



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Proposed Industrial Corridor Map Amendment**

**2614 West 48<sup>th</sup> Street and 4743 South Talman Avenue**

**(15th Ward)**

**Applicant: Rocket Twins, LLC**

August 17, 2023



# Project Description

The Applicant requests a rezoning for the subject property from M1-2 (Limited Manufacturing/Business Park District) to C3-2 (Commercial, Manufacturing and Employment District) to allow for the "Medium Venue" use category, in order to provide a venue at the rear section of the existing building. While the rear portion of the building is approximately 12,000 sq. ft., the actual area for people to gather in the venue is approximately 4,800 sq. ft.

No other changes are proposed

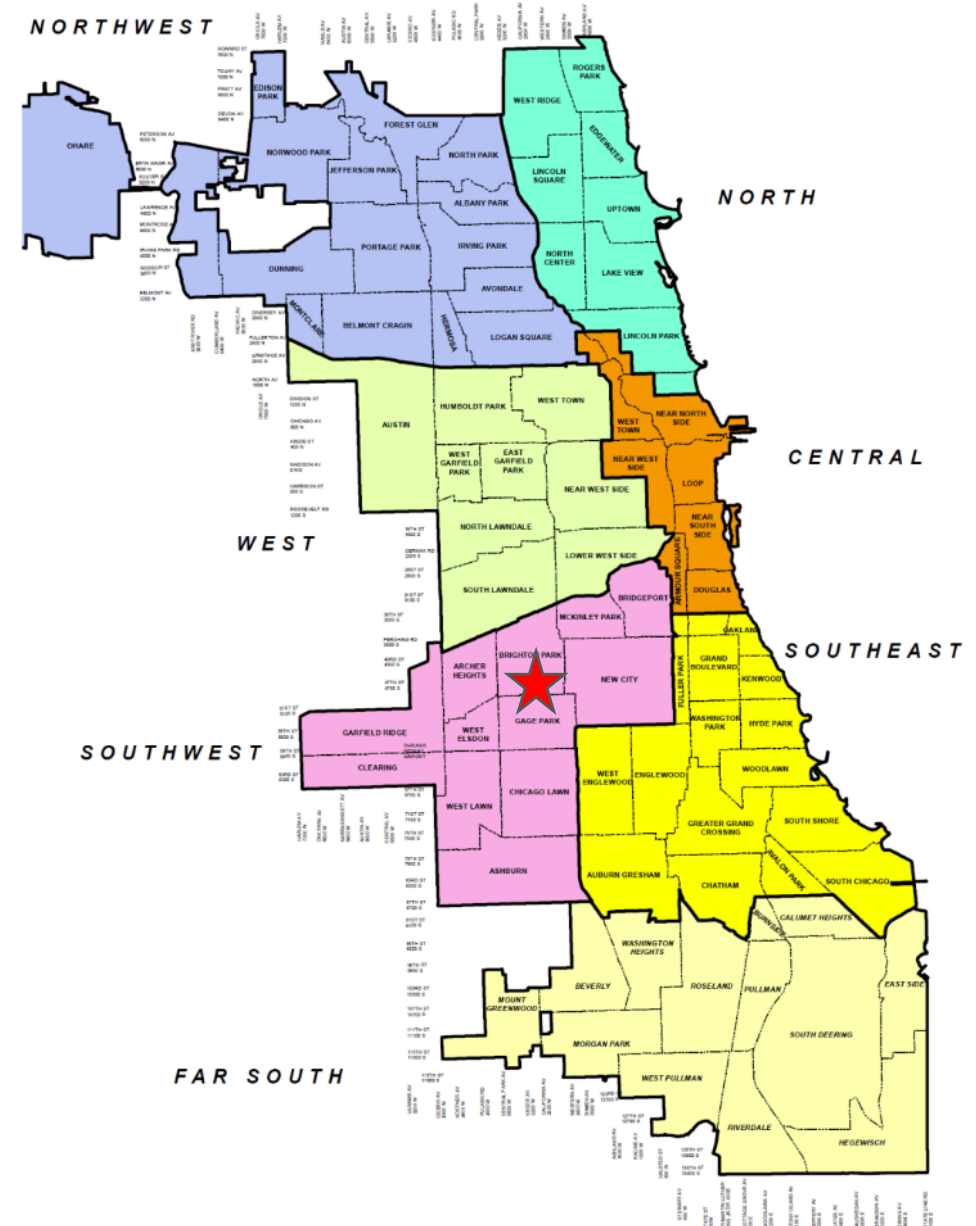
# Community Area Snap Shot

## PROJECT SITE CONTEXT

- Brighton Park Community Area
- Southwest Planning Region
- Brighton Park Industrial Corridor
- Current Zoning: M1-2
