

Mayor Emanuel's Industrial Corridor Modernization

Kinzie Industrial Corridor

October 9, 2018



Rahm Emanuel, Mayor

David Reifman, Commissioner
Dept. of Planning and Development

- dpd@cityofchicago.org
- cityofchicago.org/dpd

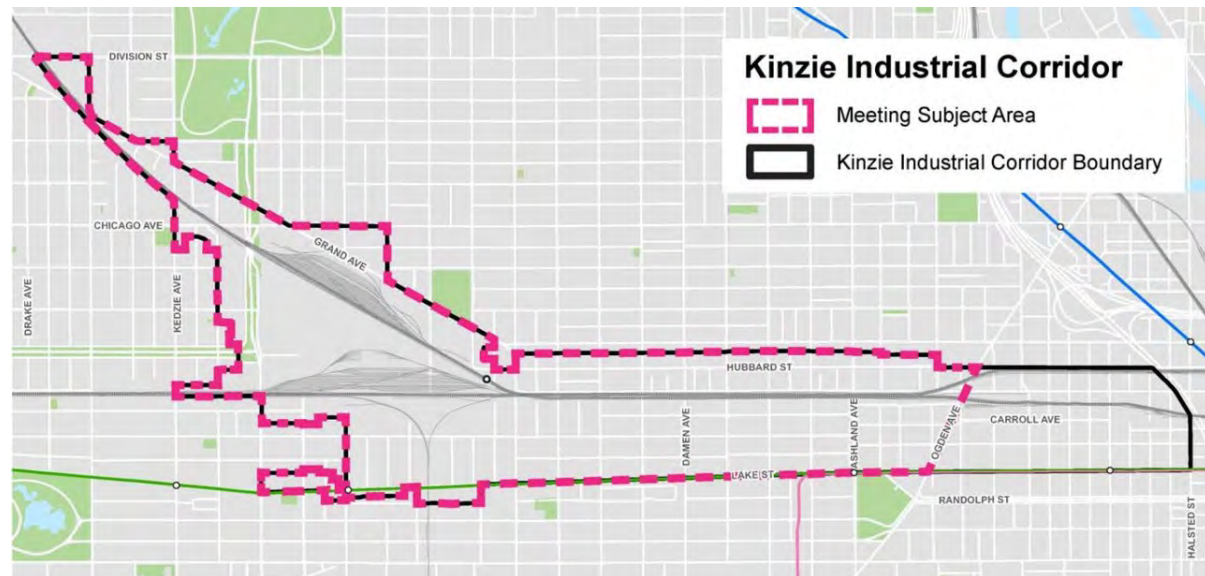
Agenda

6:00: Presentation

1. **Summary**
May 16, 2018 Meeting Discussion
2. **Recommendations**
Draft for Discussion
3. **Next Steps**
Future meetings

6:30: Q and A

7:00: One on One



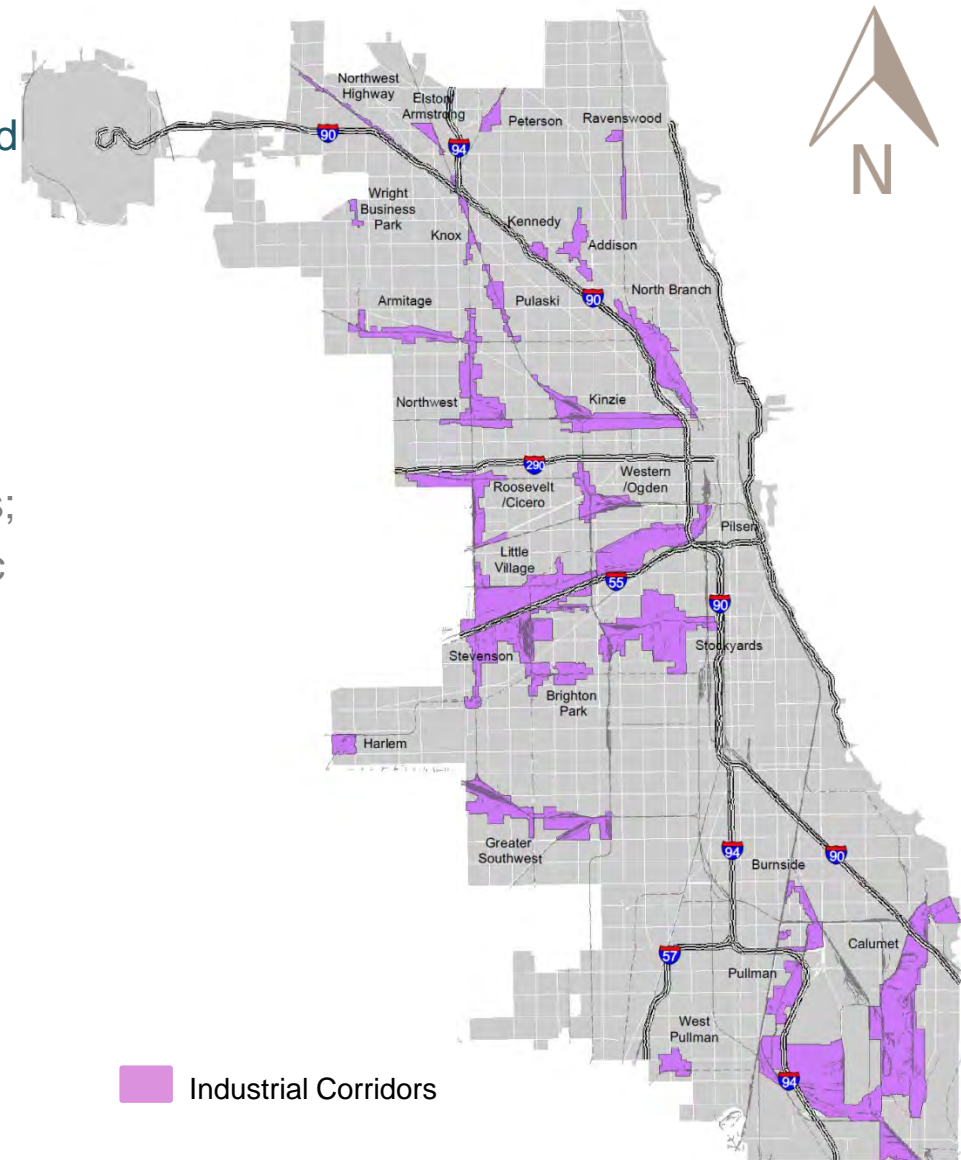
Mayor Emanuel's Industrial Corridor Modernization Initiative

