

CHICAGO PLAN COMMISSION

Department of Planning and Development

Zoning Map Amendment in the Calumet Industrial Corridor
10759 S. Burley Avenue (10TH WARD)

Maria Medina

July 21, 2022



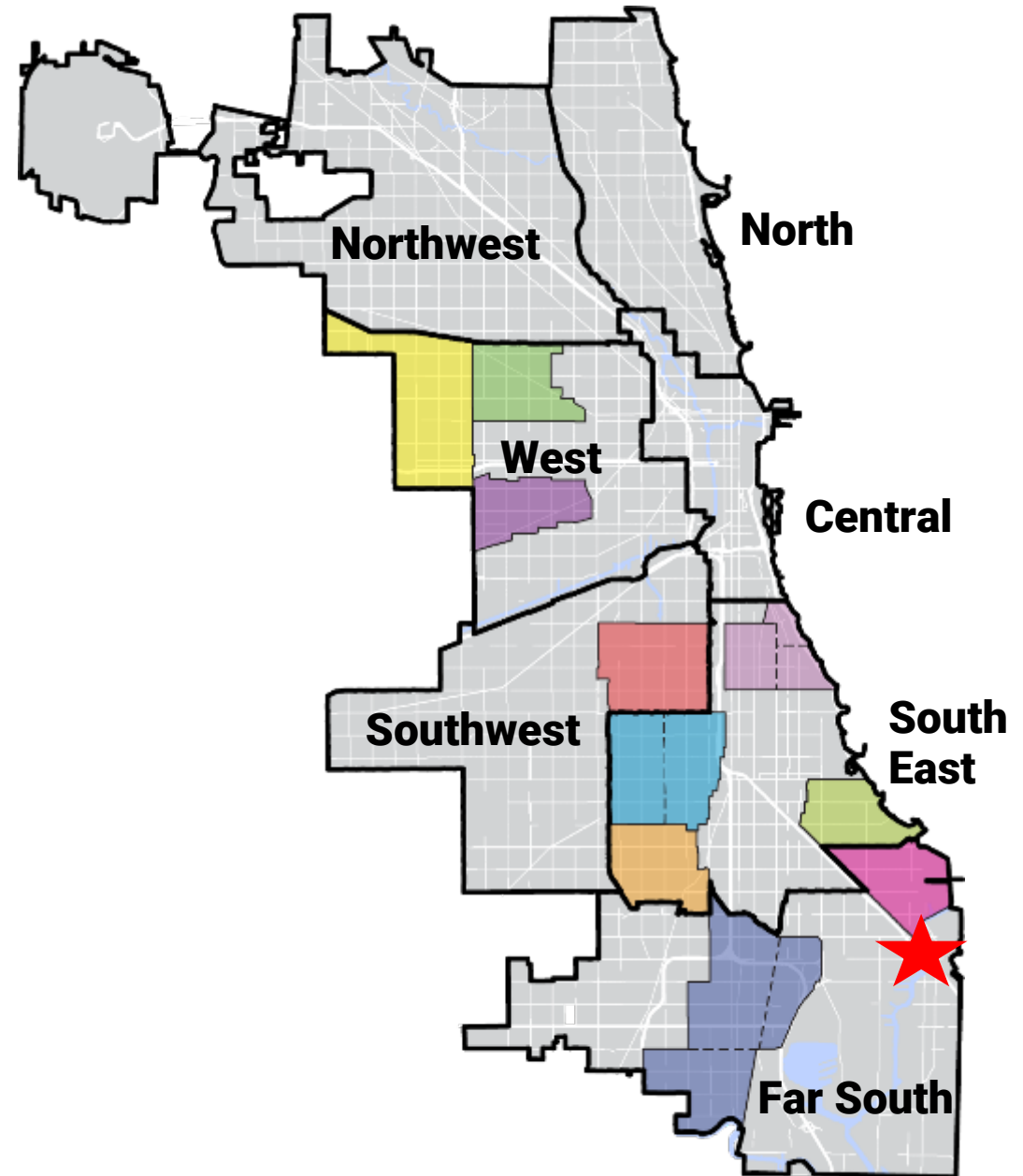
Community Area Profile

