



CHICAGO PLAN COMMISSION

Department of Planning and Development

**Proposed Amendment to Waterway-Manufacturing
Planned Development No. 847**

1132 W Blackhawk Street (27th WARD)

Wm. Wrigley Jr. Company

4/21/2022

Community Area Snap Shot

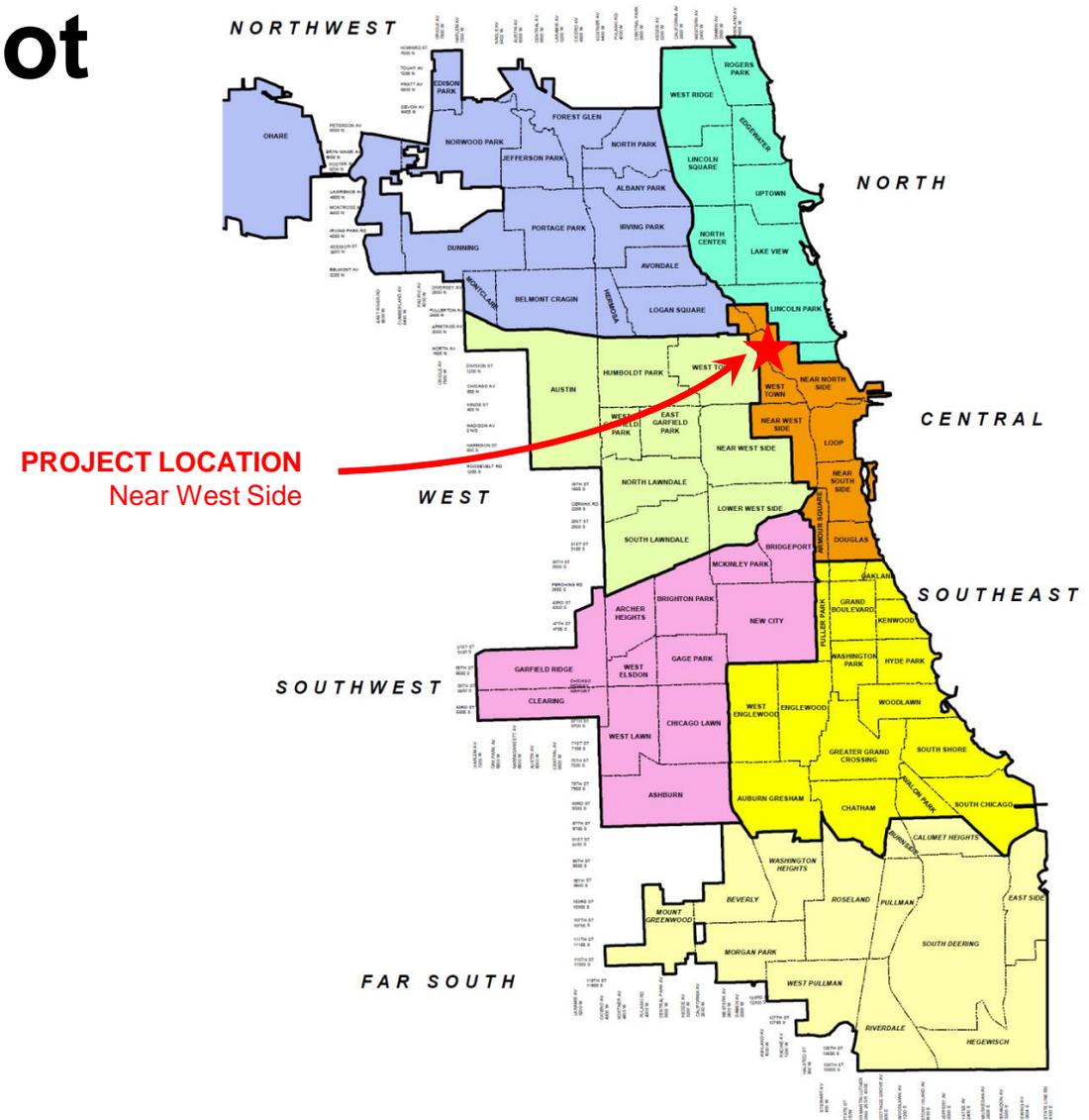
NEAR NORTH SIDE

DEMOGRAPHICS

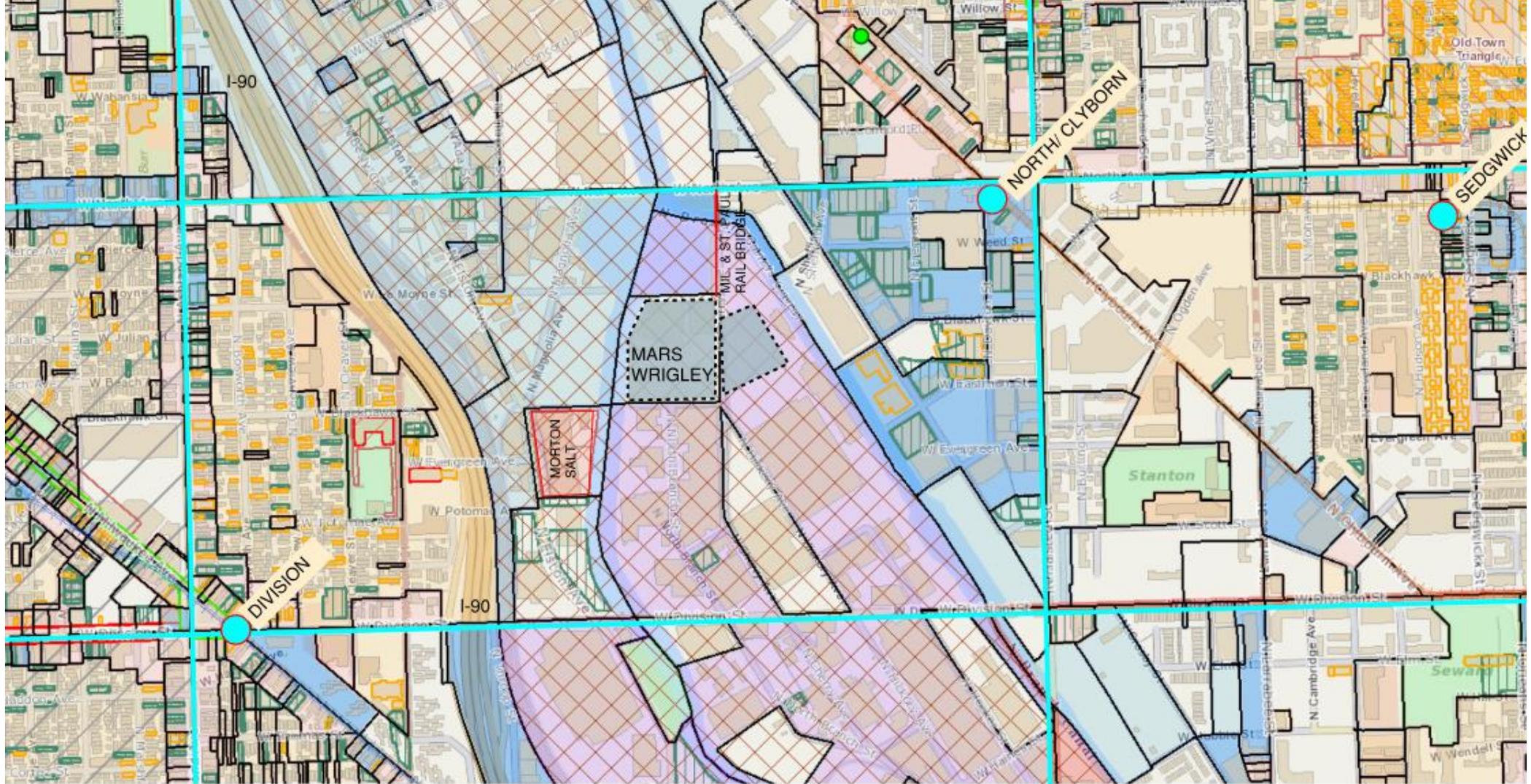
Total Population:	105,481
Median Age:	24.9
Median Household Income:	\$106,026
Employees Living Outside City:	43.6%
Top Industry Sectors:	Food Service—16.3%
	Professional—15.8%
	Healthcare—12.4%

CULTURAL & HISTORICAL CONTEXT

- Goose Island is part of the City's first industrial corridor and today remains a key industrial area
- Adjacent Zoning: PMD 3, PD No. 667
- Proposed Zoning: Waterway-Business Planned Development No. 847, as amended



*Source: COMMUNITY DATA SNAPSHOT NEAR NORTH SIDE, CHICAGO COMMUNITY AREA, CMAP, AUGUST 2021



-  CTA Bus Route
-  CTA Rail Station
-  Project Site

ZONING LEGEND

- | | | |
|---|---|---|
|  Business |  Residential |  Park and Open Space |
|  Commercial |  Planned Development |  Special District |
|  Manufacturing |  Planned Manufacturing |  Landmark |



ZONING CONTEXT



Existing Global
Innovation Center

Existing
Pilot Plant

Existing
Parking

Proposed
Pilot Plant

Marc Wingley Global HQ

W NORTH AVE

WATER TAXI

NORTH AVE
TURNING BASIN

N ELSTON AVE

N KINGSBURY ST

ORIGINAL
BOUNDARY

EAST
PARCEL
ADDED

NORTH BRANCH CANAL

CHICAGO RIVER NORTH BRANCH

W BLACKHAWK ST

N CHERRY AVE

INTERSTATE
90

Metra





Current Extent of PD 847

Proposed Pilot Facility

Addition to PD 847 (Existing PMD3)

