

Project Overview

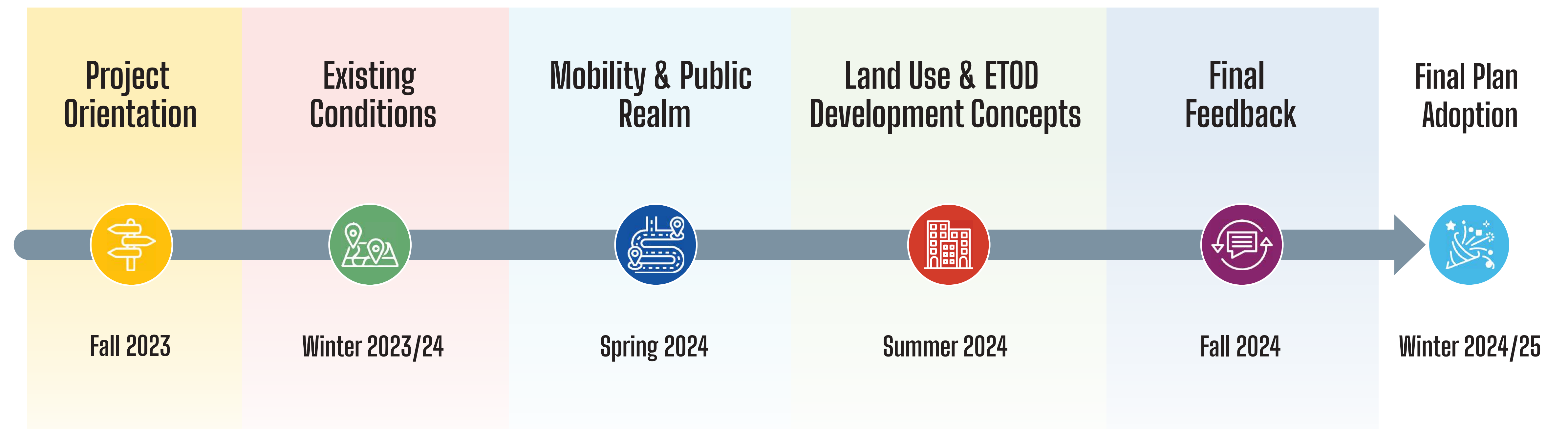
What is the 95th Street Corridor Plan?

Completed through a community-driven process, the **95th Street Corridor Plan is a GUIDE that includes recommendations for future growth and neighborhood improvements along 95th Street from Halsted to Cottage Grove.** With a focus on fostering Equitable Transit-Oriented Development (ETOD), the plan offers actionable steps that have the potential to positively impact resident's everyday experience and continue to make the area a great place to live, work, learn, and raise a family.

The corridor ties together five major transit investment projects that collectively have the potential to support the corridor's renaissance, attract more people and visitors to 95th Street, and increase access to opportunities throughout the region for community residents:



- 1** **\$280 million** CTA 95th/Dan Ryan Red Line Station and Terminal Improvements completed in 2019.
- 2** **\$5.75 billion** CTA Red Line Extension extending the Red Line an additional 5.6 miles south from 95th St to 130th St, including new stations at 103rd, 111th, Michigan Avenue, and 130th.
- 3** **\$56 million** Metra Electric 95th Street/CSU Station Modernization Project to improve passenger access amenities, safety and comfort.
- 4** **\$20 million** Pace Pulse 95th Street Line and
- 5** **\$40 million** Pace Pulse Halsted Line will provide improved bus service and stations and faster connectivity to the CTA 95th/Dan Ryan Red Line station.



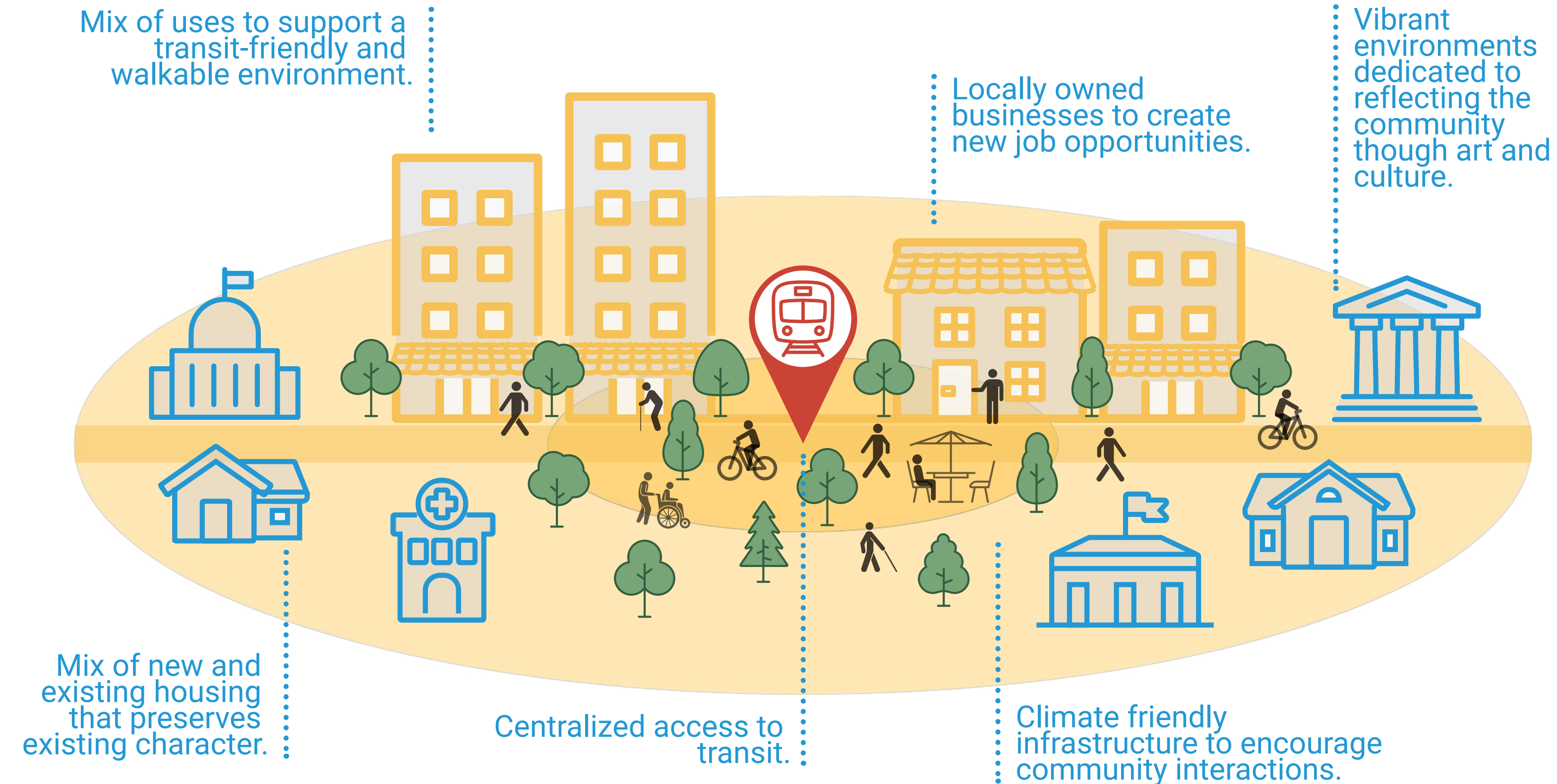
What is ETOD?

