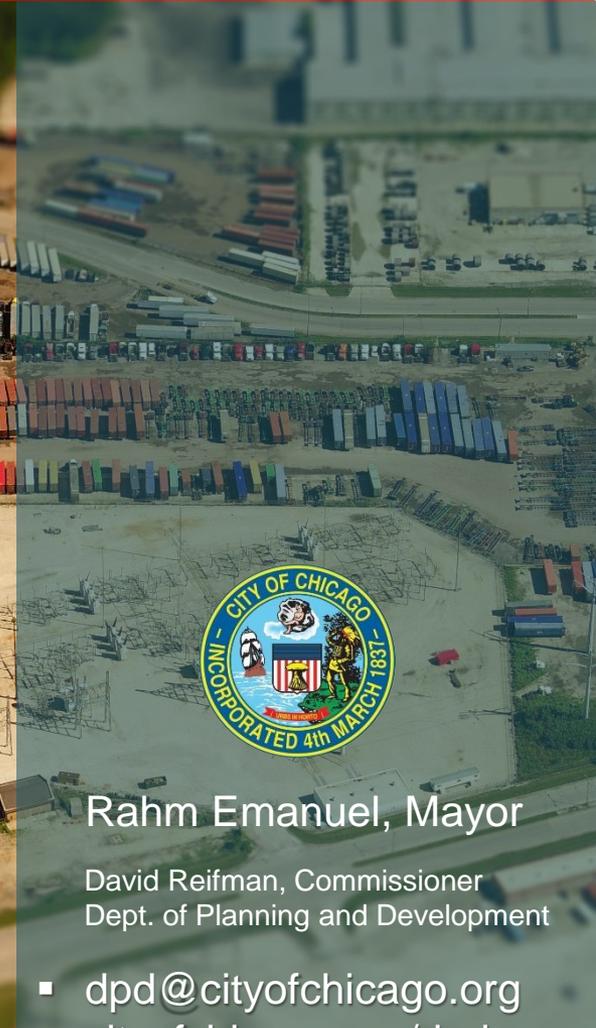


# Industrial Corridor Modernization Little Village



Rahm Emanuel, Mayor

David Reifman, Commissioner  
Dept. of Planning and Development

- [dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)
- [cityofchicago.org/dpd](http://cityofchicago.org/dpd)

Working Group  
April 26, 2018

# ***Agenda – Working Group Meeting #1***

## **I. Background** Chicago's Industrial Corridor System

- Industrial Corridor Modernization Initiative
- Little Village Industrial Corridor:
  - Project Scope / Participant Roles / Timeline

## **II. Existing Conditions/Goals**

- Land Use
- Transportation
- Sustainability

## **III. Next Steps**

- Public meeting in May

## **IV. Questions**

# Chicago's Industrial Corridor System

## ← Union Stockyards (1865)

- 1<sup>st</sup> planned Industrial District
- 475 acres

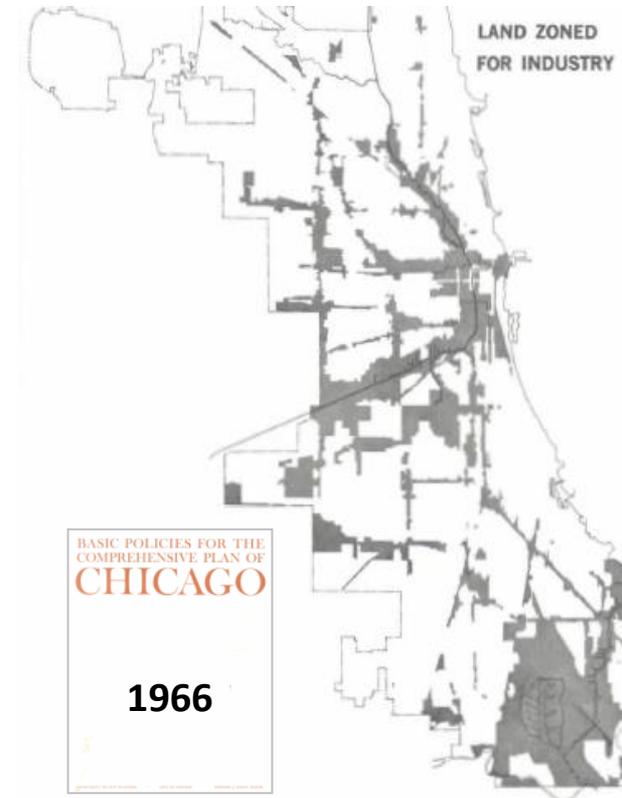
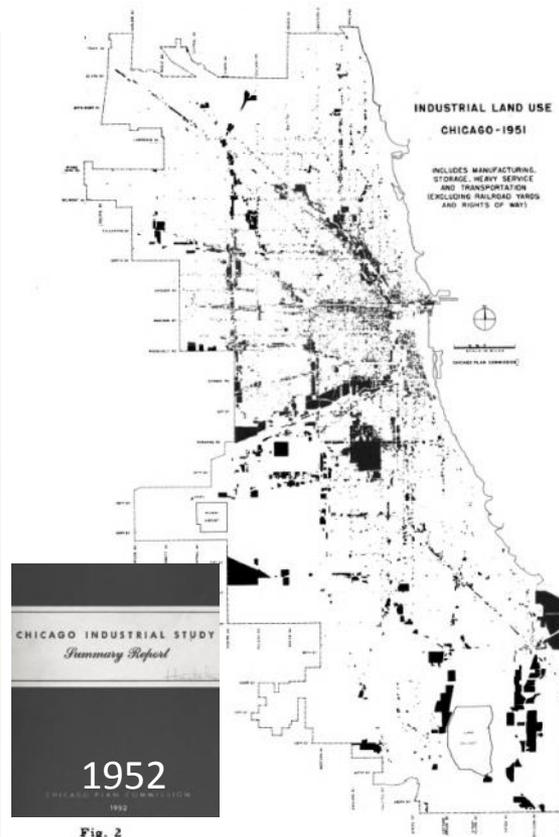
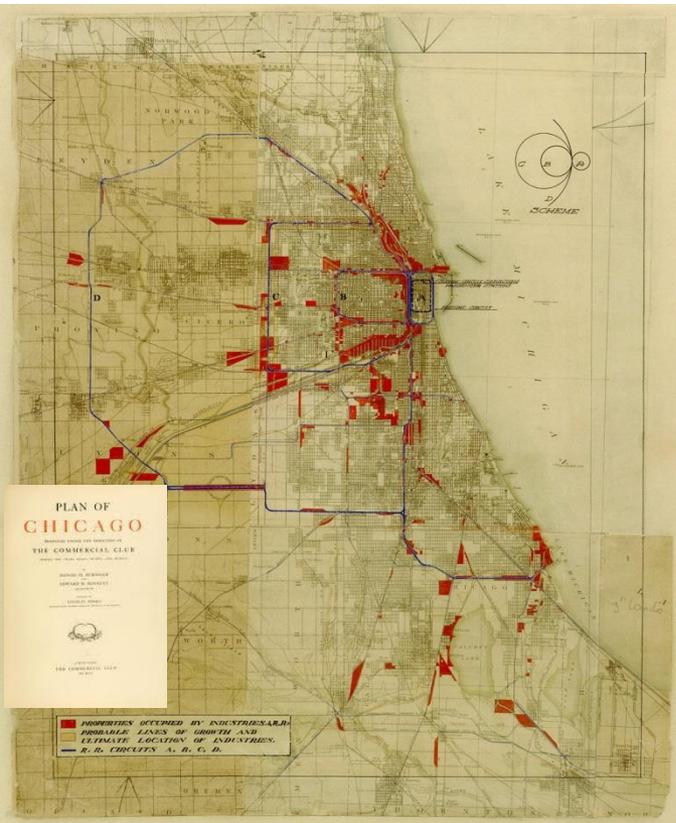
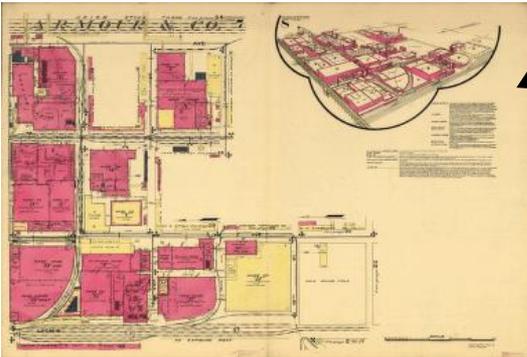
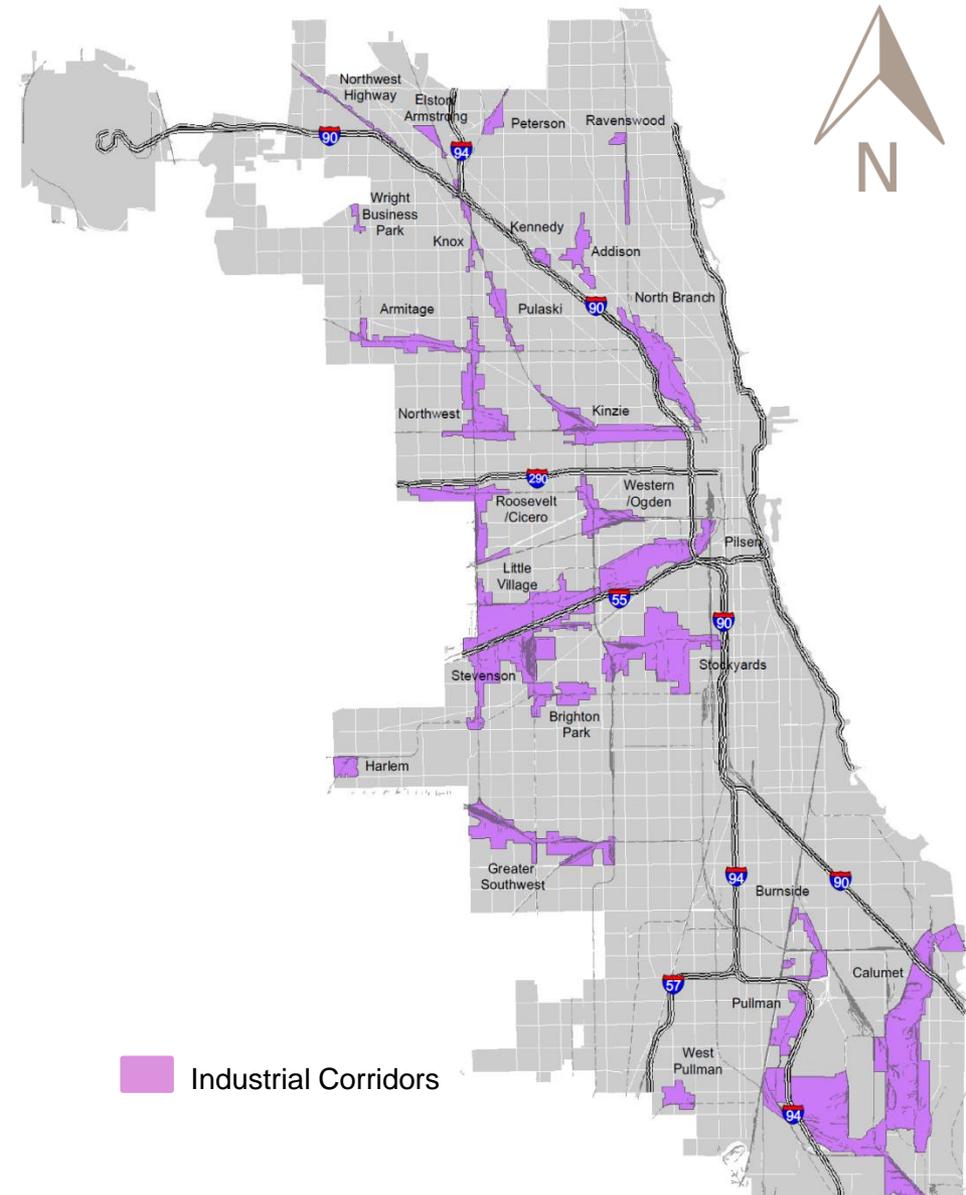


