

LVEJO



Little Village Environmental Justice Organization

Update on Industrial Corridor
Modernization Process in Little Village

May 2nd, 2019

Bienvenidos!

A la reunión de la comunidad de LVEJO.

¿Quién sabe la fábrica de Unilever en Kilbourn?

- La fábrica estuvo aquí haciendo la mayonesa de Hellman's del infierno durante más de 100 años y aún continúa.
- La compañía expandido hasta la kostner y la 26 y mas camiones vienen a la comunitaria
- La fábrica está al lado de la primaria Zapata, donde asistieron 1,000 estudiantes de K-8.
- La fábrica de mayonesa train 500-900 camiones en la comunidad

2816 S Kilbourn Ave, Chicago, IL 60623



Quien conoce la fábrica en la Pulaski



La compañía de hilco..que pasa en la comunidad?

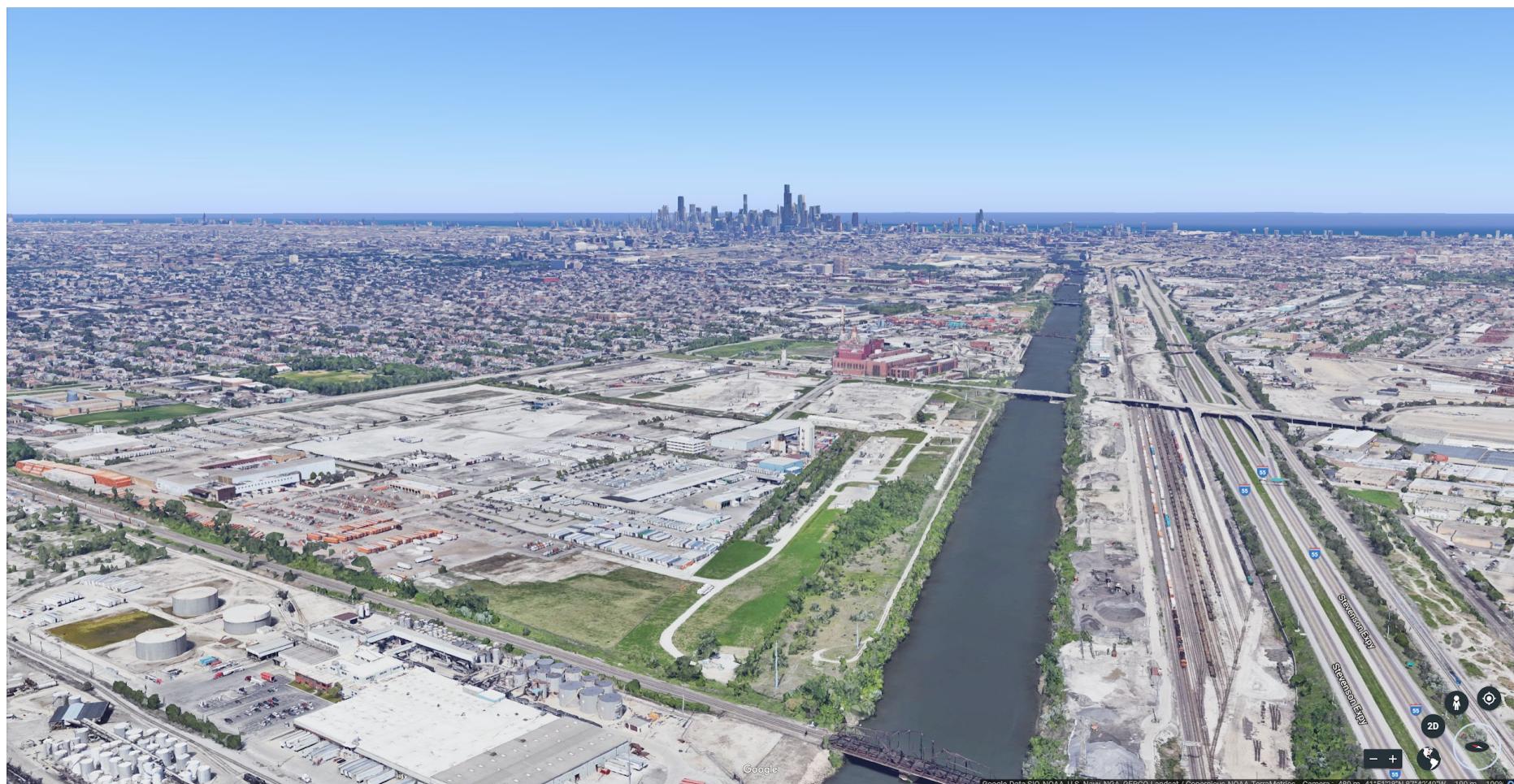
- La compañía Hilco compró el edificio Crawford en la Pulaski
- Más camiones de diesel están entrando en la comunidad.
- El adefesio de Hilco va ocupar más de un millón de espacio



Materia particular



Qué podemos hacer?



Google

Google Data SIO NOAA US Navy NGA GECO LandSat Copernicus MODIS TerraMetrics Camera 400 m 41°51'12"N 87°42'49"W 190 m 100%



Date	Event
April 26, 2018	Working Group Meeting #1
April and May 2018	Develop Community Priorities and Potential Strategies for Public Discussion
June 22, 2018	Working Group Meeting #2
Aug. 8 and 9, 2018	Public Meetings To Refine Potential Strategies
Oct. 12, 2018	Working Group Meeting #3
December 2018	Final Working Group Meeting
December 2018 or January 2019	Draft Framework Plan Posted
December 2018 or January 2019	Public Meetings to Review Draft Framework
Early 2019	Framework Plan Presented to Chicago Plan Commission

Little Village Framework

UPDATED Jan. 31, 2019

A community-based process led by the Department of Planning and Development to review and enhance the Little Village Industrial Corridor began in April 2018.

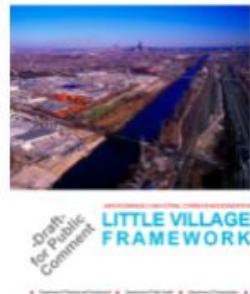
Part of Mayor Emanuel's Industrial Modernization Initiative, the process is intended to maintain the corridor as economic engine and vital job center, provide better access for all transportation modes, and enhance the area's unique natural and built environment.

The modernization process for each of the city's designated industrial corridors includes a working group of key industrial, business and community stakeholders to refine concepts presented to the general public. The effort will result in plans that address trends and optimal land uses for each corridor, as well as design guidelines where appropriate.

A [draft of the framework plan](#) is now available for review.