Community Area Information

- East Side Community Area
- Far South Region

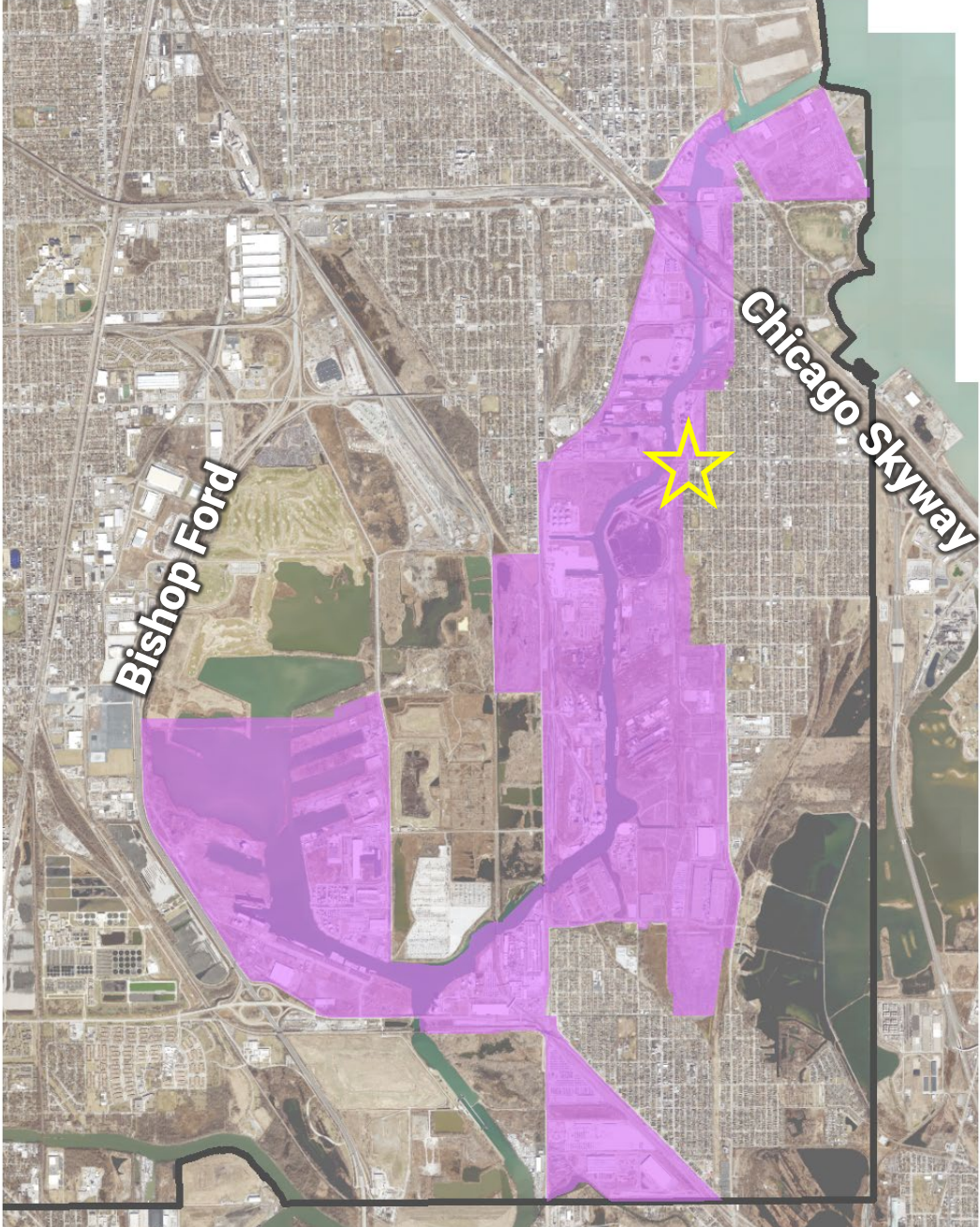
Demographics

- Total Population: 21,724
- Average Household Size: 3.1
- Median Age: 32.1
- 34 Years Old or Younger: 12,685
- Median Income: \$48,090