- Proposed Zoning: C3-2

## COMMUNITY AREA INFORMATION

- Population: +/- 45,043
- Median Household Income: \$47,962
- Race/Ethnicity: 1.1% Black / 7.7% White / 9.9% Asian / 0.8% Other / 80.5% Hispanic (of any race)
- Top Employment Sectors:
  - Manufacturing 25.8%
  - Administration 15.3%
  - Retail Trade 14.4%
  - Other Service 10.6%
  - Accommodation and Food Service 9.7%



(Source: <https://www.cmap.illinois.gov/documents/10180/126764/Brighton+Park.pdf>)



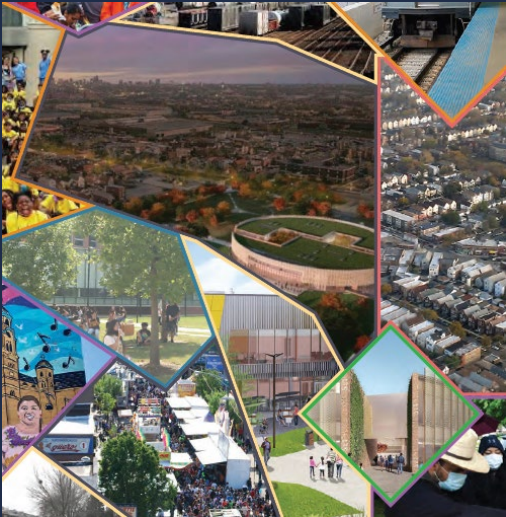


# SITE LOCATION





# ★ Planning Context



## Stitching it Together: Vision Study around the Park District HQ

A planning study is currently being conducted by the Department of Planning & Development that includes an analysis of potential future changes to land use in the Brighton Park Industrial Corridor and the surrounding neighborhoods. It is not known whether the findings and recommendations that result from this study will be affected by this project.

