

# **6th Street Infill Plan Amendment Work Items**

**TMAPC Work Session  
July 24, 2013**

**TMAPC Work Session**  
**July 24, 2013**  
**The 6<sup>th</sup> Street Infill Plan Amendments**

---

**Item for Discussion:** The 6<sup>th</sup> Street Infill Plan Amendments

**A. Background/Introduction:** The TMAPC initiated the following amendments to the 6<sup>th</sup> Street Infill Plan at their March 6, 2013 meeting:

1. clean-up amendments to subarea maps;
2. evaluate all Industrial zoned property for inclusion into the Manufacturing Warehousing designation;
3. remove properties east of the center line of South Utica Avenue and south of the center line of East 11th Street South from the plan area;
4. clarify language in plan regarding street closures, especially as it relates to larger scale developments and expansions, as well as controlled access; and
5. draft an abbreviated and streamlined version of a form-based code.

Staff have worked over the past few months to map, inventory and perform analysis in response to these initiated items.

**B. Overview of the Amendment work:**

1. **Clean up amendments to subarea maps:** Inconsistencies between the subarea maps and the land use map on p. 84 of *"The 6<sup>th</sup> Street Infill Plan"* were identified. Based on these inconsistencies, the following changes were made to the maps (see **Revised Plan Maps** tab):
  - The boundaries and nomenclature of the subarea maps were reconciled with the land use map on p. 84.
  - Flood control areas were distinguished between "existing" and "planned."
2. **Evaluate all Industrial zoned property for inclusion into the Manufacturing Warehousing designation:** An extensive amount of mapping and field work was done to prepare an Industrial Land Use Study with the purpose of evaluating the proposal to expand the Manufacturing Warehousing designation (**Industrial Study tab**). The existing Manufacturing Warehousing designation area (per Land Use Map in *"The 6<sup>th</sup> Street Infill Plan"*) and the proposed Manufacturing Warehousing designation were mapped to determine the area to be studied. The study area constituted the area proposed for expansion of the Manufacturing Warehousing designation and made up three distinct geographic areas.

INCOG/TMAPC staff and City of Tulsa Planning Staff evaluated several factors in the three (3) study areas including:

- Existing zoning on the properties;
- Land use classifications per the Property Assessor's Office;
- Physical survey to confirm Property Assessor's data; and
- Conformity of existing structures with existing Zoning Code front building setback requirements.

The methodology and findings are shown in **Industry Study** tab of this report. In general, the findings show:

- not all parcels within the study areas are zoned industrial;
- there is no set pattern of land use in any of the three (3) study areas; and
- many non-residential buildings in the study areas do not meet the required building setbacks, thus are existing legal non-conforming structures.

This is clearly an area of transition, with no specific development pattern emerging at this time. There are some industrial uses, but the area is not currently dominated by industrial character.

In addition, study area 1 includes the eastern portion of 6<sup>th</sup> Street. To designate any portion of 6<sup>th</sup> Street for industrial type uses is not consistent with the vision of *"The 6<sup>th</sup> Street Infill Plan"* in that Manufacturing Warehousing uses are not active uses which would support a vibrant pedestrian environment.

In conclusion, there is no compelling evidence based on the built environment or vision of *"The 6<sup>th</sup> Street Infill Plan"* that the Manufacturing Warehousing designation should be expanded as proposed. The land use map in the adopted 6<sup>th</sup> Street Infill Plan (and as revised per items 1 & 3 of this report) is more in line with the vision of the plan than the proposed amendment.

- 3. Remove properties east of the center line of South Utica Avenue and south of the center line of East 11th Street South from the plan area:** The south and east boundaries of the subarea maps and the land use map were moved the centerline of South Utica Avenue and East 11th Street South (see **Revised Plan Maps** tab).
- 4. Clarify language in plan regarding street closures, especially as it relates to larger scale developments and expansions, as well as controlled access:** The Plan speaks to the negative effects of past street closures, including increased traffic on open streets; Section 8.4, page 33 of the Plan states: "While streetscaping is highly valued by the 6th Street Task Force as a method of attracting commercial reinvestment and improving the neighborhood's appearance, the cul-de-sac plans are no longer viewed as favorably. In the early 1990's, closing public streets was promoted by

police departments across the country as a way to deter crime. In theory, closed streets reduced pass-through traffic and discouraged car-related criminal activity such as prostitution and drug dealing. In practice, however, closed streets have tended to dramatically increase traffic flow on the streets that remain open and have had, by most accounts, a negligible effect on criminal activity. Additionally, closed streets tend to present an access problem for fire departments.” There is another reference to street closures under Figure 17, which states: “The 6th Street Task Force does not endorse closing streets. Preserving the “grid” street system will preserve a smooth flow of traffic movement in this urban neighborhood.”









