



CHICAGO PLAN COMMISSION

Department of Planning and Development

Zoning Map Amendment in the Burnside Industrial Corridor
9901 S. Cottage Grove Ave./801-75 E. 99th St. (8TH WARD)
JFA Real Estate, LLC

April 21, 2022

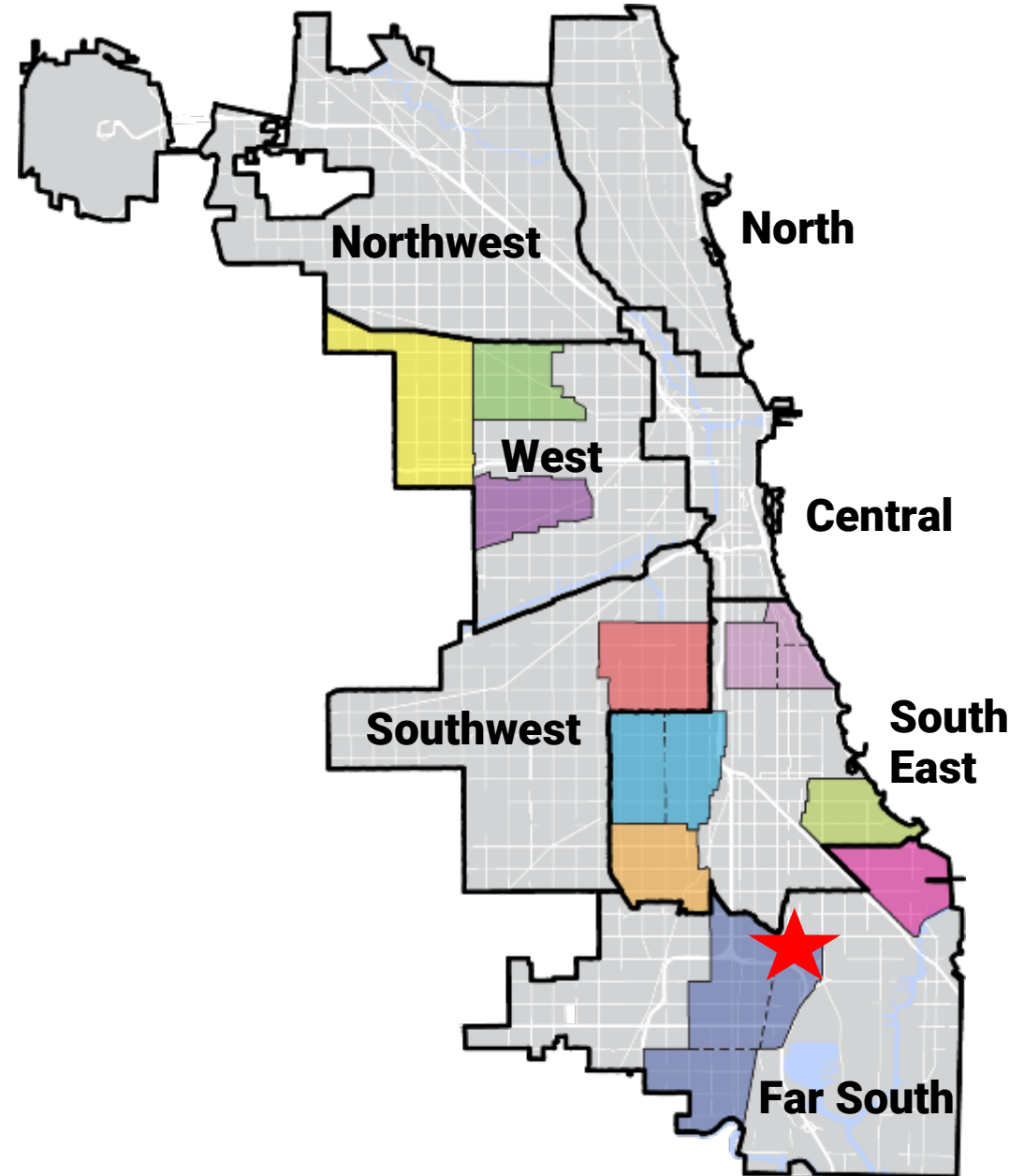
★ Community Area Profile

Community Area Information

- Pullman Community Area
- Far South Region

Demographics

- Total Population: 6,820
- Average Household Size: 2.3
- Median Age: 40.7
- 34 Years Old or Younger: 2,897
- Median Income: \$43,539





