



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

**DRAFT**

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**3800 N. Milwaukee Ave. Chicago, IL (45<sup>th</sup> Ward, Alderman James Gardiner)**

**GW 3800 Milwaukee LLC**

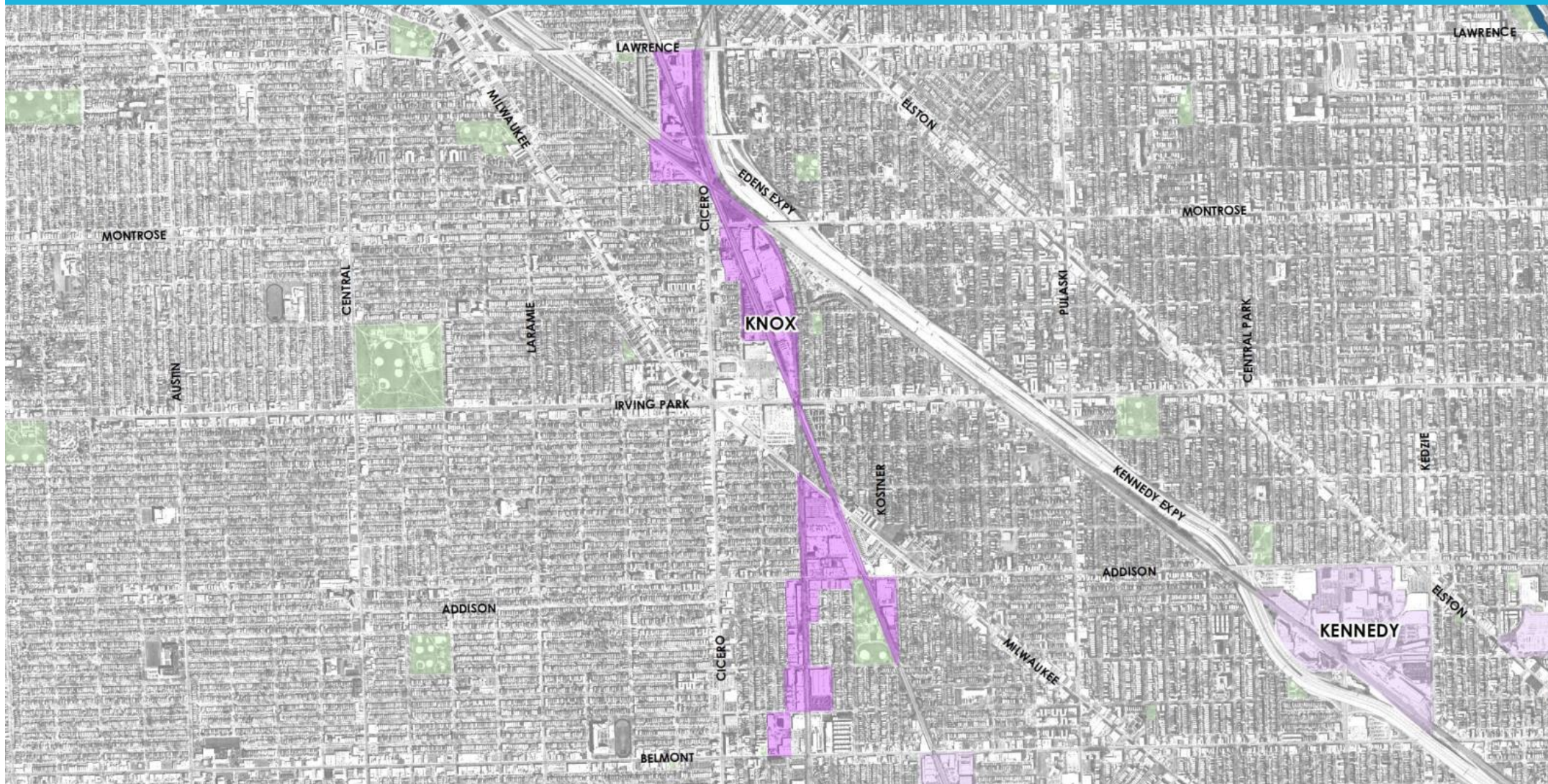
Chicago Plan Commission Meeting: February 18, 2021



# Community Area Snap Shot

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## KNOX INDUSTRIAL CORRIDOR



# Planning Context

PLANNING  
DOCUMENT  
COVER  
PAGE

## IDENTIFY ANY PLANNING DOCUMENTS RELATED TO SITE

- Provide Published Date
- Provide Name of Lead Organization
- Provide Brief Outline of Plan Goals
- [https://www.chicago.gov/city/en/depts/dcd/provdrs/planning\\_and\\_policydivision.html](https://www.chicago.gov/city/en/depts/dcd/provdrs/planning_and_policydivision.html)
- <https://www.lisc.org/chicago/our-work/comprehensive-community-development/quality-of-life-planning/>
- <https://www.cmap.illinois.gov/programs/lta/projects>

PLANNING  
DOCUMENT  
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# Planning Context

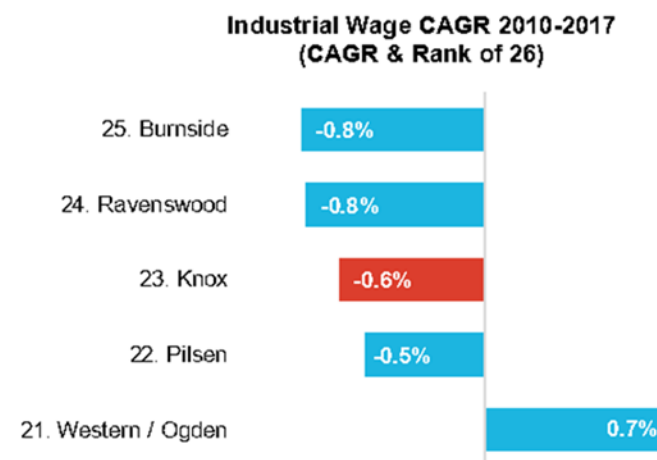
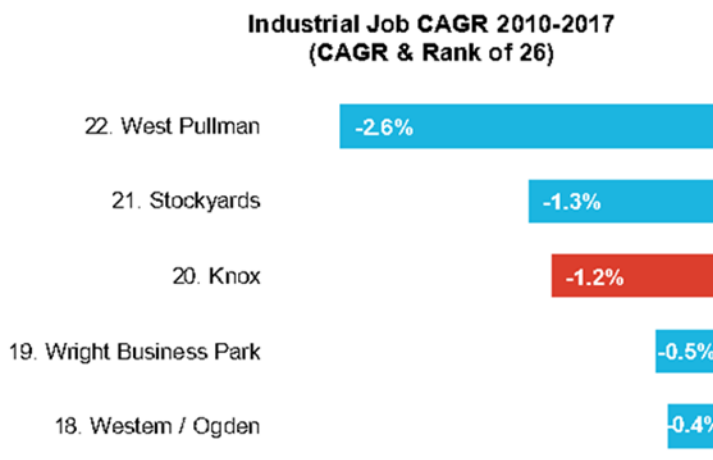
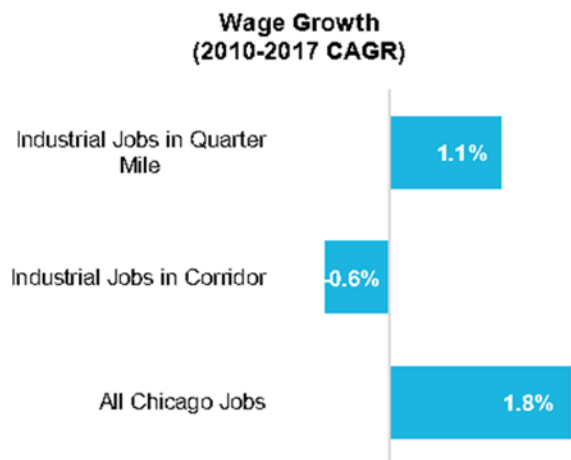
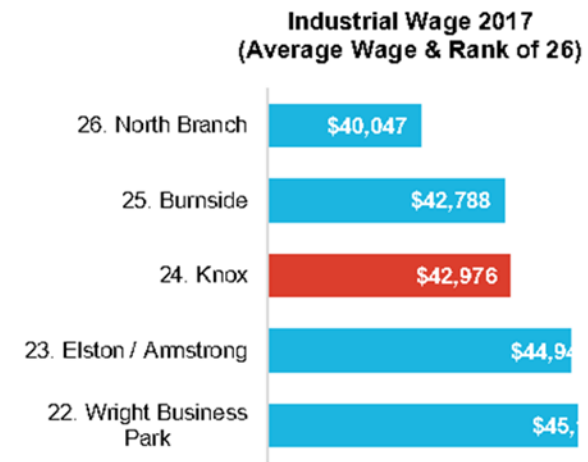
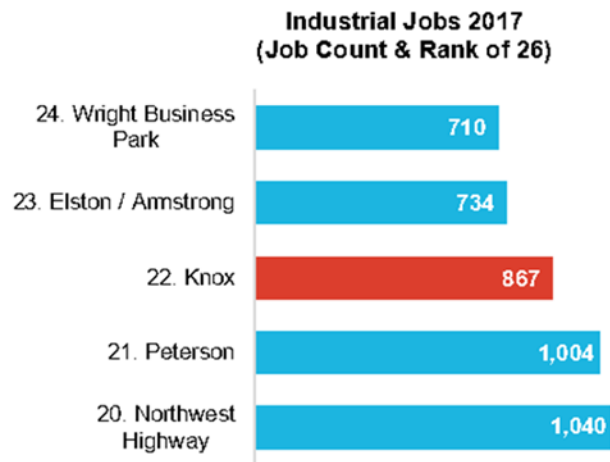
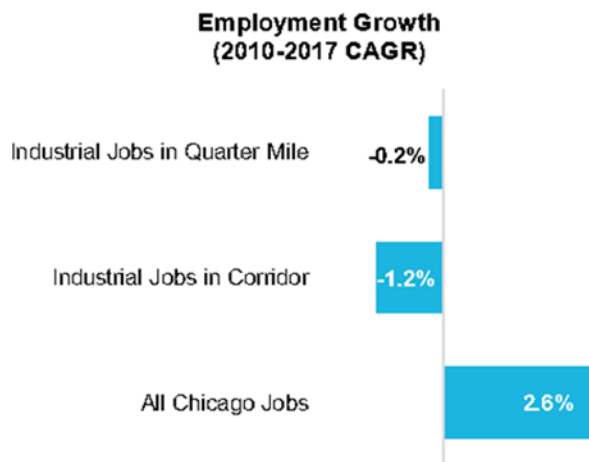
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# Community Area Snap Shot

