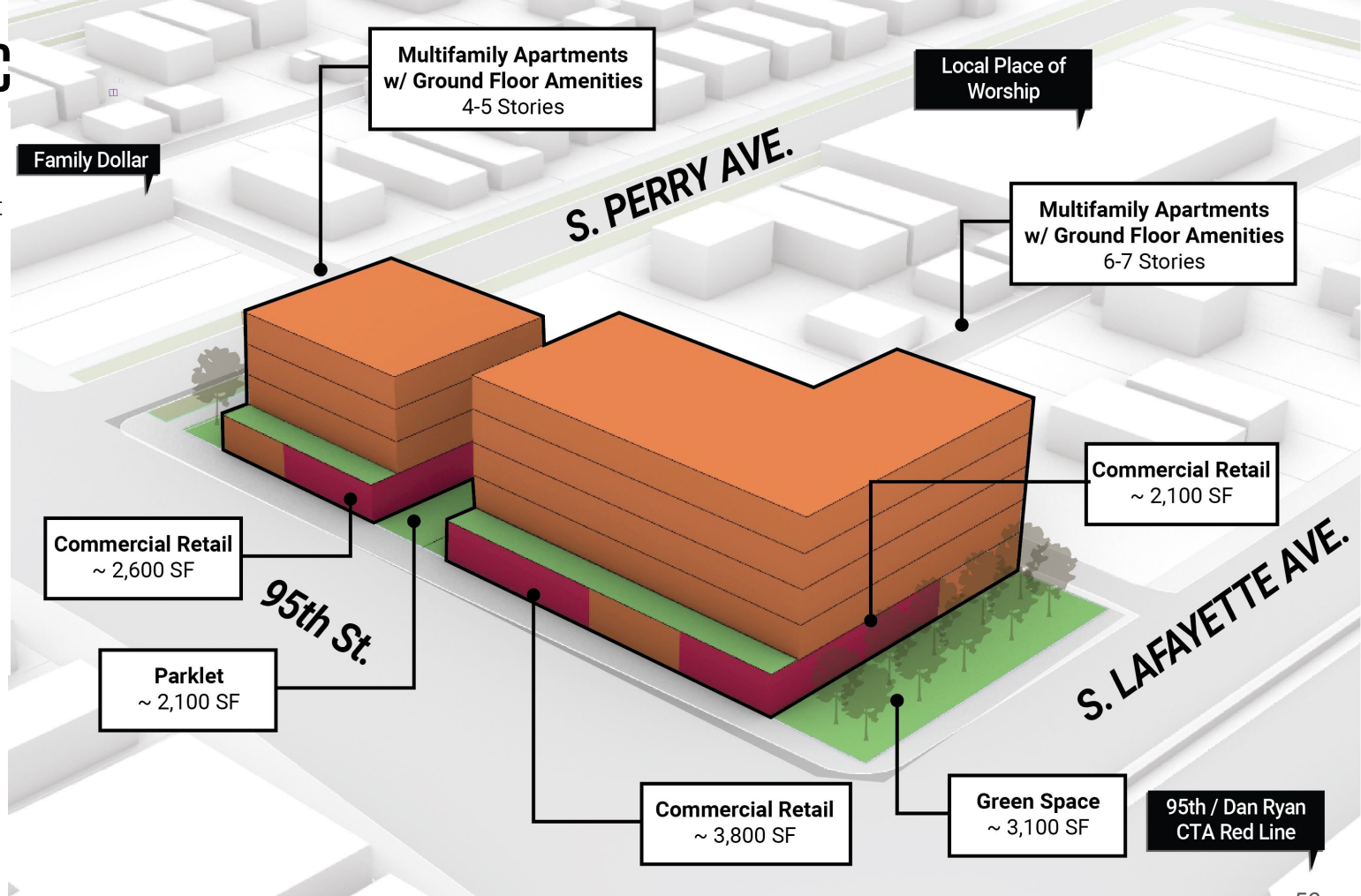


Example: **KLEO Art Residences** has 58 units of housing in the Washington Park neighborhood along with spaces for retail, community activities, after-school recreation, and several artist studios where residents can make and sell work. Chicago IL

# Draft Concept C

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking





Example: **Woodlawn Station**- 55 housing units for mixed- incomes and a series of retail spaces next to the Cottage Grove Green Line Station, Chicago IL



# ETOD Development Activity



## Vote!

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**6507 0384**

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Rank #3 for your least preferred

Your ranking

Unranked options

Submit

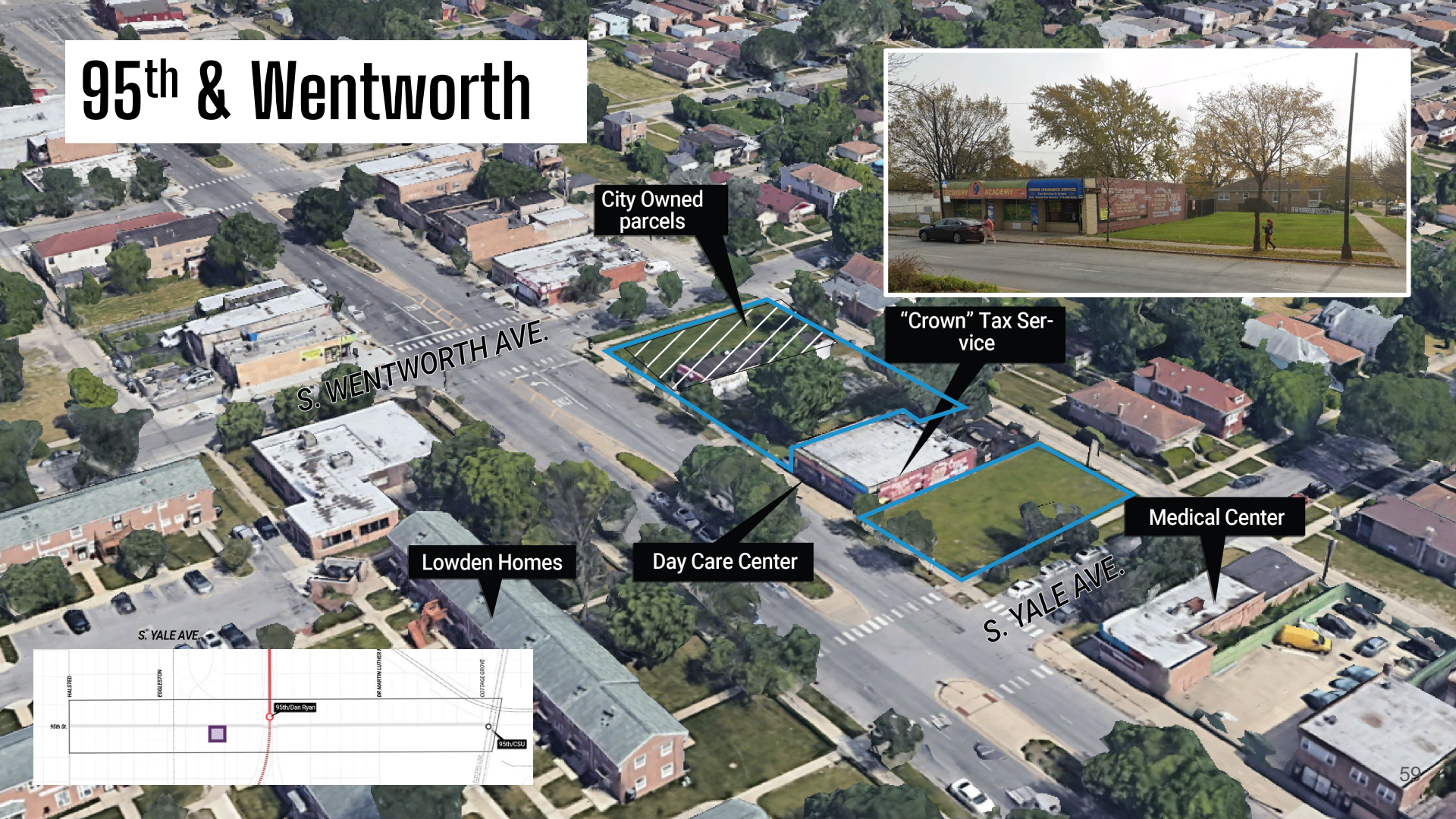
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Does this align with my needs and visions for the future?

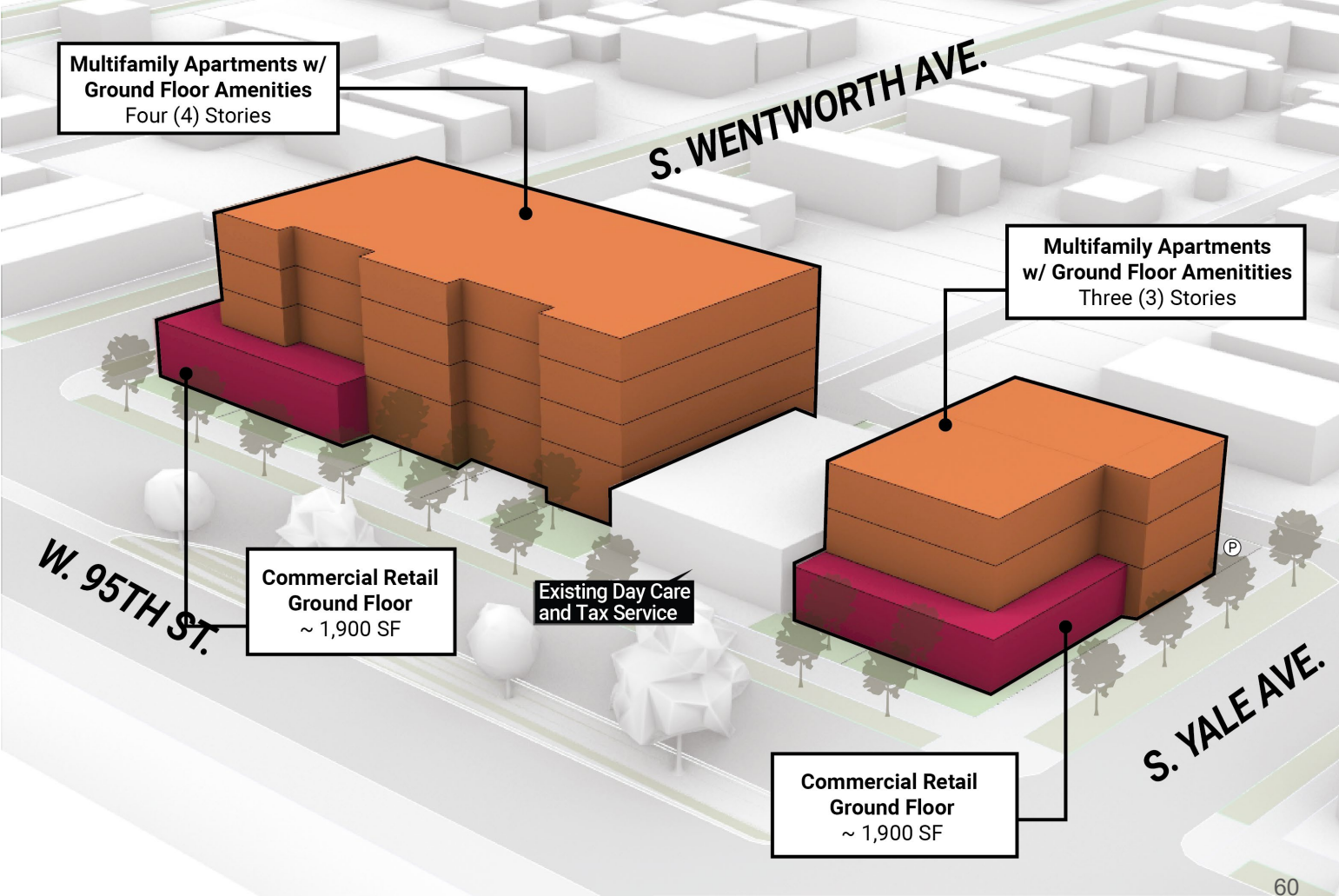
What potential negative impacts, challenges or barriers do I see?

