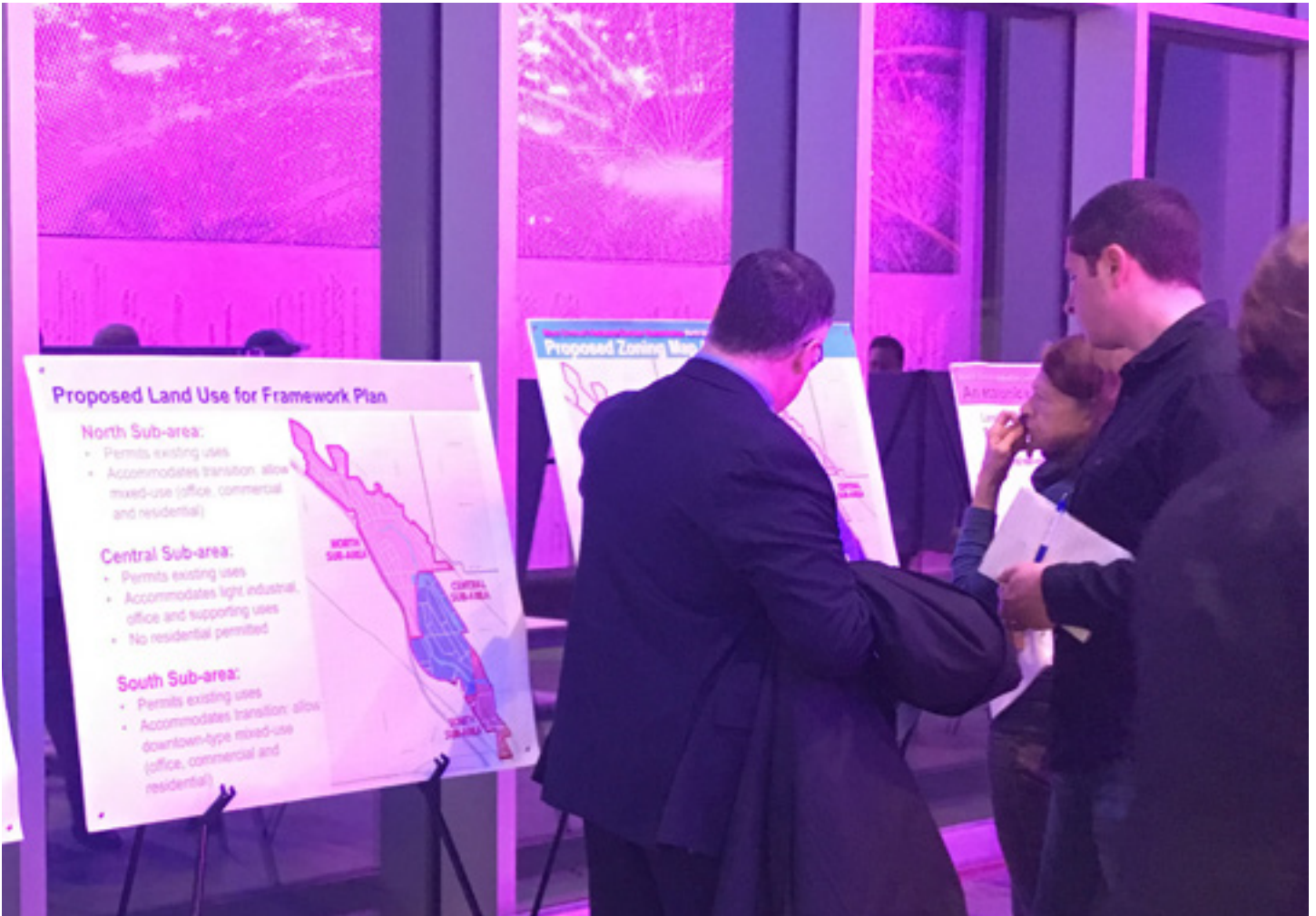


# MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION North Branch



UI LABS, 1415 N. CHERRY AVE., CHICAGO

## COMMUNITY MEETING SUMMARY February 21, 2017



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT



## FEBRUARY 21, 2017 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 public meeting that occurred on February 21, 2017 by documenting the information provided to the public, as well as summarize the input that staff received from stakeholders during the meeting, and to make 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), along with their team of consultants continued their community outreach efforts by holding a community meeting from 6:00 pm to 8:00 pm on February 21, 2017, at UI Labs, located at 1415 N. Cherry Ave., Chicago, Illinois. Alderman Smith and Alderman Hopkins also participated in the meeting.

More than 500 stakeholders were invited to the February 21, 2017 meeting via email. The meeting was also posted on DPD's website, Facebook and Twitter pages. There were 185 stakeholders who attended the February 21st meeting, including representatives from neighborhood groups, residents, business owners and employers, business organizations, industrial organizations, real estate professionals, and members of the media.

The purpose of this meeting was to give stakeholders an opportunity to review a proposed land use and development framework for the corridor, as well as implementation strategies. Attendees were given an opportunity to review the information and also ask questions of city staff and their team of consultants.

