

CHANGE.
CHICAGO HOUSING AUTHORITY

**Chicago Housing Authority
Altgeld-Murray Redevelopment Area
Comprehensive Master Plan**

**Executive Summary, Concept Plan &
Implementation**

**Prepared for the Chicago Housing Authority &
CHA Working Group by:**

*The Lakota Group
Infrastructure Engineering Inc.
Goodman Williams Group
Campbell Tiu Campbell*

September 30, 2004

EXECUTIVE SUMMARY

OVERVIEW

The Chicago Housing Authority has retained the consultant team of The Lakota Group, Infrastructure Engineering, Goodman Williams Group and Campbell Tiu Campbell to prepare a Comprehensive Master Plan for the Altgeld-Murray public housing development.

The Plan focuses on four key areas of study:

- *Land Use & Physical Conditions*
- *Operational Needs & Infrastructure*
- *Commercial Area Activity*
- *Social & Institutional Services*

The land use analysis was completed by The Lakota Group. Their role was to provide overall project management while analyzing land use, physical conditions, zoning and landscape/streetscape conditions. The operational needs and infrastructure analysis was prepared by Infrastructure Engineering. Their role was to provide all engineering related analysis regarding roads, sidewalks, transportation improvements, floodplain and storm drainage. The commercial activity analysis was prepared by Goodman Williams Group. Their specific role was to complete an analysis of the commercial potential of the redevelopment area and identify opportunities for additional business establishments. The social and institutional services analysis was prepared by Campbell Tiu Campbell. Their role was to provide all background and analysis on existing social service programs and institutional uses within the study area.

The overall intent of the Plan is to outline improvement and development opportunities that will improve the quality of life for Altgeld-Murray residents and integrate the development with the surrounding community area.

The research that was completed to prepare the Redevelopment Master Plan included:

- *Analysis of existing physical and transportation conditions, including existing land use and current zoning of the study area.*
- *A market analysis of the area to determine potential future land use mix including the amount of commercial uses that can be supported by the market.*
- *An assessment of constraints and opportunities to improvement and development based on existing physical, transportation and market conditions.*
- *An inventory and assessment of social and institutional services in the area.*
- *Collaboration with the Illinois Department of Human Services for future social service programming.*
- *Meetings, interviews, focus group sessions and community workshop with Altgeld-Murray residents and key stakeholders in the area.*
- *Discussion with the Chicago Department of Planning and Development regarding the Riverdale Redevelopment Plan.*

KEY FEATURES OF ALTGELD-MURRAY REDEVELOPMENT PLAN

- *Infill commercial, residential and office development.*
- *Enhanced open spaces, greenways and pedestrian connections.*
- *Improved streets, sidewalks, parking lots and infrastructure.*
- *Improved social and institutional services for area residents.*
- *Commitment from Illinois Department of Human Services to help improve services for area residents.*
- *Improved landscape, streetscape and physical conditions.*
- *Improved pedestrian and vehicular connections to adjacent neighborhoods.*
- *Improved River frontage with Riverwalk, Marina, Open Space and Residential Uses.*
- *Memorial commemorating the Underground Railroad site on the Jon Ton Property.*

CITY OF CHICAGO RIVERDALE REDEVELOPMENT PLAN

The City of Chicago's Department of Planning and Development has completed a redevelopment plan for the Riverdale area. The Redevelopment Area boundaries are included in the Altgeld-Murray study area. The Redevelopment Area includes the Little Calumet River frontage south of 134th Street, from South Ellis Avenue to Indiana Avenue. It also includes the Indiana Avenue corridor from the River to 130th Street. The purpose of the Plan is to designate this portion of the Riverdale community area as a redevelopment area. The City will then be able to request proposals from developers for redevelopment projects in this area.

In general, the two plans are consistent with each other in terms of recognizing redevelopment opportunities and conceptually indicating locations for new uses and/or activities. Both envision the riverfront to be redeveloped with residential, park/open space and some commercial uses. Both plans also envision the southwest and southeast corner of 130th and Indiana Avenue to be redeveloped with commercial uses.

The City has indicated that they will not designate the area as a Tax Increment Finance (TIF) District. Future development efforts in the area will be driven by developers and are anticipated for completion prior to the typical end life of a TIF District, which is 23 years.

DENSITY SUMMARY

The following summary provides the number of residential units and commercial square footage envisioned by the Redevelopment Concept Plan. The following units and square footage are conceptual based on a variety of factors including density, market potential and the ability to acquire redevelopment sites. A collaborative effort between the Chicago Housing Authority, City of Chicago, area property owners and the development community will be needed to redevelopment the areas indicated in the Concept Plan.

UNIT COUNT PER CONCEPT PLAN

SITE/AREA	OPTION A	OPTION B
Southwest Corner Indiana Ave/134 th St.	50 Townhomes	50 Townhomes
Our Lady of Garden Site	26 Townhomes	26 Townhomes
Eastern Carver Park	79 Townhomes	n/a
Southeast Corner near Murray Homes	68 Townhomes	68 Townhomes
Riverfront	273 Townhomes	131 Townhomes 96 Single Family Lots
Total Units	496 Townhomes	275 Townhomes 96 Single Family Lots

SQUARE FOOTAGE PER CONCEPT PLAN

SITE/AREA	OPTION A	Service Park Option
Gas Station at 130 th /Indiana	2,500 square feet	2,500 square feet
130 th Street Development	17,200 square feet	17,200 square feet
Garden Center	9,500 square feet	57,800 square feet
Laundry Facility	9,500 square feet	9,500 square feet
Mixed Use on Super G Site	27,000 square feet	27,000 square feet
Marina Facility	14,000 square feet	14,000 square feet
Total	79,700 square feet	128,000 square feet

ALTGELD-MURRAY RESIDENTIAL REHABILITATION

The CHA and Capital Construction have simultaneously initiated another project to improve the living conditions of the Altgeld-Murray area. They have contracted with an architecture firm and various sub-contractors to initiate a full interior rehabilitation program of the residential units. Some general site improvements will also be completed. This process will involve the full interior demolition and rehabilitation, including new electrical, plumbing and communications lines, new appliances, cabinets and other items, of all residential units in Altgeld-Murray. This process and project are not on the same schedule or timeline as the Redevelopment Master Plan, however, there are areas of overlap between the two projects.

The areas of the overlap between the projects include:

Landscaping of Residential Yards and Other Areas of the Site

The Redevelopment Master Plan recommends new landscaping within the residential blocks to define yards, screen building foundations, improve aesthetics and provide solar relief. A landscape concept has been created to generally indicate how the landscaping could work. This concept has been coordinated with the architect to provide a basis for more detailed landscape plans and future improvements. New landscaping near non-residential buildings and along streets is also recommended.