Fig. 2

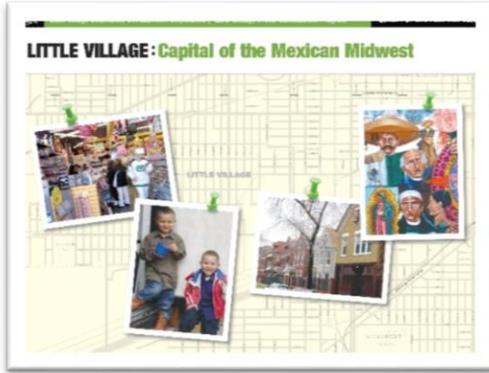
# Chicago's Industrial Corridor System

**Beginning in the early 1990's Industrial Corridors were established as a planning tool.**

- Chicago's 26 Industrial Corridors contain about 12% of the city's land
- Range in size from 70 to 3,500 acres
- Offer industrial land for new and expanded manufacturing and related uses



# Relevant Previous Plans and Studies



## 2005: Quality of Life Plan

*Established recommendations for new open spaces and TOD. Also calls for preservation & enhancement of Industrial Corridor.*



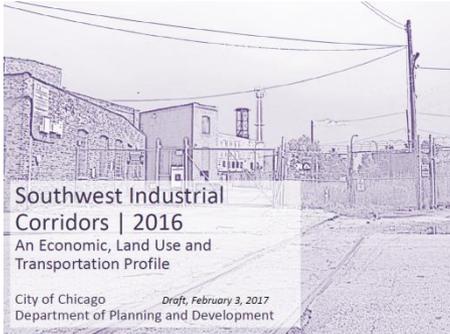
## 2013: Quality of Life Plan

*Calls for the enhancement and creation of new open spaces and the creation of safer, cleaner physical environment.*



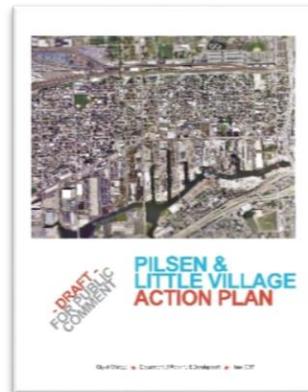
## 2016: LV Brownfield Re-development Strategy

*Presents re-development scenarios for various vacant sites.*



## 2016: Southwest Industrial Corridors Study

*Research on the industrial sub-market in the Pilsen, Little Village and Stevenson Industrial Corridors.*



## 2017: Pilsen & Little Village Action Plan

*Summary of issues and opportunities facing the communities of Pilsen and Little Village, focusing specifically on land use, economic development, cultural assets, industrial land uses.*



## 2018: MSRN Community Plan

*Provides strategies and goals to address community health issues*

# Industrial Corridor Modernization Initiative

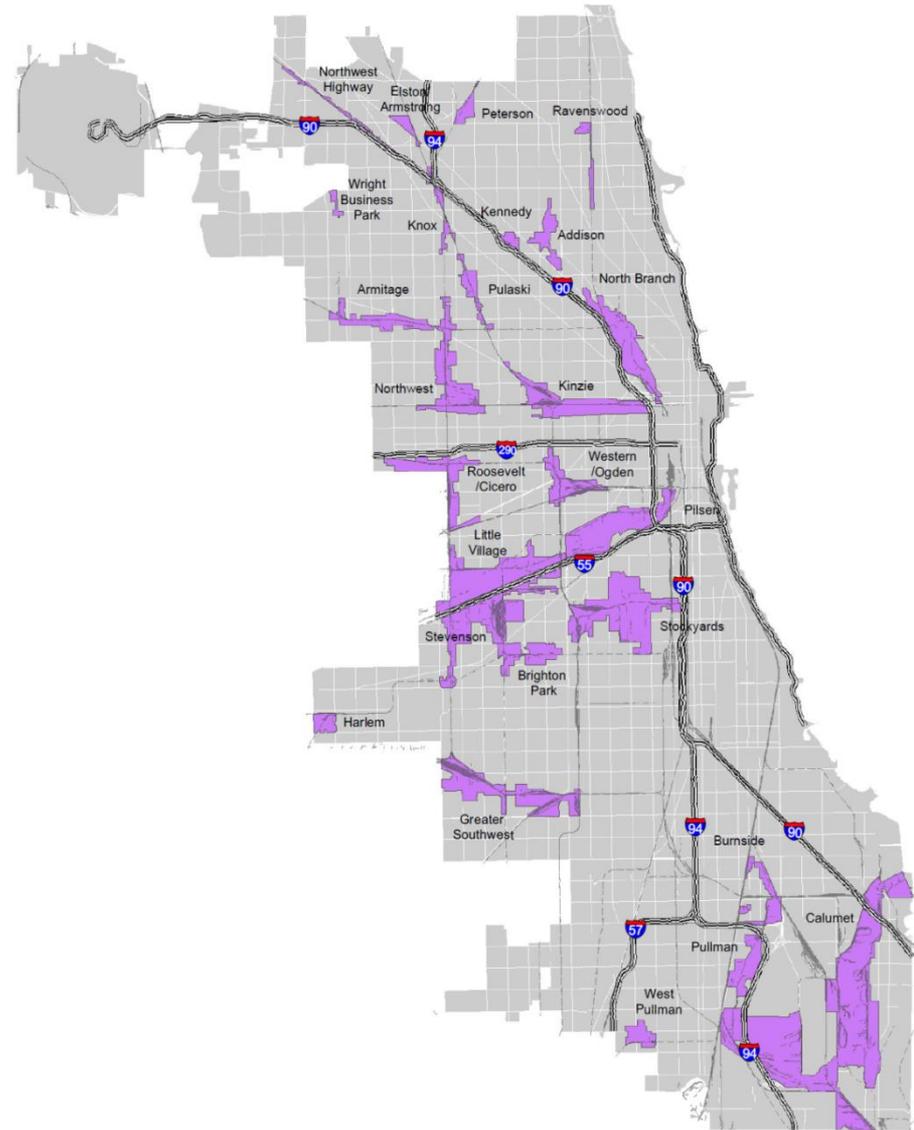
In 2016, DPD began evaluating Chicago's 26 Industrial Corridors in order to:

- Better understand the industrial marketplace
- Evaluate the need for updates to land regulations necessary to promote job creation
- Respond to changing employment trends by recommending physical improvements to public spaces

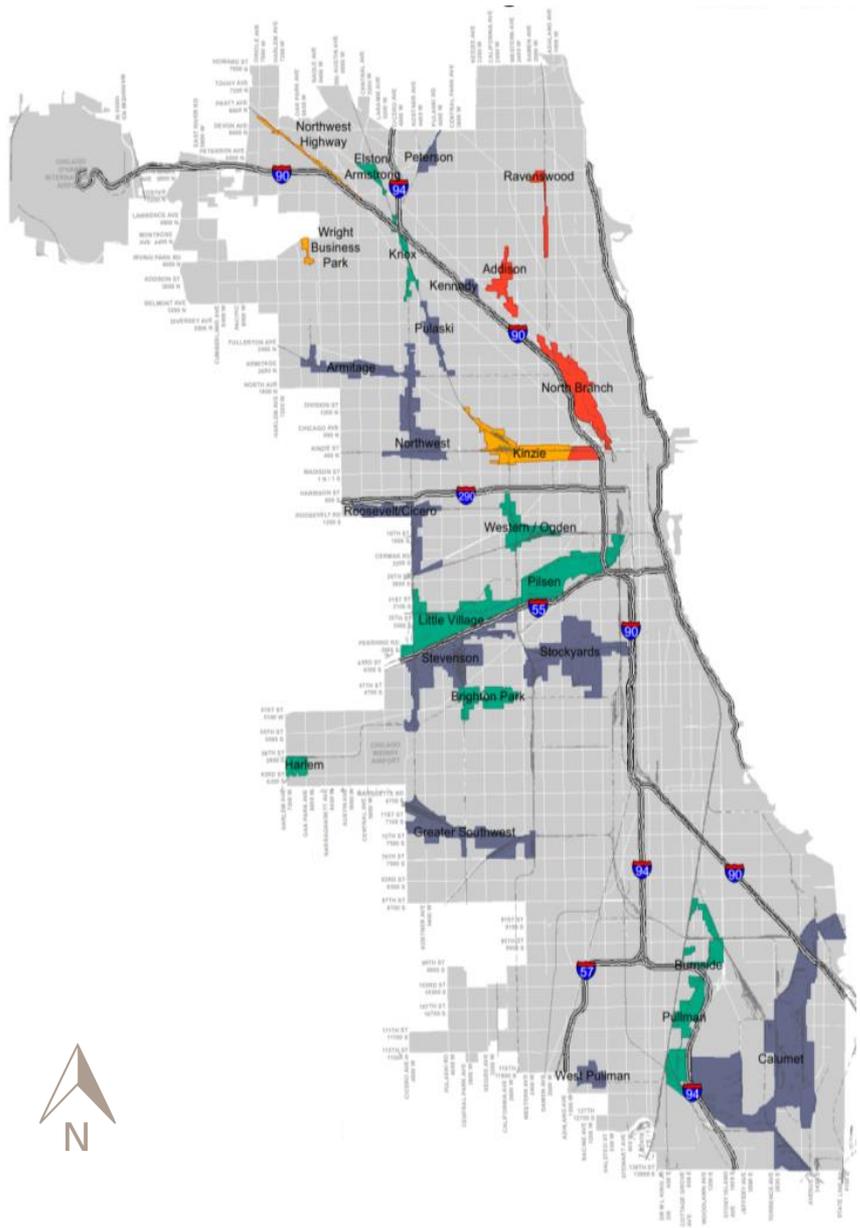
Eventually, each corridor study will result in:

1. A new land use framework reflecting trends specific to that area
2. Design **and/or sustainability** guidelines if applicable

Many planning recommendations will require further study, engineering and funding.



# Citywide Core Employment Trends 2002 - 2014

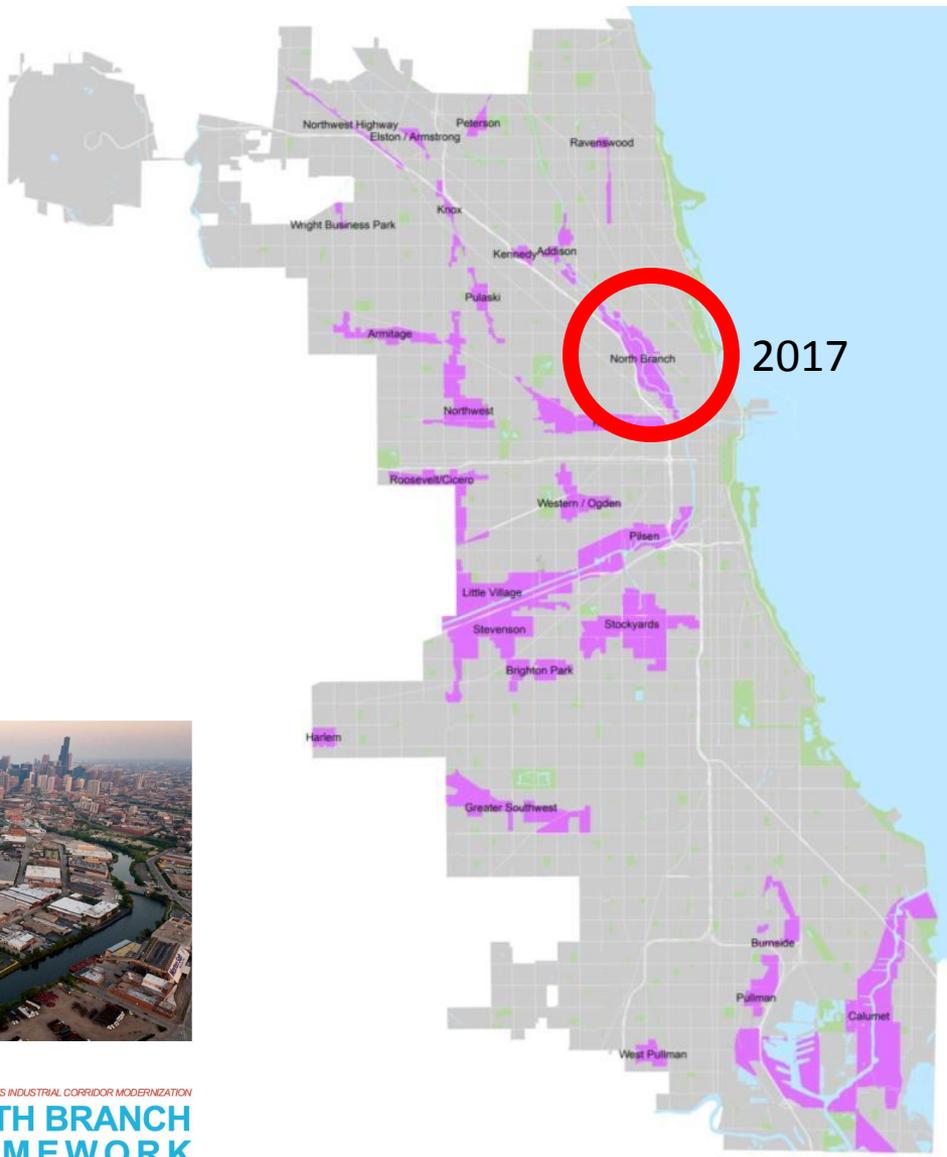


- Manufacturing**  
(Largest number of jobs are in manufacturing and are stable or growing)
- Manufacturing and Moving & Storing Goods**  
(Largest number of jobs in both manufacturing and the distribution and storage of goods and are stable or growing)
- Business to Business**  
(Largest number of jobs 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)

# Industrial Corridor Modernization Initiative

North Branch was the first to be updated, 3 goals were identified for the corridor based on area trends:

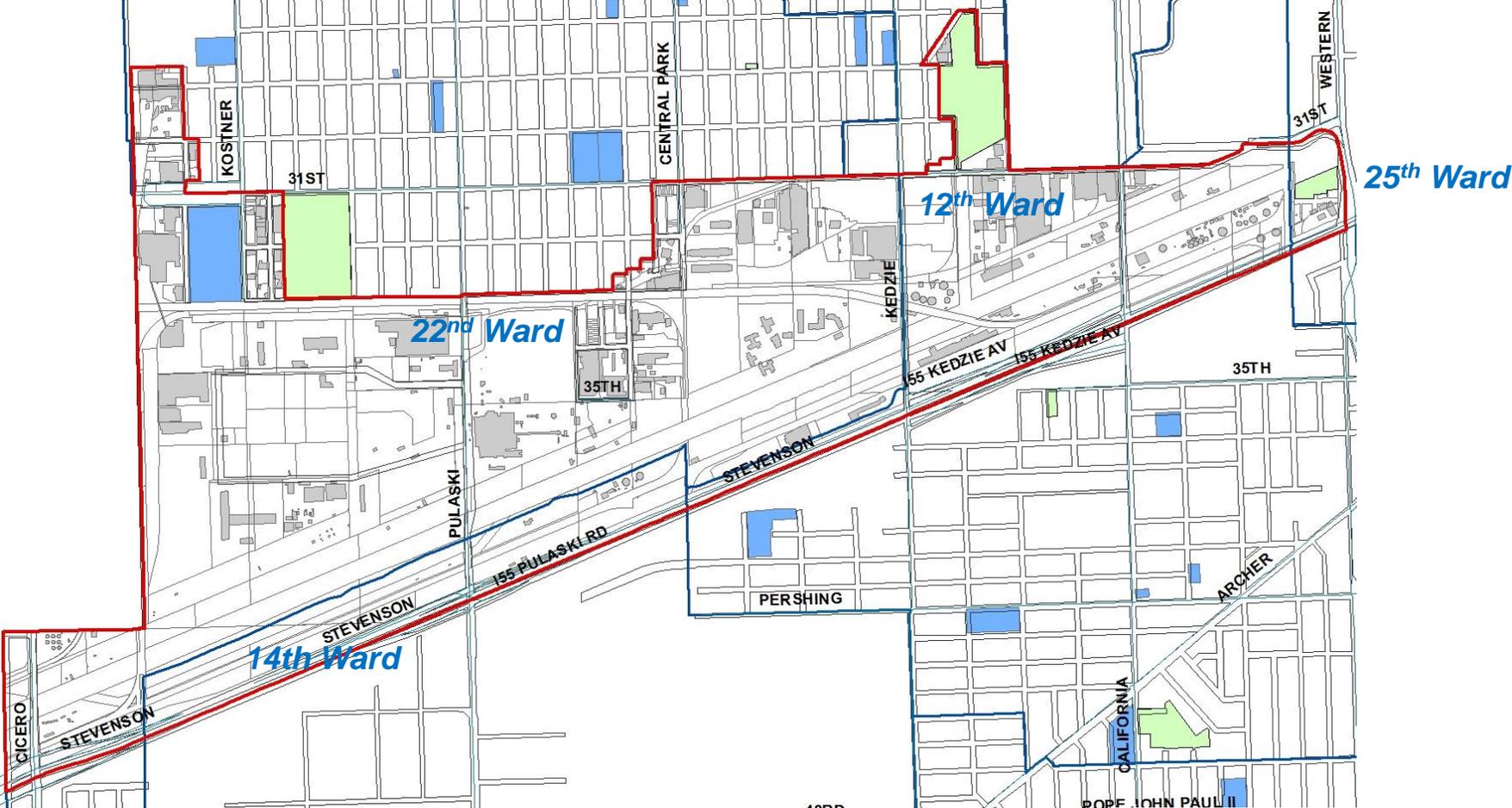
- 1. Maximize the NBIC as an economic and vital job center
- 2. Provide better access for all transportation modes
- 3. Enhance natural resources and built assets throughout the corridor



MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION  
**NORTH BRANCH  
FRAMEWORK**

