

# ARMITAGE INDUSTRIAL CORRIDOR FRAMEWORK PLAN

We'll begin soon. Please enter the following in the chat:

- Your name and organization (or if you are a resident)
- Three words that describe your future vision for the AIC

**Working Group Meeting #2**

October 28, 2024

4PM – 5:30PM

## Agenda

- Welcome and Introductions
- Brief Recap of Working Group Session #1
- Key Themes
- Preliminary Goals and Strategies for the Armitage Industrial Corridor (AIC)
- Q&A
- Wrap-up and Next Steps

## Project Team

### **Project Management Team: Department of Planning & Development (DPD) -**

Todd (PM), Brad, Edgar, Eric

**Engagement: Urban Works (UW)** - Kari, Maria, Ravi, Carmen V

**Market Analysis: SB Friedman (SBF)** - Caren, Fran

### **Support Staff:**

- Alders (29th, 36th, 37th wards)
- Department of Transportation (CDOT)
- Chicago Transit Authority (CTA)
- Metra
- Department of Public Health (CDPH)
- Department of Environment (DOE)
- DPD Small Business Development
- DPD Regional Planning (West & Northwest)
- Greater Northwest Community Development Corp. (GNCDC) (Delegate Agency for Local Industrial Retention Initiative (LIRI) (Claudia)
- World Business Chicago

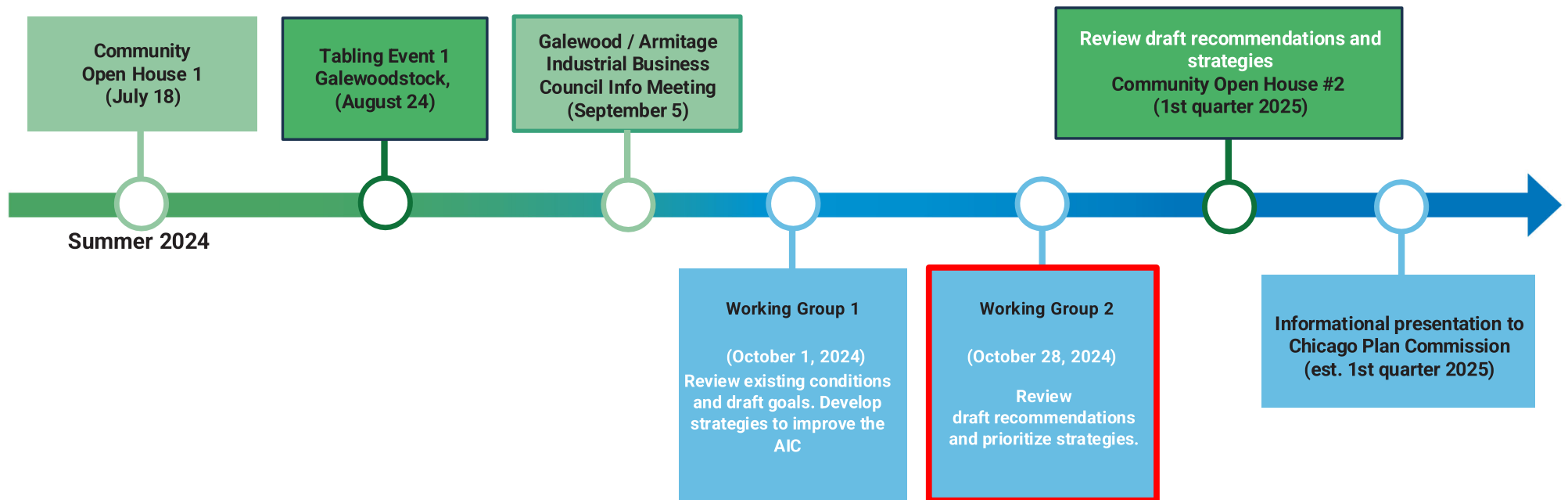
## 19 working group members representing businesses, organizations and residents

- 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

## Meet your neighbors



# Timeline



**We Are Here!**

## Groups that have informed the process

### **4 Events**

- Public kickoff meeting
- Galewoodstock
- 2 Industrial Business Council events

### **10 Business tours**

- Alpina Manufacturing (Custom picture frames)
- Lyon & Healy Harps (custom instrument manufacturer)
- Mars Chocolate (moving 2024)
- Veho (dietary meal packaging and delivery)
- Radio Flyer (Toy R&D)
- LIUNA Laborer's Training Center (Training and apprentice program)
- Star-Tech Glass (Custom window and door manufacturer)
- New Style Cabinets (Custom cabinetry and millwork)
- 5610 W Bloomingdale (multi-tenant: storage, art studios, offices)
- Petra & Hollum (custom promotional packaging)

## Key Themes: Stakeholder Input

### **Support existing businesses and attract new businesses**

- Continue programs which support existing businesses
- Ensure new businesses are compatible with context & uses of the surrounding area
- Consider negative impacts of businesses on the surrounding neighborhood