In Section 16.9.1, page 71 of the Plan includes Goal 16.9.1.1.1 that states: “Whenever and wherever possible, the existing grid network of streets and sidewalks should be retained.” This recommendation is representative of best practices for urban design and a means to support the best possible access options for redevelopment. In addition, the plan language allows the flexibility to take into account situations where maintaining the grid system may not be feasible. Therefore it does not appear that language relating to street closures needs to be amended.

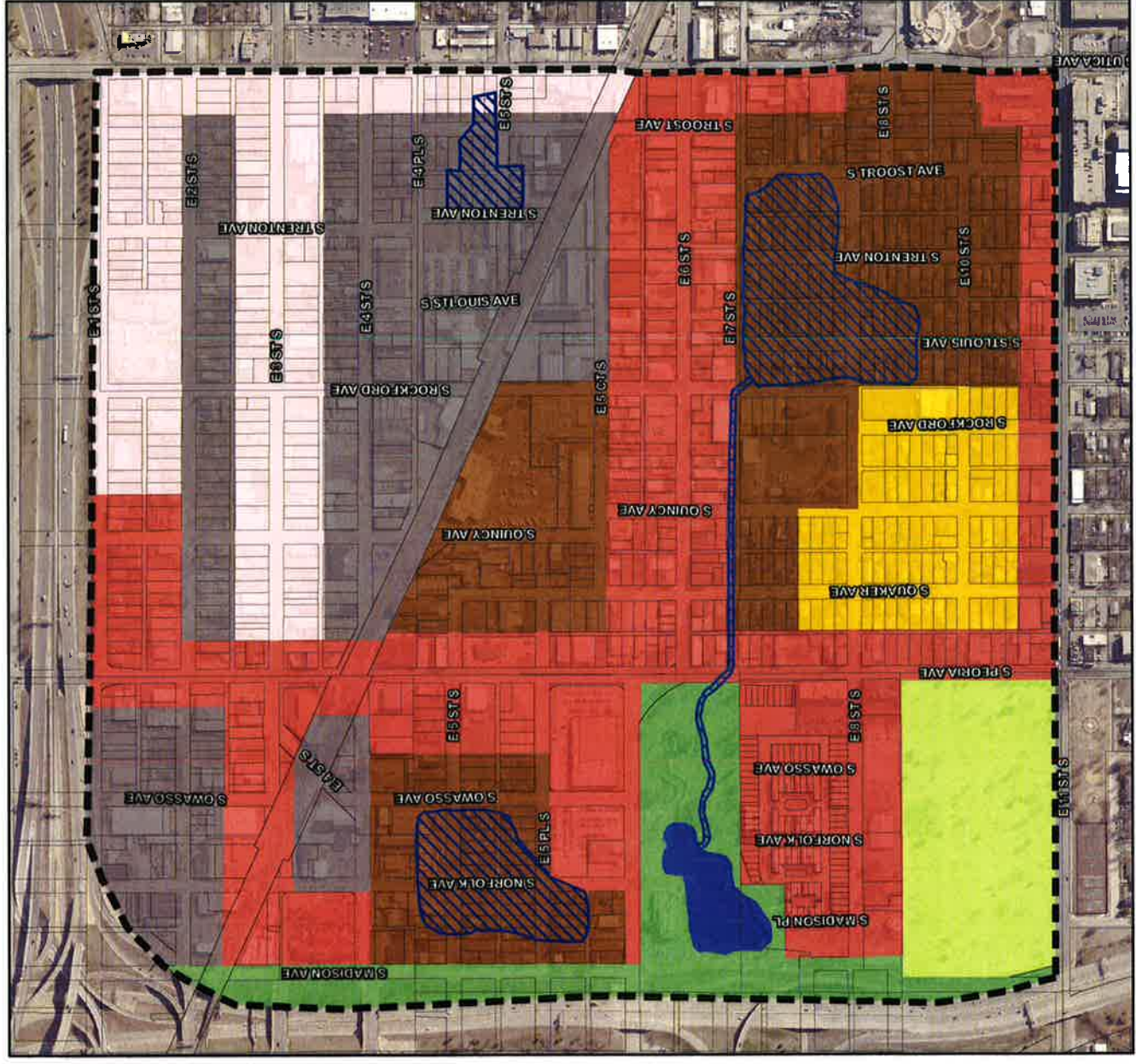
It is the Form-Based Code (Title 42B) that requires that the connectivity of the street grid, specifically intersection alignments, be maintained. As part of the rework and evaluation of the Form-Based Code by the consultant (see item 5 below), the issue of street closures can be considered.