DPD is accepting public comment on the framework at DPD@cityofchicago.org or to the following address:

Department of Planning and Development
Division of Planning, Design and Historic Preservation
c/o Gerardo Garcia
121 N. Lasalle St., Suite 1006
Chicago, IL 60602



[Download the draft framework plan](#)

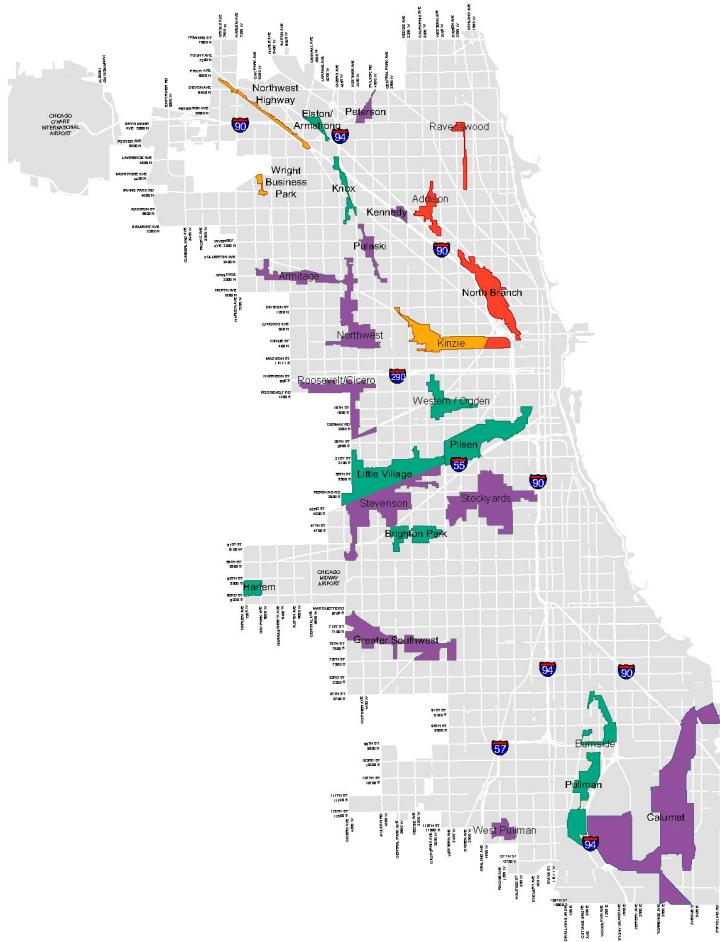
Anticipated Milestones

Dates are subject to change.

Date	Event	Materials and Community Input

Date	Event	Input
April 26, 2018	Working Group Meeting #1	Meeting materials Outreach summary
April and May 2018	Develop Community Priorities and Potential Strategies for Public Discussion	
June 22, 2018	Working Group Meeting #2	Meeting materials Meeting summary
Aug. 8 and 9, 2018	Public Meetings To Refine Potential Strategies	Meeting flyer Meeting presentation Meeting informational boards Meeting strategy boards Meeting summary Resumen de Reuniones Publicas
Oct. 12, 2018	Working Group Meeting #3	Meeting materials Meeting summary
Dec. 14, 2018	Final Working Group Meeting	Meeting presentation Meeting summary
Jan. 14, 2019	Draft Framework Plan Posted	Draft framework plan

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Jan. 14, 2019	Draft Framework Plan Posted	Draft framework plan	
Jan. 22-24, 2019	Public Meetings on Draft Framework Plan 3 to 5 p.m., Tuesday, Jan. 22, 2019 Little Village Branch Library, 2311 S. Kedzie Ave. 6 to 8 p.m., Wednesday, Jan. 23, 2019 Rauner YMCA, 2700 S. Western Ave. 11 a.m. to 1 p.m., Thursday, Jan. 24, 2019 Toman Branch Library, 2708 S. Pulaski Road		



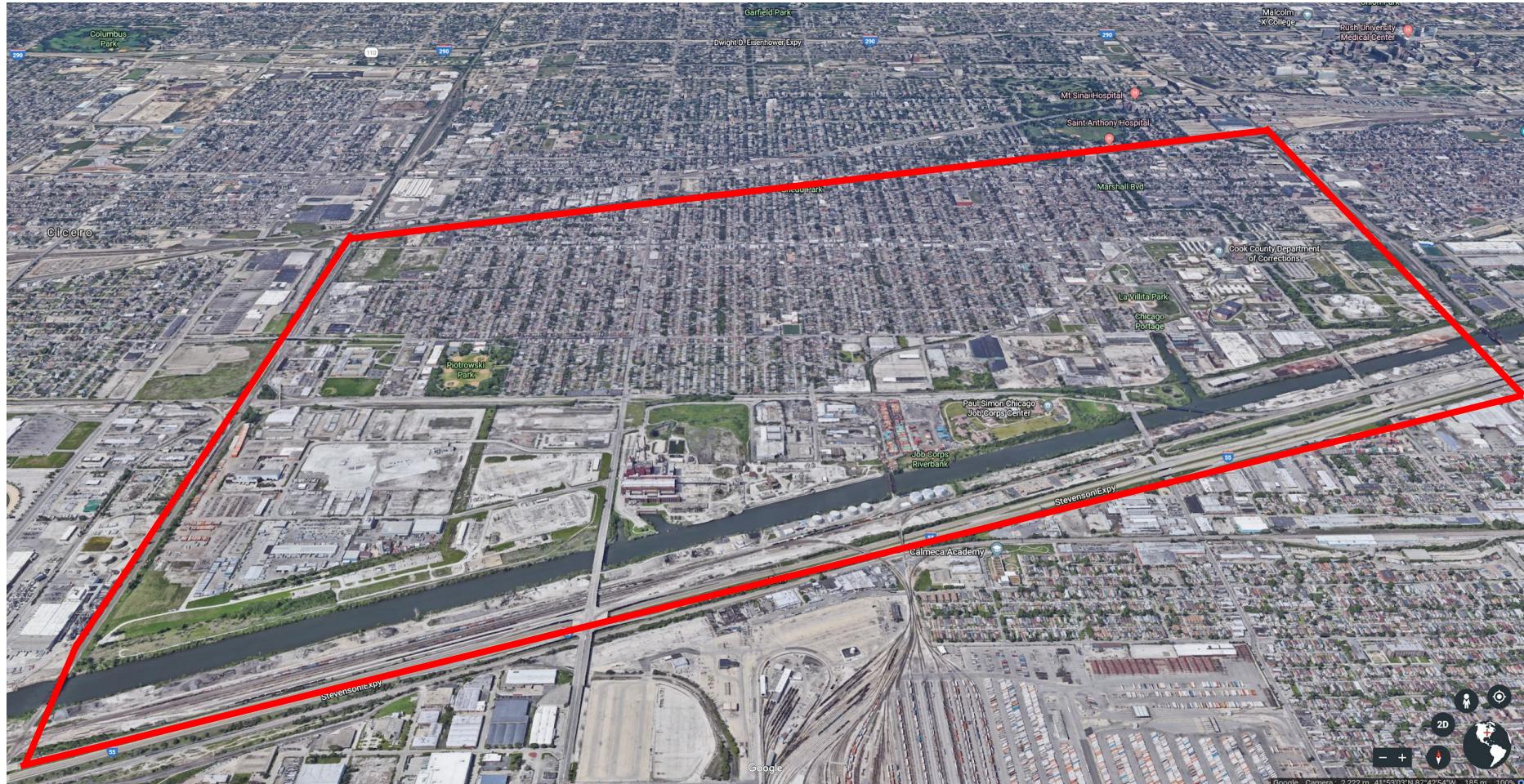
Chicago's Industrial Corridors Employment Trends