### **Activate vacant buildings in the AIC**

- Open to variety of new uses including appropriately scaled mixed-use development, senior housing and business support services

### **Address environmental issues**

- Air and noise pollution, flooding, truck traffic near residential areas

### **Improve infrastructure**

- Evaluate and improve truck traffic access points to reduce conflicts
  - Safer pedestrian crossings and bike lanes
  - Landscaped buffers in areas of conflicting uses
  - Additional tree plantings on both sides of streets
- 
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## Key Themes: Market Analysis

### **Large and small businesses find the AIC appealing**

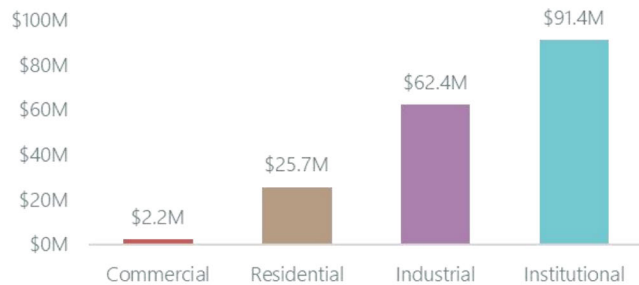
- Local workforce availability
- Easy access to transit
- Relatively affordable buildings and rent

### **Despite a decrease in industrial uses, rising vacancy rates and an aging building stock, the AIC has demonstrated resiliency and adapted**

- Industrial businesses continue to invest in and expand their operations (ex. Radio Flyer, Amped Kitchens)
- Recent leasing activity demonstrates demand for small-scale affordable industrial space
- Significant recent investments in institutional uses (schools, community centers) and residential
- Several vacant buildings and parcels remain

In the AIC, Industrial properties account for 34% of total recent investment while Institutional properties account for 50%

INVESTMENT BY PERMITS 2010 - 2024 YTD  
[1] [2] [3]

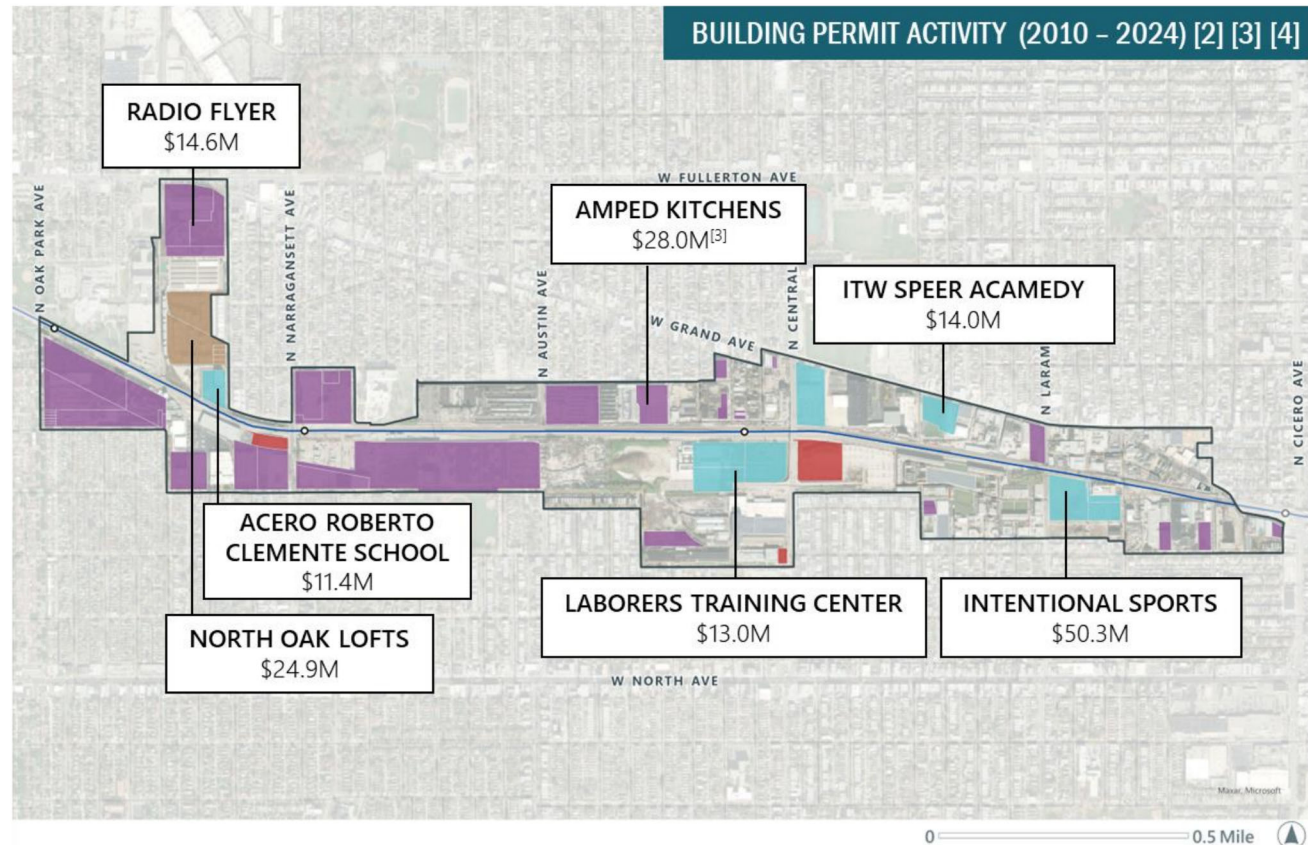


IMPROVEMENTS 2010-2024 YTD [2] [3]

