

Mayor Emanuel's Industrial Corridor Modernization

Kinzie Industrial Corridor

Fulton Market Innovation District Plan Implementation

August 24, 2017



Rahm Emanuel, Mayor

David Reifman, Commissioner
Dept. of Planning and Development

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- cityofchicago.org/dpd

Agenda

3:15: Presentation

1. Background

Industrial Corridor Modernization Initiative

Introduction to this city-wide initiative

2. Kinzie Industrial Corridor

Two Different Processes:

Step 1: Implementation of the Fulton Market Innovation District (FMID) plan

Overview of FMID plan and implementation process

Step 2: Kinzie Industrial Corridor Study

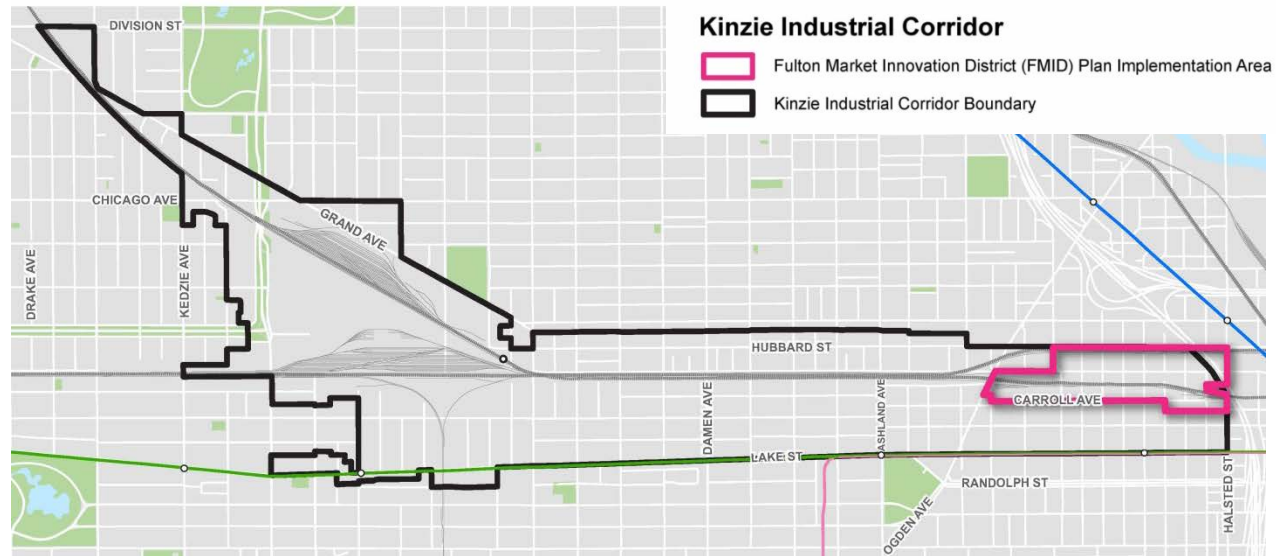
Data collection and planning process

3. Next Steps

Future meetings

3:45: Q and A

4:30: One on One

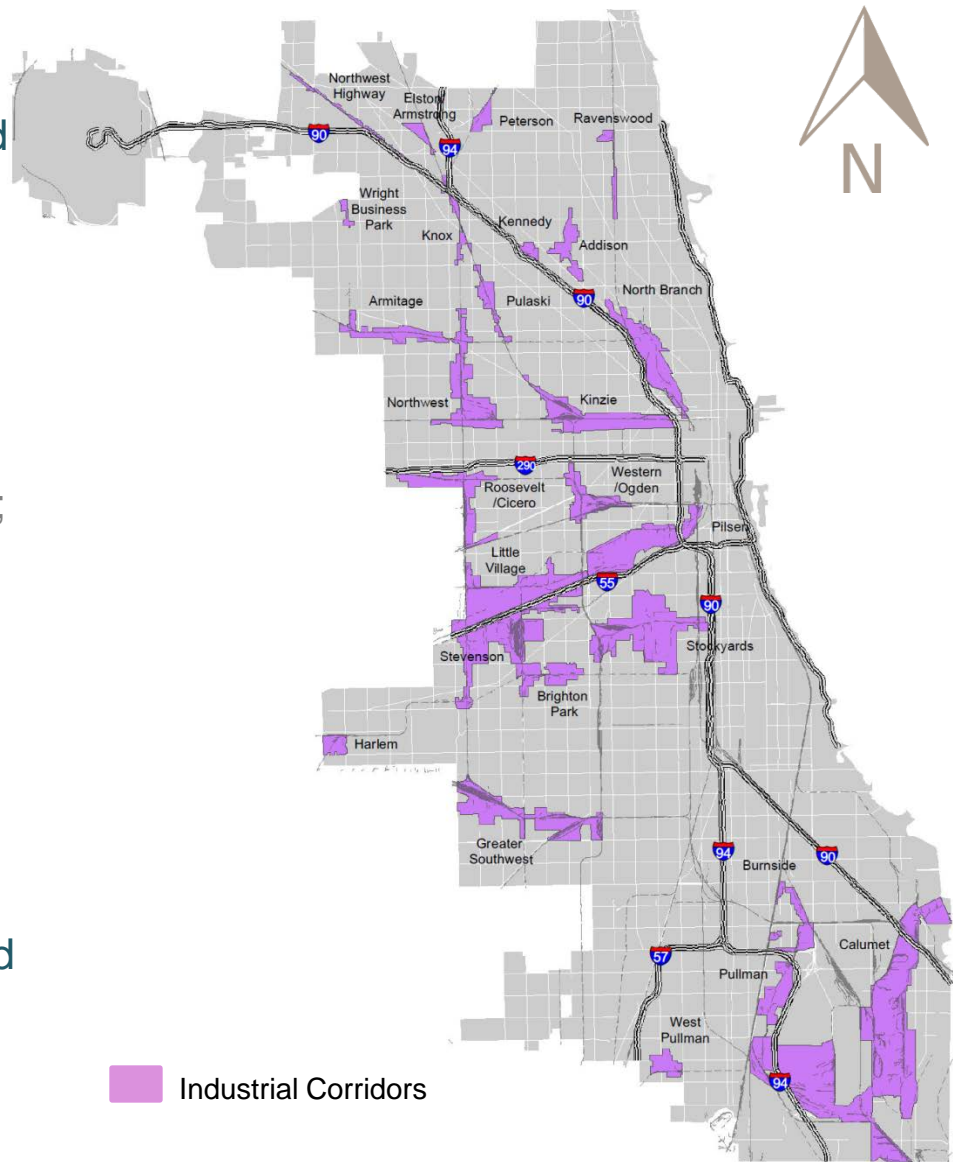


Mayor Emanuel's Industrial Corridor Modernization Initiative

Mayor Emanuel's Industrial Corridor Modernization Initiative is a public planning process to refine land use policies for continued growth and private investment in the City's Industrial Corridor system. **The Initiative's goals are to:**

1. unleash the potential of select industrial areas for advanced manufacturing and technology-oriented jobs while reinforcing traditional industrial activities in other areas;
2. maintain and improve the freight and public transportation systems that serve industrial users;
3. support new job growth and local job opportunities; and
4. leverage the unique, physical features of local industrial corridors to foster demand.

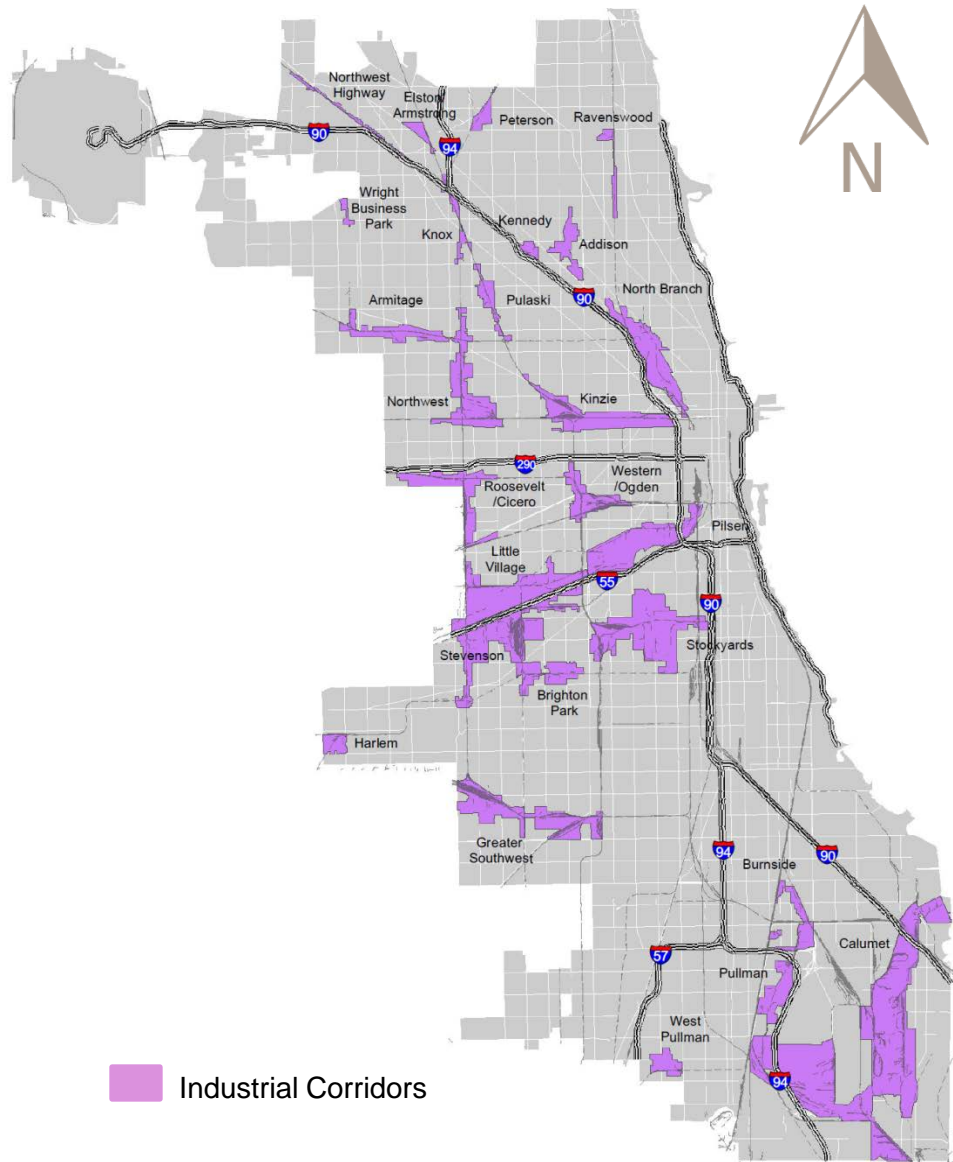
The North Branch Framework plan was adopted by the Chicago Plan Commission in May 2017. An ordinance to begin implementing the plan was approved by City Council in July 2017.