# Little Village Industrial Corridor

## Study Area Boundary



### Legend

- NAME**
-  Industrial Corridor Boundary
  -  Schools
  -  Parks
  -  Wards

# Existing Conditions: Relevant Previous Plans and Studies



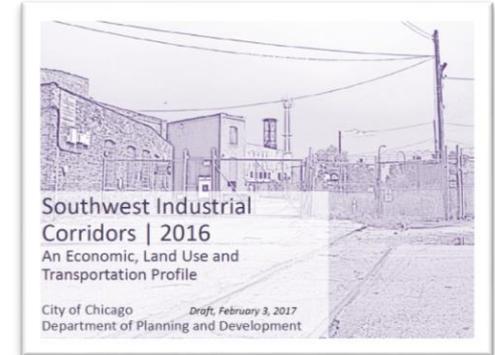
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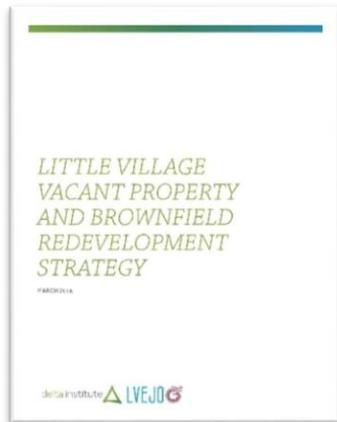
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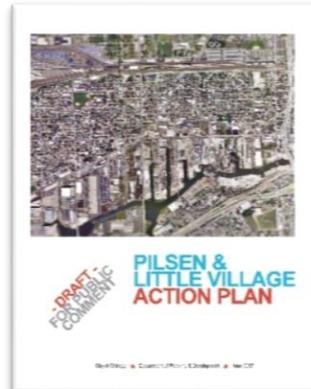
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*Research on the industrial sub-market in the Pilsen, Little Village and Stevenson Industrial Corridors.*



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*Summary of issues and opportunities facing the communities of Pilsen and Little Village, focusing specifically on land use, economic development, cultural assets, industrial land uses.*



## 2018: MSRN Community Plan

*Provides strategies and goals to address community health issues*



## 2012: Fisk & Crawford Task Force Report

*Provides Guiding Principles and recommendations for reuse of the site*

## **Study Area Goals:**

- **Land Use**
  - Evaluate employment and land use trends and relevance of current industrial corridor boundary
- **Transportation**
  - Identify opportunities to improve access and safety
- **Sustainability**
  - Identify opportunities to incorporate environmental best practices for new development within the industrial corridor
  - Evaluate opportunities for incorporating stormwater management and energy efficiency

## Participant Roles:

- **Project Team** engages assistance from Working Group members and the public to develop ideas for land use strategies and design guidelines:

DPD (Lead)

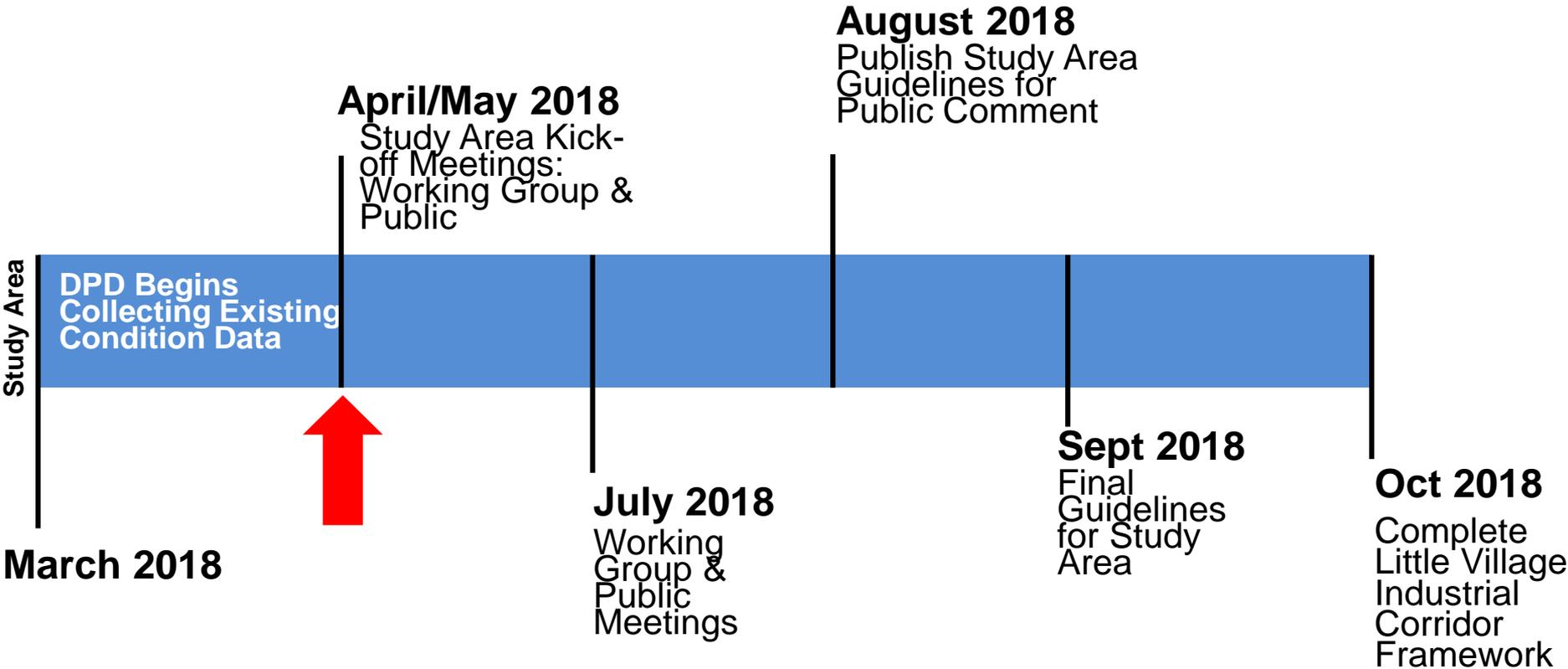
CDOT

CDPH

2FM

- **Working Group** (representatives of business sector organizations, and neighborhood groups) will collaborate with Project Team to develop concepts, and provide input and feedback prior to public meetings. The Working Group will also serve as project ambassadors, generating interest and participation in this project.
- **Public** will collaborate on the creation of draft ideas at public meetings, and will have opportunities for engagement.

