

MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION North Branch



UI Labs, 1415 N Cherry St, Chicago, IL

COMMUNITY MEETING SUMMARY August 10, 2016



CHICAGO DEPARTMENT
PLANNING & DEVELOPEME



SUMMARY OF AUGUST 10, 2016 MEETING

Under Mayor Rahm Emanuel's direction, the Department of Planning and Development (DPD) initiated a public review process in spring 2016 to evaluate and refine land use policies for continued growth and private investment in the City's Industrial Corridor system.

The purpose of this report is to memorialize the meeting that occurred on August 10, 2016 by documenting the comments and questions that staff received from stakeholders during the meeting, and making this information available to all interested parties.

MEETING

City staff from the City of Chicago Department of Planning and Development (DPD) and the City of Chicago Department of Transportation (CDOT) continued their community outreach efforts by holding a community meeting from 6:00 pm to 7:30 pm on August 10, 2016, at UI Labs, located at 1415 N Cherry St, Chicago Illinois. Aldermen Hopkins, Burnett, and Smith also participated in the meeting, and Strategic Planning staff from the Chicago Transit Authority was in attendance.

Over 350 stakeholders were invited to the August 10th meeting via an Eventbrite email. The meeting was also posted on DPD's website and Facebook page. There were **128 stakeholders who attended the August 10th meeting**, including representatives from neighborhood resident groups, residents, business

owners and employers, business organizations, industrial organizations, real estate professionals, and members of the media.

The purpose of this meeting was for City staff to present an update on the North Branch Industrial Corridor modernization initiative. The presentation slides shown at the meeting were published on DPD's website, and can be viewed by clicking here.

PRESENTATION HIGHLIGHTS

Staff presented several **goals that have been formulated using input received from the community outreach efforts**, including social mapping (sMap), meetings with community groups, aldermen, LIRI's, business owners and organizations, property owners and residents. **The corridor goals include:**

- **Maintain the North Branch Industrial Corridor as an important economic engine and vital job center in the City of Chicago.**
- **Improve the multi-modal transportation network so that it better supports and encourages trips made by walking, biking, taking transit, and utilizing shared-use mobility options.**
- **Build upon the North Branch Industrial Corridor's unique natural and built environment.**

Land use trends within the North Branch Industrial Corridor were reviewed, including the decrease seen in industrial and manufacturing uses between 1990 and 2016, and the significant increase in other land uses

during the same time period.

Several unique factors are to be considered in planning for this area, including:

- **Critical services (construction, utilities, city garbage collection)**
- **Larger manufacturing uses**
- **Larger outdoor industrial uses**
- **Larger vacant and underutilized sites**

Staff presented conceptual information relating to the use of **buffering** different types of land uses from each other by using features such as the Chicago River, major rights-of-way, and office or retail uses to create a transition between industrial and residential uses.

Two short-term and long-term conceptual land use scenarios were presented which classify areas into one of three categories: **Dynamic, Stable, and Transitional zones**, depending upon a parcels location, land use characteristics, and relationship to adjacent properties.

Maximizing the value of the waterways within the corridor was also discussed, including increasing and maintaining natural habitat areas and utilizing water transportation in appropriate locations.

Transportation projects that are currently in either planning or development stages were reviewed and several strategies were outlined for improving the transportation network as the areas change.



COMMENTS & QUESTIONS

- Alderman Hopkins' opening remarks included a commendation to DPD on their planning work. Alderman Hopkins offered to hold smaller working group meetings with anyone who is interested.
- A Ranch Triangle Association representative expressed concern about future potential land uses on the Finkl site.
- A Wrightwood Neighbors Association representative expressed satisfaction that many of their previous planning efforts and recommendations have been acknowledged and incorporated into the land use scenarios. Suggestions were made including potentially extending Armitage across the river, and a new CTA station at Division and Halsted.
- A Sheffield Neighbors representative commended staff's planning work to date, and also pointed out that "mixed-use" is a very broad land-use category which encompasses many types of land uses with varying degrees of transportation impacts. It was suggested that staff continue to refine land use scenarios by clearly defining mixed use and achieve a balance of uses, thereby allowing a better understanding of the transportation impacts associated with the mixed use designation.
- A Wicker Park Bucktown Chamber representative commended staff on planning work. Suggestions included exploring ways to increase connectivity between Wicker Park and Lincoln Park, and also to attract more mixed-uses along the Kennedy Expressway.
- A Near North Unity Program representative expressed concern regarding the potential loss of jobs associated with essential city services if they relocate, and recommended continued discussions with those groups.
- A North Branch Works representative asked for clarification on

how buffers between land uses will be utilized. Examples of existing buffers were given, including expressways, streets, river/canal, train tracks, and potentially using retail/office uses to provide a buffer between residential uses from more intense land uses.

