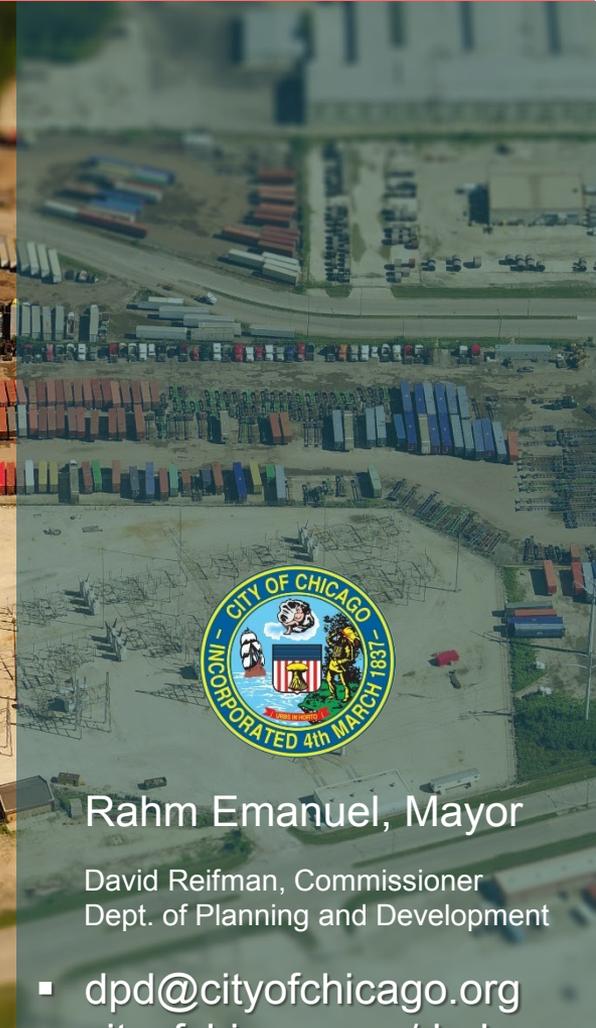


Industrial Corridor Modernization

Little Village



Rahm Emanuel, Mayor

David Reifman, Commissioner
Dept. of Planning and Development

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

Working Group #3
October 12, 2018

Agenda – Working Group Meeting #3

I. Public Input and Proposed Changes to Draft Strategies

II. Implementation

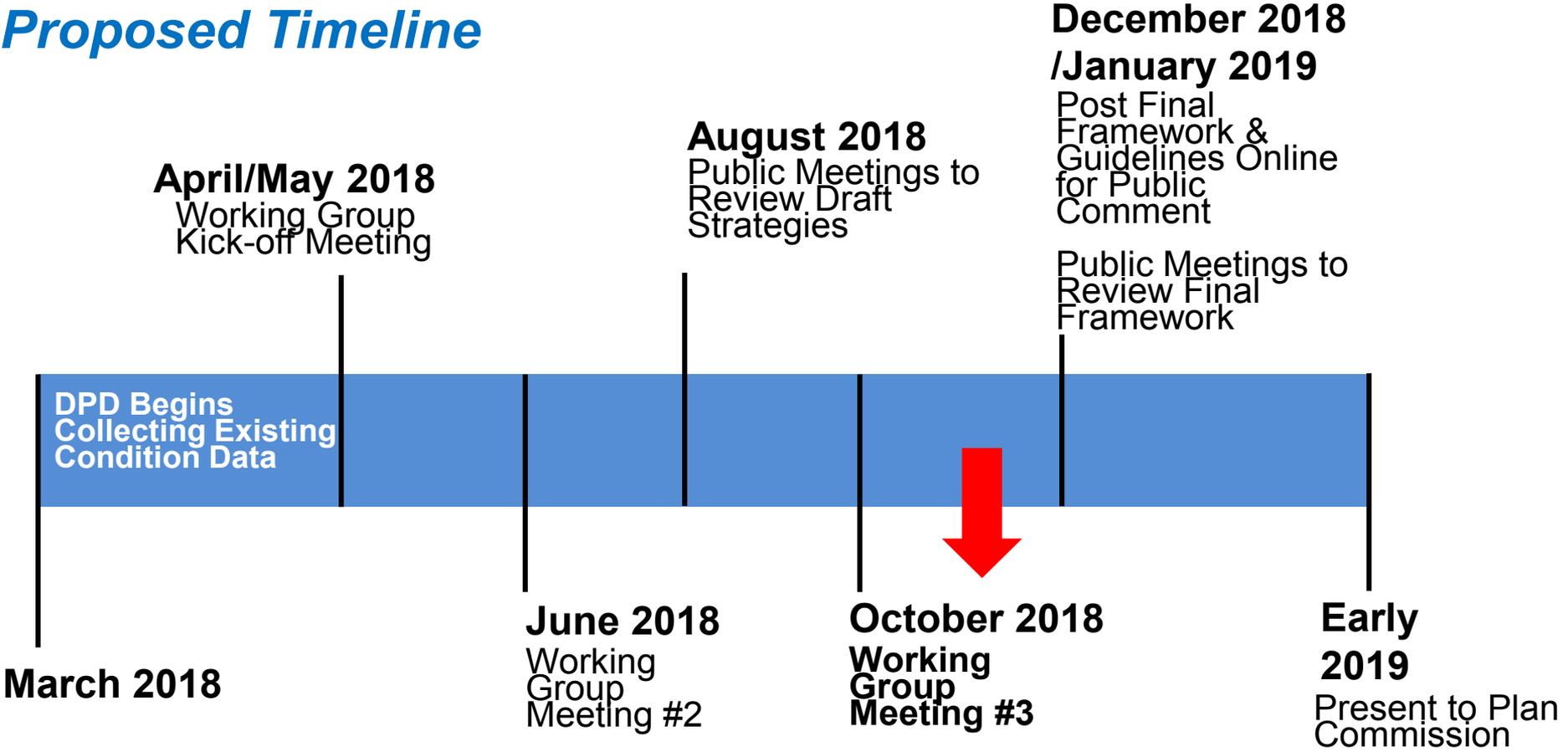
I. Small Group Feedback Activity

- Land Use
- Transportation
- Sustainability

III. Next Steps

IV. Questions

Proposed Timeline



March 2018

DPD Begins
Collecting Existing
Condition Data

April/May 2018

Working Group
Kick-off Meeting

June 2018

Working
Group
Meeting #2

August 2018

Public Meetings to
Review Draft
Strategies

October 2018

Working
Group
Meeting #3

December 2018

/January 2019

Post Final
Framework &
Guidelines Online
for Public
Comment

Public Meetings to
Review Final
Framework

Early

2019

Present to Plan
Commission

Little Village Goals

1 **Maintain the Little Village Industrial Corridor as an Employment Center**

2 **Provide Better Access for all Modes within and around the Little Village Industrial Corridor**

3 **Incorporate best practices for new development within the Little Village Industrial Corridor**

Little Village Industrial Corridor

Public Input from Recent Meetings

Land Use	<ul style="list-style-type: none">• The community is interested in high quality jobs for the community, particularly in agriculture and food manufacturing.
Transportation	<ul style="list-style-type: none">• Traffic congestion and truck traffic, particularly along 31st Street were a concern.
Sustainability	<ul style="list-style-type: none">• Several questions were asked about the effectiveness of the Sustainable Development Policy in addressing air quality.
Other	<ul style="list-style-type: none">• There is a strong desire for more time in the project schedule to allow for additional community feedback.• Simultaneous translation should be provided at upcoming meetings.

