

North Branch Framework Plan Implementation

Planned Manufacturing District Review

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- Section 17-13-0711 of the Chicago Zoning Code requires the Chicago Plan Commission (CPC to monitor the effectiveness of all Planned Manufacturing Districts (PMDs)and make recommendations as needed.
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- A comprehensive review of PMD viability is critical to ensuring that North Branch land uses and zoning regulations align with the current area activity and anticipated future development

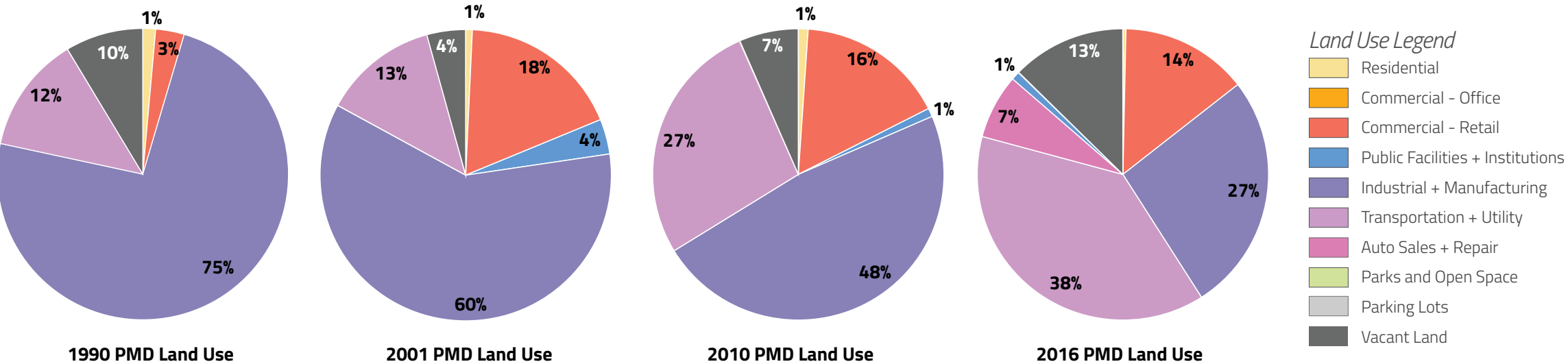
Planned Manufacturing District Purposes:

1.
- Foster the city's industrial base;
2.
- Maintain the city's diversified economy for the general welfare of its citizens;
3.
- Strengthen existing manufacturing areas that are suitable in size, location and character and which the City Council deems may benefit from designation as a PMD;
4.
- Encourage industrial investment, modernization, and expansion by providing for stable and predictable industrial environments; and
5.
- Help plan and direct programs and initiatives to promote growth and development of the city's industrial employment base.

PMD LAND USE

Between 1990 and 2016, PMD land uses have exponentially shifted away from heavy industry.

- Manufacturing uses *decreased* from 75% to 27%
- Commercial uses *increased* from 3% to 14%
- Transportation uses *increased* from 12% to 38%