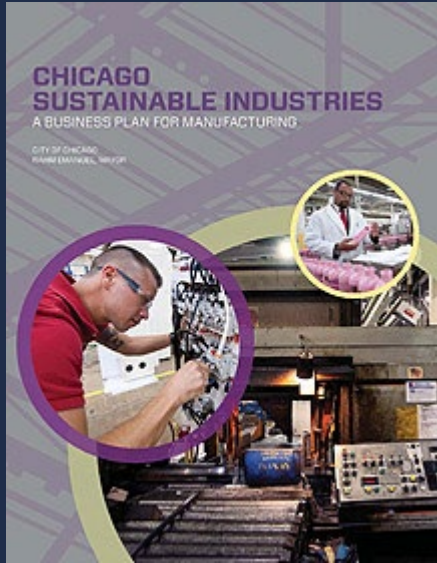




SITE CONTEXT – AERIAL MAP



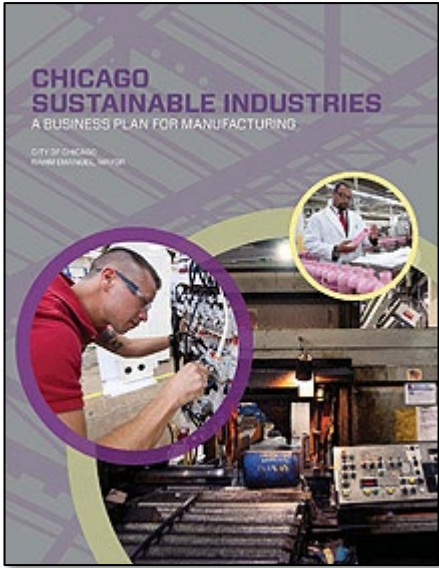
★ Planning Context



Chicago Sustainable Industries

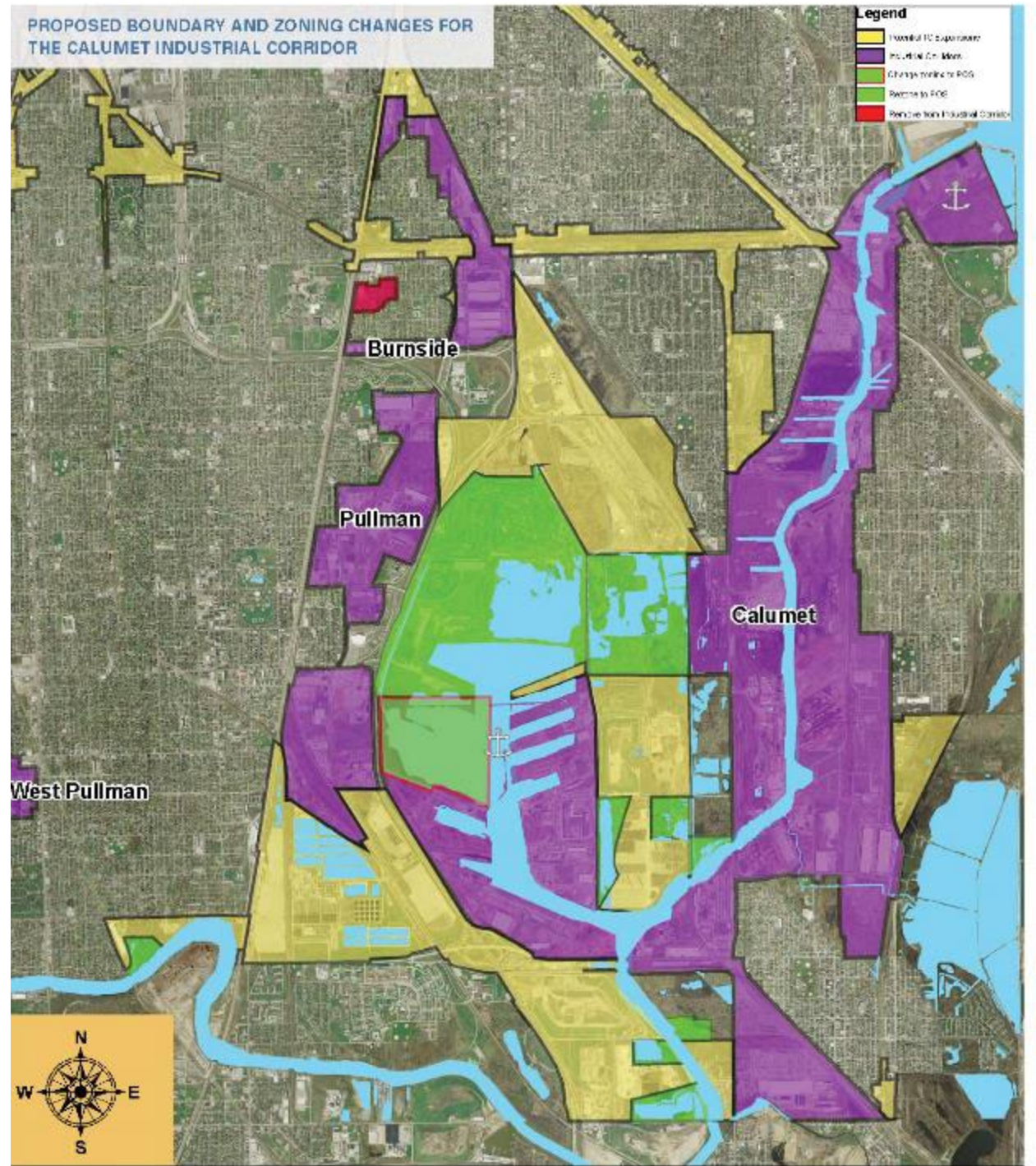
- Adopted by Chicago Plan Commission in November 2013
- Department of Planning and Development and industry leaders
- Goals:
 - Examine the effectiveness of the planned manufacturing districts as stipulated by the Chicago Zoning Ordinance and review industrial corridor boundaries to determine if amendments are needed
 - Set infrastructure priorities to reflect key industry goals
 - Identify business service priorities by sector, geographic and/or other focuses
 - Specify performance objectives for meeting the short and long-term business and workforce program goals
 - Design publicly accessible interactive data base for industrial properties, using the 2011 land use and company survey

★ Planning Context



Legend

- Industrial Corridors
- Potential IC Expansions
- Remove IC and Zone to POS
- Rezone to POS
- Remove from Industrial Corridor