Street, Sidewalk and Parkway Improvements

The Redevelopment Master Plan recommends improved streets, sidewalks and parkways. Existing infrastructure is in poor condition and in need of significant repair. Street and sidewalk

improvements have been identified and will be included as part of the rehabilitation project. New parkway landscaping and street trees are also recommended.

Parking Lot Improvements

Existing parking lots are in need of significant repair. Deteriorated conditions and poor slopes have contributed to drainage problems, which have worsened conditions. Complete reconstruction, striping and new landscaping is needed to repair the parking lots so they conform to City standards. New trash enclosures are also recommended for the parking areas. Enclosures should be designed to be aesthetically pleasing while permanently screening trash areas. They should be located near the entrance for easy accessibility by refuse collectors.

KEY RECOMMENDATIONS

Land Use & Physical Conditions

- Redevelop the internal "Super G" site with mixed-use development.
- Develop the vacant site adjacent to Rosebud Farm with commercial uses.
- Redevelop the river frontage with residential and open space uses.
- Improve overall streetscape/landscape conditions.

Operational Needs

- Improve roadway conditions by repaving streets and parking lots.
- Install curbs and sidewalks where needed.
- Consider traffic calming measures to slow and direct traffic through the site.
- Consider on-street bicycle lane.

Institutional Services

- Collaborate with Chicago Public Schools, Library and Park districts to evaluate/improve services for area residents.
- Collaborate with Illinois Department of Human Services to provide/enhance services including implementation of a five-step strategy to improve social services for area residents.

Altgeld-Murray Redevelopment Plan: Implementation Strategy

LAND USE & PHYSICAL CONDITIONS

Implementation Strategy/Activity	Timing	Responsibility	Potential Funding Source
1. Create area gateway/identity program with special signage and landscaping at key entrances. Allocate funding for signage design and construction Issue RFP to consultants for signage design Facilitate design process with consultant Construct/install signs	1-3 years 1-3 years 1-3 years 1-3 years	CHA CHA CHA/LAC/Consultant CHA/Contractor	CHA n/a n/a n/a
2. Improve physical conditions by repairing sidewalks, curbs, streets, street lighting and landscaping. Prepare streetscape improvement plans Construct streetscape improvements	1 year 2-5 years	CHA/CDOT CHA/CDOT/Contractor	CHA/CDOT CHA/CDOT
3. Improve residential front/backyards with landscaping and/or fencing. Prepare landscape plans for each block Construct landscape improvements	1 year 2-5 years	CHA/Landscape Architect CHA/Contractor	CHA CHA
4. Redevelop internal commercial site at Ellis/132nd with mixed-use building. Contact property owner Work with owner to redevelop site Facilitate redevelopment process	Immediate 1-2 years 2-4 years	CHA/LAC CHA/LAC CHA	n/a CHA/Owner CHA
5. Redevelop vacant site along St. Lawrence with laundromat and tot-lot. Contact property owner to identify future intent of the site Conduct feasibility study for new mixed-use facility Work with owner to redevelop site Facilitate redevelopment process	Immediate 1-2 years 2-4 years 2-4 years	CHA/LAC CHA/Owner CHA/LAC CHA	n/a CHA/Owner CHA CHA
6. Construct infill housing on vacant sites within Altgeld-Murray. Acquire sites for infill housing development Issue RFP for development of townhomes/condos Facilitate development process	2-4 years 2-4 years 4-8 years	CHA CHA CHA	CHA CHA CHA
7. Improve/develop portions of Our Lady of Gardens site Contact property owner Work with owner to redevelop site Facilitate redevelopment process	Immediate 2-4 Years 2-4 Years	CHA/LAC CHA/LAC CHA	n/a CHA CHA
8. Create a neighborhood level retail center near Rosebud Farm. Contact property owners regarding site Rezone site from residential to commercial Recruit developers to develop site	6 months 1 year 1-3 years	CDPD/CHA CDPD CDPD/RRC	n/a n/a n/a

	Implementation Strategy/Activity	Timing	Responsibility	Potential Funding Source
9. Coordinate with County Forest Preserve District to improve/maintain Forest Preserve land in the area. Contact Forest Preserve Office of Planning and Development to inquire about future activities. Maintain relationship with Forest Preserve to discuss future activities	Immediate Ongoing	CHA/CDPPD/LAC CHA/CDPPD/LAC	n/a n/a	
10. Construct Riverwalk along the Little Calumet River frontage. Acquire properties along River frontage Prepare development plan/design for Riverwalk Construct Riverwalk	1-3 years 3-5 years 5-7 years	CDPD CDPD/Consultant City/Contractor	City/State/Federal Funds City/State/Federal Funds City/State/Federal Funds	
11. Dedicate/acquire land area for community gardens. Work with property owners to dedicate land area Implement community garden project	1-3 years 1-3 years	CHA/CDPD/LAC/PCR CHA/CDPD/LAC/PCR	CHA/PCR CHA/PCR	
12. Pursue future residential/marina/greenway development along River. Acquire properties along River Issue RFP to developers for redevelopment project Facilitate redevelopment process	1-3 years 1-3 years 3-7 years	CDPD/RRC CDPD/RRC CDPD/RRC	City/State/Federal Funds City/State/Federal Funds City/State/Federal Funds	
13. Consider Underground Railroad Memorial on Jon Ton Site. Assess memorial potential/identify location Purchase property Design Underground Railroad Memorial Construct Memorial as part of redevelopment along River	1-3 years 1-3 years 1-3 years 3-7 years	LAC/CDPD/CDCA CDPD/CDCA LAC/CDPD/CDCA/SHPO CDPD/CDCA/SHPO	n/a City/State/Federal Funds City/State/Federal Funds City/State/Federal Funds	
14. Pursue future residential/commercial development within Planning Area. Contact property owners regarding future intent of property Rezone areas to accommodate potential uses Facilitate redevelopment process	Immediate 1-3 years 3-7 years	CDPD/RRC CDPD CDPD/RRC	n/a n/a n/a	
ENGINEERING & INFRASTRUCTURE				
	Implementation Strategy/Activity	Timing	Responsibility	Potential Funding Source
1. Improve local streets to include full lanes, on-street parking, sidewalks, bike lanes and improved stormwater management. Contact CDOT to facilitate/design/engineering. Conduct telescope survey of storm sewers. Prepare street improvement plans/design. Construct storm sewer improvements. Construct street improvements.	Immediate 1 year 1-2 years 2-3 years 2-3 years	CHA/LAC/CDOT CHA/CDOT CHA/CDOT CHA/CDOT CHA/CDOT	n/a CHA/CDOT CHA/CDOT CHA/CDOT CHA/CDOT	
2. Improve parking lot conditions throughout Altgeld Murray Prepare parking lot improvement plans. Construct improvements.	1 year 2-5 years	CHA CHA/Contractor	CHA CHA	

3. Improve 130th Street streetscape.
Contact CDOT to facilitate design/engineering.
Prepare streetscape improvement plans/design.
Construct streetscape improvements.