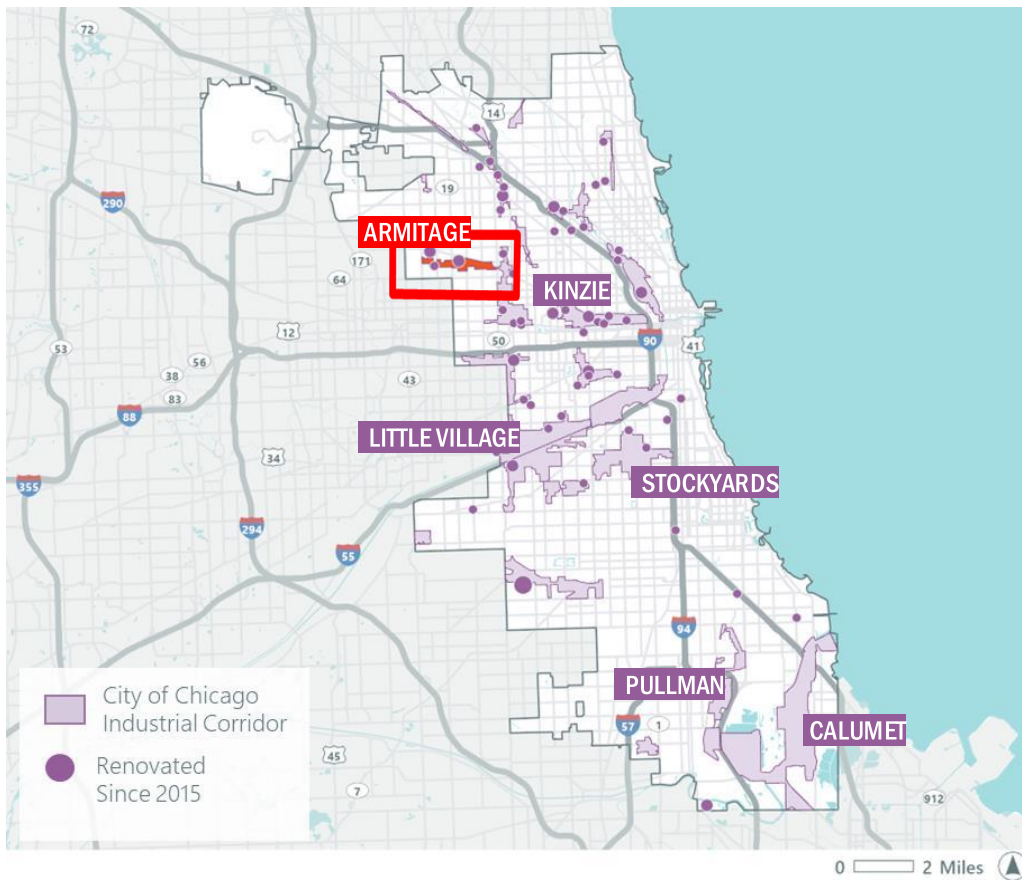
119 PERMITS

\$181.7M REPORTED VALUE

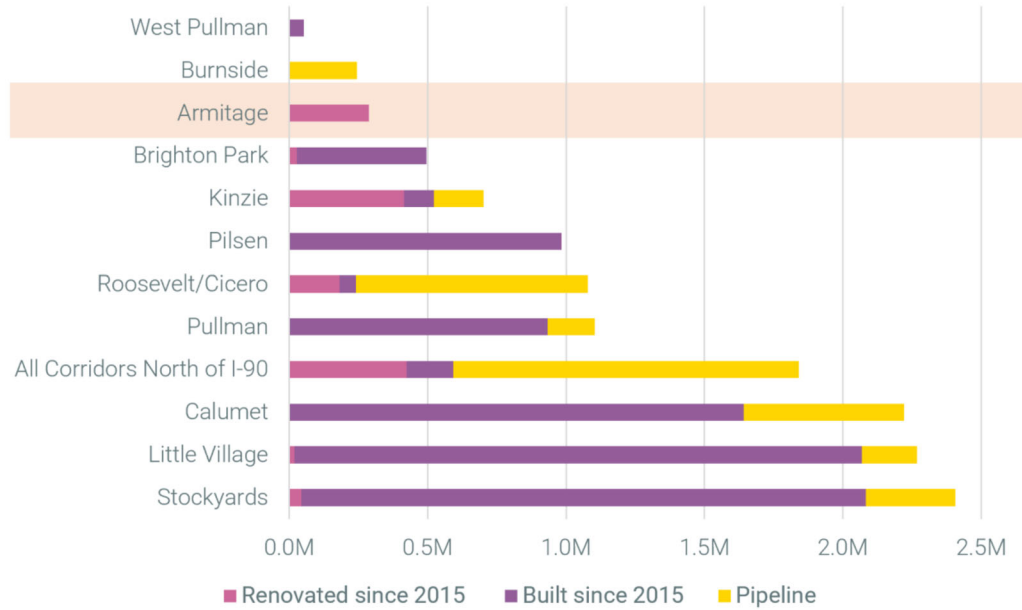
[1] "Residential" includes multifamily and single family  
 [2] All permits larger than \$50,000  
 [3] Reported cost by Chicago Community Loan Fund  
 [4] Map shows total investment across multiple permits  
 Source: City of Chicago, SB Friedman



