

Mayor Emanuel's Industrial Corridor Modernization

Kinzie Industrial Corridor

Fulton Market Innovation District Plan Implementation

September 19, 2017



Rahm Emanuel, Mayor

David Reifman, Commissioner
Dept. of Planning and Development

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

Agenda

6:00: Presentation

1. Background/Recap

- Industrial Corridor Modernization Initiative
- Fulton Market Innovation District (FMID) plan

2. Implementation of the FMID plan

Step 1: City Actions (Current Proposal)

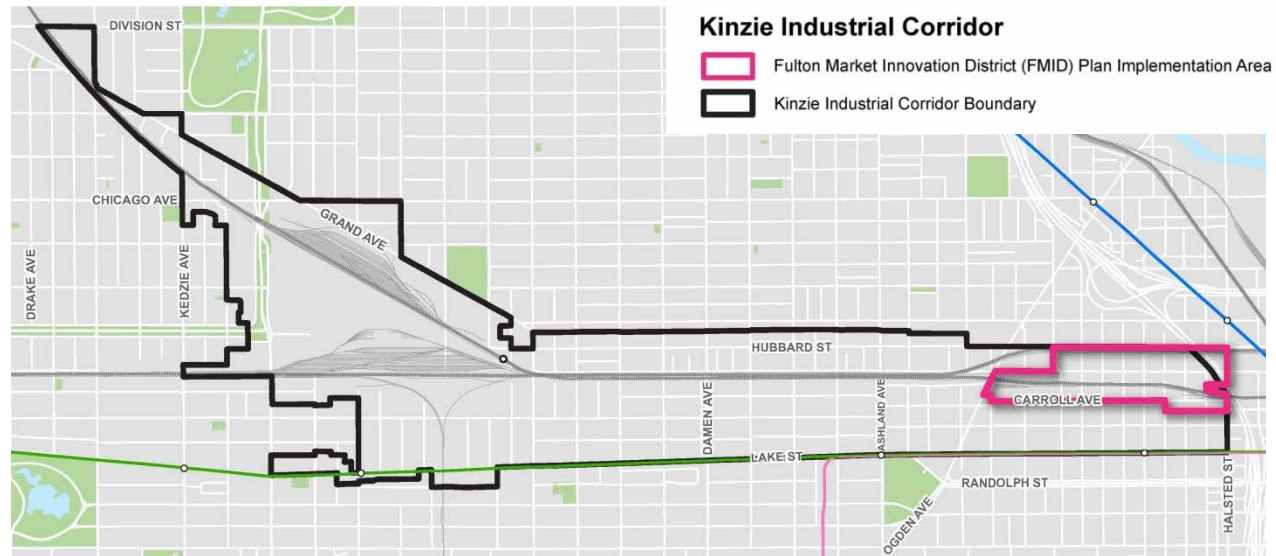
Step 2: Potential Property Owner/Developer Actions (Future)