4. Improve sidewalk connections within Altgeld-Murray to adjacent neighborhoods.
Assess/inventory sidewalk conditions to/within adjacent areas.
Prepare sidewalk improvement plans/design.
Construct improvements.

ECONOMIC DEVELOPMENT

Implementation Strategy/Activity	Timing	Responsibility	Potential Funding Source
1. Encourage business/property owners to improve and maintain deteriorated sites. Contact property owners of deteriorated sites. Encourage improvement and maintenance of sites. Offer incentives for redevelopment of sites.	Immediate 1 year 1 year	CHA/CDDPD CHA/CDDPD CHA/CDDPD	n/a Property Owner City
2. Create a business retention and attraction plan for the area. Contact City regarding economic development resources for the area. Compile existing business data and demographic information. Prepare business attraction and retention plan.	Immediate 1-2 years 2 years	RRC/LAC RRC/LAC RRC/LAC	n/a RRC RRC
3. Provide technical job-training programs to increase workforce skills of area residents. Contact Library regarding use of computers for training classes. Organize facilitators/leaders to teach training classes. Establish classes/training center in Community Center.	1 year 1 year 1 year	PCR/LAC PCR/LAC PCR/LAC	n/a CHA/PCR CHA/PCR
4. Encourage community owned/operated services, i.e. farmers market, garden club and recycling/composting center. Include entrepreneurial/small business training as part of Training Center Provide information regarding small business loans and start-up coordination.	1 year 2 years	RRC/LAC/PCR RRC/LAC/PCR	CHA/PCR CHA/PCR
5. Facilitate and support public/private partnerships to promote economic and residential development activities. Contact City regarding redevelopment process and RFP for Developers Contribute to redevelopment process by encouraging Master Plan Strategies	Immediate 1-5 years	CHA/CDDPD/RRC/LAC CHA/CDDPD/RRC/LAC	n/a n/a
SOCIAL & INSTITUTIONAL SERVICES	Timing	Responsibility	Potential Funding Source
Implementation Strategy/Activity			
1.Explore partnership with Illinois Department of Human Services (IDHS) to facilitate area social services. Contact IDHS. Regularly meet to discuss social services needs, gaps and programs. Create programs as needed to facilitate social service resources	Immediate ongoing 1 year	LAC/CHA LAC LAC/CHA	n/a n/a CHA

2. Partner with School, Library and Park Districts to maximize resources and improve facilities.

Contact each District/Facility.

Establish regular meetings to discuss social service programs/facilities.

Evaluate/create CPS/Park District/Library programs to meet community needs.

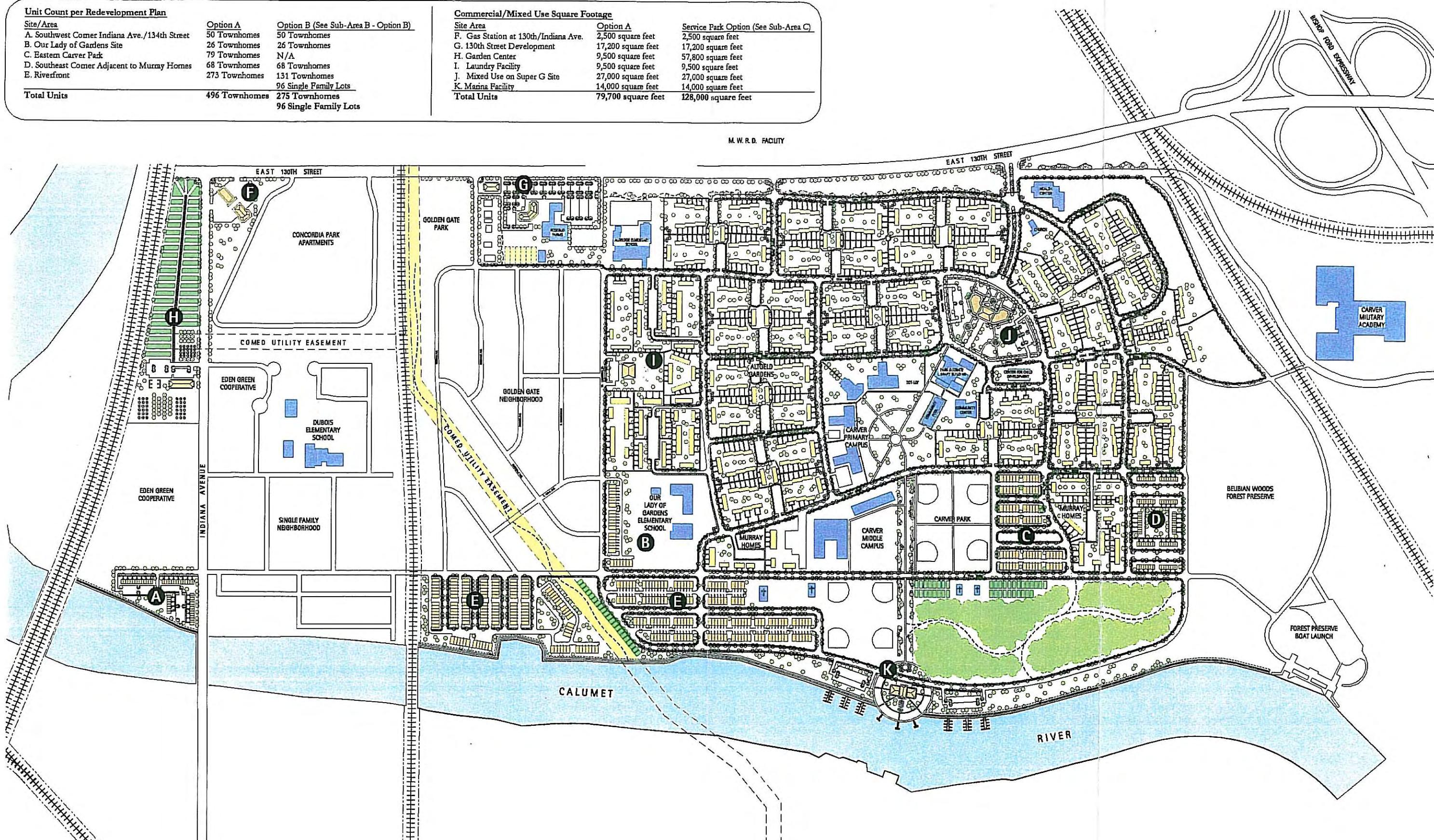
Create program to facilitate social service resources