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## DATA SNAPSHOT: KNOX INDUSTRIAL CORRIDOR

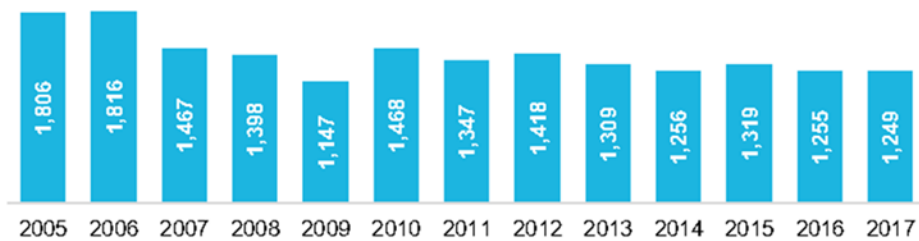




# Community Area Snap Shot

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**Corridor Employment Totals by Year**

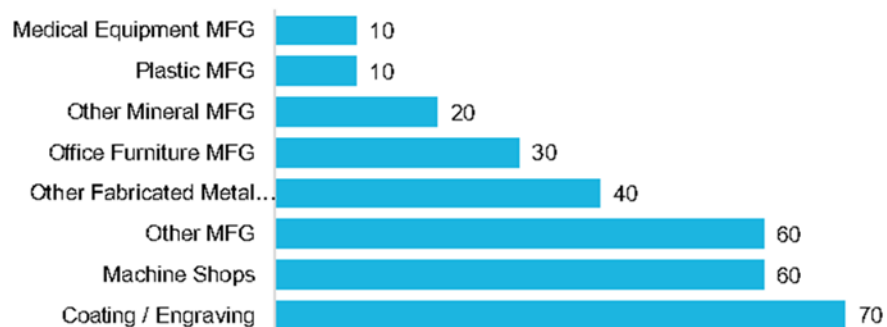


**Corridor Average Wage by Year**

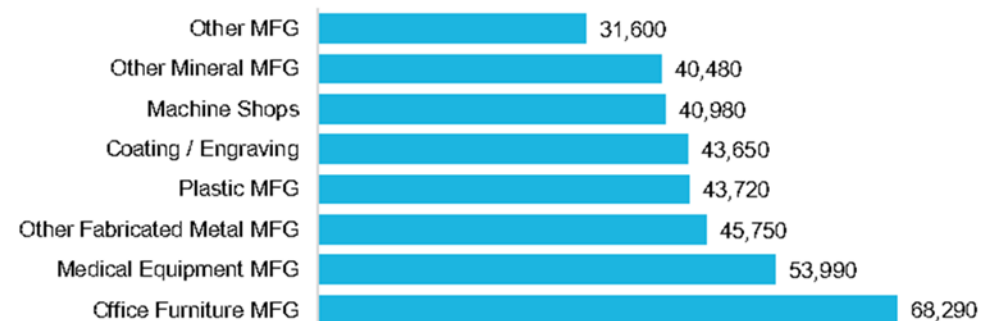


Most Common Manufacturing Occupations in Corridor			
Occupation	Jobs	Median Wage	Education
Laborers and Freight, Stock, and Material Movers, Hand	60	\$29,090	No formal educational credential
Heavy and Tractor-Trailer Truck Drivers	60	\$48,890	Postsecondary nondegree award
Laundry and Dry-Cleaning Workers	50	\$24,110	No formal educational credential
Machinists	30	\$38,400	High school diploma or equivalent
Light Truck or Delivery Services Drivers	30	\$38,610	High school diploma or equivalent
Packers and Packagers, Hand	30	\$27,600	No formal educational credential
Assemblers and Fabricators, All Other, Including Team Assemblers	20	\$29,130	High school diploma or equivalent
Driver/Sales Workers	20	\$19,850	High school diploma or equivalent
Telecommunications Equipment Installers and Repairers, Except Line Installers	20	\$65,960	Postsecondary nondegree award
Electricians	20	\$87,730	High school diploma or equivalent

