



A NEW VISION FOR CLYBOURN & LARRABEE

Near North Unity Program Presentation

June 26, 2023

**NEAR NORTH
CABRINI LLC**

DEVELOPMENT TEAM

- Near North Cabrini, LLC was awarded the RFP by CHA
- Development Team:
 - Hunt/Pennrose – National leaders in mixed-income, mixed-finance, public housing redevelopments
 - Imagine Development Group – Chicago-based real estate development team
 - LAC-CDC – Cabrini Green Local Advisory Council Community Development Corp.



MASTER PLAN UPDATE



- Neighborhood within a neighborhood: Courtyards create transparency through the site.
- Transition from higher-density mixed-use to lower-density residential to the East
- Appropriately scaled to neighborhood: Set-backs and direct unit entries along Larrabee.

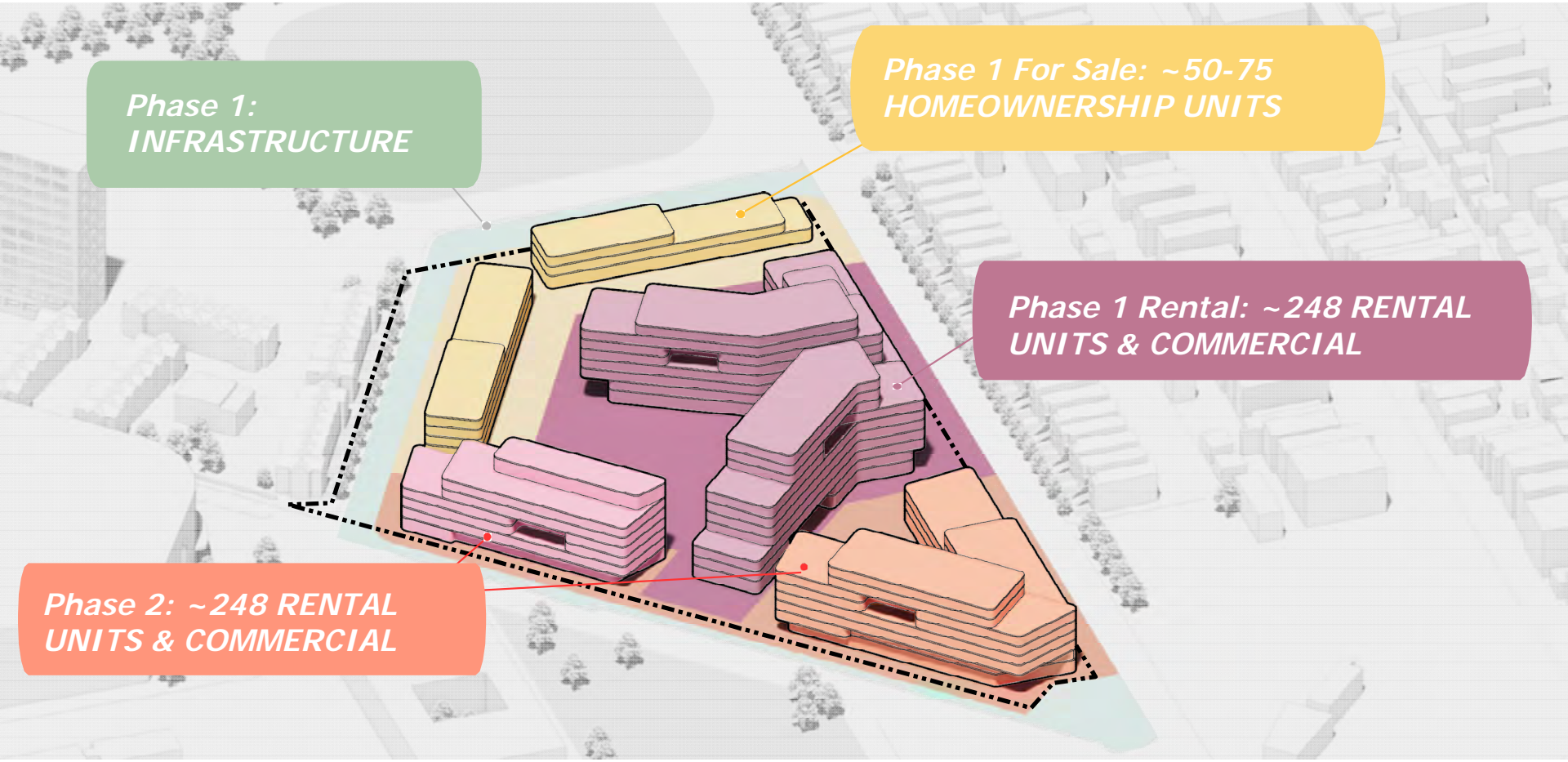
PHASING PLAN

*Phase 1:
INFRASTRUCTURE*

*Phase 1 For Sale: ~50-75
HOMEOWNERSHIP UNITS*

*Phase 1 Rental: ~248 RENTAL
UNITS & COMMERCIAL*

*Phase 2: ~248 RENTAL
UNITS & COMMERCIAL*



PROJECTED TIMELINE

	Construction
Phase 1 Rental	2025 - 2026
Phase 1 Infrastructure	2026 - 2027
Phase 1 For Sale	2026 - 2027
Phase 2	2026 - 2028

SITE PLAN



AERIAL VIEW





LARRABEE STREET

LARRABEE STREET





LARRABEE STREET

LARRABEE STREET



CLYBOURN AVENUE



CLYBOURN AVENUE



CLYBOURN AVENUE



SOUTH COURTYARD



NORTH COURTYARD





Find updates and submit feedback at myCLchicago.com

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