CHICAGO

DPD | CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

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

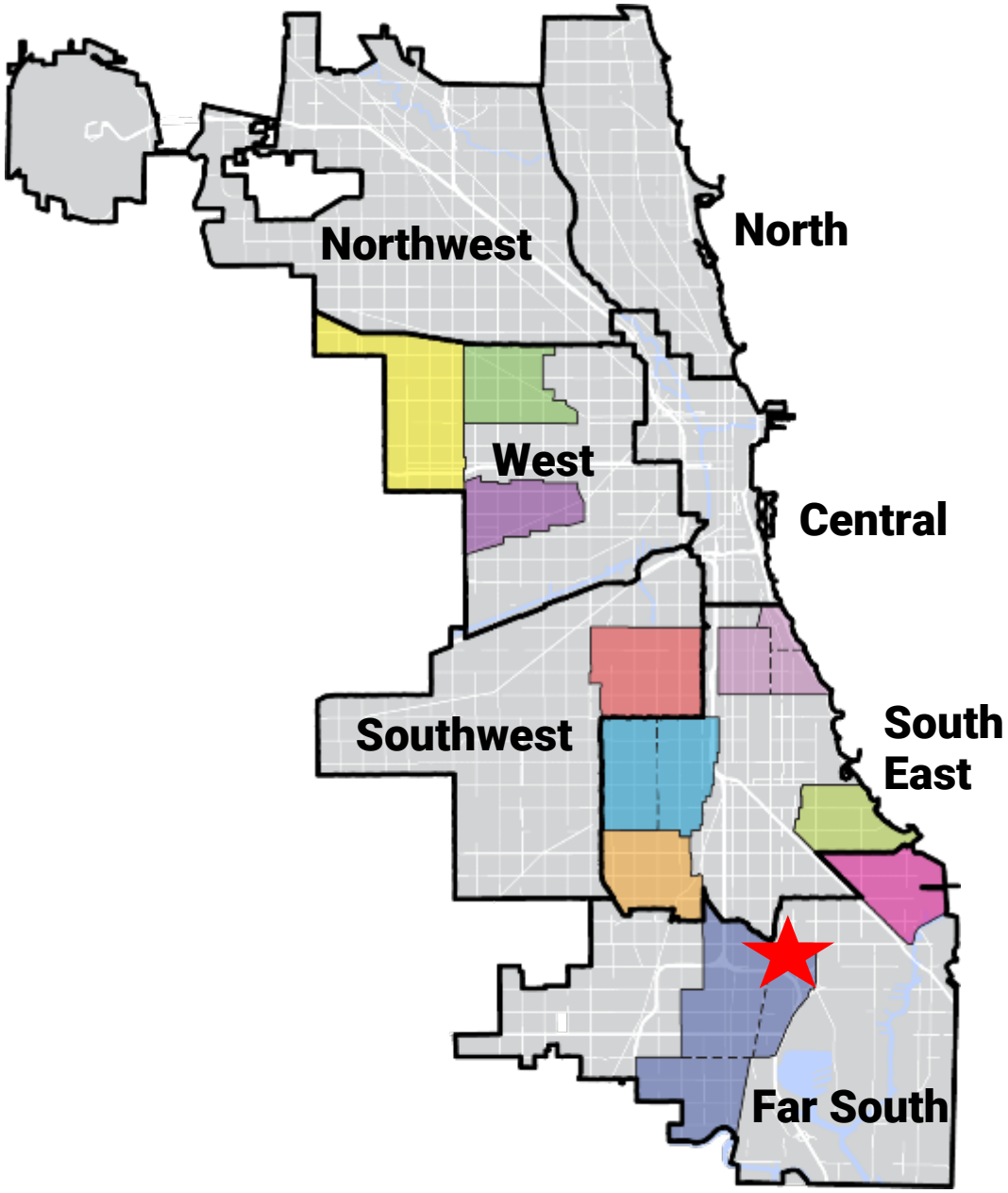
Community Area Profile