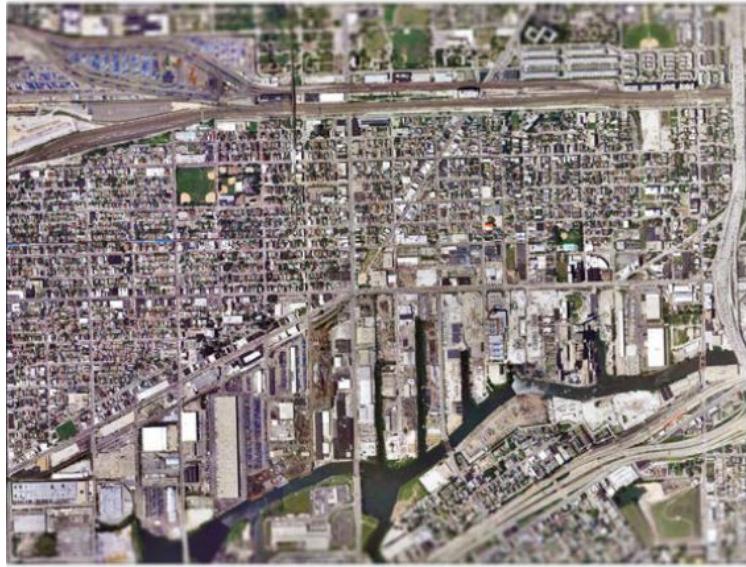
Map Key

Industrial Corridor – Little Village

Land Use







*Draft-
for Public
Comment*

MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION

LITTLE VILLAGE FRAMEWORK

★ Department of Planning and Development ★ Department of Public Health ★ Department of Transportation ★

MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION



GOAL #1: MAINTAIN THE LITTLE VILLAGE INDUSTRIAL CORRIDOR AS AN EMPLOYMENT CENTER

Strategy 1.1: Facilitate business expansion and relocation to the Little Village Industrial Corridor

Strategy 1.2: Promote partnerships to provide job readiness

Strategy 1.3: Incorporate sustainability best practices in new development to encourage a modern employment center

Strategy 1.4: Encourage innovative and sustainable models of industry within the Little Village Industrial Corridor for quality job creation

GOAL #2# PROVIDE BETTER ACCESS FOR ALL MODES WITHIN AND AROUND THE LITTLE VILLAGE INDUSTRIAL CORRIDOR

Strategy 2.1: Continue to assess existing traffic and roadway conditions within the City's industrial corridors on the Southwest Side

Strategy 2.2: Assess the feasibility of establishing an East/West industrial access road

Strategy 2.3: To enhance access, improve the Little Village Industrial Corridor to better serve all modes

Strategy 2.4: Assess viaduct clearance projects for North/South and East/West viaducts outside of the Industrial Corridor

Strategy 2.5: Modernize traffic signals and timing to alleviate traffic congestion

Strategy 2.6: Coordinate appropriate corridor improvements to facilitate transit access to the corridor

Strategy 2.7: Evaluate existing bus stops along 31st Street and Kedzie Avenue in coordination with CTA

GOAL #3: INCORPORATE BEST PRACTICES FOR NEW DEVELOPMENT WITHIN THE LITTLE VILLAGE INDUSTRIAL CORRIDOR TO IMPROVE ECONOMIC, ENVIRONMENTAL AND SOCIAL CONDITIONS

Strategy 3.1: Preserve the waterway infrastructure of the Chicago Sanitary and Ship Canal for industrial users

Strategy 3.2: Encourage the use of alternative fuel vehicles for freight operations

Strategy 3.3: Support improvement and remediation of the Collateral Channel to enhance the local environment for people and nature

Strategy 3.4: Increase public access and use of open space along the river's edge

Strategy 3.5: Support the development of El Paseo as an opportunity to provide access for people biking and walking to the employment center

Strategy 3.6: Encourage owners of large, flat roofed industrial buildings to use their roofs for solar, greenhouses or other sustainable purposes

Strategy 3.7: Support CDPH in the development and implementation of enhanced regulations for industrial users such as bulk storage, rock crushing and metal recyclers

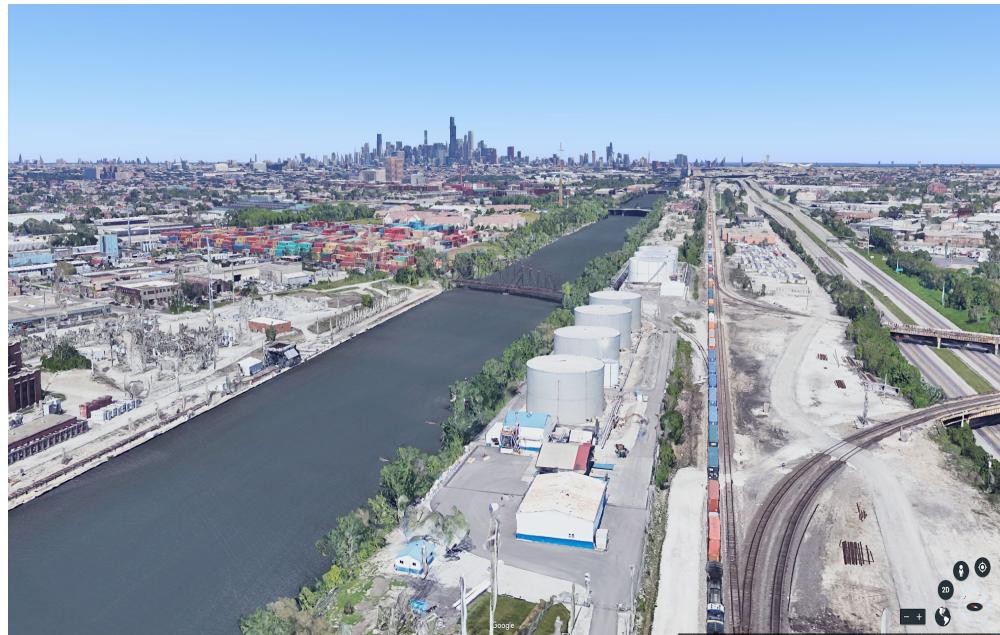
Little Village Industrial Corridor Facts and Stats