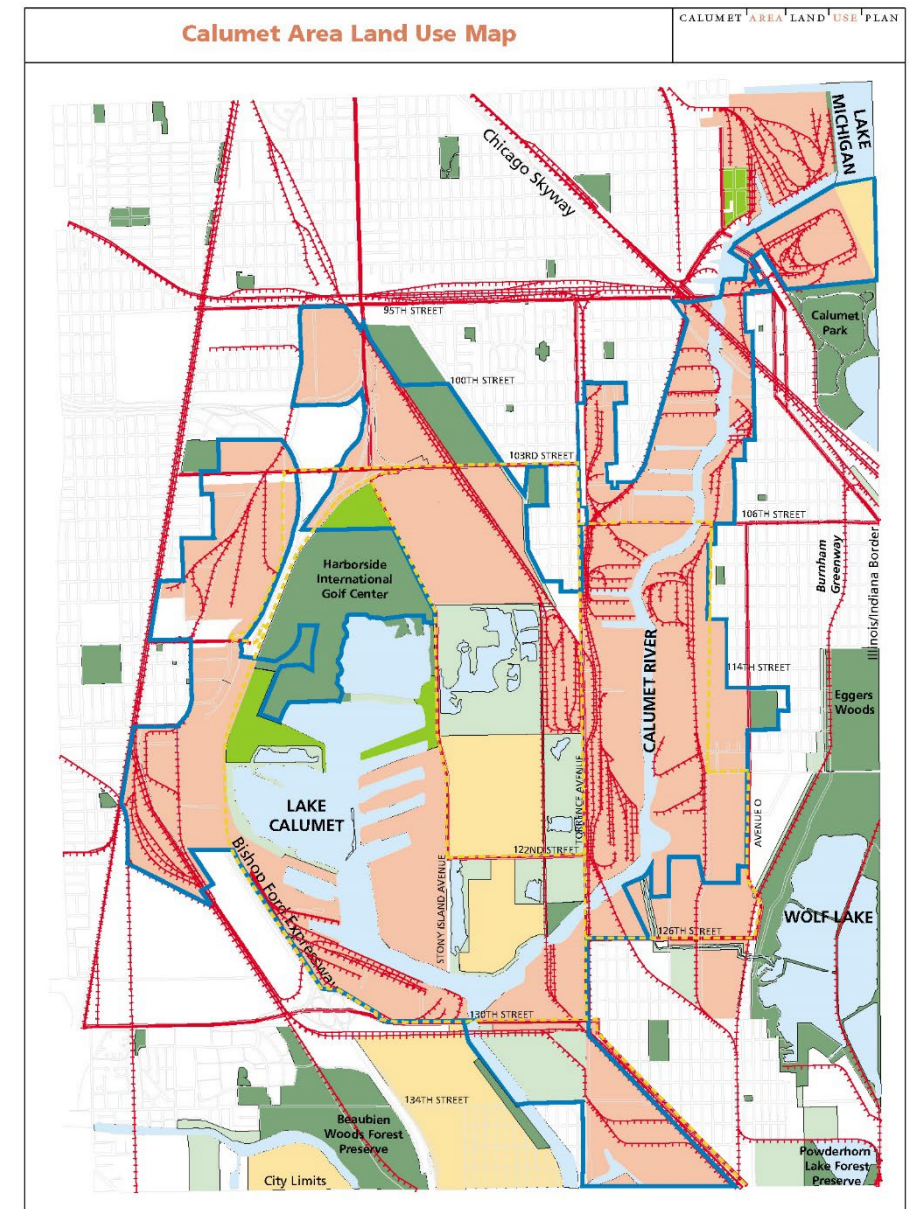


★ Planning Context



Calumet Area Land Use Plan

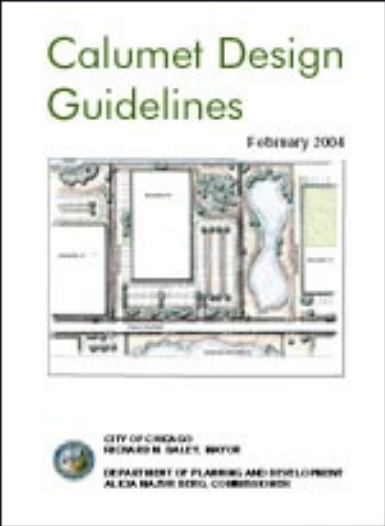
- Adopted by Chicago Plan Commission in February 2002
- Department of Planning and Development
- The land use plan examines the history of the area, its landscape and waterways, transportation assets, potential for recreation and opportunities for economic growth while protecting the natural environment.



LEGEND

Industrial	Open Space Preservation	Major Roadways
Public Open Space	Open Space Recreation	Railroads
Heavy Truck Route	Open Space Redamation	Calumet Tax Increment Finance Area