Community Area Information

- Pullman Community Area
- Far South Region

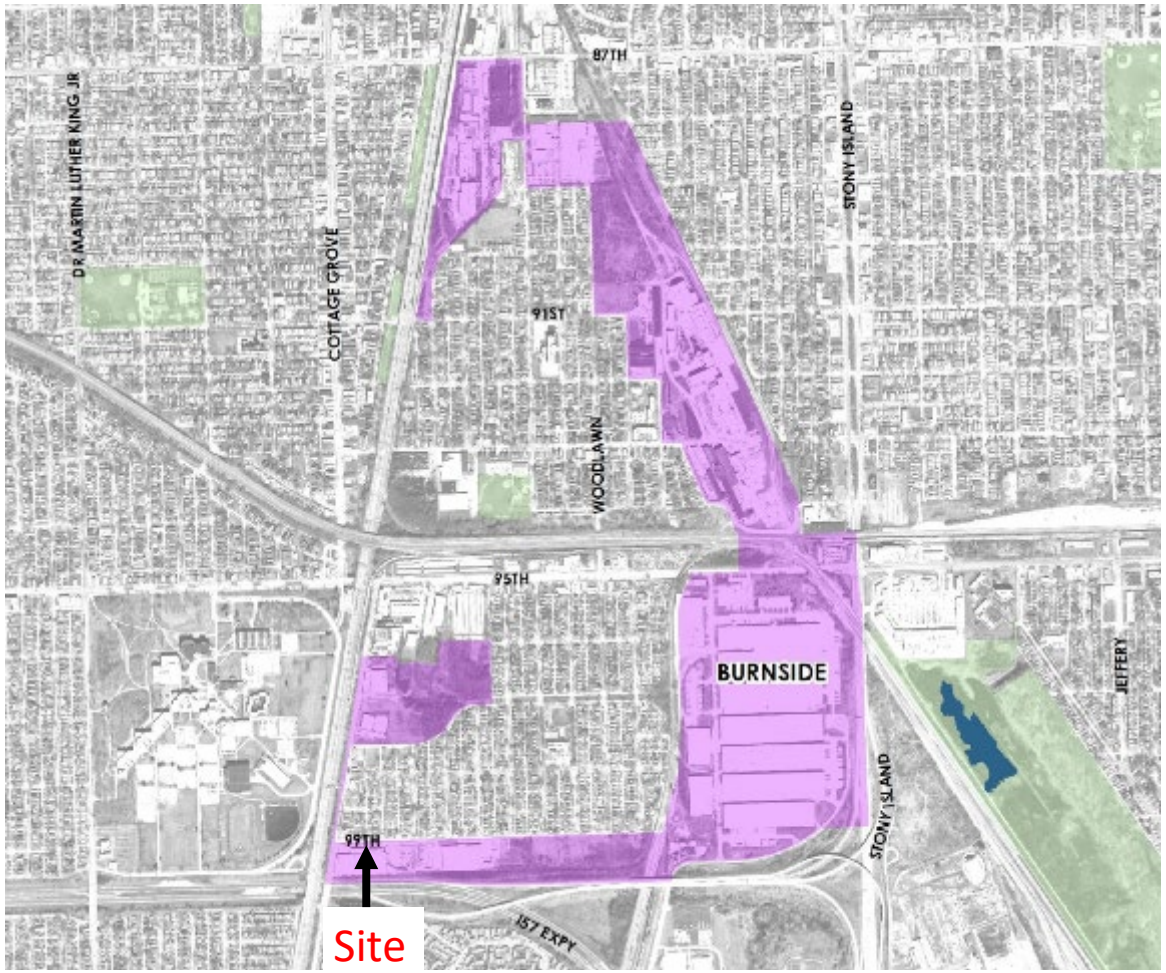
Demographics

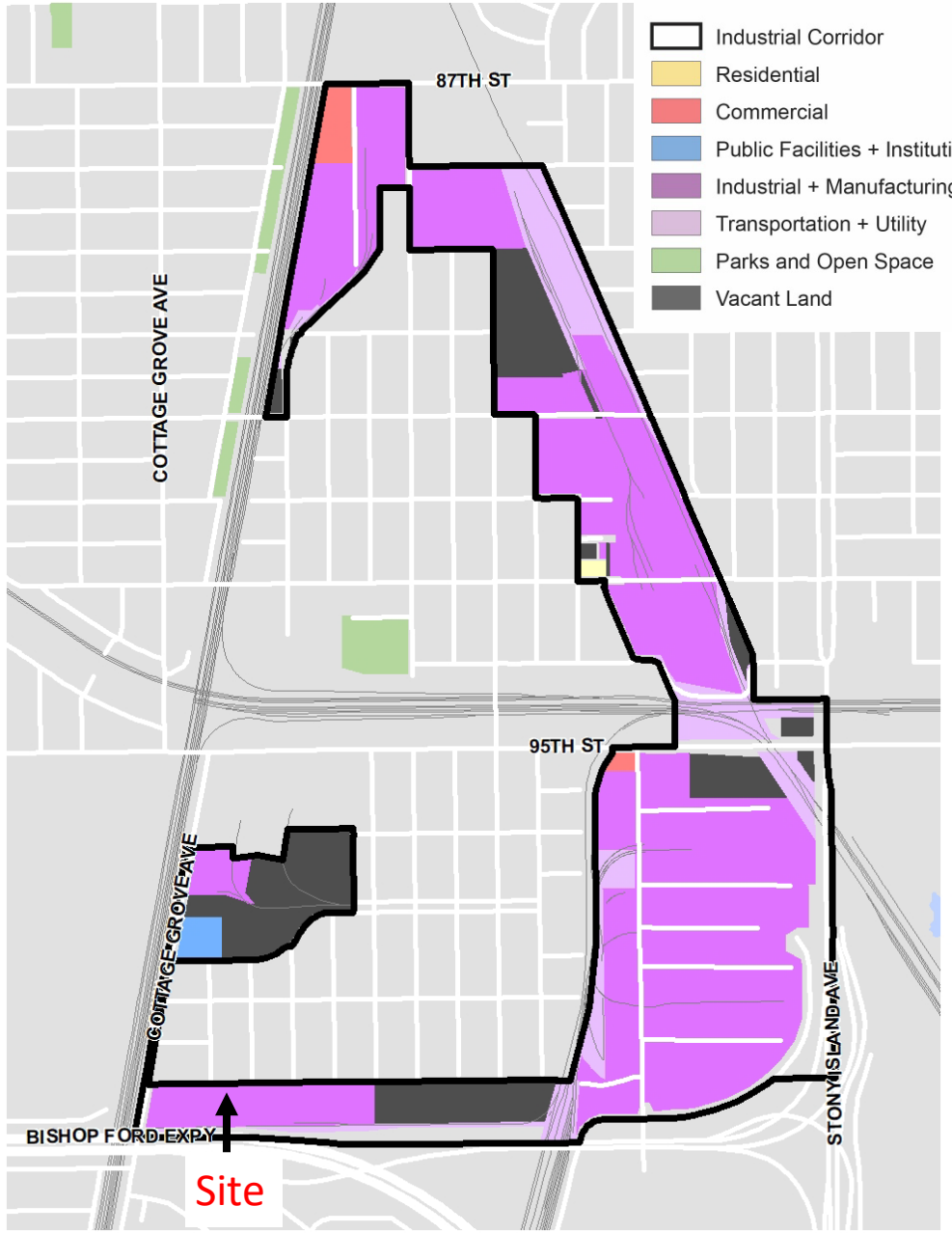
- Total Population: 6,820
- Average Household Size: 2.3
- Median Age: 40.7
- 34 Years Old or Younger: 2,897
- Median Income: $43,539



*CMAP *Community Data Snapshot: Pullman, Chicago Community Area* Aug 2021 Release

