

ARMITAGE INDUSTRIAL CORRIDOR FRAMEWORK PLAN

In the chat:

- Add name and organization (or resident)
- Enter 3 words in Chat that describes the AIC

Working Group Meeting #1

October 1st, 2024

4PM – 5:30PM

ARMITAGE INDUSTRIAL CORRIDOR FRAMEWORK PLAN

Agenda

- Welcome and Introductions
- Overview and Background
- Market Analysis
- Short Break
- Breakout Discussions
- Wrap-up and Next Steps

ARMITAGE INDUSTRIAL CORRIDOR FRAMEWORK PLAN

Welcome and Introductions – DPD and Consultant Team

- DPD: Todd, Brad, Edgar, Eric,
- Urban Works: Kari, Maria, Ravi
- SB Friedman: Caren, Fran
- Support Staff: Aldermen, CDOT, Metra, Regional DPD teams, Greater Northwest CDC (LIRI)

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Welcome and Introductions – Working Group

- Darius Augustine - Alpina Manufacturing
- Perry Abbasi - Attorney
- Stephanie Lee - Meskan Foundry
- Daniel Jordan - Moovers
- Tom Cesario - Radio Flyer
- Tom Startek – Star-Tech Glass
- Adam Schneiderman - Strauss Realty
- Deborah Smith - Strauss Realty
- Norman Hoffberg - Petra & Holum
- Walter Adamczyk - Resident
- Dr. Milka Ramirez - En Las Tablas Performing Arts
- Tom Drebenstedt - Galewood Neighbors Association
- Steve Green - Galewood Neighbors Association
- Sarah Cunningham - Galewood Neighbors Association
- Charlie Byrne - Galewood Neighbors Association
- Michael D. Nardello - Resident
- Pastor John Zayas - Grace and Peace Church
- Austin Carr - Intentional Sports
- Daisy Rivera - Resident
- Andre McKennie - Resident

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Meet your neighbors



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Timeline



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Why are we here?

- Review what we've heard from public events, and share data that we've collected that identifies trends in the Armitage Industrial Corridor (AIC)
- Collaborate with DPD to create a plan that will be used to guide future growth and decisions on how land is used, and investments are made in the AIC
- Your comments, questions, opinions, thoughts, can all help shape the plan and thus the future of the AIC - So do not be afraid to ask questions, give comments, share insights, and participate - Have fun!

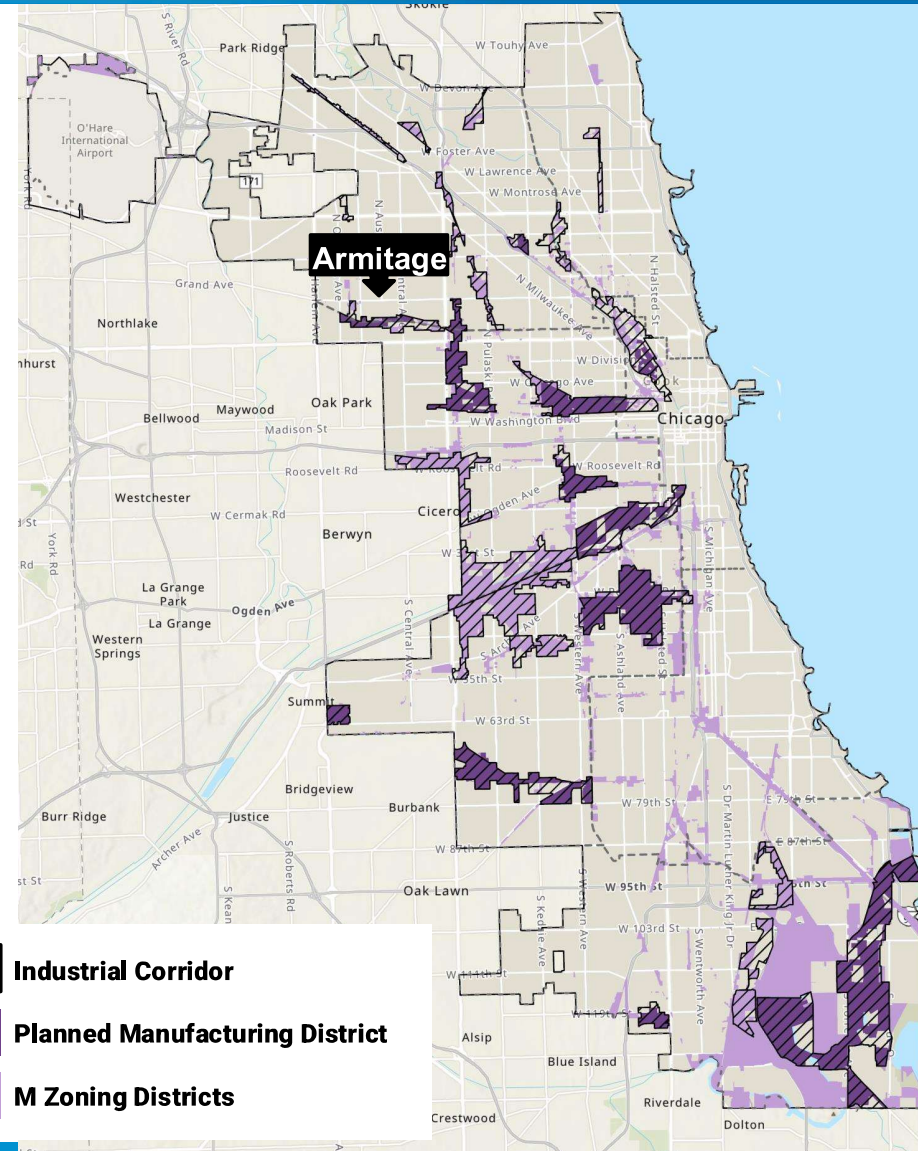
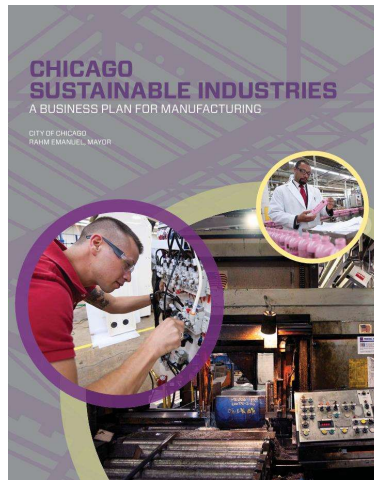
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Planning for Chicago's Industrial System

Most Planned Manufacturing Districts (PMDs) and **Industrial Corridors (ICs)** were established in the 1980s and 1990s, respectively, as zoning regulations and overlays.

Boundaries were established around existing industrial uses to **preserve these critical job centers**. Land use plans were not developed at that time, though subsequent planning efforts have focused on the ICs ([Chicago Sustainable Industries – 2013](#)).

The intent of this initiative is to **develop Land Use Plans for each Industrial Corridor**, like those developed for North Branch, Kinzie, and Ravenswood in 2017-2019, which were completed due to development pressures and an expanding Central Area.

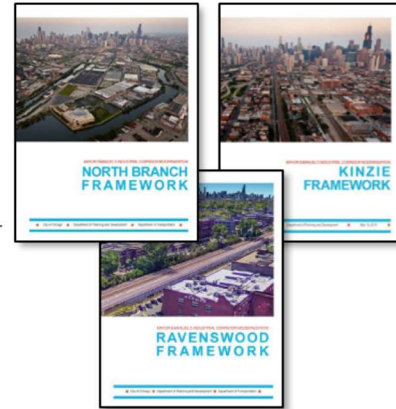


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Building on Past Industrial Corridor Planning Initiatives

- 1 Strengthen Chicago's Industrial Corridors as economic engines and vital job centers
- 2 Improve access for all transportation modes
- 3 Enhance unique natural and built assets
- 4 Use environmental justice principles to establish criteria and policies for geographies harmed by environmental degradation
- 5 Balance the economic benefits of moving goods with negative impacts on communities, eliminating, then equitably distributing burdens

Established during
prior Industrial Corridor
planning studies

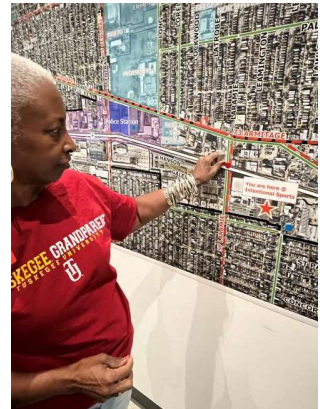


Established during
Citywide Plan
development

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What we have heard so far...