Mayor Emanuel's Industrial Corridor Modernization Initiative is a public planning process to refine land use policies for continued growth and private investment in the City's Industrial Corridor system. **The Initiative's goals are to:**

1. unleash the potential of select industrial areas for advanced manufacturing and technology-oriented jobs while reinforcing traditional industrial activities in other areas;
2. maintain and improve the freight and public transportation systems that serve industrial users;
3. support new job growth and local job opportunities; and
4. leverage the unique, physical features of local industrial corridors to foster demand.

Completed Plans and Planning Processes Underway:

- **North Branch (Completed 2017)**
- **Kinzie (east of Ogden Ave)(Completed 2017)**
- **Little Village (Underway)**
- **Ravenswood (Underway)**
- **Calumet (Underway)**



May 16, 2018 Meeting Summary

First Public Meeting for Kinzie Industrial Corridor (west of Ogden Ave) Study

- Approximately 70 people attended including business owners, property owners, workers and area residents
- The presentation covered existing conditions with a focus on jobs, business and market data, land use and zoning



May 16, 2018 Meeting Summary – Public Feedback

First Public Meeting for Kinzie Industrial Corridor (west of Ogden Ave) Study

- Discussion after the presentation raised a number of thoughtful points from the attendees on a range of topics including:

1. Land Use/Zoning

- need for more types of uses, such as restaurants and office, within the corridor
- concern that expanding uses would open the area to all types of development and push out manufacturing businesses through rising property values and taxes

2. Economic Development and Business Support

- support for the artist community that works in the area
- equity in jobs and economic development is important and training for those who are entering or reentering the workforce, particularly for manufacturing jobs, is needed
- rents are too high for those looking for manufacturing space
- tax incentives should be available in this area

3. Infrastructure and Physical Environment

- the viaducts under the train tracks are in poor repair
- parking is scarce for both cars and trucks
- the el pillars on Lake Street provide places for people to hide
- waste trucks drive too fast down the streets

Kinzie Industrial Corridor

Land Use

Employment Trends

Market Data

Industrial Character and Sustainability



Kinzie Industrial Corridor Proposed Goals



Proposed Kinzie Industrial Corridor Goals



Maintain and grow the Kinzie Industrial Corridor as an important **economic engine and job center** that provides vital support to local, regional, national and global businesses.



Support improvements to the multi-modal **transportation network** so that it more efficiently serves industrial users, area employees and residents.



Consider urban design guidelines to encourage the reuse of existing buildings in an efficient and sustainable way and for new development that complements the **history and character of the corridor**.