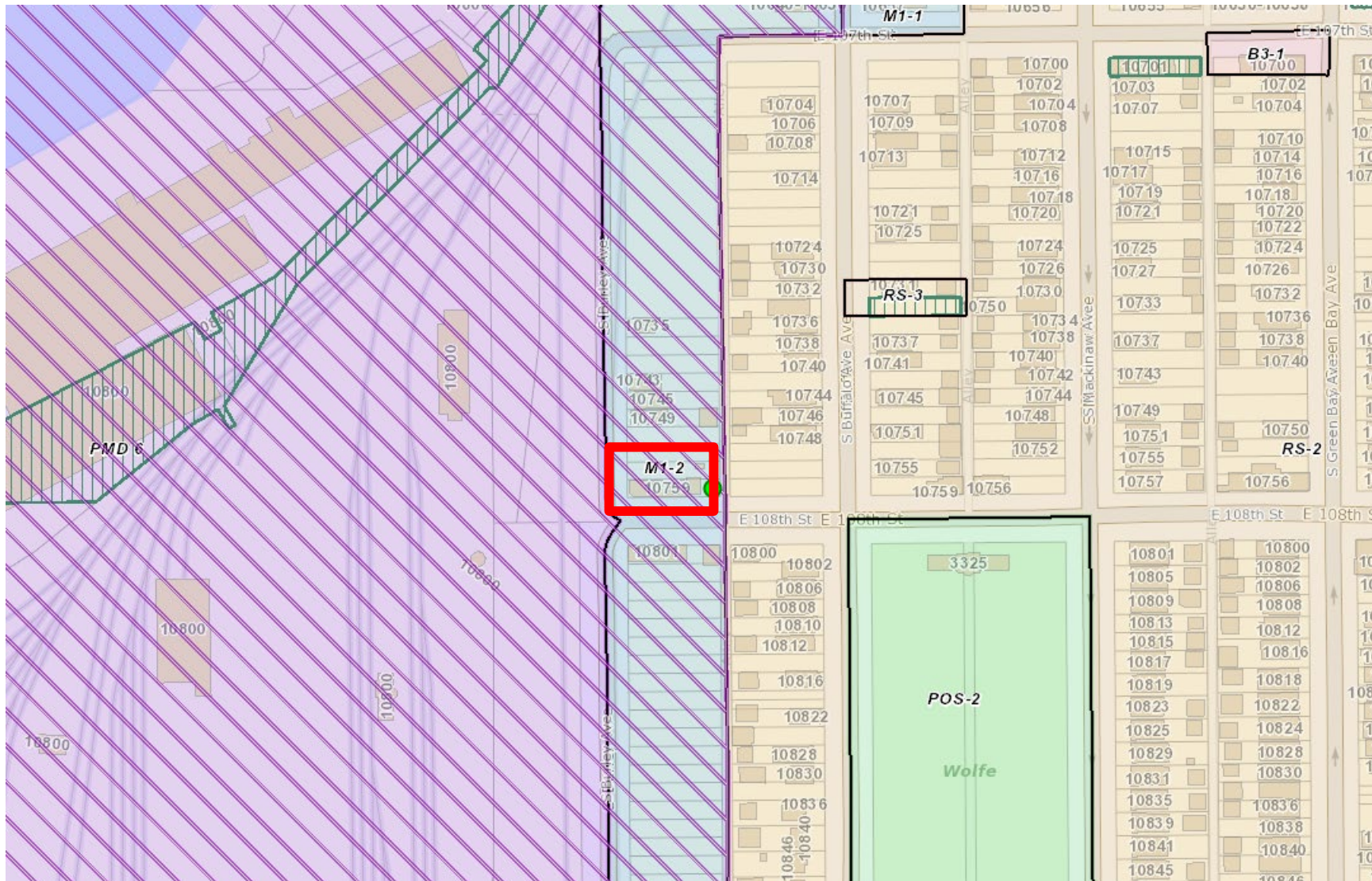
★ Planning Context



- Calumet Design Guidelines**
- Adopted by Chicago Plan Commission in March 2004
 - Department of Planning and Development
 - The Calumet Design Guidelines depart from the city's traditional landscape ordinance by establishing unique landscape standards that help economic development projects blend with the rare wetland features on Chicago's Far South Side.