**Employment by Manufacturing Industry: Top 8**



**Employment Wage by Manufacturing Industry: Top 8**



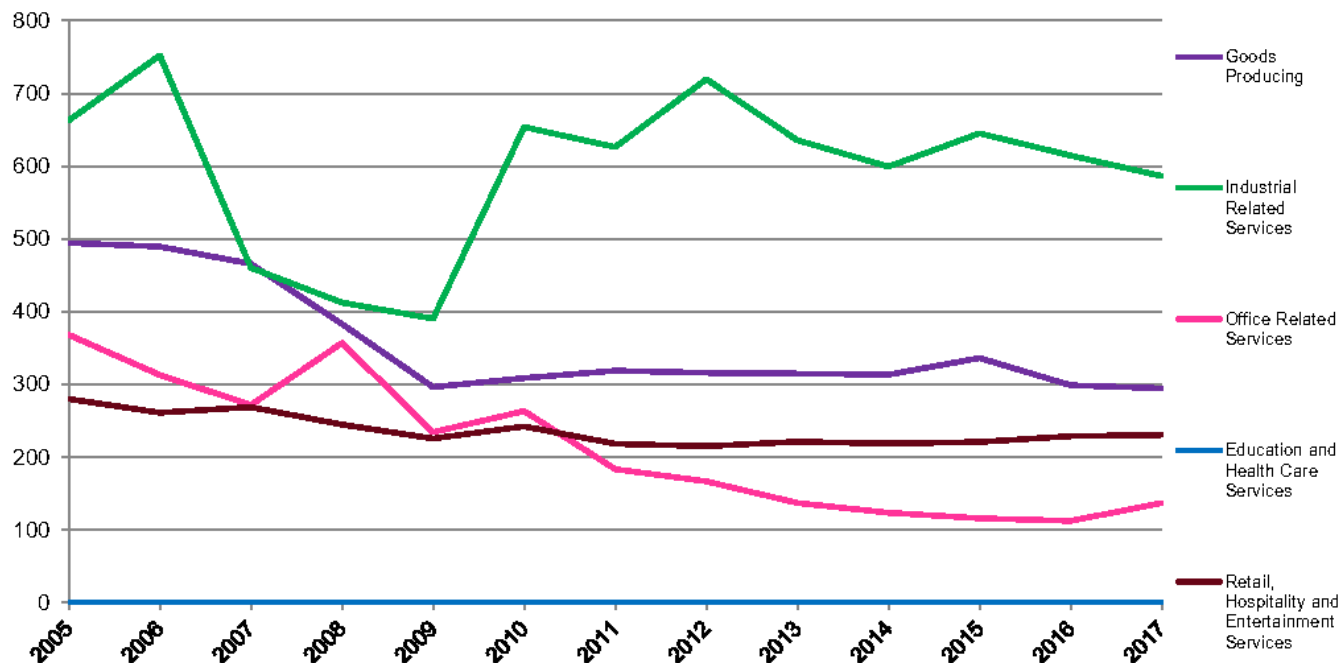


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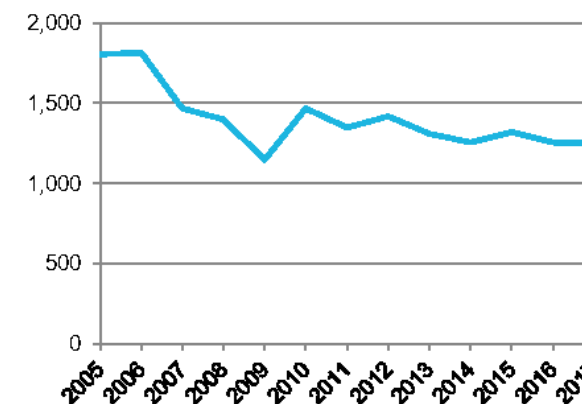
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Employment by Sector: 2005 – 2017															
Sector	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Change	%Change
Goods Producing	495	489	466	383	296	309	319	316	315	314	336	299	295	-200	-40.4%
Industrial Related Services	663	752	460	413	390	654	626	719	636	599	645	615	586	-77	-11.6%
Office Related Services	368	313	272	357	234	263	184	167	137	124	116	113	137	-231	-62.7%
Education and Health Care Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Retail, Hospitality and Entertainment Services	280	261	269	245	226	242	218	215	221	219	221	229	231	-49	-17.6%
<b>Total Employment</b>	<b>1,806</b>	<b>1,816</b>	<b>1,467</b>	<b>1,398</b>	<b>1,147</b>	<b>1,468</b>	<b>1,347</b>	<b>1,418</b>	<b>1,309</b>	<b>1,256</b>	<b>1,319</b>	<b>1,255</b>	<b>1,249</b>	<b>-557</b>	<b>-30.8%</b>

Employment by Sector



Total Employment

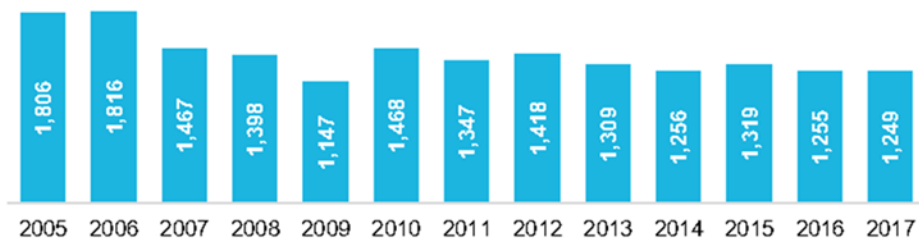




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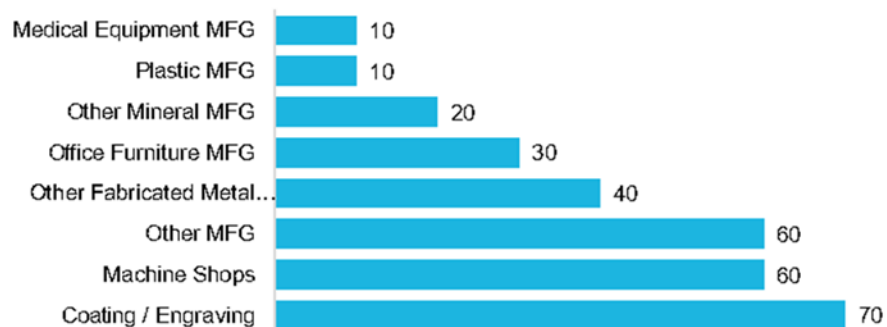
**Corridor Employment Totals by Year**