Kinzie Industrial Corridor

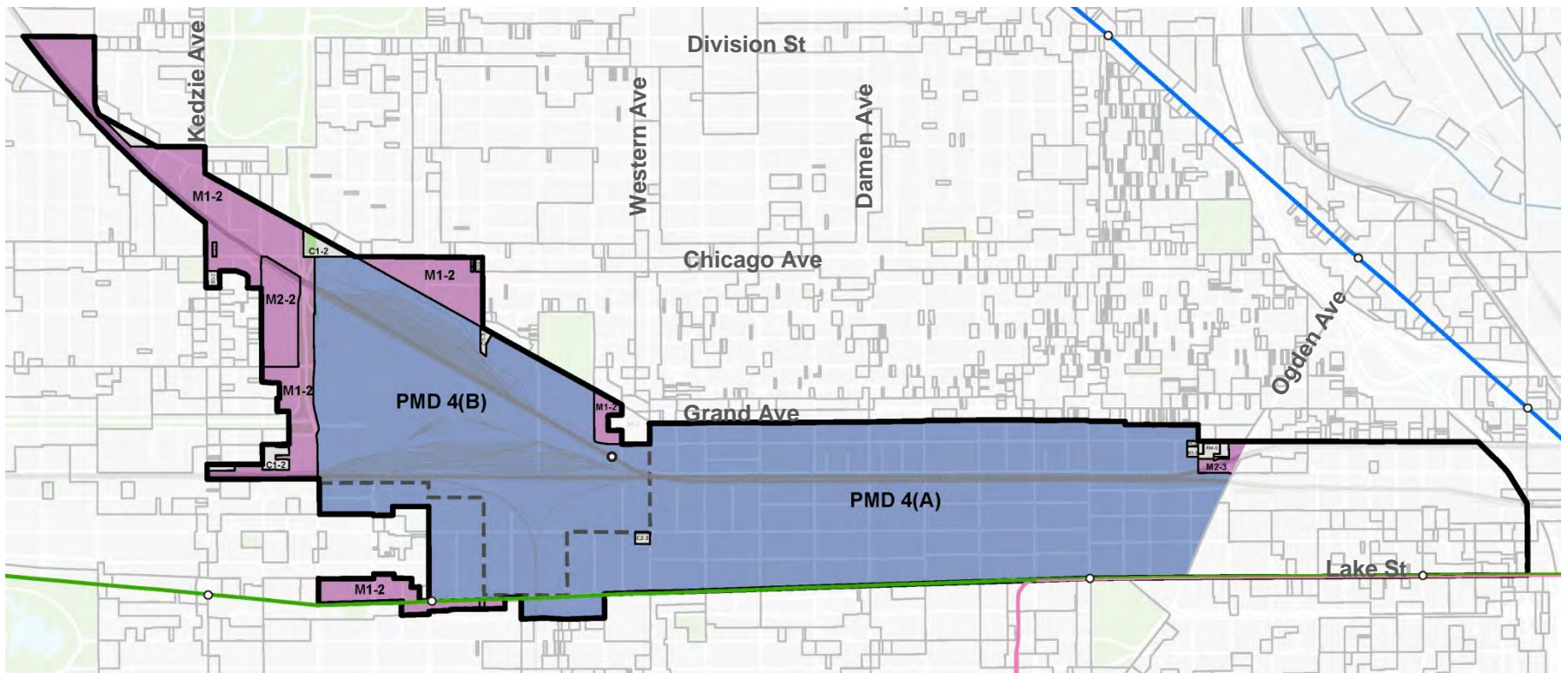
Draft Zoning Proposal



Existing Zoning

Predominantly zoned for Manufacturing

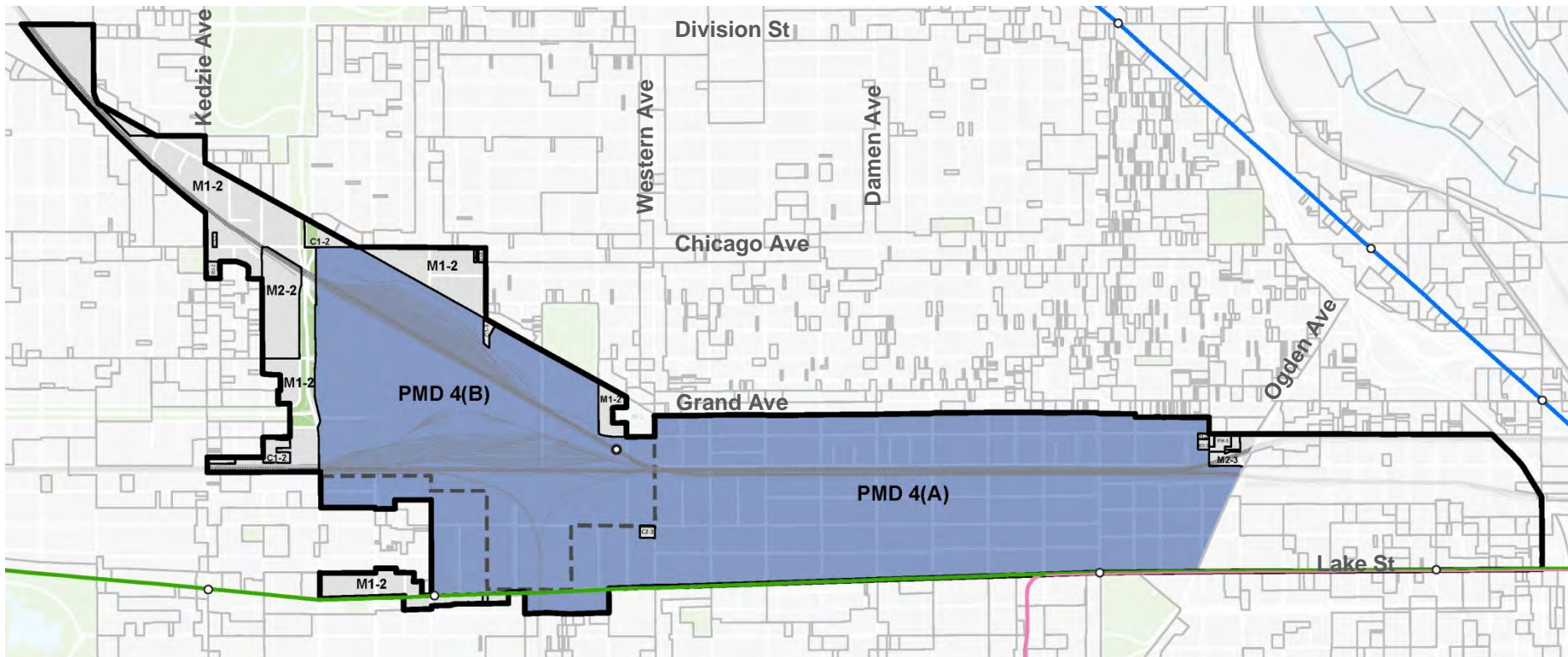
- M1 and M2 districts
- Planned Manufacturing District (PMD) 4