# Tentative Timeline



# *Existing Conditions Review*

## **Land Use**

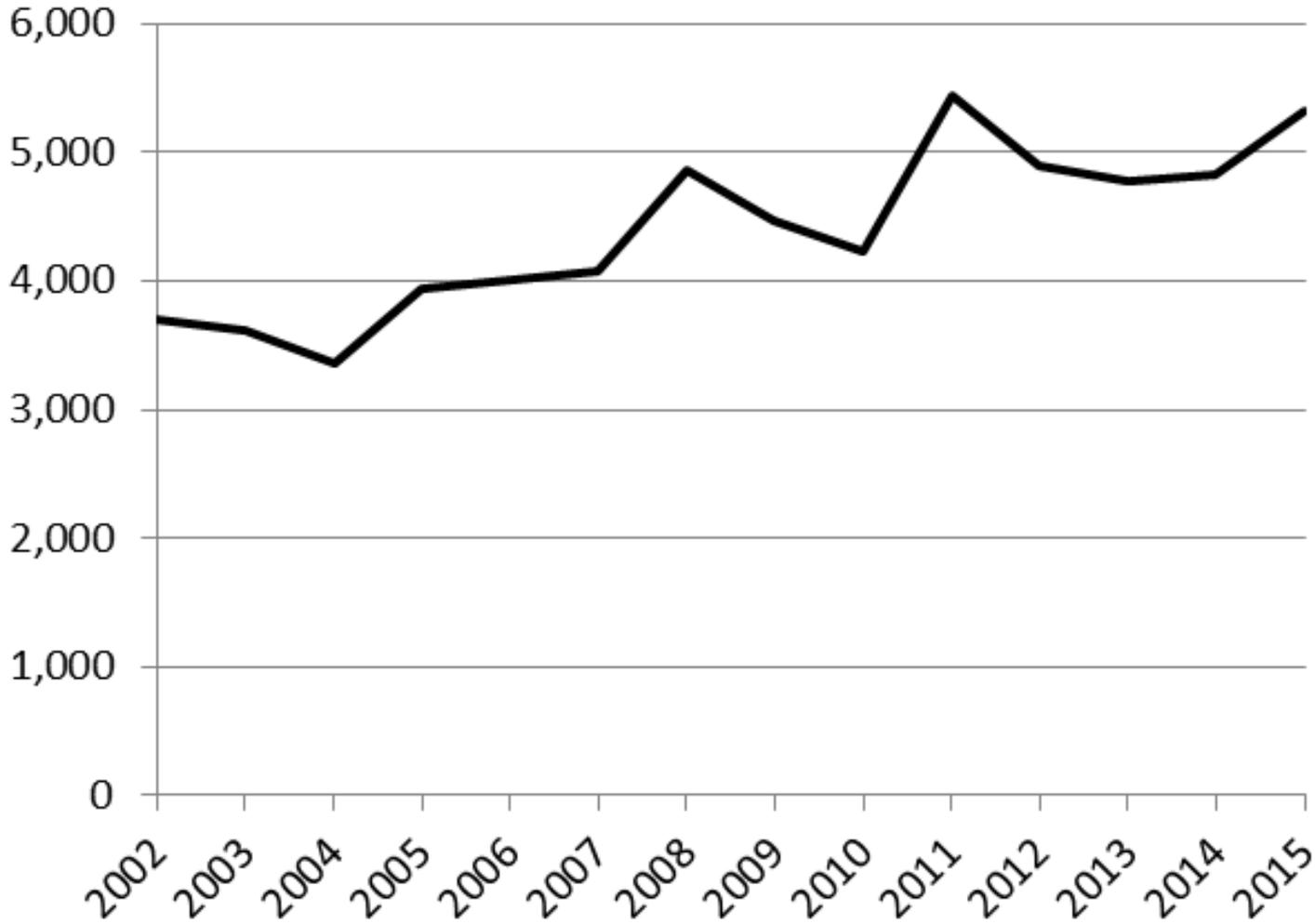
Transportation

Sustainability

# Land Use - Employment Trends

## Little Village Industrial Corridor – Total Employment 2002-2015

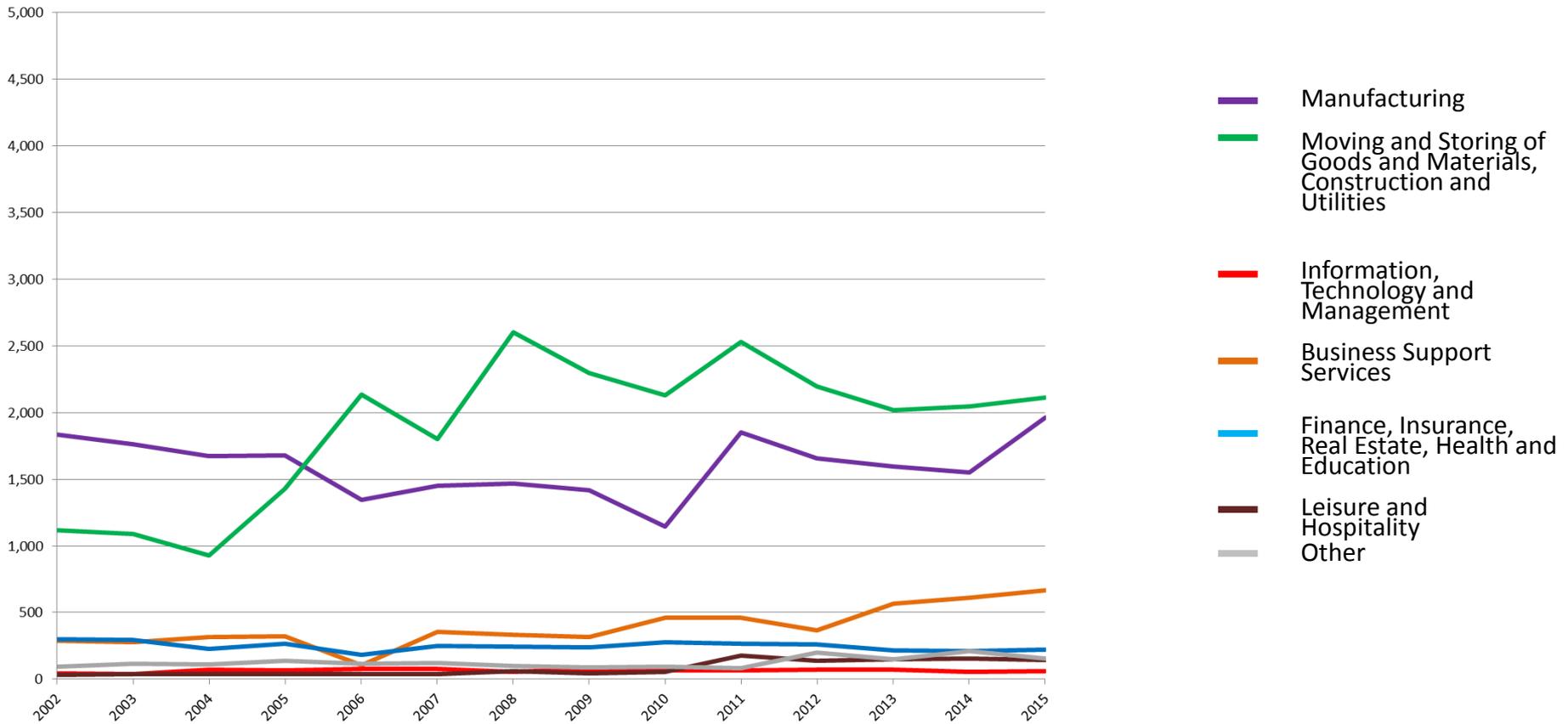
- Total employment **increased** 44%



# Land Use - Employment Trends

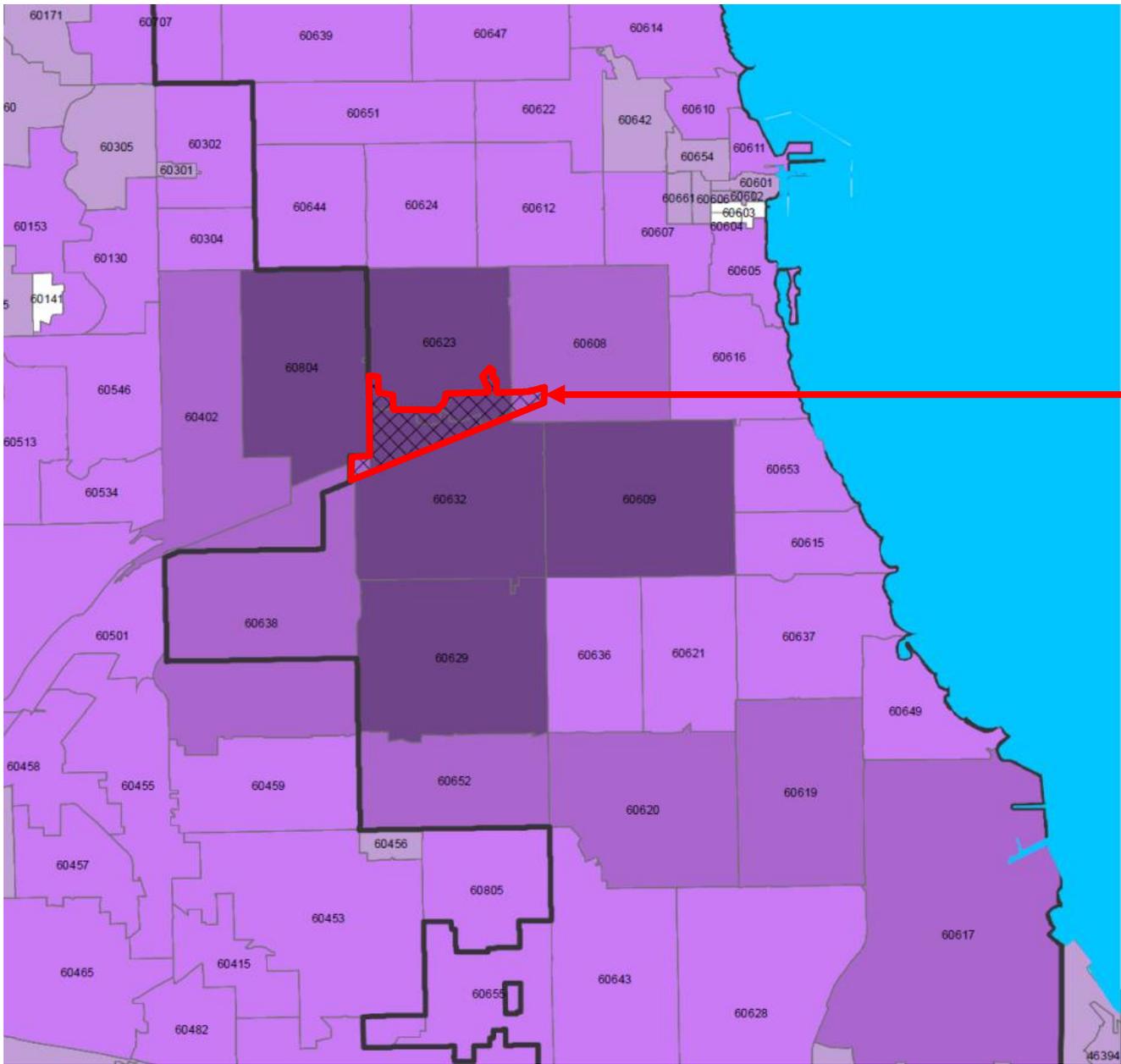
- Moving and Storing of Goods and Materials, Construction and Utilities **increased 89%**
- Manufacturing jobs **increased 7%**
- Business Support Services **increased 130%**

## Little Village Industrial Corridor 2002-2015



# Employment Trends: Where workers live

Where workers live that work in the Little Village Industrial Corridor: 2015



Study Area

**City of Chicago**  
Little Village Industrial Corridor Boundary

**Zip Codes and Number of Employees**

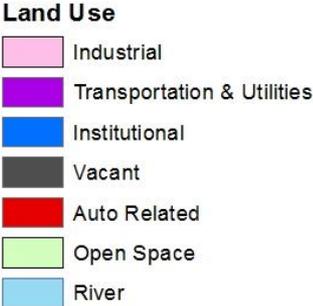
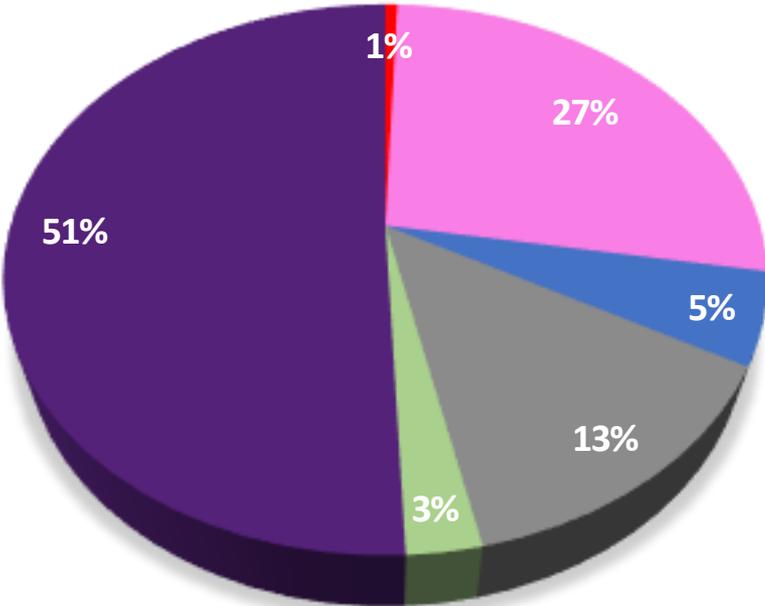
- 0
- 1-10
- 11-50
- 51-100
- 101-232