**Corridor Average Wage by Year**

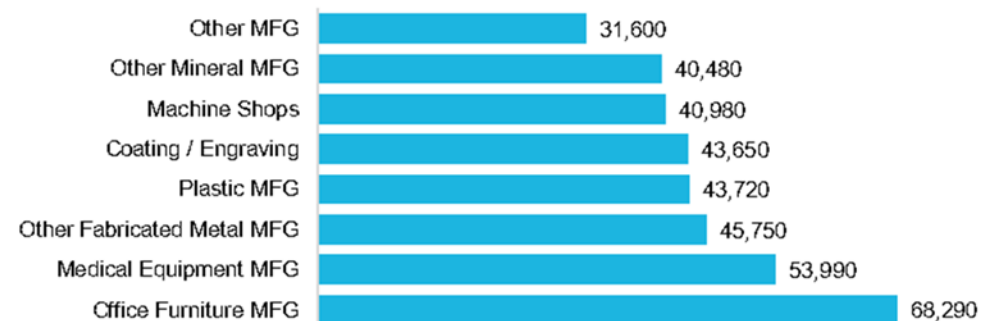


**Employment by Manufacturing Industry: Top 8**



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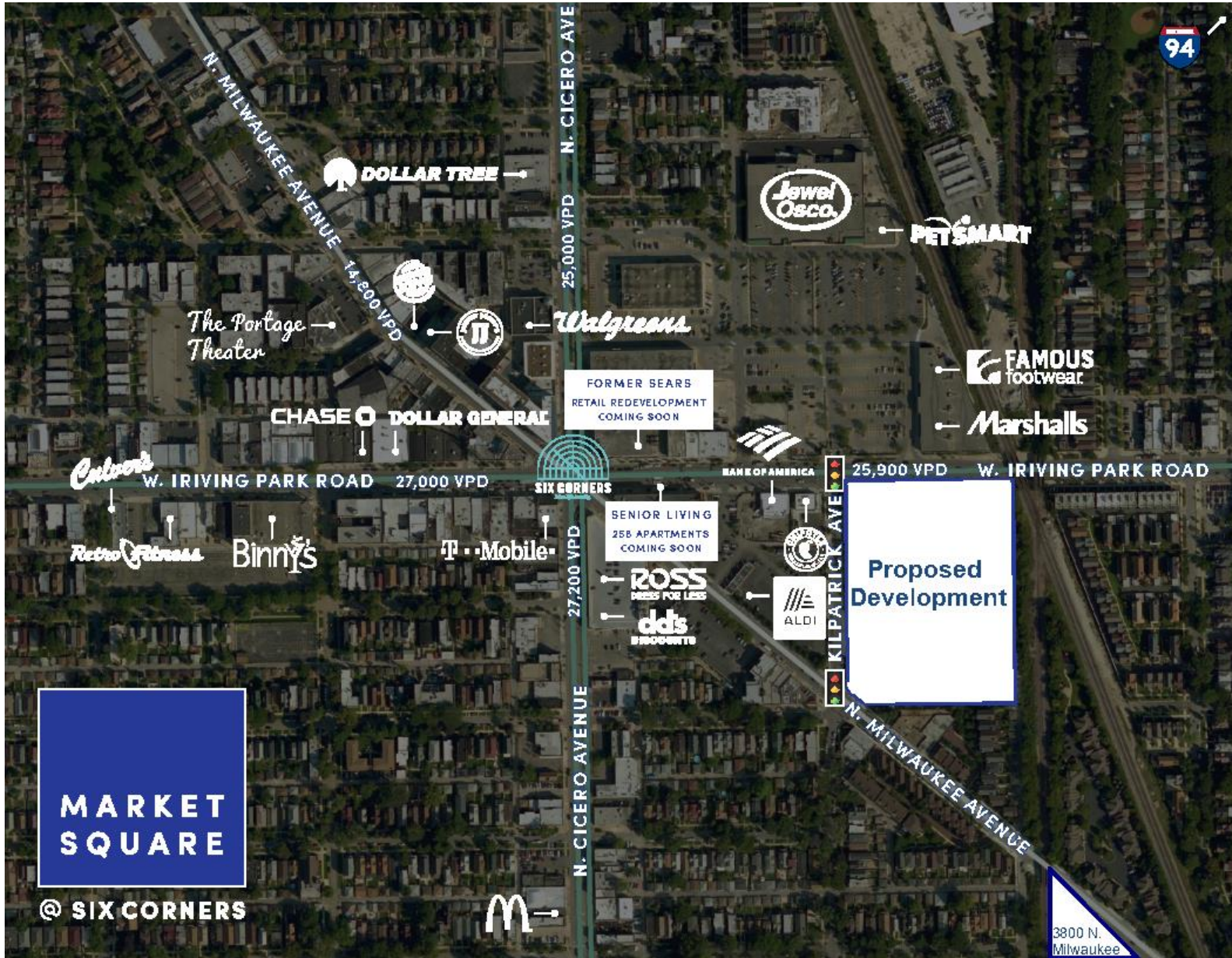
**Employment Wage by Manufacturing Industry: Top 8**





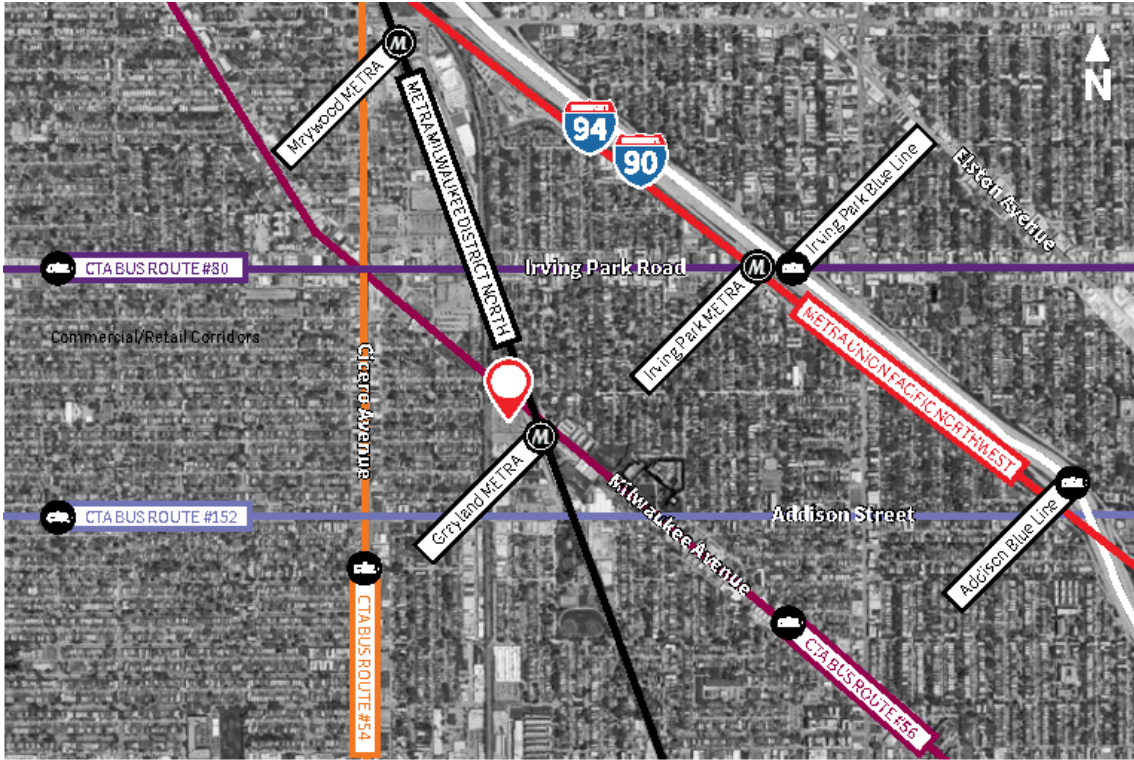
# Site Context Map

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# ★ Site Context Map

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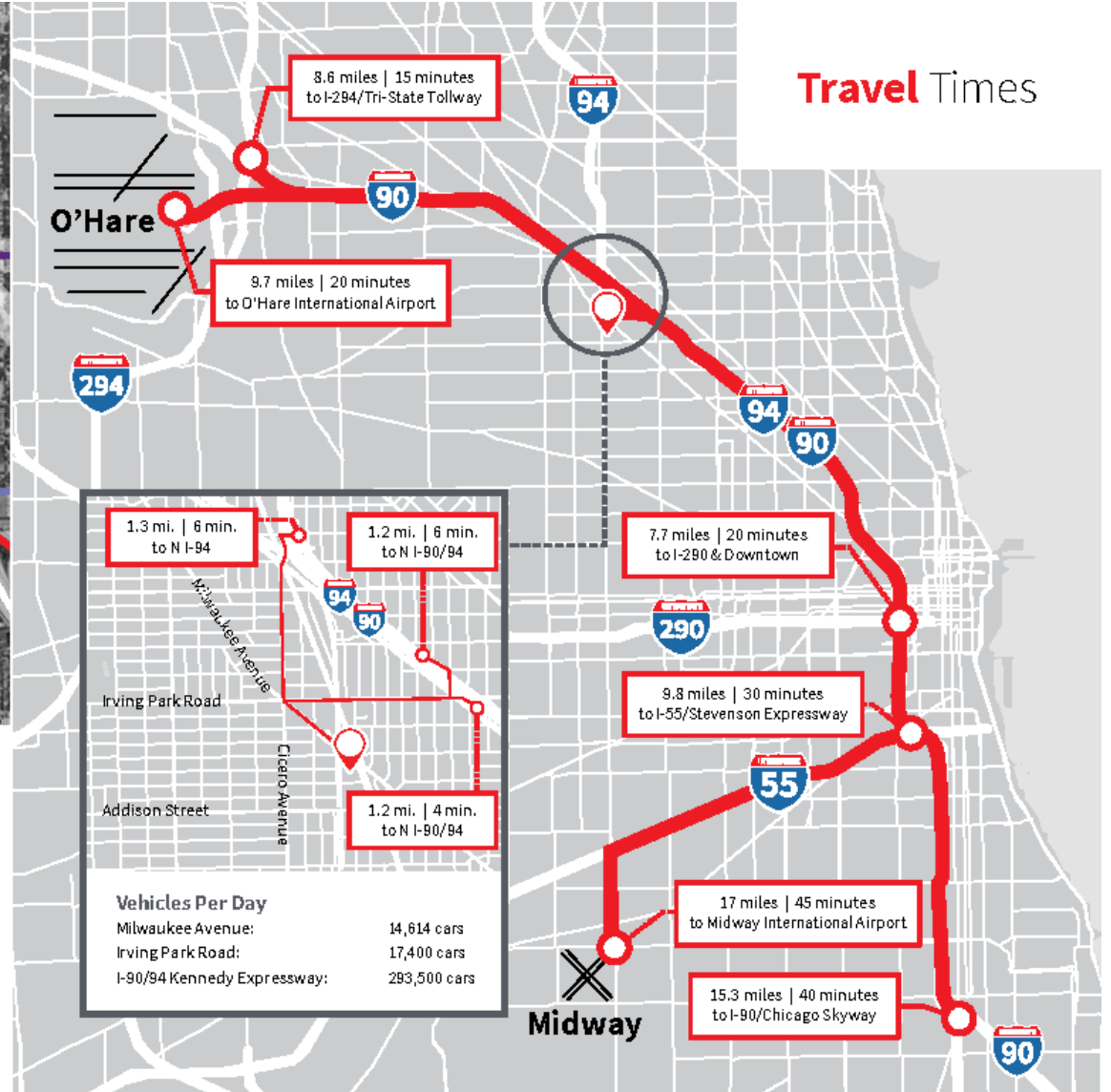
## Connectivity & Visibility

