

3. South Industrial Sector

Objectives

In the area bounded by 135th Street (north), 139th Street (south), and the eastern and western boundaries of the City:

- Develop some 60 acres of contiguous, vacant industrial land in the western portion of this area. Create approximately 600 well-paid industrial jobs.
- Clarify land use and transportation issues affecting the long-term development of the eastern portion of Blue Island's south industrial sector.

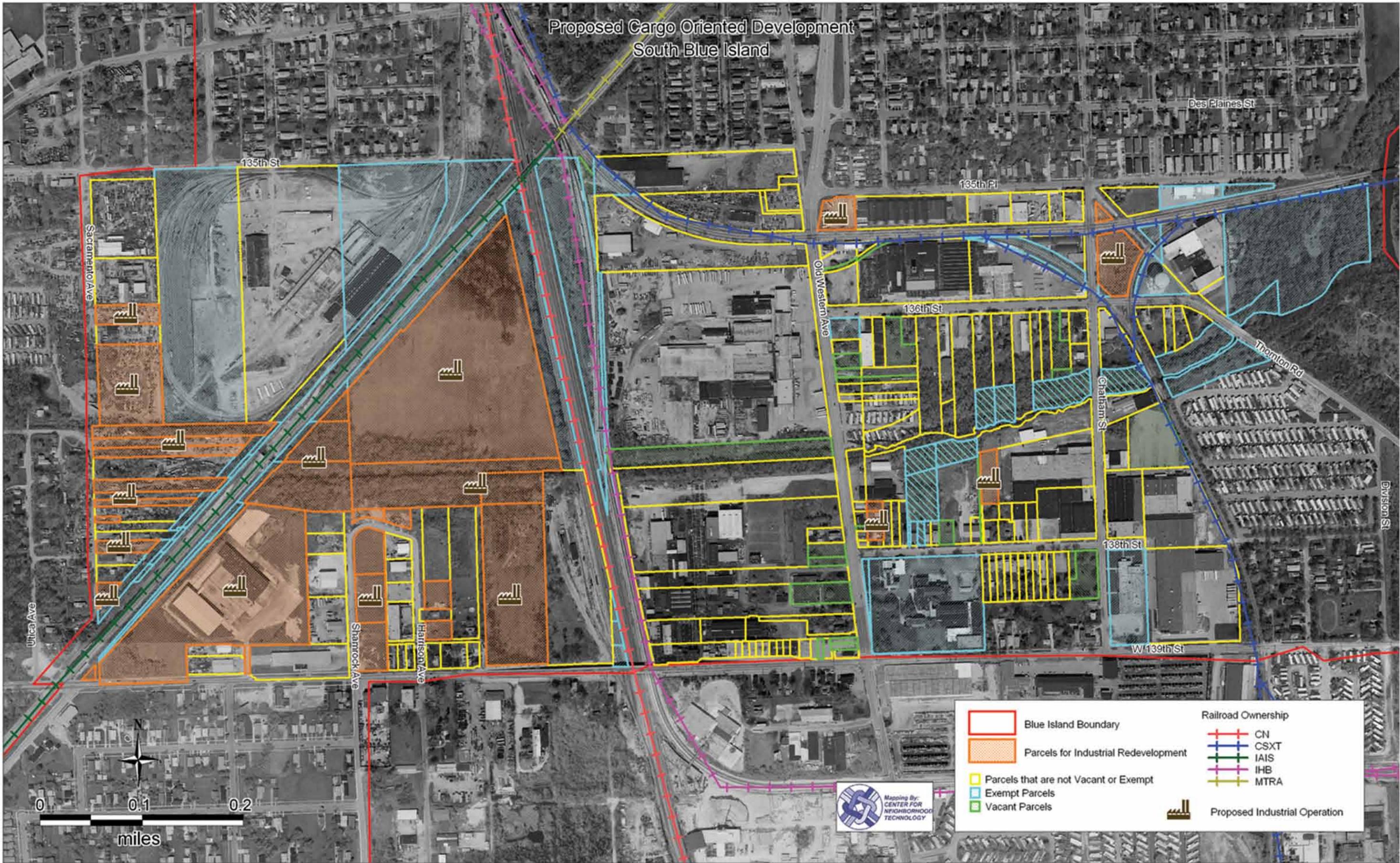
Development Steps

- Secure site control of a "triangle" of 60 contiguous acres of vacant industrial land in the western part of this sector. Purchase this land from numerous current owners, either through direct action of the City or through the City's cooperation with a selected developer(s).
- As a priority in planning the use of land in this sector, ensure adequate land provision for any expansion of industrial companies now operating here.
- Identify and remediate any brownfield problems in the "triangle".
- Issue and promote a request for proposals (RFP) for the triangle. Coordinate promotion of this RFP with the marketing departments of the railroads that serve this area. Seek responses from developers/end user companies that would use the land for some of the cargo-related purposes for which it is apparently well-suited including: transloading (the repacking of products from one type or size of container to another), forward warehousing (storing and replenishing product to back up client inventories), product packaging or formulation (particularly of products compressed in shipping), traditional manufacturing (using commodities that are delivered via rail car).
- Install public infrastructure needed to make triangle sites functional.
- Determine the long-term character of the industrially zoned land east of Western Avenue that now contains a mix of industrial, residential and not-for-profit uses.
- Through advocacy and cooperation with neighboring municipalities, secure better expressway access for trucks serving Blue Island's south industrial sector.

Development Resources

Among other resources appropriate for use in this project, seek these types of public funds for integration with private investment: *Linked Development Program* of the Illinois Department of Commerce and Economic Opportunity (IDCEO) provides key funds to make all the elements of an economic development project work and might be applied here to assist in land acquisition. / *Business Development Public Infrastructure Program* of IDCEO could support infrastructure connection costs for new industrial plants. / *Railroad Siding Tax Credits* up to \$200,000 per siding available through the Illinois Department of Transportation (IDOT) would certainly be needed in the south sector. // Also, because the south industrial sector is now a designated *Tax Increment Finance (TIF)* district, TIF financing could be offered as necessary to secure optimum industrial users for the land.

Proposed Cargo Oriented Development South Blue Island



	Blue Island Boundary		CN
	Parcels for Industrial Redevelopment		CSXT
	Parcels that are not Vacant or Exempt		IAIS
	Exempt Parcels		IHB
	Vacant Parcels		MTRA
	Proposed Industrial Operation		