Renovation of existing industrial buildings has been the primary development activity in AIC



INDUSTRIAL RBA BUILT AND RENOVATED SINCE 2015 AND PIPELINE BY CITY  
INDUSTRIAL CORRIDOR



# Draft Goals and Strategies

## Goal #1: Encourage and support the AIC to remain an active job center

### Strategies:

#### Land Use Tools

- A. Identify and establish appropriate conversion areas within the PMD boundary that can generate Industrial Corridor System Fee to be used to enhance Chicago's Industrial Corridors.
- B. Identify and establish appropriate areas within the Industrial Corridor boundary that can change to non-industrial uses
- C. Review existing criteria for Planned Manufacturing Districts (PMD) and Industrial Corridors (IC) within Chicago Zoning Code to see how they address environmental issues

#### Economic Development Tools

- D. Continue to utilize DPD's economic development incentive programs (TIF, TIF Works, LIRI, SBIF, Community Development Grants, tax incentives) to renovate and expand existing industrial businesses and attract appropriate new businesses to the AIC
- E. Support local job growth and encourage workforce training opportunities through collaboration with schools, businesses, the GNCDC LIRI, and World Business Chicago (WBC)

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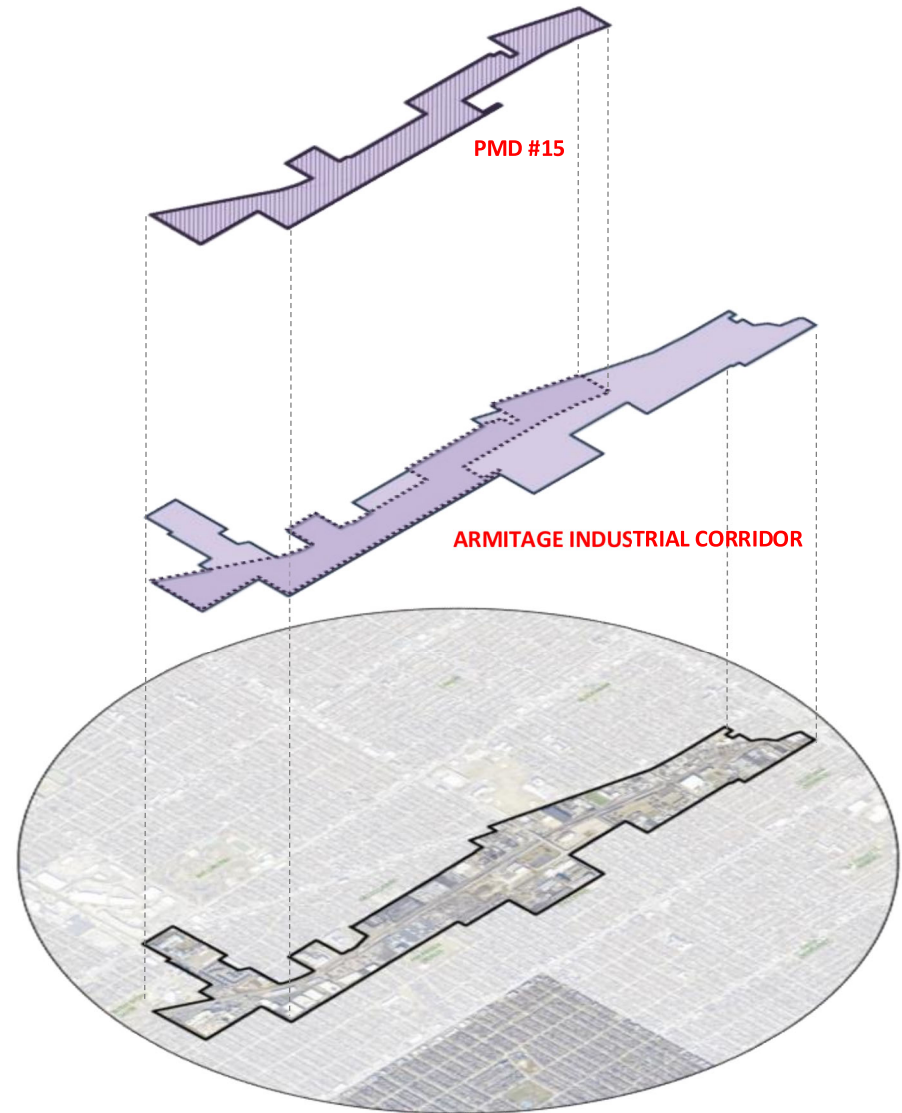
## Defining Terms