Section IX PRESENTATION GRAPHICS



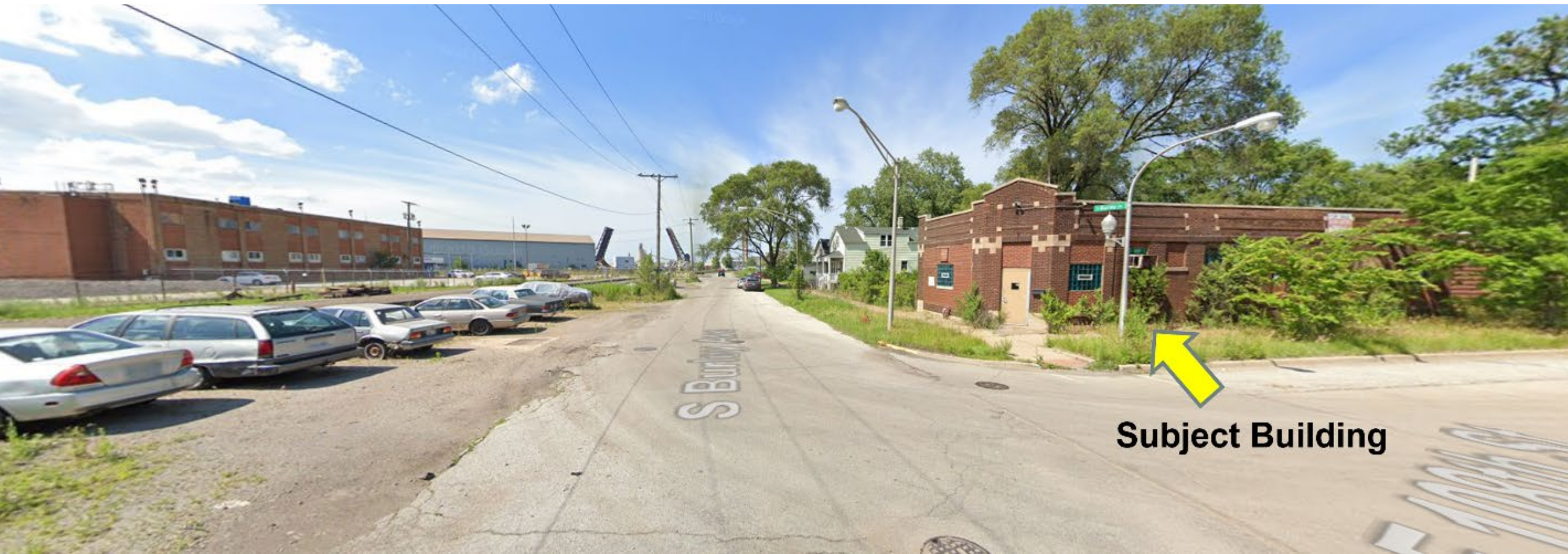


Site



Calumet Industrial Corridor

LAND USE AND ZONING



Subject Building

CONTEXT PHOTO: VIEW NORTH



Subject Building

CONTEXT PHOTO: VIEW EAST



Subject Building

CONTEXT PHOTO: VIEW SOUTH



CURRENT SITE PHOTOS



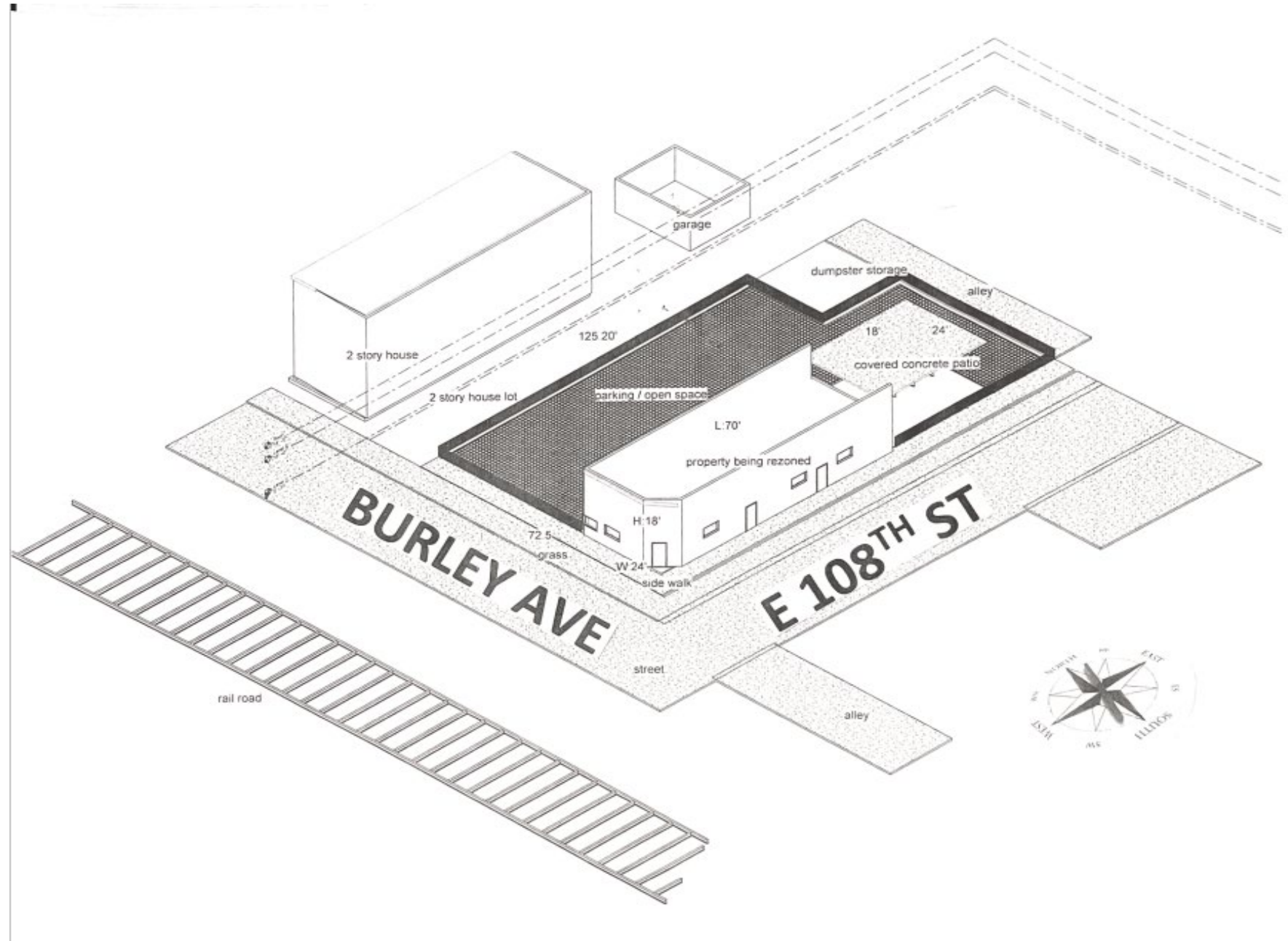
Site

108th Street

CURRENT SITE PHOTO

Project Information

- **Size and Capacity:**
 - 1,923.25sf
 - 120-person capacity
- **Parking Spaces:** 13
- **Height:** 18'



SITE PLAN N.T.S.

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S. BURLEY AVENUE, CHICAGO, ILLINOIS.
 26-18-205-023 & 26-18-205-024