Establishing the Industrial Corridor System

Beginning in the early 1990's Industrial Corridors were established as a planning and development tool.

- Chicago's 26 Industrial Corridors contain about 12% of the city's land
- Range in size from 70 to 3,500 acres
- Offer industrial land for new and expanded manufacturing and related uses



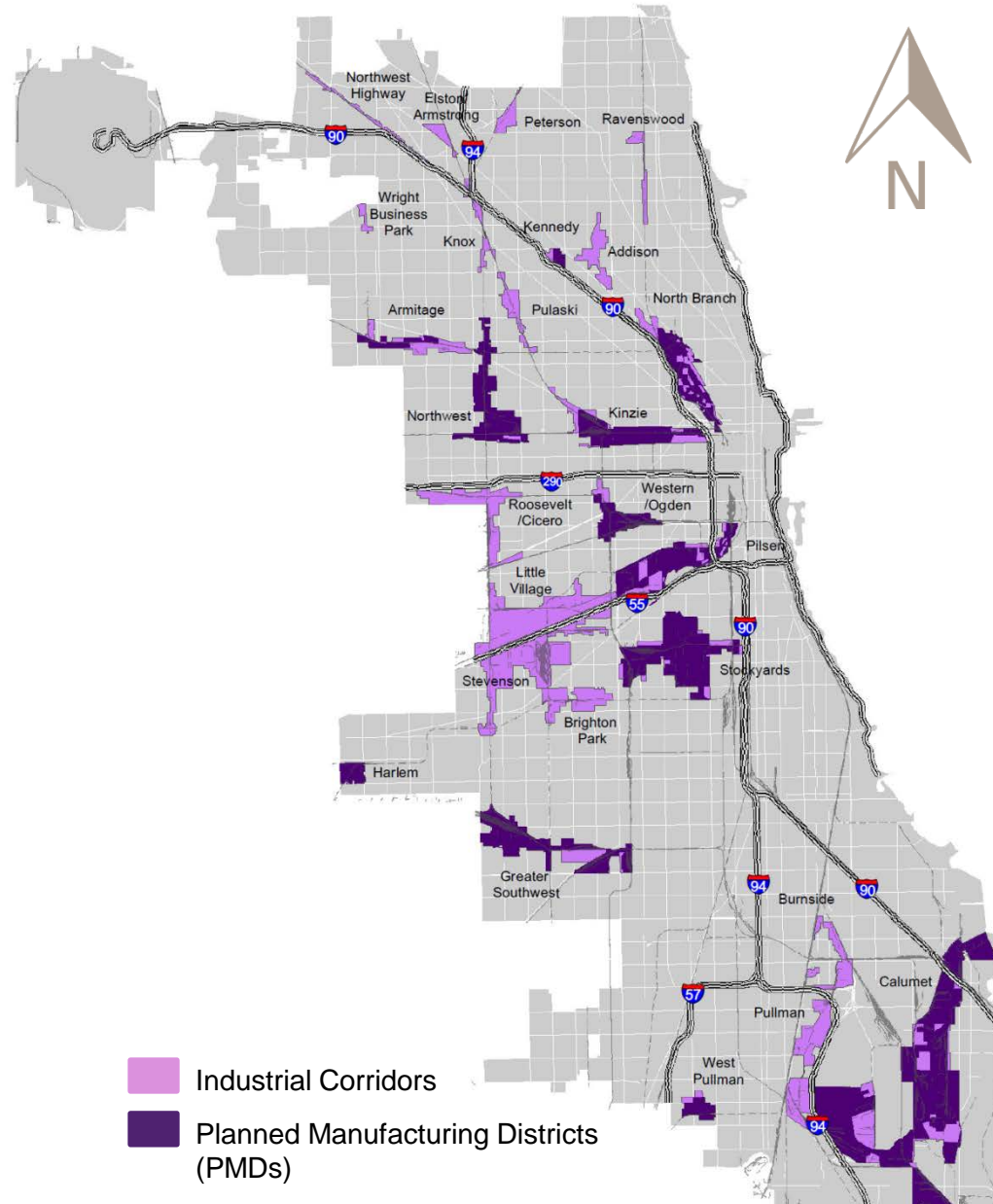
PMDs in the Industrial Corridor System

From 1988 through the 1990's, a new zoning tool called a **Planned Manufacturing District (PMD)** was created.

Purpose of the PMD:

- foster the city's industrial base
- maintain the city's diversified economy for the general welfare of its citizens;
- strengthen existing manufacturing areas that are suitable in size, location and character and which the City Council deems may benefit from designation as a PMD;
- encourage industrial investment, modernization, and expansion by providing for stable and predictable industrial environments; and
- help plan and direct programs and initiatives to promote growth and development of the city's industrial employment base.

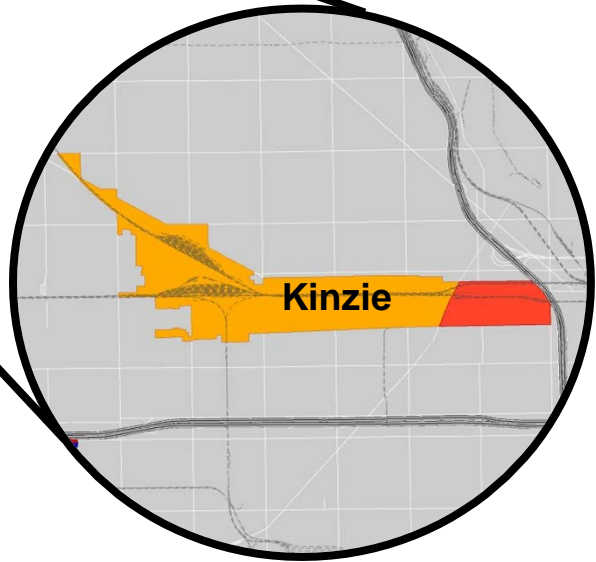
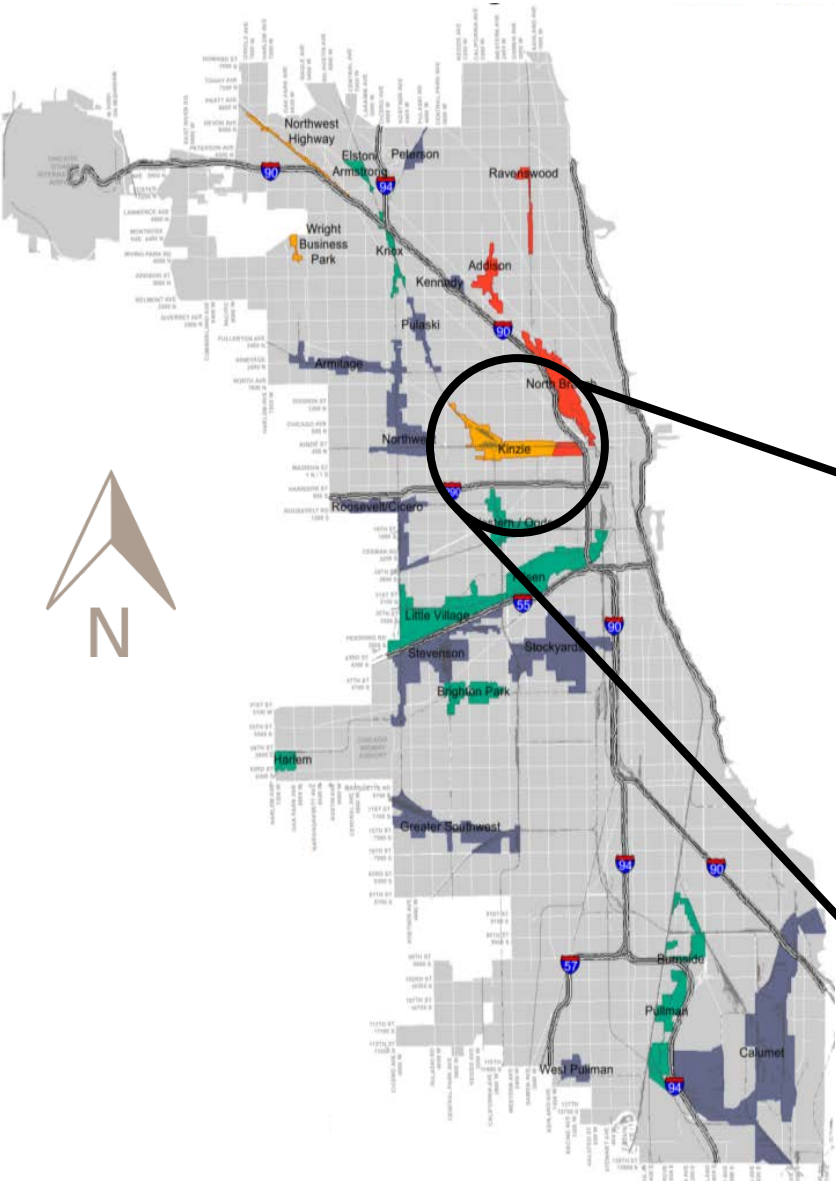
The Chicago Plan Commission is responsible for on-going review of the continuing effectiveness of PMDs.



Employment Trends in the Industrial Corridor System

Core Job Employment Trends 2002 - 2014

-  **Manufacturing**
(Largest number of jobs are in manufacturing and are stable or growing)
-  **Manufacturing and Moving & Storing Goods**
(Largest number of jobs in both manufacturing and the distribution and storage of goods and are stable or growing)
-  **Business to Business**
(Largest number of jobs are in business support services and are stable or growing)
-  **Info & Tech**
(Largest number of jobs are either information technology and management or business support services and are stable or growing)