PROPOSED AMENDMENT



Looking NW from Cherry/Blackhawk



Looking NE from Cherry/Blackhawk



Looking south from Cherry/Weed



Looking north from Blackhawk

CURRENT SITE CONDITIONS



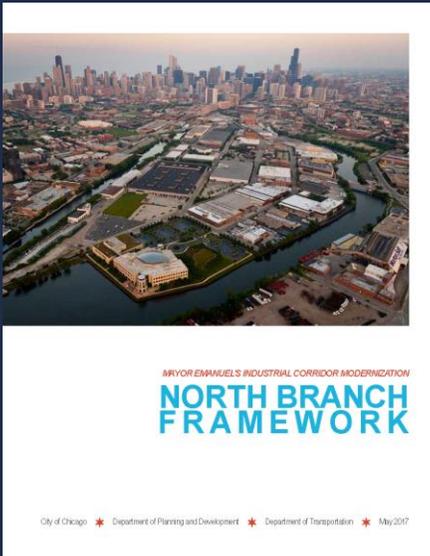
Proposed Rendering, North on Cherry Ave



Existing View North on Cherry Ave

PROPOSED SITE CONDITIONS

★ Planning Context



NORTH BRANCH FRAMEWORK PLAN

- Published July 2017
- Multi-year goals to accommodate mixed-use business growth within the corridor, while generating funds for industrial and commercial development throughout the city.
- Its three main goals are to:
 1. Maintain the corridor as an economic engine and vital job center
 2. Provide better access for all transportation modes
 3. Enhance the area's unique natural and built environment

★ Project Timeline + Community Outreach

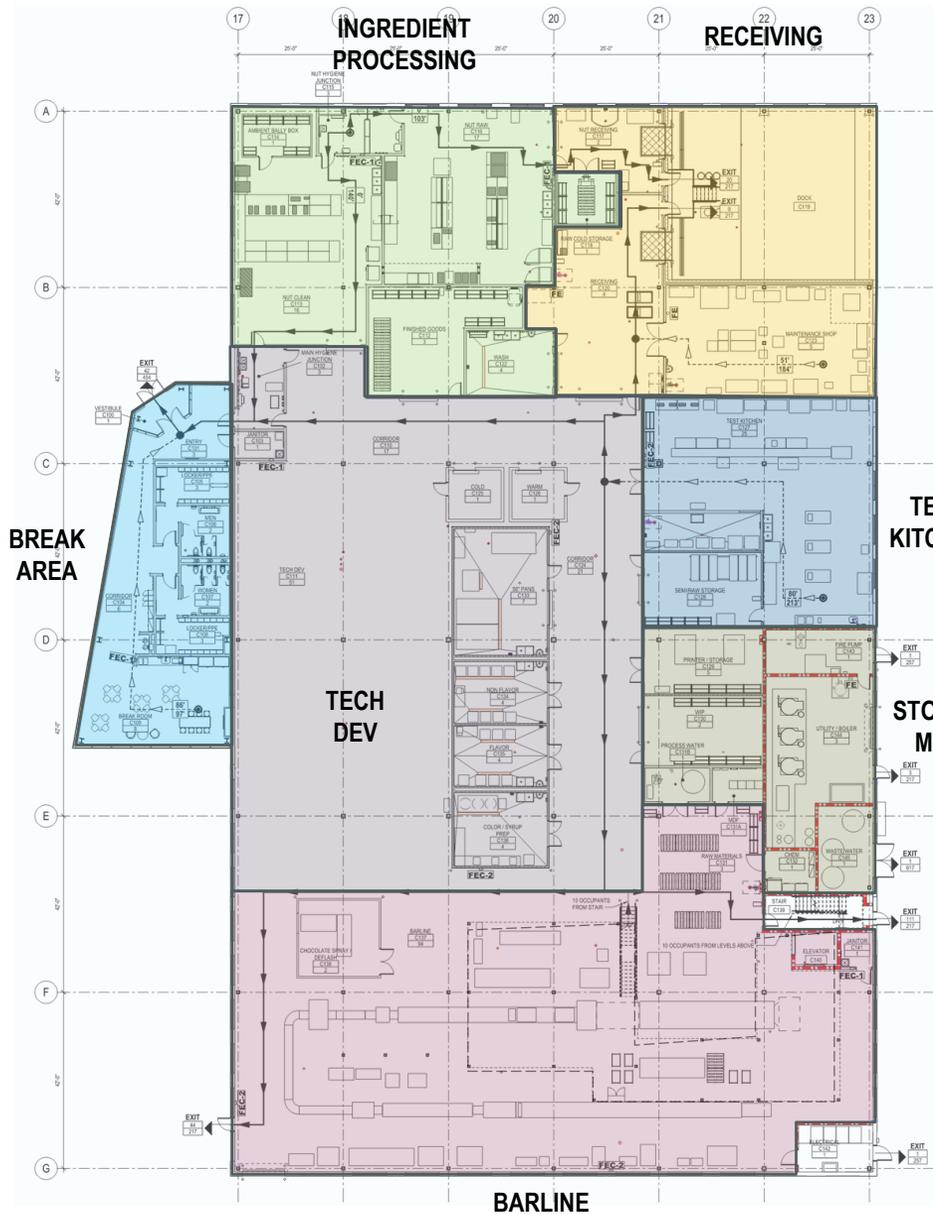
Project Timeline

PD originally approved:	October 2002
Amendment application filed:	February 23, 2022
Construction Begin Date:	June 2022
Construction End Date:	June 2023