3. Next Steps

Future meetings

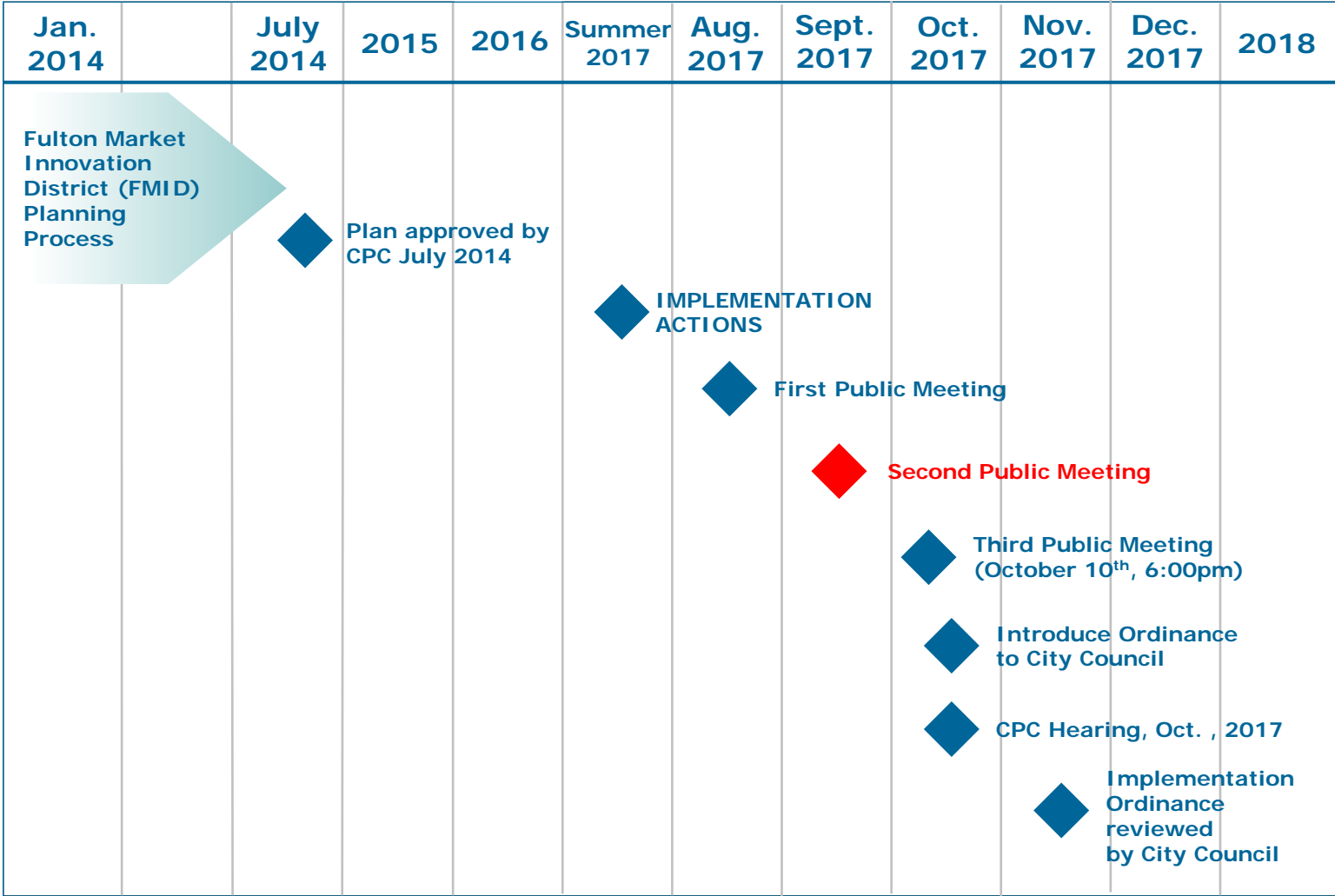
6:30: Q and A

7:00: One on One



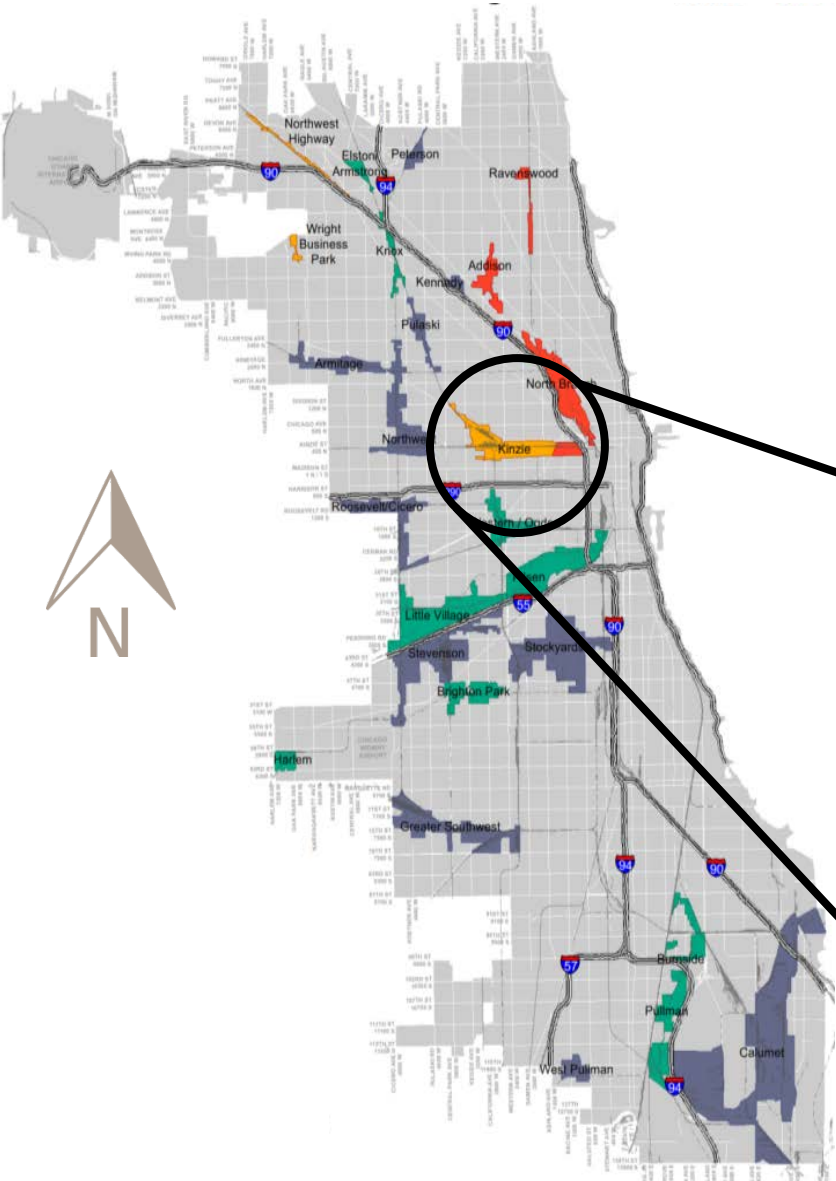
Proposed Zoning Changes (East Kinzie)

Proposed Schedule for Implementation

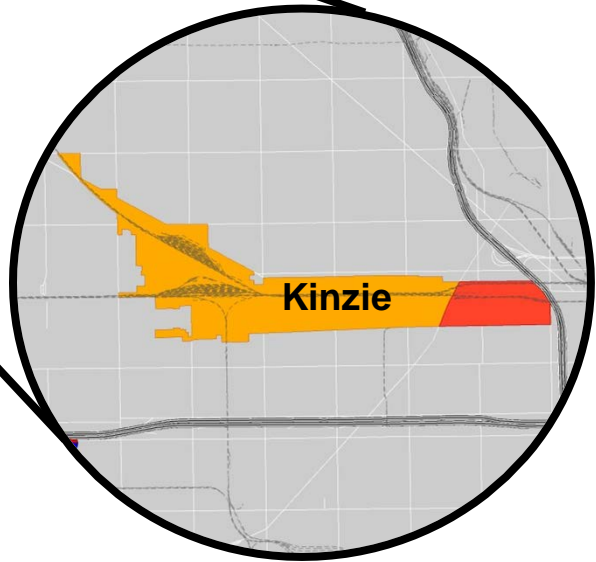


Employment Trends in the Industrial Corridor System

Core Job Employment Trends 2002 - 2014



- Manufacturing**
(Largest number of jobs are in manufacturing and are stable or growing)
- Manufacturing and Moving & Storing Goods**
(Largest number of jobs in both manufacturing and the distribution and storage of goods and are stable or growing)
- Business to Business**
(Largest number of jobs are in business support services and are stable or growing)
- Info & Tech**
(Largest number of jobs are either information technology and management or business support services and are stable or growing)

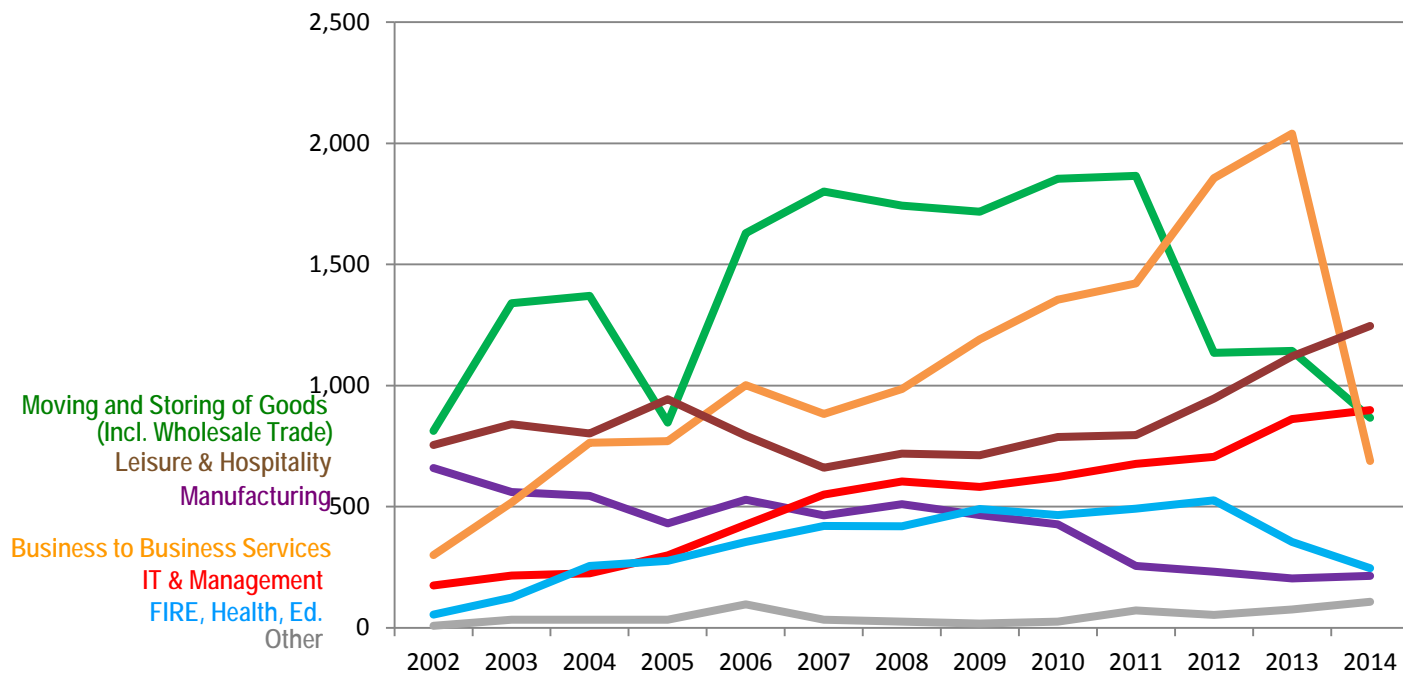
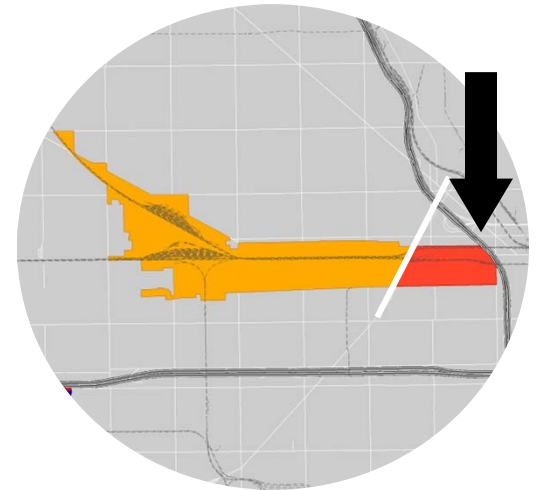