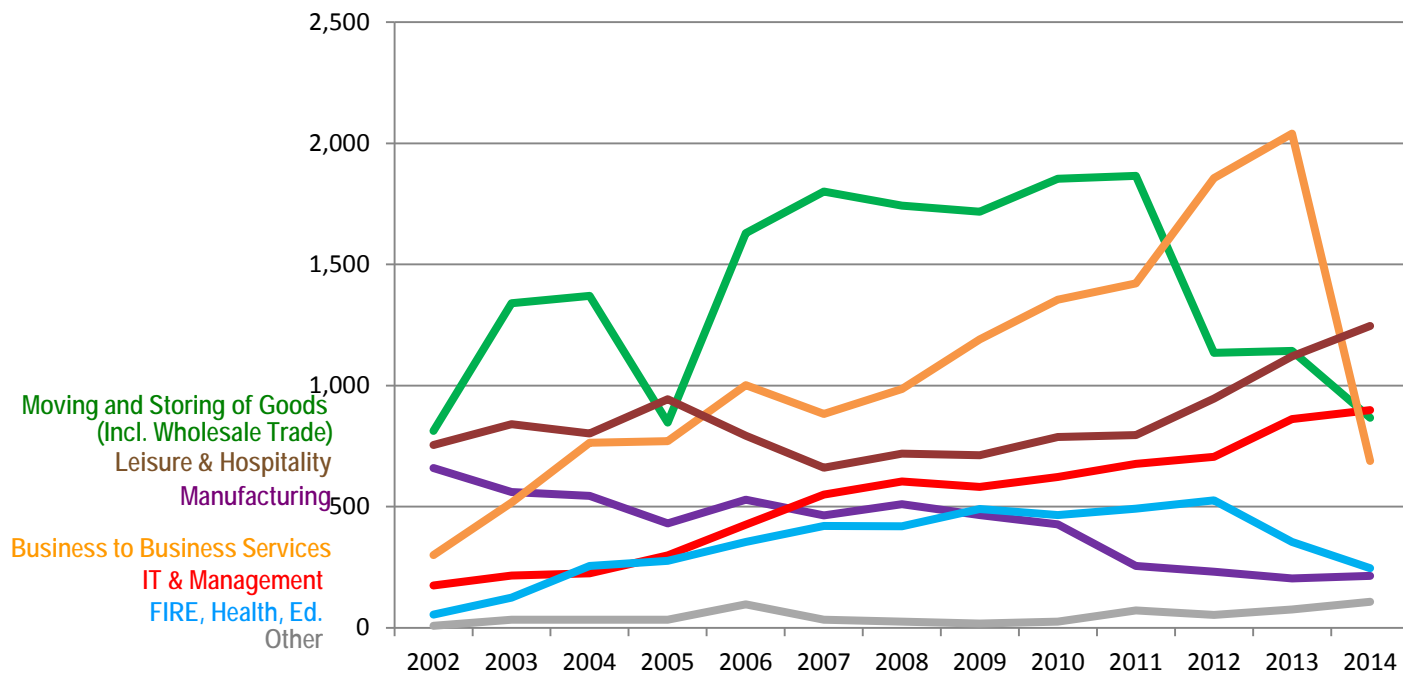
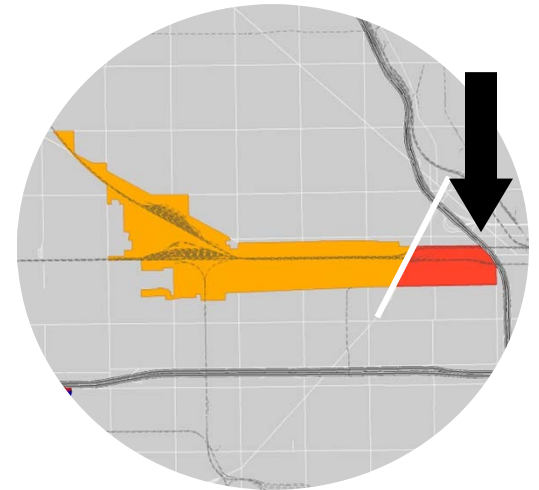


Employment Trends in the Industrial Corridor System

Core Job Employment Trends 2002 – 2014

Kinzie Industrial Corridor: **East of Ogden Avenue**

- Manufacturing jobs *decreased* 68%
- Information, Technology and Management *increased* 413%
- FIRE, Health, Ed *increased* 347%
- Leisure & Hospitality *increased* 65%



Fulton Market Innovation District Plan



Fulton Market Innovation District (FMID) Plan

Approved by the Chicago Plan Commission in July 2014, the Fulton Market Innovation District plan outlined **a vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center.**

PLAN COMPONENTS:

1. A formal land use plan to guide future zoning change requests.
2. General design guidelines.
3. Assorted infrastructure and streetscape projects that reinforce a cohesive district identity that combines food, innovation, culture and nightlife.
4. A historic preservation component.



A COMMUNITY-BASED PLAN

More than **450 participants** contributed in a 7-month process that included:

- 3 Public meetings
- 7 Neighborhood meetings

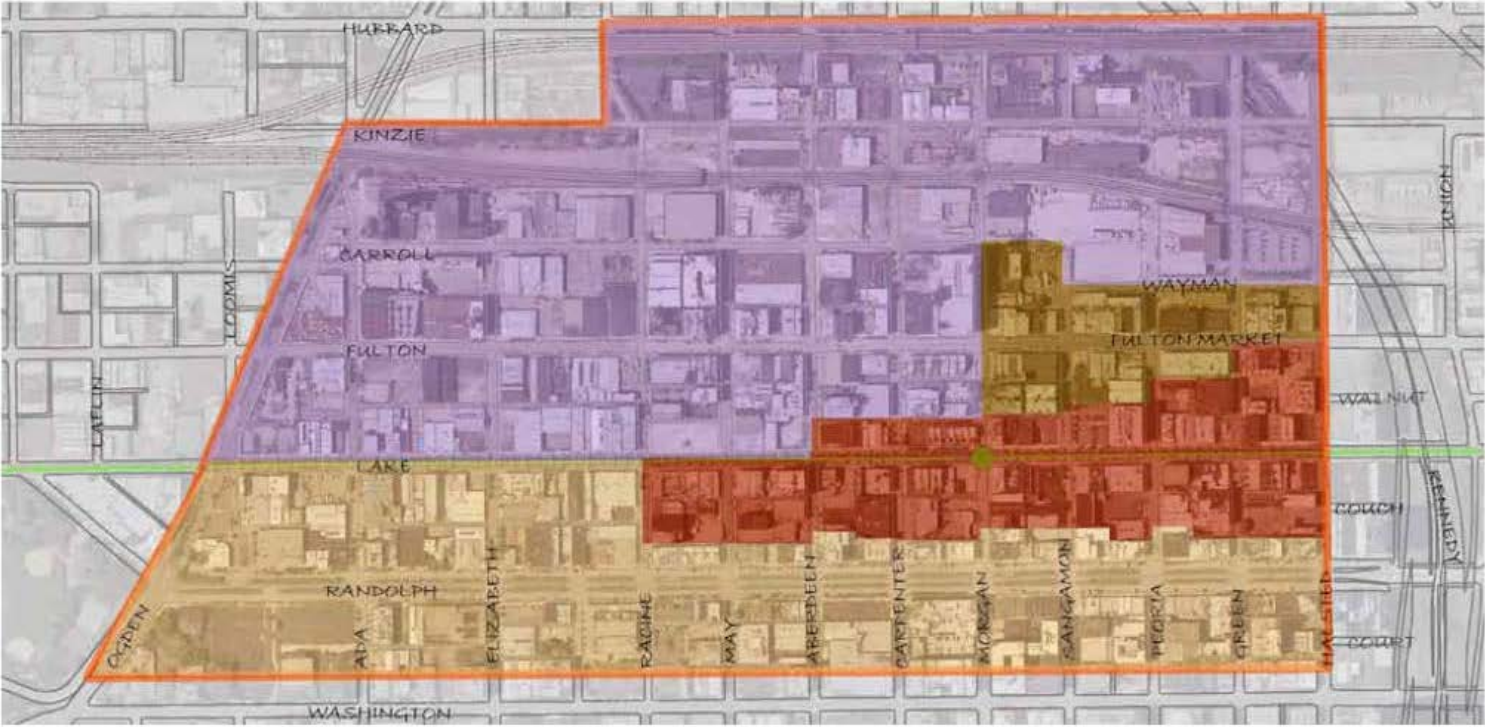
FMID Key Actions

The plan identifies **seven key actions** that serve to guide City policies and investment within the area:

- 1. Adopt a land use map for the Fulton Market Innovation District to minimize future land use conflicts and maximize the production of real and virtual products**
- 2. Establish Subdistrict B within the Kinzie Planned Manufacturing District**
- 3. Adopt general design guidelines**
- 4. Coordinate public infrastructure investments to create a cohesive district identity and support ongoing private investment projects.**
- 5. Invest in facilities for regional food products, traditional wholesale businesses and associated historic buildings**
- 6. Encourage programming and events on food and Chicago's role within the regional and nationwide food systems**
- 7. Establish a historic district within a portion of the Fulton Market Innovation District**

FMID Key Action #1: COMPLETED

- 1. Adopt a land use map for the Fulton Market Innovation District to minimize future land use conflicts and maximize the production of real and virtual products

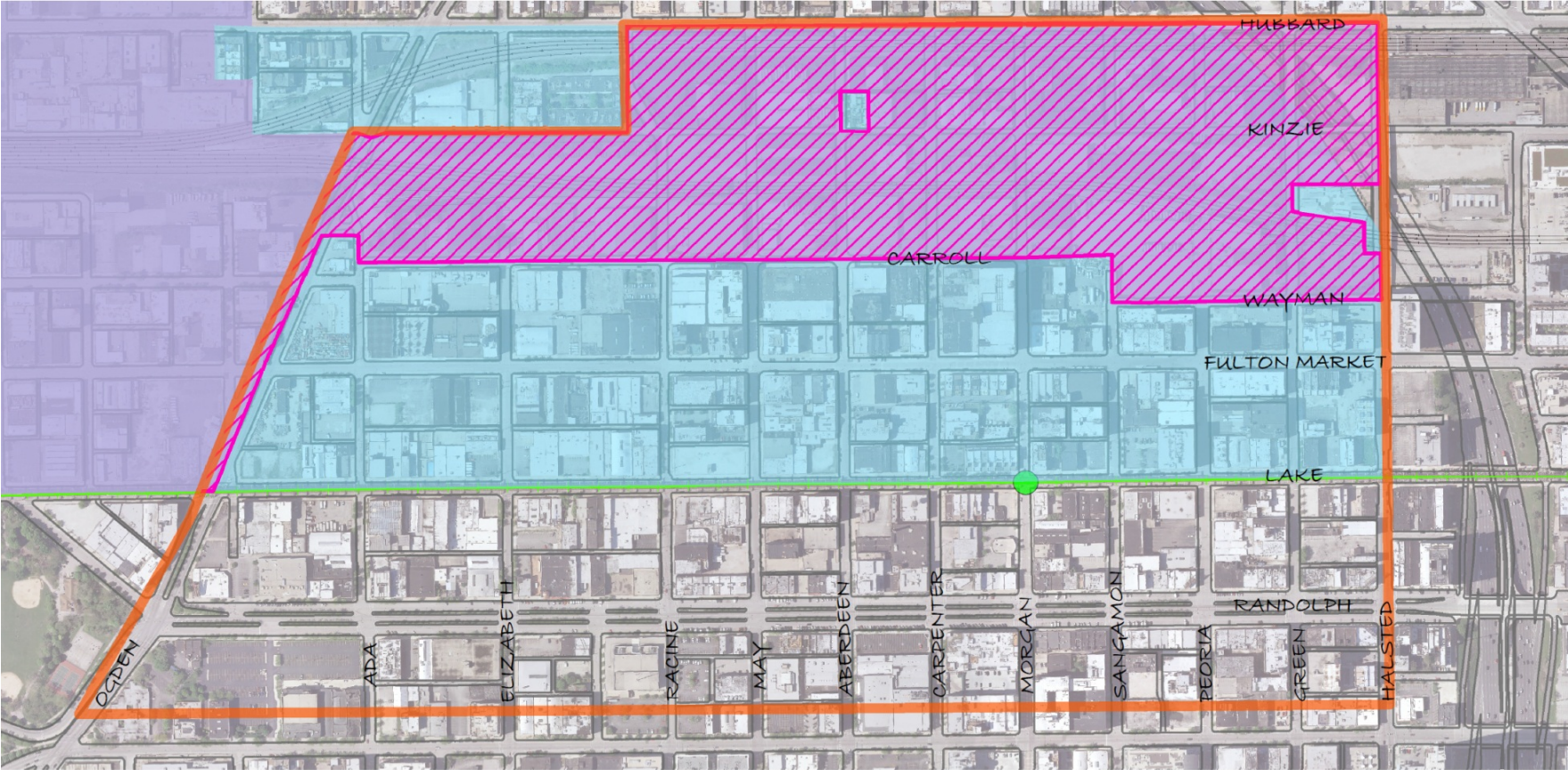





Map 4: Subareas identified within the Fulton Market Innovation District land use map are intended to guide future zoning change proposals.