- Desire for diverse building types, including senior housing
- Landscaping buffers near residential areas
- Alternative uses for vacant sites
- Maintain existing jobs and attract new businesses
- Preserve the Mars plant's façade for corridor's visual identity
- Flooding issues in parts of the industrial corridor
- Need for more bike lanes
- Improved truck access for manufacturing
- Environmental concerns: noise, air pollution, and truck traffic near residential areas
- The top three priority goals for the industrial corridor are (in order):
Environmental issues, Job opportunities, and Attractive buildings and areas



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Market Introduction

What we know

Land use change is prompted by individual property owner, business, and developer interests.

What we need to know

How the current market trends and corridor conditions influence the viability of different land uses (e.g., residential, office, retail).

ARMITAGE INDUSTRIAL CORRIDOR FRAMEWORK PLAN

AIC BASICS



POPULATION
1,350



HOUSEHOLDS
524



BUSINESSES
120+



EMPLOYEES
2,133

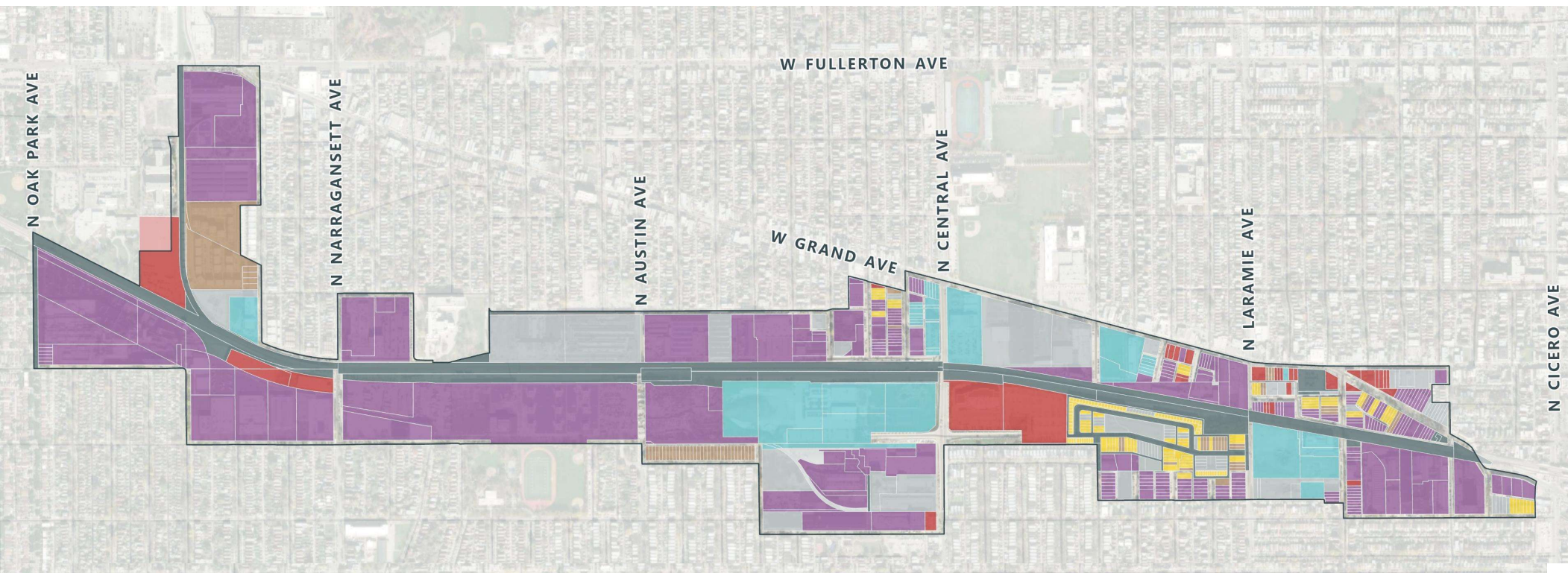
Source: Esri Business Analyst (Census 2020), Esri Business Analyst (2023), LEHD, SB Friedman



LAND USE

Land use in the AIC is largely industrial but also includes a mix of other uses

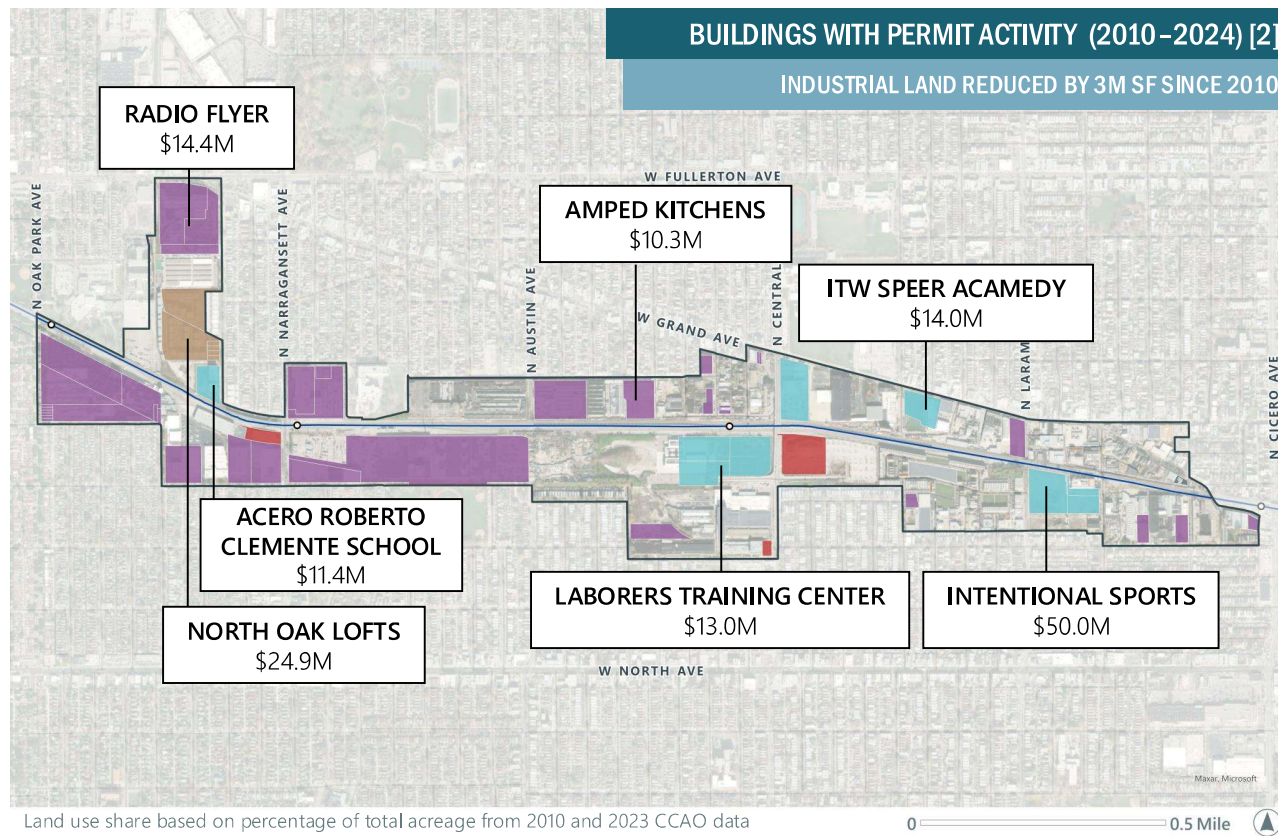
Industrial	Commercial	Single Family Home	Railroad Property
Institutional	Multifamily	Other/Vacant	AIC Boundary