Equitable | Transit | Oriented | Development

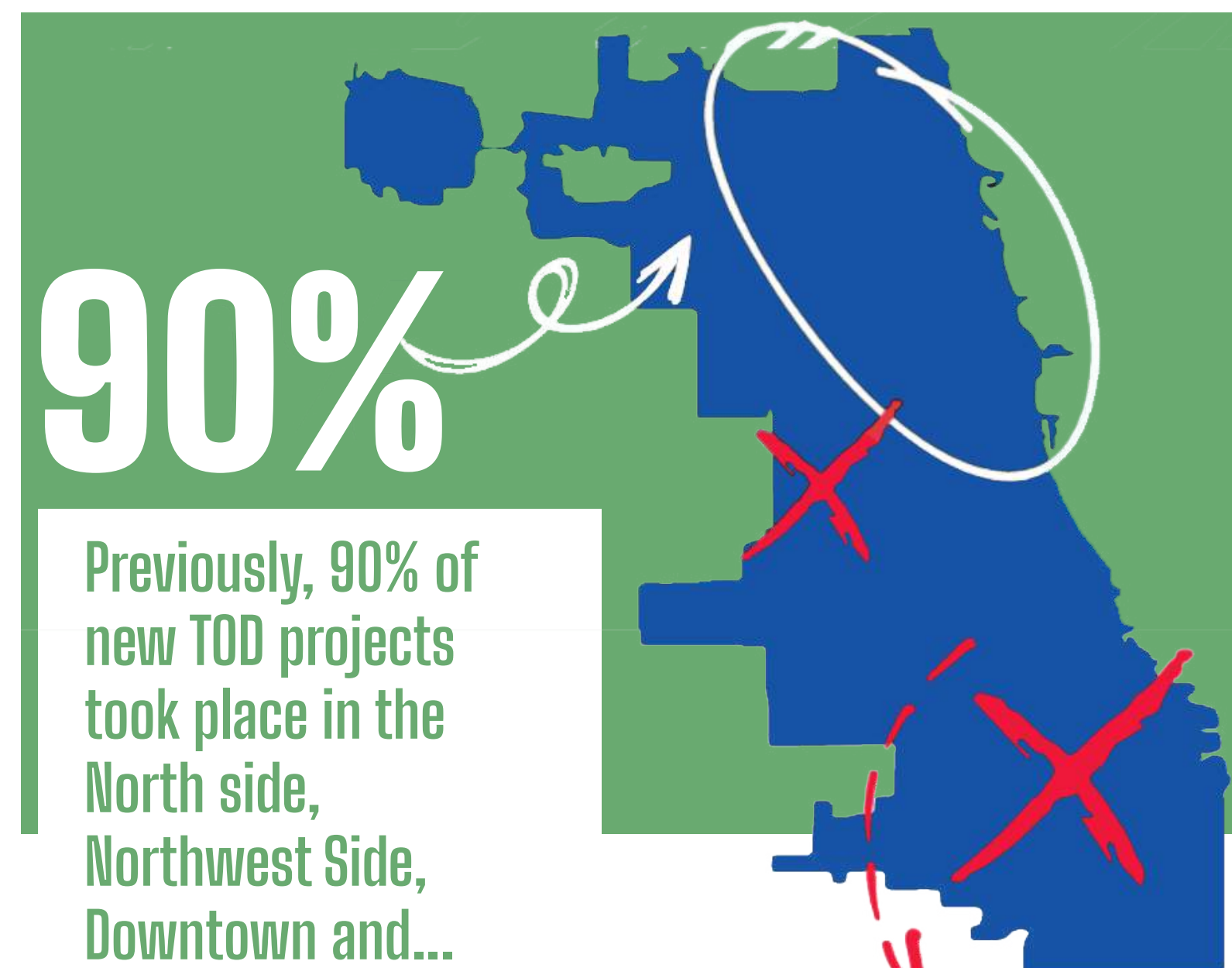
What is ETOD

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.

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



Purpose of ETOD



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

Benefits of ETOD

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

Source: Center for Neighborhood Technology (CNT)

Goals of ETOD

- 1 Driving investment near transit in disinvested communities.
- 2 Preventing displacement in communities facing rising housing costs.
- 3 Promoting affordable housing options near transit in low-affordability communities.
- 4 Creating more walkable, people-centered neighborhoods.

CASE STUDIES

43 Green



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.



Wild Onion (Community-owned Market / Co-op grocery store)

In 2023, Wild Onion Market was awarded an ETOD grant from the City of Chicago to open a community-owned grocery store to bring the best local farm fresh produce and products from local vendors. Wild Onion Market serves the neighborhoods of Evanston, Rogers Park, West Ridge within Chicago.



Community Engagement

Community Engagement played a critical role in the planning process by providing an opportunity for a diverse set residents, stakeholders, and community groups in the area to come together and create a unified vision for the 95th Street Corridor.

Community Partners

The Endeleo Institute (Endeleo) and Far South Community Development Corporation (FSCDC) were community partners to the planning process and integral project team members. Together, they took the lead on community engagement, outreach, advocated for equitable and inclusive process and outcomes, and championed community empowerment and wealth building.

Vision Statement

A vision statement is a written declaration that outlines the long-term goals of the community.

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.

Informing as Broadly as Possible

- 9,000** Website views & **4,500** Website visitors
- 10** E-blasts sent to 10,000+ email addresses (shares, reactions, or comments)
- 18** Total Social Media Posts with 180+ Total Engagements
- 1,000+** Podcast views & **500+** Flyers distributed
- 10,000+** Postcards mailed

**Total view and engagement statistics are from November 2023-October 2024*

Consulting & Involving: Engaging People Where They Are

- 5** Public Meetings
- 3** In-person events & **2** Virtual events
- 1,500+** Attendees & **1,000+** Comments recorded
- 600+** Survey poll respondents & **1,000+** Views via YouTube
- 2** In-person Walking Tours and 1 virtual with 60+ total attendees respondents & **2** Community Organization Meetings with 55 total attendees
- 5** Focus groups with 75 total attendees & **3** Community Surveys

Towards Collaboration & Empowerment

- 16** Community Advisory Group (CAG) Members
- 6** CAG Meetings Convened
- 28** Community Table Members
- 5** Facilitation Trainings
- 6** Public Meetings Facilitated



Health and Racial Equity Impact Assessment

What is the HREIA?

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

The HREIA framework is comprised of 6 Focus Areas (social determinants of health) that appear throughout the Plan. In addition to the lived experiences of residents, Impact was measured with a set of measures, indicators, and goals for each focus area.



Participants in the returning citizens focus group expressed their desire to see more support and resources for reintegration.



Residents review draft ideas for new building development and discuss the potential benefits and consequences. Every participant was able to rank and write notes on draft concepts.



The Chicago State University focus group gave students the opportunity to share their unique set of needs.

Purpose



ACKNOWLEDGE HISTORY

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

Empowered Community Voices

- Civic Engagement
- Cultural Preservation
- Digital Equity

Environment

- Environmental Justice
- Climate Comfort & Resilience
- Green & Open Space
- Toxic Exposure

Equitable Development

- Land Use, Zoning & Architectural Character
- Vacancies
- Housing



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.

Community Wealth Building

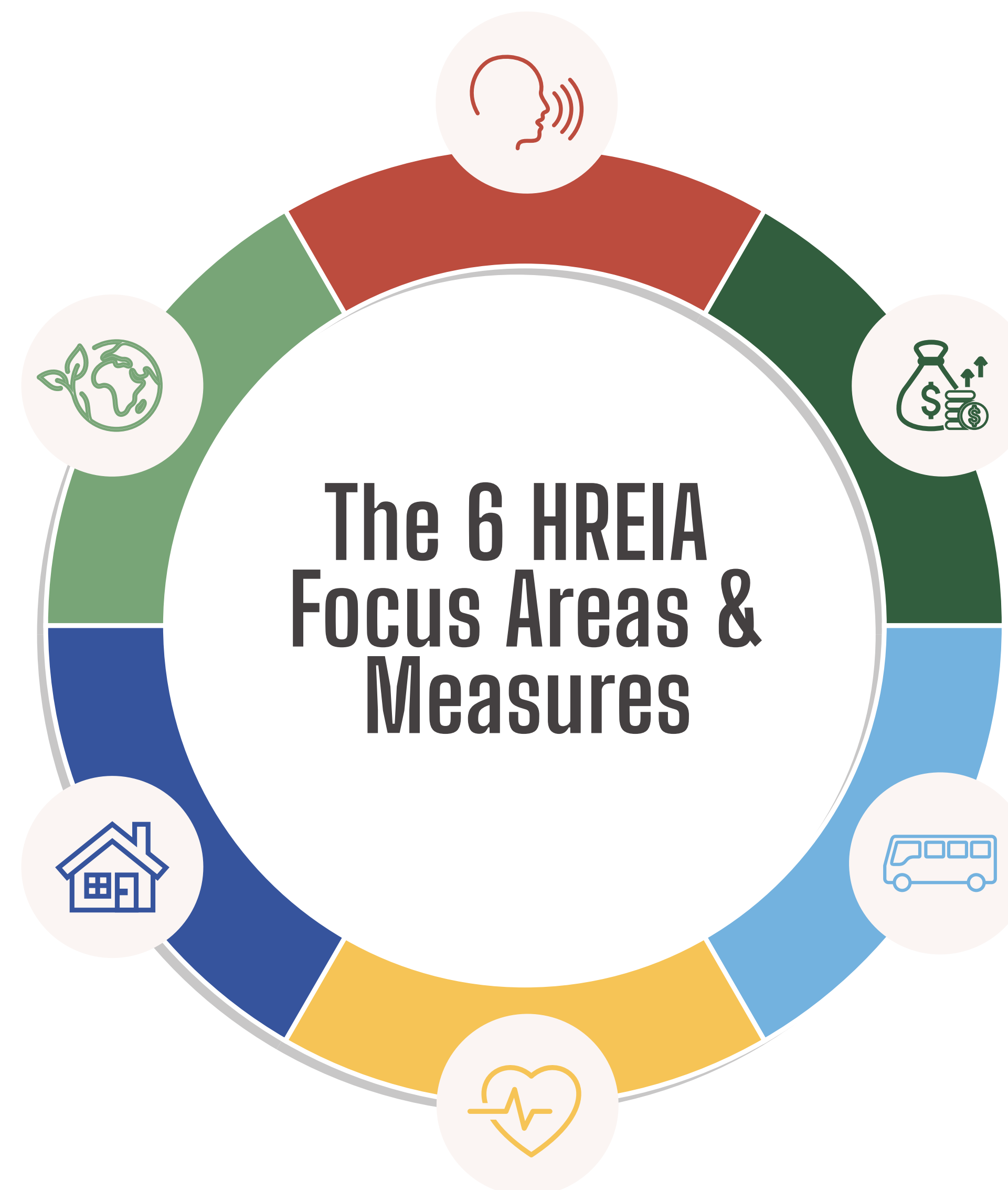
- Employment
- Commercial Vitality
- Education & Workforce Development
- Access to Capital & Entrepreneurship

Mobility & Safety

- Transportation & Safety
- Access to Transit, Walking, & Biking
- Public Safety

Health & Wellness

- Health Status
- Health Services
- Social Services
- Food Access



Historical Background

1890-1899

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

1880s

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

1915 - 1940

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

1912

- Lilydale community development with Black families homeownership

1934

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

1944

- Princeton Park development

1953

- Lowden Homes completed

1961

- Dan Ryan Expressway construction demolishes four Lilydale blocks

1969

- CTA 95th/Dan Ryan station opening

1972

- Chicago State University 95th Street campus opens

As a result of redlining and Black resident influx through the 1950s, **98% of the population was African American by 1980.**