Unit Count per Redevelopment Plan

Site/Area	Option A	Option B (See Sub-Area B - Option B)
A. Southwest Corner Indiana Ave./134th Street	50 Townhomes	50 Townhomes
B. Our Lady of Gardens Site	26 Townhomes	26 Townhomes
C. Eastern Carver Park	79 Townhomes	N/A
D. Southeast Corner Adjacent to Murray Homes	68 Townhomes	68 Townhomes
E. Riverfront	273 Townhomes	131 Townhomes 96 Single Family Lots
Total Units	496 Townhomes	275 Townhomes 96 Single Family Lots

Commercial/Mixed Use Square Footage

Site Area	Option A	Service Park Option (See Sub-Area C)
F. Gas Station at 130th/Indiana Ave.	2,500 square feet	2,500 square feet
G. 130th Street Development	17,200 square feet	17,200 square feet
H. Garden Center	9,500 square feet	57,800 square feet
I. Laundry Facility	9,500 square feet	9,500 square feet
J. Mixed Use on Super G Site	27,000 square feet	27,000 square feet
K. Marina Facility	14,000 square feet	14,000 square feet
Total Units	79,700 square feet	128,000 square feet



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Altgeld - Murray Redevelopment Plan

Redevelopment Concept Plan

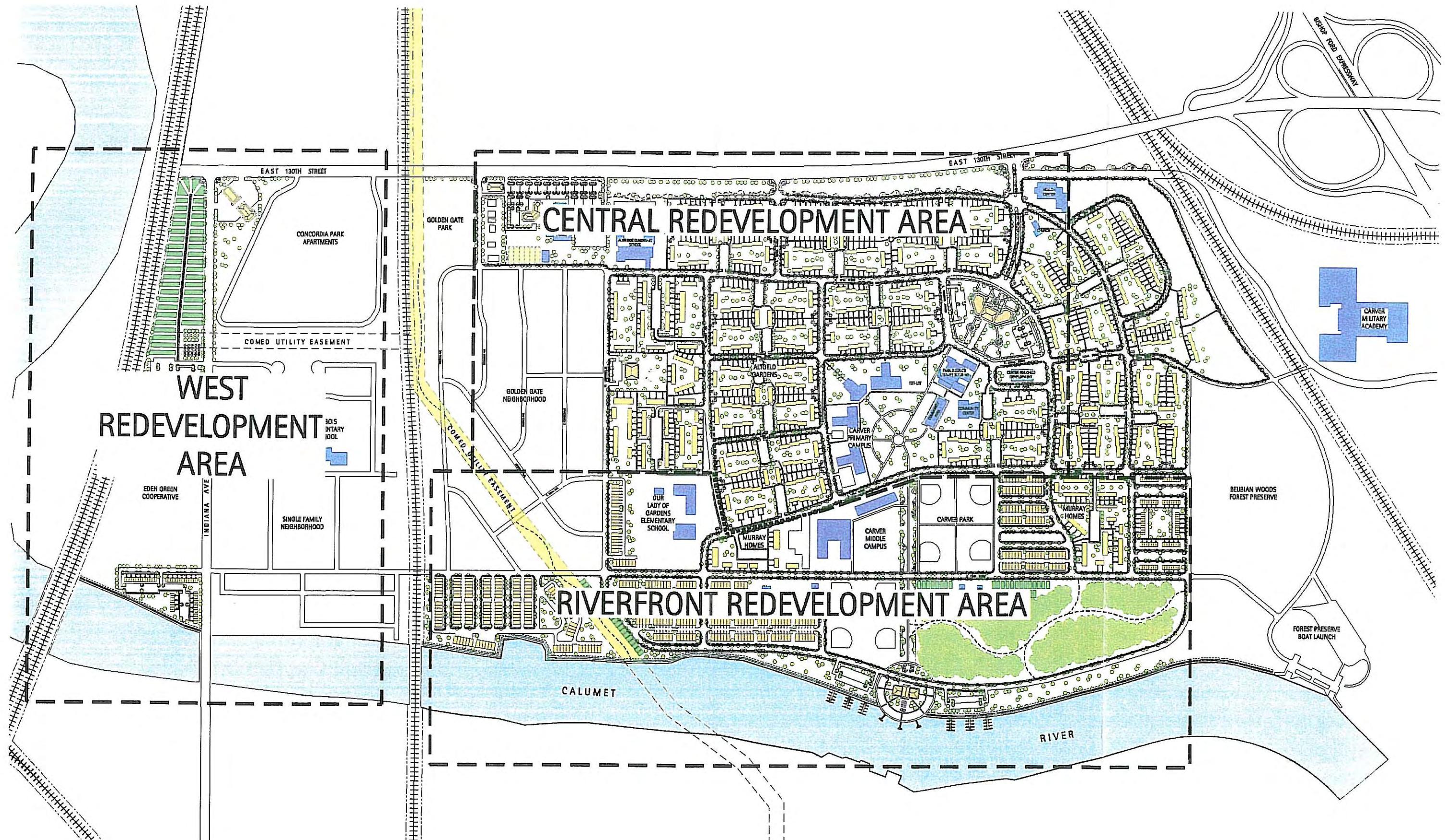
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Altgeld - Murray Redevelopment Plan