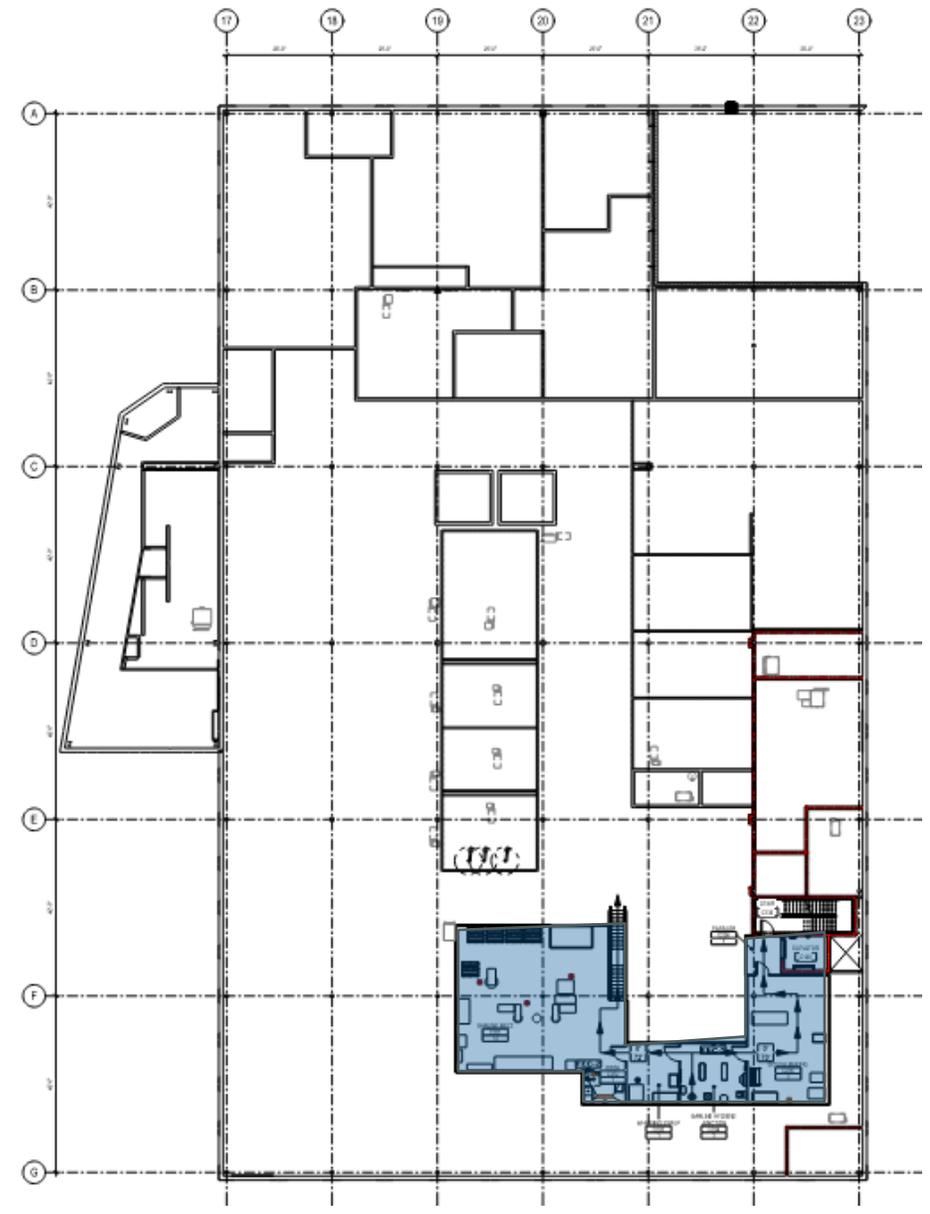
Community Meetings

Meetings with Alderman Walter Burnett	
North Branch Works	Dec 2021 / Jan 2022
NBW Letter of Support	February 22, 2022

