CHICAGO PLAN COMMISSION
Department of Planning and Development

Zoning Map Amendment in the Burnside Industrial Corridor
9901 S. Cottage Grove Ave./801-75 E. 99th St. (8TH WARD)
JFA Real Estate, LLC

April 21, 2022
Community Area Profile

Community Area Information
• Pullman Community Area
• Far South Region

Demographics
• Total Population: 6,820
• Average Household Size: 2.3
• Median Age: 40.7
• 34 Years Old or Younger: 2,897
• Median Income: $43,539

*CMAP Community Data Snapshot: Pullman, Chicago Community Area Aug 2021 Release
Chicago Sustainable Industries
• Adopted by Chicago Plan Commission in November 2013
• Department of Planning and Development and industry leaders
• Goals:
  – Examine the effectiveness of the planned manufacturing districts as stipulated by the Chicago Zoning Ordinance and review industrial corridor boundaries to determine if amendments are needed
  – Set infrastructure priorities to reflect key industry goals
  – Identify business service priorities by sector, geographic and/or other focuses
  – Specify performance objectives for meeting the short and long-term business and workforce program goals
  – Design publicly accessible interactive data base for industrial properties, using the 2011 land use and company survey
Planning Context

Legend
- **Industrial Corridors**
- **Potential IC Expansions**
- **Remove IC and Zone to POS**
- **Rezone to POS**
- **Remove from Industrial Corridor**
AERIAL VIEW FROM NORTH
SITE CONTEXT: EAST VIEW OF SITE
SITE CONTEXT: WEST VIEW OF SITE
DPD Recommendations

The proposal:

• Will not adversely affect the continued industrial viability of the Burnside Industrial Corridor (17-13-0403);
• Complies with the Chicago Sustainable Industries plan and is consistent with land use patterns in this portion of the Burnside Industrial Corridor (17-8-0903)