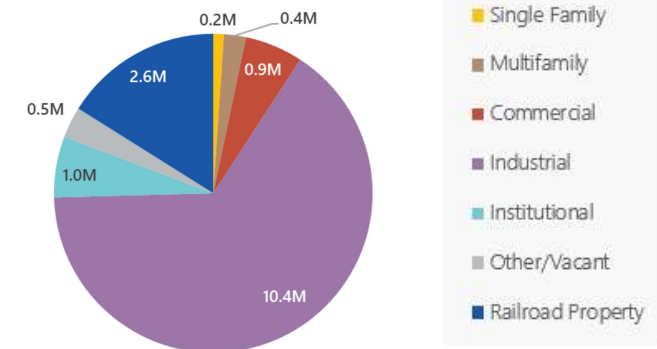
Source: Cook County Assessor's Office (CCAO), CMAP, DPD 2024 Field Survey, SB Friedman

\$166M IN PERMITTED INVESTMENT SINCE 2010

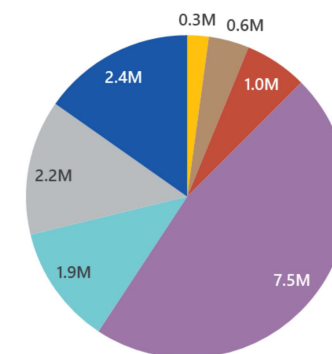
Institutional permits account for over 50% of total AIC investment since 2010



2010 AIC LAND USE BY SF

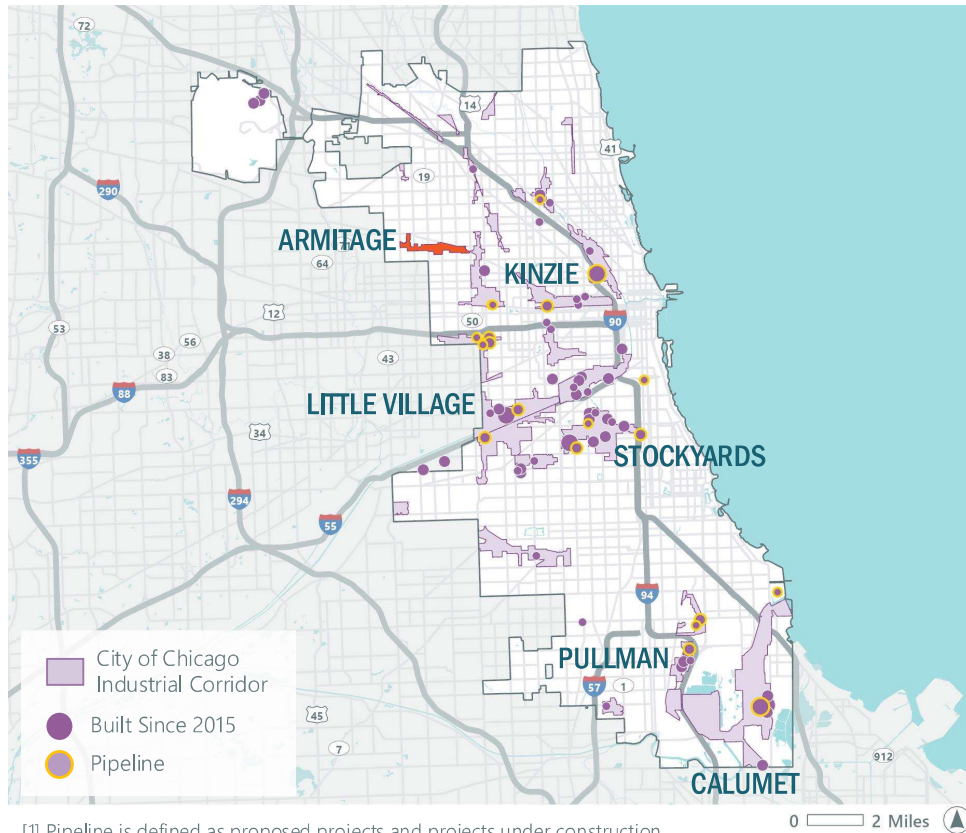


2023 AIC LAND USE BY SF



CITYWIDE INDUSTRIAL DEVELOPMENT ACTIVITY

Over 10.7M SF of industrial developed citywide since 2015, though none within the AIC



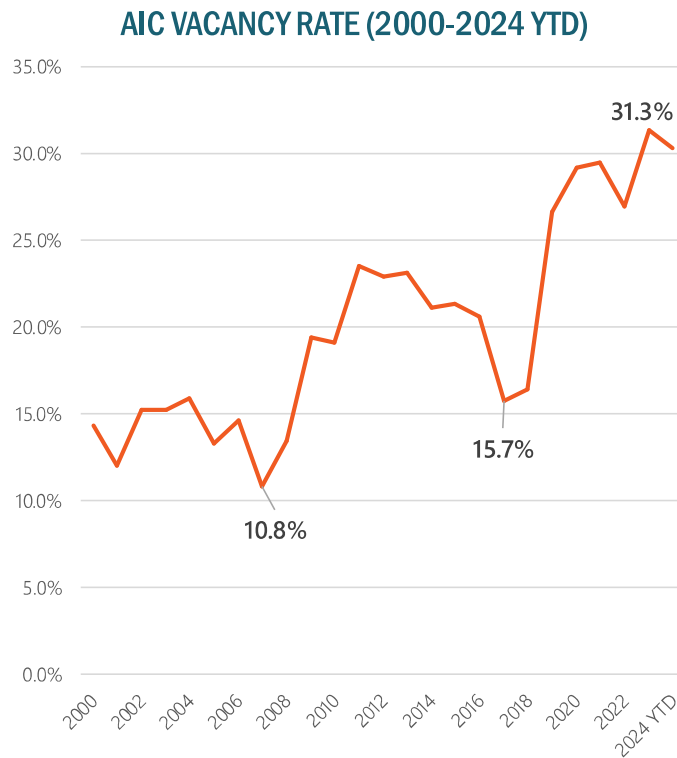
[1] Pipeline is defined as proposed projects and projects under construction
Data retrieved on 8-26-2024
Source: CoStar, SB Friedman

There have been no new industrial buildings constructed in the AIC since 2015

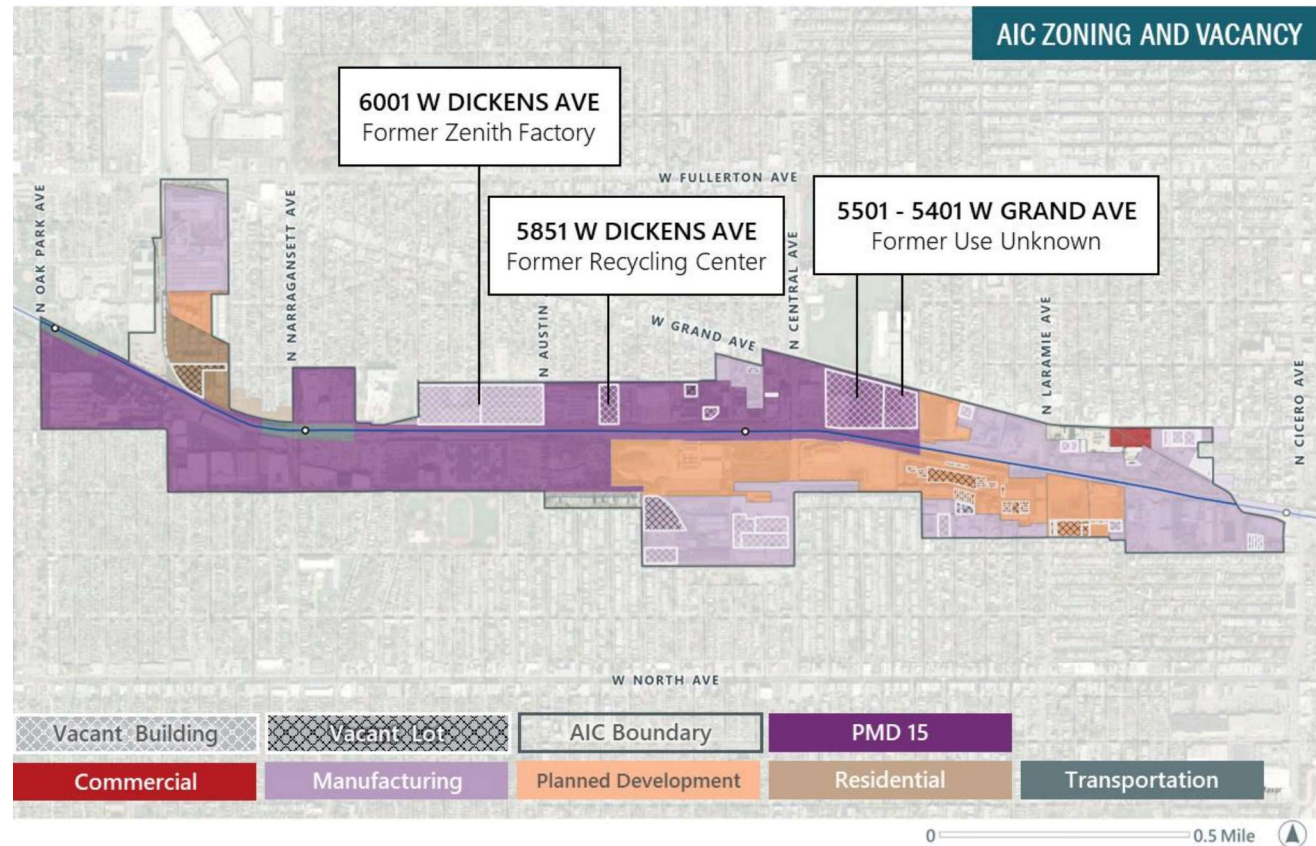
City industrial development is concentrated near interstate highways