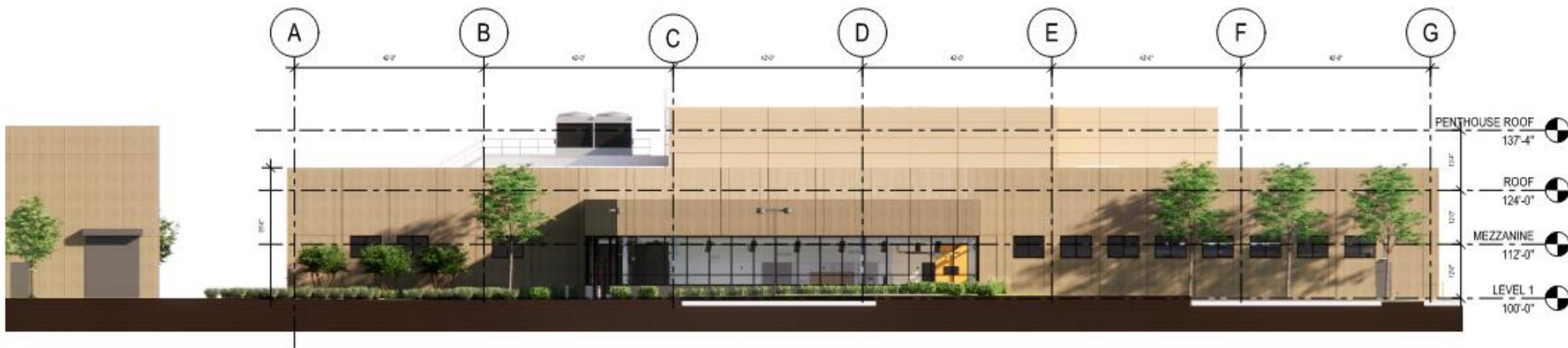




GROUND FLOOR



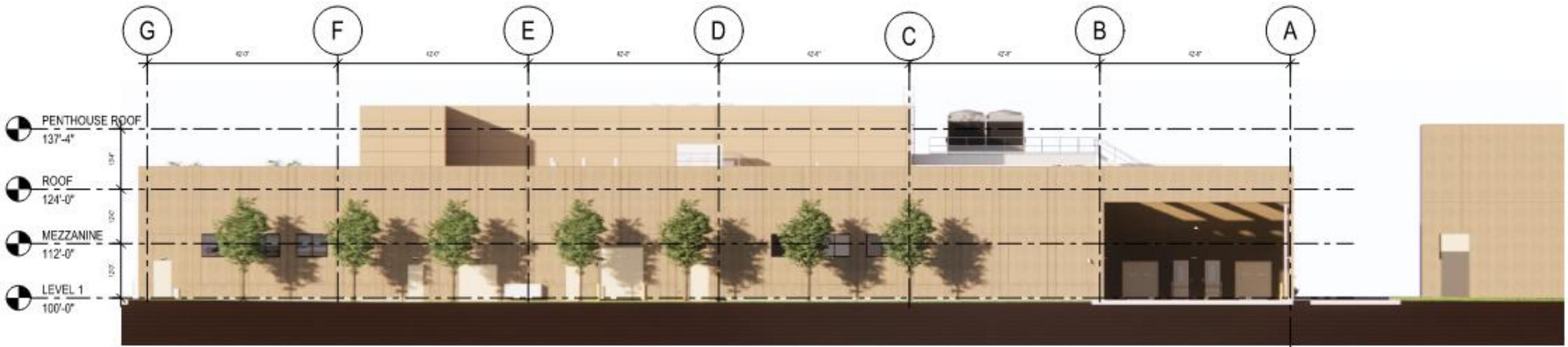
MEZZANINE



BUILDING ELEVATION - WEST



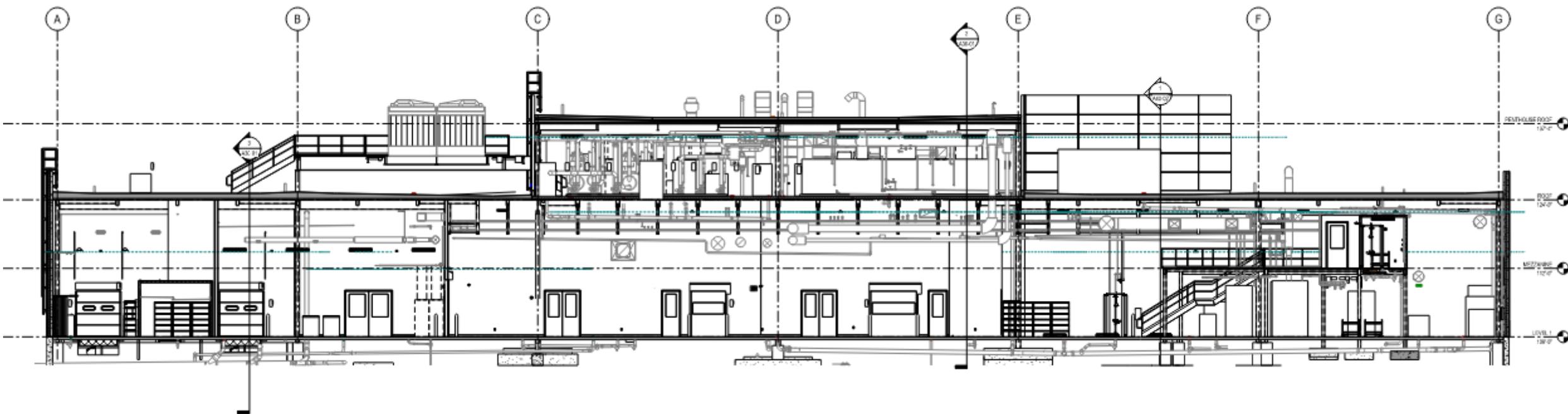
BUILDING ELEVATION - NORTH



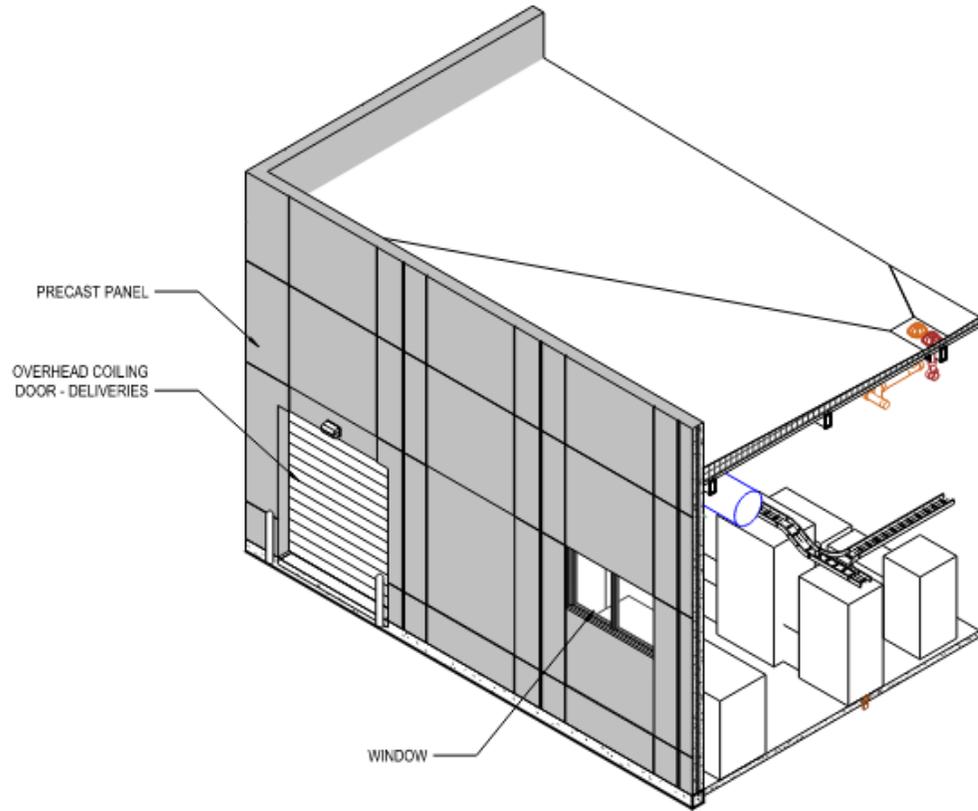
BUILDING ELEVATION - EAST



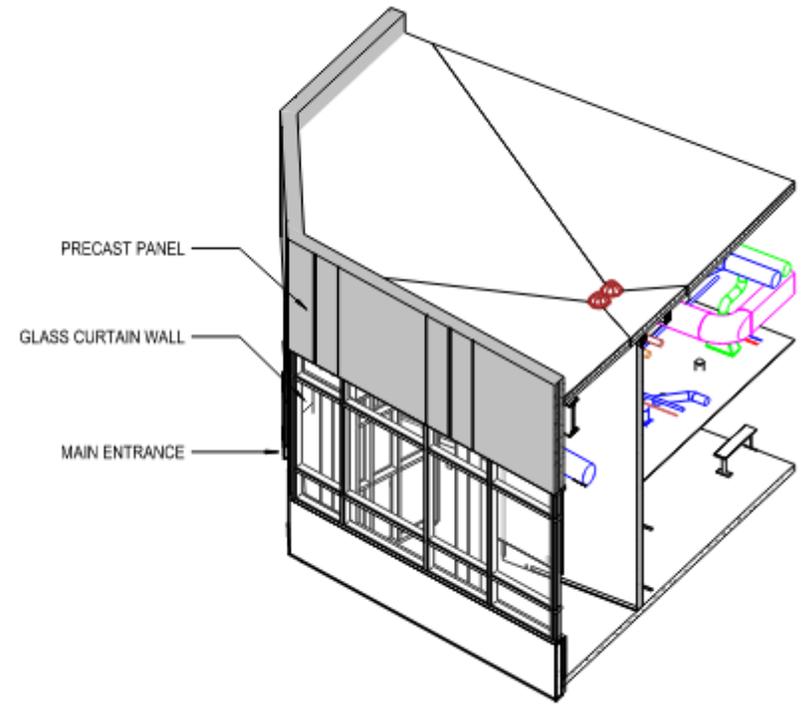
BUILDING ELEVATION - SOUTH



BUILDING SECTION – LOOKING EAST

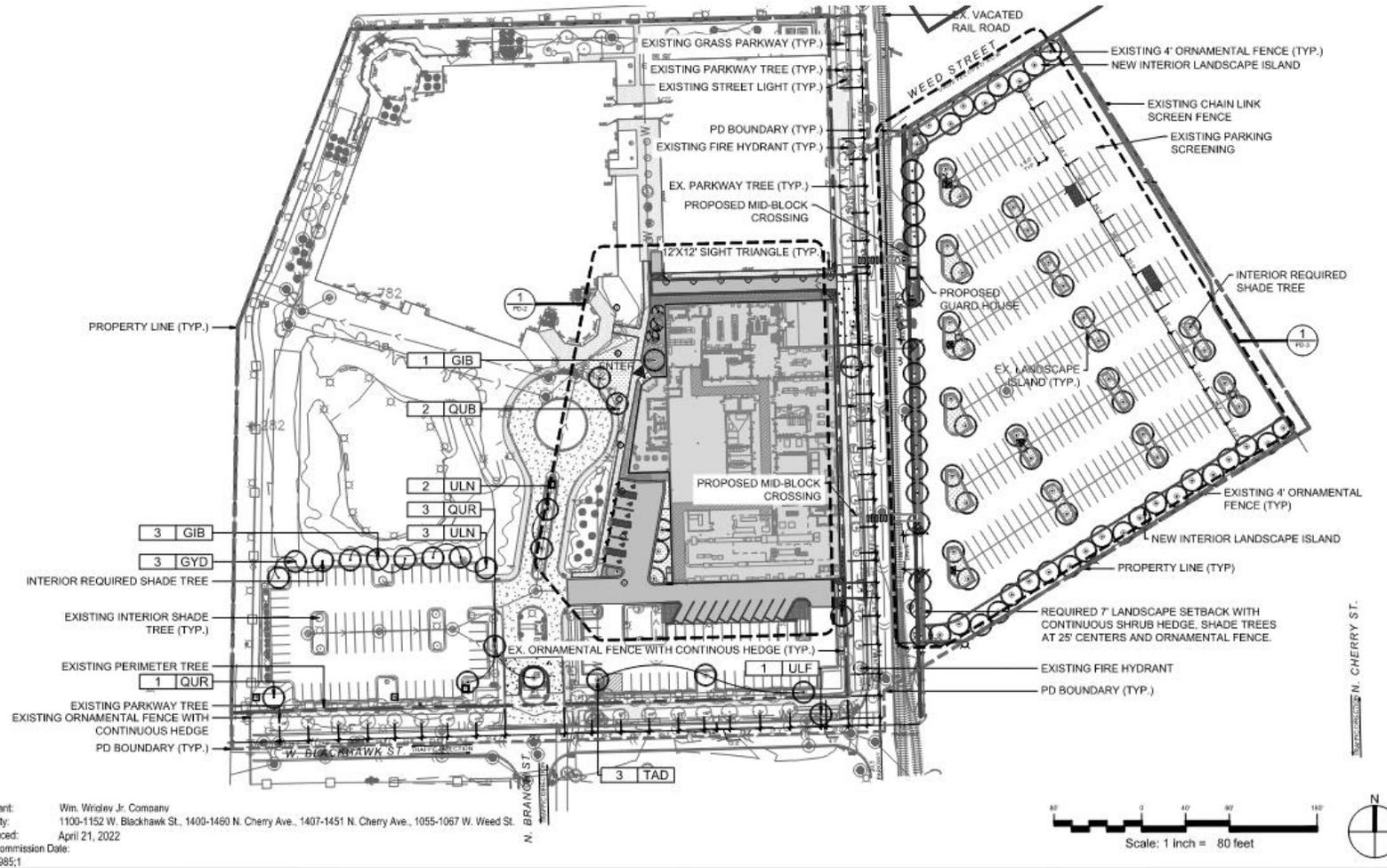


1 SOUTH FAÇADE

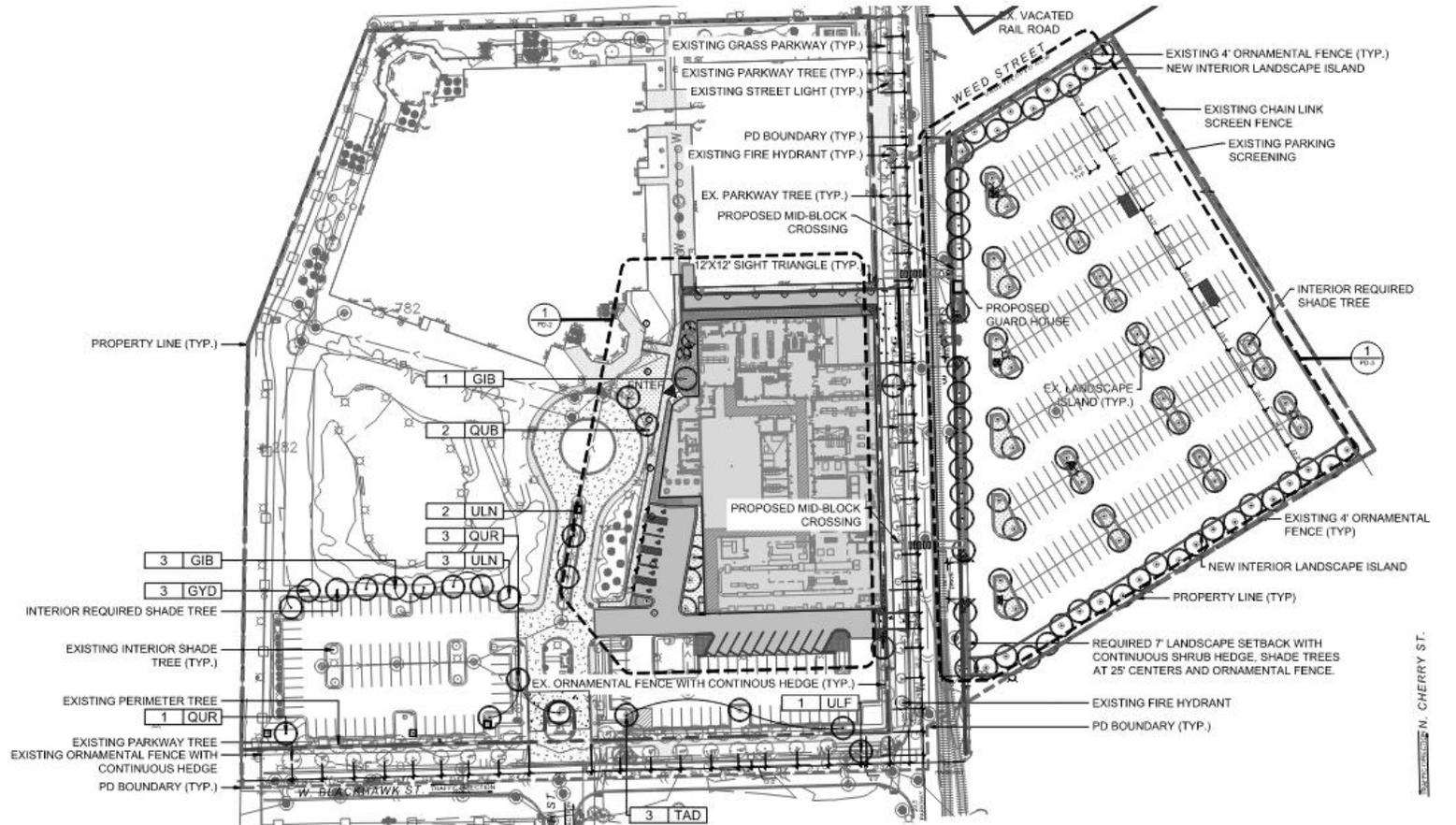


2 WEST ENTRY FAÇADE

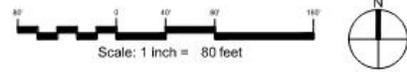
- New crosswalks promote safe circulation of pedestrians, cyclists and vehicles.