# 95<sup>th</sup> & Wentworth



# Draft Concept A

- Legend**
- Residential Townhomes / 2-3 Flat
  - Residential Multifamily
  - Commercial
  - Cultural + Community
  - Office
  - Greenspace/ Plaza
  - Parking

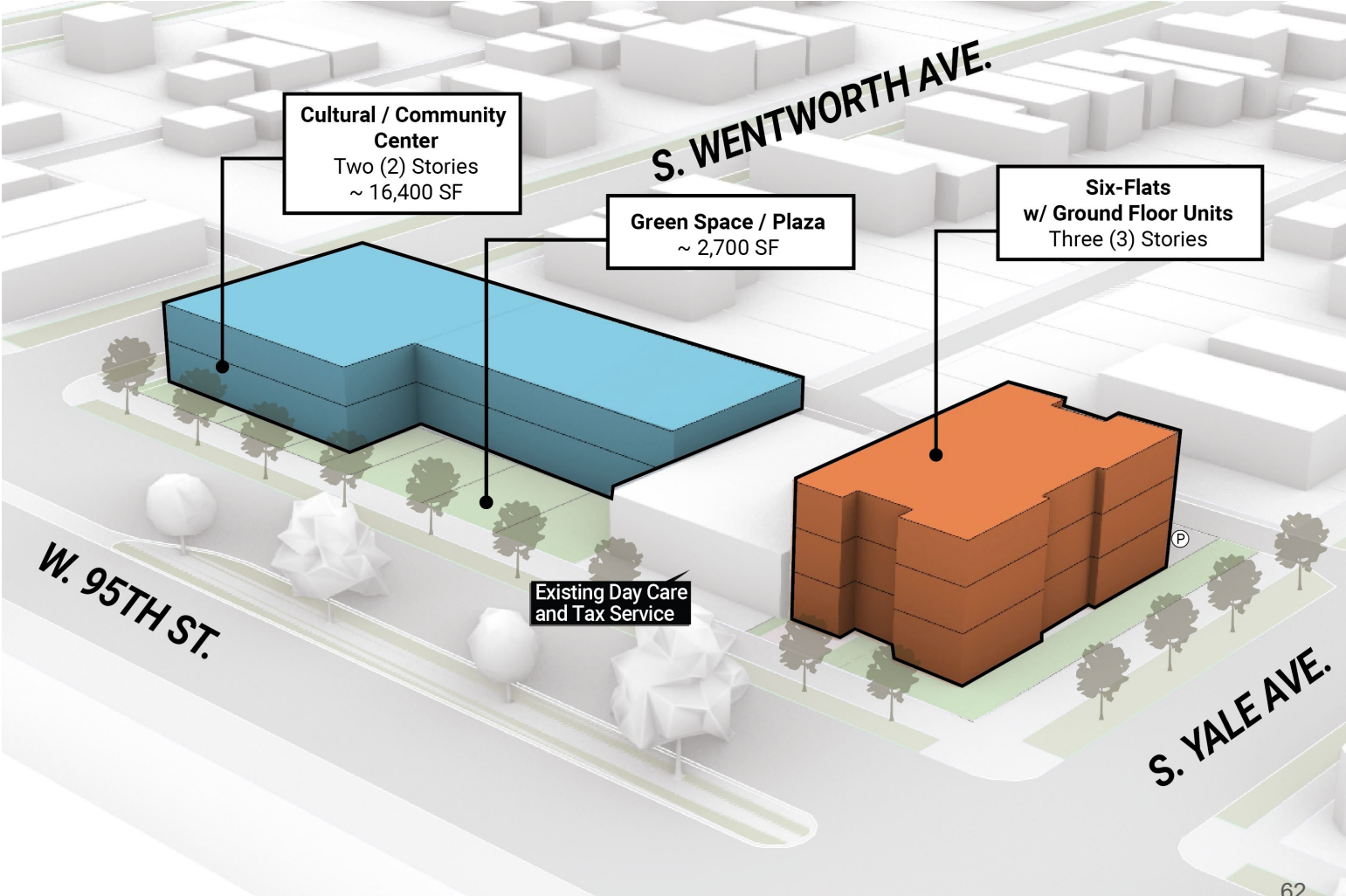




Example: **Fifth City Commons**- Passive House-certified mixed-use building in East Garfield Park that will include 43 apartments, retail space, two community rooms, and more. The development will also include 30 Cooperative-owned housing units for residents to build wealth.

# Draft Concept B

- Legend**
- Residential Townhomes / 2-3 Flat
  - Residential Multifamily
  - Commercial
  - Cultural + Community
  - Office
  - Greenspace/ Plaza
  - Parking



**Cultural / Community Center**  
Two (2) Stories  
~ 16,400 SF

**Green Space / Plaza**  
~ 2,700 SF

**Six-Flats w/ Ground Floor Units**  
Three (3) Stories

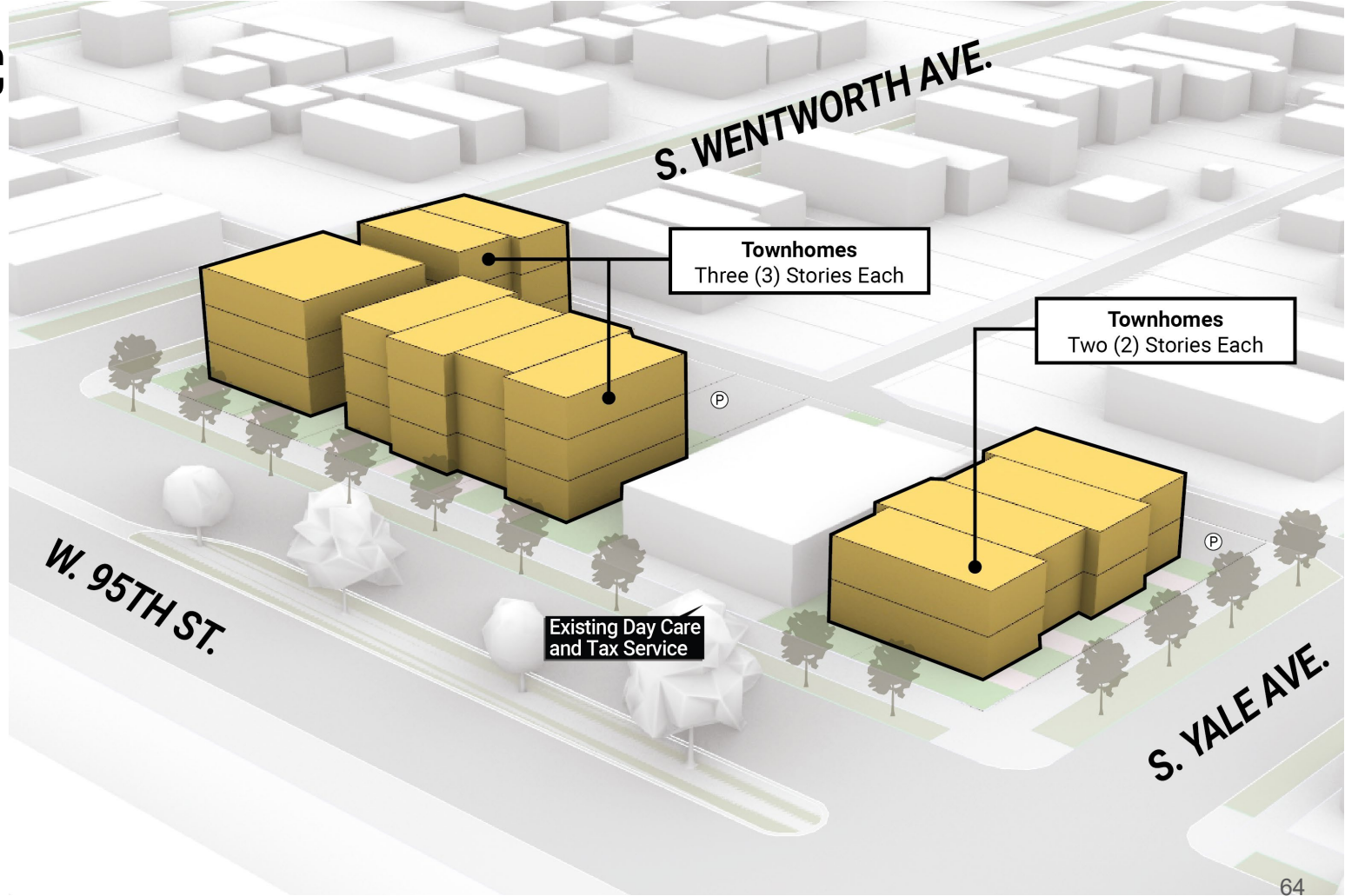
Existing Day Care and Tax Service



Example: **BUILD** is a nationally respected gang intervention, violence prevention, and youth development organization based on Chicago's West Side since 1969. The new community center has youth programming around health, music, art, recreation, and education.