### What is an Industrial Corridor?

Industrial Corridors are areas of primarily industrially-zoned parcels and uses together in a continuous geography that is designated by the Plan Commission or City Council.

### What is a Planned Manufacturing District (PMD)?

A Planned Manufacturing District (PMD) is a zoning district that was established to further protect manufacturing and industrial uses.



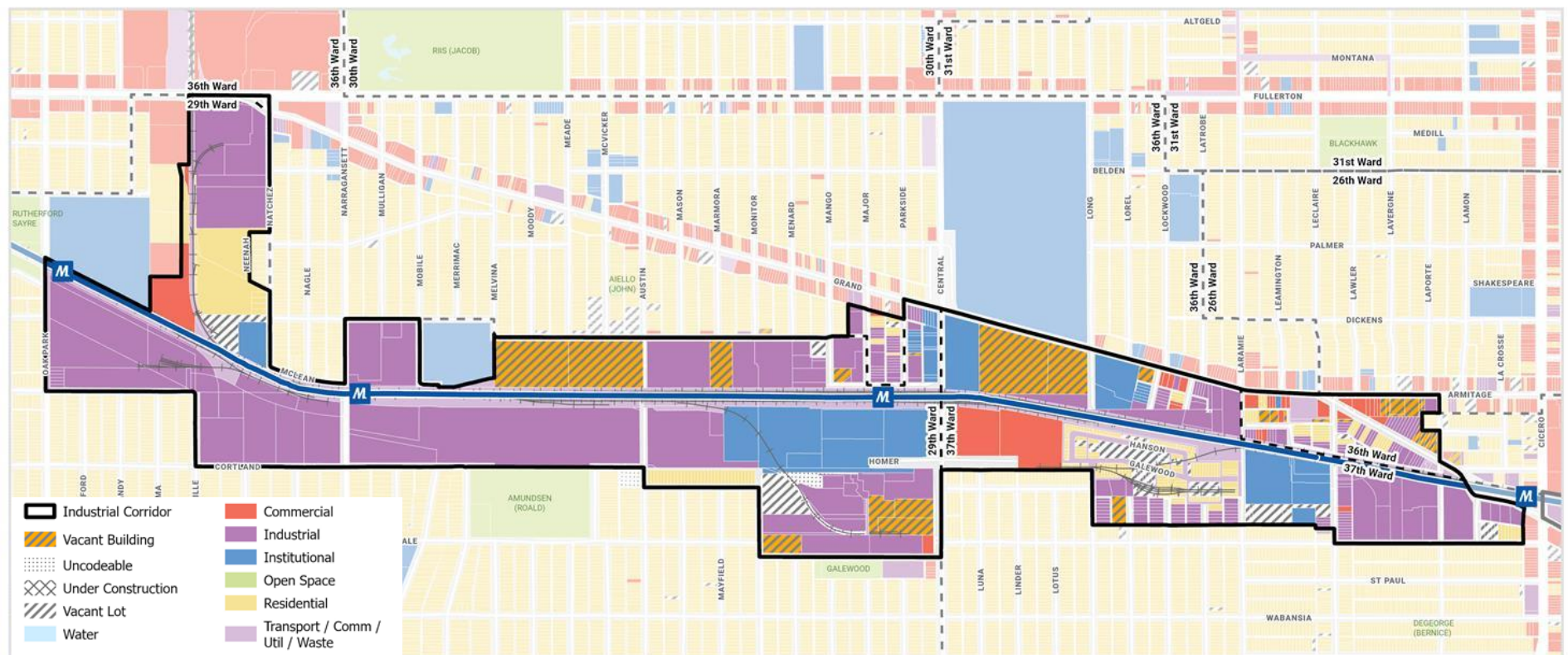


## Map: Existing Land Use

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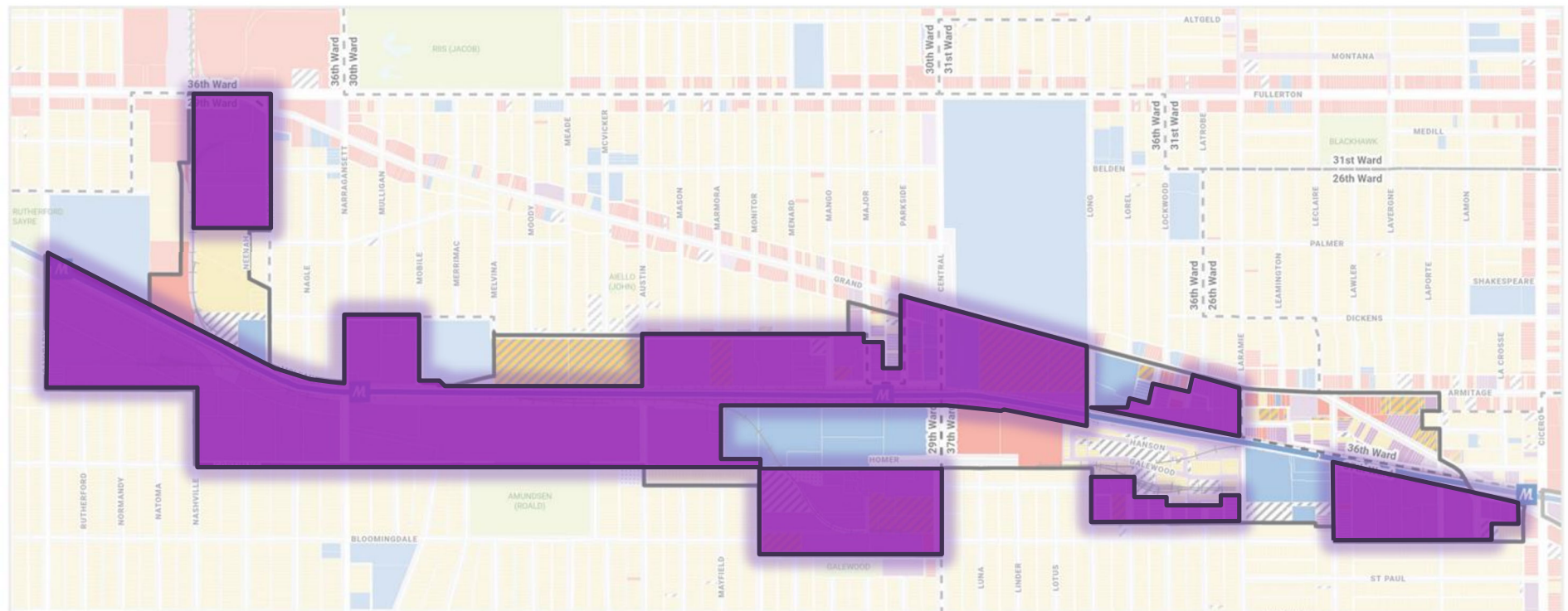


## Map: Remaining Industrially-Concentrated Areas in the AIC

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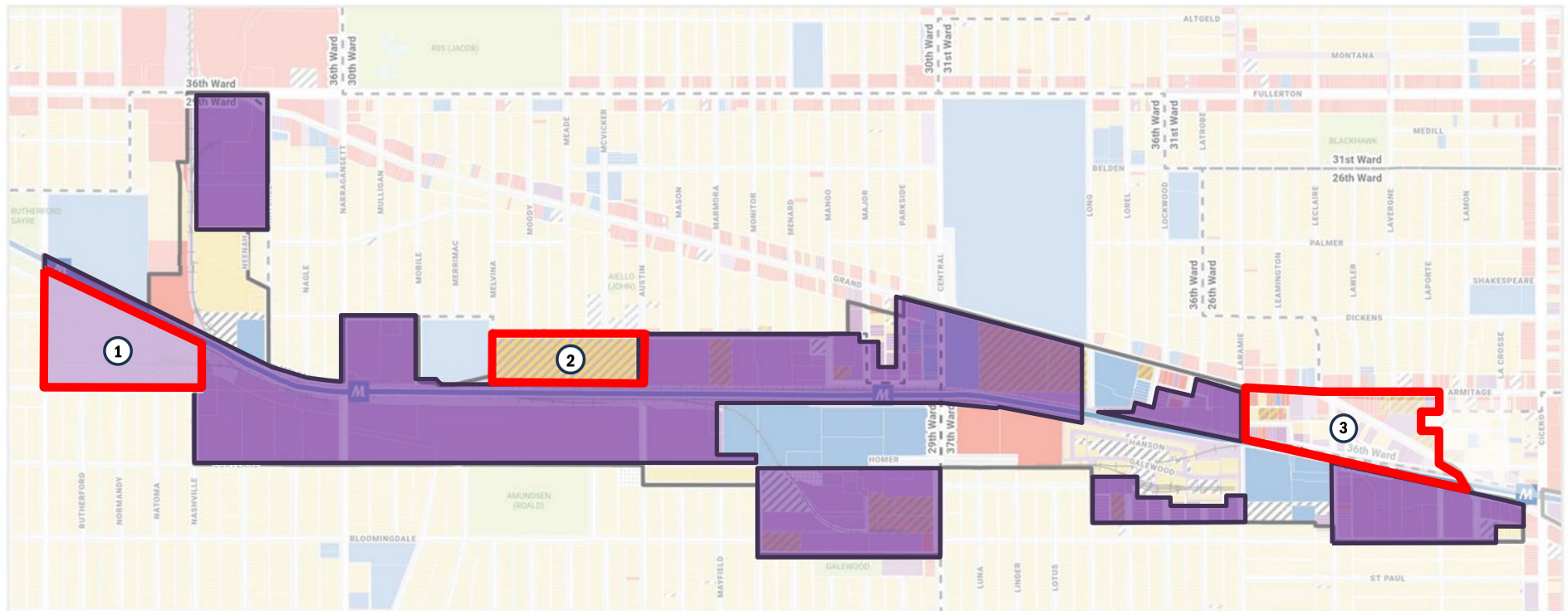