Existing Zoning

Planned Manufacturing District (PMD) 4

- Intended for manufacturing, utility, wholesale, warehousing, distribution and some waste-related uses.
- PMD 4 has two sub-areas that each permit different uses.



Existing Zoning

Difference Between PMD 4 Subareas

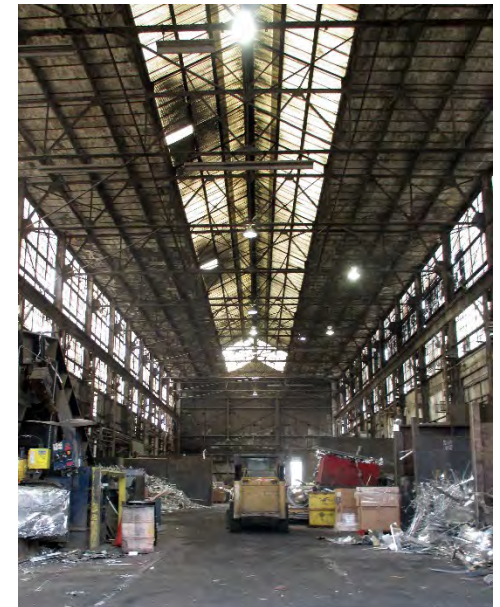
PMD 4 (A)

- General industrial and manufacturing uses
 - Artisan, limited and general manufacturing