Proposed Strategies: Land Use

Maintain the Little Village Industrial Corridor as an employment center

1. Facilitate business expansion and relocation to the Little Village Industrial Corridor
1. Incorporate sustainability best practices in new development to encourage a modern employment center
2. Promote partnerships to provide job readiness
- ~~3. Encourage innovative and sustainable models of industry within the Little Village Industrial Corridor~~

Proposed Strategies: Transportation

Provide better access for all modes within and around the Little Village Industrial Corridor

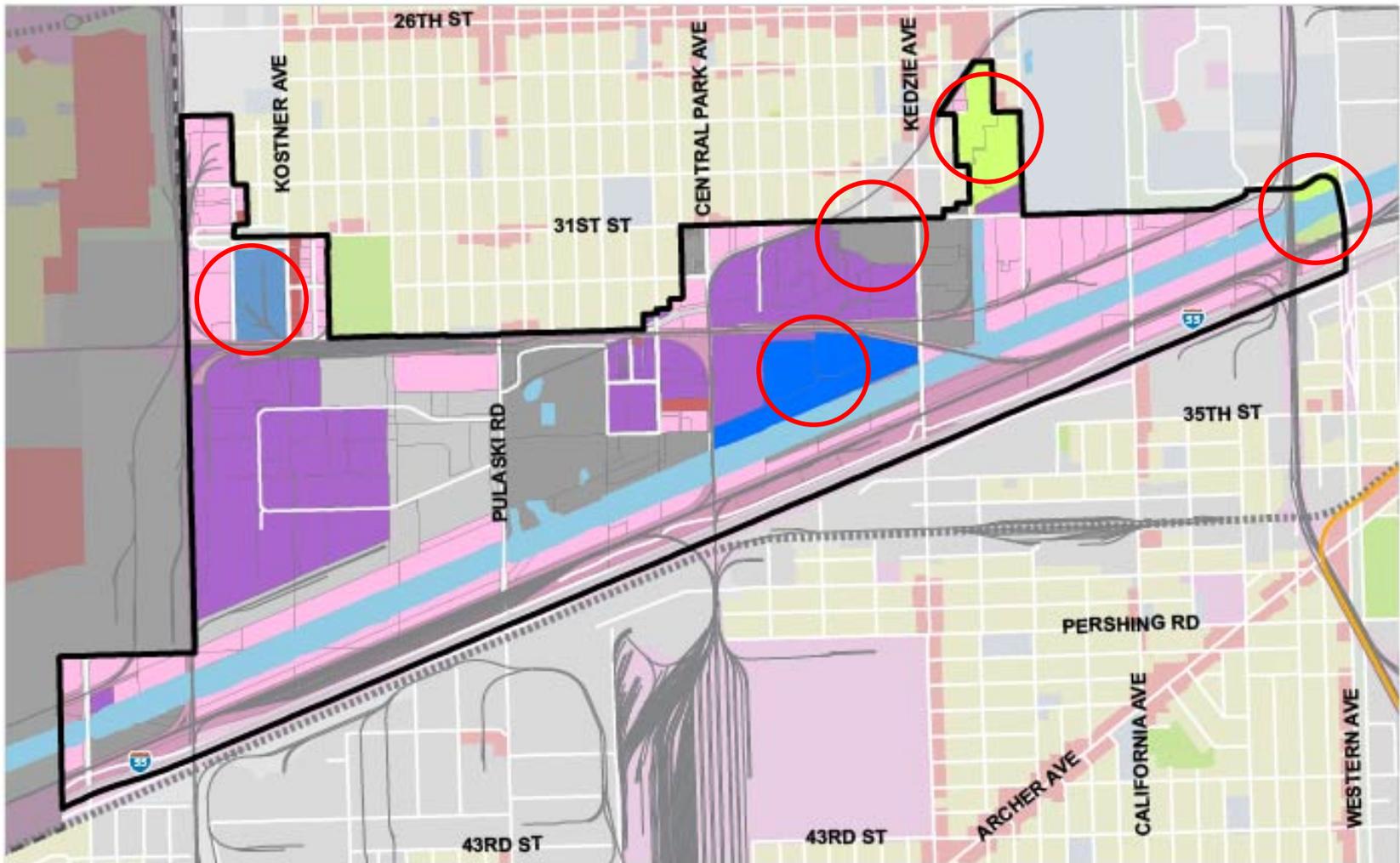
1. To enhance access, improve the Little Village Industrial Corridor to better serve all modes
2. Modernize traffic signals and timing to alleviate traffic congestion
3. Assess viaduct clearance projects for North/South **and East/West** viaducts outside of the Industrial Corridor
4. Assess the feasibility of establishing an East/West industrial road
5. **Continue to assess existing traffic and roadway conditions within the City's industrial corridors in the Southwest Side**
6. Add bus shelters **and Divvy stations** adjacent to the Little Village Industrial Corridor, where appropriate
7. **Coordinate with CTA to mirror existing bus stops on both sides of the street (or merge stops) along 31st Street**
8. ~~Improve pedestrian safety along West 31st Street between South Kedzie Avenue and South Pulaski Avenue~~