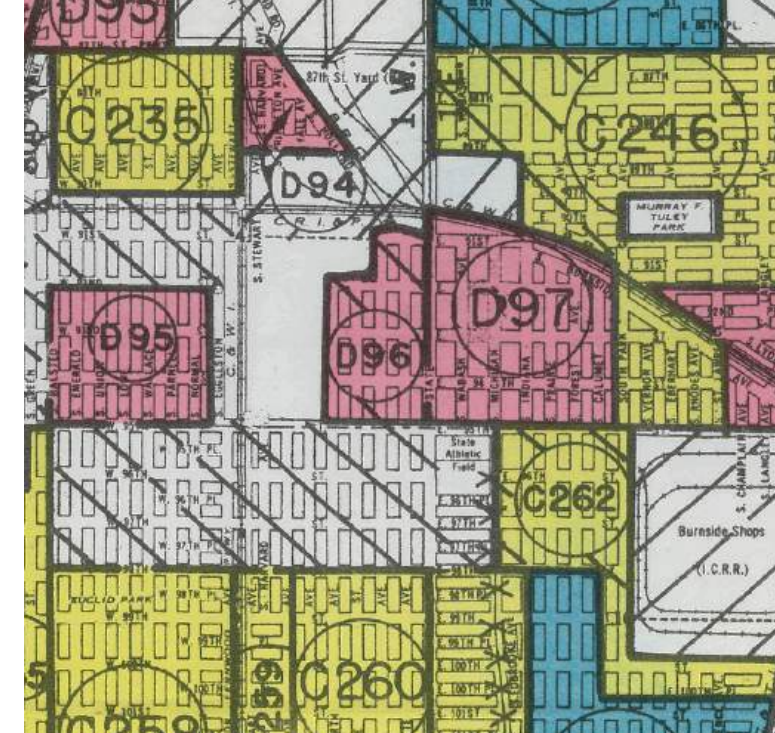
1870s railroad strikes



1970s Lowden Homes Tenant Council (Gregory Ramon Design Studio)



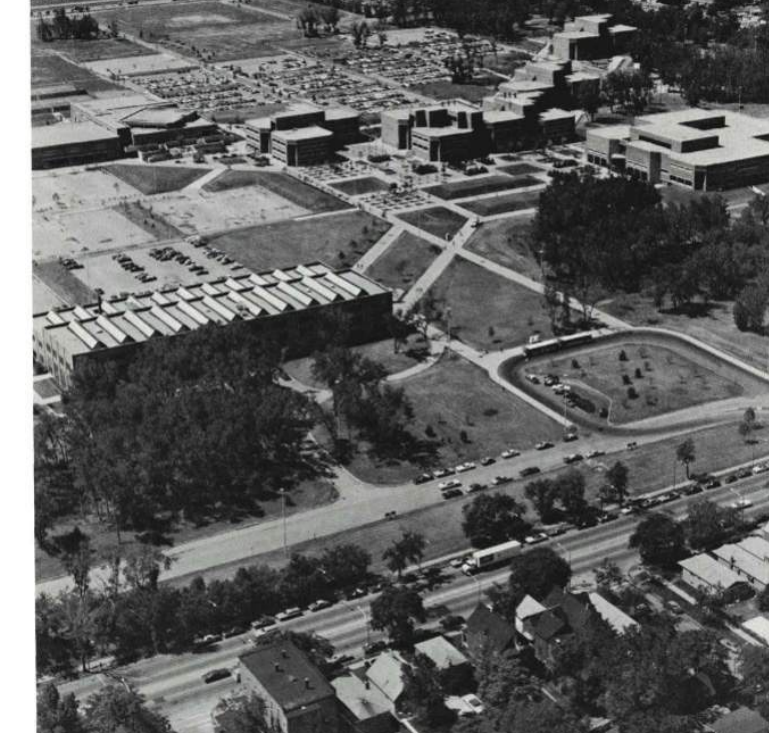
The Chicago Public Library Regional Library at 95th and Halsted streets, circa 1979 (Source: Chicago Public Library Special Collections)



Home Owners Loan Corporation (HOLC) Map of Chicago Neighborhoods (1940) (Source: Mapping Inequality at University of Richmond)



1970. Passengers waiting at the busy newly opened 95th/Dan Ryan Red Line Station (Source: CTA)



CSU Campus 1972



Washington Heights Brainerd bungalows



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

Lilydale Beautiful

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

Come One, Come All! Get A Home. Consider absolutely free. See our beautiful LILYDALE property, where we have built and sold 14 new cottages and about 40 more in progress. In central Chicago, this is a new to acquire large pieces of land, built to stand as long as you want and as long as you want.

Why pay more when a few dollars will buy one of these beautiful homes? Here you can enjoy your own vegetable garden, lawn, large front yard. If you are one of the fortunate ones who are interested in the future of your family, don't miss this opportunity to acquire a piece of property today and be with it for the rest of your life.

Don't wait until someone else has bought. Call and have the best of the property today. There are many more homes to be had. Don't miss this opportunity to acquire a piece of property today and be with it for the rest of your life.

Call today. See the map of the city limits, only \$100. Home lots on West 95th St.

All of this property is located on West 95th St., between Cottage Grove Ave. and Cottage Grove Ave. West 95th St. is a wide, paved street, and is a main thoroughfare in the city. It is a main thoroughfare in the city. It is a main thoroughfare in the city.

Remember this property is being sold on one year terms, unless you wish to purchase it. The first \$1000 will be paid in 1 year and the balance in 12 months.

FREDK H. BARTLETT & CO.
3426 N. WASHINGTON STREET

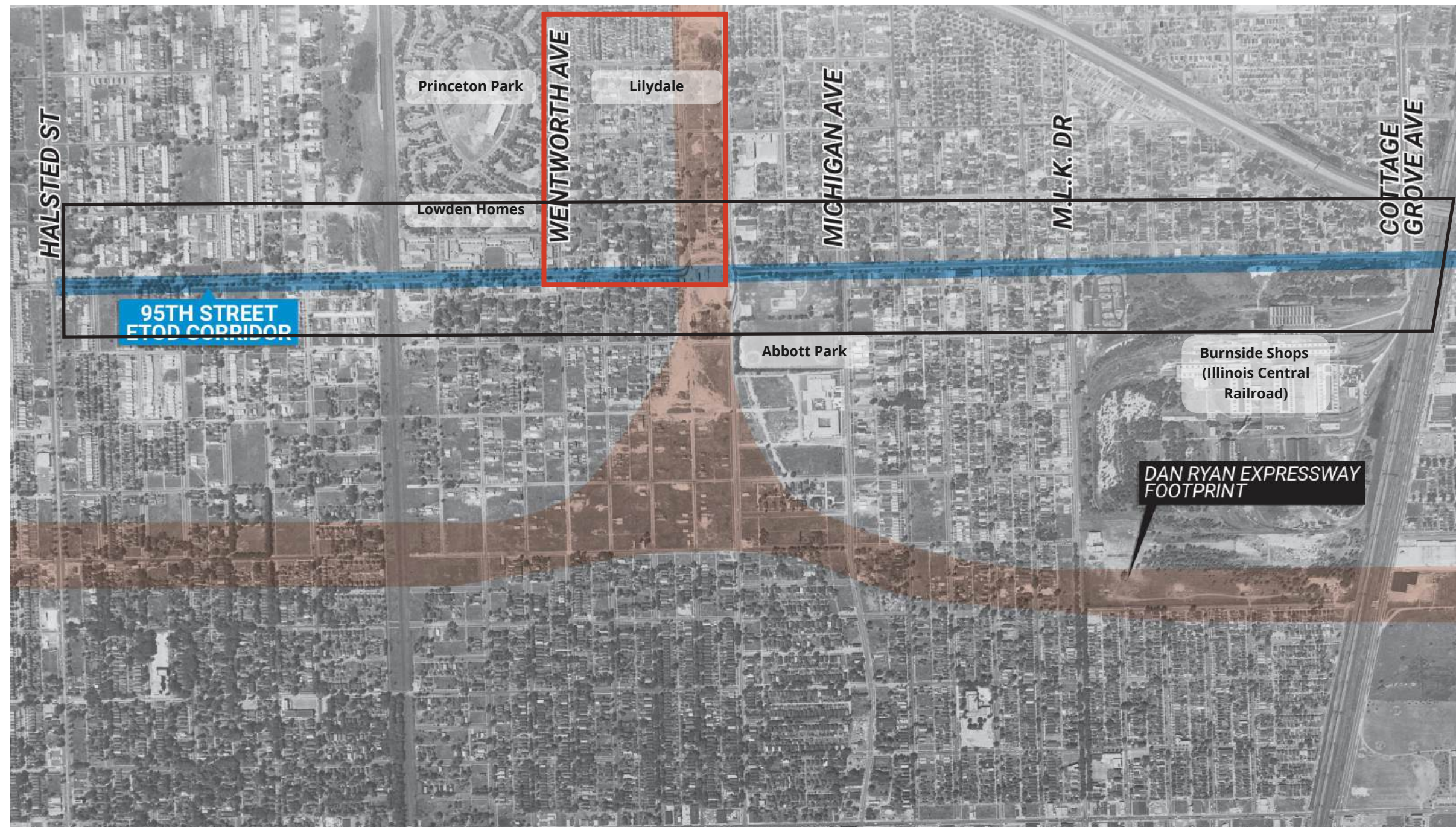
Advertisement posted in The Chicago Defender by Frederick H. Bartlett & Co. for the sale of lots in Lilydale in October 1912.