SITE CONTEXT – AERIAL MAP



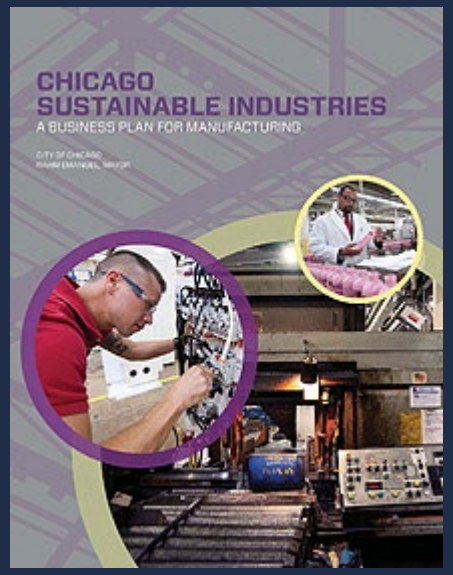


INDUSTRIAL CORRIDOR

Industrial Corridor – Burnside

Land Use

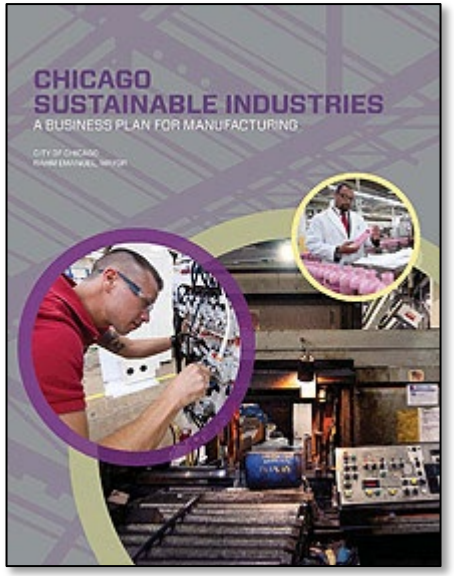
Planning Context



Chicago Sustainable Industries

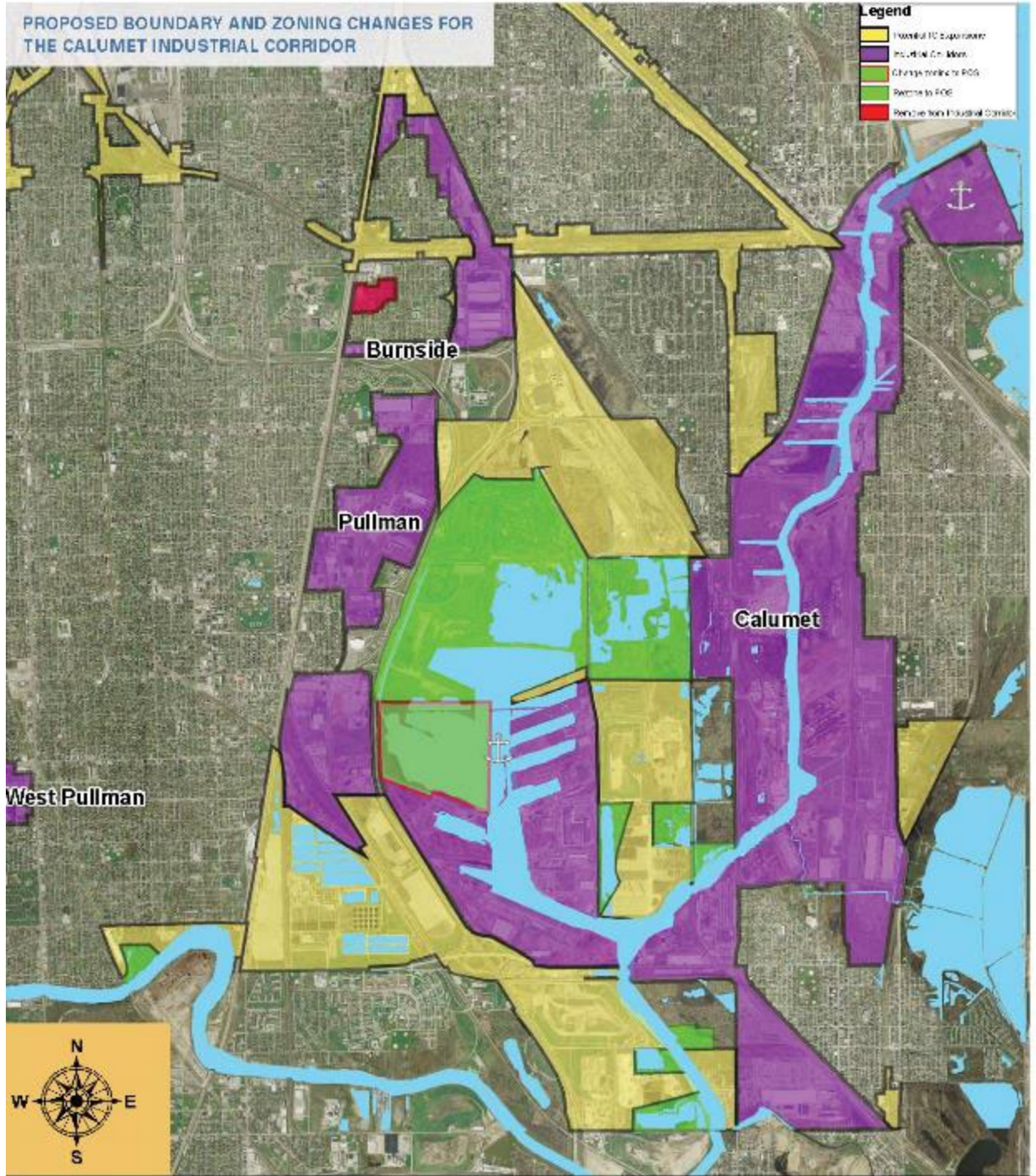
- Adopted by Chicago Plan Commission in November 2013
- Department of Planning and Development and industry leaders
- Goals:
  - Examine the effectiveness of the planned manufacturing districts as stipulated by the Chicago Zoning Ordinance and **review industrial corridor boundaries to determine if amendments 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