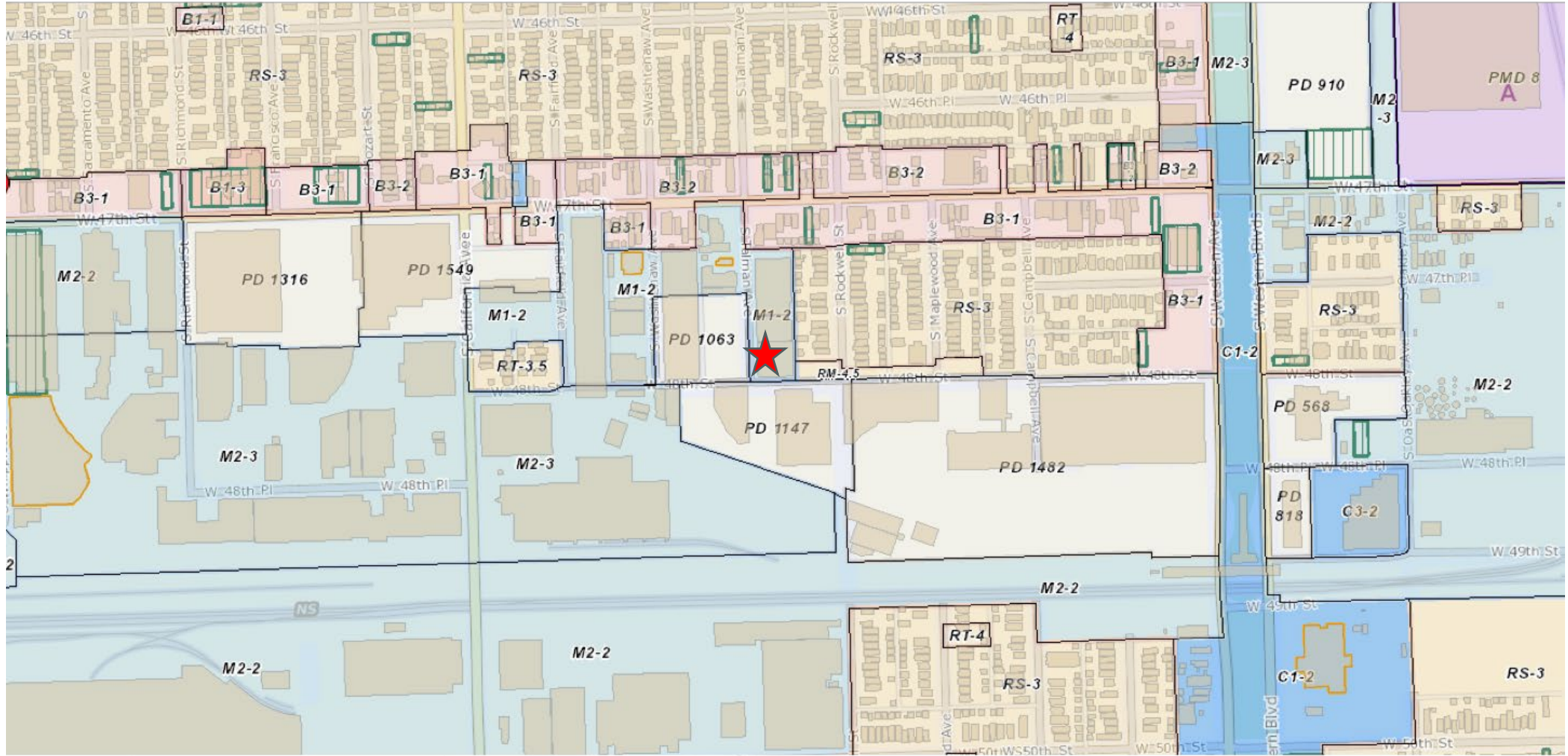
Estimated timeline: September 2023 – May 2024