- 5. Draft an abbreviated and streamlined version of a form-based code:** The City of Tulsa has expanded the scope of work with consultant Duncan Associates (currently engaged to update zoning and subdivision regulations) to include evaluation of the Form-Based Code. INCOG/TMAPC staff and City of Tulsa Planning staff will provide support to the consultant, in the form of input from public meetings and additional research needed. Public engagement is a component of this expanded scope of work.

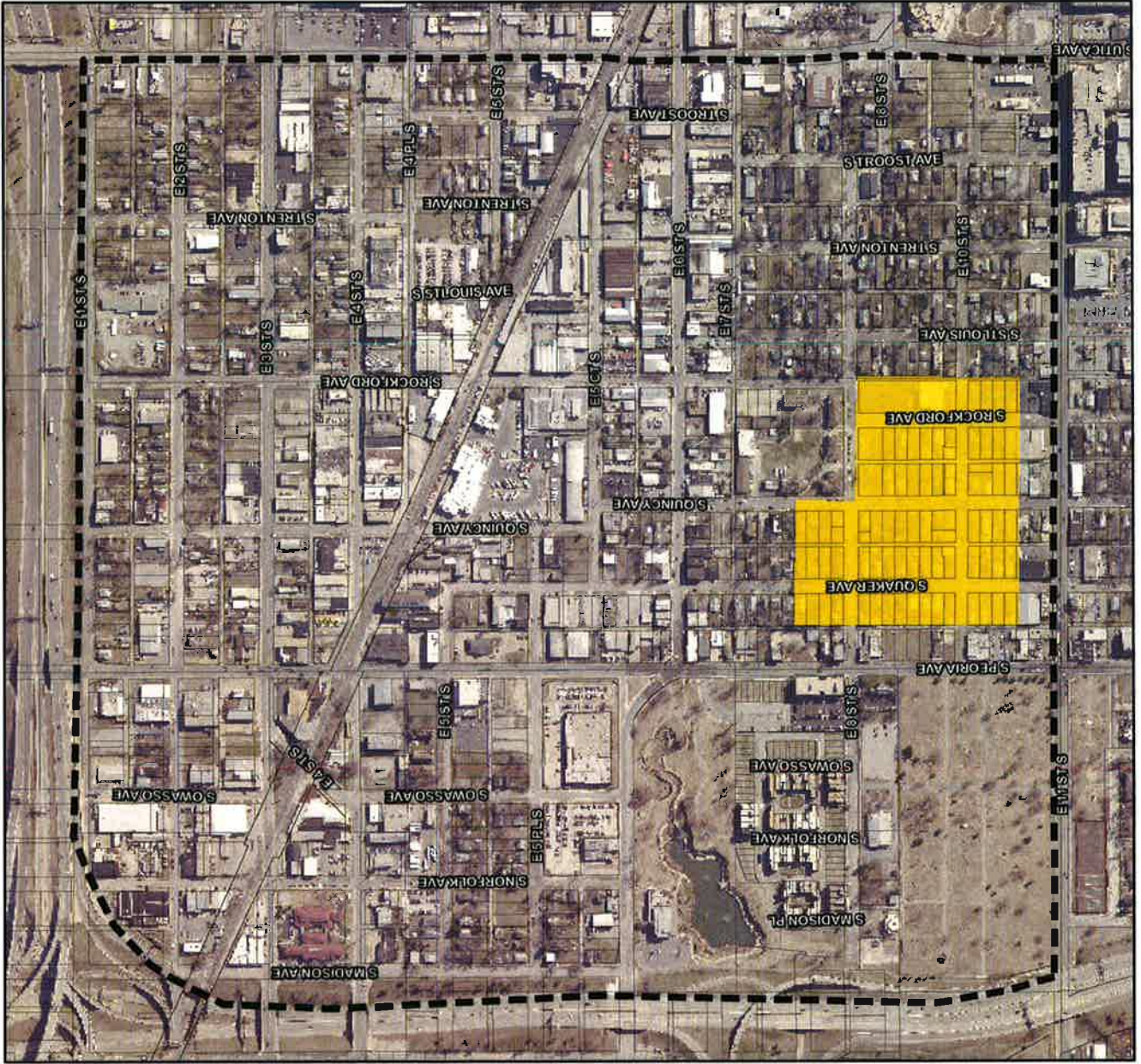
# Legend

## Revised 6th St. Infill Plan Map

-  **Redevelopment**  
Large-scale, residential/mixed-use infill developments
-  **Planned Flood Control**  