Employment Trends in the Industrial Corridor System

Core Job Employment Trends 2002 – 2014

Kinzie Industrial Corridor: **East of Ogden Avenue**

- Manufacturing jobs *decreased* 68%
- Information, Technology and Management *increased* 413%
- FIRE, Health, Ed *increased* 347%
- Leisure & Hospitality *increased* 65%



Fulton Market Innovation District Plan



Fulton Market Innovation District (FMID) Plan



Approved by the Chicago Plan Commission in July 2014, the Fulton Market Innovation District plan outlined **a vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center.**

FMID Key Actions

The plan identifies **seven key actions** that serve to guide City policies and investment within the area:

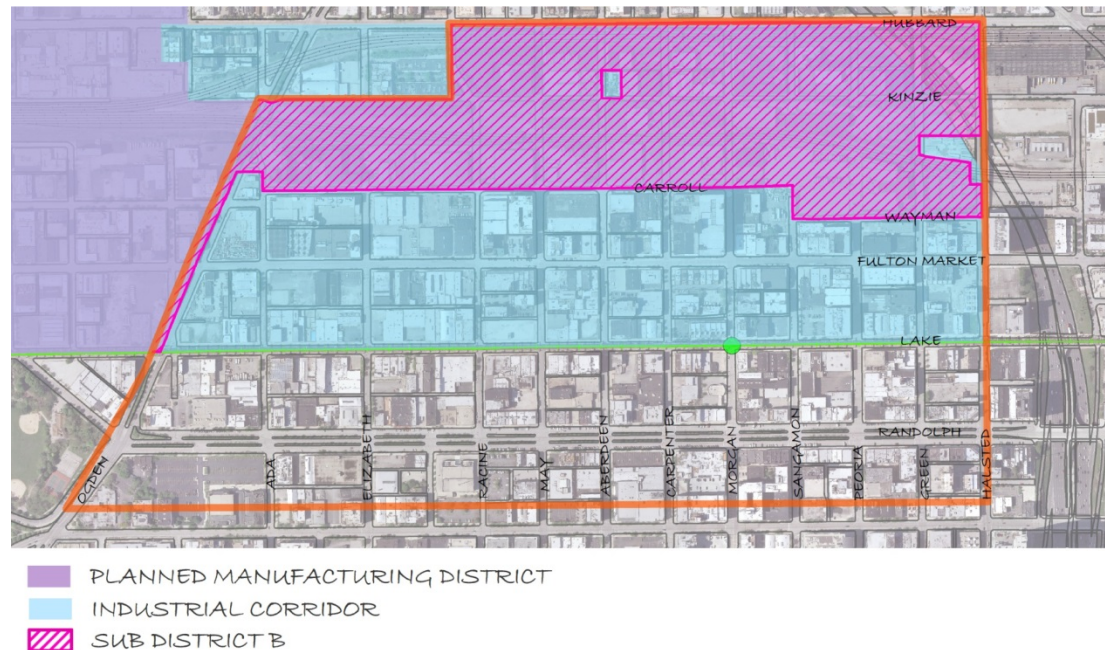
1. **Adopt a land use map for the Fulton Market Innovation District to minimize future land use conflicts and maximize the production of real and virtual products**
2. **Establish Subdistrict B within the Kinzie Planned Manufacturing District**
3. **Adopt general design guidelines**
4. **Coordinate public infrastructure investments to create a cohesive district identity and support ongoing private investment projects.**
5. **Invest in facilities for regional food products, traditional wholesale businesses and associated historic buildings**
6. **Encourage programming and events on food and Chicago's role within the regional and nationwide food systems**
7. **Establish a historic district within a portion of the Fulton Market Innovation District**

FMID Key Actions

Purpose: provide adequate space for a broader range of businesses, while still protecting against the potentially negative impacts of housing, entertainment, and lodging uses.

➔ **New tools to meet the same purpose, and strengthen industrial and commercial corridors citywide:**

- Zoning Overlay District to guide new development and expand business uses
- Industrial Corridor System Fund
- Neighborhood Opportunity Fund



Implementation of FMID Plan Key Action

Two ways zoning will be used to implement the FMID Plan:



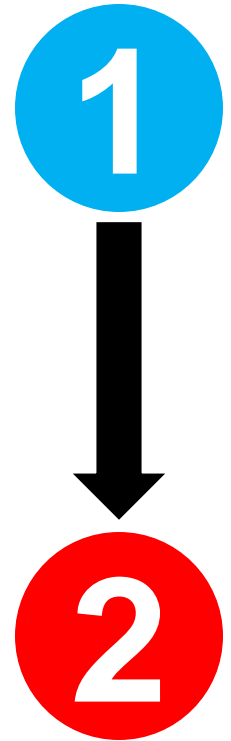
City Actions



**Property Owner/
Developer Actions**

Implementation of FMID Plan Key Action

Initial City actions will guide and establish the basis of future property owner actions pursuant to the proposed Zoning Overlay District.



Implementation of FMID Plan Key Action

1

To implement the FMID plan's vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center, the City proposes an ordinance to:

- 1. Repeal a portion of the existing Planned Manufacturing District 4 identified in the FMID plan as Subarea B to accommodate modern business uses.**
- 2. Designate the Kinzie Corridor Overlay District to guide future development.**
- 3. Apply the new Industrial Corridor System Fund to this area, which would support industrial projects throughout the city.**
- 4. Apply the City's existing Neighborhood Opportunity Bonus to the area.**

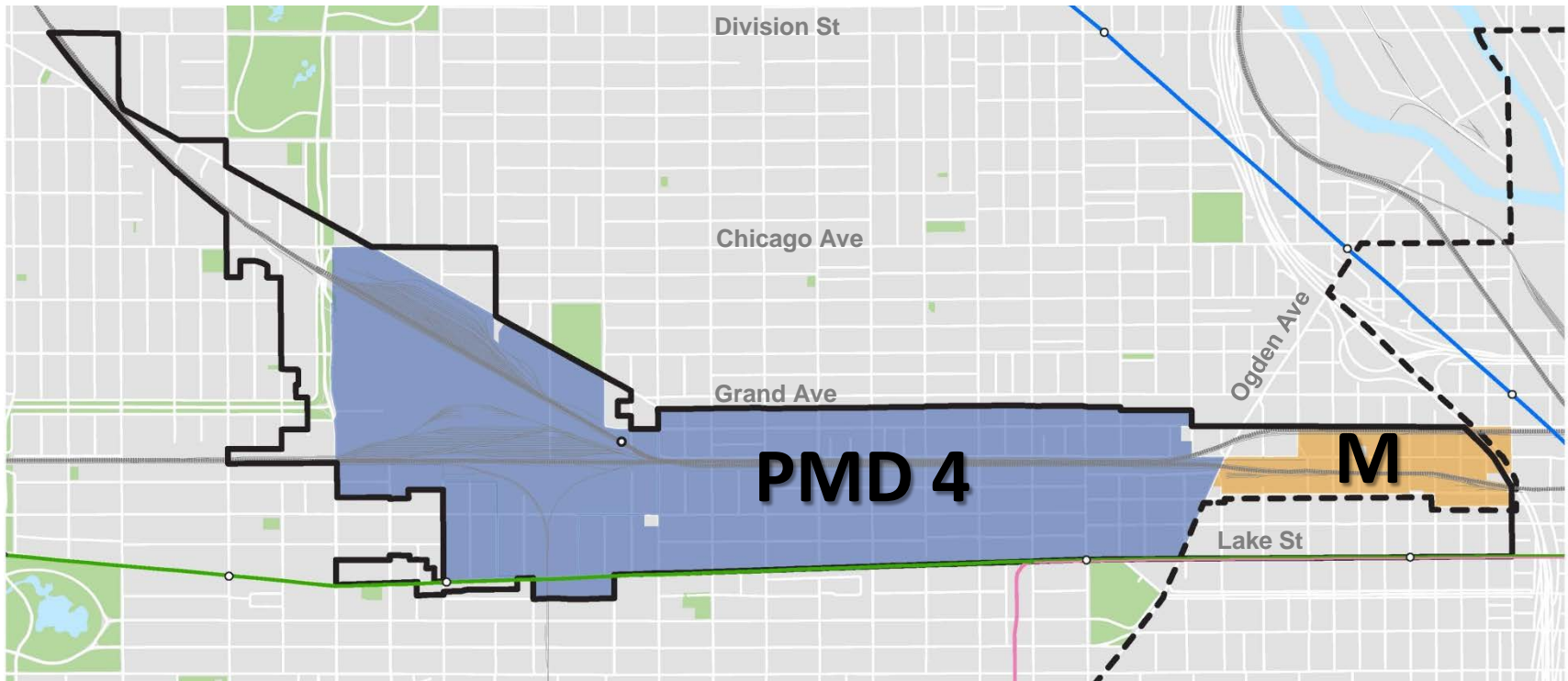
Section 17-13-0711 of the Chicago Zoning Code requires the Chicago Plan Commission (CPC) to monitor the effectiveness of all PMDs and make recommendations as needed.