# SITE CONTEXT





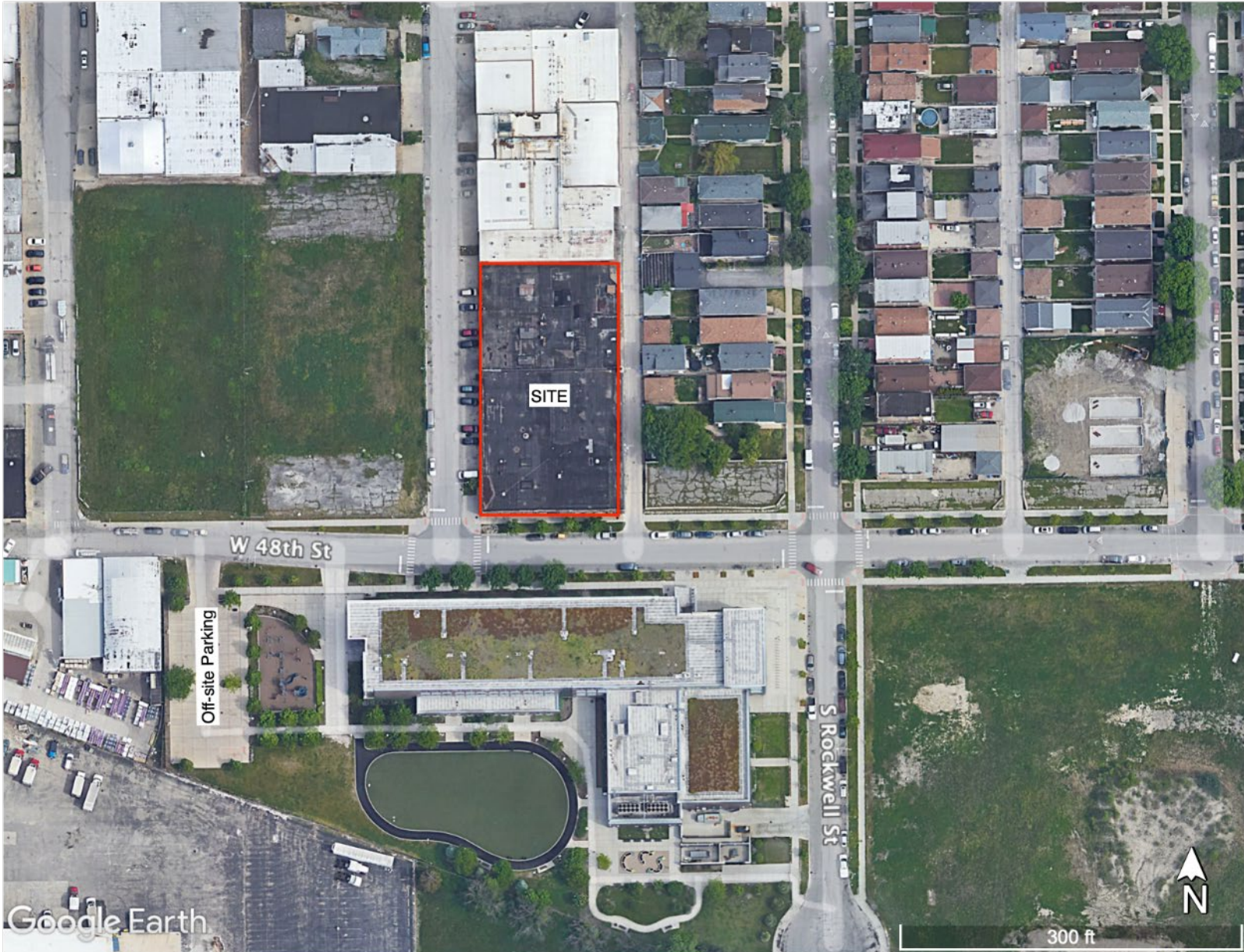
EXISTING ZONING MAP





- Total Area is 400 acres
- Ranks 25<sup>th</sup> out of 26 in Industrial Job Growth Rate (2010-17)
- Ranks 2<sup>nd</sup> in Industrial Wages
- Most common occupations: Laborers and Freight, Tractor-Trailer Drivers, Hand Packers

# Brighton Park Industrial Corridor



- Improved with approximately 27,092 sq. ft building
- 48<sup>th</sup> Street frontage to be used for coffee roaster and café
- Rear portion to be used for a medium venue for approximately 250 persons
- Parking to be provided in Shield School parking lot





Frontage along 48<sup>th</sup> St.