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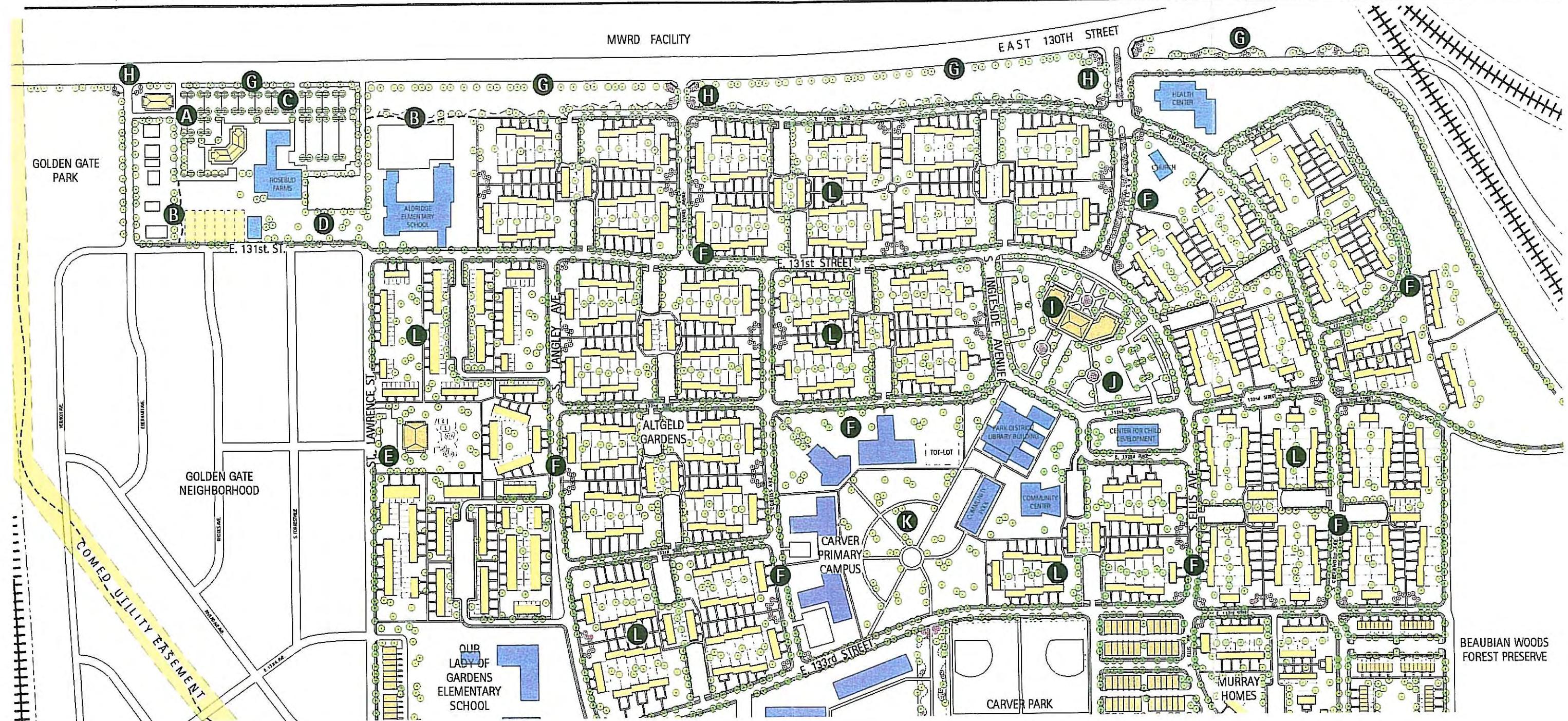


Sub-Area Key Map

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Central Redevelopment Concept

- A. Redevelop site adjacent to Rosebud Farm and create an attractive, pedestrian oriented retail center. Consider 10,000 to 20,000 square feet of neighborhood level retail space in one or multiple buildings. Enhance combined site with landscaping and signage.
 - B. Create path and street connections from retail center to 131st Street and adjacent residential blocks.
 - C. Reconfigure and connect parking and sidewalks for new development and Rosebud Farms.
 - D. Fence and screen Rosedbud Farms storage/loading area.
 - E. Consider new community laundry facility with adjacent children's tot-lot.
 - F. Enhance streetscape with new street trees, sodded parkways and sidewalks.
 - G. Enhance 130th Street frontage with new plantings.
 - H. Install neighborhood gateway plantings/signage at Evans Avenue and Ellis Avenue
 - I. Develop new building with community services/management, small offices, and/or retail space.
 - J. Create new green space to connect community building to central civic campus.
 - K. Improve cluster of civic buildings as central civic campus with plantings, trees, benches, waste cans and sidewalks.
 - L. Improve landscaping, fencing, drainage and parking lots within each Altgeld/Murray block Define front and rear yards and entrances. (See page 48)



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Altgeld-Murray Redevelopment Plan

Chicago, Illinois

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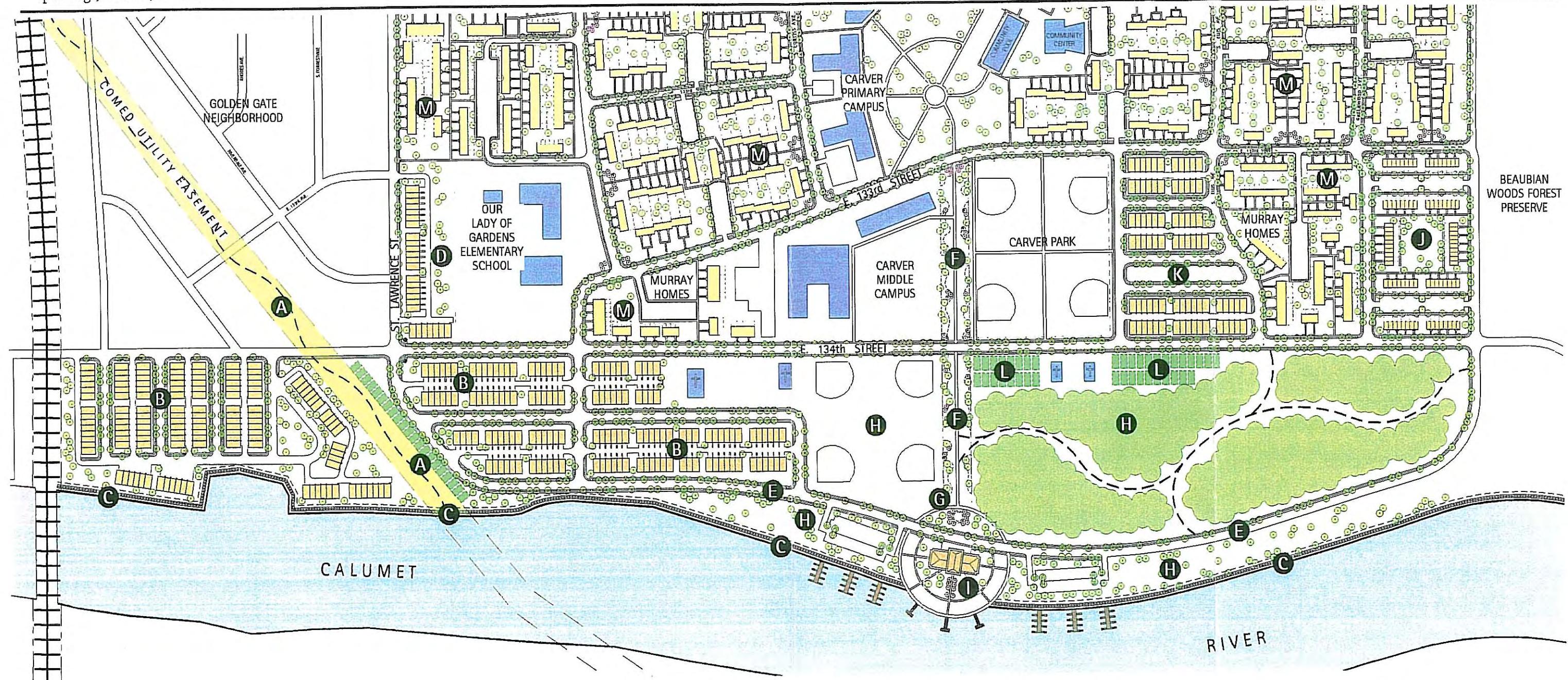
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Riverfront Redevelopment Concept : Option A