Chicago State University

Social Security Administration

99th Street

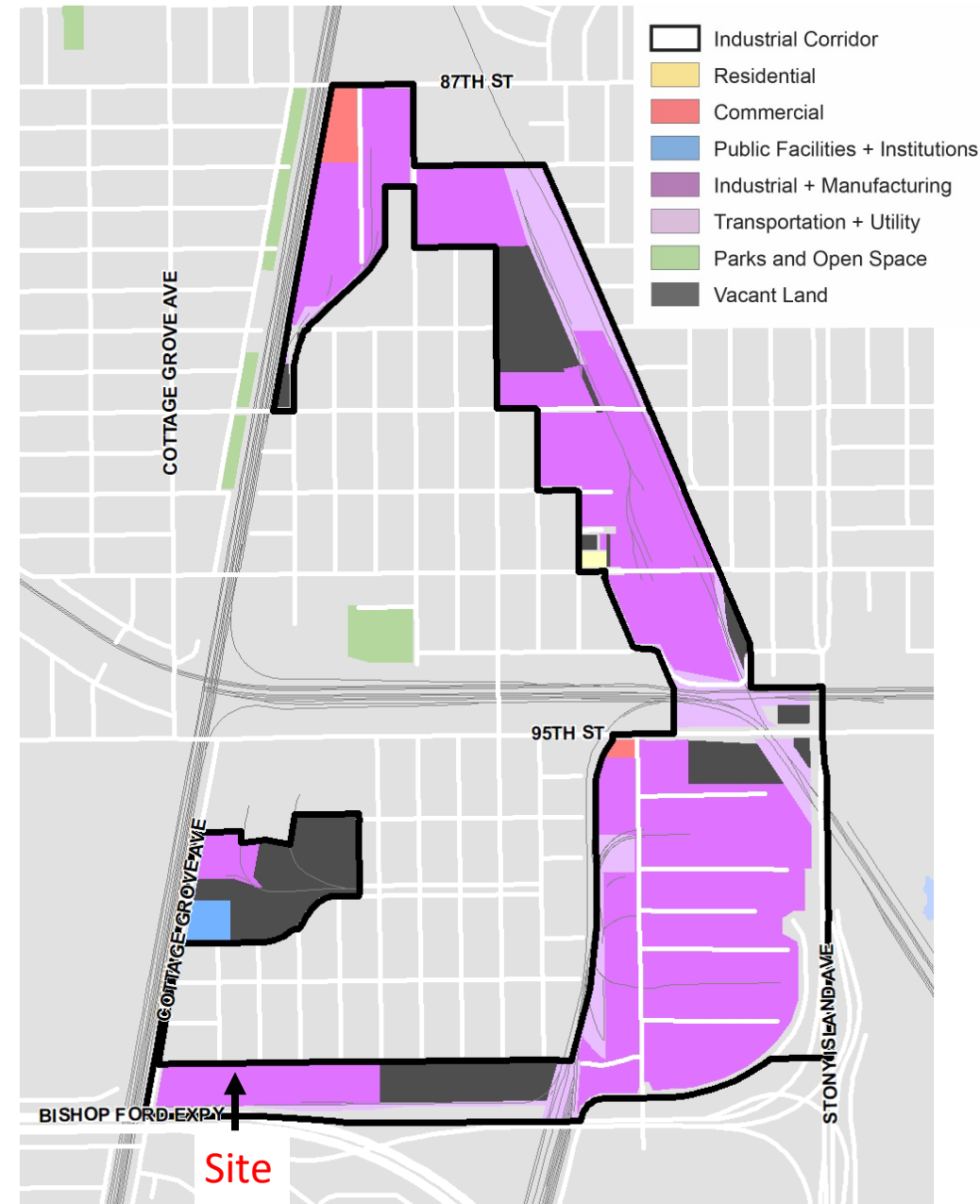
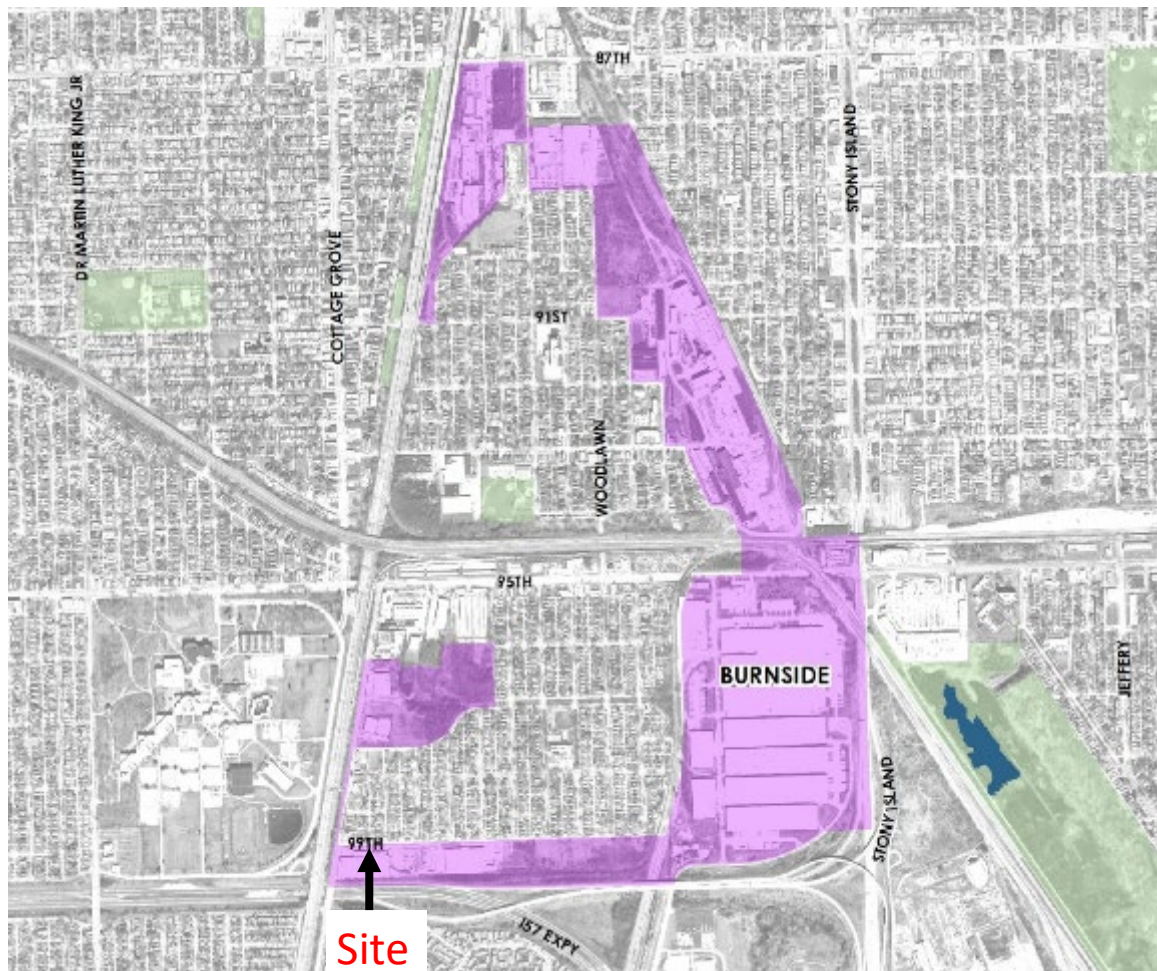
Bishop Ford