- A Sheffield area resident representative inquired about plans to include open lands in the area, and expressed a desire for new actively programmed park space such as ball fields in addition to the river walk.
- A Comcast representative expressed concern that the Comcast site at 1255 W North Avenue was proposed to be in the "Mixed-Use" area of the Long-term Scenario as the company would like the option to add equipment to the site. DPD staff replied that the intent of the planning project was not to displace businesses in the area, but to support existing uses with new use. Staff then met with him to discuss further.

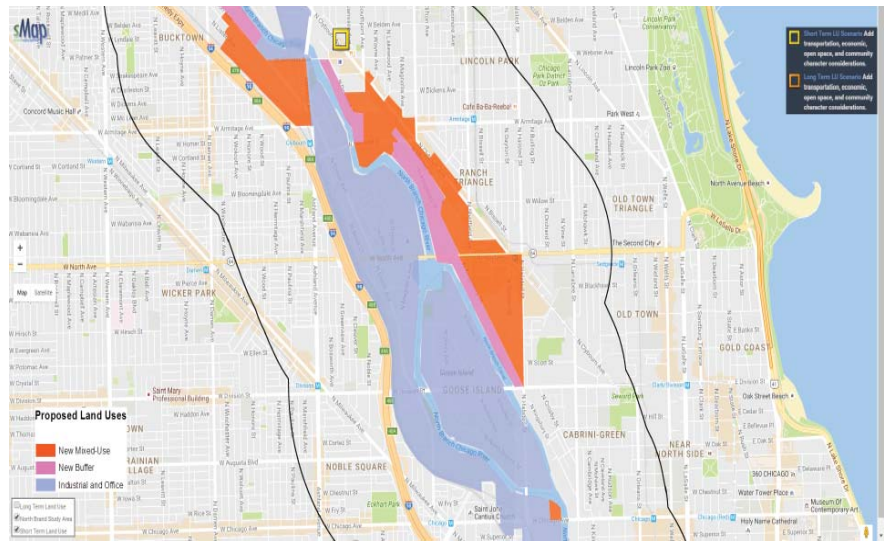
Other general remarks included:

- Affordable housing – how much affordable housing will be provided? DPD responded that the Affordable Requirements Ordinance is currently in place.
- Environmental assessments – will the city release information regarding the environmental conditions (Phase I and II) of the Finkl parcels within the NBIC. DPD staff responded that the city does not have this information and that property owners conduct environmental assessments for their own property.
- Transportation – the bike lane on Cortland needs improvement.
- Southport needs to be better connected into the network.
- The Liberty tire site has been purchased by Sterling Bay and will be demolished next week.
- The Greyhound site should be mixed use.



NEXT STEPS

Stakeholders were reminded to continue using DPD’s social mapping site, sMap, to review and comment on the North Branch Study Area. Staff requests that all community input from the latest meeting be received by **September 6, 2016** so that it may be incorporated into staff’s ongoing planning work. Please visit www.smapapp.com/chicago to begin creating your map and view maps created by others. **Stakeholders were also invited to contact DPD if they wish to meet and discuss their views.** Using input from sMap and other meetings with stakeholders, DPD will continue to refine the conceptual land use scenarios. These scenarios will also be used to inform transportation studies, which are scheduled to begin in Fall 2016.



SOCIAL MAPPING (sMap)

STAY INFORMED

DPD will continue to hold public meetings and will **post upcoming meeting dates on our website.**

All previous staff presentations have been posted online:

- DPD’s website: <https://www.cityofchicago.org/dpd>
- Medium.com: <https://medium.com/@ChicagoDPD>
- Facebook: <https://www.facebook.com/chicagodpd>
- Twitter: [@ChicagoDPD](https://twitter.com/ChicagoDPD)

Please email DPD at DPD@cityofchicago.org with any questions, or if you would like to be added to our contact database.

CHICAGO | TRENDING | TOPICS | NEIGHBORHOODS | CITIES

Fink! Steel One Step Closer To Residential, Retail Mix As City Unveils Plan

By Mike Brown | <http://www.247radio.com/chicago/business/one-step-closer-to-residential-retail-mix-as-city-unveils-plan> | August 11, 2016 12:40pm



LINCOLN PARK — The city threw its full support behind bringing homes, retail and office space (<http://www.247radio.com/chicago/business/one-step-closer-to-residential-retail-mix-as-city-unveils-plan>) to the North Branch Industrial Corridor Wednesday, and revealed plans that show how they'd balance manufacturing with increased foot traffic. "The work they've done is both visionary and bold," Ald. Brian Hopkins (and) said in his opening remarks at the meeting held at U1 Labs, 1415 N. Cherry St., Wednesday evening. "It's also necessary because cities are dynamic entities, they change constantly."

CHICAGO URBAN PLANNING



Next North Branch Industrial Corridor modernization meeting scheduled for next week

The meeting will provide the city a chance to update the public and collect additional feedback
 BY JAY KOZARZ | AUG 4, 2016, 1:39P

MEDIA COVERAGE