# Existing Conditions: Land Use



# Existing Conditions: Land Use

## Industrial Corridor Land Use Percentage



# *Existing Conditions Review*

Land Use and Zoning

 **Transportation**

Sustainability

# Existing Conditions: Transportation

## City-wide Traffic Counts:

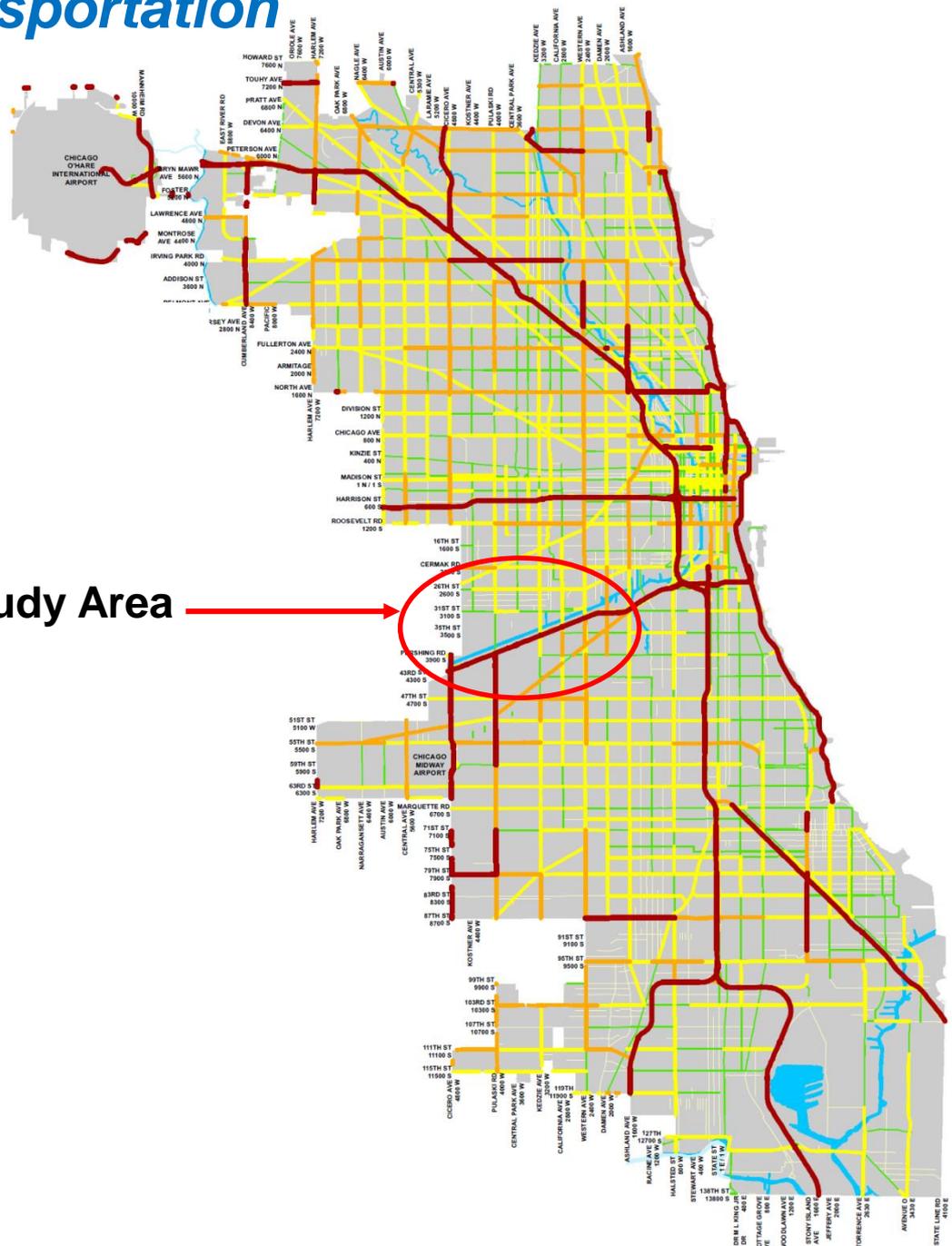
Study Area

### IDOT Annual Average Daily Traffic (AADT) Counts



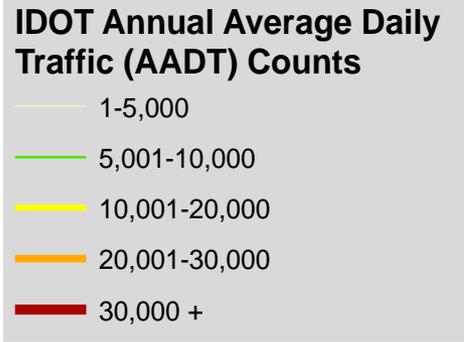
Source: IDOT

Notes: Road segments with an AADT value of 0 not displayed  
Date of traffic count varies

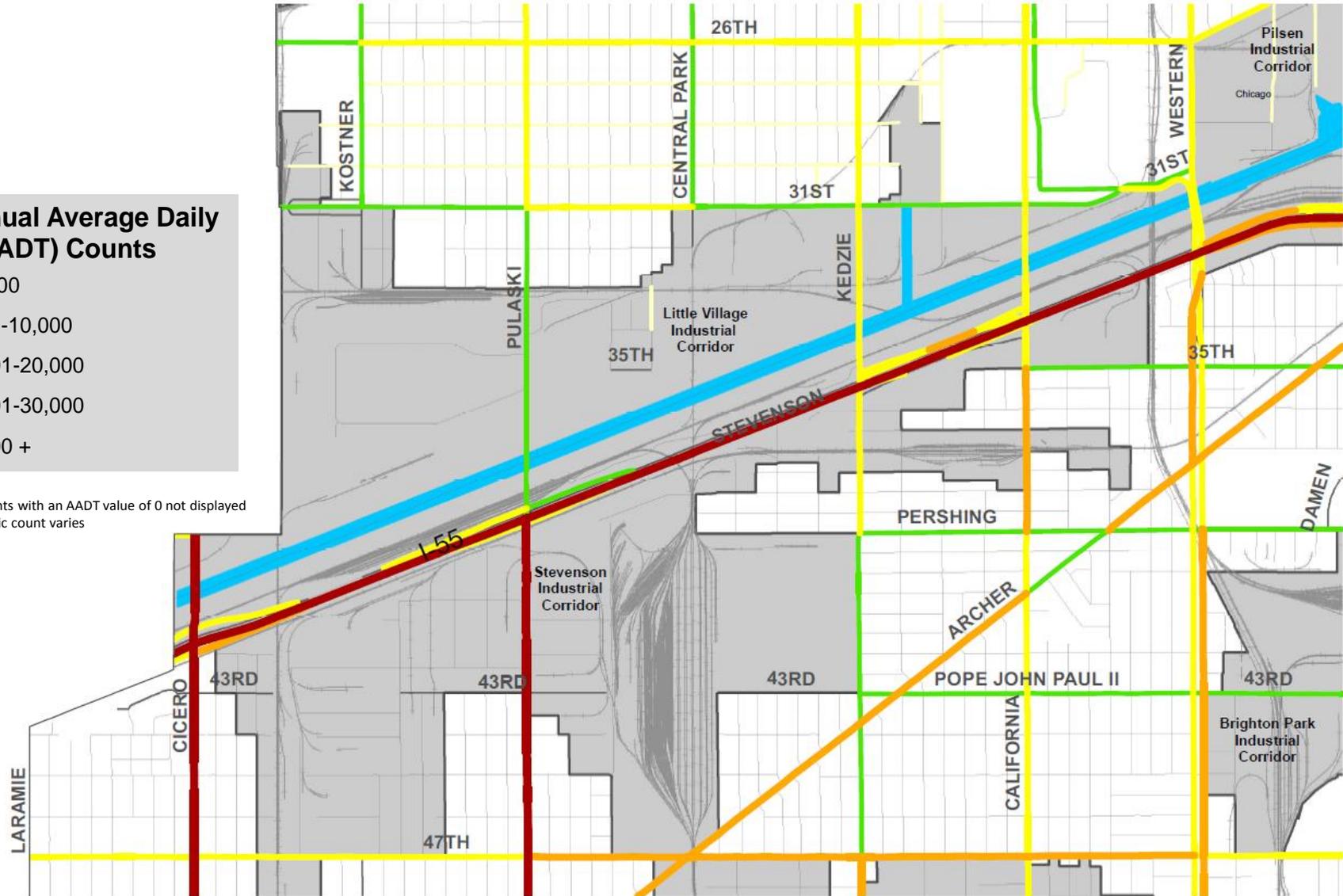


# Existing Conditions: Transportation

## Study Area Traffic:



Source: IDOT  
Notes: Road segments with an AADT value of 0 not displayed  
Date of traffic count varies



# Existing Conditions: Transportation

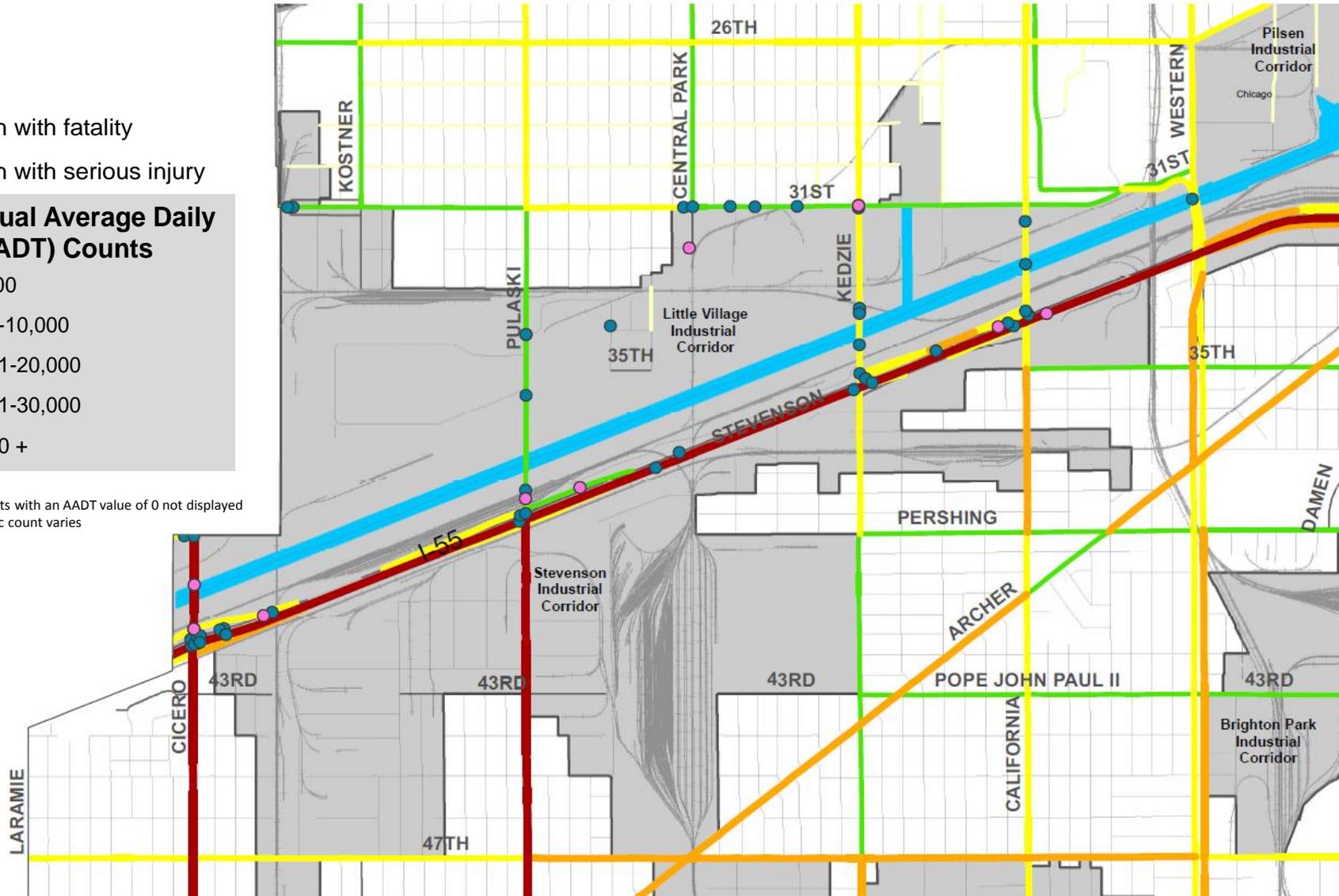
## Study Area Traffic With Crashes:

- Crash with fatality
- Crash with serious injury

### IDOT Annual Average Daily Traffic (AADT) Counts

- 1-5,000
- 5,001-10,000
- 10,001-20,000
- 20,001-30,000
- 30,000 +

Source: IDOT  
Notes: Road segments with an AADT value of 0 not displayed  
Date of traffic count varies



## *Existing Conditions: Transportation*

**Question:**

**What are the barriers to getting around and within the Industrial Corridor?**

- Walking
- Biking
- Transit
- Driving



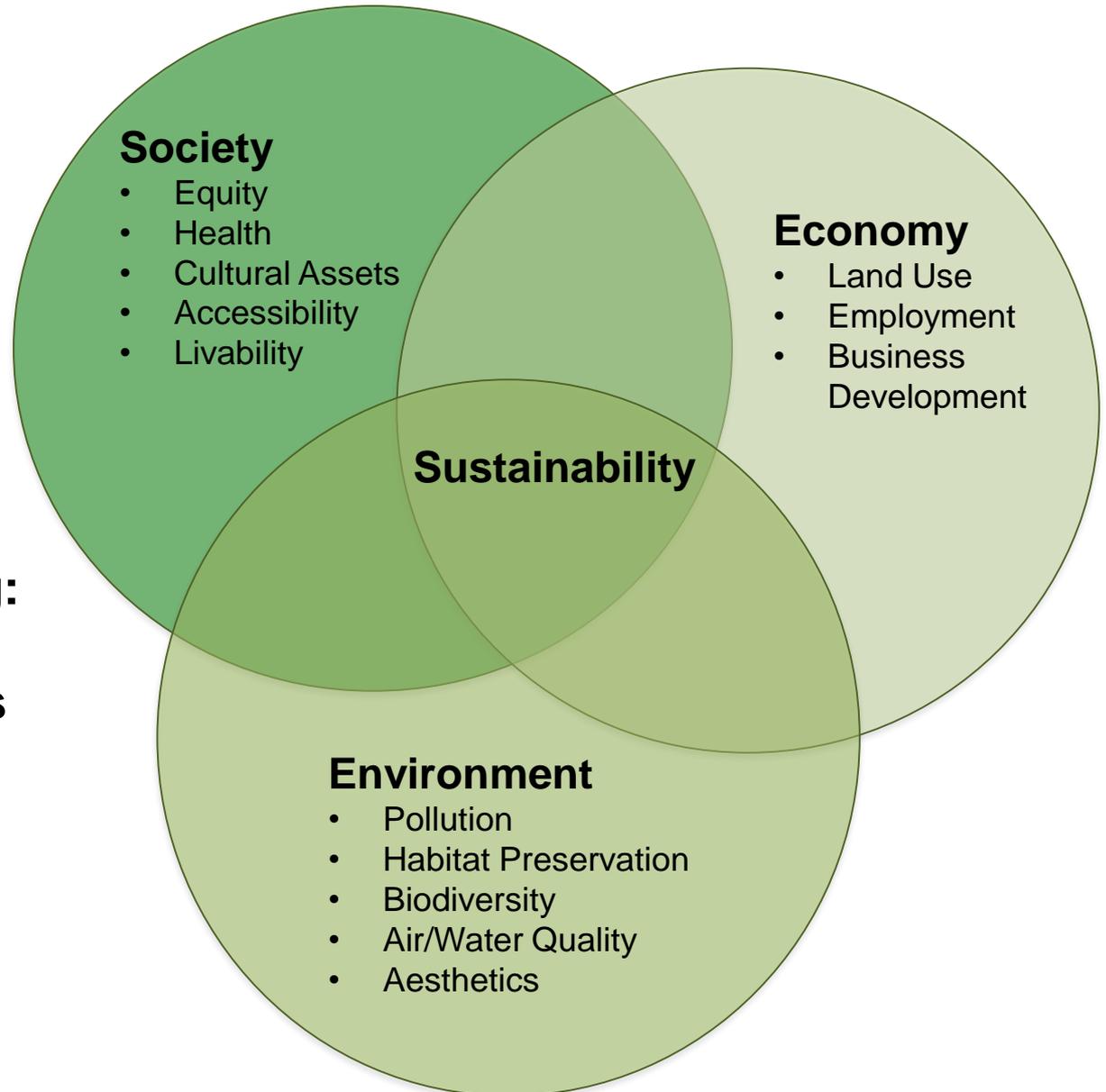
# *Existing Conditions Review*

Land Use

Transportation

**→ Sustainability**

# Sustainability



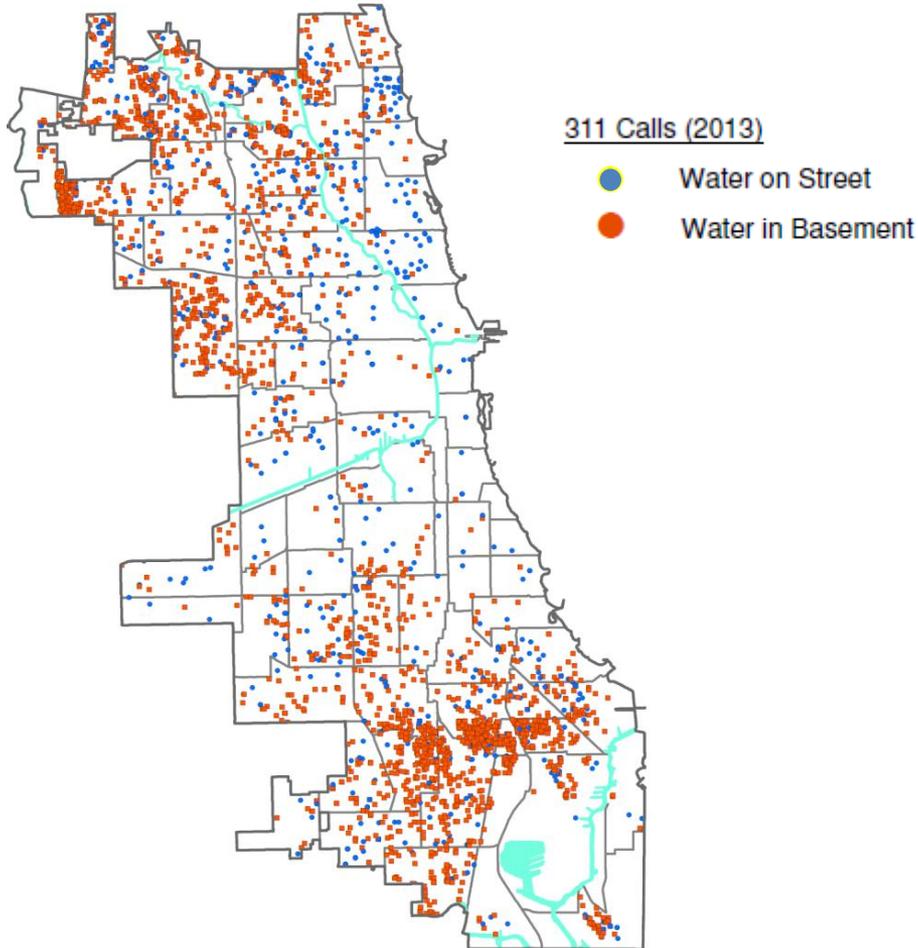
## Currently researching:

- existing conditions
- on-going efforts
- national trends

for potential future implementation.