INDUSTRIAL VACANCY

Vacancy rates have increased from a low of 11% in 2007 to a record high 31% in 2023



[1] Vacant land includes vacant lots and lots containing vacant buildings
Source: CCAO, Chicago Data Portal, CoStar, SB Friedman



OVER \$16M IN ECONOMIC DEVELOPMENT INCENTIVES

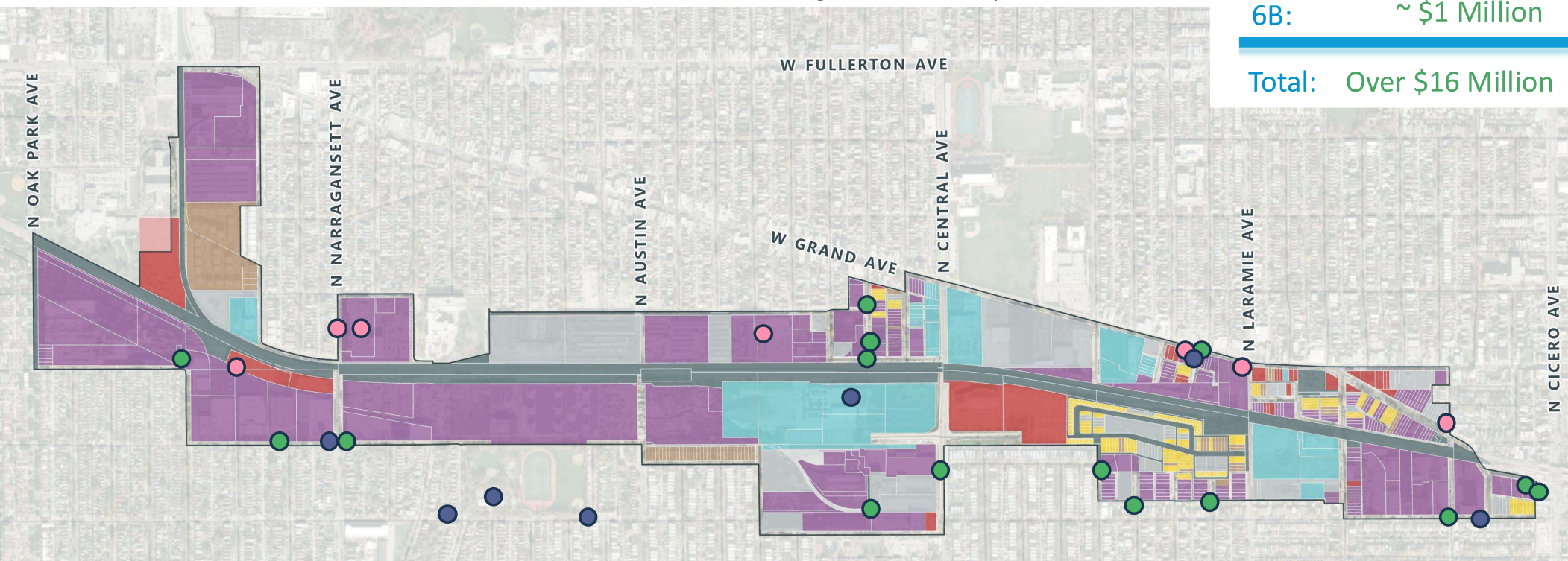
The AIC utilized City funding to invest in capital improvements and amenities for neighbors

Industrial	Commercial	Single Family Home	Railroad Property
Institutional	Multifamily	Other/Vacant	AIC Boundary

- SBIF Incentive Recipients
- TIF Incentive Recipients
- 6B Incentive Recipients

SBIF: ~ \$2 Million
TIF: ~ \$13 Million
6B: ~ \$1 Million

Total: Over \$16 Million



*NOTE: 6B INCENTIVE TOTALS ONLY AVAILABLE FOR 2024 – INCENTIVE AMOUNTS FOR PROJECTS COMPLETED PRIOR TO 2024 NOT ACCOUNTED FOR IN PRESENTED TOTAL

MANUFACTURING COMPANIES ANCHOR THE AIC

An important industrial and jobs corridor, home both small businesses and multi-national companies