- A. Create community pedestrian path/trail through ComEd utility easement connecting Golden Gate Park to Riverwalk. Also consider community garden plots along easement near the Calumet River.
- B. Develop townhomes with pocket park along the Calumet River frontage.
- C. Create 30' wide riverwalk along the Calumet River with plantings, benches, and overlooks.
- D. Consider developing townhomes on vacant west edge of Our Lady of Gardens Elementary School site. Enhance site as campus with new plantings and gardens.
- E. Create new "River Drive" street to provide open safe access to river edge and open spaces.
- F. Create community greenway and north/south walkway connecting the Central Civic campus and with new riverfront development and amenities.
- G. Consider Underground Railroad memorial garden feature.
- H. Create new riverfront park with open lawns, woods, play fields and trails linked to Beaubian Woods Forest Preserve.
- I. Potential new marina building with park, marina, concessions, fishing piers and boat slips on the Calumet River.
- J. Consider townhome development on the east side of Greenwood Avenue.
- K. Consider townhome development on property west of Ell and on east side of Carver Park if play fields are expanded with new river park.
- L. Consider community garden plots near existing churches.
- M. Improve landscaping, fencing, drainage and parking lots within each Altgeld/Murray block Define front and rear yards and entrances. (See page 48)



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Altgeld-Murray Redevelopment Plan

Riverfront Development Concept: Option A

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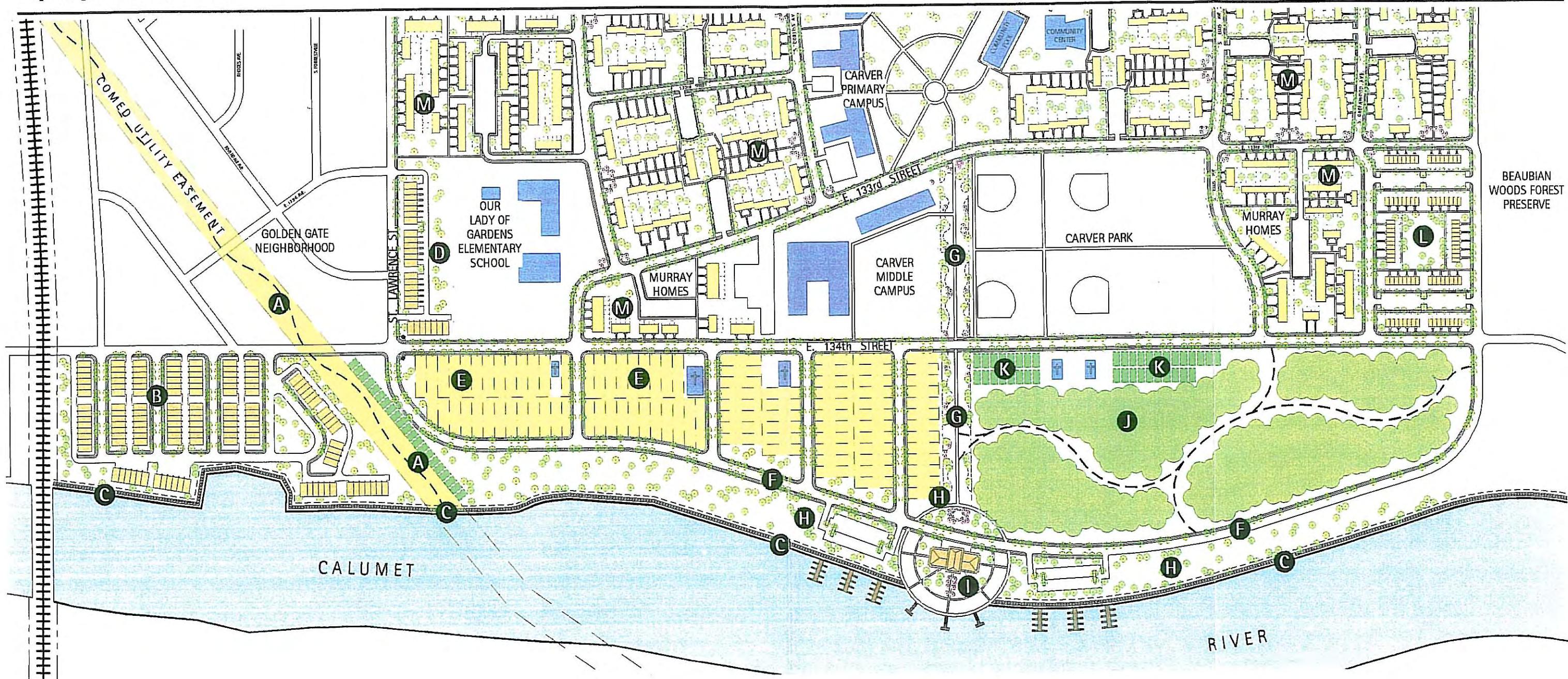
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Riverfront Redevelopment Concept: Option B