### Walk Times to Public Transit

CTA Bus #56 (Milwaukee & Kilborne):	0.01 miles   1 minute
METRA Grayland Station:	0.06 miles   1 minute
CTA Bus #152 (Kilbourn & Addison):	0.2 miles   4 minutes
CTA Bus #54 (Cicero & Grace):	0.4 miles   8 minutes
CTA Bus #80 (Milwaukee & Kilpatrick):	0.4 miles   8 minutes
Irving Park METRA & CTA Blue Line:	0.9 miles   17 minutes

### Transit Ridership (2018)

METRA Milwaukee District North:	6,610,059 riders per year
METRA Union Pacific Northwest:	10,597,680 riders per year
CTA Bus #54:	3,195,944 riders per year
CTA Bus #56:	2,532,036 riders per year
CTA Bus #80:	3,372,980 riders per year
CTA Bus #152:	2,794,533 riders per year



# ★ Site Context Map

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## Neighborhood Demographics



Household Income: \$98,675  
Total Population: 10,002 people



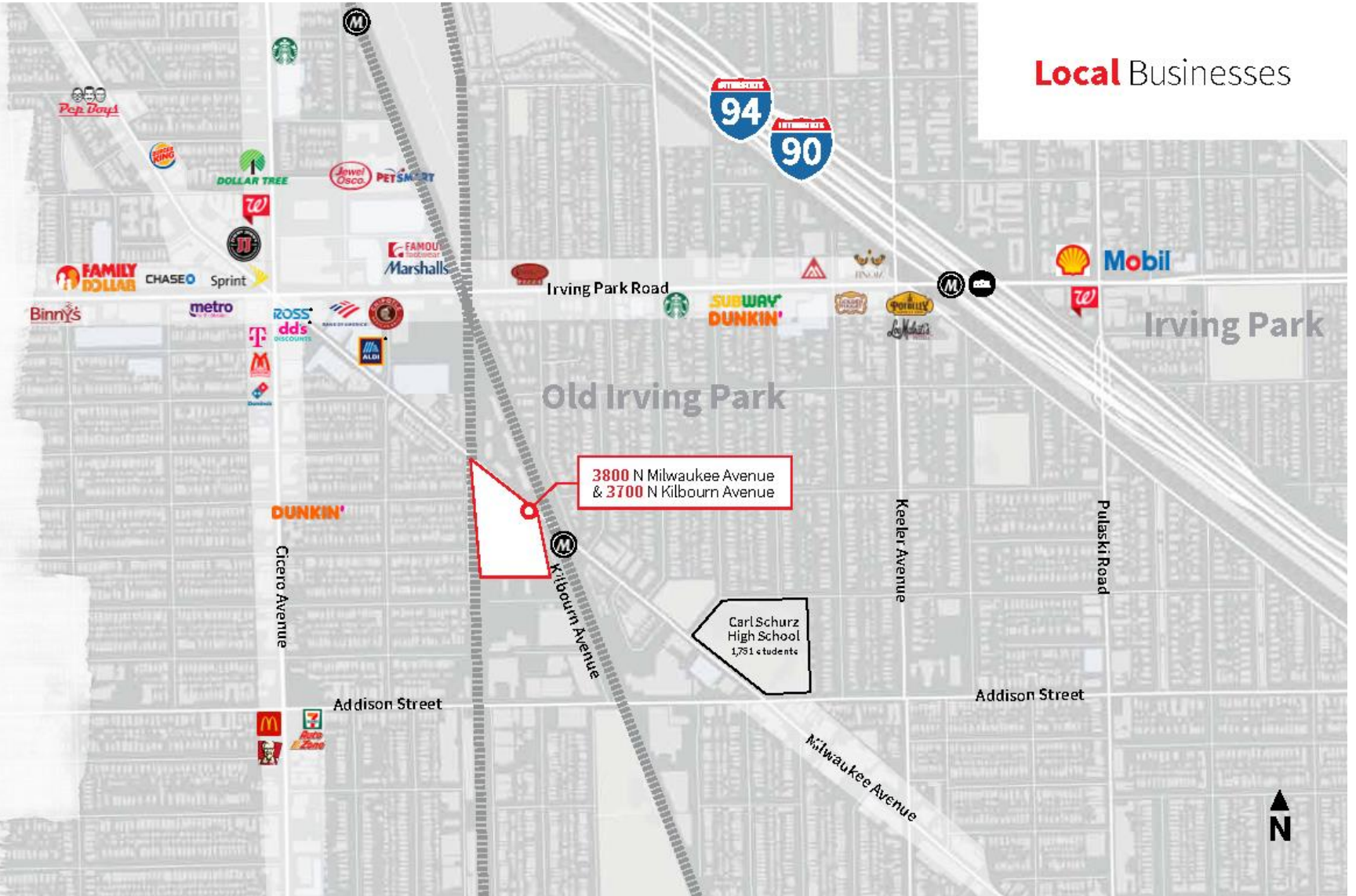
Household Income: \$80,249  
Total Population: 49,452 people