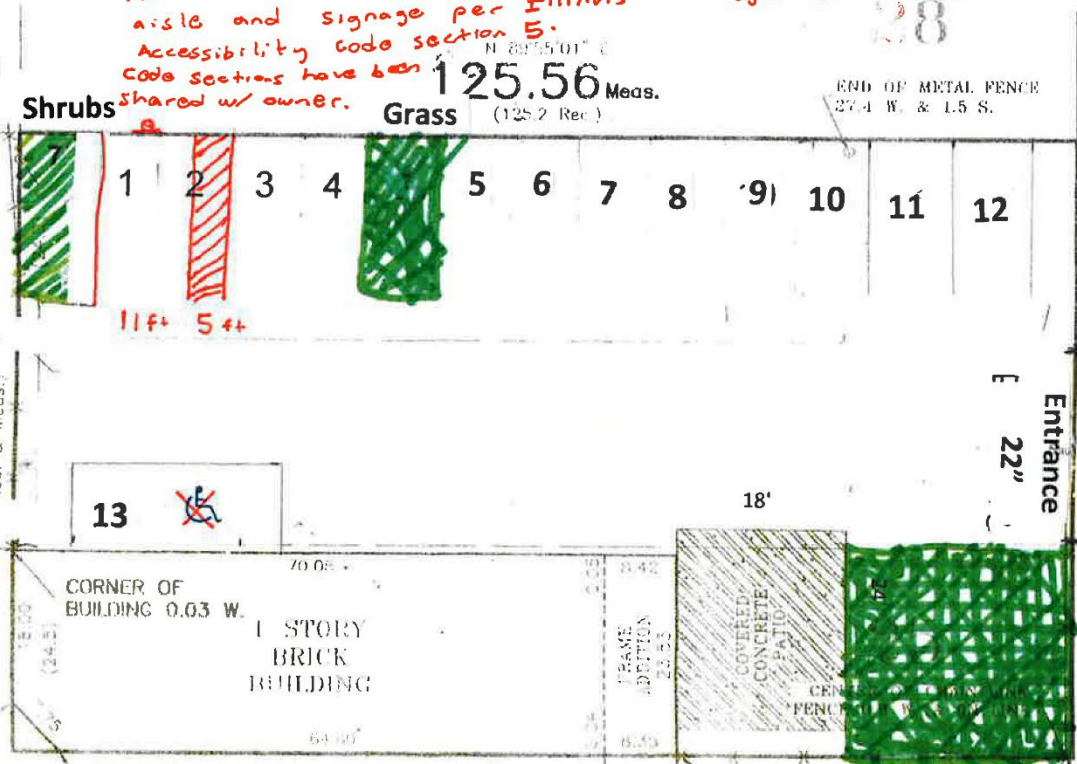
*The access aisle may be on either side of accessible space.
 The access aisle shall again be an accessible route*

*Accessible parking space w/access aisle and signage per Illinois Accessibility Code section 5.
 Code sections have been shared w/ owner.*

S. BURLEY AVENUE
 (66 FT. R.O.W.)

CENTER OF CHAIN LINK FENCE 1.6 W
 SET CROSS 3.00 W. & ON LINE

CORNER OF BUILDING 5.59 N. & ON LINE



SET MAG NAIL 3.00 E. & ON LINE

14 FT. ALLEY

Residential

No utility/service poles
 Entrance 22"

24

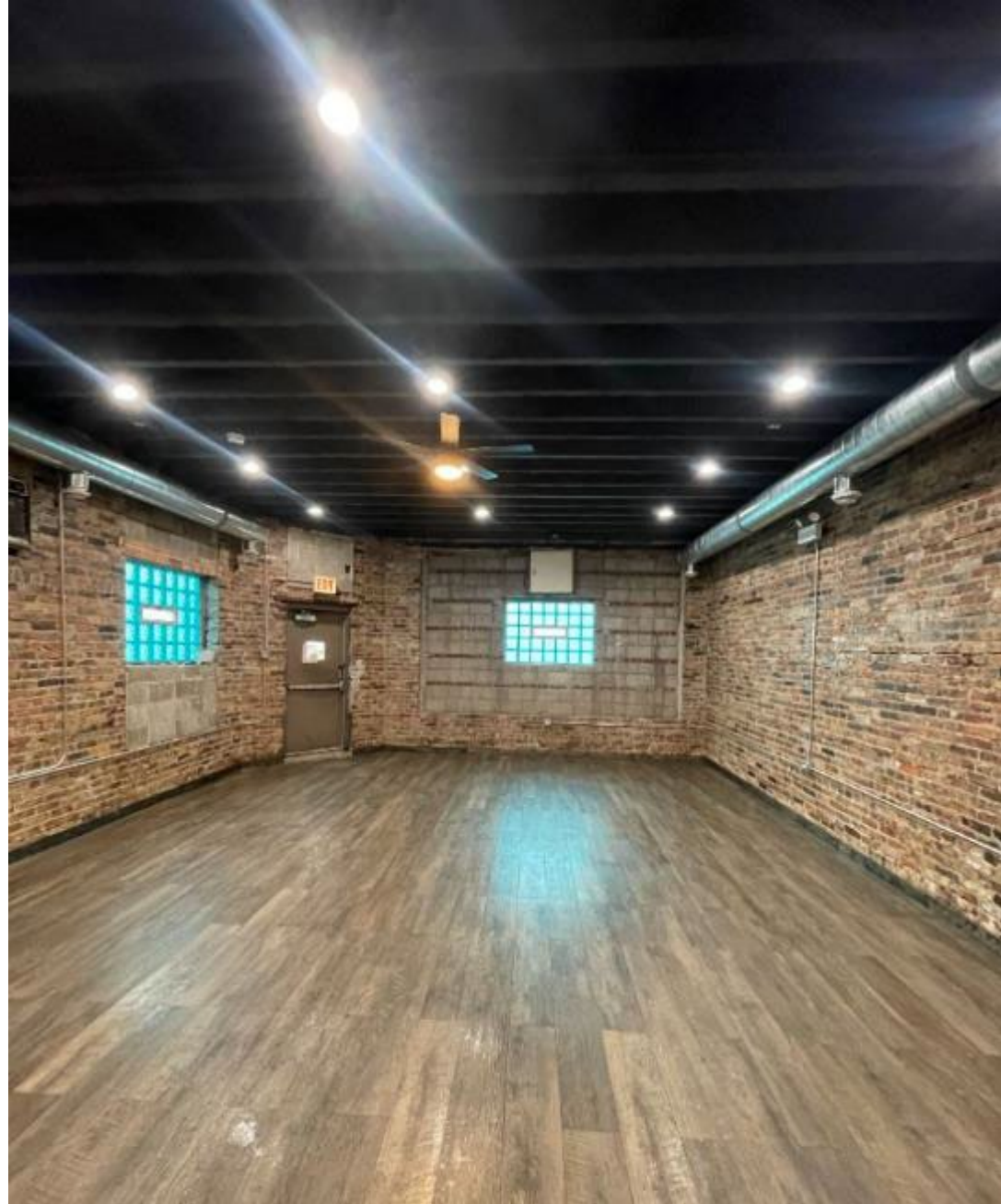
SET CROSS 3.00 S. & 3.00 E.