# Draft Concept C

- Legend**
- Residential Townhomes / 2-3 Flat
  - Residential Multifamily
  - Commercial
  - Cultural + Community
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  - Greenspace/ Plaza
  - Parking







**Example: Brush Park Townhomes, Detroit MI**

# ETOD Development Activity



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Unranked options

Option A

Option B

Option C

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# 95<sup>th</sup> & Union

S. HALSTED ST.

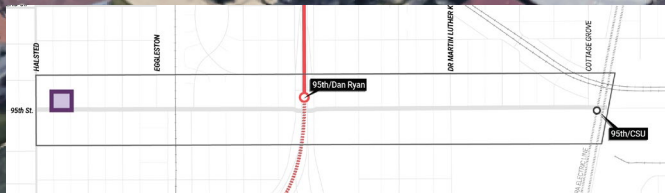
Woodson Regional  
Library

OSF Clinic

S. EMERALD AVE.

S. UNION AVE.

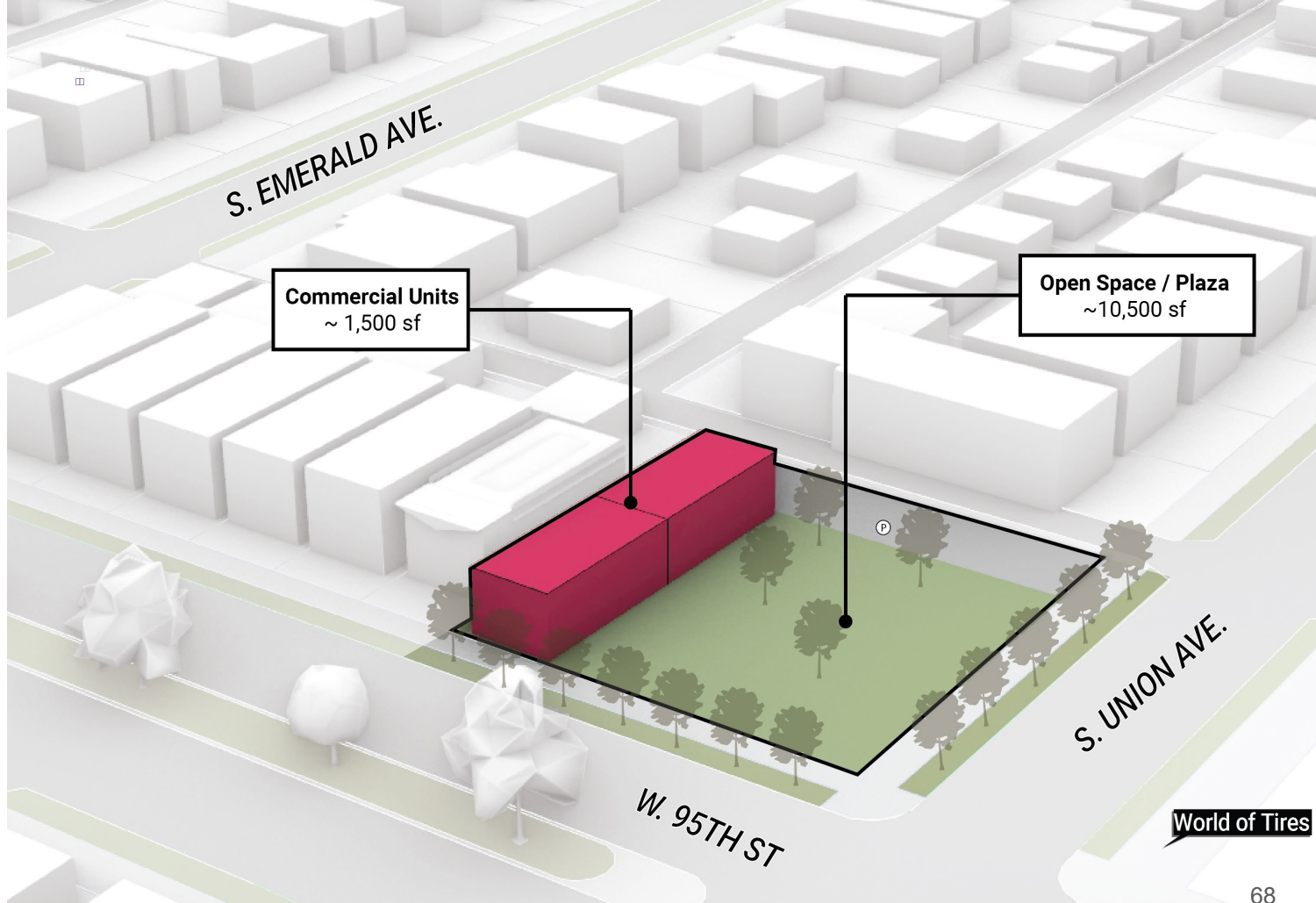
World of Tires

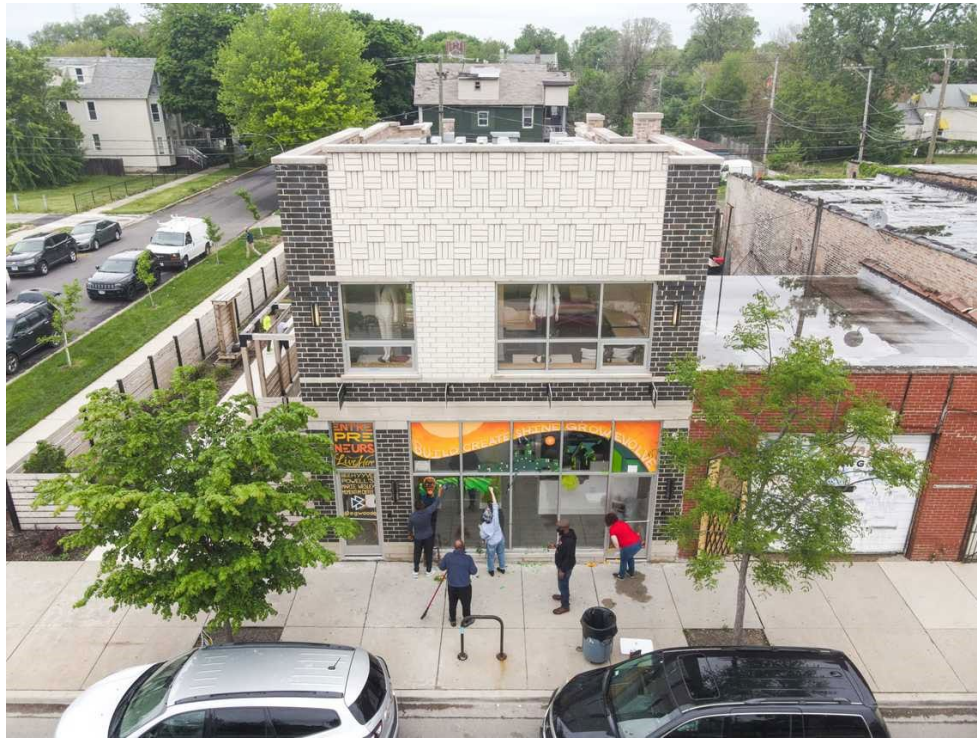


# Draft Concept A

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking



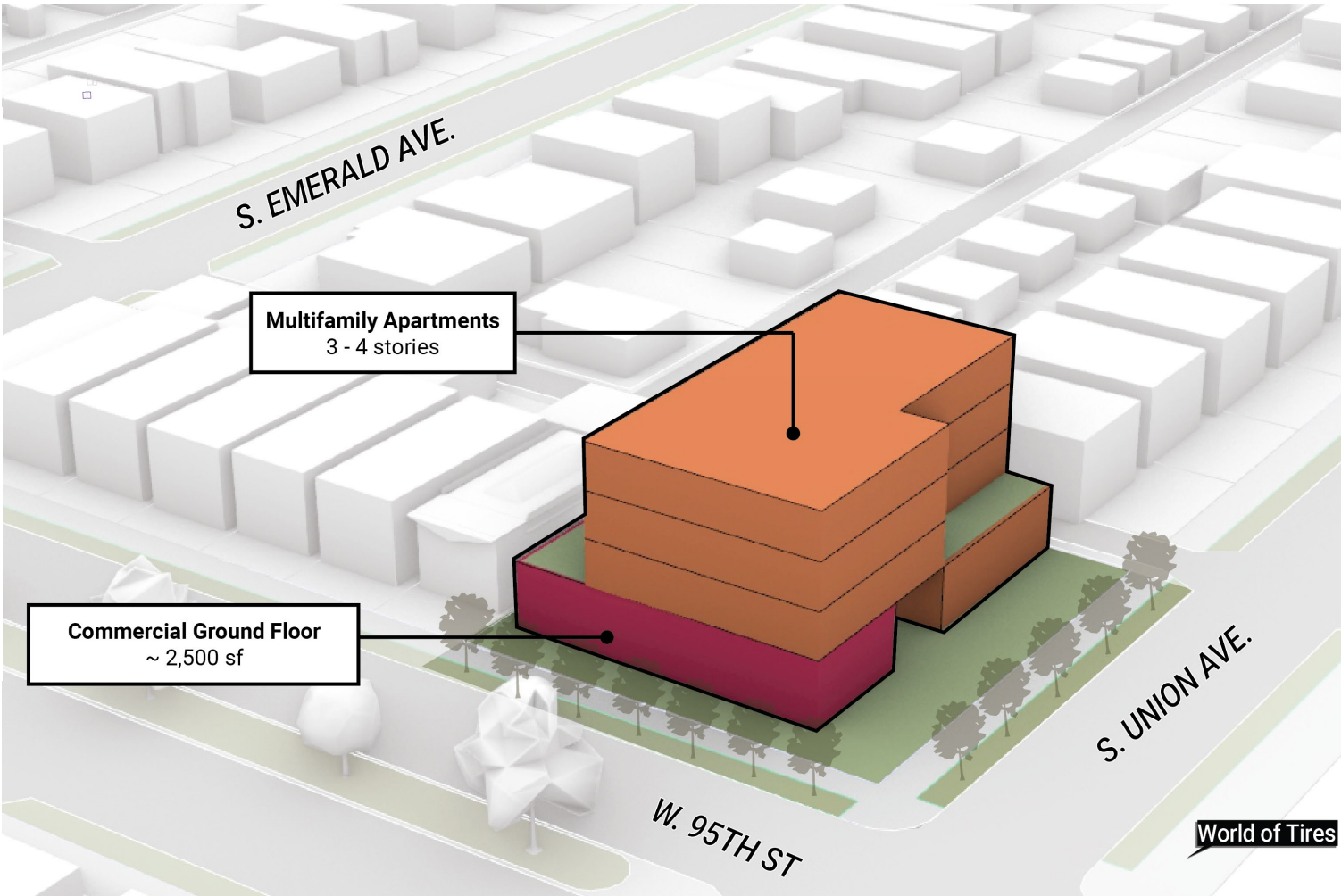


**EG Woode**– A collectively owned real estate development and entrepreneurship company that redevelops commercial properties to create turn-key ready spaces for black-owned entrepreneurs and small businesses in Englewood.