Active development of the community began just a few years later in 1912-1913, when real estate developer Frederick H. Bartlett subdivided the prairie into city lots. Bartlett sold five square blocks to Black purchasers, an extremely rare occurrence during a time when those arriving prior to and during the Great Migration were forced to live in the city's overcrowded "Black Belt", in the present-day near south side. In Lilydale, lower-middle class Blacks were attracted to the community as it afforded the space necessary to raise large families. As residences were established, soon too were Black institutions. The first was a grocery store founded by James B. Trotter, a Tennessee-born postal worker who arrived in Chicago and settled in Lilydale in 1912. Early residents organized St. James African Methodist Episcopal Church on a lot donated by Bartlett.

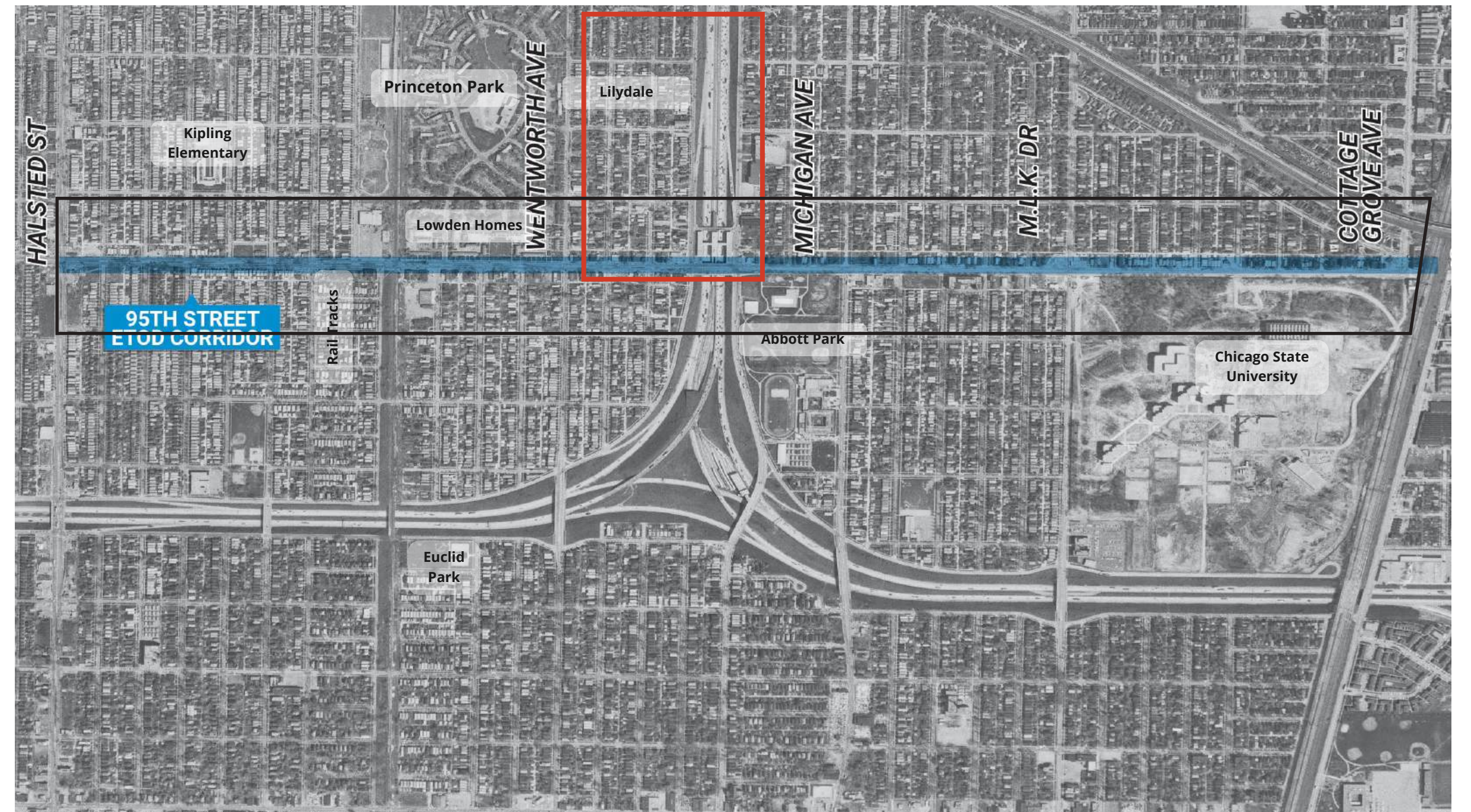


The study area has a rich history and legacy of being one of the first developed areas for black families outside of the "Black Belt"

As part of The Great Migration (1916-1970), the small community of Lilydale was taking shape (area bounded in red). The Black community in Lilydale can be traced to 1910 and it continued to grow as a unique place where Black residents could own a home with grocery stores, churches, and shops. Entire portions of Lilydale and other existing communities were wiped out and displaced by the construction of the Dan Ryan Expressway.



Aerial Photo 1959



Aerial Photo 1973

Existing Conditions Summary

Empowering Community Voices

Empowering community voices is a critical element of fostering a vibrant, inclusive, and resilient neighborhood. In the 95th Corridor, active civic engagement and a strong sense of cultural pride are key drivers in building social capital, invoking accountability, and uniting residents around common goals.

Favorite Memories:

- Abbott Park swimming, construction of and graduating from CSU, 95 Street terminal.
- Playing at Robichaux Park, going down the sledding hills, and playing basketball.
- Playing football with my dad and the entire block of kids at Abbott.

Health & Wellness

Health & Wellness focuses on ensuring that residents have access to the services and resources necessary to optimize their physical mental, and emotional health.

Life Expectancy

76 City of Chicago | 70 Study Area

Low Access to Food

52% Study Area 2021 | 22% City Average 2021

Percent of residents who have low access to food, defined solely by distance: further than 1/2 mile from the nearest supermarket in an urban area.

Mobility & Safety

Mobility in transportation is the ease with which people and goods can move around, and how well a transportation system provides access to people and places. Providing and improving mobility choices, comfort, and safety are critical components of the 95th Street Corridor Plan.

Regional Bus Network

15 CTA Bus Routes | 4 Pace Bus Routes | 2 Pace PULSE Routes (planned)

Commute Mode for Residents in the Study Area

64% Drove | 2% Walk | 9% Work from Home | 21% Use Transit | 4% Other

WHAT WE HEARD

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

WHAT WE HEARD

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

WHAT WE HEARD

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

Environment

By prioritizing environmental justice and sustainability, this plan seeks to create a corridor that supports both the health of its residents and the broader ecosystem.

Flooding

87% of flood damage insurance claims were paid in communities of color (2007-2016).

Air Quality

Greater exposure to Particulate Matter, Ozone, Diesel Particulate Matter, Toxic Release to Air, Traffic Proximity

Proximity to Industrial & Brownfield Sites

Greater vulnerability to wastewater discharge, superfund sites, and proximity to Risk Management Plan Facility.

Equitable Development

Equitable Transit-Oriented Development (ETOD) is a cornerstone of the 95th Street Corridor Plan. This section emphasizes the need to preserve and upgrade existing housing, support community-led development on vacant parcels, and encourage mixed-use developments that provide new amenities to the community.

The Study Area has one of the highest rates of Black homeownership in Chicago.

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

22% Study Area | 8% City Average

Community Wealth Building

Community wealth building is a central pillar of the 95th Street Corridor Plan, with a focus on creating economic opportunities that directly benefit residents and businesses.

\$61M Spent on goods by residents outside of the Study Area each month.

Leakage indicates that residents travel outside of their local area to get goods and services they need.

- Retail: \$44.7M
- Grocery: \$6.9M
- Restaurants: \$6.4M
- Entertainment: \$370k