E. 108TH STREET
 (66 FT. R.O.W.)

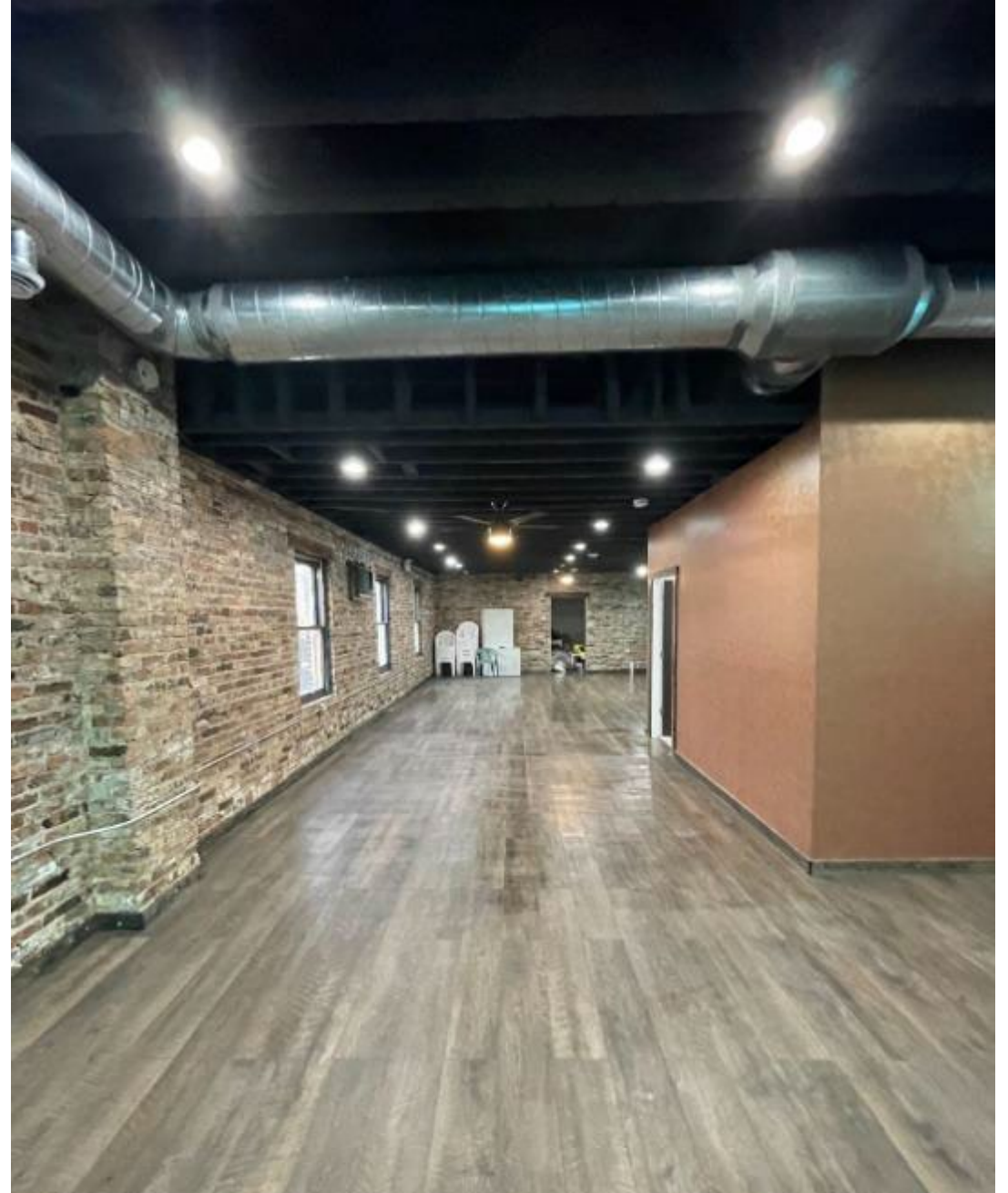
CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval
 Site Plan Over-sized Driveway
 Other: *Handwritten signature*
 Signed: *Handwritten signature*
 Date: 7/13/2022
 Project Title: 10759 S. Burley Ave.
 *Subject to acceptable construction drawings, addressing and other program approvals.
 Non-transferable, revocable if modified.

Conditionally Approved:
 Parking lot 22 foot driveway entrance from alley
 NOT approved; not driveway from Burley Ave.





INTERIOR PHOTOS: BEFORE AND AFTER



INTERIOR PHOTOS: BEFORE AND AFTER



INTERIOR PHOTOS: BEFORE AND AFTER

DPD Recommendations

The proposal:

- Will not adversely affect the continued industrial viability of the Calumet Industrial Corridor (17-13-0403);
- Complies with the Chicago Sustainable Industries plan, the Calumet Design Guidelines and the Calumet Area Land Use Plan and is consistent with land use patterns in this portion of the Calumet Industrial Corridor (17-8-0903)