Proposed Zoning Changes (East Kinzie)

1. Repeal portion of existing PMD 4, east of Ogden Avenue

- Portion of existing PMD repealed to previous Zoning Districts (predominantly manufacturing zoning districts)

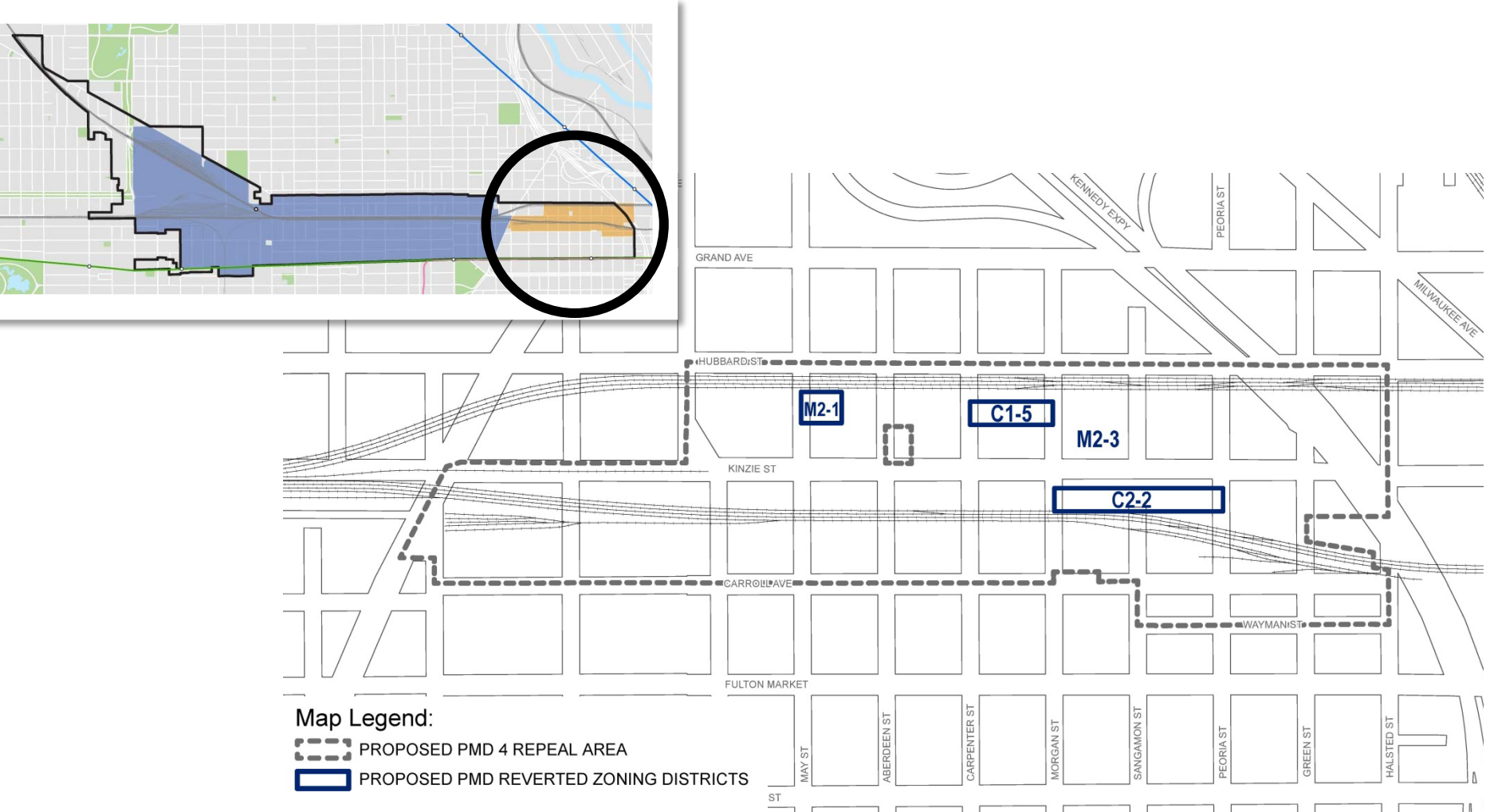
Maintain existing PMD 4 west of Ogden Avenue



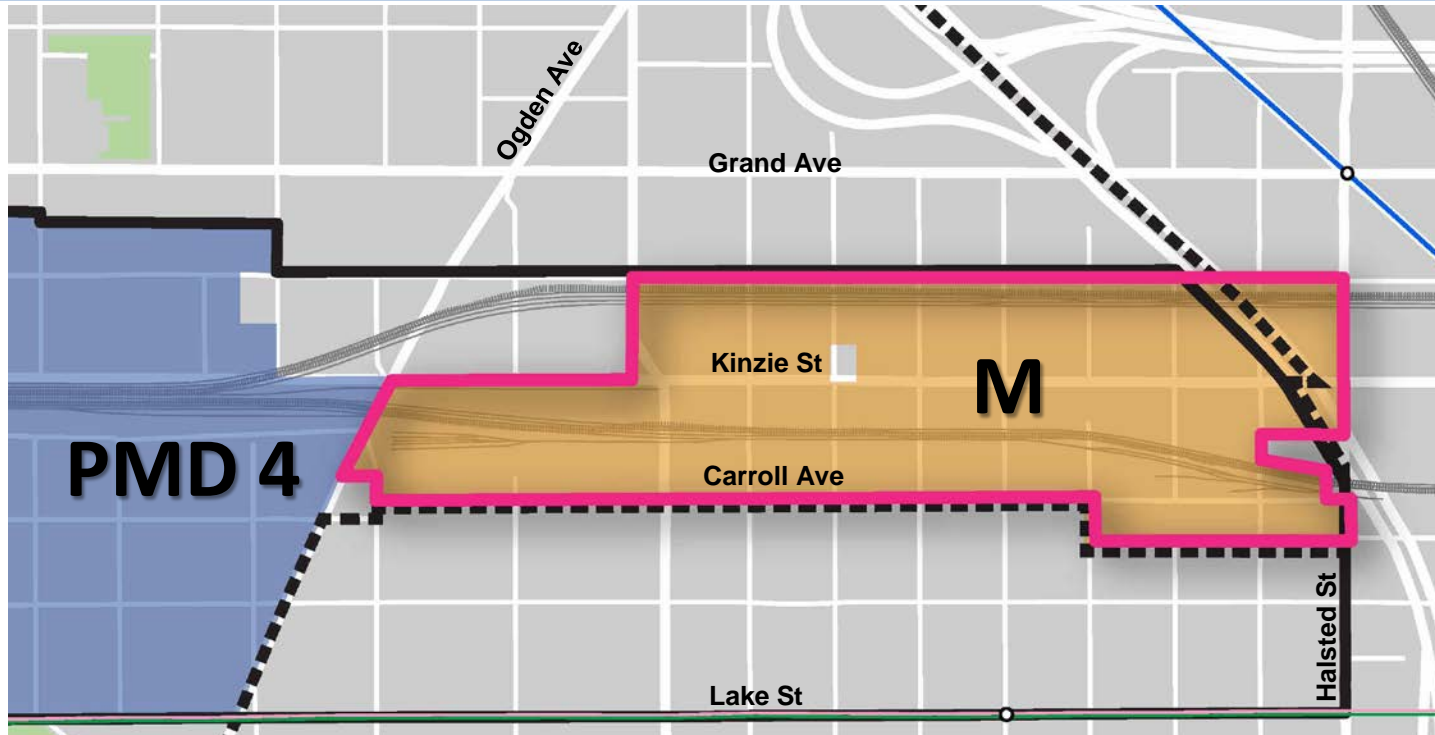
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Proposed Zoning Changes (East Kinzie)