- Increased landscaping and addition of 85 new trees in parking lot on east side of Cherry Avenue.
- Applicant providing bicycle parking on site to encourage bicycle use.



- New landscape additions create safe and attractive walkway and pedestrian route.
- Windows along west elevation of new Pilot Plant abutting sidewalk create pedestrian friendly walkway.
- Adequate sidewalk width provided to ensure pedestrian clear zones.



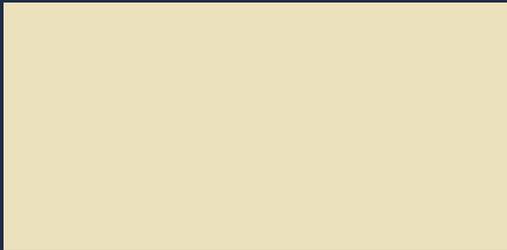
Applicant: Wm. Winslow Jr. Company
 Property: 1100-1152 W. Blackhawk St., 1400-1460 N. Cherry Ave., 1407-1451 N. Cherry Ave., 1055-1067 W. Weed St.
 Introduced: April 21, 2022
 Plan Commission Date: 61390985;1



**Precast Panel Material
Existing + New Building**



**Insulated metal Panel
New Building Penthouse**



View of Existing GIC building and New Pilot Plant from drive



LEED Silver	80 points
Indoor Water Use Reduction, 40%	20 points

Applicant will achieve 100 total points:

- **LEED Silver** – 80 points
The proposed project will comply with LEED v4.1, targeting Silver Certification.
- **Indoor Water Use Reduction** – 20 points
The proposed project will reduce indoor water use by an additional 20% above baseline.

Overall Economic Impact

- Estimated Project Cost: \$40,000,000
- Construction Jobs Created: 200+
- Permanent Jobs Created: 30
- MBE/WBE Participation Commitment: 26% / 6%
- Local Resident Employment Participation: 50%

Construction Timeline

- Groundbreaking: June 2022
- Completion: June 2023



DPD Recommendations

The proposed amendment to PD#847 is appropriate for the following:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. It is **compatible with the character of the surrounding area in terms of uses, density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the North Branch Framework Plan (2017);
3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-0609-C);
4. The proposal is **compatible with surrounding zoning** (17-13-0308-D). The proposed amendment results in a development which is compatible with surrounding zoning districts and planned developments.