1,252 Acres, 3rd largest in Chicago

40% of employed persons in the LVIC live in the city, 60% from the suburbs

13% of all jobs in the LVIC are held by people who live in the surrounding zip codes; approx. less than 5% of LV

30+ Companies are Trucking, Distribution, and Logistics (TDL) on site - TDL Services, Asphalt, Construction, Waste Management



TDL Facilities

Due to its proximity to the Stevenson Expressway, active rail network and the Sanitary and Ship Canal, the Little Village Industrial Corridor is a desirable location for transportation, distribution and logistics (TDL) companies. Operations typically present at TDL companies include:

- Truck and trailer maintenance
- Truck and trailer washing
- Railyard
- Trailer loading and unloading
- Warehousing
- Bulk packaging
- Fueling

The City does not currently regulate, license or issue environmental permits for TDL facilities

HEALTH & ENVIRONMENT DATA

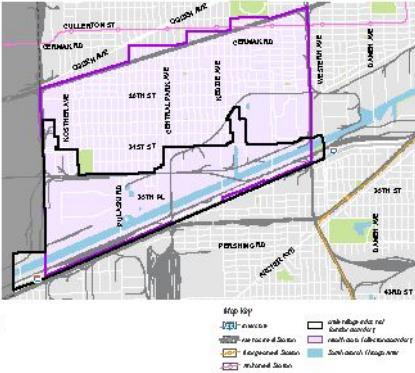
To inform this planning process, the Little Village community requested information about air quality and health in their area. CDPH provided a range of data on health status, demographics, and ambient air, recognizing that the same environmental conditions affect populations differently based on community characteristics. The analysis represented conditions for all of South Lawndale, rather than Little Village or specific areas near the Industrial Corridor. That is because most current data sources, including hospitalization records, health surveys, and the U.S. Environmental Protection Agency (U.S. EPA), are only available at the community area or ZIP code level; for smaller geographies, they become less reliable. More detailed information about the data and limitations can be found in the appendix.

The goal of this report was to show current conditions in South Lawndale. Identifying specific sources of air pollution and describing how air quality contributes to health disparities were beyond the scope of this plan. However, CDPH and its partners are committed to understanding these issues. We will continue to enhance our data sources and conduct analyses to inform new environmental protections, especially for the city's most vulnerable communities.

GENERAL HEALTH INDICATORS

To broadly characterize health in the South Lawndale community, CDPH looked at data for a range of indicators, including:

- Life Expectancy: The average



General Health Indicators

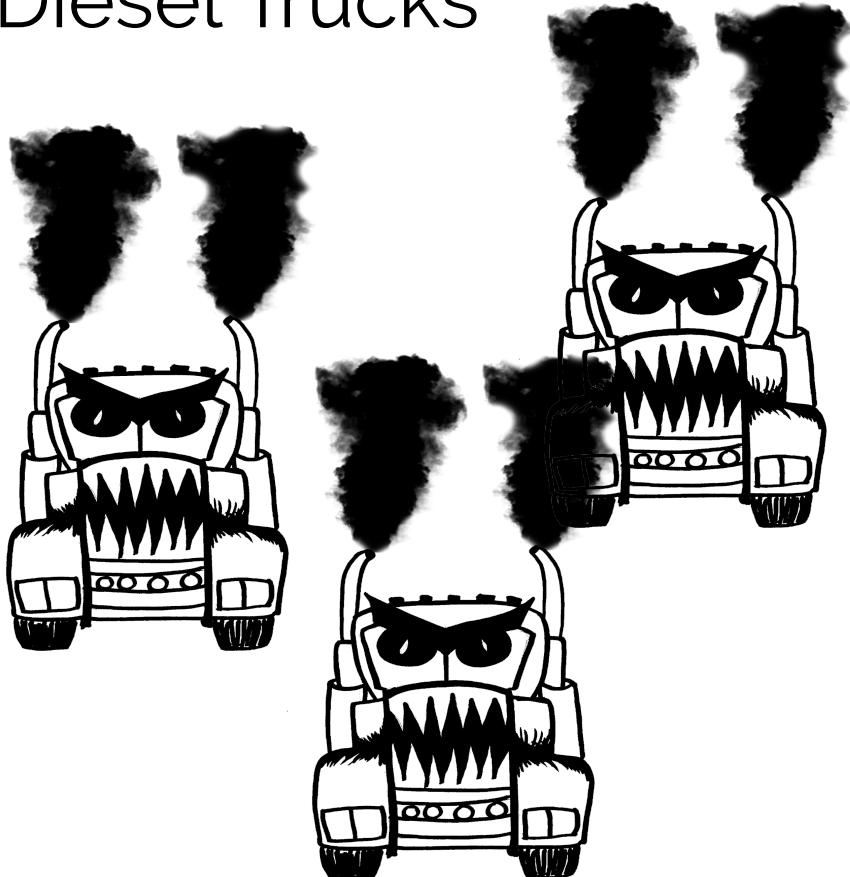
South Lawndale Health Indicators	Relative to Chicago	Source
Life Expectancy	Similar	Chicago Health Atlas
Maternal, Infant Health	Better	Chicago Health Atlas
Obesity and Diabetes	Worse	Chicago Health Atlas
Lung Cancer	Better	Chicago Health Atlas

Air Quality Indicators

Air Quality	Illinois Percentile	Year	Source
Particulate Matter (PM 2.5)	95	2013	EPA Monitoring and Modeling
Diesel Particulate Matter	99	2011	EPA National Air Toxics Assessment
Respiratory Hazard Index	74	2011	EPA National Air Toxics Assessment
Ozone*	1	2013	EPA Monitoring and Modeling
Traffic Proximity and Volume (Vehicle Emissions)	40	2014	US Department of Transportation

Little Village has the 2nd Worst Air Quality in Illinois

Diesel Trucks



- On the intersection on Kostner and 26th - 0.68 Trucks per minute
- On the intersection of Kostner and 31st - 1.3 trucks per minute
- On the intersection of Pulaski and 31st - 2.2 trucks every minute (Monday-Tuesday)
4.4 trucks per minute (Wednesday-Friday)
- No city department is collecting this type of data