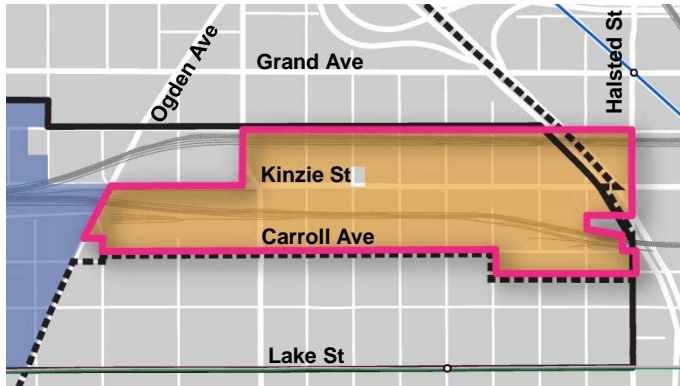
2. Establish a Zoning Overlay District to supplement base regulations:

- Permits existing uses
- Prohibits residential uses
- Limits future zoning amendments to Downtown Zoning (DS and DX)
- Applies the Industrial Corridor System Fee for future zoning changes



Proposed Zoning Changes (East Kinzie)

2. Establish a Zoning Overlay District to supplement base regulations:



- Existing uses can continue
 - Prohibits residential uses
 - Limit future, private zoning amendments to Downtown Service (DS)* and Downtown Mixed-Use (DX)* districts
- *POS and T available for public uses; Planned Development thresholds apply

Examples of Uses:

Downtown Mixed-Use (DX)	Downtown Service (DS)
Residential Uses Prohibited (per supplemental overlay regulations)	Residential Uses Prohibited
Public and Civic Uses Permitted	Public and Civic Uses Permitted
Commercial Uses Permitted (office, retail, restaurants, bars, hotels, entertainment, auto sales and repair)	Commercial Uses Permitted (office, retail, restaurants, bars, hotels, entertainment, auto sales, repair, and body work, vehicle storage, building and construction services and sales)
Light Industrial Uses Permitted (artisan manufacturing, warehousing)	Light Industrial Uses Permitted (artisan manufacturing, light manufacturing, warehousing)

Proposed Zoning Changes (East Kinzie)

1

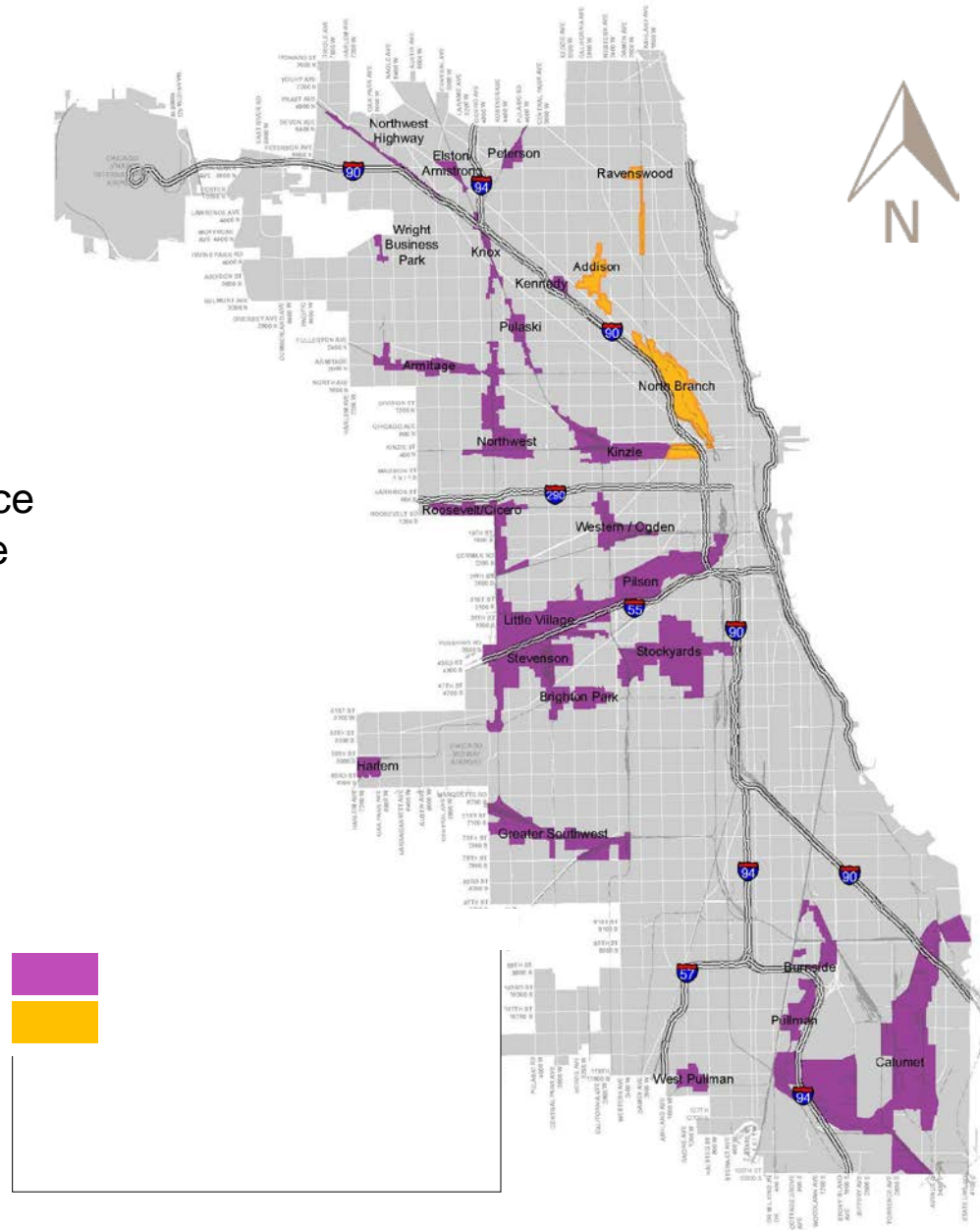
3. Apply the new Industrial Corridor System Fund to this area

The fee would apply to any project within a conversion area that requests a further zoning change from a pre-PMD zoning district to an allowed nonmanufacturing district