New urban parks that provide flood control when needed
-  **Existing Flood Control**  
New urban parks that provide flood control when needed
-  **Residential Revitalization**  
Restoration of existing housing, introduction of small-scale, compatible infill
-  **Mixed Use Infill**  
Residential, Commercial, Office, Manufacturing, Warehousing. Reuse of existing structures, smaller-scale, compatible, high-quality infill.
-  **Auto-Oriented Commercial**
-  **Manufacturing Warehousing**
-  **Park**  
non-flood control park areas and trails
-  **Cemetery**





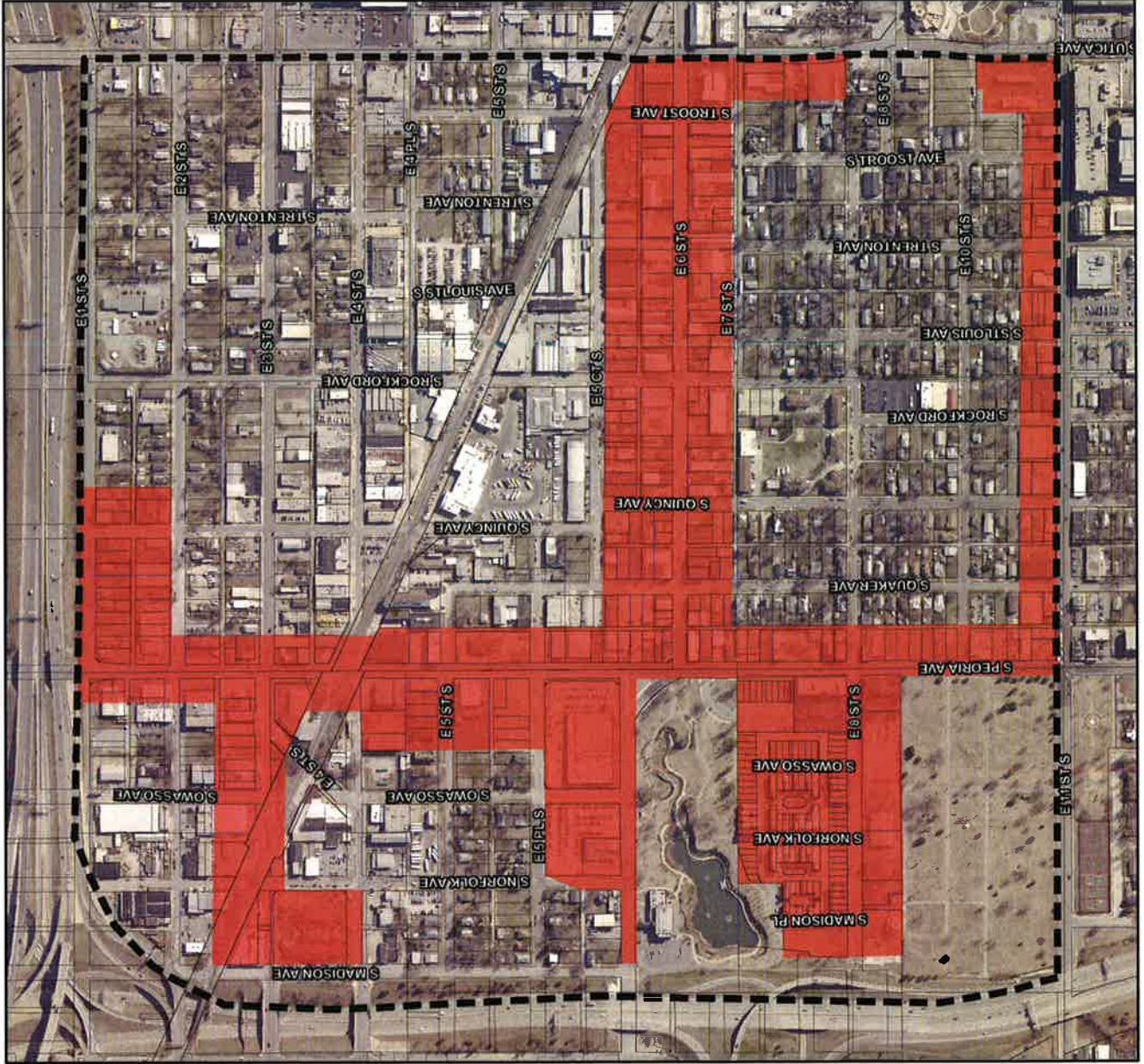


**Legend**

Residential Revitalization  
 Restoration of existing housing, introduction of small-scale, compatible infill





