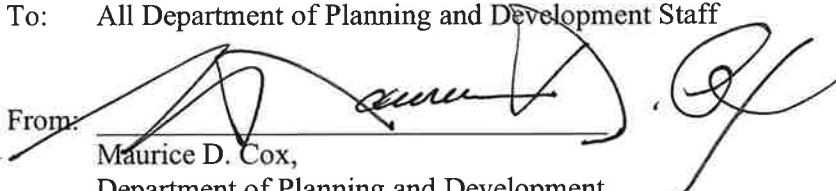




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: All Department of Planning and Development Staff

From:   
Maurice D. Cox,  
Department of Planning and Development

Date: August 31, 2023

Re: Planned Developments (PD) and Amendments next to At-Grade Railroad Crossings in the Metra Milwaukee District Corridor within and near the Fulton Market Innovation District (FMID)

---

Since the original Fulton Market Innovation District Plan was adopted in 2014, tremendous growth has occurred in the community. The pace of development, converting former industrial properties to commercial and residential uses, along with its impact on existing infrastructure spurred discussion among the Chicago Department of Transportation (CDOT), Metra, and the Department of Planning and Development (DPD). In August 2020 DPD completed the [Kinzie Industrial Corridor Infrastructure Study](#), an analysis of infrastructure needs related to future development within the Kinzie Industrial Corridor conducted between 2019-2020.

The Study indicated that ongoing changes in land use and increase development have produced, and will continue to produce, increases in people living and working in the area, along with increases in vehicular and pedestrian traffic at the following grade crossings of Metra's Milwaukee District Line:

- N. Racine St.
- N. May St.
- N. Aberdeen St.
- N. Carpenter St.
- N. Morgan St.
- N. Green St.

After study, the Department has determined that the following at-grade grade crossing is similarly situated to the six crossings referenced above, and it should also have the same safety considerations applied:



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

- N. Clinton St.

Among other recommendations, the Study recommended prioritizing near-term infrastructure projects to modernize crossing signals and making other improvements to improve traffic safety at the referenced at-grade railroad crossings.

Therefore, please be advised that any new Planned Developments (PDs) or PD Amendments that are within the Fulton Market Innovation District (FMID) and are located within two blocks of the seven at-grade railroad crossings will be subject to contribute to a grade crossing improvement fund. The grade crossing improvement fund will provide resources for near-term infrastructure improvements that are necessary due to the impacts caused by continued development near these crossings.

The required contribution amount is based on two factors:

- 1.) Metra's estimate of cost for grade crossing safety improvements at each intersection is approximately \$1 million; and
- 2.) A combination of the size and/or location of the development.

Please refer to the accompanying diagram for application of the following principles:

- Proposed projects abutting the crossing are considered high-impact, requiring a \$250,000.00 contribution from each quadrant;
- Proposed projects one-block away from the crossing are considered lower-impact, requiring a \$125,000.00 contribution from each quadrant.

As of the date of this memo, the following projects have already had these principles uniformly applied to their developments, and they have been required to contribute the amounts listed to the grade crossing improvement fund:

- PD 1407 (360 N. Green) - \$250,000.00
- PD 1456 (1000 W. Carroll/311 & 345 N. Morgan) - \$750,000.00
- PD 1470 (400 N. Aberdeen) - \$250,000.00
- PD 1474 (344 N. Canal/341 N. Clinton) - \$250,000.00
- PD 1478 (1200 W. Carroll) - \$250,000.00
- PD 1526 (315 N. May/1112 W. Carroll) - \$500,000.00
- Proposed PD (400 N. Morgan, 370 N. Morgan, 401 N. Morgan) - \$750,000.00
- Proposed PD (1048 W. Kinzie) - \$125,000.00