WHAT WE HEARD

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

WHAT WE HEARD

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

WHAT WE HEARD

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

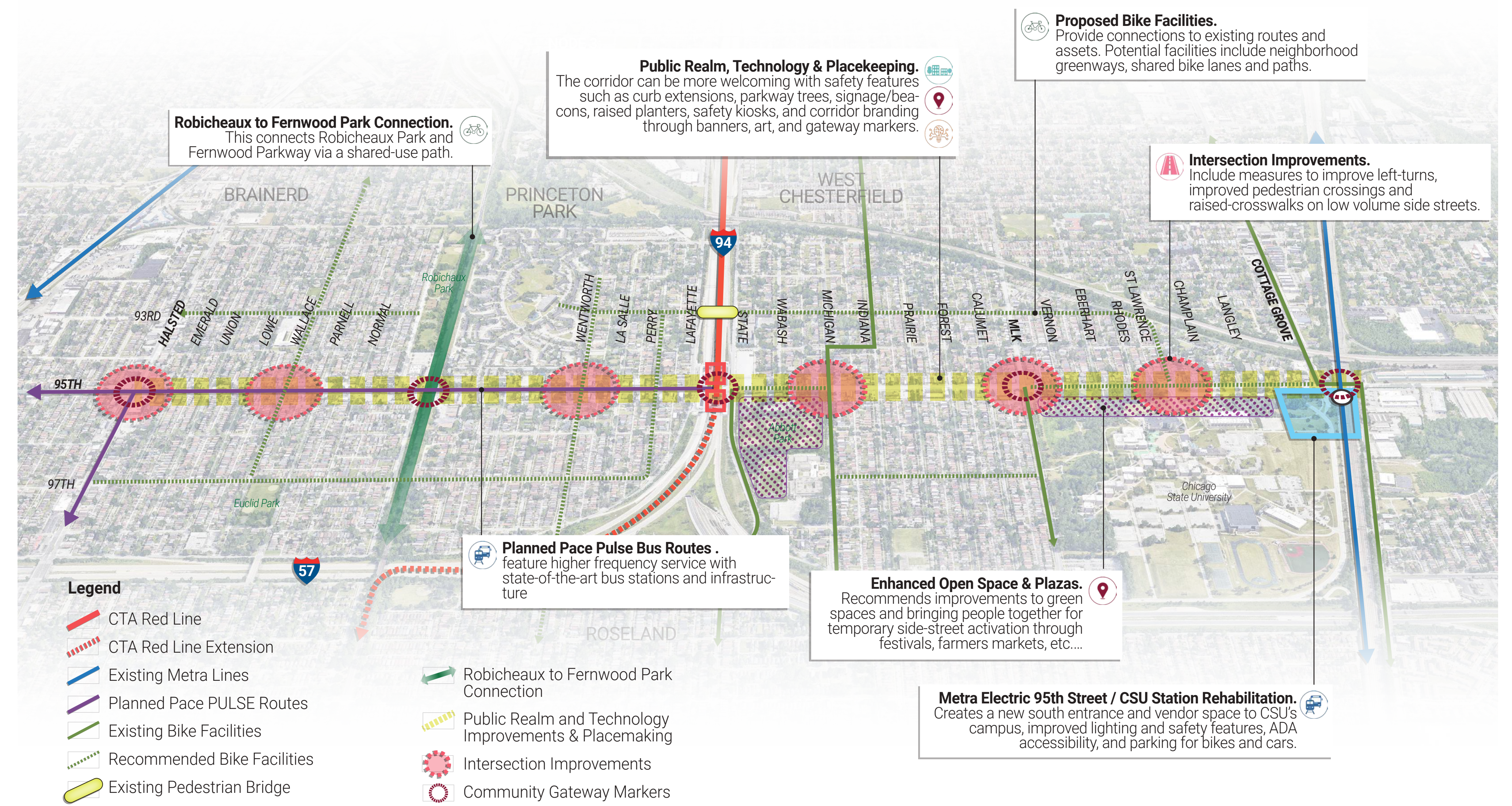
Multi-Modal Connectivity

Introduction

The Plan's Multimodal Framework is organized under six elements that comprise a comprehensive streetscape and public realm vision when combined. Each element and strategy evaluated by the HREIA methodology identify which HREIA Focus Area they address, who benefits, and what potential unintended consequences are. Finally, high level cost estimates, implementation agencies and relevant design guidelines and standards have been listed to facilitate implementation continuation.

MOBILITY ELEMENT	DESCRIPTION	HREIA FOCUS
TRANSIT	Transit-focused strategies aim to improve safe access to further encourage use of existing and planned public transit on the Corridor, increase ridership and reduce reliance on private vehicles.	
BICYCLE	Bicycle projects aim to improve access to and expand the City's designated bike network in the area, particularly unlocking east-west connectivity barriers, to reduce reliance on private vehicles and encourage healthy lifestyles.	
ROADWAY	Roadway projects that improve safe movement of people first, vehicles second within the operational requirements of 95th Street's function as a regional transportation nexus and associated high traffic volumes.	
STREETSCAPE	Streetscape interventions improve the pedestrian realm to encourage safe and comfortable walking to access local business and foster healthy lifestyles.	
ITS / TECHNOLOGY	Technology / Intelligent Transportation Systems (ITS) interventions further improve operational efficiency of transit, pedestrian priority and visibility, clean and sustainable transportation, and broaden access to internet and emergency features.	
PLACEKEEPING	Placekeeping is the active care and preservation of a community's character by the residents who live and work there, focusing on sustaining cultural memories beyond just maintaining physical structures.	

Summary of Multi-Modal Recommendations



95th/Dan Ryan CTA Station



Pace Pulse Enhanced Station located at Harlem Ave & Milwaukee Ave (Source: Pace)



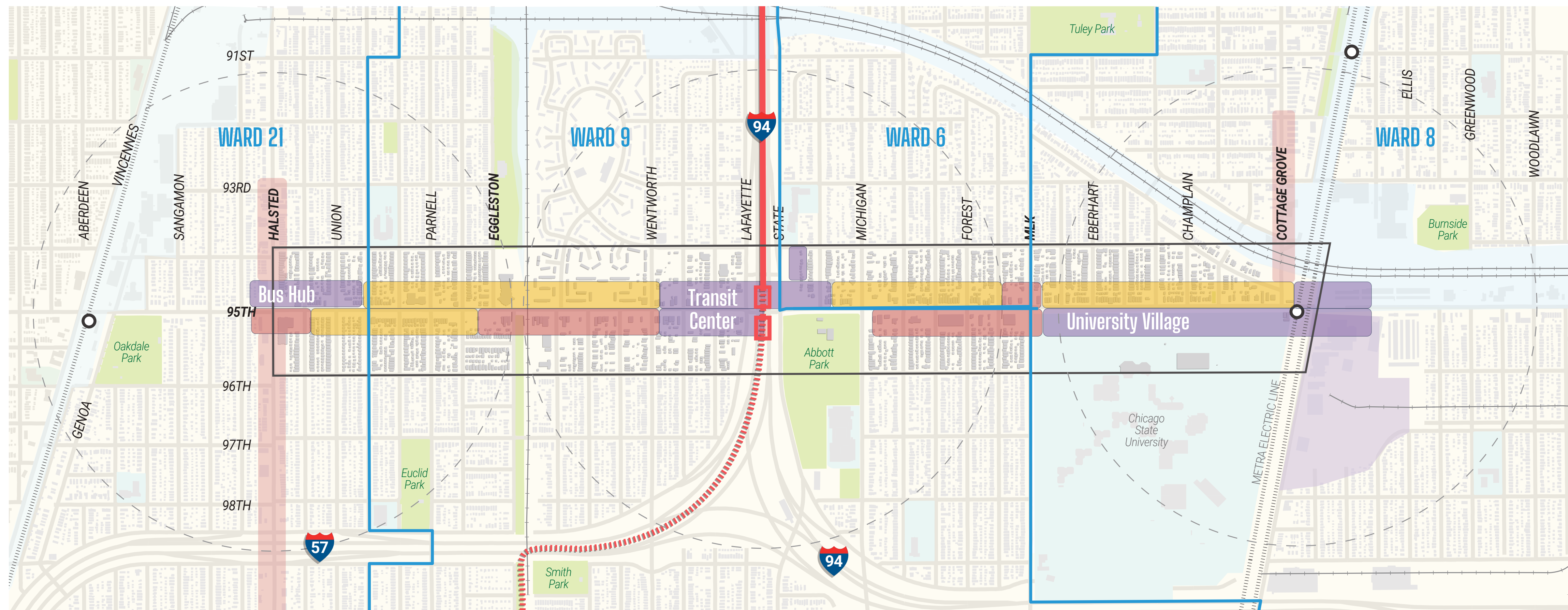
Planned Station, CSU vendor space, and new entrance from viaduct at Cottage Grove (Source: Metra)



New Divvy Station by Lowden Homes

Land Use & Zoning

Land Use Plan



- Legend**
- CTA 95th/Dan Ryan Red Line Station
 - CTA Red Line
 - CTA Red Line Extension
 - Metra Station
 - Metra Line Freight
 - Rail Line
 - Parks/Open Space
 - Commercial Transition
 - Housing (Rehab & Infill)
 - Neighborhood Center
 - Schools/Manufacturing

Land Use and Zoning Recommendations				
Land Use Categories	Recommended Uses	Example Development	Recommended Zoning & Density	
<p>Housing Infill</p>	<p>Primary: Residential areas include townhomes, two-, three-, and six-flats, with increased density encouraged along 95th Street, at key intersections, and gently within neighborhoods off the main corridor.</p> <p>Secondary: Busy intersections may feature small businesses like coffee shops or salons on the ground floor, with the option to convert storefronts to residential use where retail isn't viable.</p>		<p>Primary B2-3</p> <p>Secondary RS-3, RT-3.5, or RT-4.</p> <p>FAR (Floor Area Ratio) 3 FAR at key intersections 2 FAR at mid-block and other areas</p>	
<p>Commercial Transition</p>	<p>Primary Commercial, including retail, office, amenities, and other services that meet the needs of the community.</p> <p>Secondary Build mixed-use developments with housing or office above active ground floors at key intersections</p>		<p>Primary B2-3</p> <p>Secondary B1-3</p> <p>FAR (Floor Area Ratio) 2-3 FAR</p>	
<p>Neighborhood Center (Mixed-use)</p>	<p>Primary Mixed-use buildings with active, pedestrian-friendly ground floors and diverse housing above should feature higher density at major intersections near transit stations, transitioning to lower heights at smaller intersections, with designs that respect the surrounding context.</p>		<p>Primary B2-3</p> <p>Secondary B3-3</p> <p>FAR (Floor Area Ratio) FAR- 3-4</p>	

Bus Hub

95th Street & Halsted Street is an active intersection with a diverse number of businesses that sees hundreds of buses daily. New development should complement the Woodson library, activate large parking lots, and incorporate commercial and residential uses. unintended consequences are.



Transit Center

The 95th St/Dan Ryan CTA Red Line Station is the busiest station within the CTA system and marks the beginning of the Red Line Extension project.