Schools and Industry in South Lawndale

Total Schools within 1 Mile of Industrial Corridor

25

Total Students within 1 Mile of Industrial Corridor

14,263

Chicago Sanitary and Ship Canal

Schools

Parks

South Lawndale Boundaries

Industrial Corridor Boundaries



0

0.75

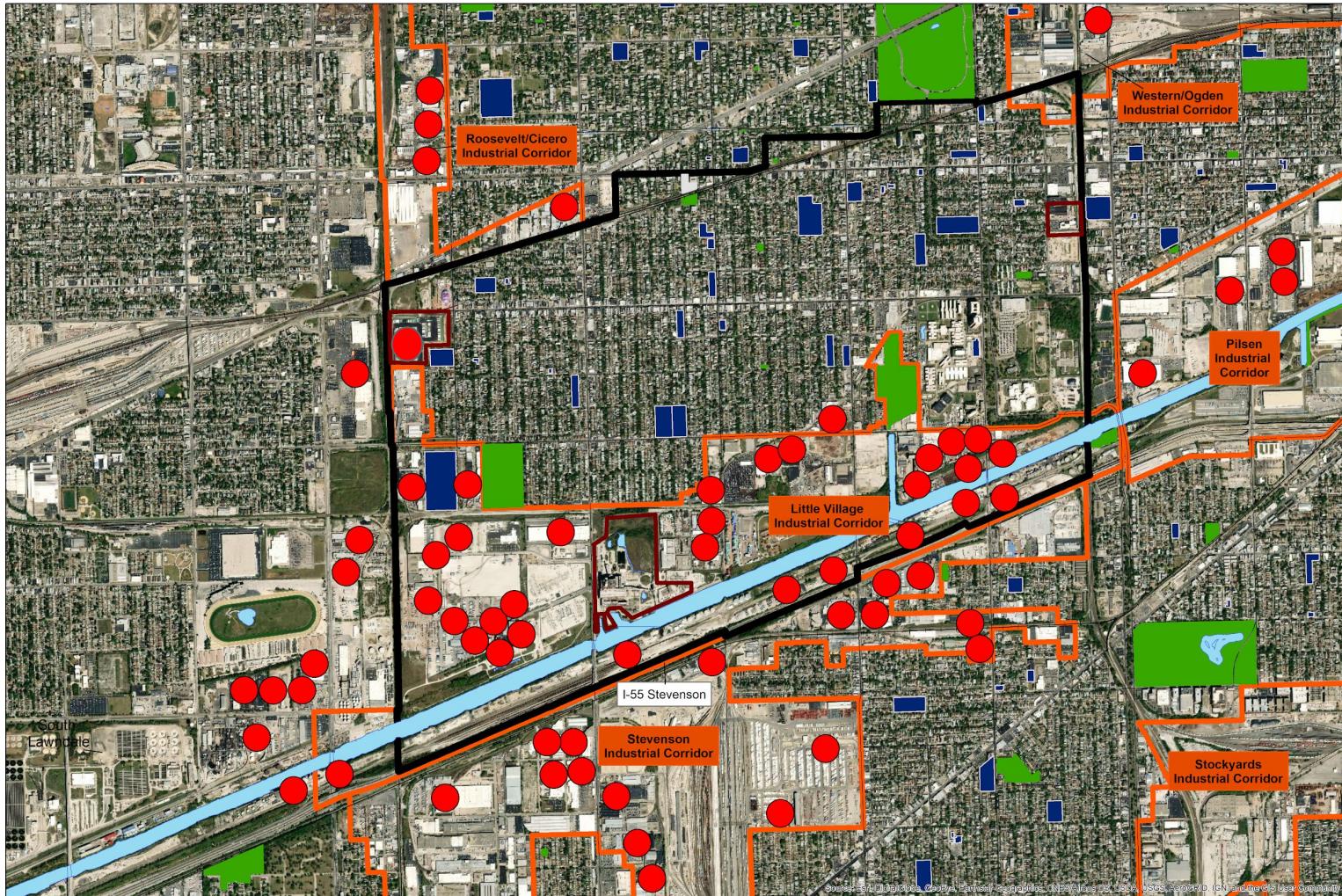
1.5

3 Miles

Map Created by
Jose Acosta
LVEJO



- 25 Schools within 1 Mile
- 14,263 Total Students





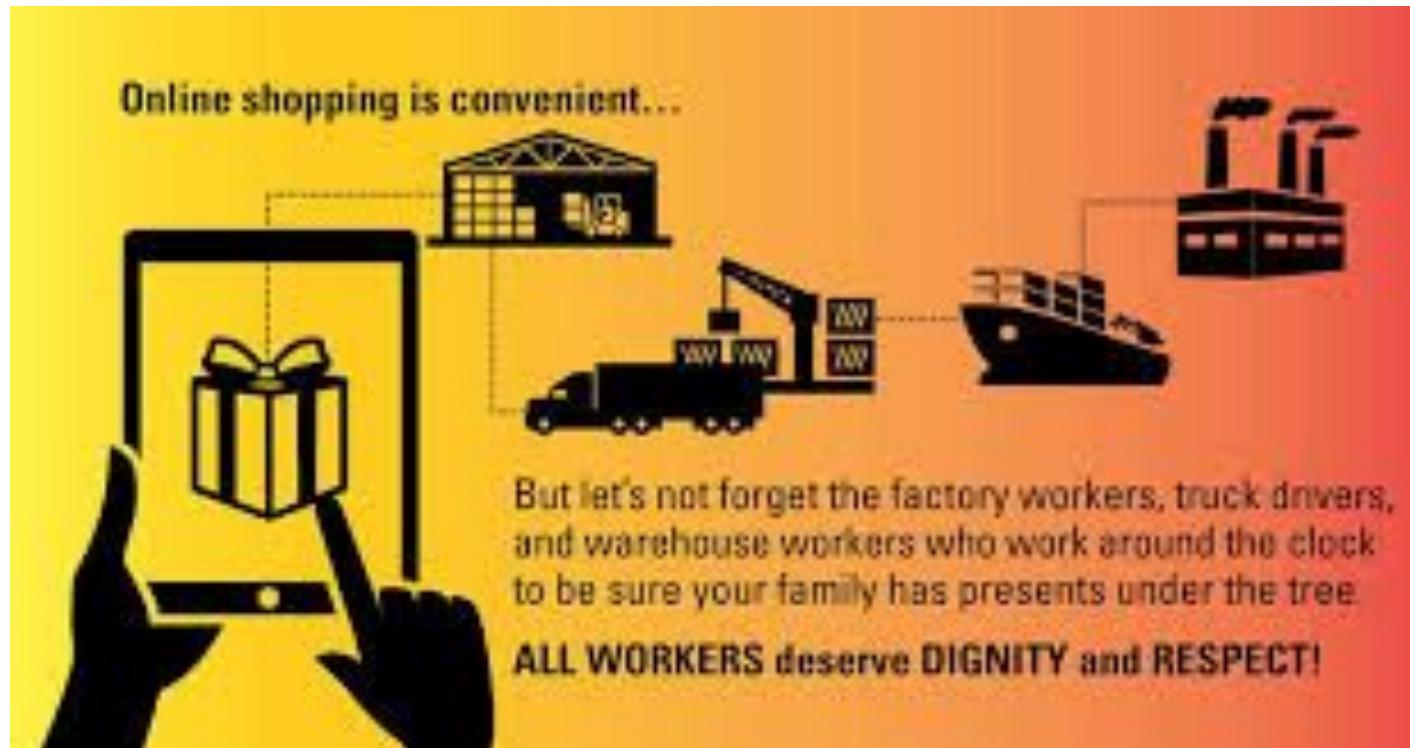
Hilco Updates

We have spoken with Illinois Environmental Protection Agency (IEPA) EJ Officer IEPA looking to have a hearing on Crawford remediation of site, to invite Hilco Monday, June 3rd or Tuesday, June 4th