Household Income: \$73,869  
Total Population: 240,049 people

\*Location coming soon

## Local Businesses

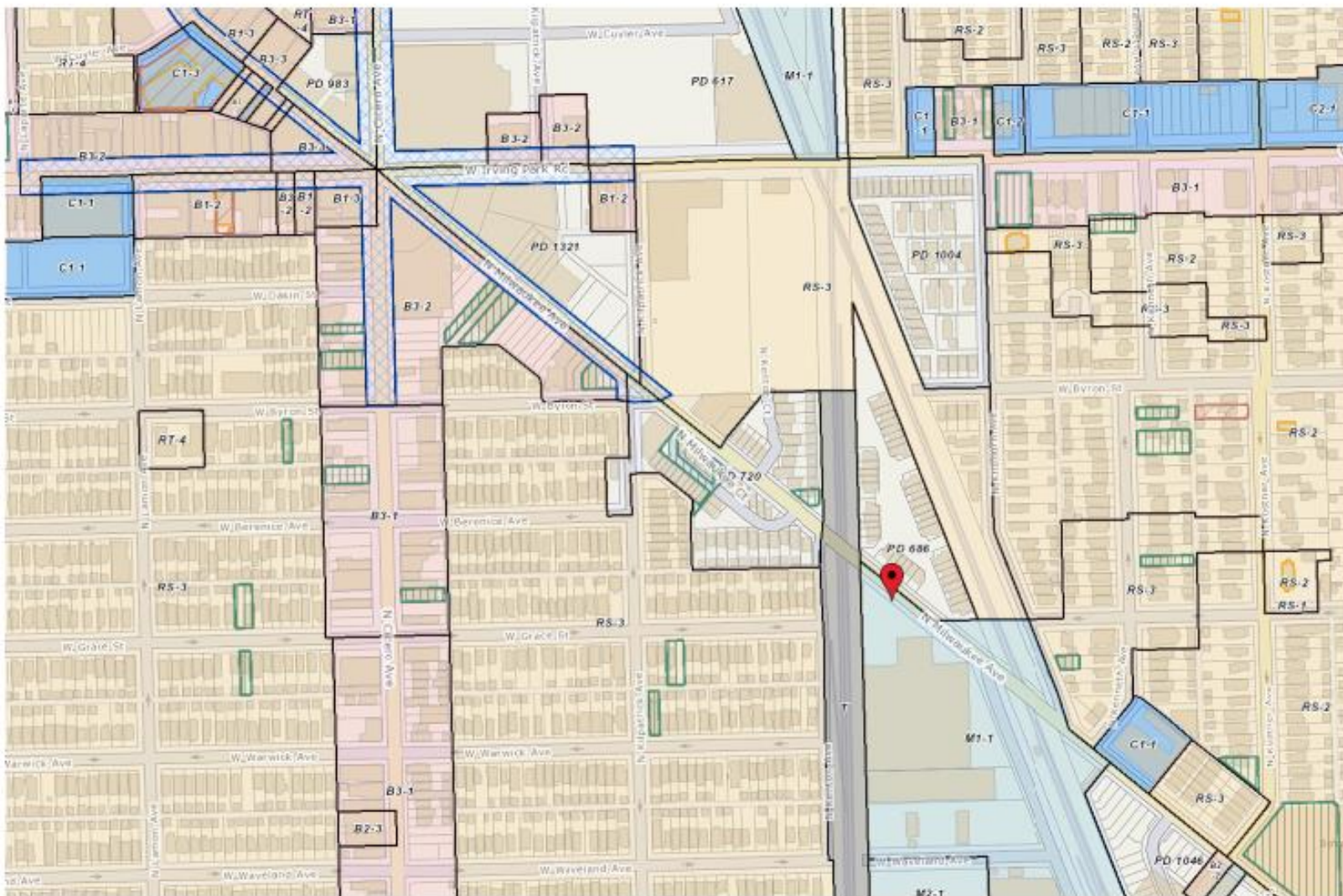




# Land Use and Zoning Map

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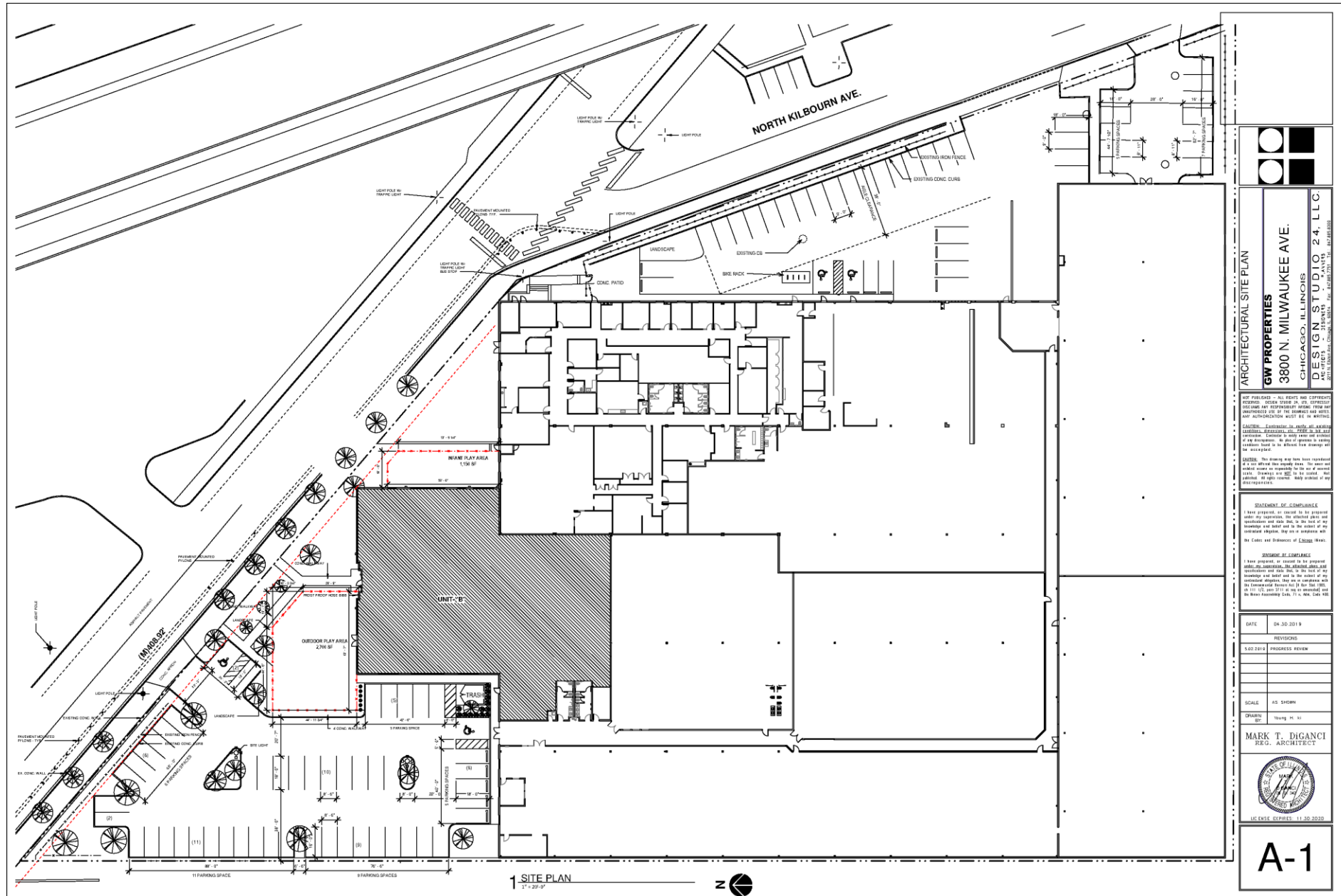
Zoning and Land Use Map  
Department of Planning and Development





# Aerial View of Context with Rendering of Proposed Project

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# Pedestrian Context

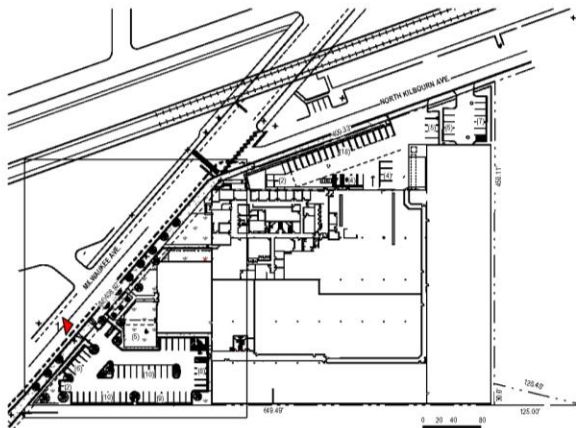
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PROPOSED DEVELOP VIEW