# Draft Concept B

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking



**Multifamily Apartments**  
3 - 4 stories

**Commercial Ground Floor**  
~ 2,500 sf

World of Tires

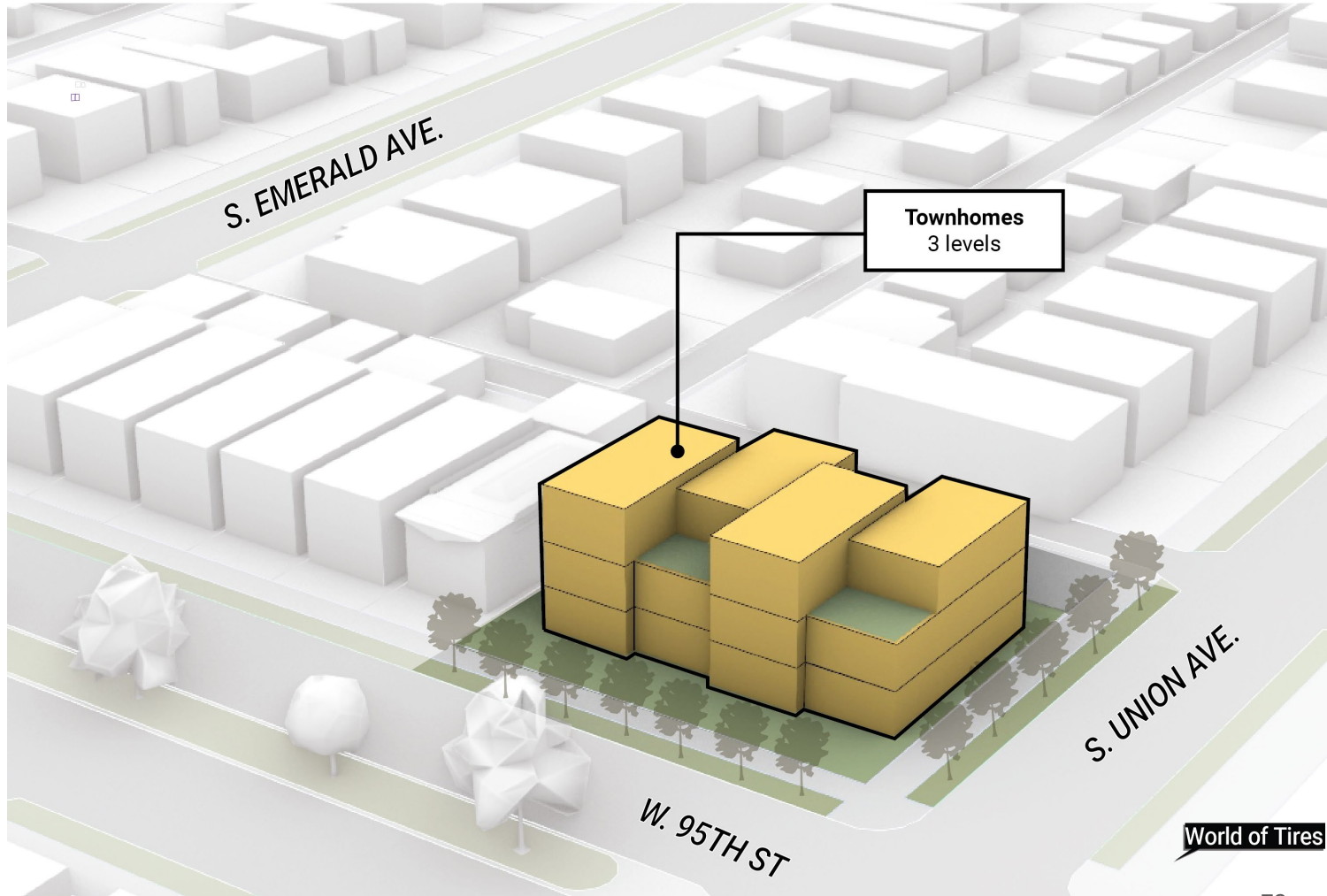


**Example: West 38 is a mixed-use building Located in Wheat Ridge, CO with housing above and retail below. The building also includes a business center for residents to work and collaborate.**

# Draft Concept C

## Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/ Plaza
- Parking







Example: Home Sweet Homan – New construction affordable homes built by mission-driven real estate developer IFF and Foundation for Homan Square on vacant lots in North Lawndale.

# ETOD Development Activity



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[2] Enter the code  
**6507 0384**

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Unranked options

Option A

Option B

Option C

Other (please explain on the notesheet)

Submit

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What potential negative impacts, challenges or barriers do I see?

# Next Steps



The Survey from the meeting today is available to take on our website [Chicago.gov/95th](https://Chicago.gov/95th)



Final Feedback meeting in the fall & an event on Economic Development Training for applying for City Grants & Resources



Follow us on Instagram [@95thstplan](https://www.instagram.com/95thstplan)

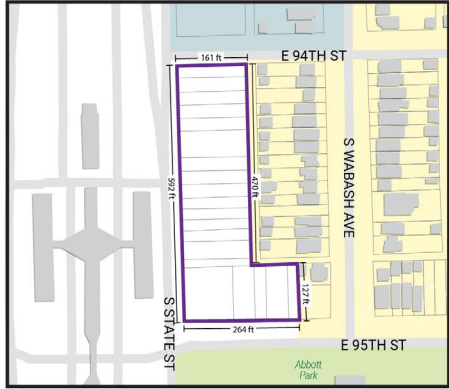


Learn More



Sign up & stay informed! [Chicago.gov/95th](https://Chicago.gov/95th)

**Thank You!**



- RESIDENTIAL
- COMMERCIAL MIXED-USE
- INSTITUTIONAL/COMMUNITY

## E 95TH ST + S STATE ST

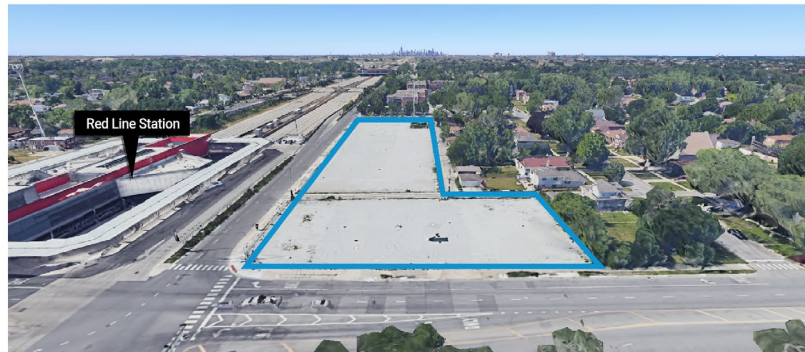
<b>Current Zoning</b>	RS-1
<b>Lot Area</b>	107,300 SF
<b>Lot Frontage</b>	265 FT
<b>Ownership Type</b>	Publicly owned by CTA
<b>Ward</b>	6



Street view facing North-East

### SITE HISTORY

Cleared site used for construction staging activities for the reconstruction of the 95th / Dan Ryan Red Line Station. The buildings on the site were demolished in 2020.



Bird's-eye view facing North

# 95TH & STATE

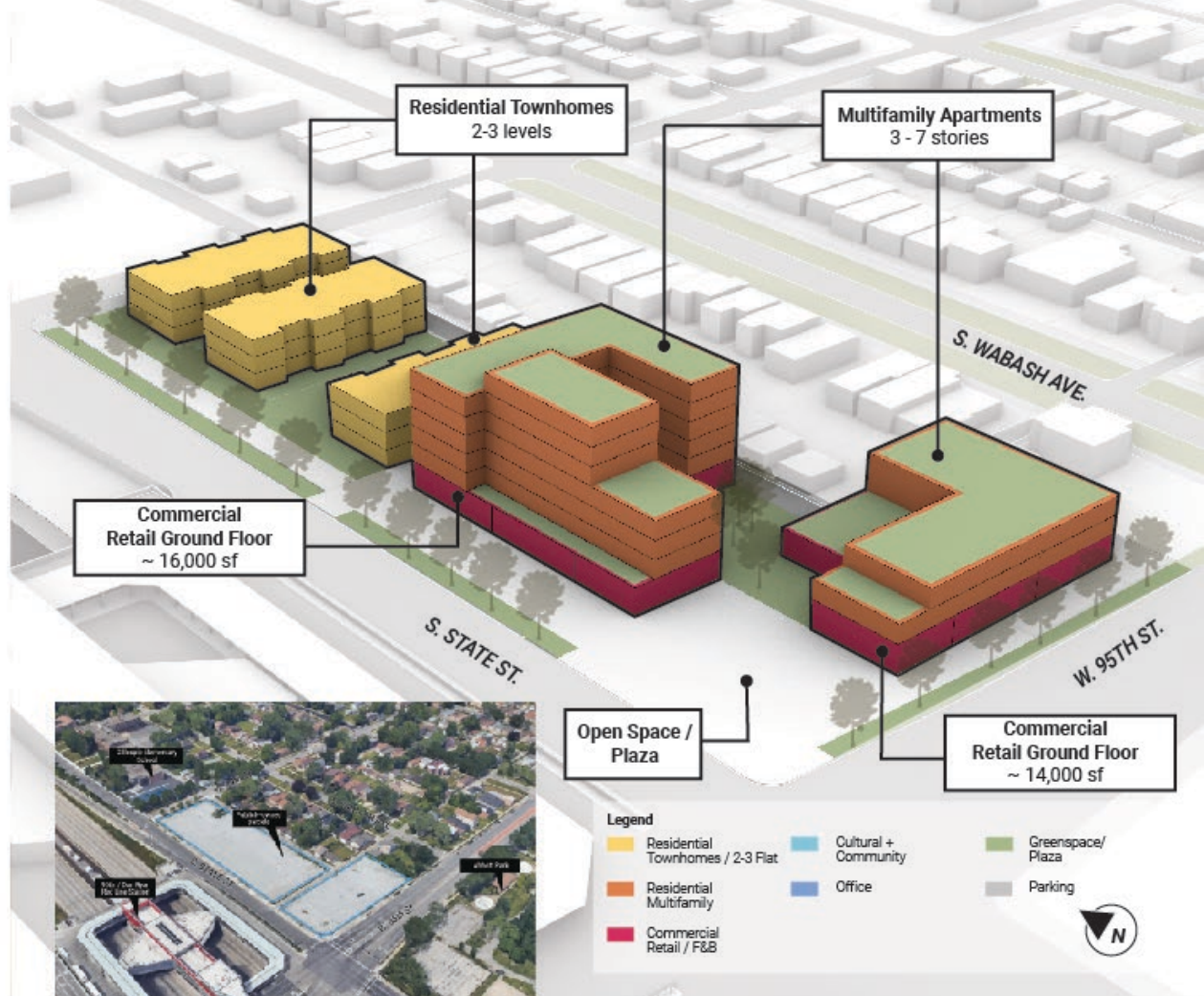
## DRAFT CONCEPT A



Example: Hub 32, Chicago, IL



Site Plan



Open Space / Plaza

### Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial Retail / F&B
- Cultural + Community
- Office
- Greenspace/Plaza
- Parking