Opportunity to make demands of new Alderman:

- Request of the city for more site inspections; if issues arise, request Corporate Counsel's to seek a cease-and-desist order
- Oppose any additional city approvals required - i.e. Building Permit
- Request CDOT complete a comprehensive traffic study including new facilities
- Site remediation activities include the sediment of the Sanitary and Ship Canal

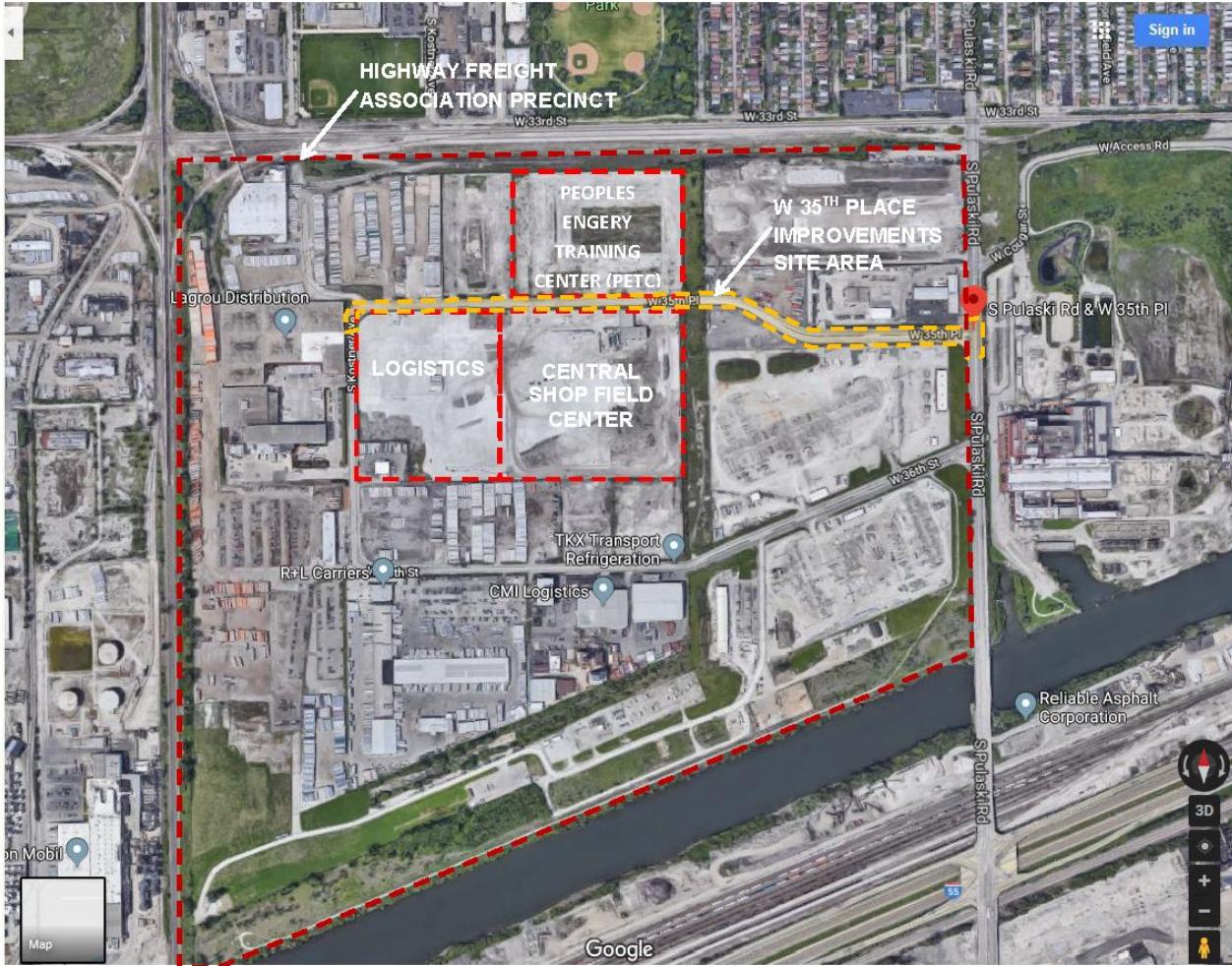
Warehouses / Logistics Facilities:



New People's Gas Facility

- 35th and Pulaski - 100,000 Sq Ft. warehouse on 10.9 acres
- 6-8am, 374 vehicles coming, 314 coming out - Total: 688
- 2:30 - 4:30 pm, 314 coming in, 374 coming out: Total: 688
- According to People's Gas, no knowledge of Hilco development
- No discussion within the ICMP process