FMID Key Action #2: **TODAY'S DISCUSSION**

2. Establish a Subdistrict B within the Kinzie Planned Manufacturing District (PMD)



-  PLANNED MANUFACTURING DISTRICT
-  INDUSTRIAL CORRIDOR
-  SUB DISTRICT B

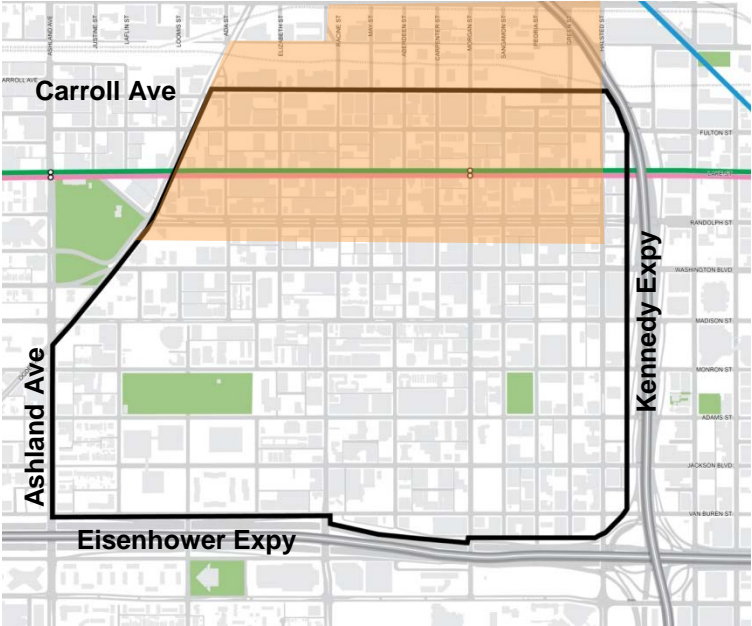
FMID Key Action #3: ONGOING



3. Adopt general design guidelines

Design guidelines were approved as a part of the Fulton Market Innovation District plan in 2014



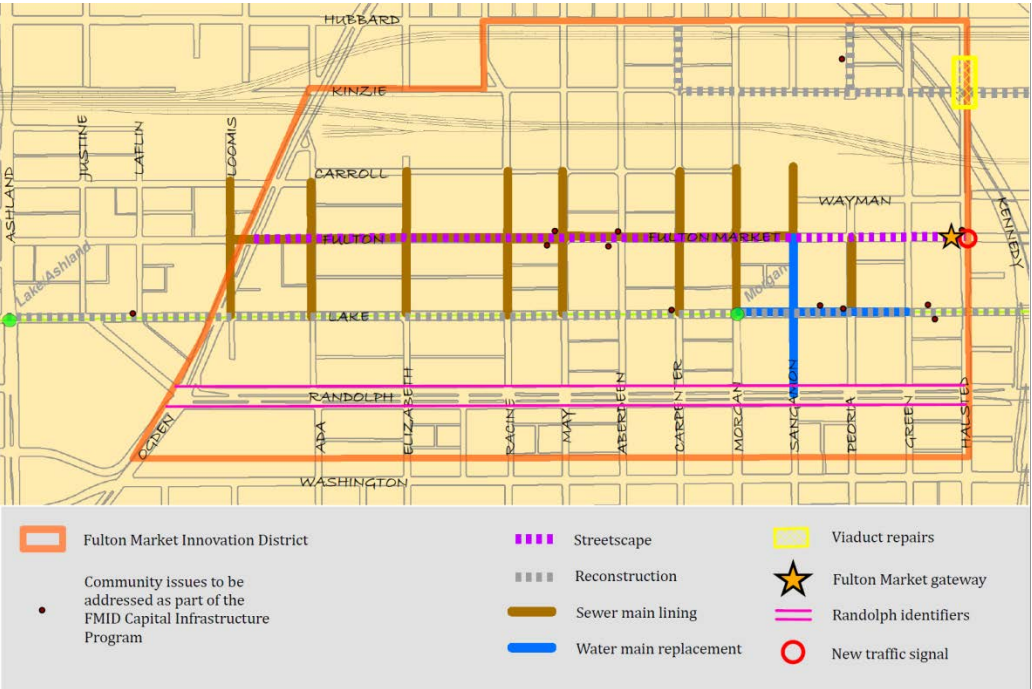
DPD is now developing design guidelines to foster excellence in design within the West Loop



-  Design Guidelines Boundary
-  FMID Plan Area

FMID Key Action #4: ONGOING

4. Coordinate public infrastructure investments to create a cohesive district identity and support ongoing private investment projects.



FMID Key Action #5: **ONGOING**

5. Invest in facilities for regional food products, traditional wholesale businesses and associated historic buildings



THE HATCHERY
WHERE FOOD BUSINESSES GROW



Class L: 900 W Randolph St.



Class L: 1000 W Randolph St.