Cottage Grove Ave

Gately Park

Google

SITE CONTEXT – AERIAL MAP



INDUSTRIAL CORRIDOR

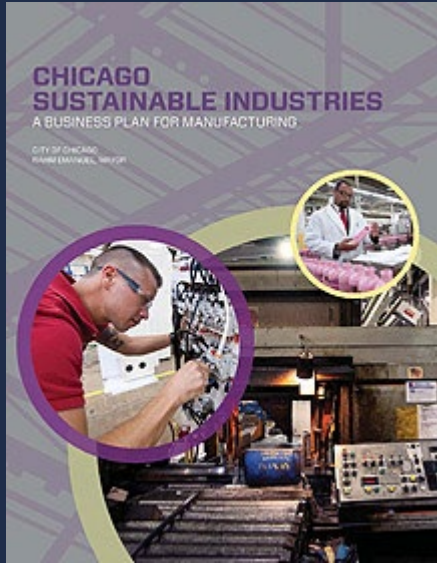


Industrial Corridor – Burnside

Land Use



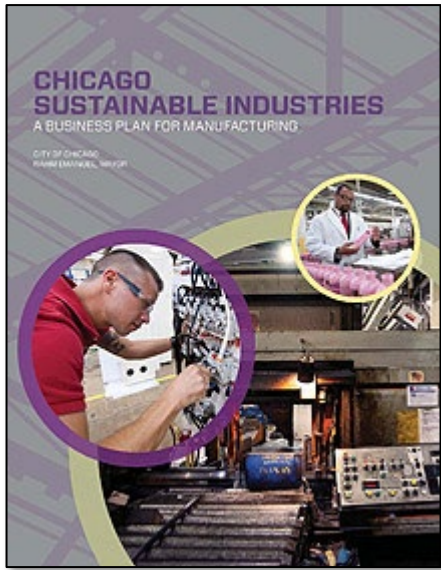
★ Planning Context








Chicago Sustainable Industries

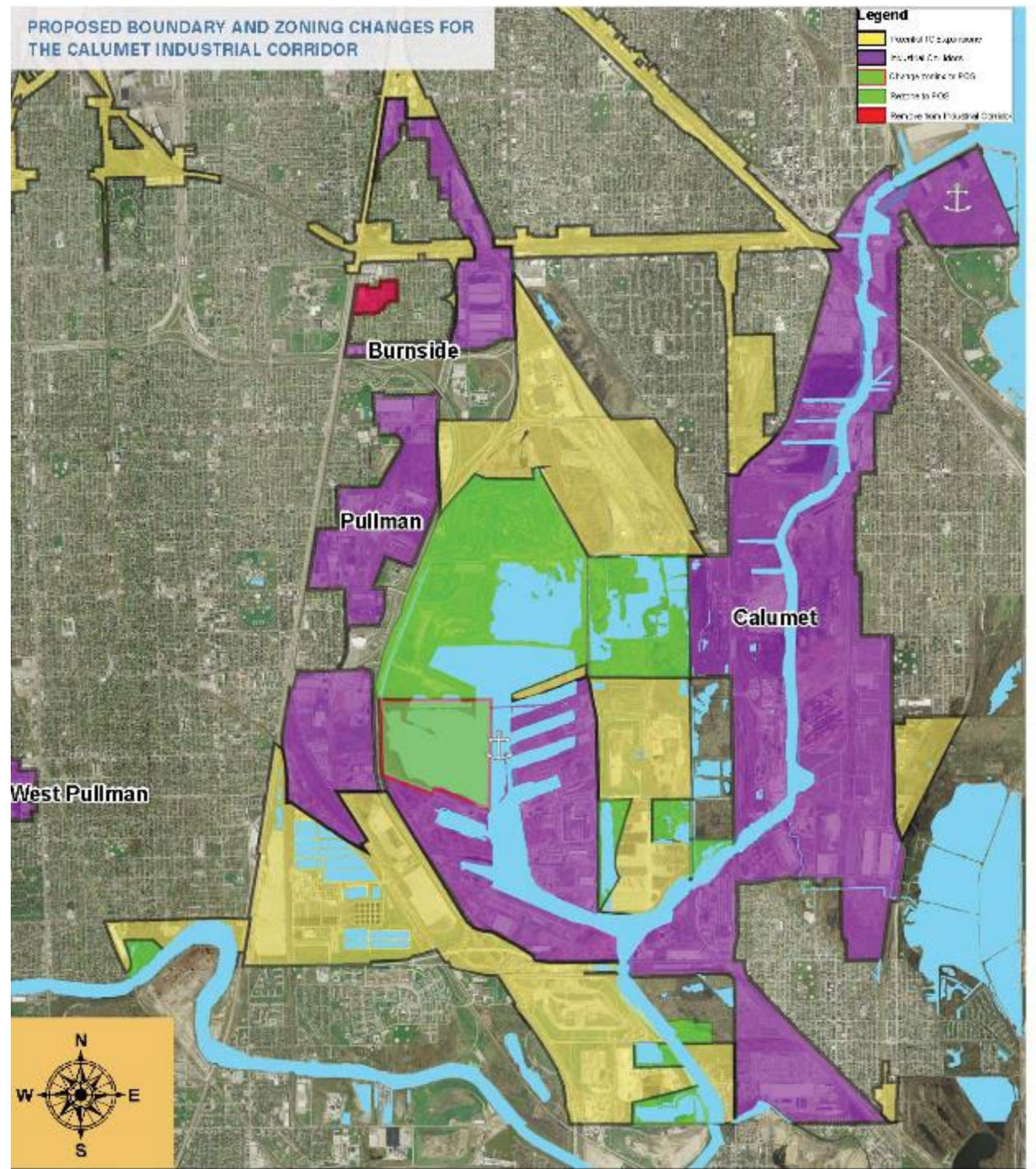
- Adopted by Chicago Plan Commission in November 2013
- Department of Planning and Development and industry leaders
- Goals:
 - Examine the effectiveness of the planned manufacturing districts as stipulated by the Chicago Zoning Ordinance and **review industrial corridor boundaries to determine if amendments are needed**
 - Set infrastructure priorities to reflect key industry goals
 - Identify business service priorities by sector, geographic and/or other focuses
 - Specify performance objectives for meeting the short and long-term business and workforce program goals
 - Design publicly accessible interactive data base for industrial properties, using the 2011 land use and company survey