67%

AIC workers are Chicago residents

40

Manufacturing companies in the AIC

1,049

manufacturing employees in the AIC

MESKAN
FOUNDRY

Hostess

amc

vehō

isw
INDUSTRIAL STEEL & WIRE

ALPINA
Manufacturing

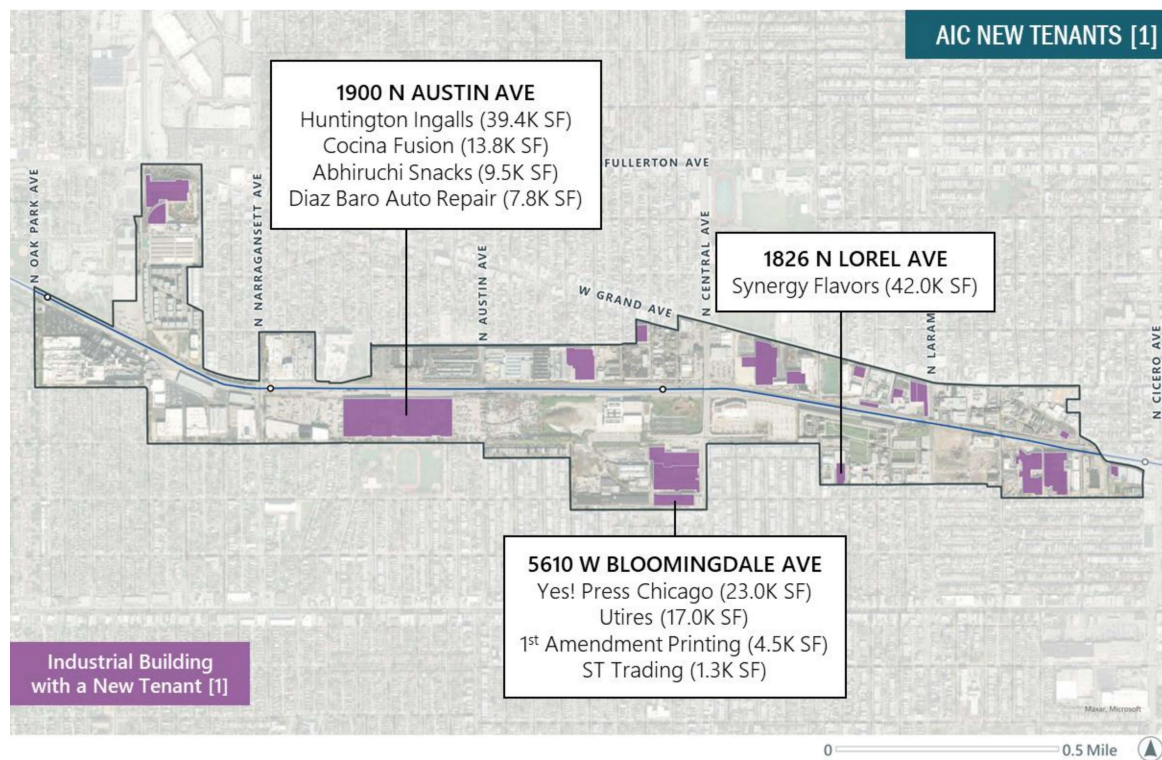
RADIO FLYER

**MARS
WRIGLEY**

Source: City of Chicago, Department of Planning and Development (DPD), LEHD

LEASING ACTIVITY SINCE 2015

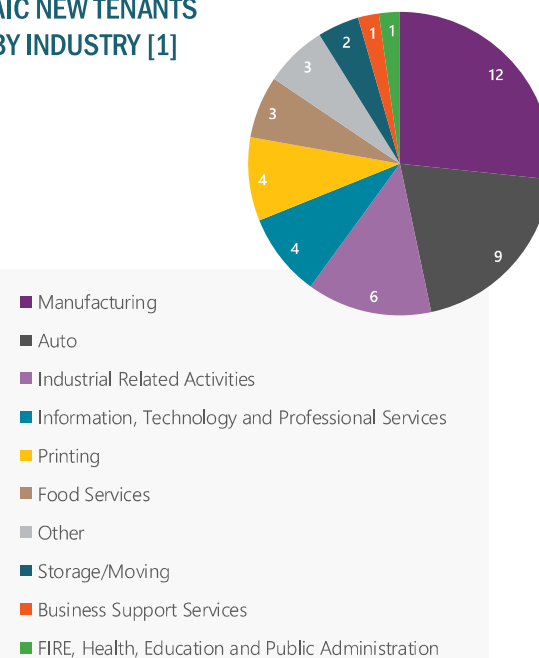
Most recent leases signed are for manufacturing, printing, or automotive businesses



[1] New tenants is defined as having signed a lease since 2015
 Source: CoStar, SB Friedman

45 NEW TENANTS SIGNED SINCE 2015

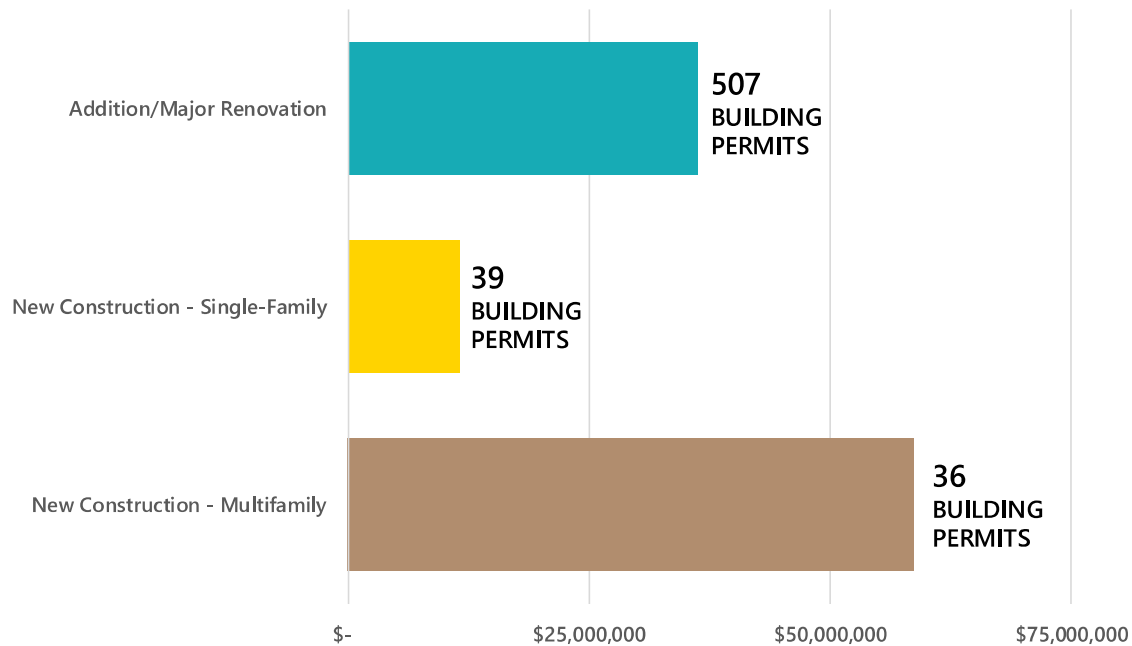
AIC NEW TENANTS BY INDUSTRY [1]



RECENT RESIDENTIAL INVESTMENT

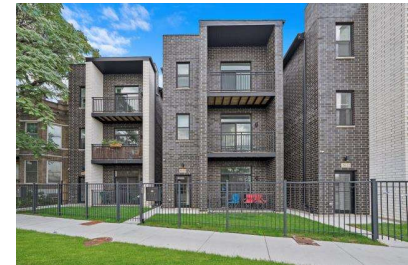
Residential investment in surrounding neighborhoods a mix of improvements and new construction

RMA RESIDENTIAL BUILDING PERMIT VALUE [1] (2015-2023)



[1] All permits larger than \$25,000
Source: City of Chicago, CoStar, SB Friedman

SAMPLE INVESTMENTS 5612-18 W Grand



Galewood Flats



MARKET TAKEAWAYS

How is the current market influencing the viability of different development possibilities?



Limited access
to the highway
and developable
land limits
opportunities



Local workforce
availability and
access to transit
are attractive to
employers



Rising vacancy
and aging
building stock
have prompted
land use changes



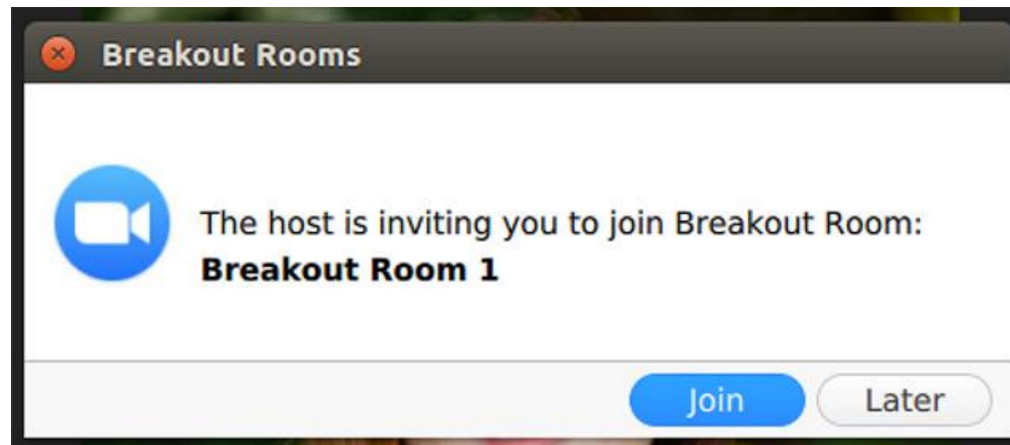
Recent leasing
activity
demonstrates
demand for
small-scale
affordable
industrial space

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Please take a 5-minute break.

When you return, you will see on your screen a message inviting you to join a breakout room.

Please accept and see you there!



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Breakout Groups!