Use of Fee: To increase jobs and enhance the tax base across the City, funds will be used in other Industrial Corridors for:

- Infrastructure and utilities
- Environmental remediation
- Acquisition of industrial property
- Rehabilitating buildings

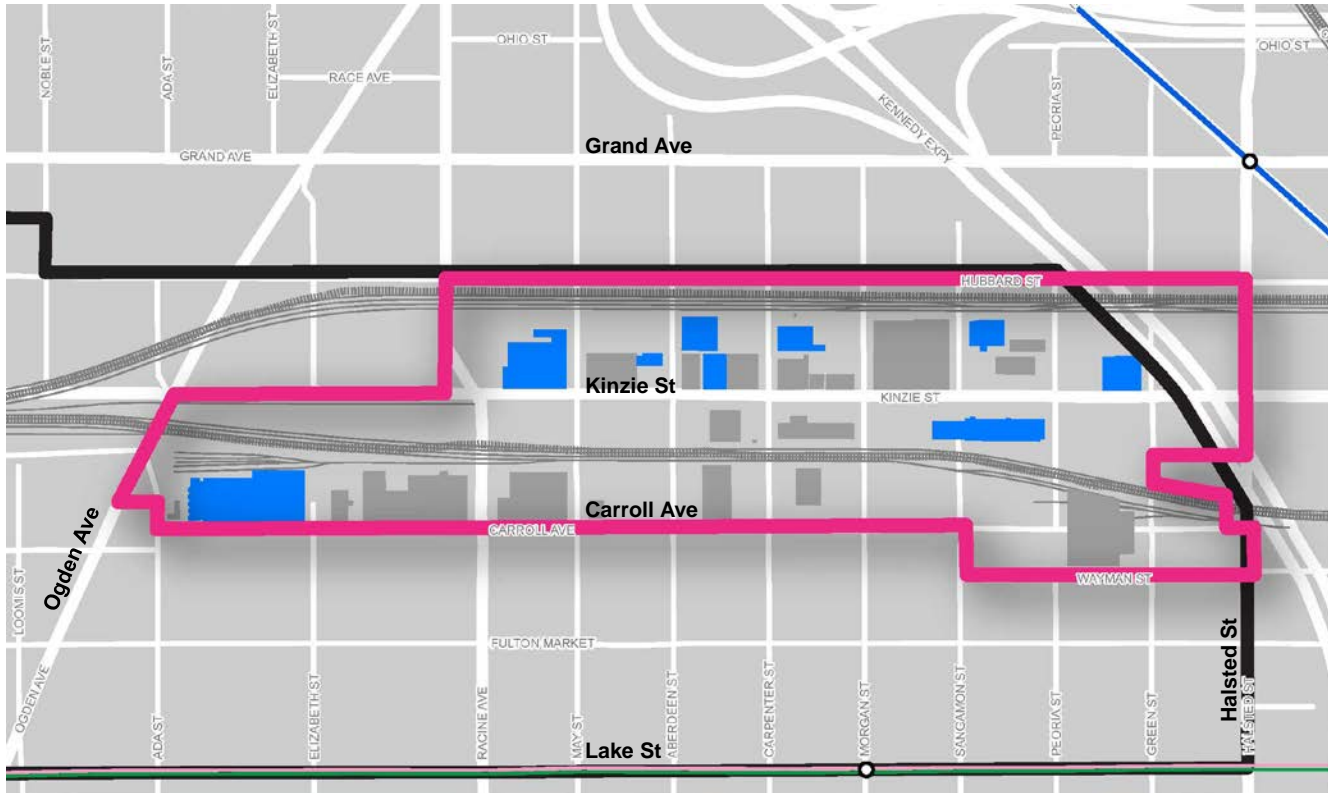
New fee could generate tens of millions of dollars; 100% to be allocated for industrial development in other parts of the city







Proposed Zoning Changes (East Kinzie)

3. Apply the new Industrial Corridor System Fund to this area

Character Buildings – Not subject to fee if converted to office under existing zoning



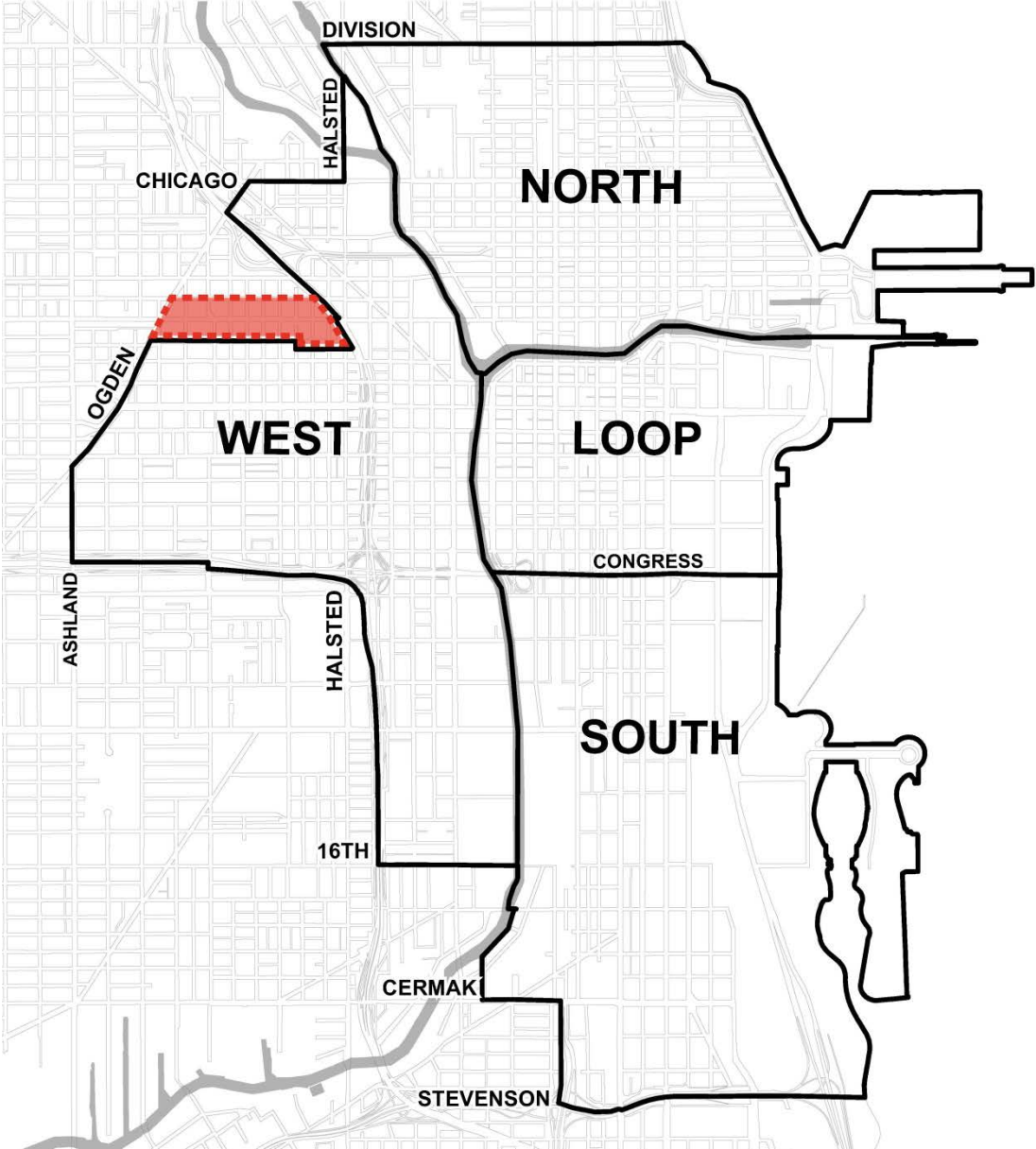
-  Kinzie Industrial Corridor
-  Zoning Overlay District
-  Character Buildings
-  Other Buildings