Proposed Strategies: Sustainability

Incorporate best practices for new development within the Little Village Industrial Corridor to improve economic, environmental and social conditions

1. Preserve the waterway infrastructure of the Chicago Sanitary and Ship Canal for industrial users
2. Encourage the use of alternative fuel vehicles for freight operations
3. Support improvement **and remediation** of the collateral channel to enhance the local environment for people and nature
4. Support the development of El Paseo as an opportunity to provide access for people biking and walking to the employment center
5. **Encourage owners of large, flat roofed industrial buildings to use their roofs for solar, greenhouses or other useful purposes**
6. **Support CDPH in the development and implementation of enhanced regulations for industrial users such as bulk storage, rock crushing and metal recyclers**
7. ~~Prioritize and/or add strategies from the sustainable development policy for implementation in new industrial developments~~

Implementation - Non-compatible Uses



Map Key

- Interstate
- Metro Line & Station
- Orange Line & Station
- Little Village Industrial Corridor Boundary

Land Use Key

- Industrial
- Transportation - Rail
- Transportation - Truck
- Utility
- Vacant
- Schools
- Institutional
- Auto Related
- Open Space
- South Branch Chicago River

Implementation - Non-compatible Uses



Implementation – Which Projects Require Review?

Industrial Corridors are a Planning Designation

Any area that has been designated as a priority area for industrial development and/or retention in a plan approved by the Plan Commission or City Council.

Primary triggers for Plan Commission review of proposed industrial development:



Industrial Corridor

The Chicago Plan Commission reviews each request to rezone land within one of the city's designated Industrial Corridors from a Manufacturing (M), Planned Manufacturing Districts (PMD), Public Open Space (POS), Transportation zoning district classification to any other zoning district classification.



Planned Development

Relevant review triggers for industrial development include:

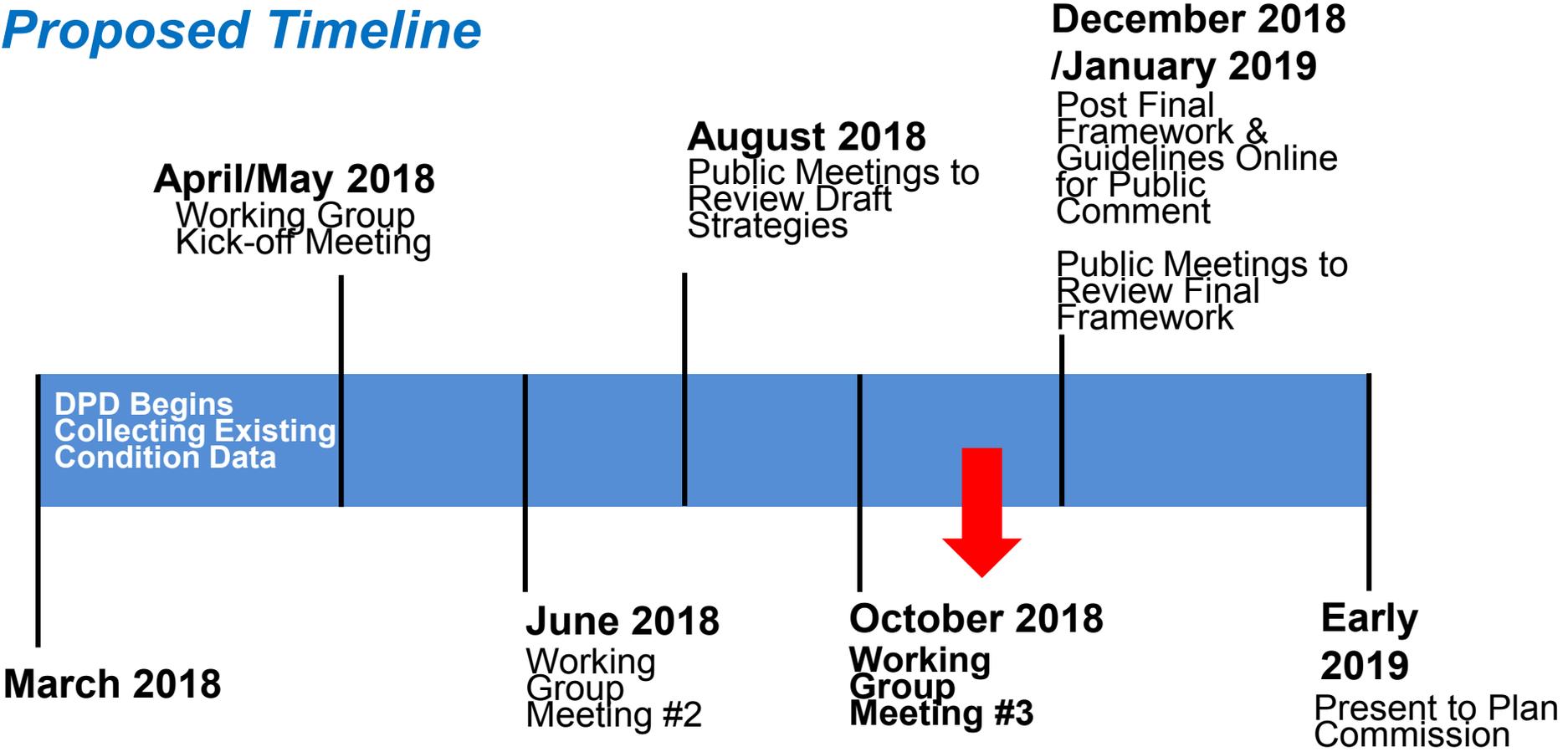
- New development within 100 feet of any waterway
- Large industrial developments - Required for projects on M-zoned land with a net site area of five acres or more if the lot on which the development is located is within 100 feet of any residential district.
- Otherwise, Planned Development review and approval is required only for industrial development on M-zoned land with a net site area of 10 acres or more.

Small Group Feedback Activity

Three questions for discussion (10 minutes each):

1. What further changes to the land use, sustainability and transportation strategies would you recommend?
2. Given existing non-compatible uses how would you change the Little Village Industrial Corridor Boundary?
3. How can your organization support the implementation of this plan?

Proposed Timeline



DPD Begins
Collecting Existing
Condition Data

April/May 2018
Working Group
Kick-off Meeting

August 2018
Public Meetings to
Review Draft
Strategies

**December 2018
/January 2019**
Post Final
Framework &
Guidelines Online
for Public
Comment

Public Meetings to
Review Final
Framework

March 2018

June 2018
Working
Group
Meeting #2

October 2018
Working
Group
Meeting #3

**Early
2019**
Present to Plan
Commission