# 95TH & STATE

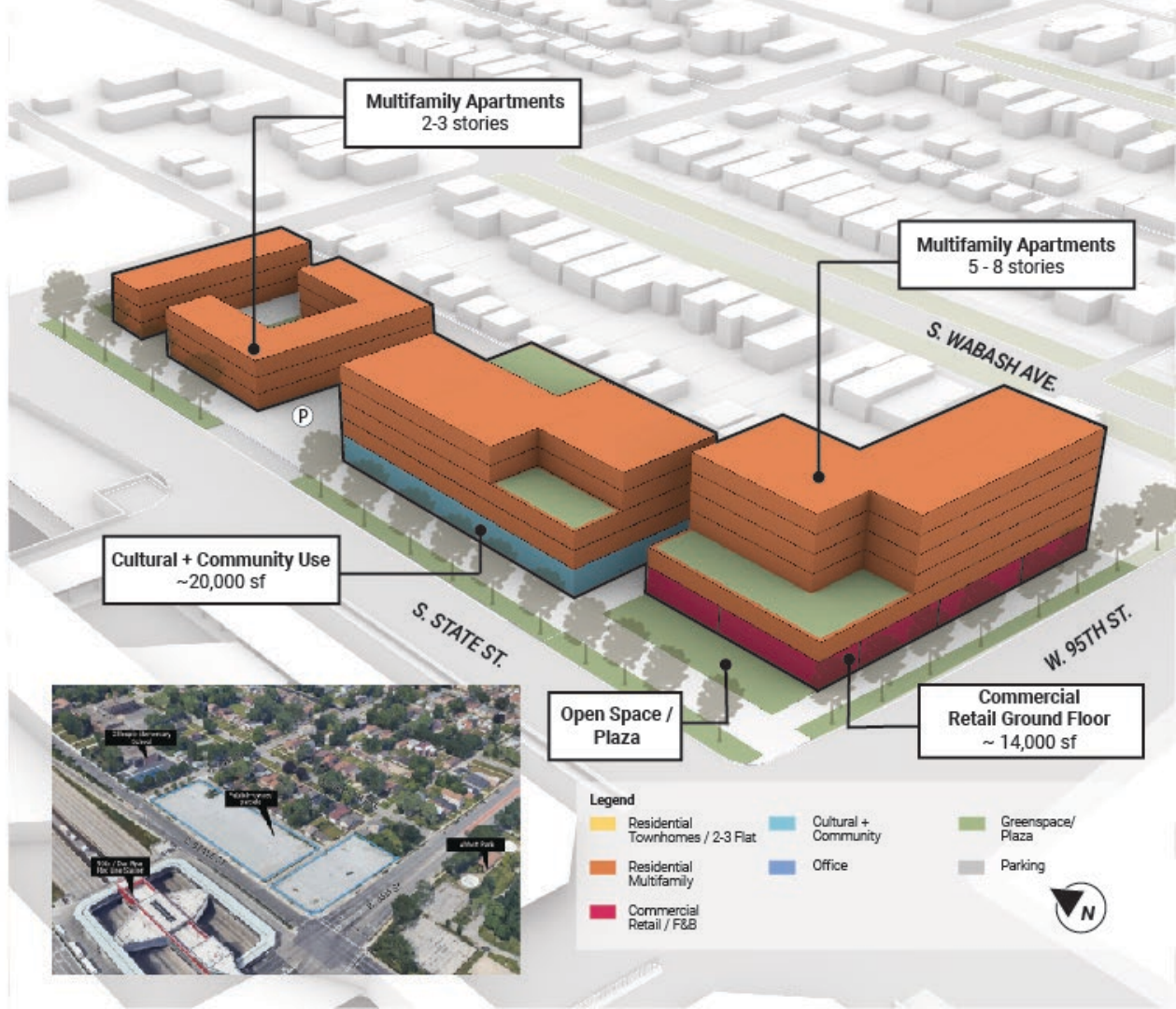
## DRAFT CONCEPT B



Example: Taylor Street Apartments and Library, Chicago, IL



Site Plan



# 95TH & STATE

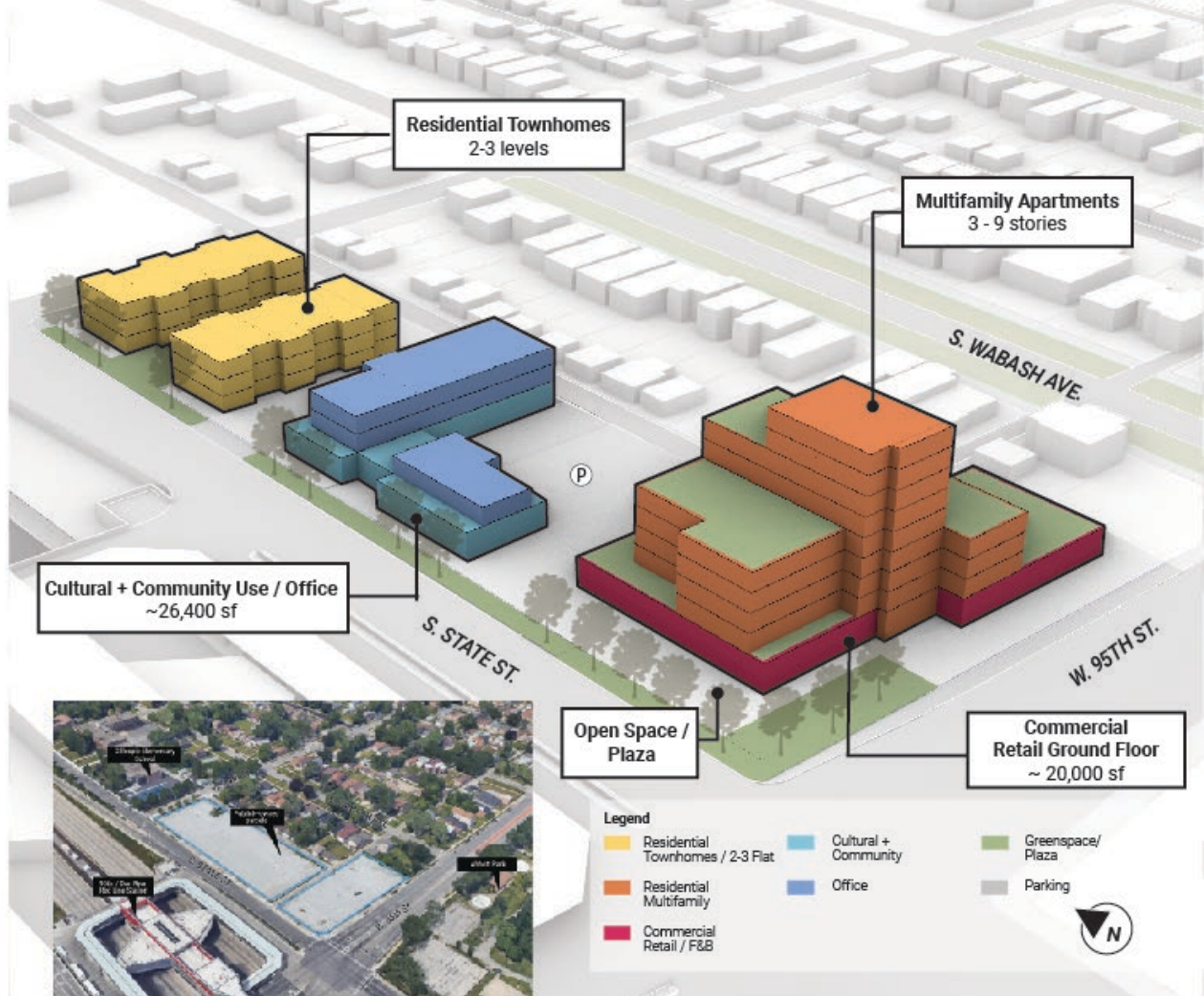
## DRAFT CONCEPT C



Example: Roseland Housing and Medical Retail Center, Chicago, IL

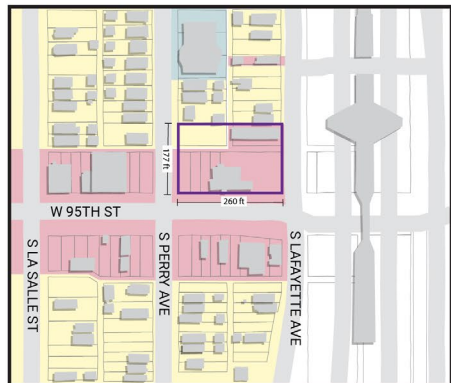


Site Plan





# SITE PROFILE 95TH & LAFAYETTE



RESIDENTIAL

COMMERCIAL  
MIXED-USE

INSTITUTIONAL/  
COMMUNITY

## W 95TH + S LAFAYETTE AVE

Current Zoning	B3-1
Lot Area	27,040 SF
Lot Frontage	260 FT
Ownership Type	Private
Ward	9



Street view facing North

### SITE HISTORY

Vacant McDonald's closed in 2022. Unimproved surface parking lot, and vacant fast-food shops north of alley.