- A. Create community pedestrian path/trail through ComEd utility easement connecting Golden Gate Park to Riverwalk. Also consider community garden plots along easement near the Calumet River.
- B. Develop townhomes with pocket park along the Calumet River frontage.
- C. Create 30' wide riverwalk along the Calumet River with plantings, benches, and overlooks.
- D. Consider developing townhomes on vacant west edge of Our Lady of Gardens Elementary School site. Enhance site as campus with new plantings and gardens.
- E. Potential single-family lots (Typical 35'x175' lots).
- F. Create new "River Drive" street to provide open safe access to river edge and open spaces.
- G. Create community greenway and north/south walkway connecting the Central Civic campus with new waterfront development and amenities.
- H. Consider Underground Railroad memorial garden feature.
- I. Potential new marina building with park, marina, concessions, fishing piers and boat slips on the Calumet River.
- J. Create new waterfront park with open lawns, woods, linked and trails to Beaubian Woods Forest Preserve.
- K. Consider community garden plots near existing churches.
- L. Consider townhome development on the east side of Greenwood Avenue.
- M. Improve landscaping, fencing, drainage and parking lots within each Altgeld/Murray block. Define front and rear yards and entrances. (See page 48)



Chicago Housing Authority Altgeld-Murray Redevelopment Plan

Riverfront Development Concept: Option B

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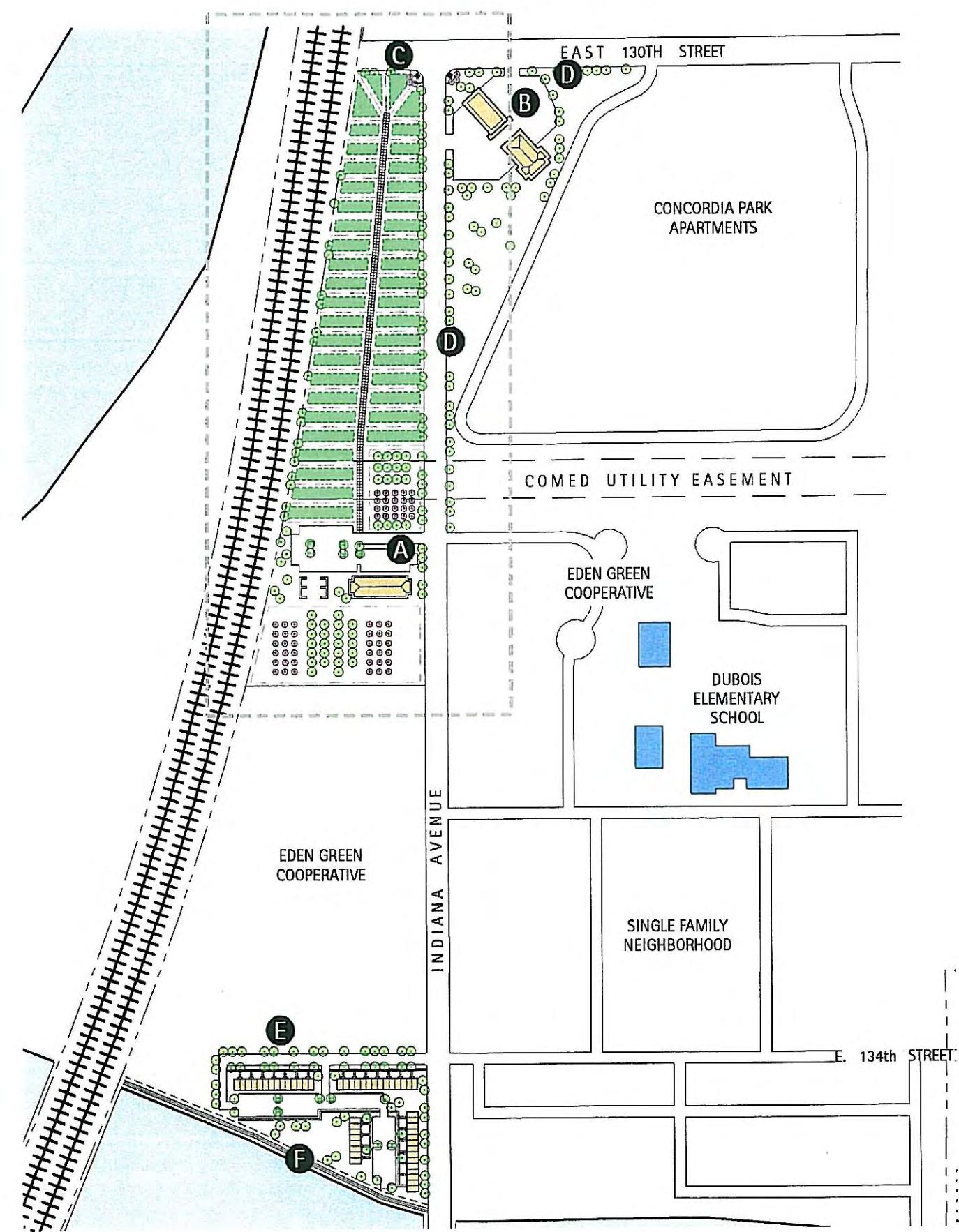
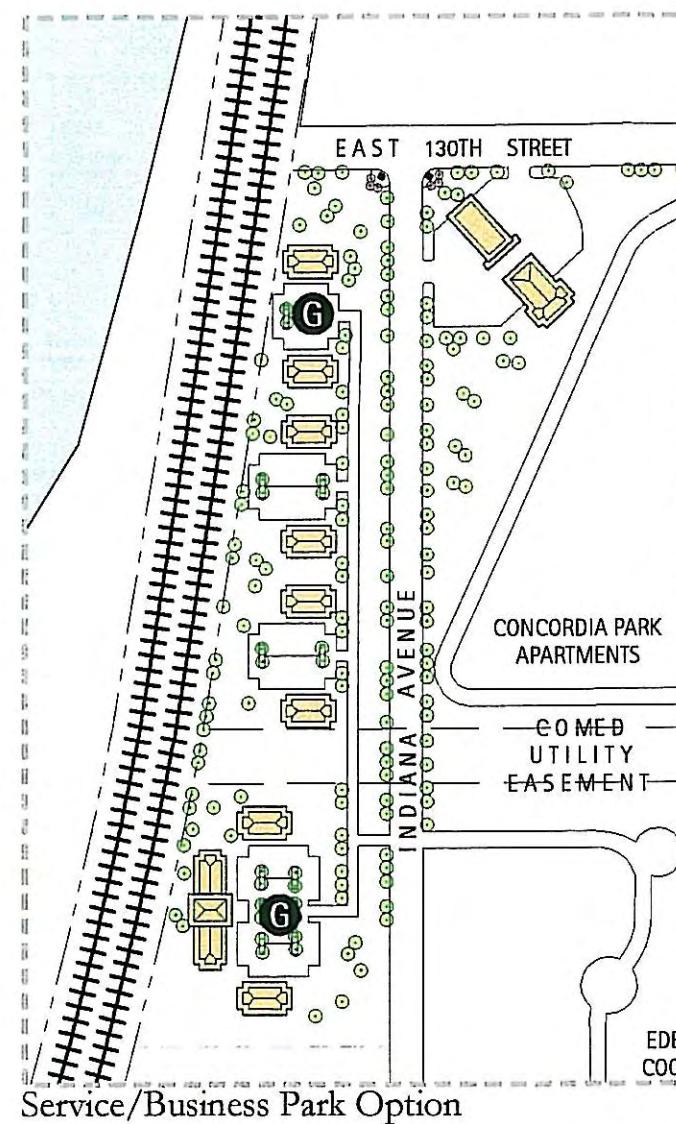
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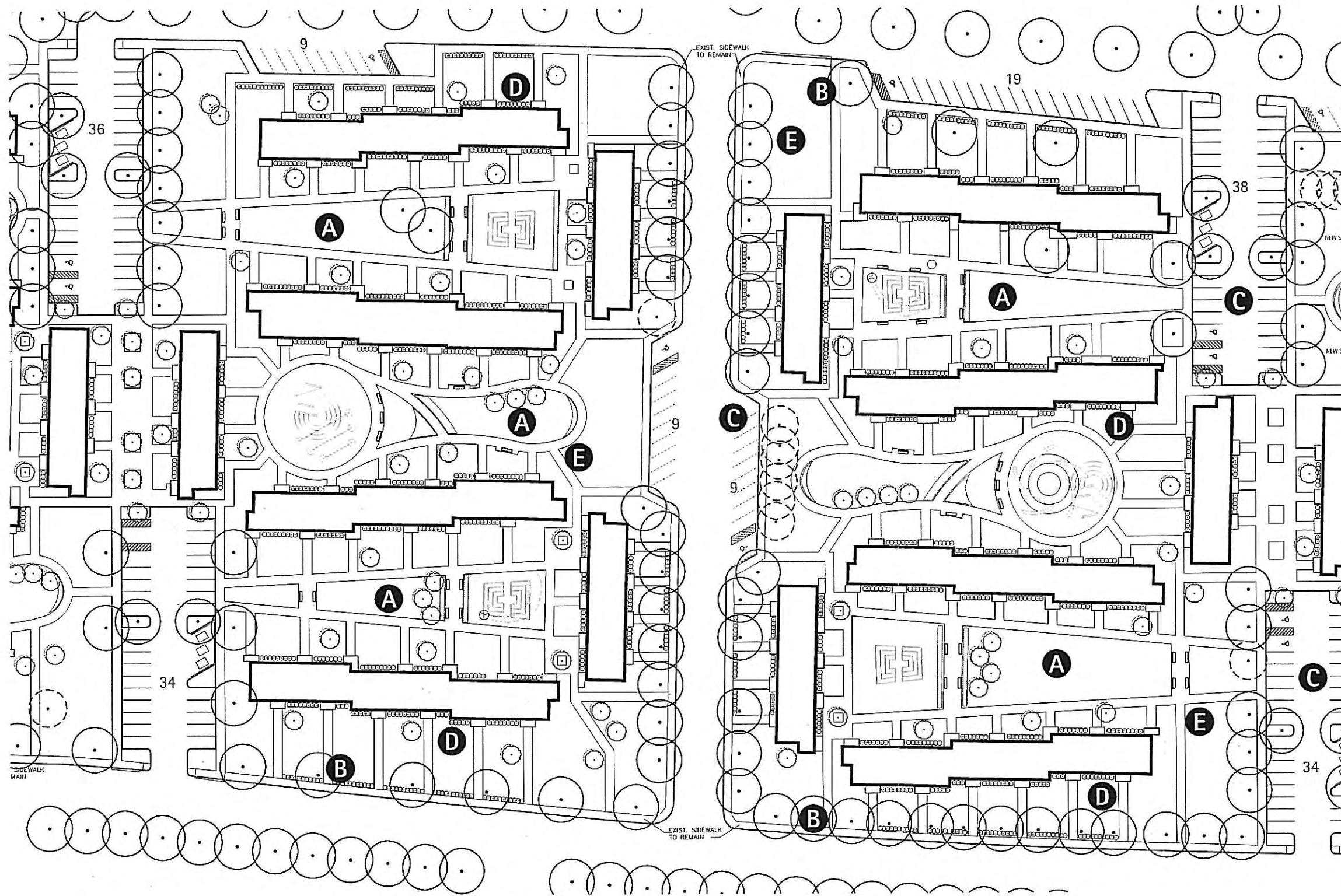