The bustling multi-modal transit center is an ideal location for new mixed-use development with active commercial ground floors and housing options above. This will increase ridership, economic activity, and safety in the area.

University Village

Chicago State University's 95th Street Corridor Development Framework plan includes a vision for a series of mixed-use buildings along the 95th street portion of the campus and next to the 95th Metra Station.



Imani Village proposes a campus with, healthcare, family and senior housing, commercial/retail spaces, urban agriculture, and an athletic center.

ETOD Development

1

Preserve existing housing and businesses: Invest in the neighborhood by renovating and repairing existing homes and refreshing ground-floor storefronts. Avoid displacing existing



2

Infill vacant lots: Build new homes and diversify the housing supply through renovations, conversions, and new construction, especially on vacant land.

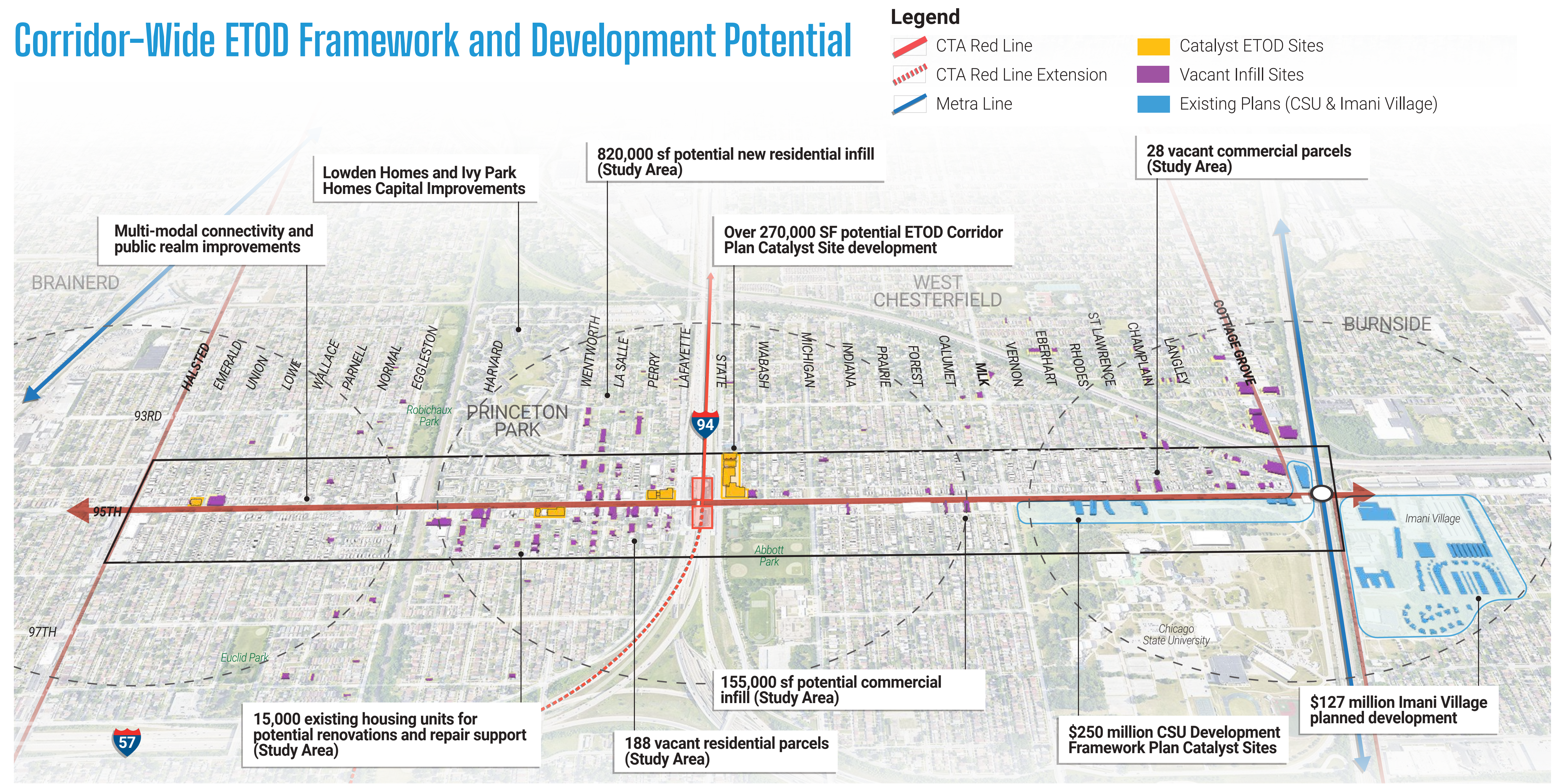


3

Catalyze investment: Prioritize anchor mixed-use developments near major public transportation stations. This encourages more people to use public transit and stimulates further investment in the area.



Corridor-Wide ETOD Framework and Development Potential

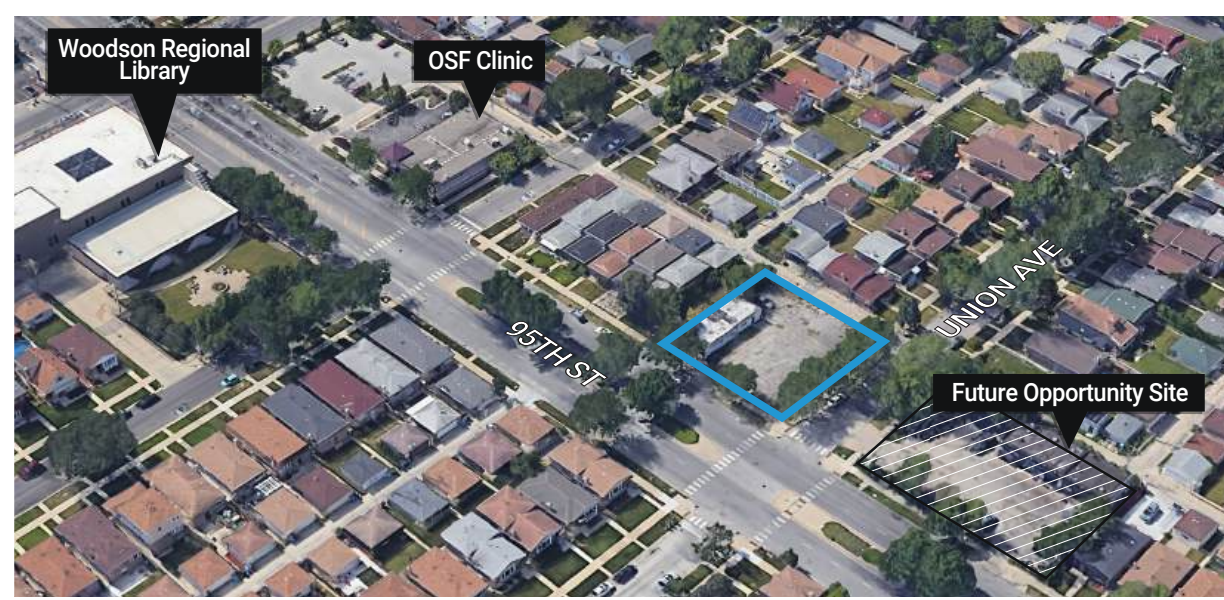


Catalyst Sites Development Potential

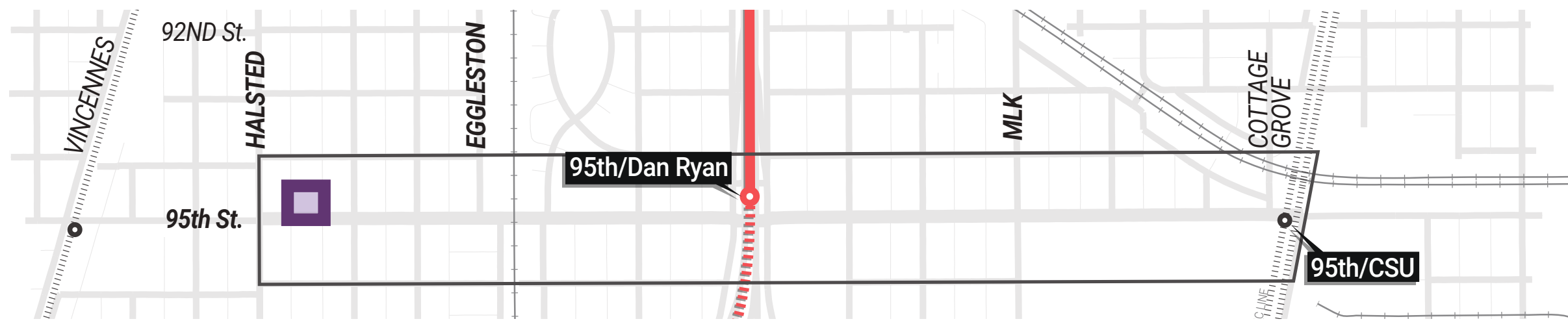
\$145 M+ Total Real Estate Investment	62,800+ SF of New Retail	194-219 New Housing Units
126K+ New Transit Trips Generated	180+ New Potential Jobs	\$3.4 M+ Purchasing Power of New Residents



Future long-term vision of 95th Street from LaSalle to S. Michigan Avenue.