Bird's-eye view facing North

# 95TH & LAFAYETTE

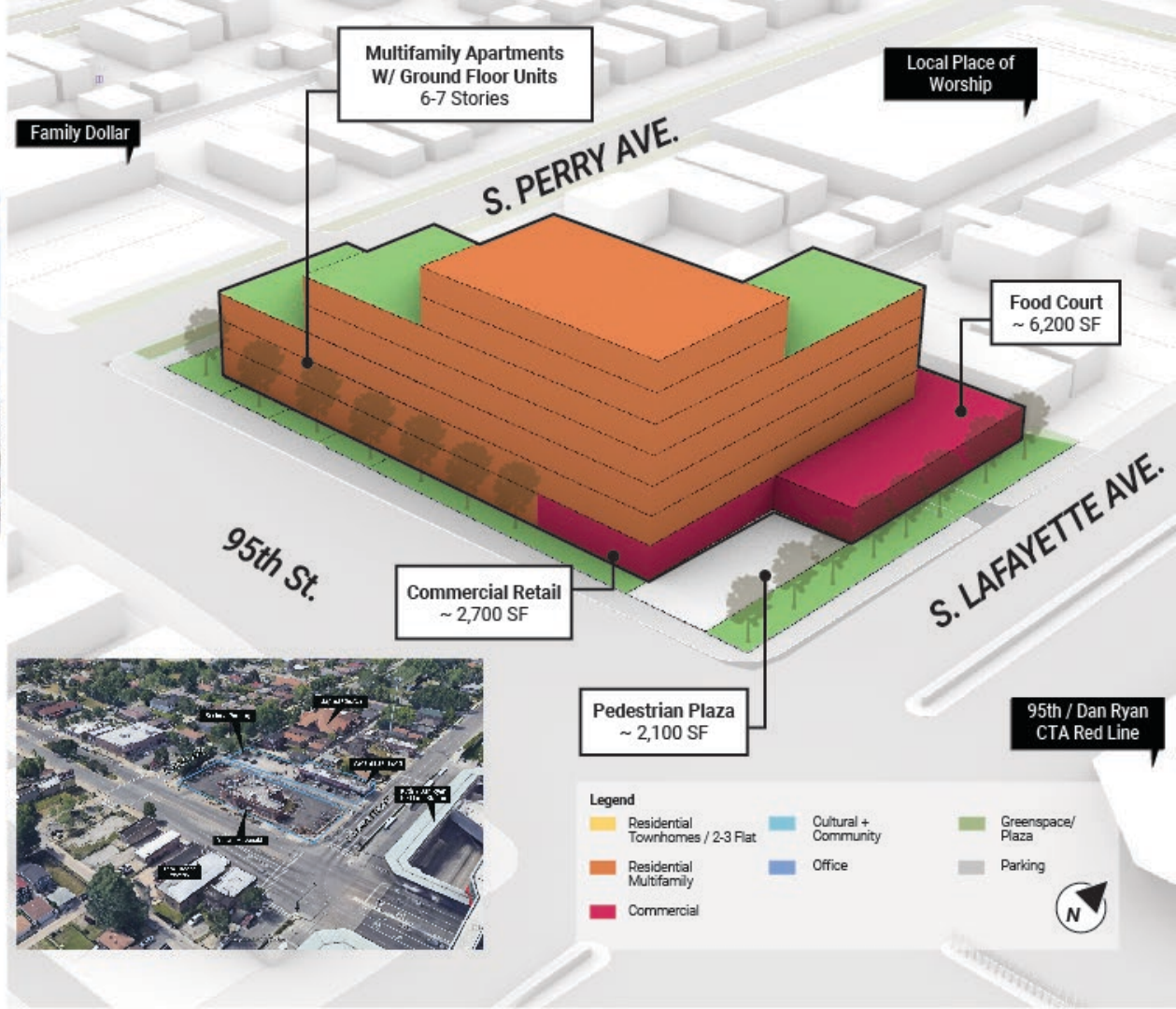
## DRAFT CONCEPT A



Example: The Flats, Detroit, MI



Site Plan



# 95TH & LAFAYETTE

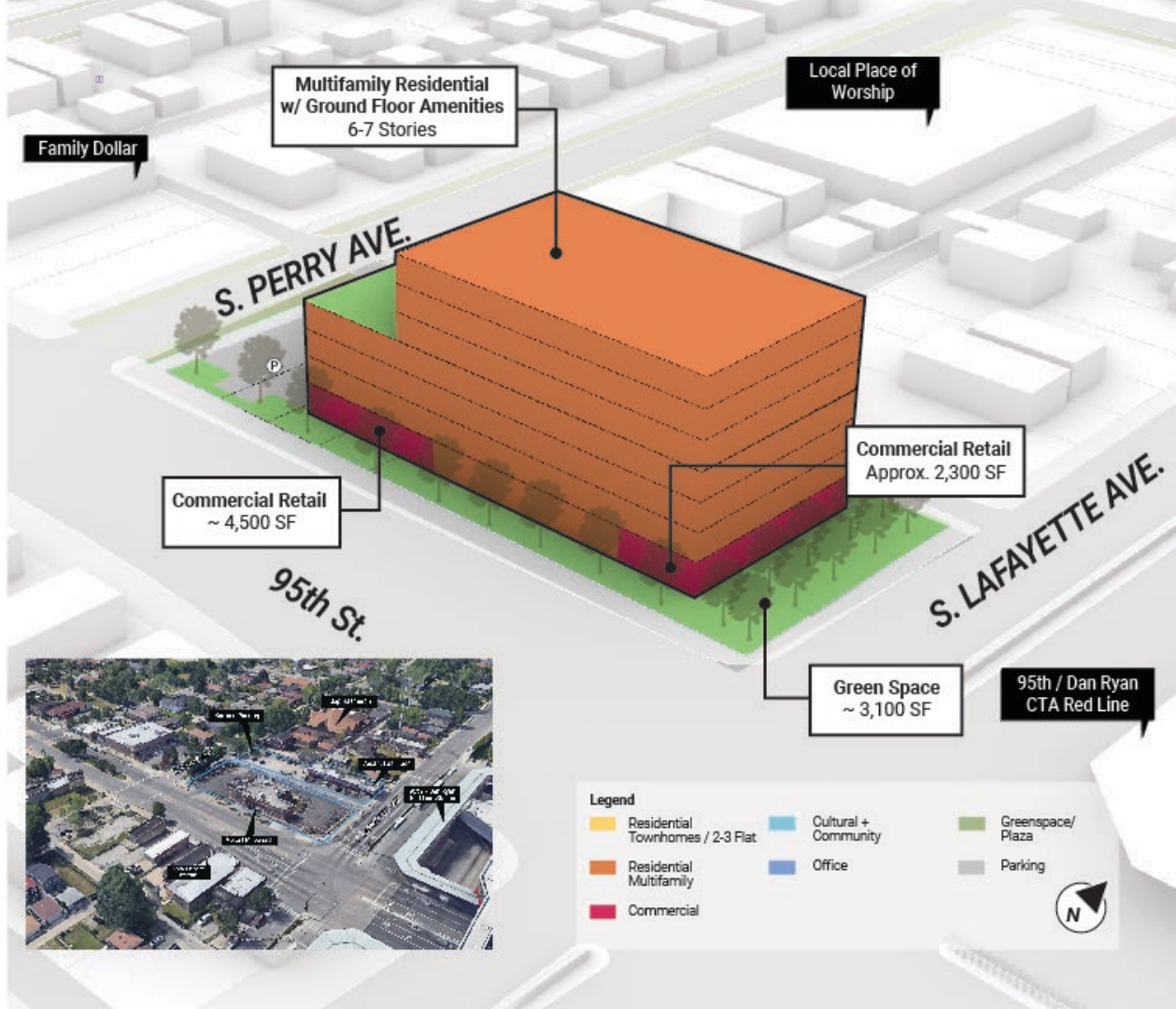
## DRAFT CONCEPT B



Example: KLEO Art Residences, Chicago IL



Site Plan



# 95TH & LAFAYETTE

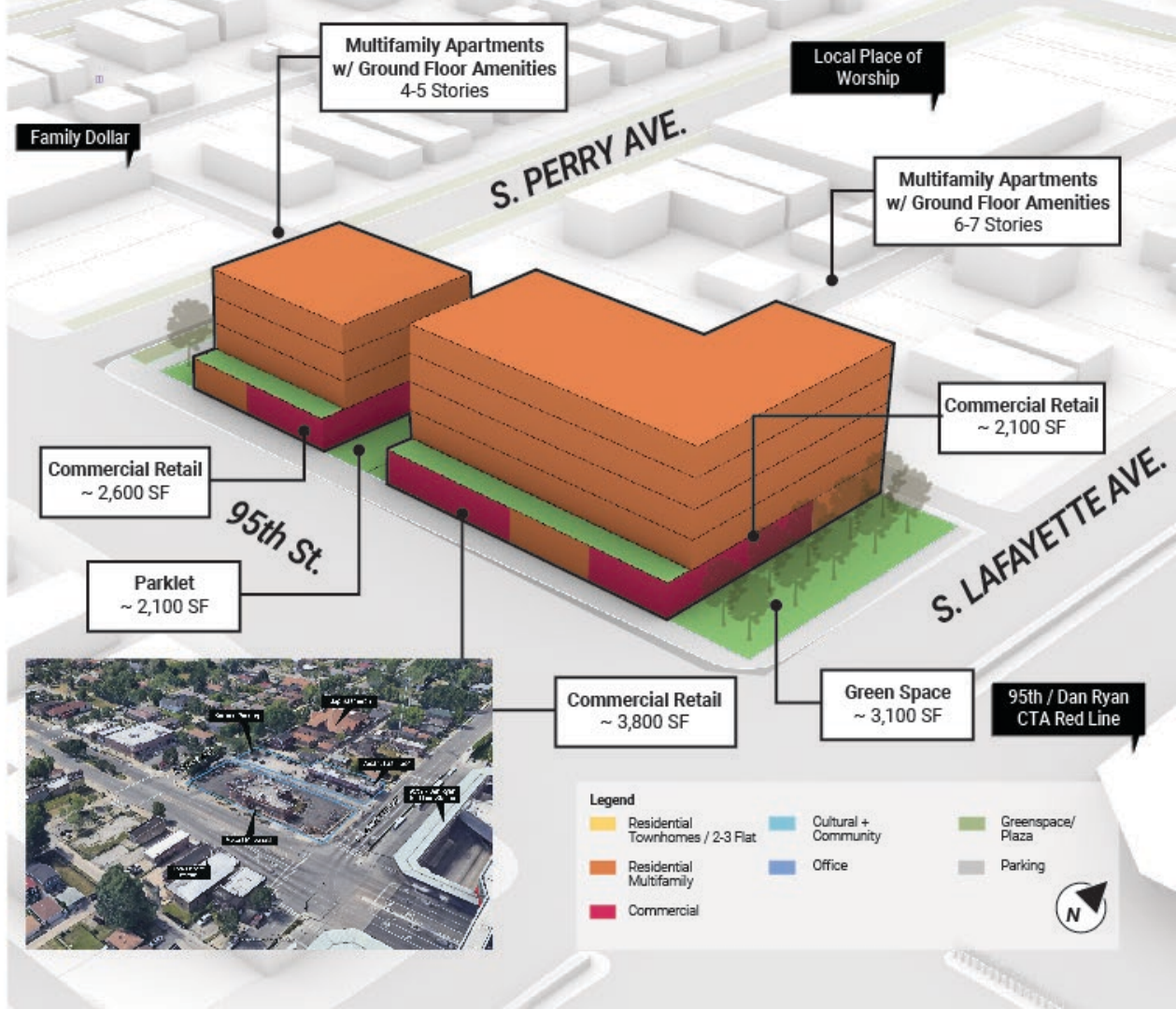
## DRAFT CONCEPT C



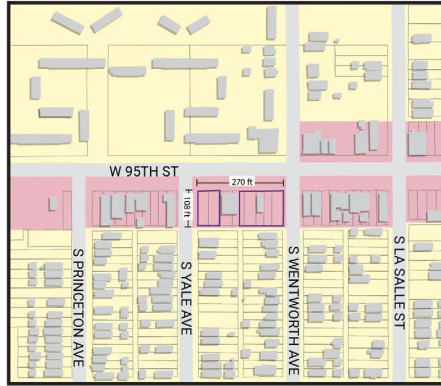
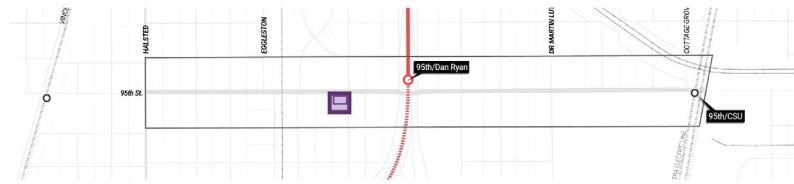
Example: Woodlawn Station- 55 housing units for mixed-incomes and a series of retail spaces next to the Cottage Grove Green Line Station, Chicago IL



Site Plan



# SITE PROFILE 95TH & WENTWORTH



- RESIDENTIAL
- COMMERCIAL MIXED-USE
- INSTITUTIONAL COMMUNITY

## W 95TH + S WENTWORTH AVE

Current Zoning	B1-1
Lot Area	34,560 SF
Lot Frontage	270 FT
Ownership Type	Private + City
Ward	9



Street view facing South-West

### SITE HISTORY

Vacant and underutilized storefronts near active businesses.