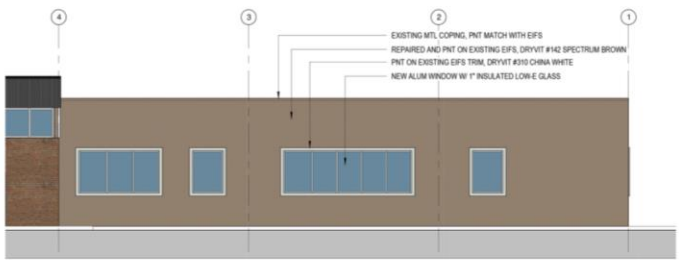
EXISTING VIEW



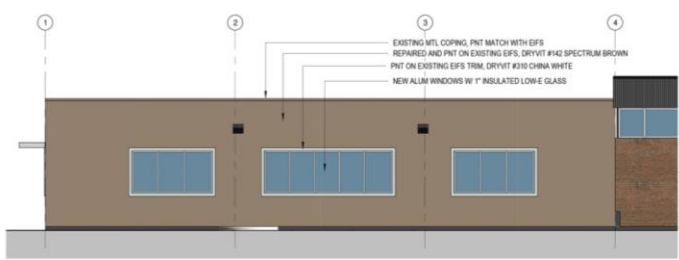
VIEW KEY PLAN

# Pedestrian Context

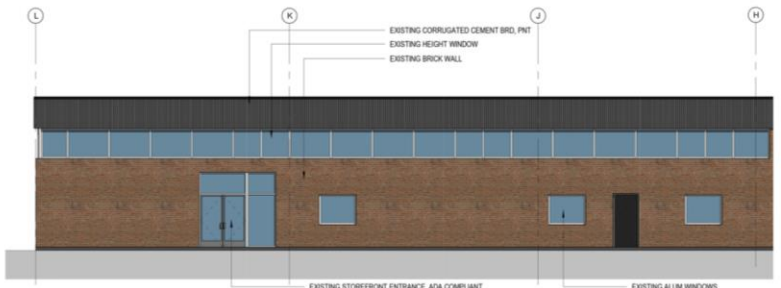
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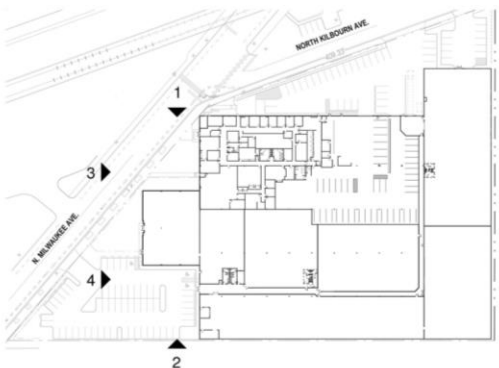
1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION - 1 (EXISTING - NO WORK ON THIS SIDE)  
1/8" = 1'-0"