## Map: Buildings or Areas In Transition, Vacant, or For Sale/Lease

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### Discussion

- Are we on the right track?
- Are these areas that you think are appropriate for change to more non-industrial uses?
- What are your thoughts on how change in these areas to more non-industrial uses would impact the surrounding neighborhood or your business?
- Are there environmental considerations we should include in our review?

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● SBIF - 2001-2024	~\$2 Million
● TIF - 2011 – 2024	~\$13 Million
● 6B - 2011 – 2024	~\$1 Million



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

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### Discussion

- Which incentive programs have you found most effective in the past, and why?
- Are there any specific types of businesses or industries that should be prioritized for attraction to the AIC?
- What types of job training programs do you think would be most beneficial for the local workforce?
- Are there other collaborative programs that you know of?
- How can we enhance collaboration between schools, businesses, and organizations like GNCDC LIRI and WBC to support job growth?

## Goal #1: Encourage and support the AIC to remain an active job center

### Overall Discussion

#### Strategies:

#### Land Use Tools

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## Goal #2: Enhance the character and authentic history of the AIC

### Strategies:

- A. Work with community and businesses to document and understand the historic identity of the AIC for both existing buildings and legacy businesses
- B. Explore incentives for preserving historic buildings and assisting legacy businesses



## Goal #2: Enhance the character and authentic history of the AIC

### Strategies:

- A. Work with community and businesses to document and understand the historic identity of the AIC for both existing buildings and legacy businesses
- B. Explore incentives for preserving historic buildings and assisting legacy businesses



### Discussion

- Are there any other legacy businesses and / or historic buildings that should be supported (besides Mars, Radio Flyer, Meskan, etc.)?

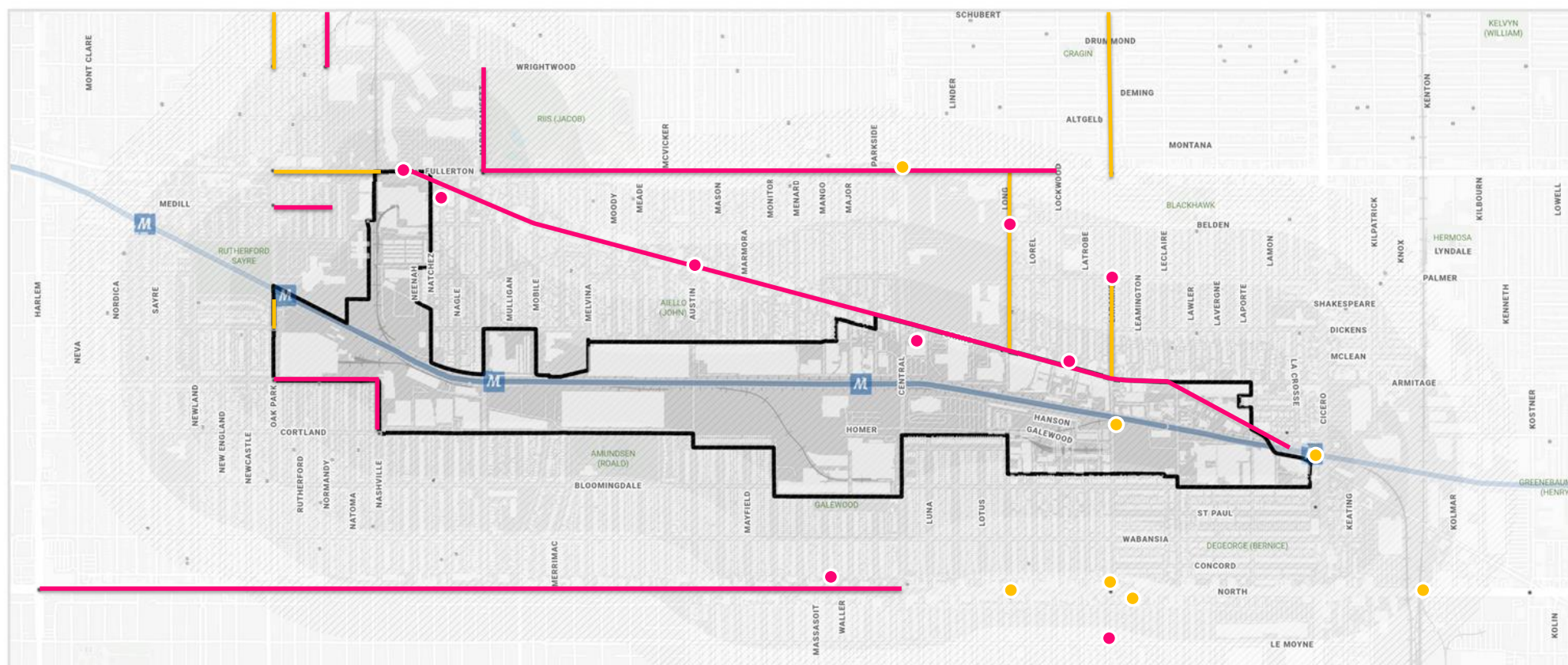
### **Goal #3: Maintain and improve infrastructure in the AIC to support the industrial businesses and surrounding neighborhood**