Bird's-eye view facing North

- CITY OWNED
- ACTIVE BUSINESS

# 95TH & WENTWORTH

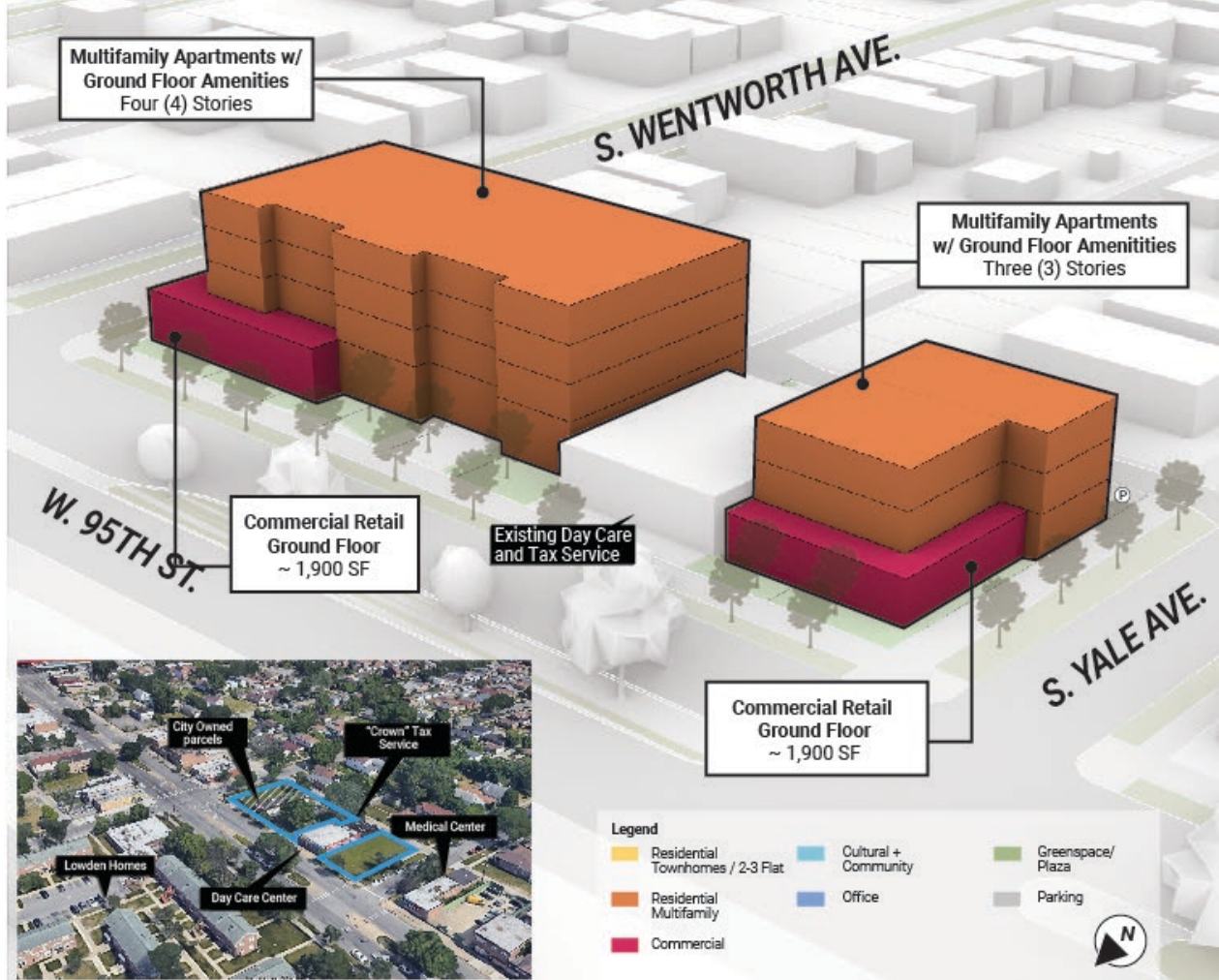
## DRAFT CONCEPT A



Example: Fifth City Commons, Chicago, IL



Site Plan



# 95TH & WENTWORTH

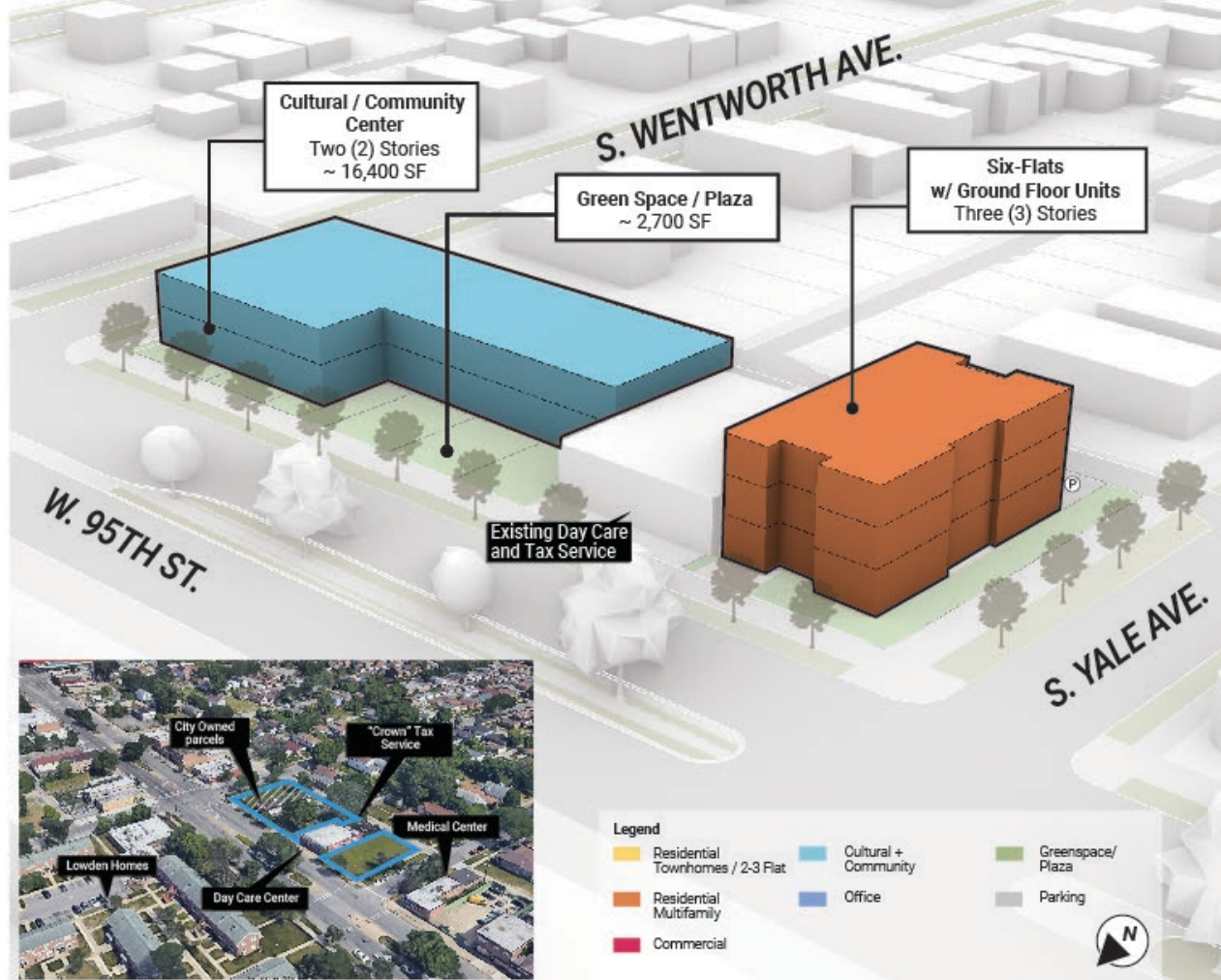
## DRAFT CONCEPT B



Example: BUILD Community Center, Chicago, IL



Site Plan



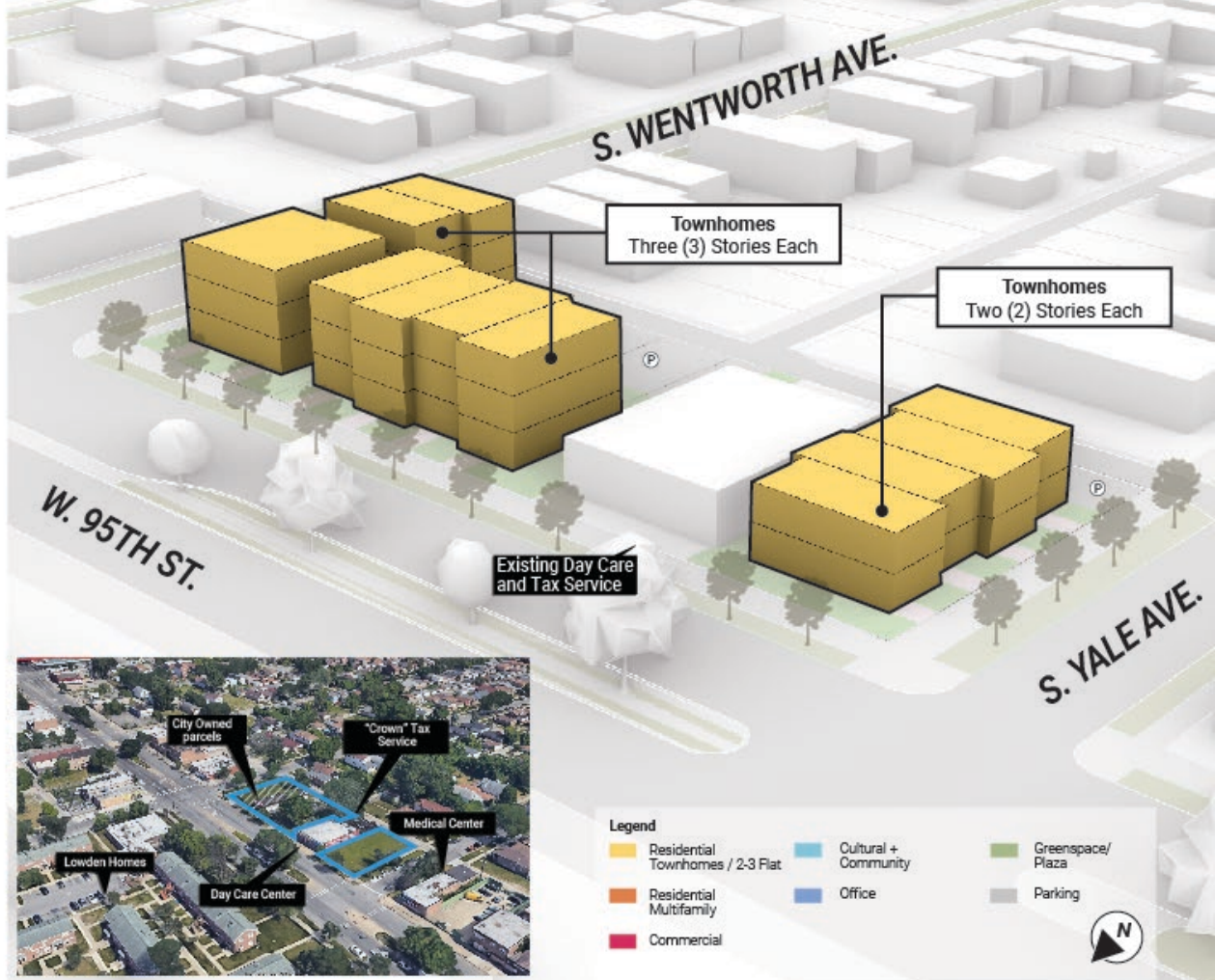
**Legend**

<span style="color: yellow;">■</span> Residential Townhomes / 2-3 Flat	<span style="color: lightblue;">■</span> Cultural + Community	<span style="color: lightgreen;">■</span> Greenspace/Plaza
<span style="color: orange;">■</span> Residential Multifamily	<span style="color: blue;">■</span> Office	<span style="border: 1px solid gray; display: inline-block; width: 10px; height: 10px;"></span> Parking
<span style="color: red;">■</span> Commercial		

# 95TH & WENTWORTH DRAFT CONCEPT C



Brush Park Townhomes, Detroit MI



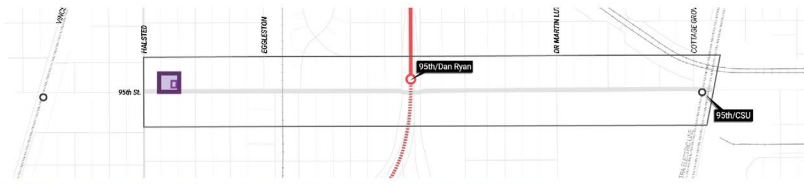
### Legend

- Residential Townhomes / 2-3 Flat
- Residential Multifamily
- Commercial
- Cultural + Community
- Office
- Greenspace/Plaza
- Parking





# SITE PROFILE 95TH & UNION



**SITE HISTORY**

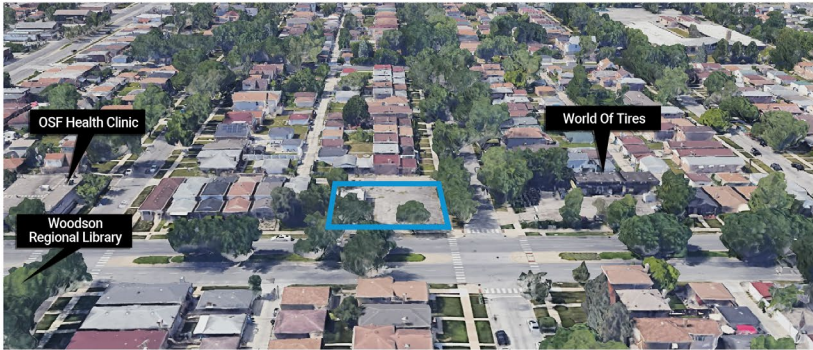
Vacant parking lot and a vacant building.