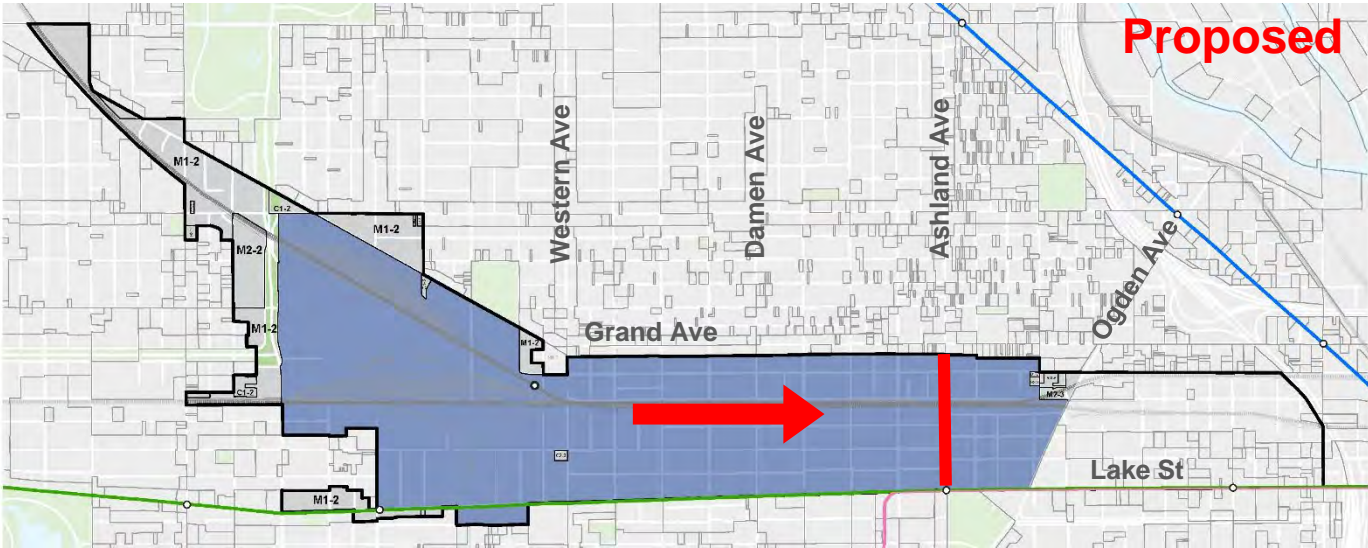
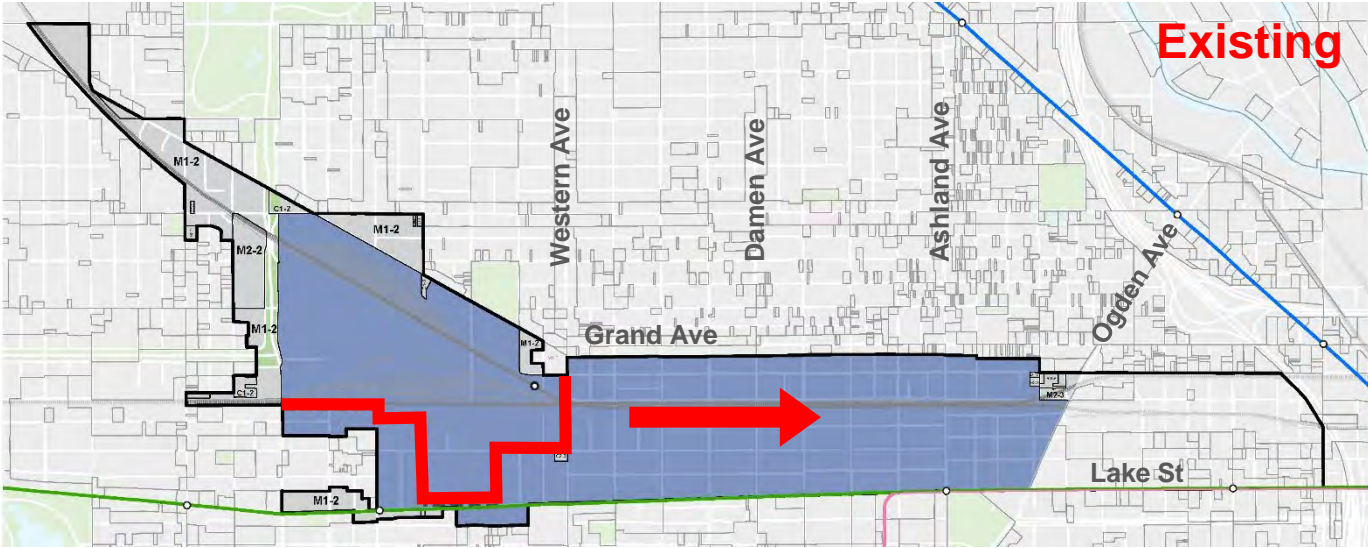
PMD 4 (B)

- Intense industrial and manufacturing uses
 - Waste-related uses
 - Recycling
 - Manufacture of chemicals and similar materials
 - Freight