West Redevelopment Concept

- A. Redevelop vacant property at southwest corner of Indiana Avenue and 130th Street (North of Eden Green) with retail garden center/small landscape construction business and community garden plots.
- B. Consider redevelopment of southeast corner of Indiana Avenue and 130th Street with gas station, possibly with small convenience store.
- C. Install neighborhood gateway plantings/signage at southwest and southeast corners of Indiana Avenue and 130th Street.
- D. Enhance 130th Street frontage with new plantings.
- E. Consider townhome infill development adjacent to Eden Green Cooperative complex.
- F. Create 30' wide riverwalk along Calumet River.
- G. Consider alternative development north of Eden Green as small service oriented business park.

Block Improvement Concept

- A. Create stormwater detention areas in between buildings by adjusting grades and adding landscaping.
- B. Plant street trees around block perimeter. Trees should be planted no further than 40 feet from each other.
- C. Improve existing parking lots and add trees along the perimeter of all parking lots.
- D. Add low foundation such as evergreen shrubs, ornamental shrubs and groundcover around all residential buildings to enhance overall appearance.
- E. Improve block interiors with new sidewalks, berms and lawns. Also plant canopy trees in residential common areas to provide shade and enhance appearance.



DRAWING PROVIDED BY: HOLABIRD & ROOT AND CAPITAL CONSTRUCTION.

NOTE:
LANDSCAPE/STREETSCAPE RECOMMENDATION
BY THE LAKOTA GROUP AND IEI ENGINEERS.

IN PROGRESS:
ACTUAL LANDSCAPE/STREETSCAPE CONCEPT
AND DESIGN DRAWINGS BY HOLABIRD & ROOT
AND CAPITAL CONSTRUCTION.

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Altgeld-Murray Redevelopment Plan Chicago, Illinois

Typical Block Improvement Concept

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Typical Main Entry Gateway Treatment

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Altgeld-Murray Redevelopment Plan

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Proposed Riverwalk & River Overlook Plaza

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Altgeld-Murray Redevelopment Plan

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Proposed 130th Streetscape and Retail Development

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