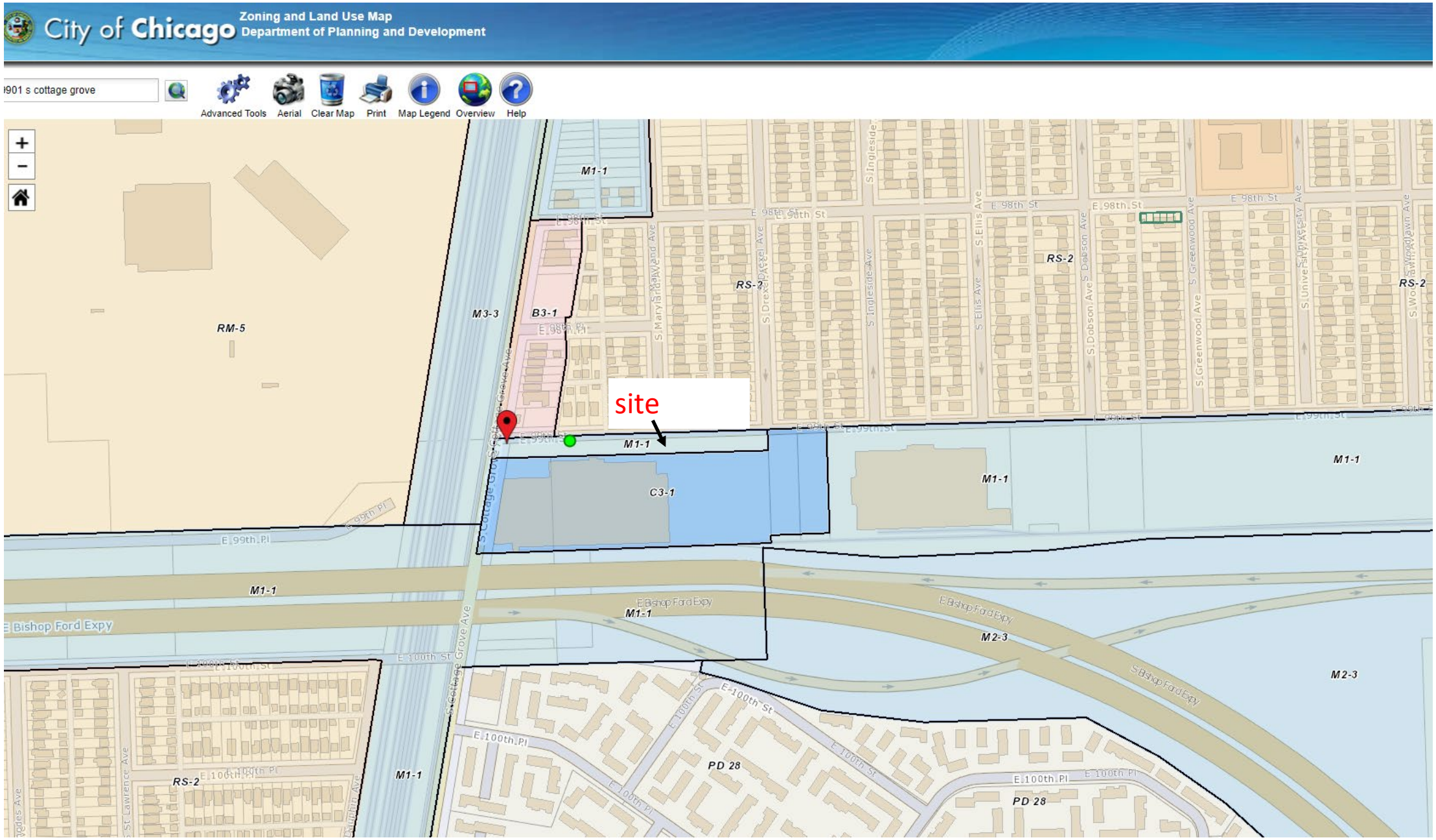
Planning Context



Legend

- Industrial Corridors
- Potential IC Expansions
- Remove IC and Zone to POS
- Rezone to POS
- Remove from Industrial Corridor





LAND USE AND ZONING

SITE CONTEXT – AERIAL MAP