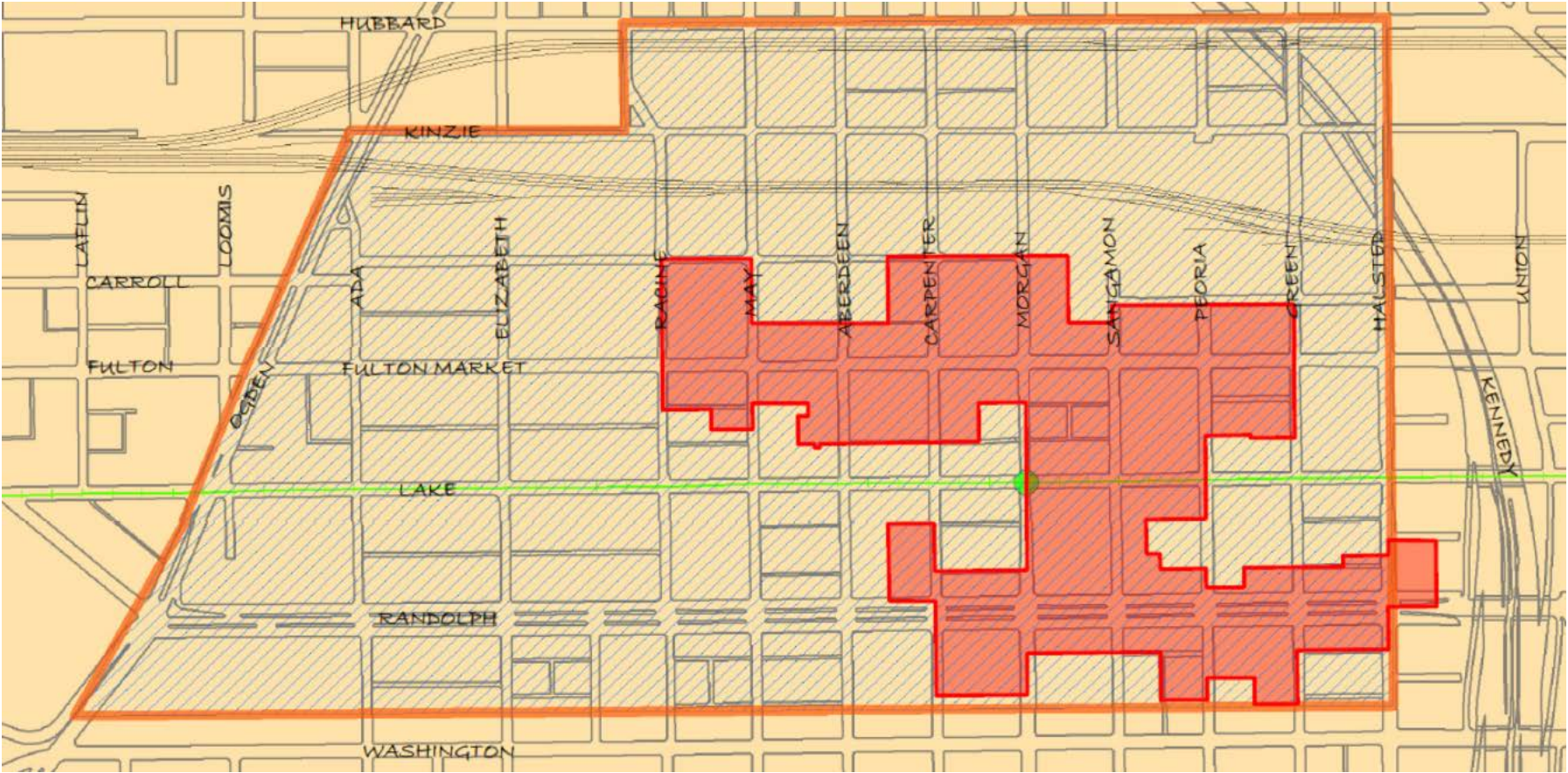
FMID Key Action #6: ONGOING

6. Encourage programming and events on food and Chicago's role within the regional and nationwide food systems



FMID Key Action #7: COMPLETED

7. Establish a historic district within a portion of the Fulton Market Innovation District



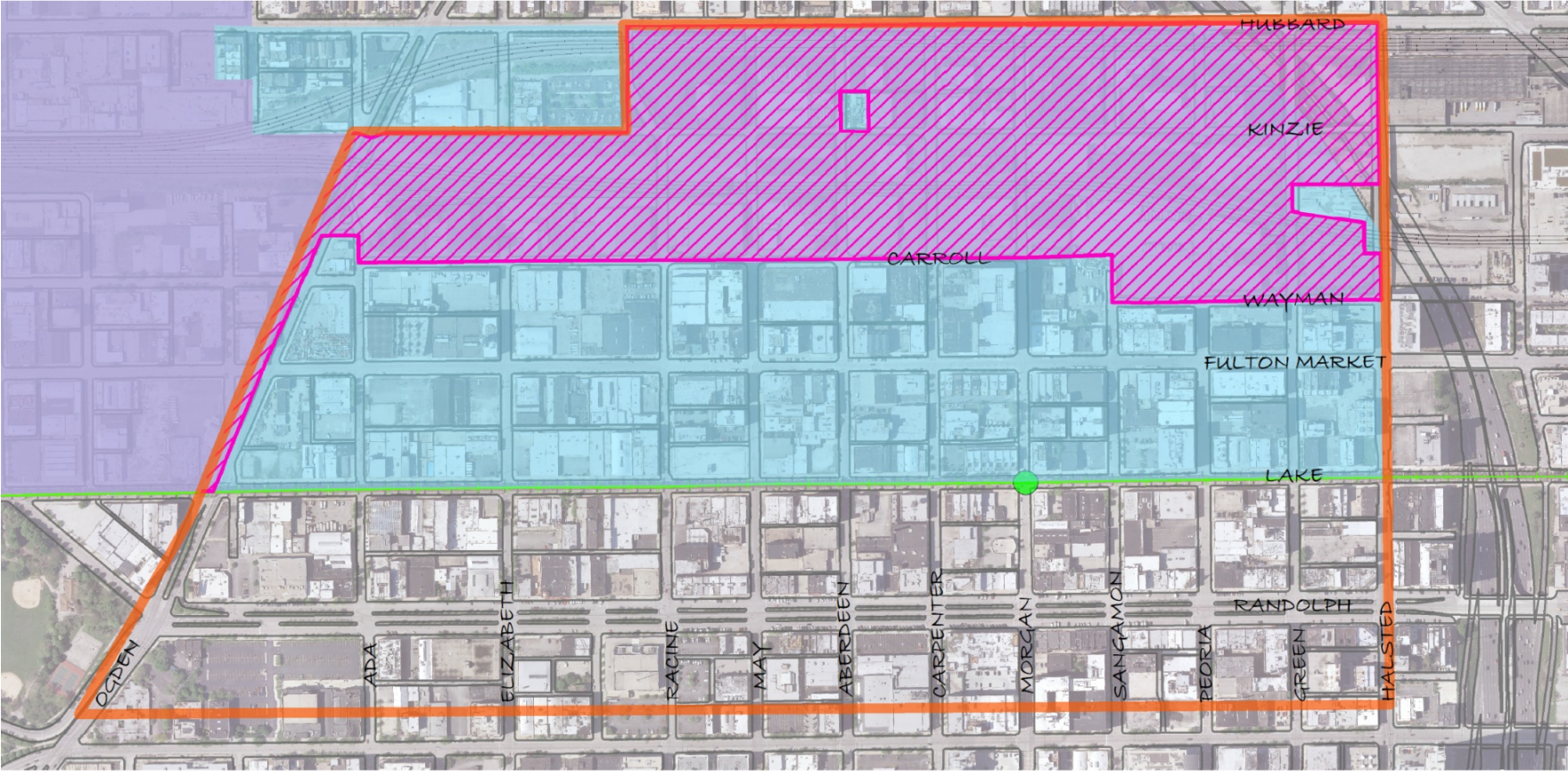
FMID Key Actions




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FMID Key Actions

Action 2. Establish a Subdistrict B within the Kinzie Planned Manufacturing District (PMD)



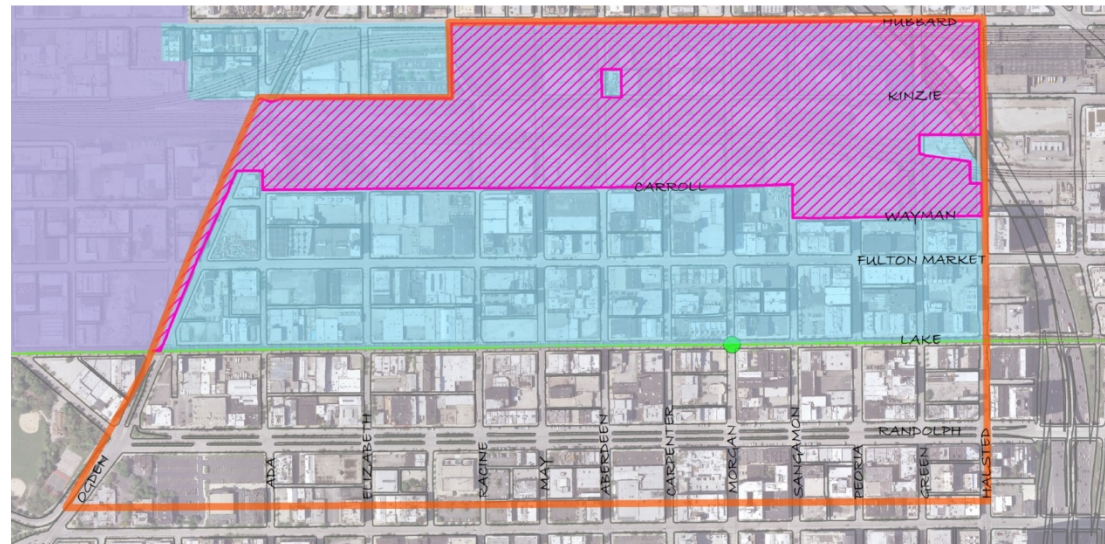
-  PLANNED MANUFACTURING DISTRICT
-  INDUSTRIAL CORRIDOR
-  SUB DISTRICT B

FMID Key Actions

Purpose: provide adequate space for a broader range of businesses, while still protecting against the potentially negative impacts of housing, entertainment, and lodging uses.

➔ **New tools to meet the same purpose, and strengthen industrial and commercial corridors citywide:**

- Zoning Overlay District to guide new development and expand business uses
- Industrial Corridor System Fund
- Neighborhood Opportunity Fund



- PLANNED MANUFACTURING DISTRICT
- INDUSTRIAL CORRIDOR
- SUB DISTRICT B

Implementation of FMID Plan Key Action

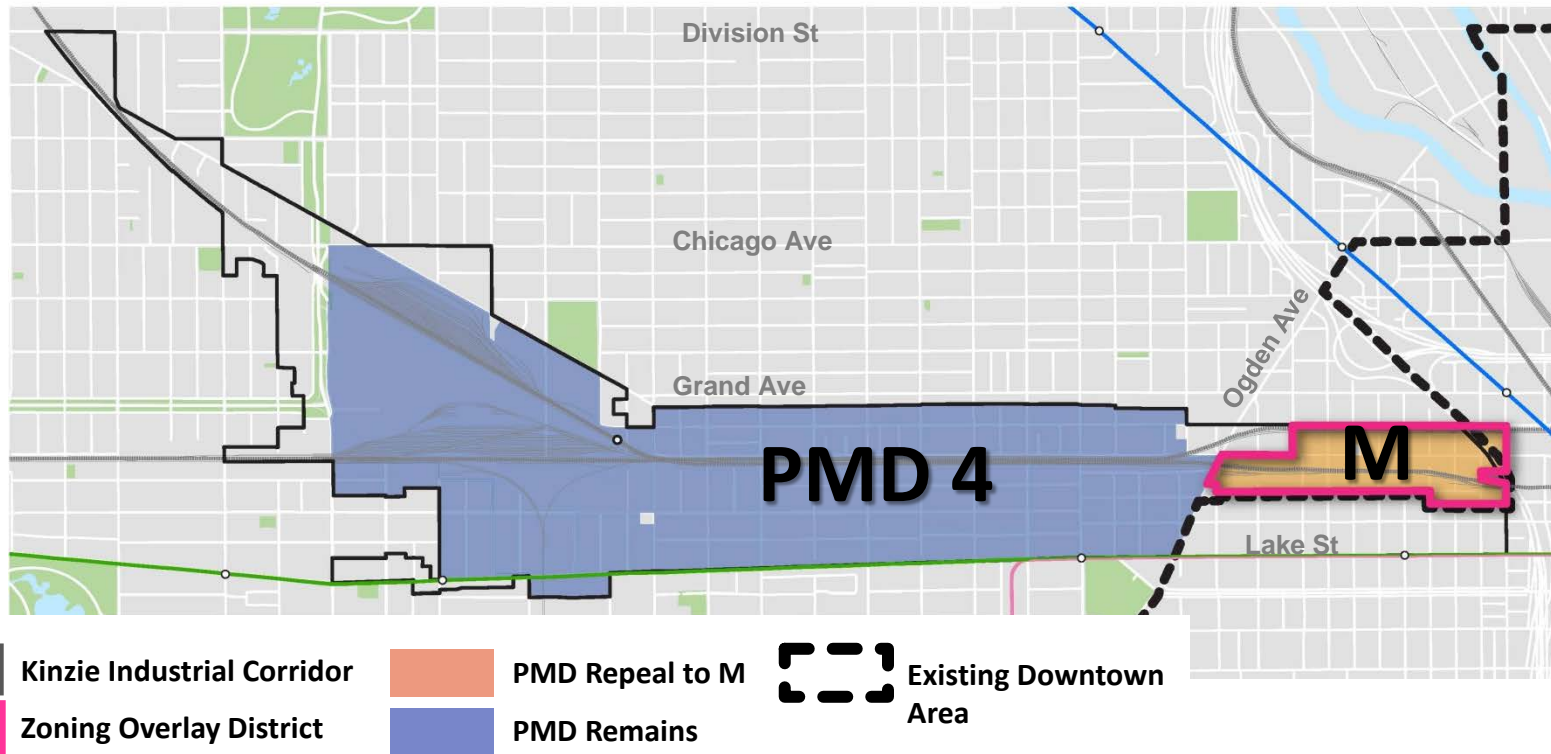
To implement the FMID plan's vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center, the City proposes an ordinance to:

- 1. Repeal a portion of the existing Planned Manufacturing District 4 identified in the FMID plan as Subarea B to accommodate modern business uses.**
- 2. Designate the East Kinzie Overlay District to guide future development.**
- 3. Apply the new Industrial Corridor System Fund to this area, which would support industrial projects throughout the city.**
- 4. Apply the City's existing Neighborhood Opportunity Bonus to the area.**