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

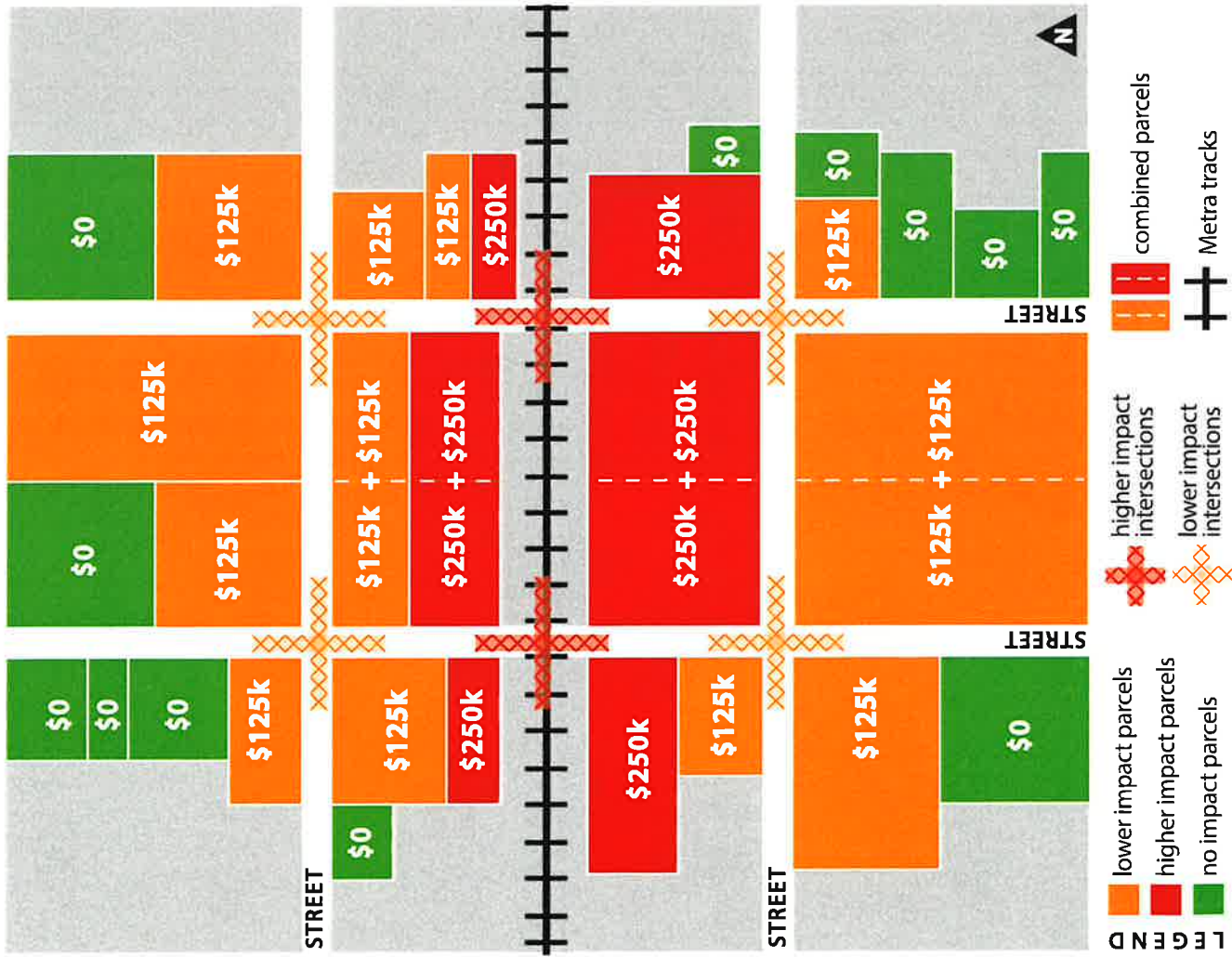
Future contribution amounts, once calculated by City Staff, shall be written into a Planned Development statement for each applicable project. In addition, the PD Statement language shall require that the contribution must be paid prior to the issuance of a Certificate of Occupancy for the building within the Planned Development. This policy will be in place until all applicable properties have been developed.

Attachments: At-Grade Metra Crossings Memo Map\_8.2023

Cc: Commissioner Maurice Cox, DPD; Acting Commissioner Thomas Carney, CDOT; Melvin Wesley; Cindy Roubik; Heidi Sperry; Noah Szafraniec; Bill Higgins; Jeffrey Sriver; Kevin McGuinness; John McDonough

# At-Grade Metra Crossings Contribution Map\*

\* this diagram is a simple, generic depiction of the application of standards and not a depiction of any specific location



## The required contribution amount is based on two factors:

- 1.) Metra's assessment of impact for each intersection is approximately \$1M per crossing; and
- 2.) A combination of the size and/or location of the development.

## Please refer to the accompanying diagram:

- Proposed projects abutting the crossing are considered high-impact, requiring a \$250,000.00 contribution from each quadrant;
- Proposed projects one-block away from the crossing are considered lower-impact, requiring a \$125,000.00 contribution from each quadrant.