Talman frontage looking north from 48th



Talman frontage looking south



Rear of Site looking south along alley





Looking west along 48<sup>th</sup> St



Looking east along 48<sup>th</sup> St

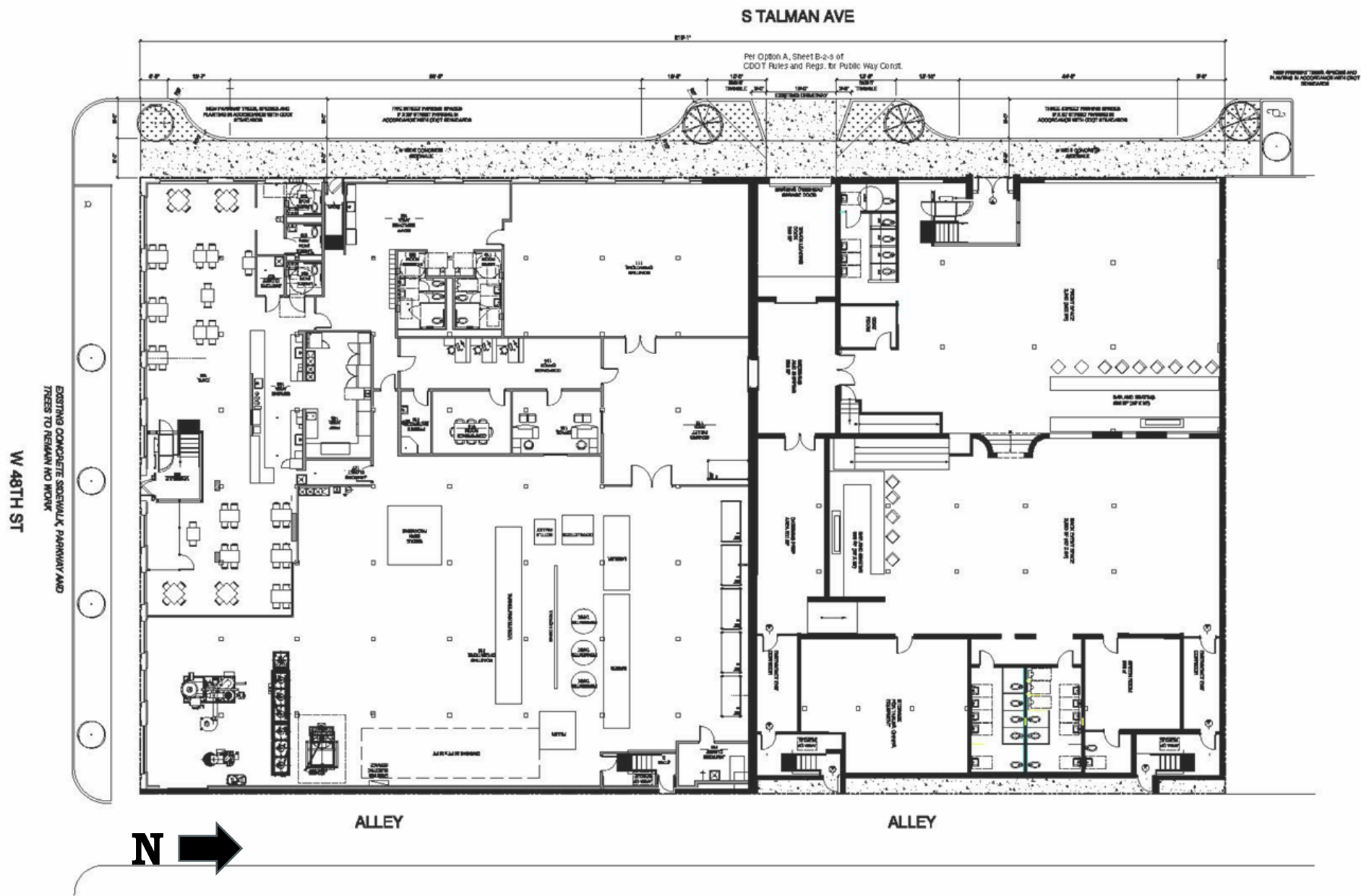


Across 48<sup>th</sup> (Shields School)



Across Talman from Site





**SITE & FLOOR PLAN**







# DPD Recommendations

**DPD has concluded that this propose rezoning is appropriate for this site and supports this amendment for the following reasons:**

- The Brighton Park Industrial Corridor is about 400 acres. This rezoning would impact a site that is only 0.63 acres (27,500 square feet) or 0.16% of the total industrial corridor area. (17-13-0403-A)
- This proposal is similar to other recent investments in Brighton Park and the Brighton Park Industrial Corridor that have focused on institutional and open space. That said, there is still significant vacant and underutilized land in the corridor that could accommodate industrial uses. (17-13-0403-C; 17-13-0403-D)
- East of South California Avenue, the industrial use accounts for about 50% of the Industrial Corridor, within open space, institutional, and residential use accounting for the remaining portion. About 70% of the Brighton Park Industrial Corridor is existing industrial/manufacturing land use. This proposal would affect only 0.16% of the total industrial corridor area. (17-13-0403-E; 17-13-0403-F)
- The proposed use is consistent with other developments in the area and is compatible with the other developments adjacent to the site and development trends in the area including two schools and the new Park District HQ. (17-13-0308-B)
- The commercial development is compatible with the surrounding density and building scale in the larger community area. (17-13-0308-C)
- The proposed use includes both commercial and manufacturing type uses (coffee roasting) that fit within the existing transitioning industrial context. (17-13-0308-D)
- Existing public infrastructure is sufficient to support this proposed use. (17-13-0308-E)