HIGHWAY FREIGHT ASSOCIATION PRECINCT DIAGRAM

**1300 cars (Peoples Gas) + 1500 Vehicle Trips (Hilco - Cars & Diesel Trucks) +
Current Traffic = ?**

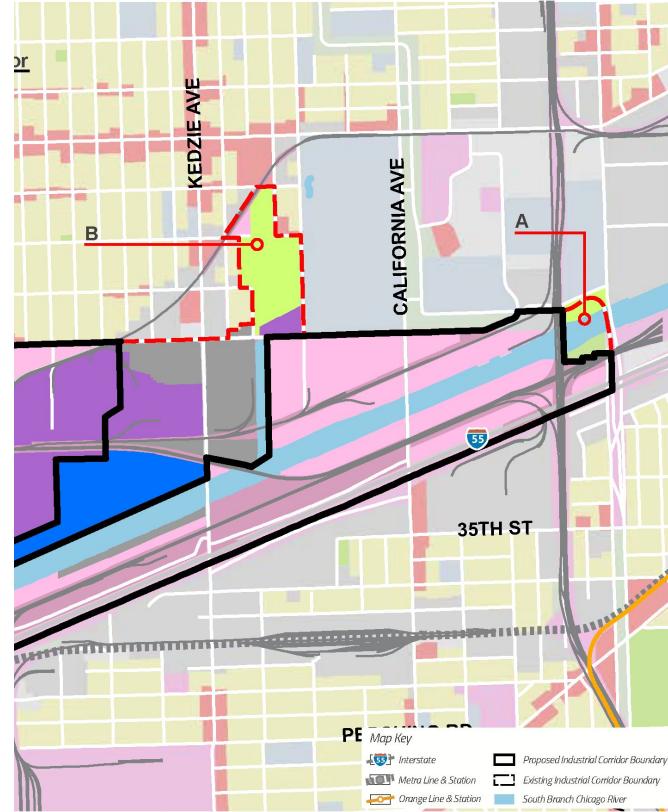
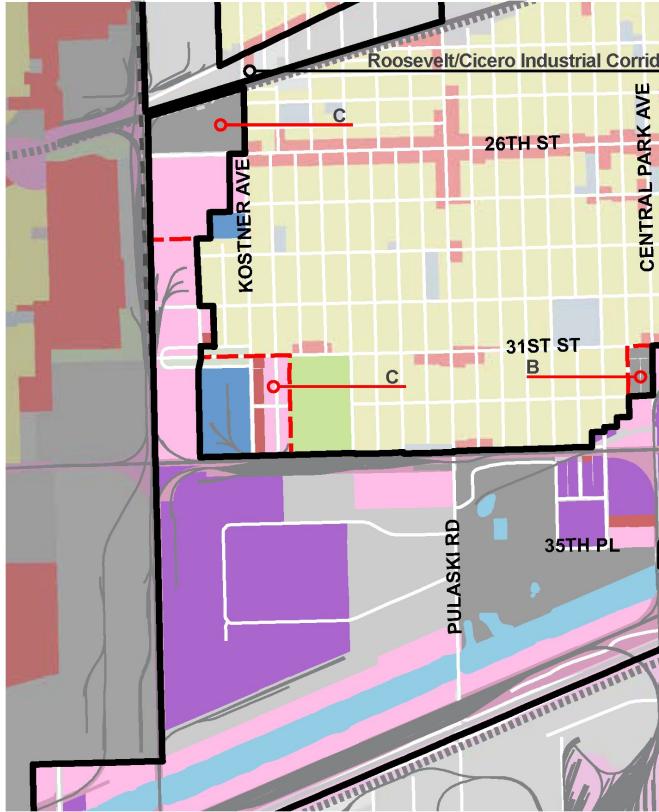
**PLEASE NOTE: Currently Pulaski and 31st sees an average of 4.4 trucks per
min (Wed - Fri)**

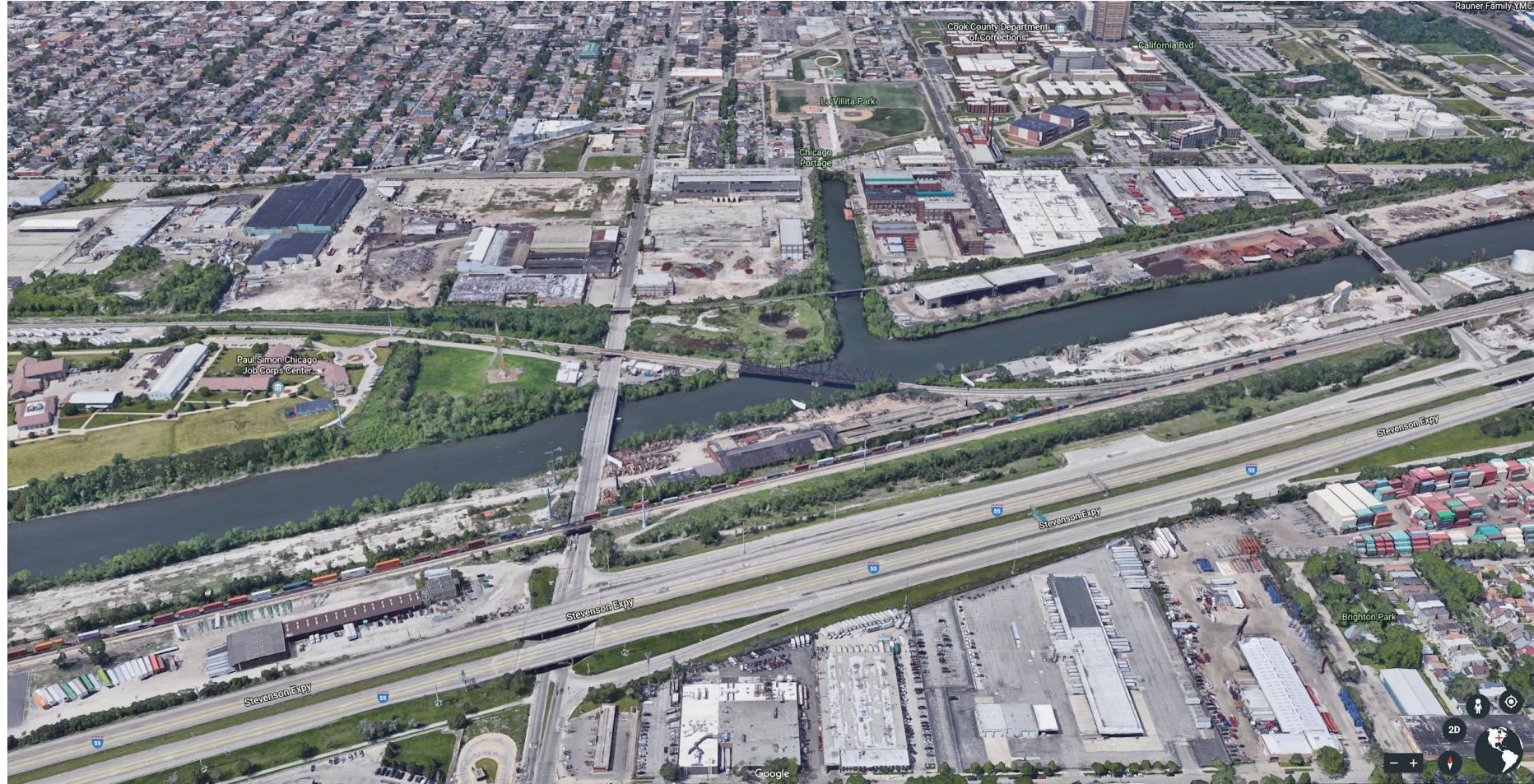


Focal Point/St. Anthony Update

- Struggling financially to complete project on original timeline
- Chicago Board of Ed wants to take back Washburne site
- Cinespace wants to purchase
- Already have 52 acre, 1.45 million sq ft facility in North Lawndale - east of Douglas Park
- Has led to gentrification near park - # of White people nearly doubled since 2010







LV Community Assets

26th St. is second-highest grossing commercial district, after Magnificent Mile

Over 120 Restaurants in the area

60% of all Street Vendors are from LV

LV has the 3rd largest total population under the age of 18 (approx. 23,000 residents), and the largest total population between the ages of 18 and 21