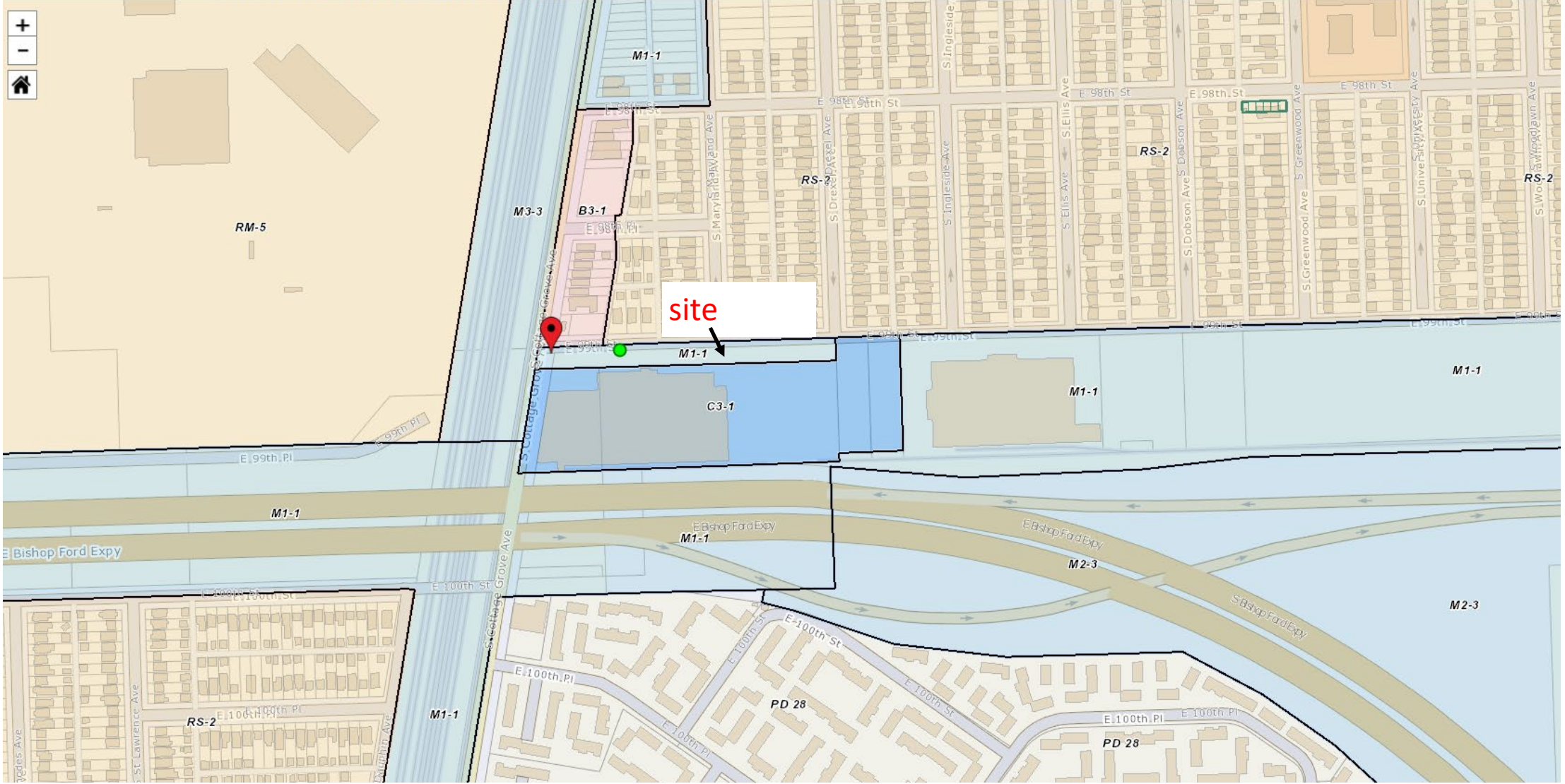
★ Planning Context

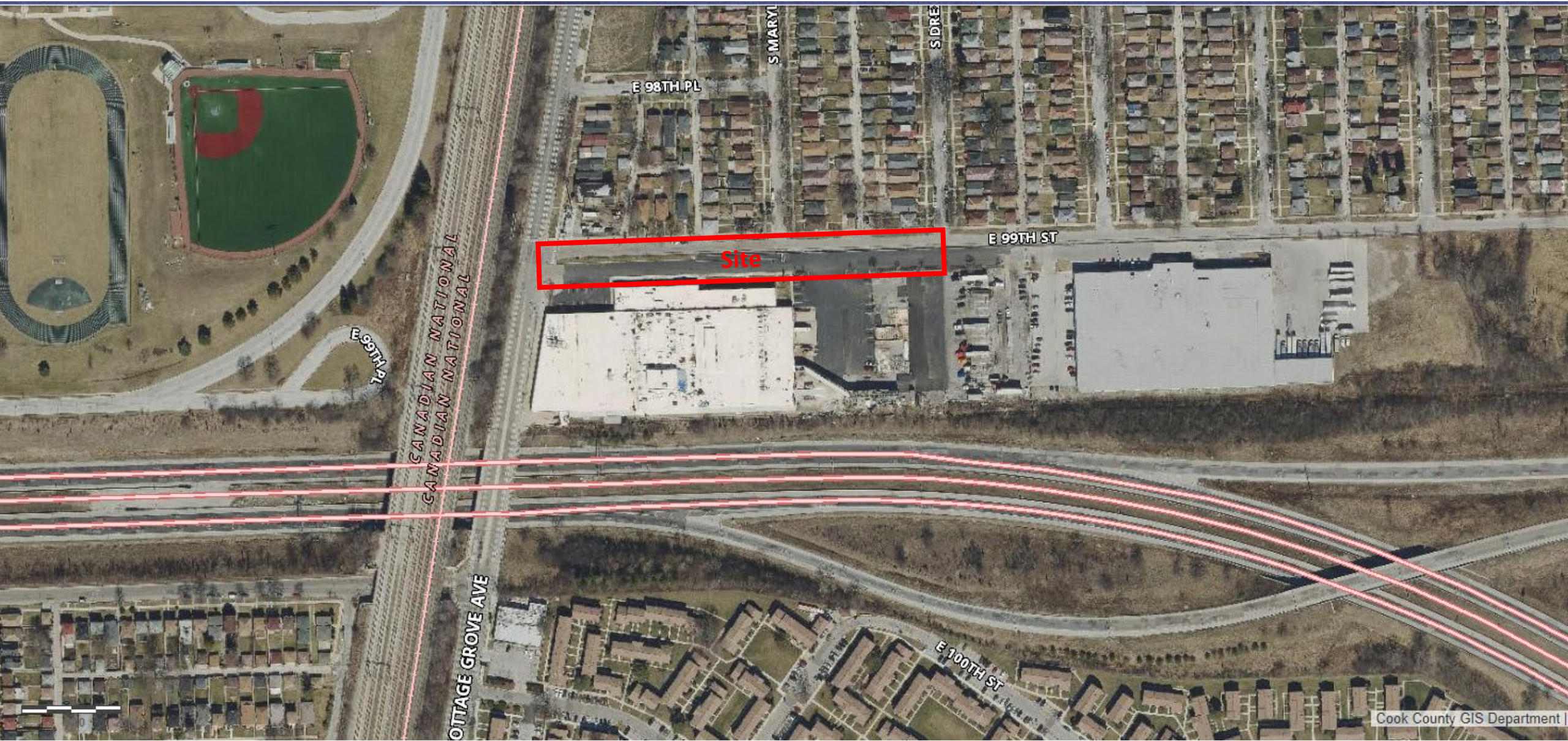


Legend

-  Industrial Corridors
-  Potential IC Expansions
-  Remove IC and Zone to POS
-  Rezone to POS
-  Remove from Industrial Corridor