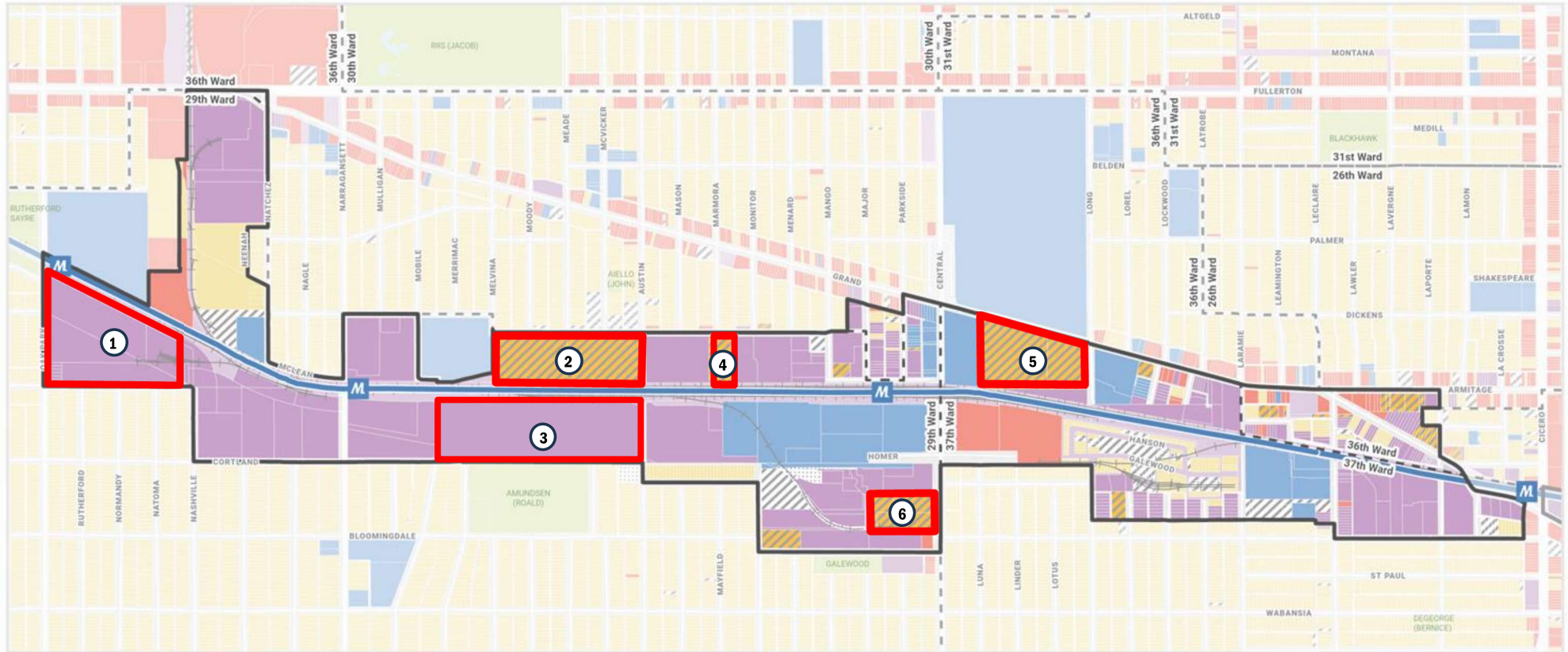
- There will be three topics
 - Land Use, Jobs, Infrastructure
 - At the beginning of each topic, the discussion questions will be sent to the work group via chat
 - **Use the chat to answer the questions, in addition to live discussion**
 - If you do not want us to miss your question/ comment and we run out of time, **use the chat!**
 - **Everyone must provide at least one answer/comment per question in the chat regardless of participating in the live discussion**

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Breakout Rooms – Topic #1: Land Use questions

- **What do you think the impact would be on the industrial corridor (IC) if the uses switched from industrial uses to commercial, residential, or institutional uses (or a mix)?** Considering for example, the map of "Buildings – In transition, vacant or for sale/lease" on the following slide. How would this impact your business or your residence?
- **What would be the impact on the IC if new industrial services are established in the IC?** Examples include materials services for construction, utilities, recycling and waste handling
- **Are there any areas in the IC where the uses conflict?** (example, places where trucks are using residential streets, industrial processes are making noise etc.)

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LEGEND

	Industrial Corridor		Commercial
	Vacant Building		Industrial
	Uncodeable		Institutional
	Under Construction		Open Space
	Vacant Lot		Residential
	Water		Transport / Comm / Util / Waste

Buildings – In transition, vacant or for sale/lease

1. Mars Inc. - 2019 Oak Park Ave.

2. Zenith - 6001 W. Dickens

3. 1900 N. Austin

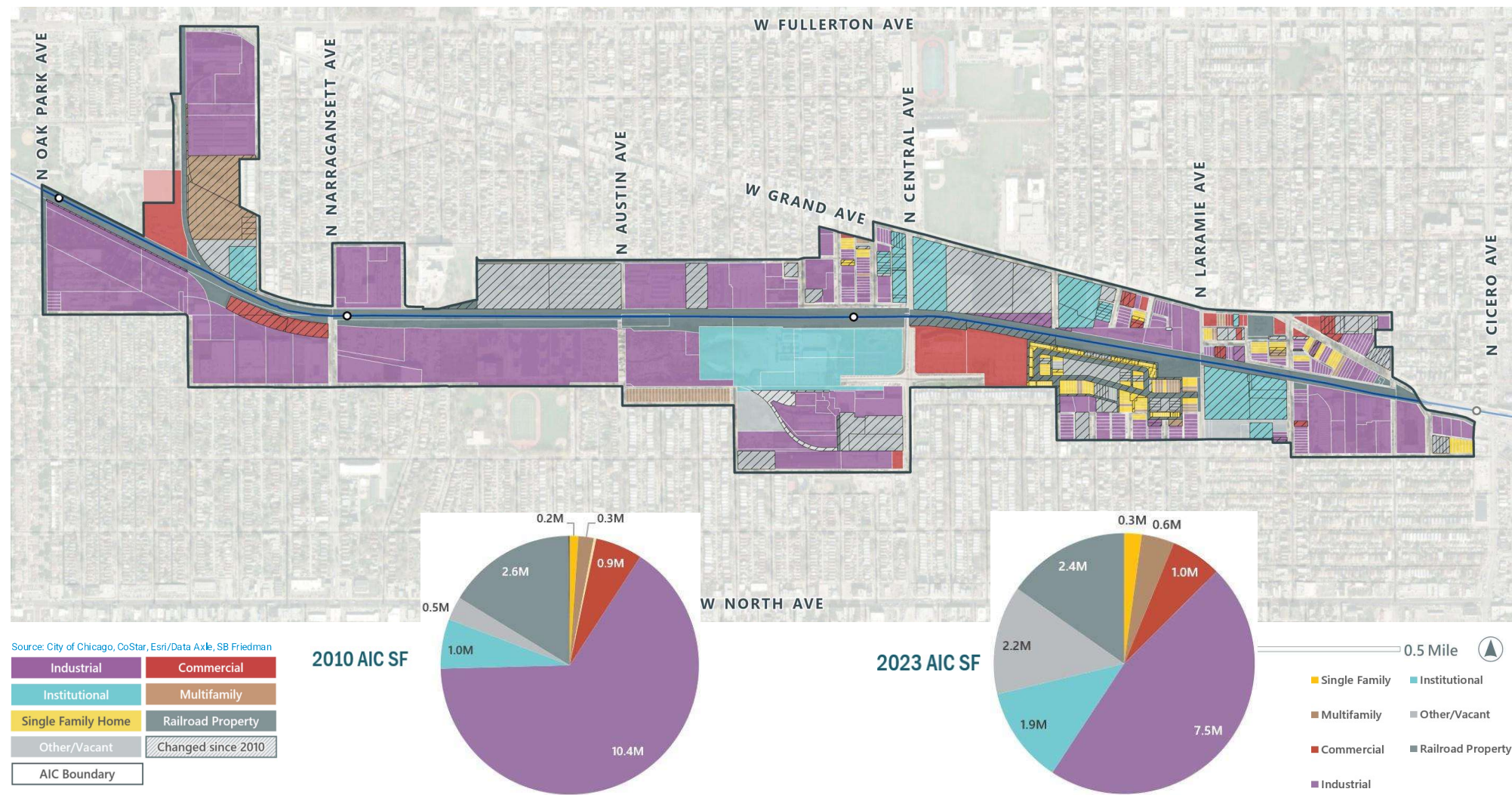
4. 5851 W. Dickens

5. 5501-5401 W. Grand

6. 1812 N. Central

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CORRIDOR LAND USE CHANGE 2010-2023



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Breakout Rooms – Topic #2: Jobs Questions

- **How can the AIC's location near schools like Prosser (career and technical training in manufacturing/construction, transportation) and ITW Speer Academy (STEAM training) be used to support job training and workforce development?** Local schools and institutions can provide opportunities such as career training and workforce development programs
- **How can we keep existing jobs and attract new ones to the area?** For example, what financial incentives are available (SBIF, TIF, LIRI support), and how can we use other city and regional resources (like WBC recruiting efforts) to bring in suitable businesses?