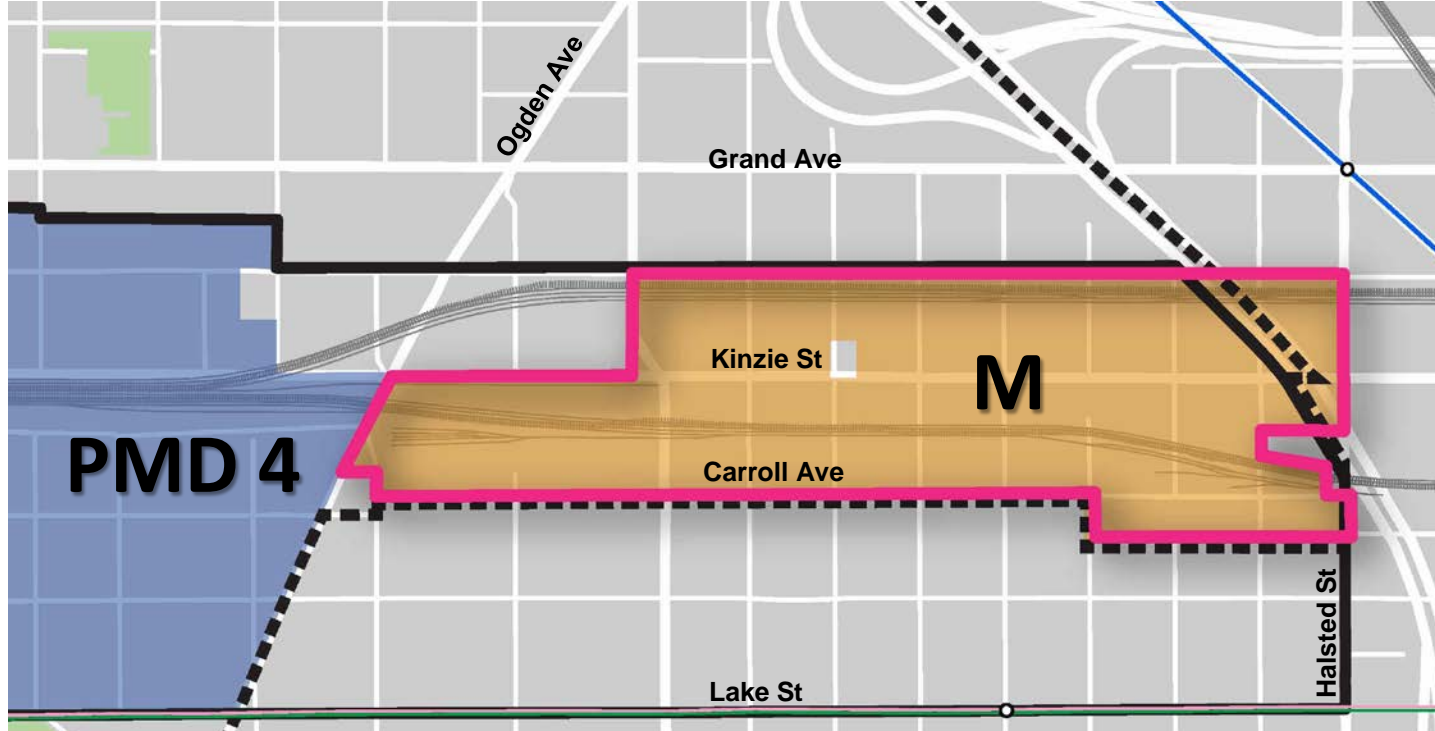
Section 17-13-0711 of the Chicago Zoning Code requires the Chicago Plan Commission (CPC) to monitor the effectiveness of all PMDs and make recommendations as needed.

Proposed Zoning Changes (East Kinzie)

- 1. Repeal portion of existing PMD 4, east of Ogden Avenue**
 - Portion of existing PMD repealed to previous Zoning Districts (predominantly manufacturing zoning districts)
- 2. Establish a Zoning Overlay District to supplement base regulations and ensure smooth transitions for future development projects**
- 3. Maintain existing PMD 4 west of Ogden Avenue**



Proposed Zoning Changes (East Kinzie)



Establish a Zoning Overlay District to supplement base regulations:

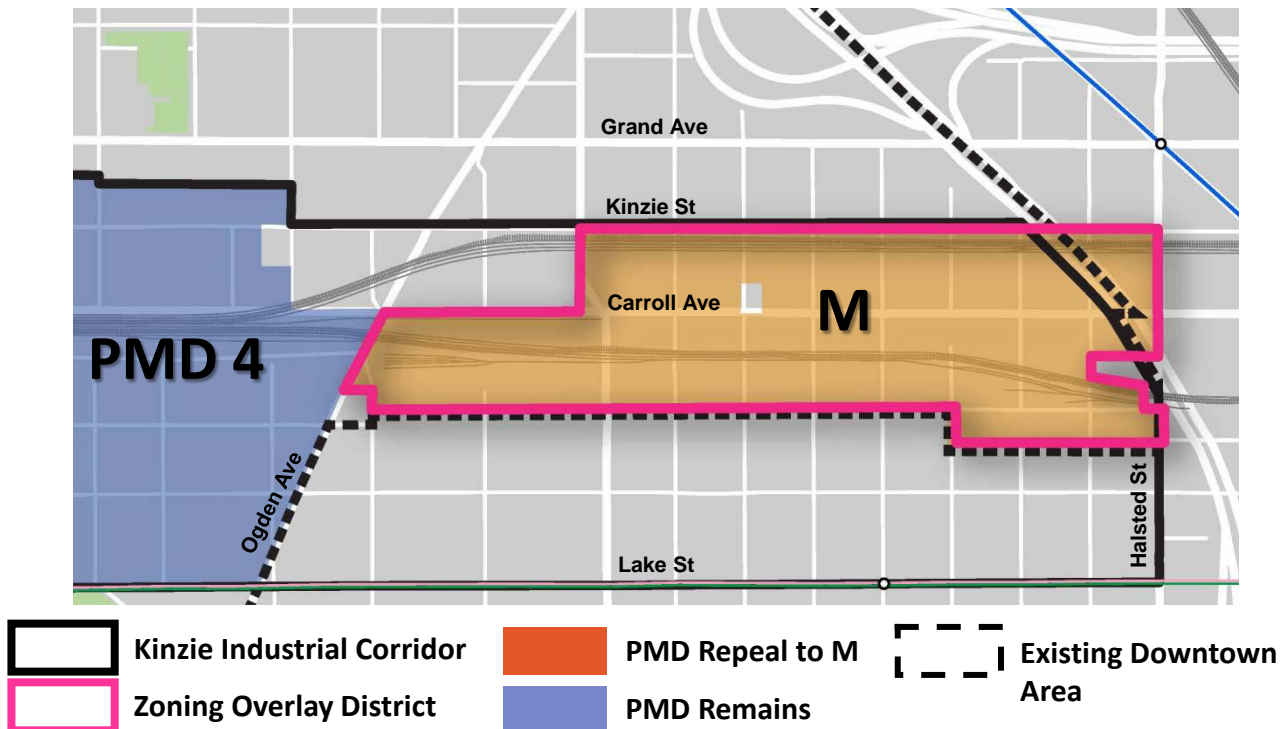
- Permits existing uses
- Prohibits residential uses
- Limits future zoning amendments to Downtown Zoning (DS and DX)
- Applies the Industrial Corridor System Fee for future zoning changes



Proposed Zoning Changes (East Kinzie)

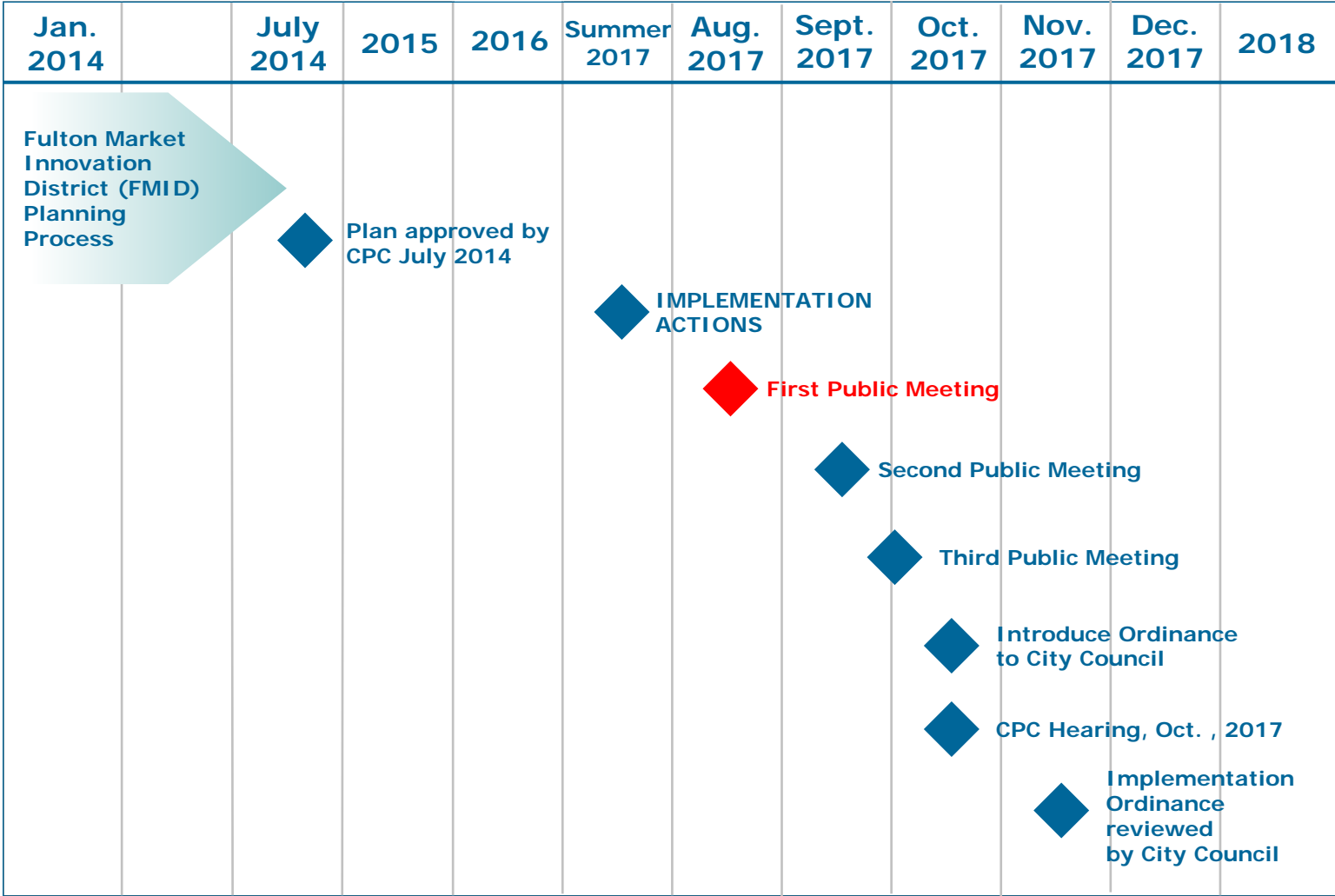
Other potential Zoning Overlay District regulations to be discussed at future public meetings:

- Business uses
- Amenities for workers and visitors (personal service uses, entertainment uses)
- Floor Area Ratio guidelines
- Design guidelines for future development



Proposed Zoning Changes (East Kinzie)