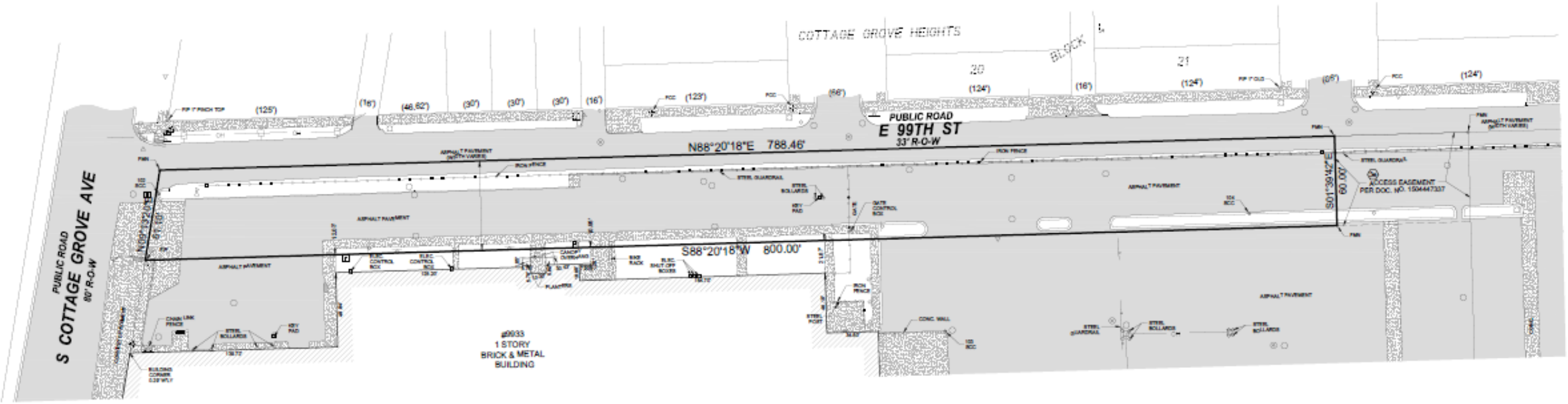
AERIAL VIEW FROM NORTH

AERIAL VIEW FROM SOUTH

SITE CONTEXT: EAST VIEW OF SITE

SITE CONTEXT: WEST VIEW OF SITE

SITE PLAN
9901 S. COTTAGE GROVE



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)