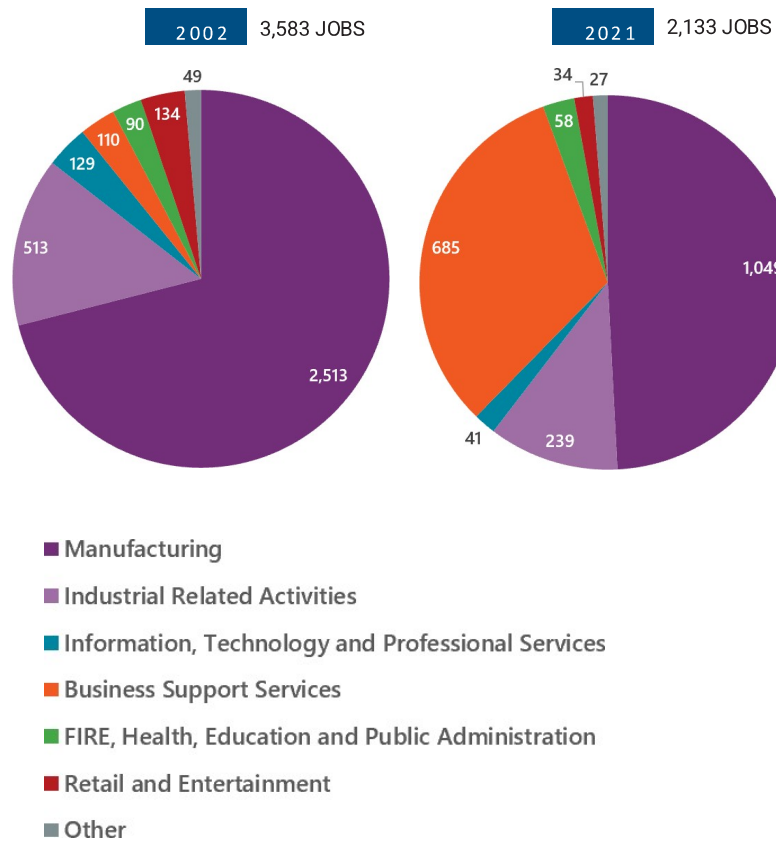
MOVED THIS BACK UP TO THE LAND USE SECTION FOR REFERENCE

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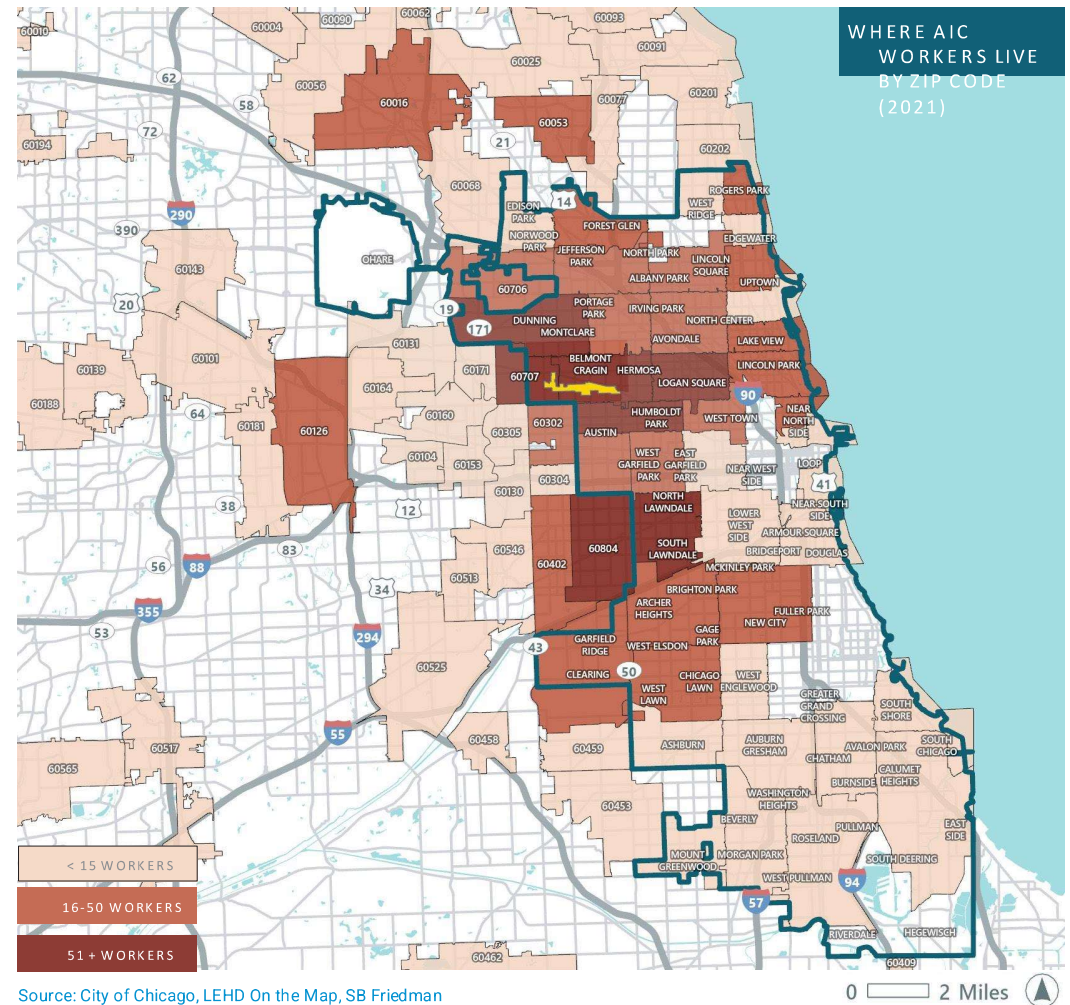
CORRIDOR EMPLOYMENT TRENDS

Corridor Employment Decreased by Nearly 1,500 Jobs From 2002 to 2021
The Largest Declines Occurred in Manufacturing Jobs, which Saw a 58% Decline

Total Job Change:



WHERE CORRIDOR EMPLOYEES LIVE (TOP 100 ZIP CODES)