Proposed Zoning Changes (East Kinzie)

4. Apply the City's existing Neighborhood Opportunity Bonus to the area.

-  Downtown Submarkets
-  Expanded Neighborhood Opportunity Bonus area

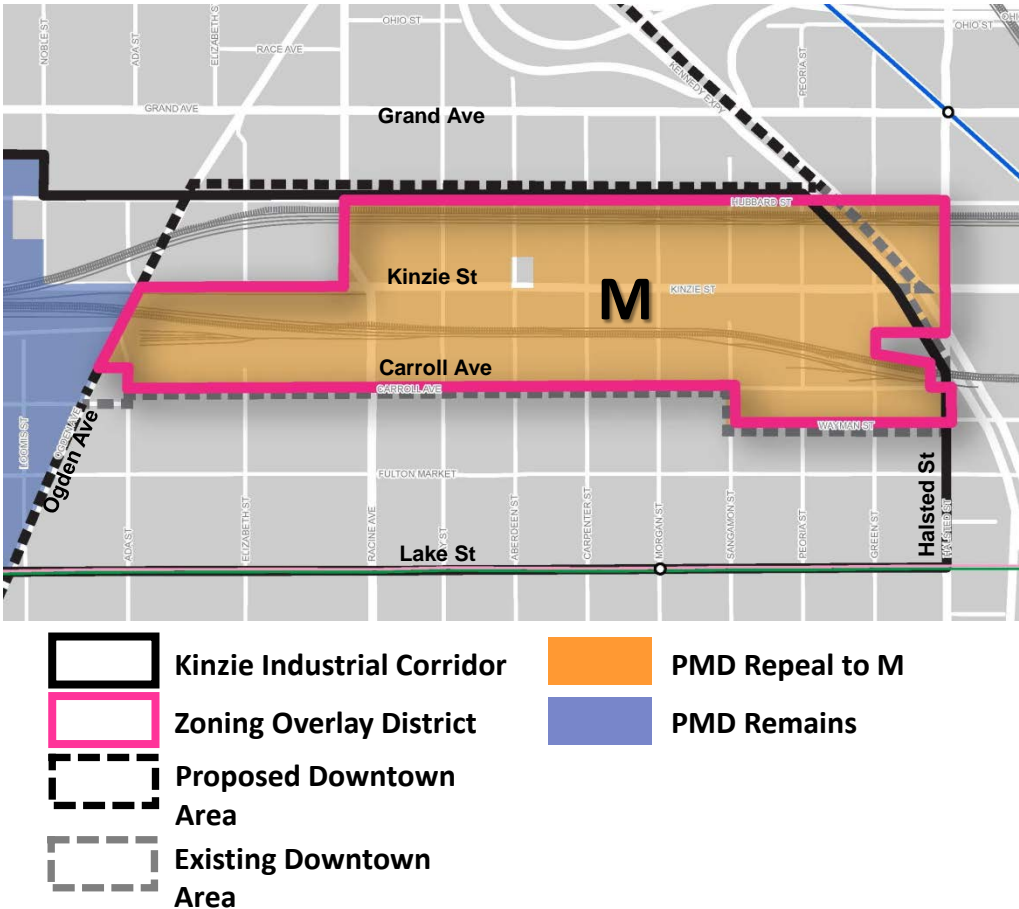


Proposed Zoning Changes (East Kinzie)

2 Property Owner/ Developer Actions

Within the Kinzie Corridor Overlay District:

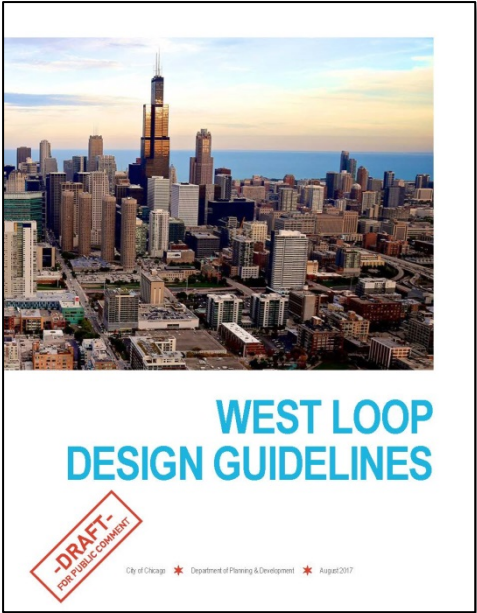
- Private property owners/developers are not required to seek a rezoning; existing uses are permitted.
- Owners may seek rezonings consistent with the proposed overlay district, using the existing, public zoning review process.
- The zoning review process will address the use of FAR bonus and building form.



West Loop Design Guidelines

The Department of Planning and Development is now developing design guidelines to foster excellence in design within the West Loop.

- To accomplish this, the City has convened a working group of West Loop stakeholders, and have held community workshops.
- DPD will present the design guidelines to Plan Commission at 10 a.m., tomorrow, Wednesday, September 20. This meeting is open to the public and attendees will be invited to provide comment at that time as well.



- ▭ Design Guidelines Boundary
- ▭ Kinzie Corridor Overlay District
- ▭ FMID Plan Area

West Loop Design Guidelines

Principles from the West Loop Design Guidelines:

Building Design

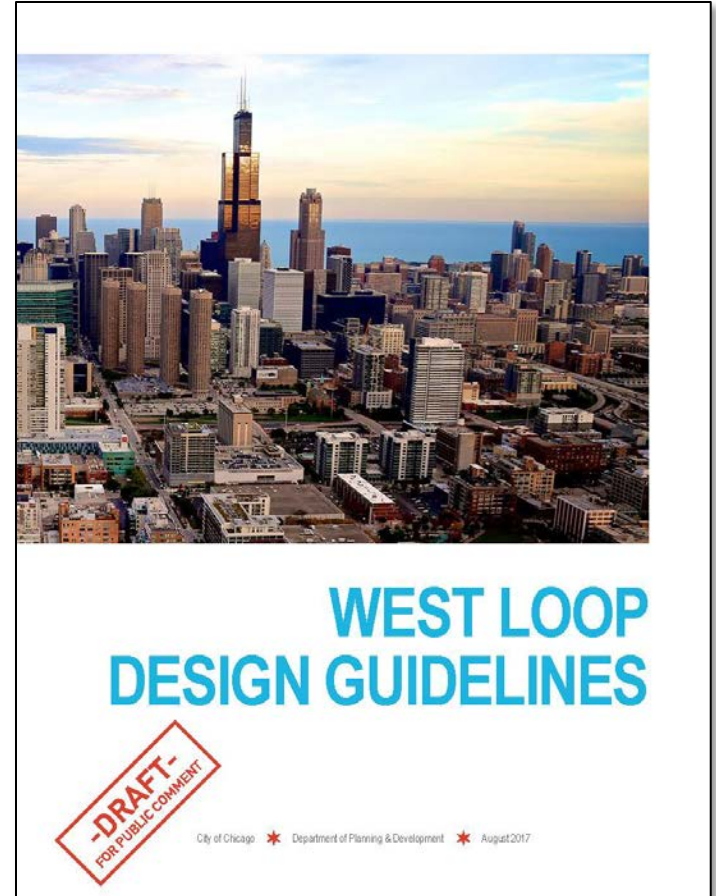
- Encourage taller, thinner buildings with substantial setbacks
- Orient longest building façades and/or concentrate height along wider streets

Base Design

- Building bases should be mindful of existing context, particularly at infill sites
- Provide seamless or gradual transition in bulk and scale near areas with lower-scale and character buildings - including those in the Landmark Districts
- Reinforce desirable urban features found within the surrounding area such as siting patterns, massing arrangements and streetscape characteristics

Commercial Uses

- Buildings for commercial uses that require large floor plates should respect the mass, scale and architectural character of adjacent buildings.