Catalyst Site: 95th & Union

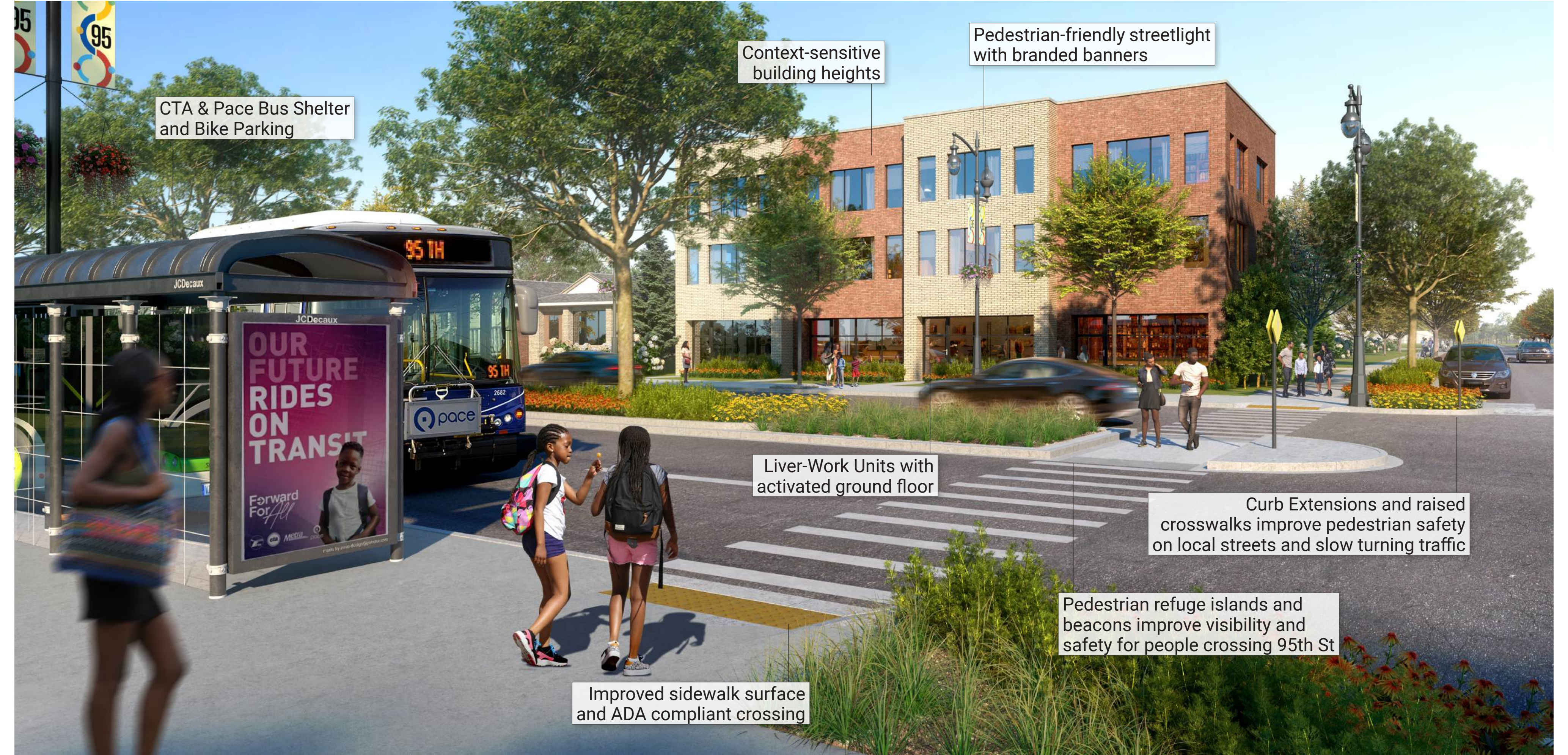


ETOD Development Potential

- \$4.1 MILLION POTENTIAL INVESTMENT
- 4,000+ SF NEW RETAIL/COMMERCIAL
- 4 HOUSING UNITS ESTIMATE



This concept is intended to provide **EXAMPLE** ideas and images that represent community priorities, desires, and needs.



Preferred Concept Description

Informed by community feedback and equity assessments, the proposed concept has **four adjacent live-work single-family units** with 2–3-bedroom residences above active ground-floor workspaces, providing business owners with integrated living and workspaces and a spacious front setback for outdoor private or public use.

Health and Racial Equity Considerations

Empowered Community Voices

Mixed-use spaces allow residents to shape their environment through housing and business opportunities, as seen in Washington, D.C., where similar projects increased resident satisfaction by 15%.

Equitable Development

Promote equitable access to housing and commercial opportunities for local residents to ensure benefits are widely shared and the risk of displacement is lower.

Community Wealth Building

Smaller commercial spaces can lower barriers for local businesses, as demonstrated in Minneapolis, where mixed-use projects boosted local business revenues by 10-15%. **Potential Jobs: 11**

Environment

Although green space is limited in this concept, the mixed-use design reduces car dependency and improves air quality.

Mobility & Safety

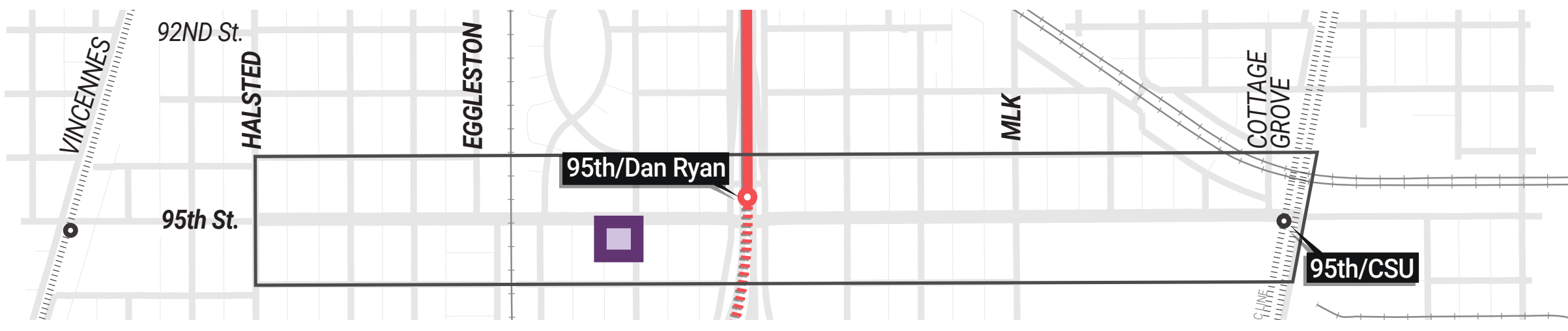
This development could add **1,593 new transit trips**, enhancing street safety and accessibility, as shown in New York, where similar designs reduced traffic incidents by 15-20%.

Health & Wellness

Similar developments on Chicago's South Side showed a **10-15% reduction in stress** due to increased walkability and access to services.



Catalyst Site: 95th & Wentworth



ETOD Development Potential

\$10.5 MILLION POTENTIAL INVESTMENT

7,800+ SF NEW RETAIL/COMMERCIAL

20-25 HOUSING UNITS ESTIMATE



This concept is intended to provide **EXAMPLE** ideas and images that represent community priorities, desires, and needs.



Preferred Concept Description

The recommended approach, based on HREIA analysis and community input, features a **three-story mixed-use building** on Wentworth with a community center and affordable apartments above, a public plaza on 95th Street, and **townhomes** on Yale Avenue, with optional **community-oriented commercial** spaces to support wealth building.

Health and Racial Equity Considerations

Empowering Community Voices

Substantial cultural and community space empowers residents by providing a platform to influence local development and preserve cultural identity, as seen in Chicago's Elevated Chicago initiative, which increased resident engagement by 20%.

Equitable Development

Affordable, mixed-tenure housing ensures benefits are shared across income levels, following successful equitable development models in Washington, D.C., which have increased housing stability and reduced displacement.

Community Wealth Building

A community center can boost local economies by attracting events and foot traffic, or, alternatively, small commercial spaces could foster local business growth and job creation. **Potential Jobs: 22**

Environment

Green space, a community center, and neighborhood retail spaces support residents' physical and mental well-being by providing areas for exercise, relaxation, and socializing, with potential for health services on-site.

Mobility & Safety

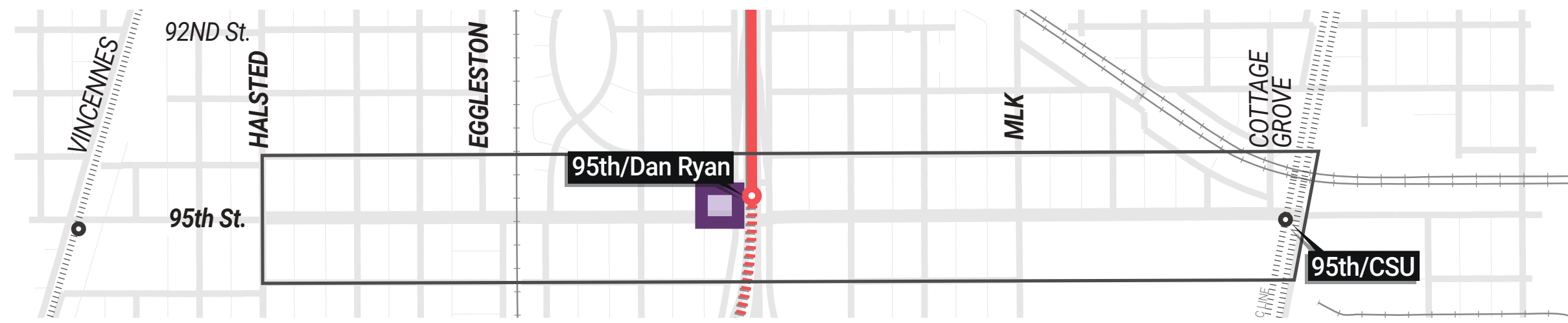
This development could **lower transit costs by 21%** compared to non-TOD areas in Cook County and generate 18,387 additional transit trips, reducing car use and enhancing pedestrian safety.