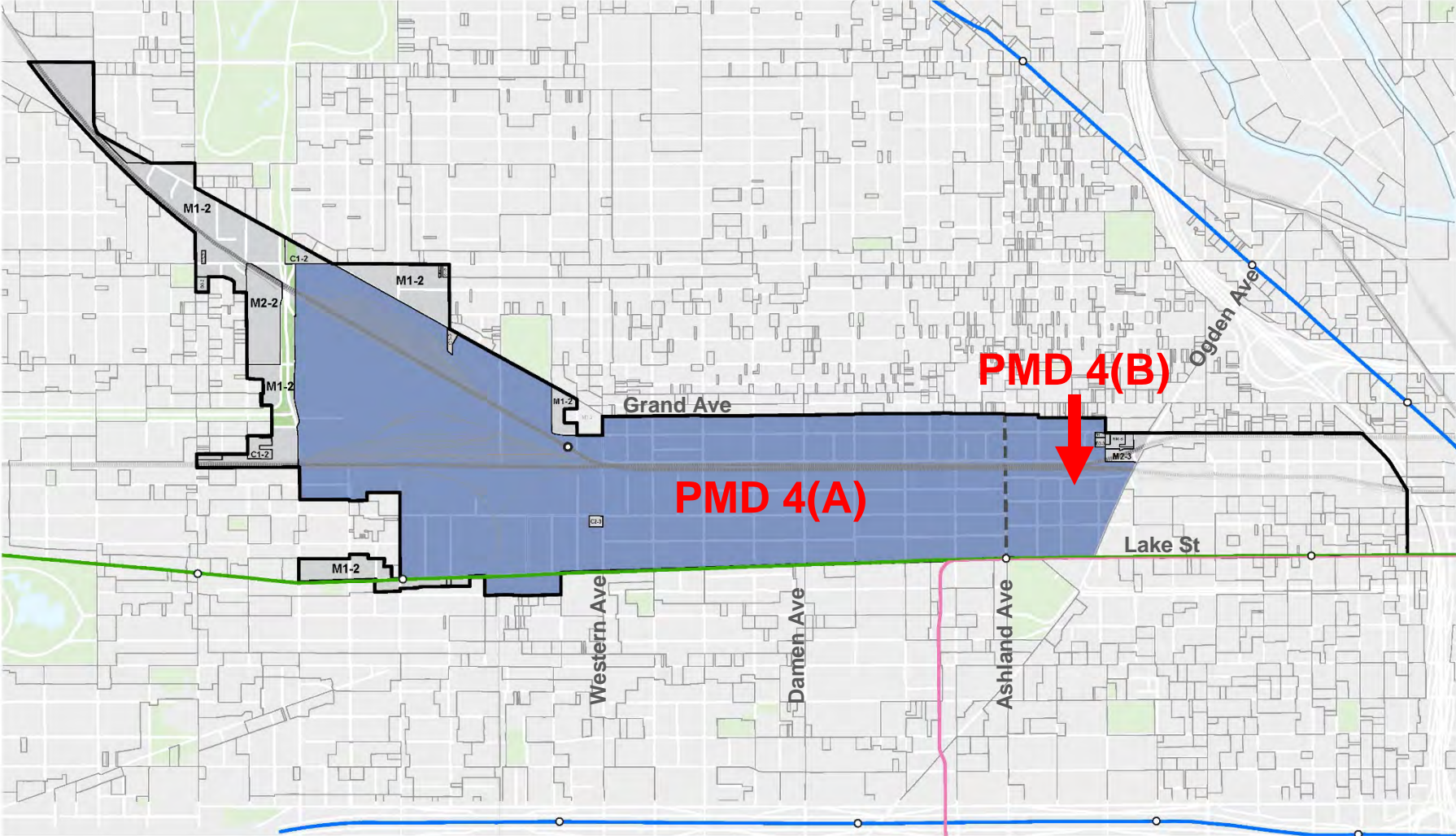
Draft Zoning Proposal

Shift boundary between subareas east to Ashland Ave



Draft Zoning Proposal

Align zoning nomenclature with typical PMD



Draft Zoning Proposal

Types of Uses (Including, But Not Limited To)

PMD 4 (A)

- General to intense industrial and manufacturing uses
 - Eating and drinking establishments not larger than 4,000sf
 - Office not greater than 9,000sf
 - General retail sales are limited to incidental sales of goods produced on site, and retail space shall not occupy more than 3,000 square feet or 20% of the total gross floor
 - Artisan, Limited, General and Intensive Manufacturing
 - Recycling Facilities and Waste-Related Uses (some uses require special approval)

PMD 4 (B)

- General industrial and manufacturing uses and office and support services uses
 - Eating and drinking establishments shall not be larger than 8,000 square feet, there is no entertainment restriction, and the Zoning Board of Appeals is authorized to increase the maximum floor area to 12,000 square feet with special use
 - Food and beverage retail sales uses shall not be larger than 8,000 square feet
 - Personal service uses shall not be larger than 8,000 square feet
 - Retail use up to 3,000 square feet, and the Zoning Board of Appeals is authorized to increase the floor area with special use
 - Office with no size limitation
 - Artisan, Limited and General Manufacturing

Draft Zoning Proposal

Building Size and Density

- Floor Area Ratio (FAR) will remain the same at 3.0



Kinzie Industrial Corridor Next Steps



Next Steps

Step 1: Collect feedback on draft zoning proposal

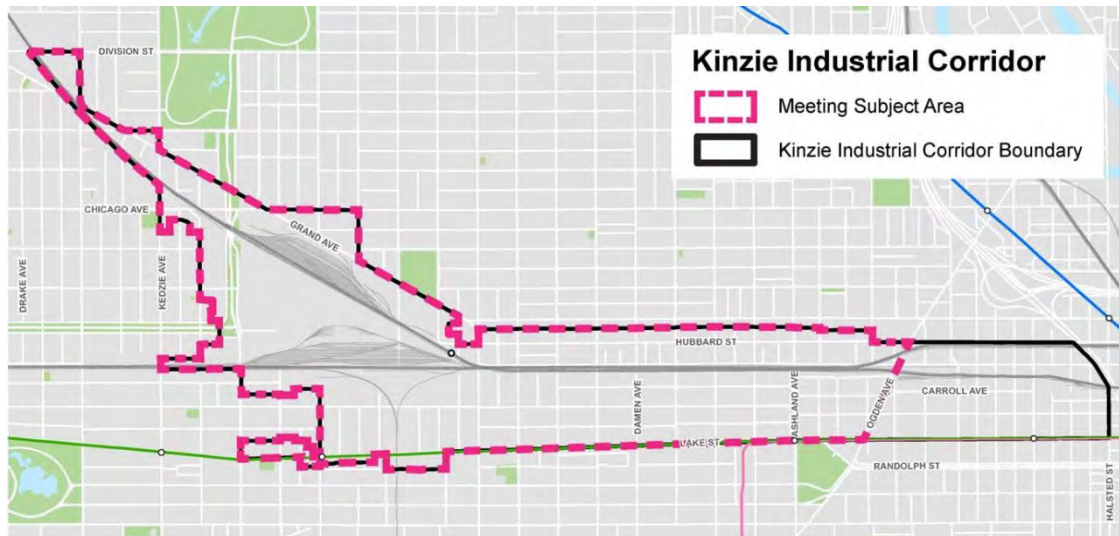
- Contact DPD with comments and questions
 - dpd@cityofchicago.org