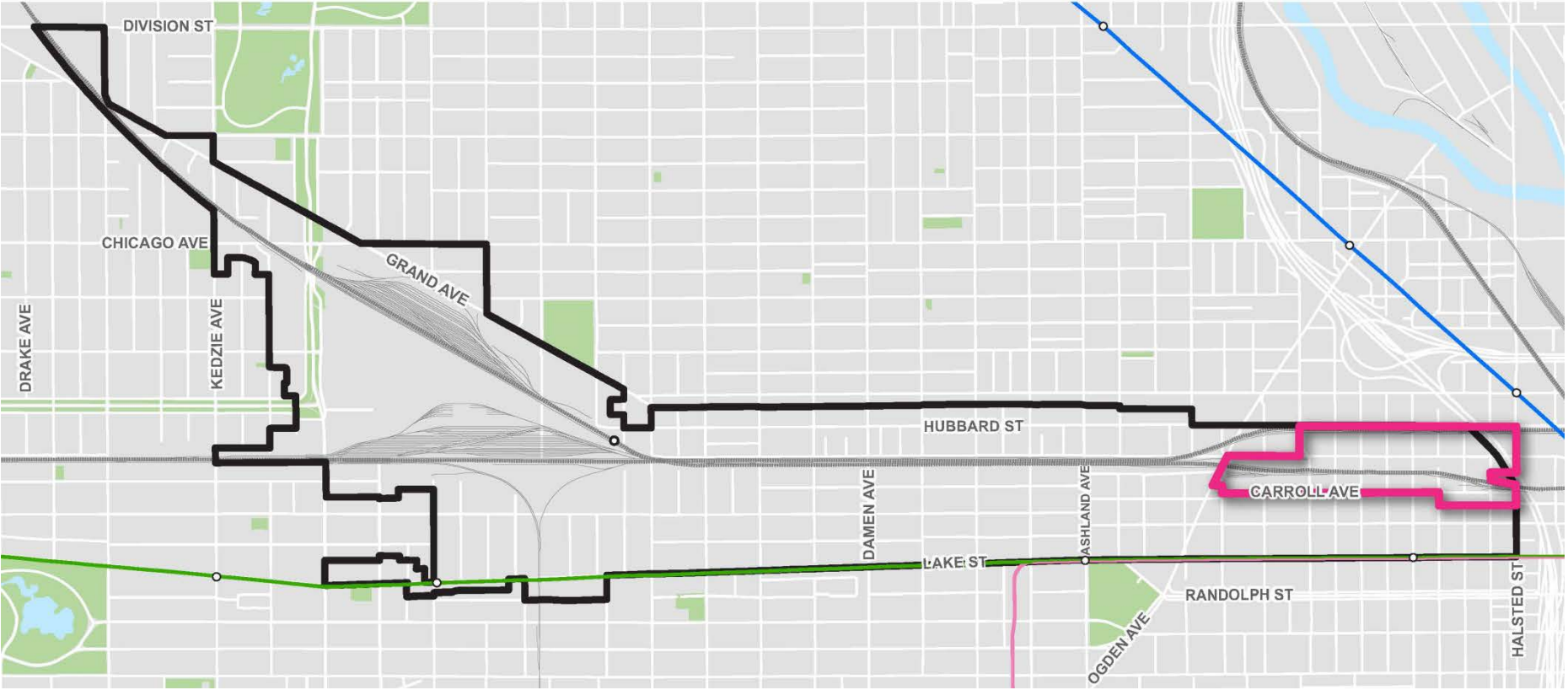
Proposed Schedule for Implementation





Kinzie Industrial Corridor



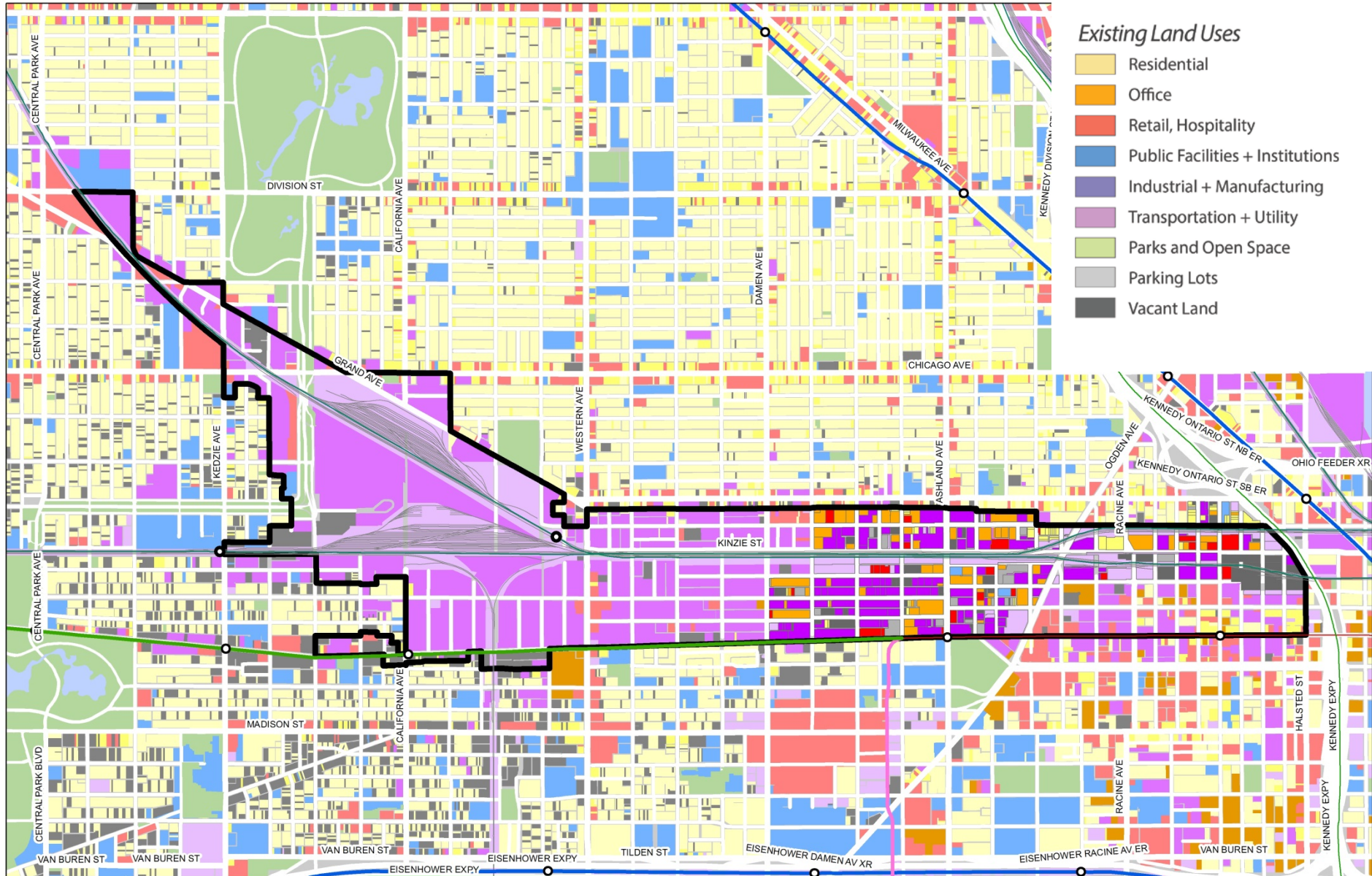
Kinzie Industrial Corridor Study



Kinzie Industrial Corridor

-  Fulton Market Innovation District (FMID) Plan Implementation Area
-  Kinzie Industrial Corridor Boundary

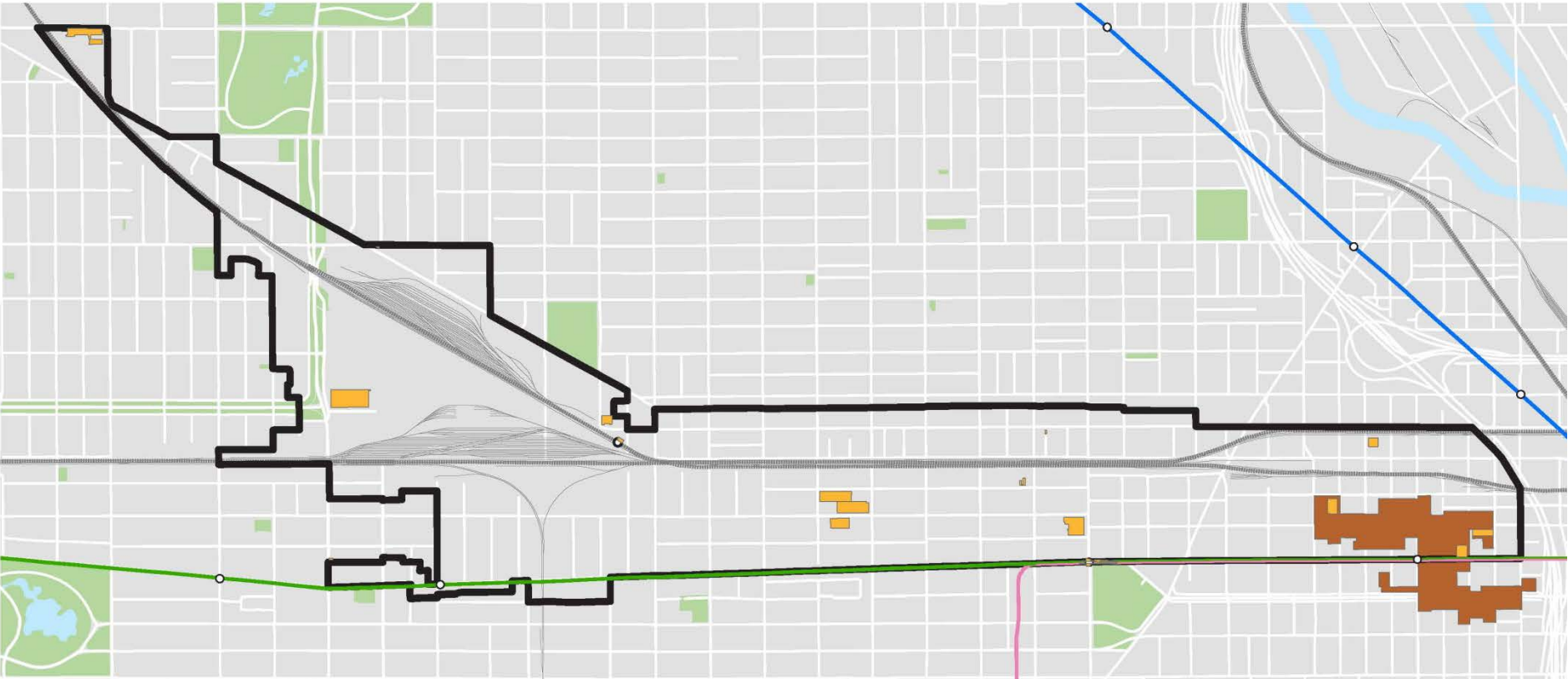
Land Use Data



Consultant begins work in early September

- Research other manufacturing/maker environments
AND hold focus groups with select Kinzie businesses
- Interviews with businesses