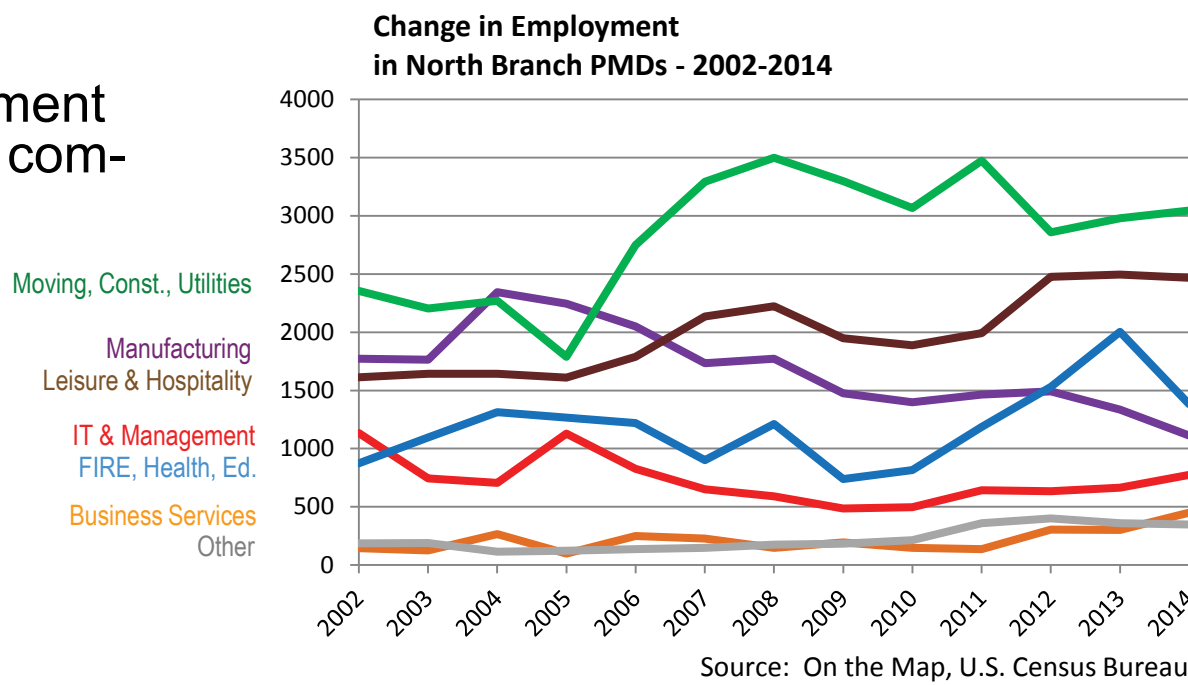


1. CMAP Land Use Inventory
2. Chicago Department of Planning and Development

PMD EMPLOYMENT

Between 2002 and 2014, North Branch employment shifted further away from manufacturing toward commercial and other uses:

- Manufacturing jobs *decreased* 37%
- Business Services *increased* 210%
- FIRE, Health, Ed *increased* 58%
- Leisure & Hospitality *increased* 53%



Source: On the Map, U.S. Census Bureau

PMD BUSINESSES

Between 1990 and 2015, a number of businesses have closed or relocated to other Industrial Corridors, including:

	Business	Location	Employees	Company Status
1	A. Finkl & Sons	2011 N. Southport	430	Relocated to 1355 E 93rd Street in Burnside Industrial Corridor in 2014
2	A. Lakin & Sons	2044 N. Dominick	250	Closed
3	Charles Levy Circulating	1140 N Branch	N/A	Company bought by Readerlink in 2011
4	Chicago Fish House	1250 W Division	115	Closed in 1996
5	Chicago Paperboard Corporation	900 N Ogden	110	This location closed in 2000. Company was bought by Carauer Industries and is now located at 555 N. Tripp in the Northwest Industrial Corridor
6	Cometco	1509 W Cortland	N/A	Bought by Sims Metal Management. Sims closed in 2015
7	Dix Superior	1229 N. Cortland	10	Closed in 1991
8	GLS Chemical	1750 N. Kingsbury	63	Great Lakes Terminal & Transport Corp (GLS) relocated to 8800 W 71st Street in Bedford Park. Closed in 2006
9	Gutmann Leather Co.	1511 W Webster	N/A	
10	Morton Salt	1357 N Elston Ave	23	Facility closed in 2015, was in operation since 1929. Company will retain other Chicago area sites
11	Proctor & Gamble	1232 W North Ave	275	Closed the plant in 1990. Operations consolidated to other manufacturing plants out of state
12	U.S. Sample Corporation of Illinois	1840 N. Marcey	335	Company relocated to 4309 S. Morgan Street in the Stockyards Industrial Corridor

Source: Based on sources deemed reliable March, 2017