Step 2: Hold Follow-up Public Meeting

- DPD will analyze comments and new data and update the community in future public meetings

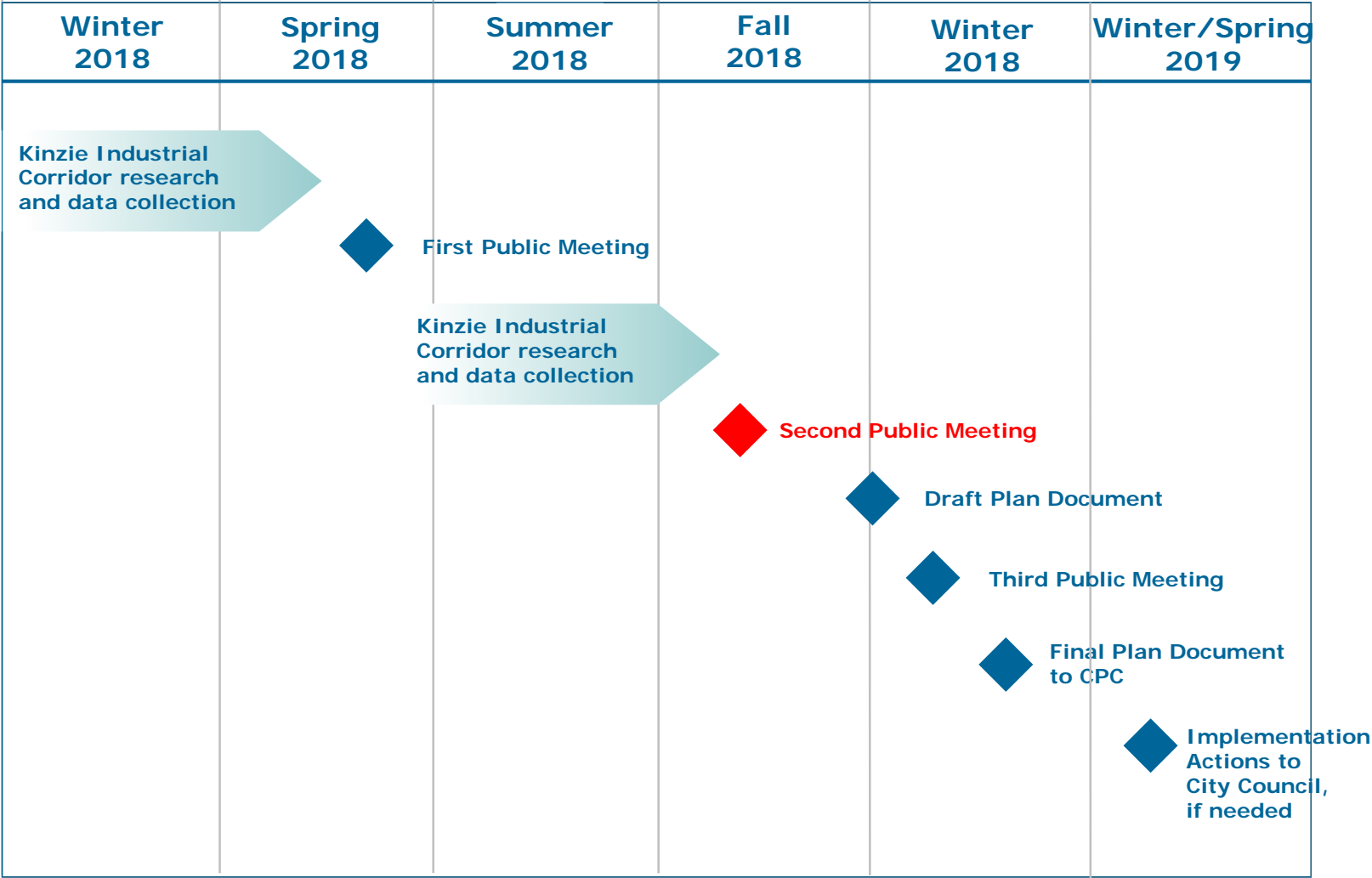
Step 3: Finalize Plan

Step 4: Implement Actions Outlined in Plan

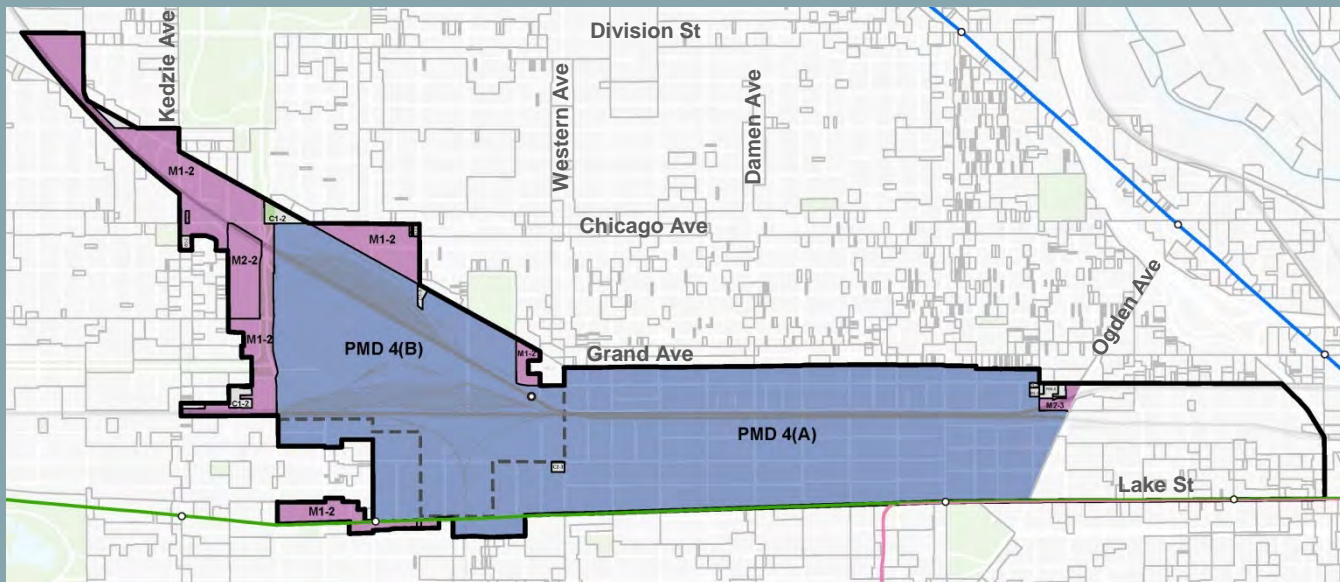
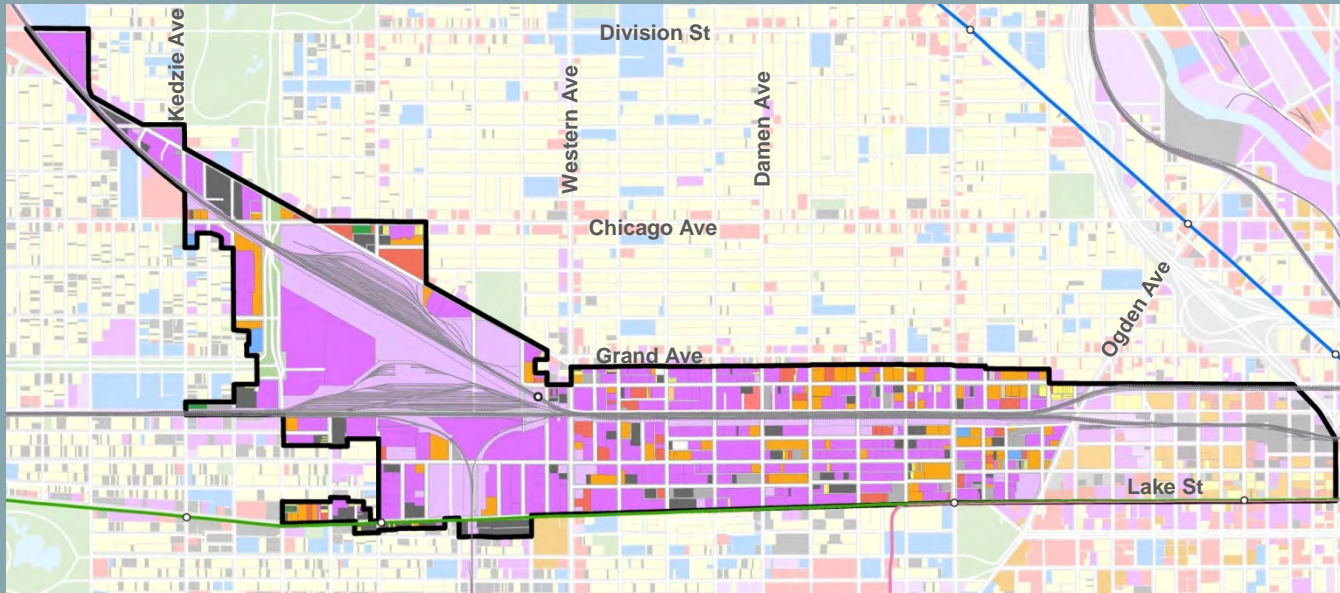


Proposed Schedule

Proposed Schedule for Implementation



Questions and Comments



- Review today's presentation and other related documents at cityofchicago.org/dpd
- Email DPD at dpd@cityofchicago.org with comments or questions
- DPD Project Manager: Erika Sellke
312.744.9146
erika.sellke@cityofchicago.org