VIEW KEY PLAN

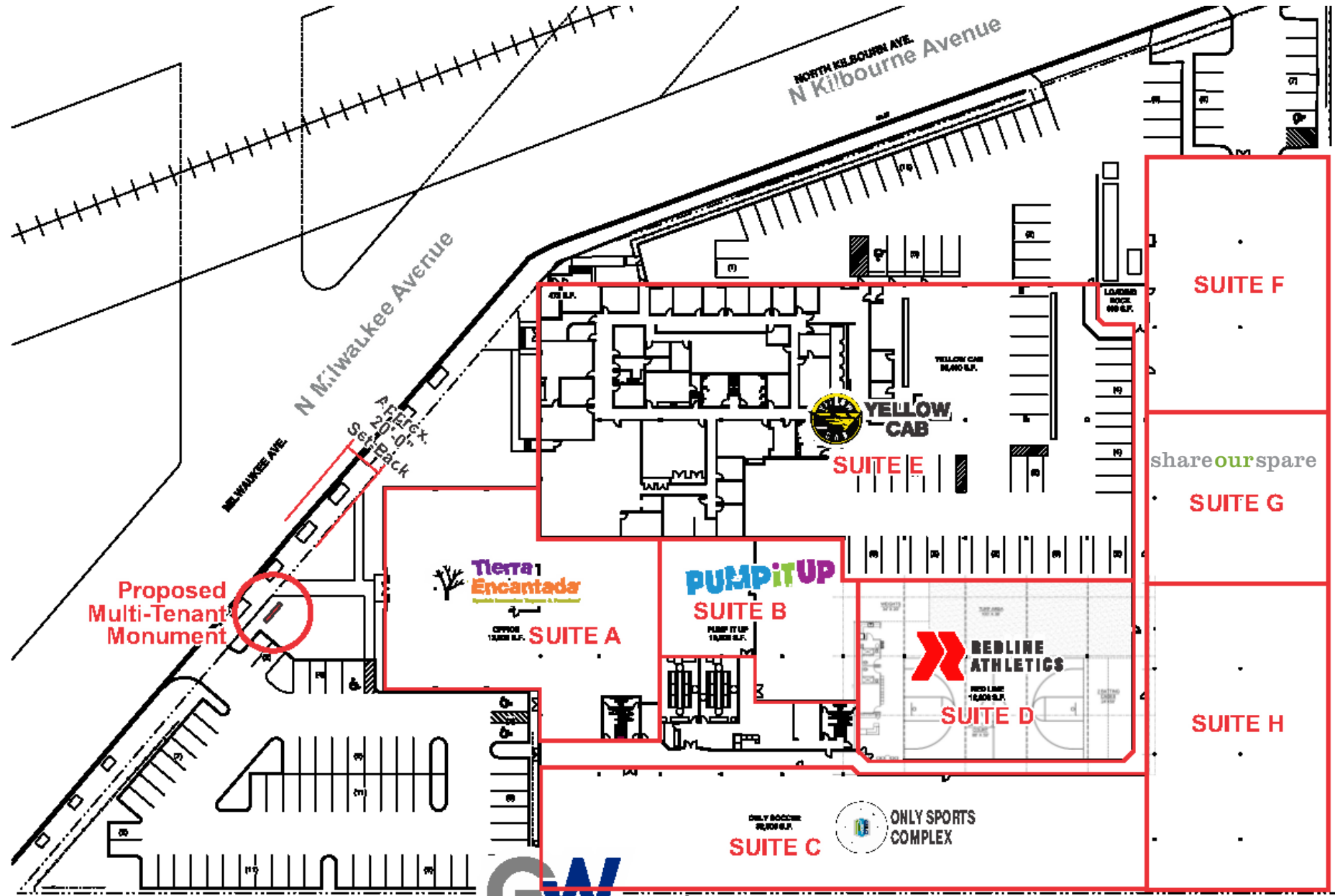


4 NORTH ELEVATION - 2  
1/8" = 1'-0"



# Site and Ground Floor Plan

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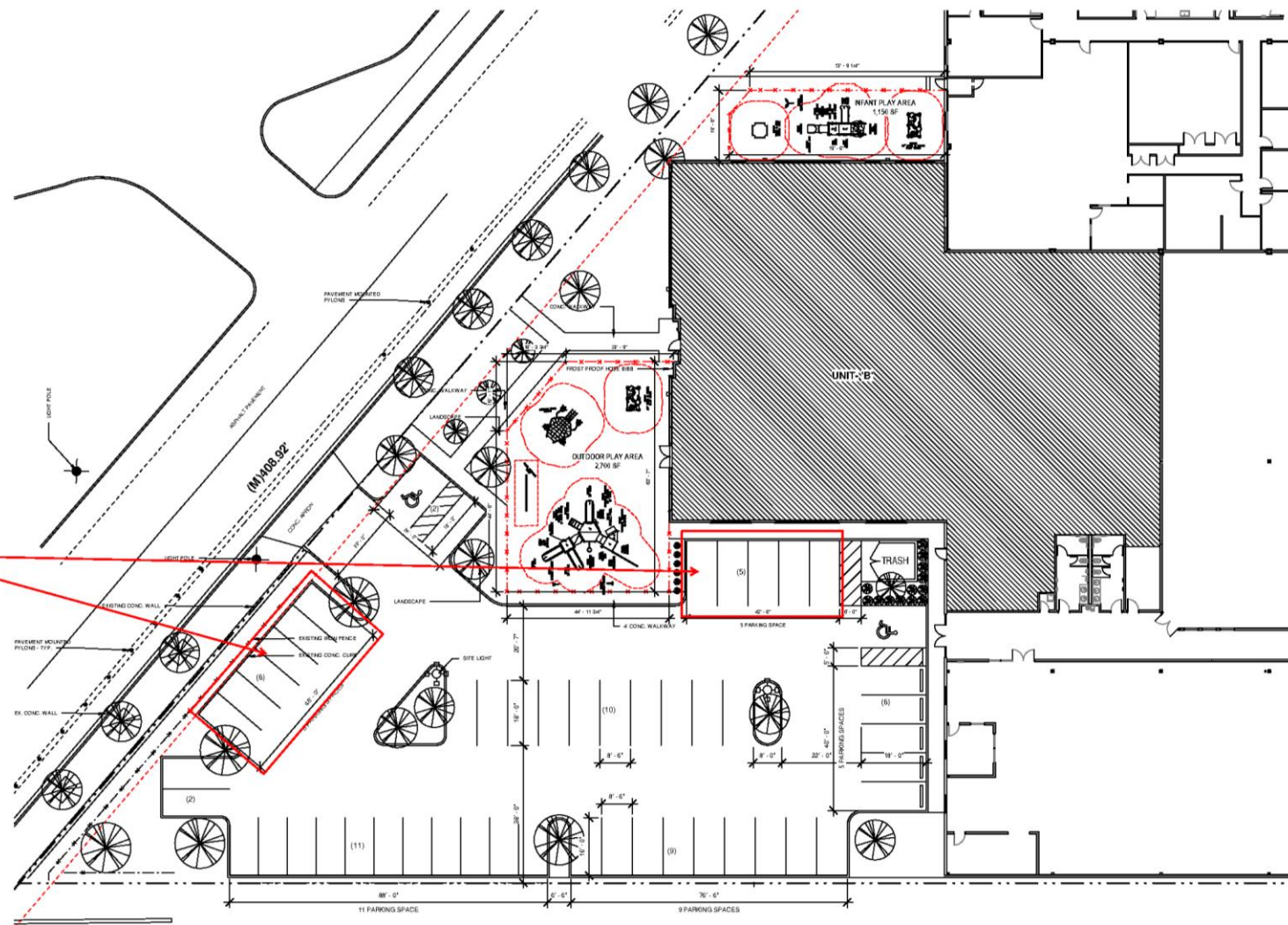




# Site and Ground Floor Plan

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Designated  
Drop-Off/Pick-Up  
Area

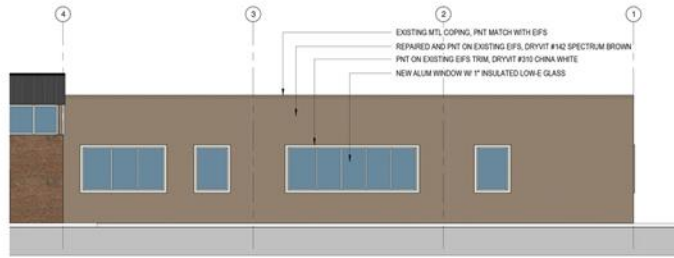




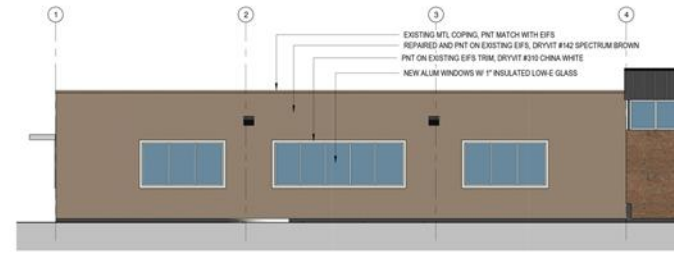


# Elevation Drawings

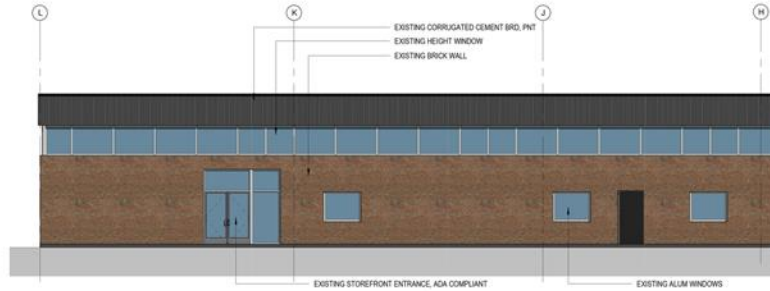
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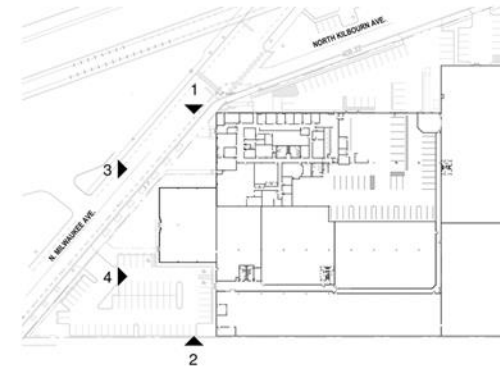
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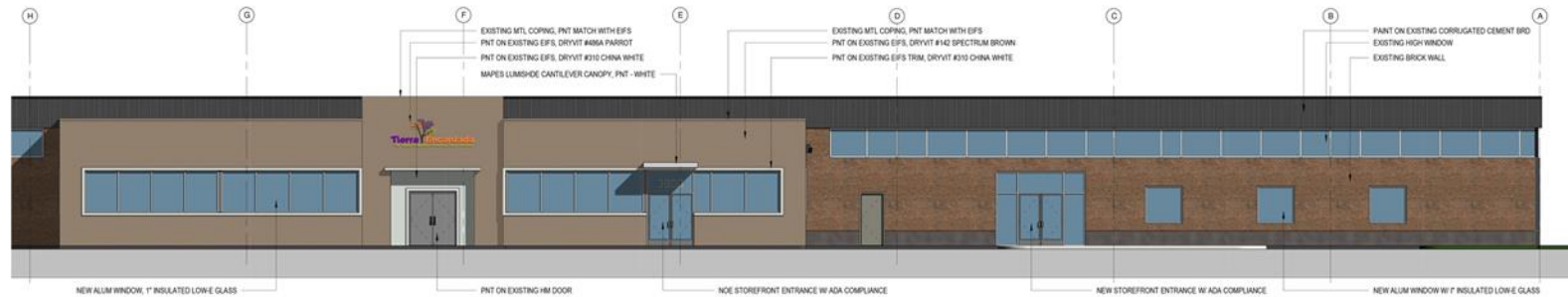
2 WEST ELEVATION  
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3 NORTH ELEVATION - 1 (EXISTING - NO WORK ON THIS SIDE)  
1/8" = 1'-0"



VIEW KEY PLAN



4 NORTH ELEVATION - 2  
1/8" = 1'-0"

- Bring at least seven (7) new businesses to the Neighborhood, which cater to the local community – in particular families, youth and children.
- Maintain the existing taxicab office facility, which has supported the Community for well-over fifty (50) years.
- Preserve, repurpose and revitalize a perpetually vacant, yet historically meaningful, building.
- Activate an otherwise dormant site, in the middle of a vibrant commercial corridor.
- Create up to 75 new job opportunities within the *Old Irving Park and Portage Park Neighborhoods* (45<sup>th</sup> Ward).
- Incorporate significant infrastructure upgrades to the site, including verdant landscaping, façade rejuvenation, new storm water abatement provisions and energy efficient building systems.
- Generate new tax revenues toward replenishing the *Tax Increment Financing* fund for future developments.

# **DPD Recommendations**