#### **Strategies:**

- A. Continue to plan for and fund necessary infrastructure improvements that support the businesses & surrounding areas (ex: road, bike lanes, stormwater, and safety improvements)
- B. Consider prioritizing the use of landscaping treatments in appropriate areas to buffer conflicting land uses

## Goal #3: Maintain and improve infrastructure in the AIC to support the industrial businesses and surrounding neighborhood

**Strategy A:** Continue to plan for and fund necessary infrastructure improvements that support businesses & surrounding areas (ex: road, bike lanes, stormwater, and safety improvements)



**Map: Planned Capital Improvement Projects, 2024 – 2028\***

Source: [Office of Budget and Management](#)

**12 CIP within the AIC**

**36 CIP within half-mile radius of corridor\***

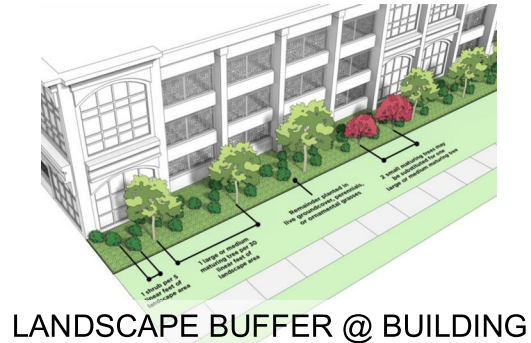
\*DOES NOT INCLUDE SIDEWALK-RELATED PROJECTS

- ——— Lighting / Traffic Signals / Pavement Marking
- ——— New Streets Construction / Streetscape / Complete Streets / Vision Zero



## Goal #3: Maintain and improve infrastructure in the AIC to support the industrial businesses and surrounding neighborhood (cont.)

**Strategy B:** Consider prioritizing the use of landscaping treatments in appropriate areas to buffer conflicting land uses




## Goal #3: Maintain and improve infrastructure in the AIC to support the industrial businesses and surrounding neighborhood

### Strategies:

- A. Continue to plan for and fund necessary infrastructure improvements that support the businesses & surrounding areas (ex: road, bike lanes, stormwater, and safety improvements)
- B. Consider prioritizing the use of landscaping treatments in appropriate areas to buffer conflicting land uses

### Discussion

- Where specifically should we consider landscaping treatments (e.g., trees, shrubs, green spaces) besides what has already been mentioned?
  - Are there any innovative infrastructure solutions you think we should consider?
  - Other than what has already been discussed, are there any other specific infrastructure improvements (e.g., roads, bike lanes) that we missed?
- 

## Goal #4: Improve communication about activities and opportunities within the AIC between the businesses and surrounding neighborhood

### Strategies:

- A. Improve community access to projects within the AIC with a website maintained by DPD with links posted on the Alder's and LIRI's website
- B. Encourage communication between GNCDC (LIRI), businesses and residents to identify and resolve unique problems and promote improved relationships. (example, truck idling and staging on residential streets)

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- B. Encourage communication between GNCDC (LIRI), businesses and residents to identify and resolve unique problems and promote improved relationships. (example, truck idling and staging on residential streets)

### Discussion

- Any thoughts on this? Are we on the right track?
- What information would you like to see on the DPD-maintained website about AIC projects?



**Questions, Comments,  
Concerns?**

## Next Steps

- Prepare meeting summary and post online
- DPD team will continue to develop and refine the preliminary goals and strategies, and will host a public meeting early 2025 to review
- Draft plan will be considered by Chicago Plan Commission for adoption - open to the public
- Stipend payment details
- Project team will be available after meeting for continued discussions

**THANK YOU!**

**Comments or questions?**

**Todd Wyatt**

**[todd.wyatt@cityofchicago.org](mailto:todd.wyatt@cityofchicago.org)**