Health & Wellness

Green space enhances air quality and provides natural cooling, following ETOD successes in Portland that reduced pollution by 10-15% and promoted urban sustainability.



Catalyst Site: 95th & Lafayette



ETOD Development Potential

\$40 MILLION POTENTIAL INVESTMENT

13,000+ SF NEW RETAIL/COMMERCIAL

45-55 HOUSING UNITS ESTIMATE



This concept is intended to provide **EXAMPLE** ideas and images that represent community priorities, desires, and needs.



Preferred Concept Description

The preferred concept emphasizes a balanced approach to community development with commercial spaces on the ground floor and residential units above. Generous sidewalks, a larger landscaped plaza on Lafayette, an internal courtyard, and a building height that steps down work together to bring vibrancy and respect both the 95th Corridor and the surrounding community,

Health and Racial Equity Considerations

Empowering Community Voices

The diverse amenities provide numerous opportunities for resident engagement, similar to the community-driven designs in East Harlem that led to increased satisfaction and involvement.

Equitable Development

A mix of housing options and ample retail space ensures that the development's benefits are shared equitably across different community groups.

Community Wealth Building

Retail sales up to 88% higher in transit and pedestrian-friendly areas.
Potential Jobs: 37

Environment

The incorporation of green space and parklets enhances environmental sustainability, improving air quality and reducing urban heat.

Mobility & Safety

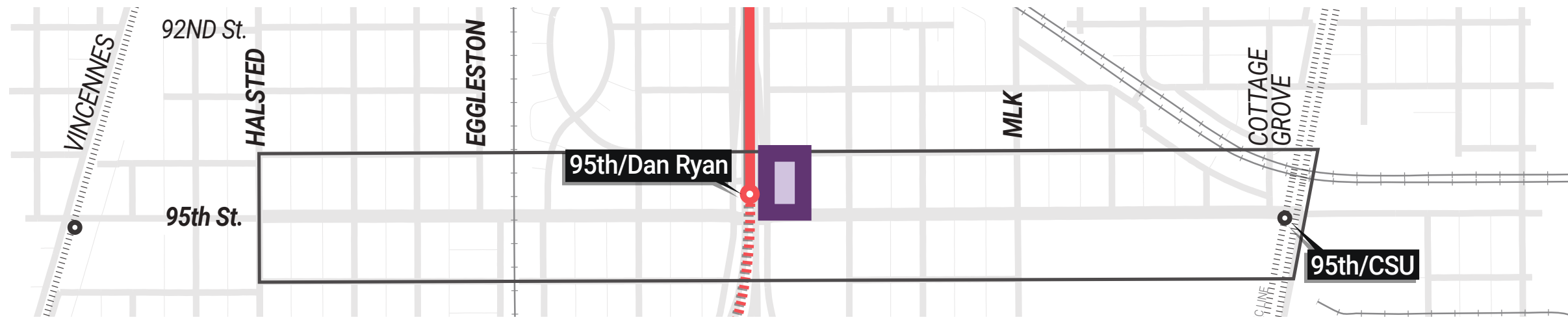
The integration of residential options and green spaces promotes better transit use and pedestrian safety, with mixed-use areas showing a **45% lower crime rate** than commercial-only zones.

Health & Wellness

Green spaces and parklets encourage physical activity and social interaction, mirroring the health benefits observed in Atlanta's BeltLine, which saw a 10-15% decrease in obesity rates and improved mental health.



Catalyst Site: 95th & State



ETOD Development Potential

- \$90 MILLION** POTENTIAL INVESTMENT
- 38,000+ SF** NEW RETAIL/COMMERCIAL
- 125-135** HOUSING UNITS ESTIMATE



This concept is intended to provide **EXAMPLE** ideas and images that represent community priorities, desires, and needs.



Preferred Concept Description

The recommended approach, based on HREIA analysis and community feedback, features townhomes on 94th St, mixed-use buildings on 95th and State St, larger commercial spaces for uses such as a fresh market, smaller spaces for local businesses, community infrastructure, office or incubator options, and public plazas with widened sidewalks for gatherings and outdoor dining.

Health and Racial Equity Considerations

Empowering Community Voices

The cultural and community space could empower local residents, with the nearby Gillespie Elementary expressing a desire for a performance venue for their award-winning choir and plays.

Equitable Development

The diverse housing approach ensures shared benefits across income levels, reducing displacement and promoting community stability, similar to the successful outcomes seen in Minneapolis's Homes program which **reduced displacement**.

Community Wealth Building

The 20,000 square feet of retail space offers significant economic opportunities, supporting local businesses and creating jobs, with a priority on training and hiring local youth, 50% of whom are unemployed. **Potential Jobs: 109**

Environment

Sustainable design, including solar features, could lower operating costs, while the open space and integrated land use would contribute to better air quality and urban cooling.

Mobility & Safety

New residents' potential purchasing power, estimated at over \$2 million, could boost local business support, reduce vacancy, and enhance street safety, while **75,989 new transit trips** could alleviate vehicle traffic.

Health & Wellness

With 52% of the study area lacking access to fresh food, incorporating businesses like a community-owned grocery store could address this need and improve access to fruits and vegetables.

Implementation Guide

Empowering Community Voices

Goals:

- **Increase Engagement & Participation:** Prioritize and expand opportunities that allow diverse community voices, especially historically marginalized or underserved populations, to make informed investment decisions.
- **Embrace Accountability:** Leverage support from the community to ensure input is being incorporated by putting transparent and regular reporting systems in place to track progress.
- **Strengthen Community Pride & Identity:** Integrate local art, sculptures, and signage at key gateways and public spaces to reflect community pride and identity. Engage youth and local artists to create a welcoming and visually appealing corridor.



The Community Table is a long-term strategy designed to empower, engage, and organize the community beyond the 95th Street Corridor planning process.

Health & Wellness

Goals:

- **Promote Healthy Food Access:** Increase opportunities for affordable and sustainable healthy food choices and local food production to support community well-being
- **Enhance Health & Social Services Access:** Improve access to holistic health services, gyms, and essential healthcare, including critical and trauma care, to optimize physical, mental, and emotional health.



Community Example: Forty Acres Fresh Market is a locally and minority owned grocery store opening in the Austin neighborhood.

Mobility & Safety

Goals:

- **Support Existing Public Transit and Planned Improvements for the 95th Street Corridor:** Promote and prioritize safe, comfortable, reliable, and increased access to bus and train service.
- **Enhance Multi-Modal Connectivity with Accessible Walking and Biking Infrastructure:** Develop safe, well-lit, and accessible sidewalks, crosswalks, and bike lanes to encourage local access to corridor businesses and assets.
- **Increase Public Safety Through Collaborative, Community-led Efforts:** Foster collaboration with public safety agencies, address historic disinvestment, and promote community healing through trauma-informed care.



CTA, Metra, and Pace are transit agency partners to the 95th Street Corridor Plan, including presence and presenting at numerous events.

Environment

Goals:

- **Enhance Green Spaces and Biodiversity:** Create new green open spaces and improve existing park amenities while expanding street tree plantings and green infrastructure to enhance biodiversity and climate resilience.
- **Promote Sustainable Development and Clean Mobility:** Establish high-quality, sustainable development design guidelines and advocate for electrification infrastructure to support the transition to clean mobility for all motorized vehicles.



The green roof at the Trinity United Church of Christ is an example of implementing sustainable design features into buildings that can lower operating costs and improve the air quality (Source: Brook Architecture)

Equitable Development

Goals:

- **Anti-Displacement and Housing Preservation:** Implement programs to preserve and upgrade existing housing, connect homeowners and renters to resources, and support anti-displacement policies.
- **Prioritize Community-Led Development:** Encourage new development of homes and businesses on vacant parcels, prioritizing community-led projects that increase neighborhood amenities and services
- **Support new Equitable Transit-Oriented Development:** Encourage the development of mixed-use buildings at key sites to grow the customer base and provide new businesses to the surrounding residential neighborhoods.



The Englewood Community Land Trust (ECLT) is a nonprofit focused on revitalizing Greater Englewood through community-led land stewardship. ECLT promotes the reuse of vacant land for urban farming, affordable housing, open spaces, and other community initiatives, fostering a vibrant, sustainable community where residents can stay and thrive.

Community Wealth Building

Goals:

- **Foster Democratic Community Ownership & Economic Equity:** Increase opportunities for democratic community ownership and control of assets to address wealth inequalities and produce broadly shared economic prosperity and racial equity
- **Support Existing and New Local Small Businesses:** Prioritize small business opportunities and entrepreneurship by providing access to capital, technical support, and preserving existing storefronts.
- **Strengthen Education, Workforce Development, and Local Hiring:** Focus on job training, living wage employment, and local hiring, especially for youth and re-entry residents, to build community prosperity.



Chicago TREND supports commercial growth in underserved Chicago areas by providing funding, resources, and insights for community-focused retail projects. The community investment campaign enabled Roseland residents to have an ownership stake in a Medical Retail Center for a minimum of \$1,000, promoting local ownership and economic growth in Black and brown communities.



Corridor Plan

Stay Engaged

For project updates,
please visit:

[Chicago.gov/95th](https://chicago.gov/95th)