The informational presentation slides and boards shown at the meeting were published on DPD's website, and the draft framework plan will also be posted on DPD's website.

DPD announced two additional public open house events to allow stakeholders to review the framework plan: March 7, 2017 and March 14, 2017. Public comments will be accepted for 30 days and will be incorporated into a final framework plan to be posted in early spring.

### PRESENTATION HIGHLIGHTS

Staff and meeting participants reviewed information regarding the Chicago Industrial Corridor System and PMDs, the framework goals and recommendations, proposed implementation and ordinance changes, and next steps in the planning process.

#### Industrial Corridor System and Current Conditions

- The Chicago Plan Commission is responsible for ongoing review of the continued effectiveness of PMDs. This is the first review of the industrial corridor since its creation 29 years ago.
- A comprehensive review of PMD viability is critical to ensuring that North Branch land uses and zoning regulations align with current corridor activity and anticipated development.

#### A Framework for Land Use and Development

- Land Use. After review of progression of land use changes and current market conditions, a land use recommendation was presented which aims to protect existing businesses while allowing for transition.

#### North Branch Goals

- An economic engine and vital job center. Achievement will rely on

land use, economic development and urban design strategies.

- Better access for all transportation modes. Achievement will occur through short, mid, and long-term multi-modal transportation projects.
- Enhance unique natural and built assets. Achievement will take place through physical and programmatic improvements.

#### Implementation of Framework Recommendations

Initial City actions will guide and establish the basis of future property owner actions pursuant to the framework plan. For additional details, please see DPD's website.

#### Zoning

- City Actions. Zoning in the three sub-areas will be changed to better align with existing land-use patterns, and an Overlay District will be established to ensure smooth transitions for future development.
- Property Owner Actions. Existing uses are permitted to continue, and owners may seek to rezone their property (with the exception of those within the Central Sub-Area) in accordance with the framework plan.

#### Funding Approach

Utilizes and leverages the multiple resources created by redevelopment to enhance jobs and the tax base both in the North Branch area and to benefit other Industrial Corridors which would not otherwise have access to such resources.

The City will pursue tools to accommodate growth in three areas:

- City-wide Industrial Corridor System
- North Branch Framework Area
- Site-specific Planned Developments

Multiple sources are proposed to address funding needs:

- Industrial Corridor System Fee
- Bonus Payments
- Tax Increment Financing
- Federal and State Funds
- Planned Development Contributions

### INPUT HIGHLIGHTS

Meeting participants offered numerous insightful comments during the meeting via the Q&A session and through discussions with subject matter experts.

#### Highlights include:

- Recreational open space will be negotiated and obtained through the planned development process.
- Parks are a part of the infrastructure and complement economic development, environmental issues, and benefit the workforce.
- Consider managing river traffic between industrial and new uses.
- River needs to have many access points to increase accessibility.
- Mixed-use areas need to be more carefully defined, and adequate buffering should be part of this plan.
- If possible, provide a connection between newly permitted residential use and local jobs.
- The concern that the area will lose manufacturing and that general manufacturing will be pushed out.
- A concern this plan will create an oversupply of housing. It was noted that development cycles can't always be predicted and outside factors influence them.
- Confirm the accuracy of the electronic traffic control data.
- Assuming the plan is accepted,

what is the timeframe to move forward on these projects? A: the process will move quickly, with legislative review occurring in the spring.

- Is there a plan to use eminent domain to take over areas with conflicting planned use, for example the turning basin? A: The city prefers not to use eminent domain.
- Provide guidelines to support ecological conditions and natural habitat/wildlife, including: (1) in the zoning overlay district, add bird-safe ordinances, and (2) for the collection of open space areas, designate certain areas for wildlife protection that would be harder for people to access.
- Alderman Smith provided closing remarks, and reiterated her concern that the development opportunities and goals seem internal to the corridor and not to the surrounding communities. The alderman submitted letters from neighborhood groups regarding needs for recreational space.
- Alderman Hopkins provided closing remarks, indicating that this is the largest crowd we've had, and it's because you are interested and concerned. Despite your concerns and skepticism on open space, try to be inspired. This is a once in a lifetime opportunity to move into the 21st Century and bring people and jobs into the city to continue to grow the city. The process is just beginning for us. Aldermen are responsible for working with developers on what will and will not be built. Stay interested and engaged in this process.

### NEXT STEPS

DPD and their team of consultants will continue to refine the framework plan. Two open house meetings are scheduled for:

March 7, 2017 from 8am to 10am at St. John Cantius Church, 825 N Carpenter St. and;

March 14, 2017, from 4pm to 7pm at UI Labs, 1415 N Cherry.

DPD will also continue to meet with groups and individuals if they have questions or wish to discuss their views.

### STAY INFORMED

DPD will continue to 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

Please email [DPD@cityofchicago.org](mailto:DPD@cityofchicago.org) with any questions, or if you would like to be added to our contact database.

