

## B. Cargo-Oriented Development (COD) Proposals

### 1. Northeast Industrial Sector

#### Objectives

Redevelop some 90 acres of City-owned, vacant or underutilized industrially zoned land in this sector of the city, as well as adjoining land in Calumet Park as a COD that will:

- Offer a desirable location to industrial businesses relocating from the TOD area;
- Become the home of industrial/logistics businesses including: existing Blue Island businesses that employ approximately 80 workers, new businesses in the neighboring city of Calumet Park that will employ some 250 workers, and new businesses in Blue Island that will employ approximately 430 workers in well-paid jobs;
- Reduce the volume of trucks using city streets.

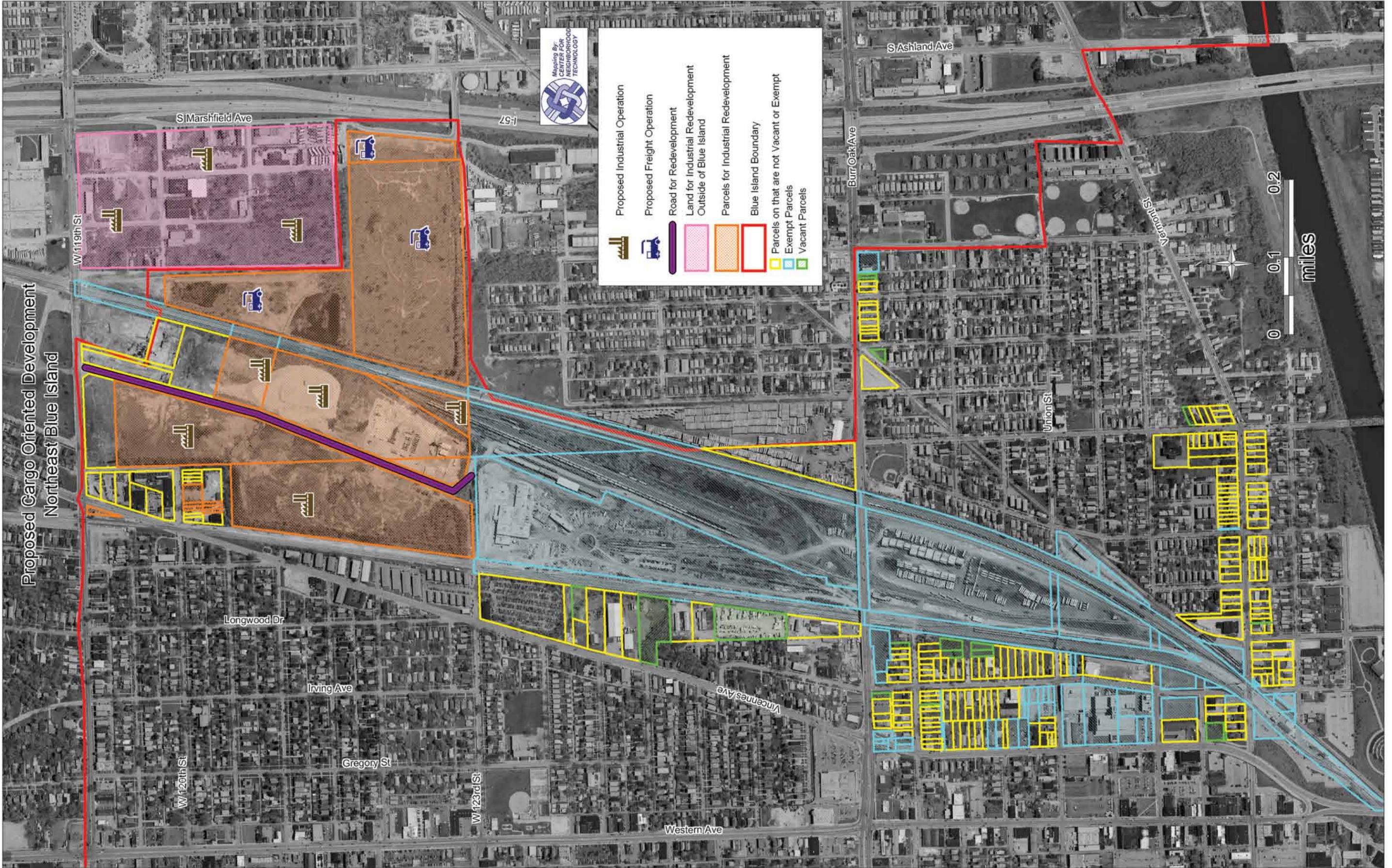
#### Development Steps

- Restore an abandoned roadway from 119<sup>th</sup> Street (with its ramp to I-57) to the Iowa Interstate (IAIS) intermodal terminal on 123<sup>rd</sup> Street, as a dedicated truck road. So eliminate several thousand heavy truck trips per month on Blue Island city streets.
- Locate industrial businesses along the new truck route, with convenient access to the terminal and to I-57 and with direct rail car service. Businesses relocating from the TOD area will have priority in the allocation of this land.
- With IAIS, select the location of its intermodal terminal: either the current location, which would leave 35 acres free for other industrial development; or a location at the 119<sup>th</sup> St. ramp to I-57, which would make IAIS a more effective anchor for industrial development and free 35 acres in the TOD area for other uses, including parking.
- Reach an intergovernmental agreement with the City of Calumet Park for cooperative development of the area, including the supply of adequate water.
- Find replacement land and facilitate relocation for current limited uses of portions of the land in the redevelopment area: a soccer field and an industrial outdoor storage area.
- Identify and remediate brownfield problems.
- Issue Requests for Proposals (RFP) for private development partners for the northeast industrial area.

#### Development Resources

Among other resources appropriate for use in this project, seek these types of public funds for integration with private investment: *Surface Transportation Project (STP) and Congestion Mitigation and Air Quality (CMAQ) Funds*, USDOT funds that might be applied to construction of the dedicated truck route between 119<sup>th</sup> and 123<sup>rd</sup> streets. / *Cook County Tax Abatement Programs* would be available for new and relocating industrial businesses in this development area. / *Various Brownfields analysis and remediation assistance programs* from the Illinois Environmental Protection Agency (IEPA) and locally from the South Suburban Mayors and Managers Association (SSMMA), of which Blue Island is a member. // Also, because the northeast 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 or initiate critical infrastructure improvements.

Proposed Cargo Oriented Development  
Northeast Blue Island



Mapping By: CENTER FOR NEIGHBORHOOD TECHNOLOGY

- Proposed Industrial Operation
- Proposed Freight Operation
- Road for Redevelopment
- Land for Industrial Redevelopment Outside of Blue Island
- Parcels for Industrial Redevelopment
- Blue Island Boundary
- Parcels on that are not Vacant or Exempt
- Exempt Parcels
- Vacant Parcels