Character Building Data



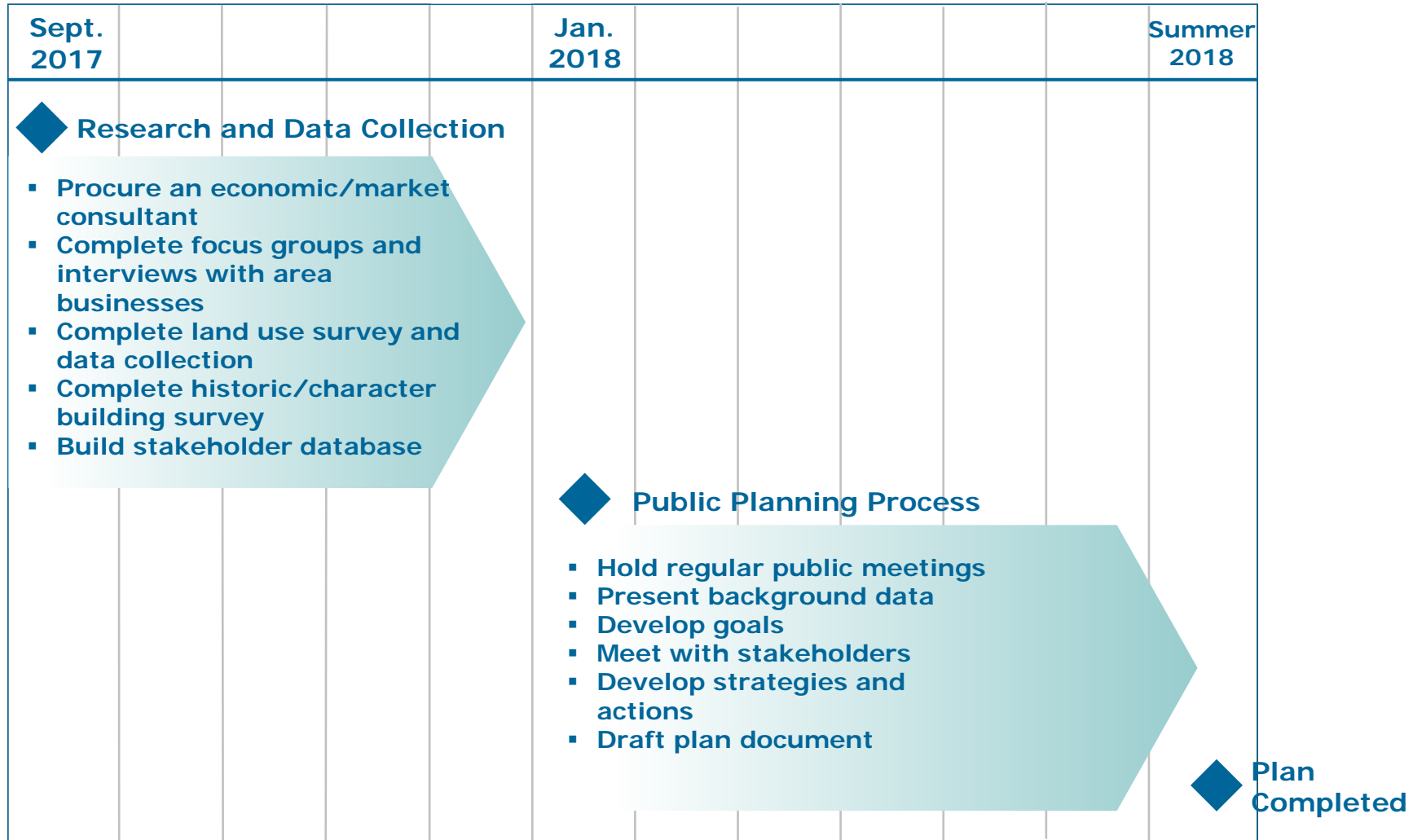
 Kinzie Industrial Corridor

 Landmark Districts

 Historic Resource Survey Buildings

Kinzie Industrial Corridor Study

Proposed Schedule for Kinzie Industrial Corridor Study



Next Steps



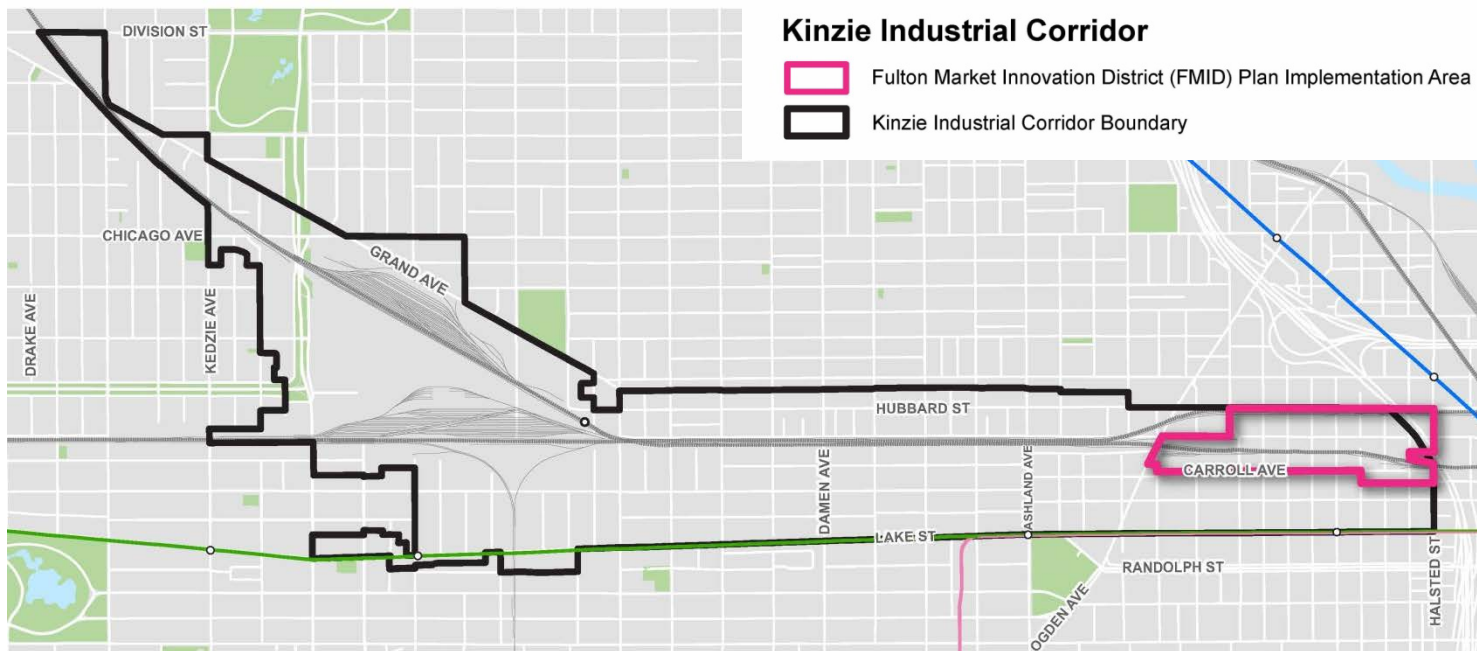
Next Steps

Step 1: Implementation of the Fulton Market Innovation District (FMID) plan

- Next public meeting in September
- Contact DPD with comments and questions
 - dpd@cityofchicago.org

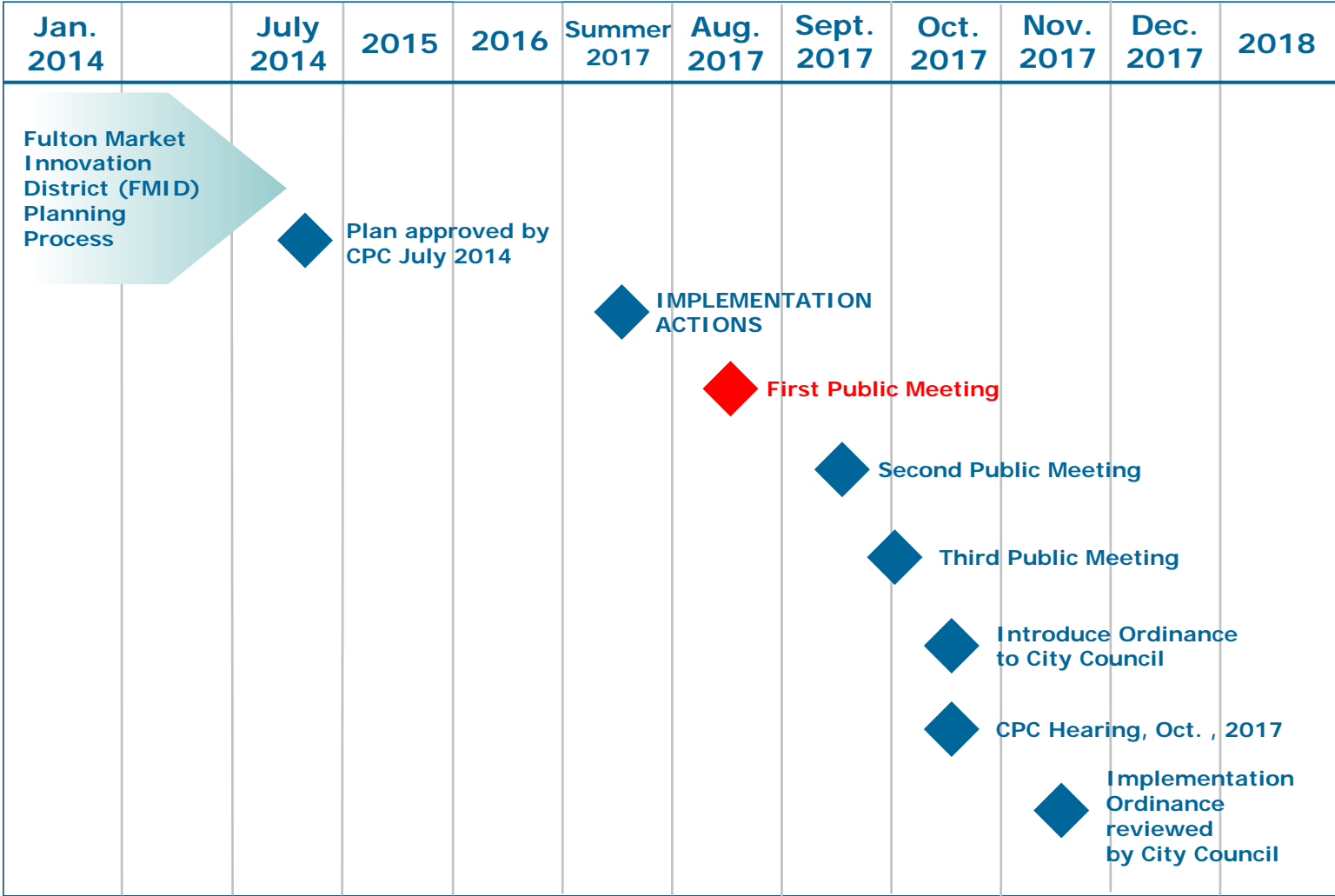
Step 2: Kinzie Industrial Corridor Study

- Public process to begin in January



Proposed Zoning Changes (East Kinzie)

Proposed Schedule for Implementation



Kinzie Industrial Corridor Study

Proposed Schedule for Kinzie Industrial Corridor Study