Street view facing North-West

- RESIDENTIAL
- COMMERCIAL MIXED-USE
- INSTITUTIONAL/COMMUNITY

## W 95TH ST + S UNION AVE

Current Zoning	B3-1
Lot Area	12,125 SF
Lot Frontage	97 FT
Ownership Type	Private
Ward	21



Bird's-eye view facing North

# 95TH & UNION

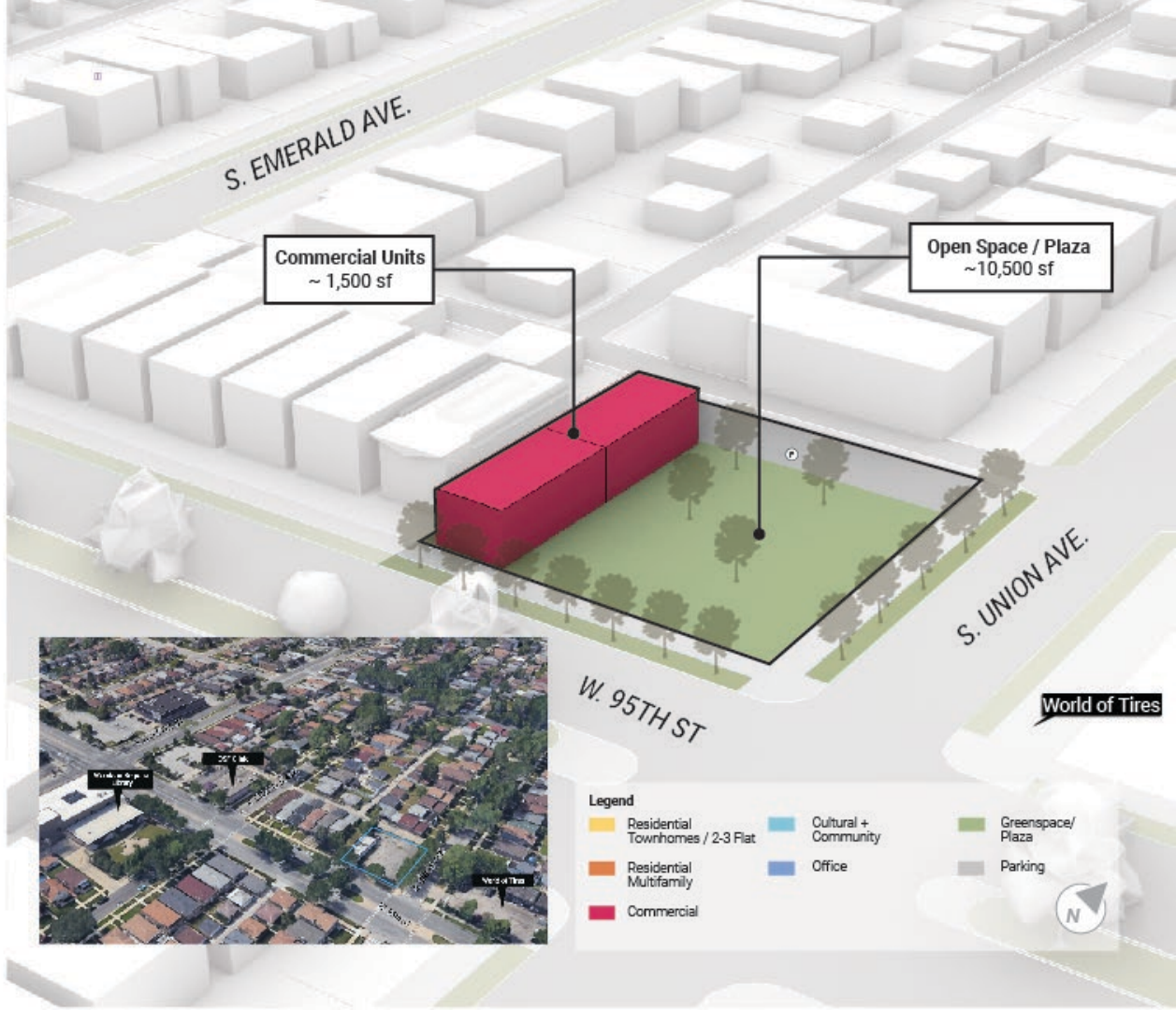
## DRAFT CONCEPT A



Example: EG Woode, Englewood



Site Plan



Commercial Units  
~ 1,500 sf

Open Space / Plaza  
~10,500 sf



### Legend

- Residential Townhomes / 2-3 Flat
- Cultural + Community
- Greenspace/ Plaza
- Residential Multifamily
- Office
- Parking
- Commercial

World of Tires



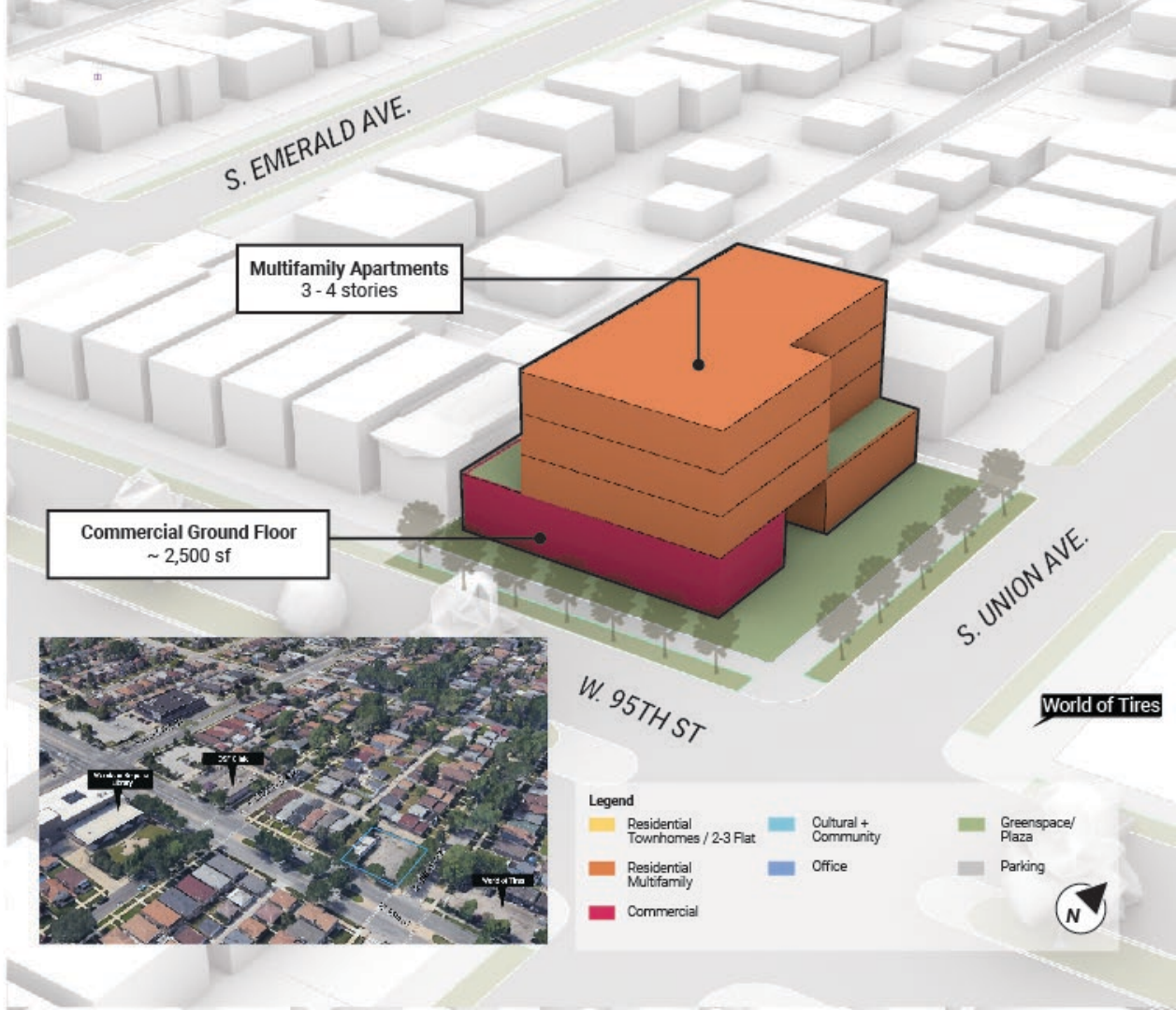
# 95TH & UNION DRAFT CONCEPT B



Example: West 38, Wheat Ridge, CO

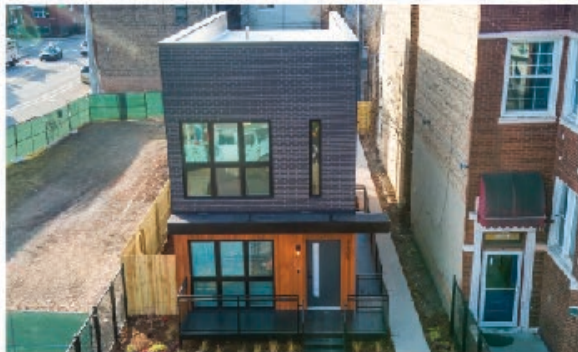


Site Plan



# 95TH & UNION

## DRAFT CONCEPT C



Example: Home Sweet Homan, North Lawndale



Site Plan



**Legend**

<span style="color: yellow;">■</span> Residential Townhomes / 2-3 Flat	<span style="color: lightblue;">■</span> Cultural + Community	<span style="color: lightgreen;">■</span> Greenspace/ Plaza
<span style="color: orange;">■</span> Residential Multifamily	<span style="color: blue;">■</span> Office	<span style="color: gray;">■</span> Parking
<span style="color: red;">■</span> Commercial		

N