LV has a higher population density than New York City

LV Community Concerns

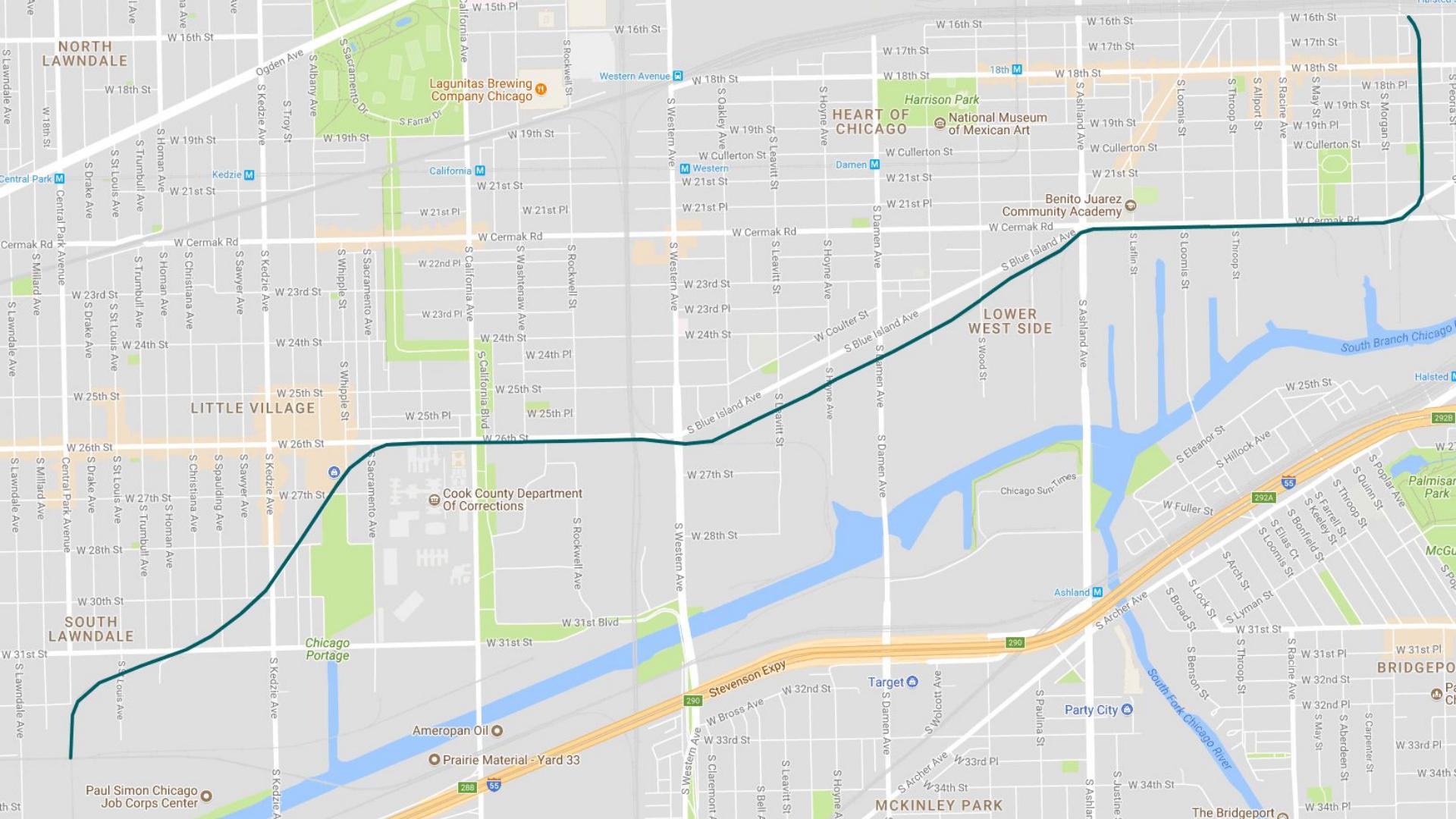
Second-Highest Property Taxes in Chicago

Second-Worst Air Quality in the State

LV has an average of .59 of Acres of Park/Open Space per 1,000 people, compared to the city average of 3.9

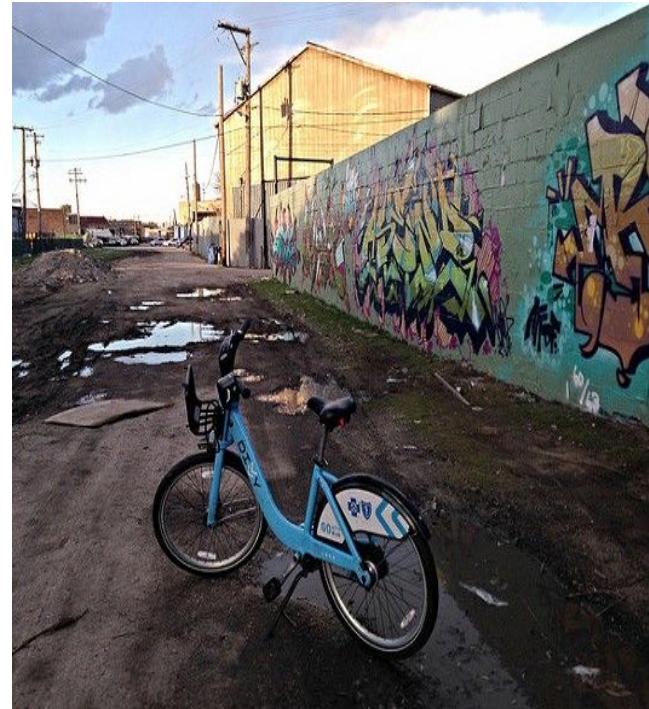
Increase in Semi-Truck Traffic and Diesel Pollution throughout the neighborhood

Long-term Displacement - El Paseo, Focal Point St. Anthony's, River Development



El Paseo

- Citywide “Rails to Trails” initiative
- 4 Miles of Abandoned Railway
- Connects Lower West Side and South Lawndale
- Origins – 2005-2006 Pilsen Quality of Life Plan



El Paseo

- “El Paseo” vs. “606” Bloomingdale Trail
- 2016 DePaul Study - increased property values within a mile of the trail
- Based on trends, displacement and gentrification are likely
- Affordable Housing Plan is needed before construction



606 Bloomingdale Trail

What's next for El Paseo?

- City has approved project
- BNSF owns significant amount of land next to trail
- Connection between Pilsen and Little Village
- Community resistance
- Environmental Remediation



What Have We Done?

Collected 269 public comments

Hosted 10+ community meetings

Worked to educate the community on the issues in the ICMP

Here to collect more public comments!

Opportunities:

Written Comment Public Meetings Candidate Education

Written Comment:

- Submit Written Comment
- Help collect written comment from family, neighbors and friends
- El Paseo Inclusion

Public Meetings:

- Attend the Public Meetings
- Help outreach in Little Village
- Invite your friends, family and neighbors
- Invite us to your church, org, house or school to host this presentation

Preguntas?

LVEJO