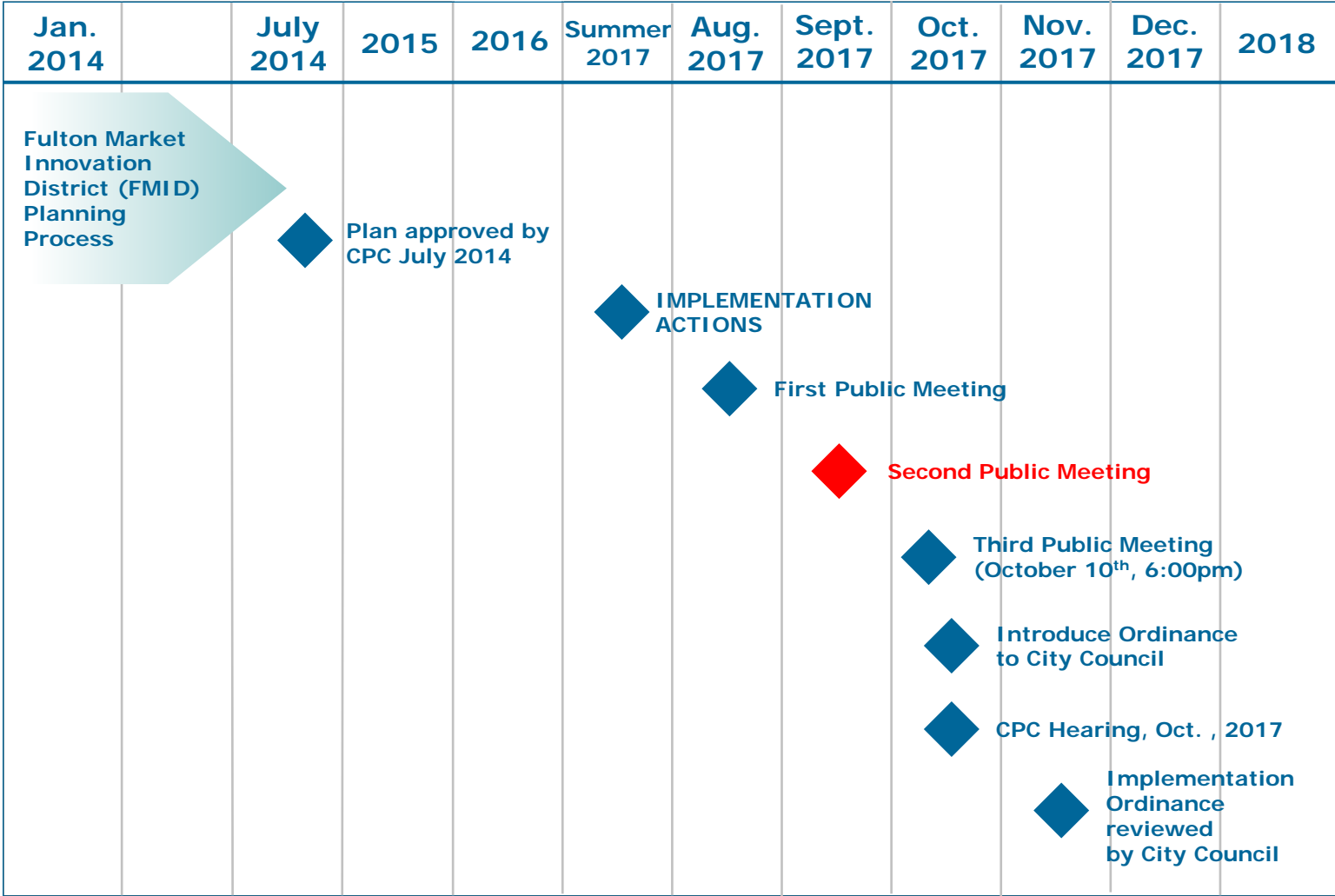


Next Steps



Proposed Zoning Changes (East Kinzie)

Proposed Schedule for Implementation



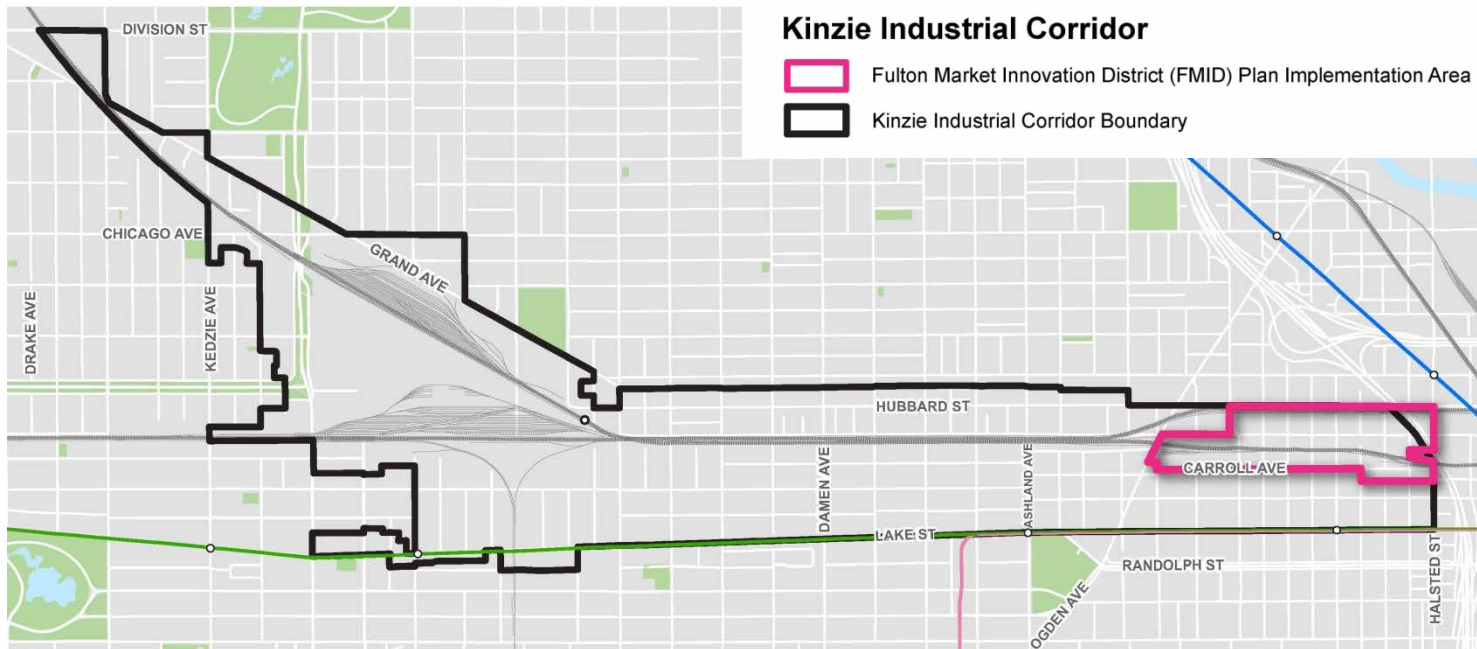
Next Steps

Step 1: Implementation of the Fulton Market Innovation District (FMID) plan

- Next public meeting October 10th, 6:00 pm
- Contact DPD with comments and questions
 - dpd@cityofchicago.org

Step 2: Kinzie Industrial Corridor Study

- Public process to begin in January



Kinzie Industrial Corridor Study

Proposed Schedule for Kinzie Industrial Corridor Study