OVER \$16M IN ECONOMIC DEVELOPMENT INCENTIVES

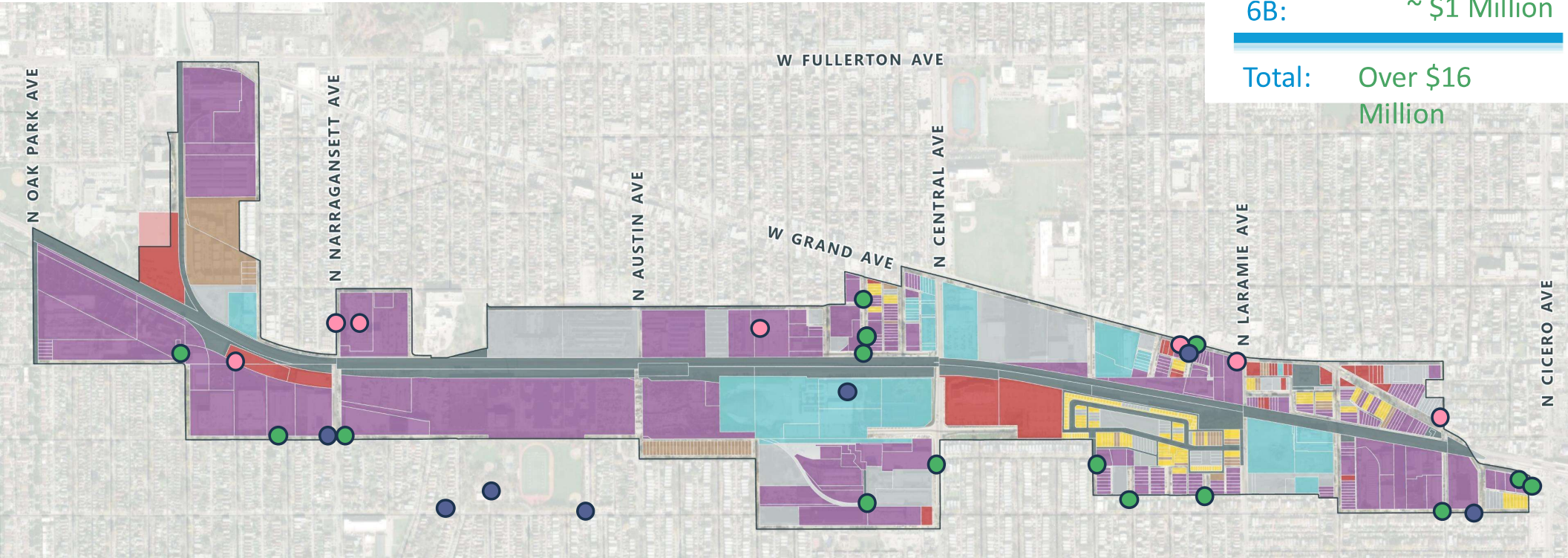
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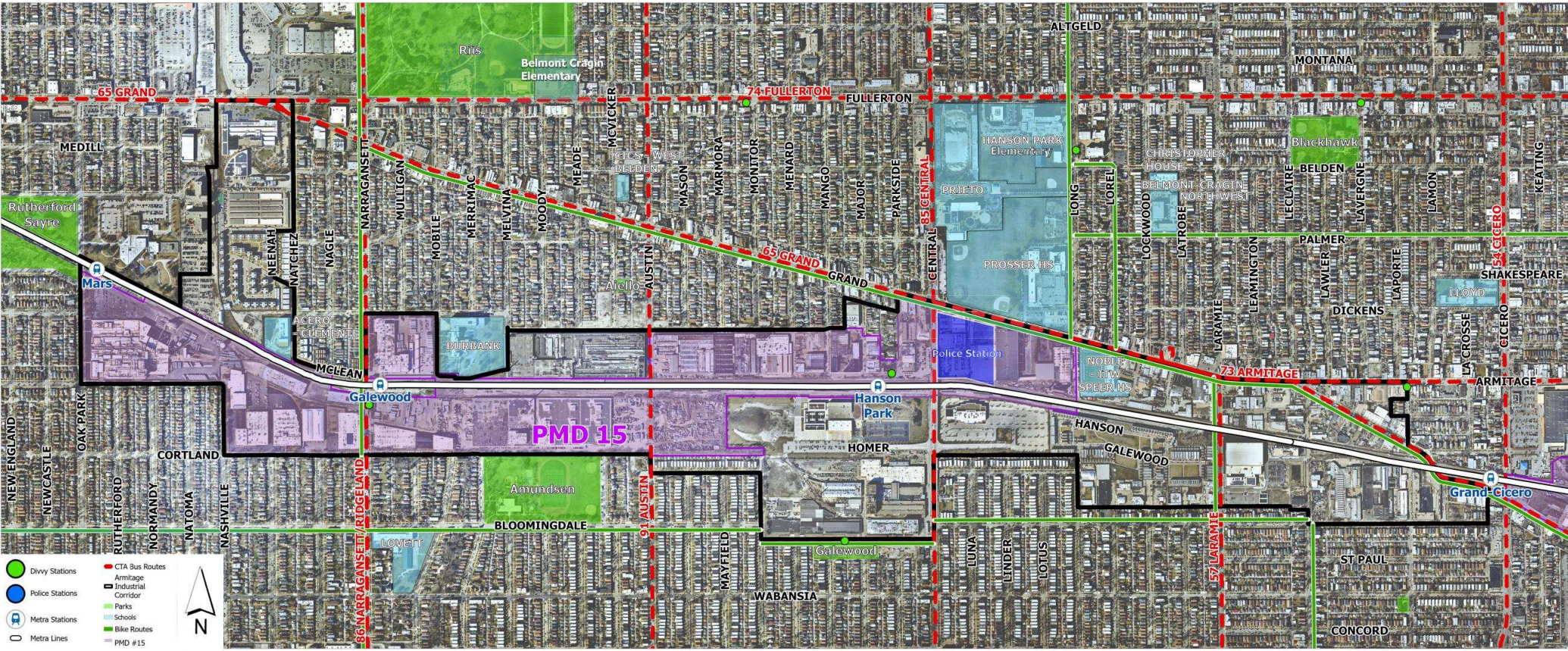
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Breakout Rooms – Topic #3: Infrastructure

- As we think of the future needs of the AIC, what infrastructure needs to be updated to support the AIC? For instance, we've heard there are flooding issues near Petra & Hollum, and CDOT has indicated that that street will be reconstructed with new storm-sewers. **Are there any other areas that experience flooding that you are aware of?**
- Are there any roadway improvements that can help decrease or improve how trucks move through and within the corridor? We've heard that the intersection of Cortland and Narragansett experiences conflicts with truck traffic in areas that are close in proximity to residential. **What solutions could be implemented in this area to reduce the conflict?**
- As far as other transportation infrastructure, we've heard that people appreciate being close to a variety of transit options including Metra, buses, roads, bike lanes and sidewalks. **Are there roads that need bike lanes or places or streets that need safer pedestrian facilities (sidewalks, crossings, bus stops)?**
- Using public rights of way to plant trees or install plantings may help to provide a buffer between industrial uses and residential or institutional uses. Plantings and trees could also help with flooding, noise and urban heat. **Are there places that you think this could or should be done?**

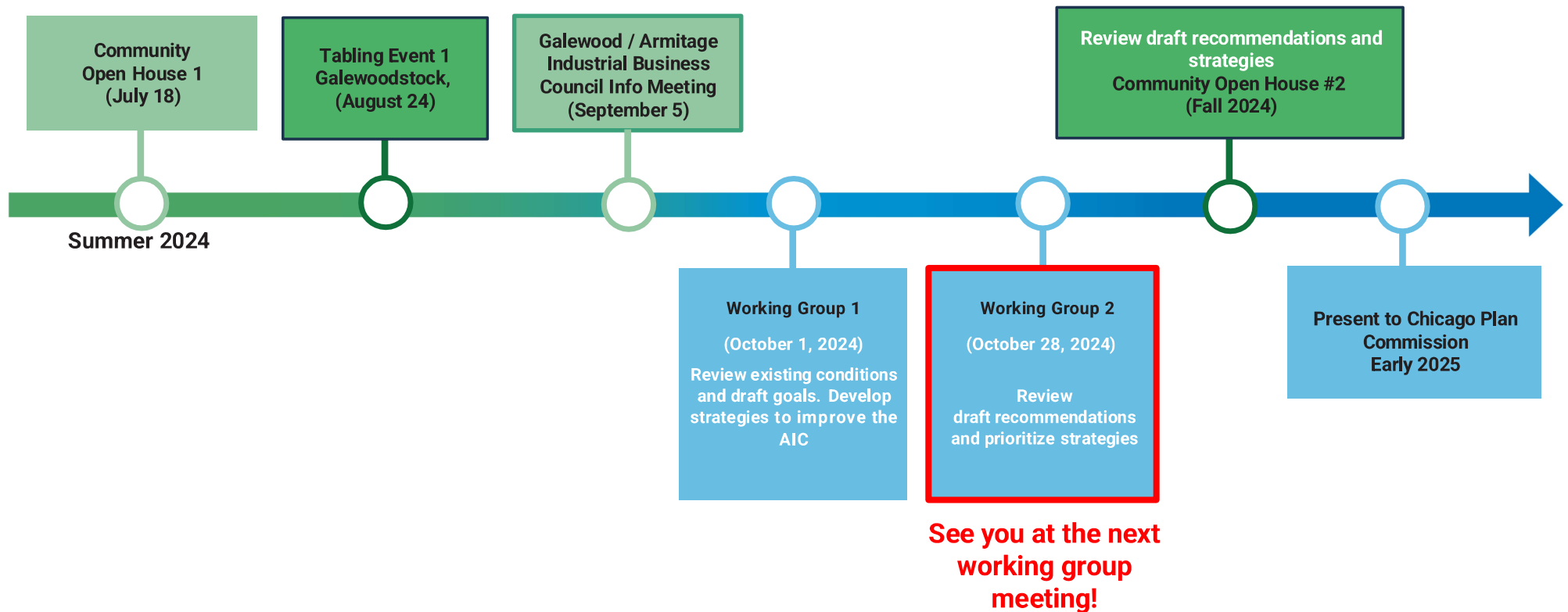
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Next Steps

- We will send meeting summary to all Working Group Members, and post online
- Please email/phone/drop in chat any other thoughts to be considered that we didn't discuss today



Comments or questions?

THANK YOU