# Existing Conditions: Sustainability

## Stormwater: Urban flooding



Homes



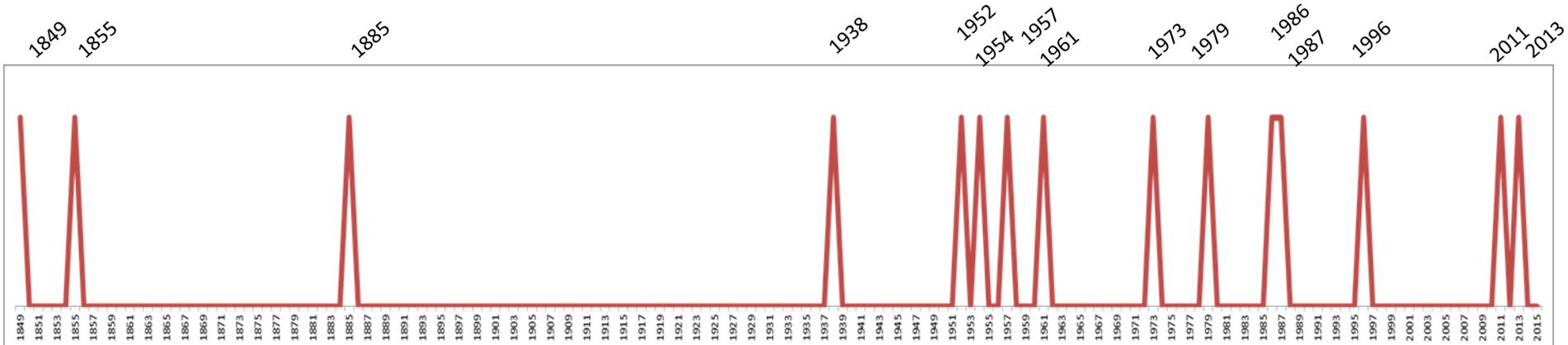
Businesses



Streets

# Existing Conditions: Sustainability

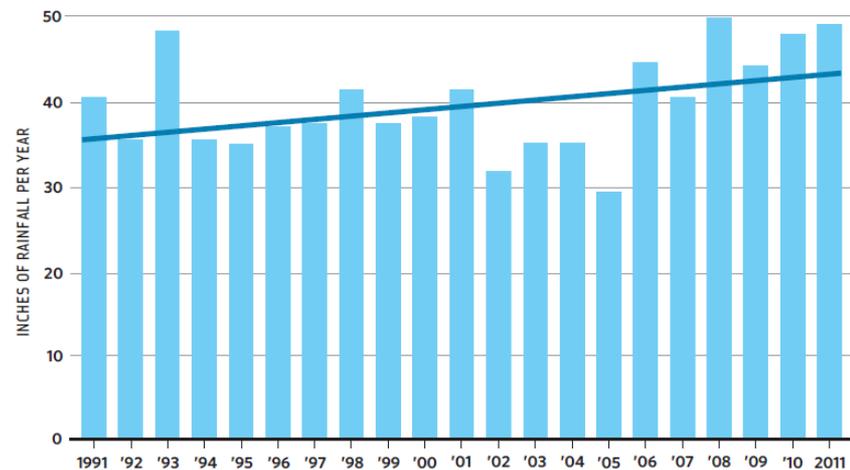
## Stormwater: Urban flooding predictions



Frequency of heavy rainfall events

### Average Annual Rainfall in Chicago: 1991-2011

Illinois State Water Survey Cook County Precipitation Network Station 10



# On-going Efforts: Sustainability

## Chicago Sustainable Industries: Green Infrastructure for Stormwater Study

- Identified corridor typologies
- Identified potential tools to managed stormwater better



### Chicago Industrial Corridors: Three Corridor Typologies based on Parcel Size and Pattern

#### Dense-Urban Corridor



#### Physical Description

Predominance of small urban parcels organized along city street and block system

High-building density, with small percentage of open unoccupied or vacant land

Dense system of roads and rail

Often adjacent to residential neighborhood

#### Large-Lot Corridor



Primarily large, low building-density parcels

Large percentage of surfaces are paved parking lots, and storage and transfer areas

Presence of large open areas such as rail and utility rights-of-way and river banks

Low density road network

#### Hybrid Corridor: a variety of parcel types



Variety of parcel types and densities; pattern of buildings and lot sizes varies greatly

Various infrastructure present, often influenced by adjacent neighborhood conditions

Usually influenced by a strong rail and/or river corridor.

# On-going Efforts: Sustainability

## Clean energy sources: Solar potential

**Industrial Corridor Solar Study:** Assessed typical construction typologies for industrial buildings in Chicago and highlighted typical conditions for each structure type and implications for roof-mounted solar power installations

AECOM

Solar Industrial Corridors Feasibility Study



Metropolitan  
Greater Chicago  
Chicago Department of Planning and Economic Development  
Sustainable Development Division  
121 North LaSalle, Suite 1100  
Chicago, IL 60602

August 2012



# *On-going Efforts: Sustainability*

## **Clean Energy Sources: Solar preparation**

### **Chicago SunShot Initiative**



**City received a \$750,000 grant from Dept. of Energy to lower the non-hardware costs of solar installations**

- **Permitting:** Created a same-day solar permitting program for small, residential solar installations and a transparent set of guidelines and up-to-date standards for larger scale projects
- **Zoning:** Published a progressive solar zoning policy and an updated solar-favorable, sustainable policies
- **Interconnection:** Coordinated with ComEd to create a customer-friendly, electronic interconnection process

# On-going efforts: Sustainability

## Clean Energy Sources: Solar incentives



The screenshot shows the top portion of a website. At the top is a green header with a circular logo on the left containing a yellow sun over blue wavy lines. To the right of the logo, the text "FUTURE ENERGY JOBS ACT" is displayed in white, with "FUTURE" in a larger font. Below the header is a navigation bar with four white links: "HOME", "ABOUT THE ACT", "RESOURCES", and "IN THE NEWS". The main content area features a background image of a road stretching into the distance under a bright sky. Overlaid on the left side of this image is a paragraph of text in white and yellow.

**The Future Energy Jobs Act** will pivot Illinois to the new clean energy economy, saving and creating thousands of clean energy jobs, and providing job training for the future workforce. The law does this by creating significant consumer and environmental benefits, accelerating the growth of solar and wind energy in Illinois, significantly expanding energy efficiency, and providing hundreds of millions of dollars in low-income programs.

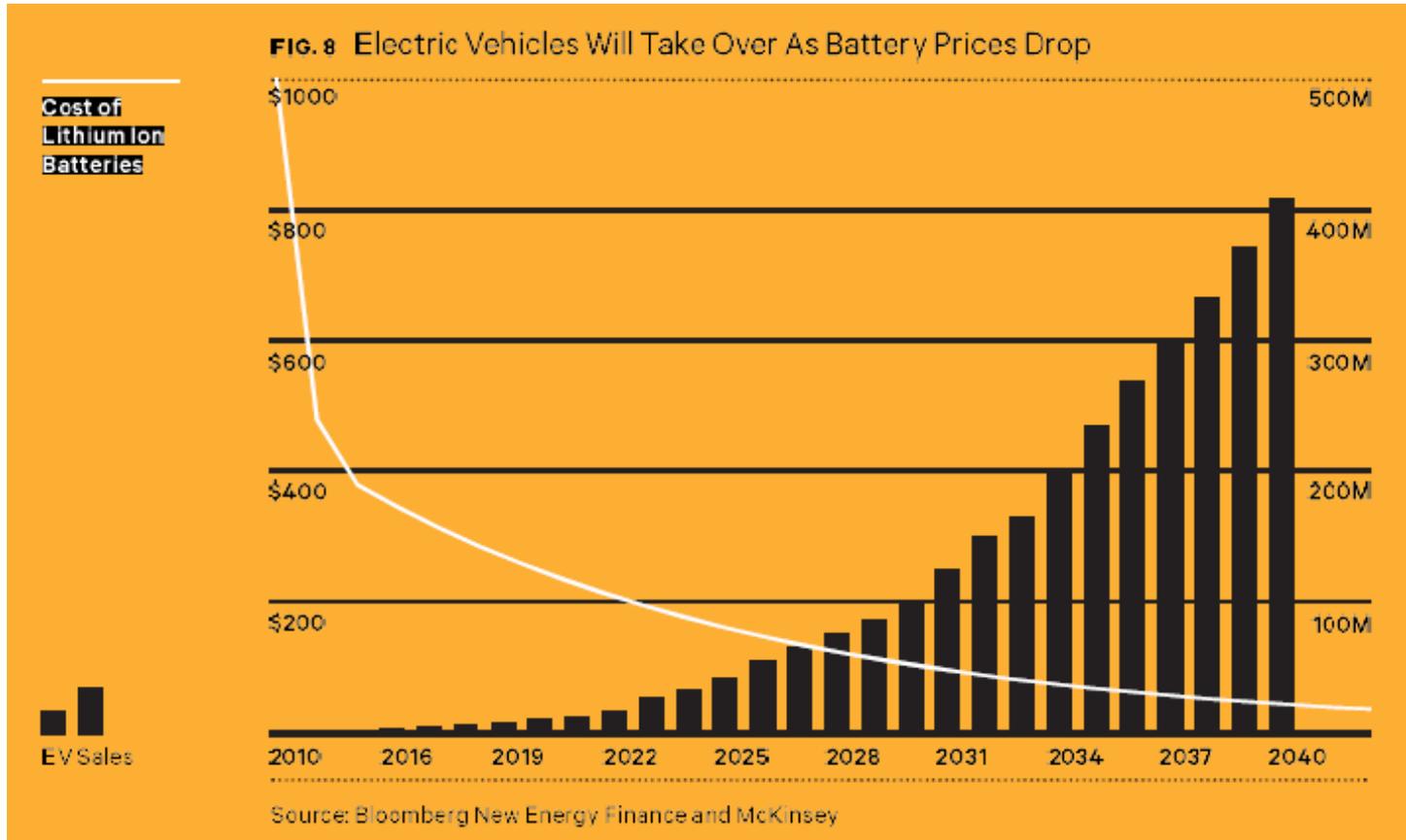


**Strengthen and expand the Renewable Portfolio Standard** to ensure stable, predictable funding for renewable development, **providing \$180M per year – growing to \$220M per year – in funding for renewable resources**, including new wind power, large-scale solar power, and rooftop and community solar.

# National Trends: Sustainability

## Transportation Technology Changes

Electric Vehicle (EV) deployment has been growing and will likely increase as battery prices drop



# National Trends: Sustainability

## Transportation Technology Changes

### Electric Vehicles (EV) in Freight



FedEx has a fleet of 20 EVs active in Downtown Chicago



UPS Press Release – September 2017:

UPS First Commercial Customer In U.S. To Use New Daimler Electric Delivery Truck

“In comparison with a conventional diesel truck, Daimler says it offers savings of more than \$1,000 in operating costs for approximately every 6,200 miles.”

*The Teslarati* - March 2018:  
FedEx Places Order for 20 Tesla Semi Electric Trucks



# National Trends: Sustainability

## Transportation Technology Changes

Other Types of Low Emission Vehicles in Freight



# Existing Conditions: Sustainability

Question:

What sustainability best practices would you like to see within the Industrial Corridor?



# Next Steps

Project team reviews your feedback on existing conditions data and prepares for first public meeting.