SITE CONTEXT – AERIAL MAP



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH



SITE CONTEXT: EAST VIEW OF SITE

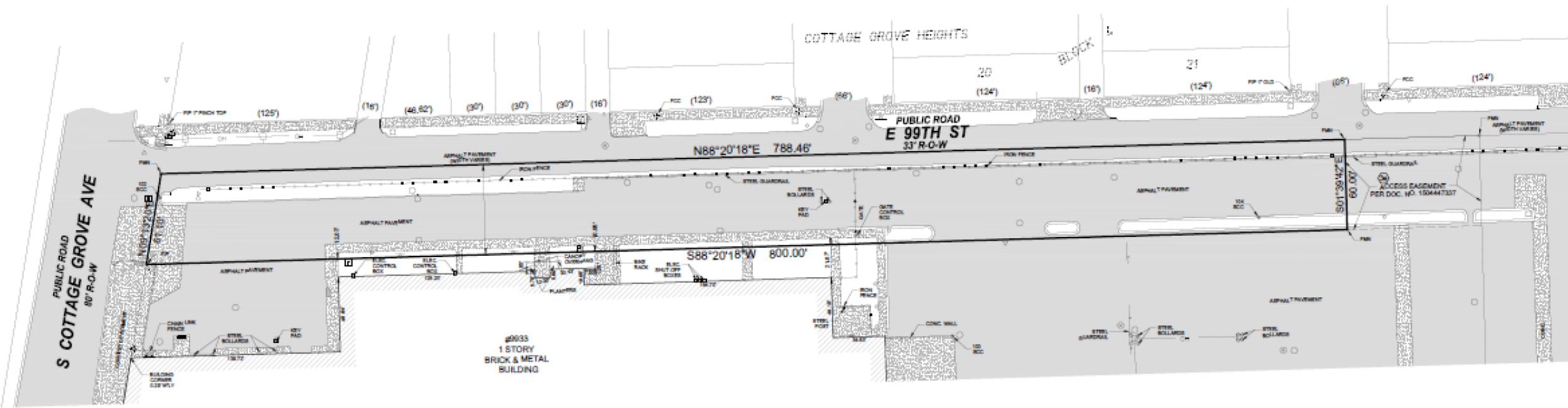


SITE CONTEXT: WEST VIEW OF SITE



SITE PLAN

9901 S. COTTAGE GROVE





DPD Recommendations

The proposal:

- Will not adversely affect the continued industrial viability of the Burnside Industrial Corridor (17-13-0403);
- Complies with the Chicago Sustainable Industries plan and is consistent with land use patterns in this portion of the Burnside Industrial Corridor (17-8-0903)