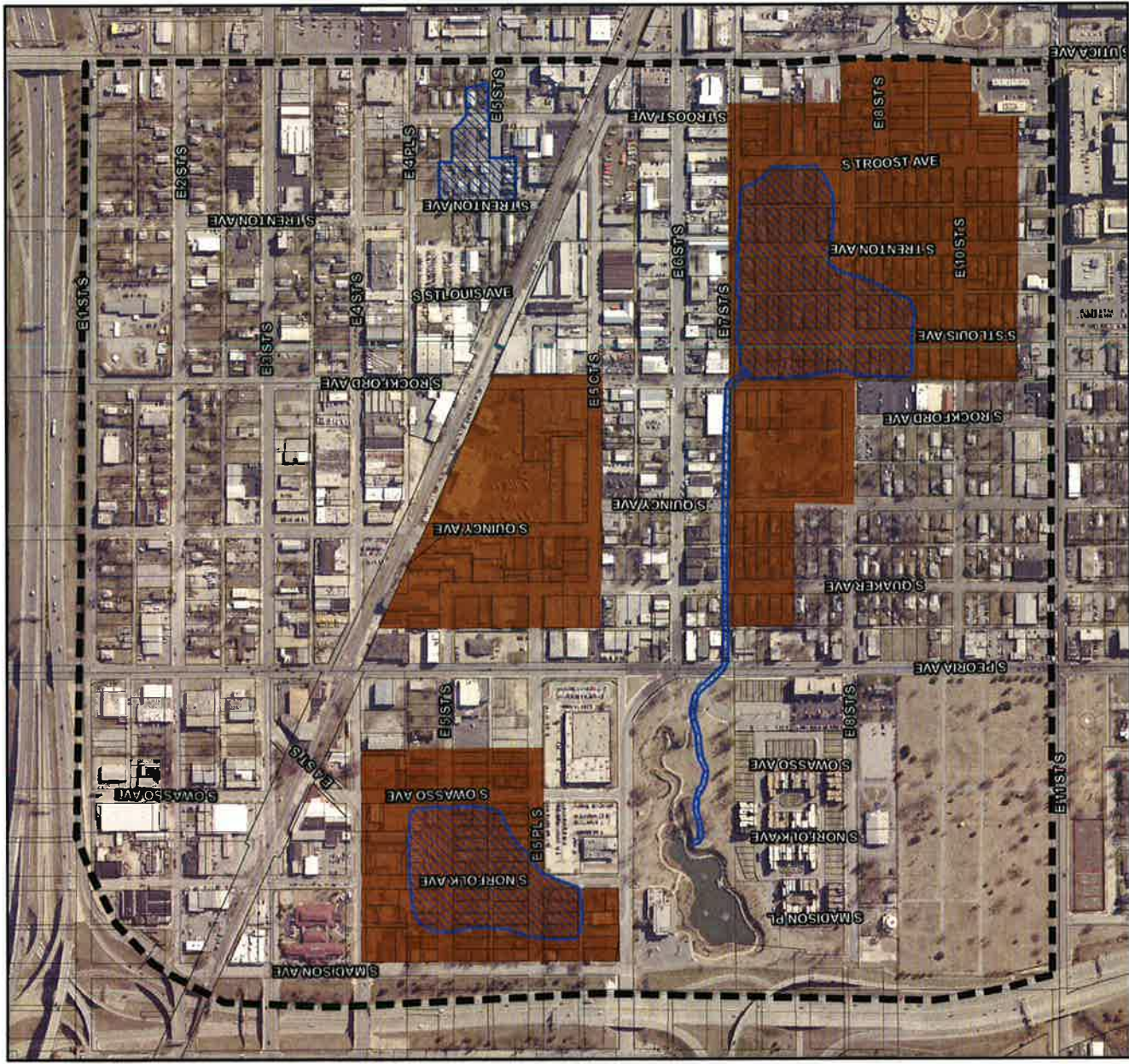


### Legend

- Mixed Use Infill
- Residential, Commercial, Office, Manufacturing,
- Warehousing, Reuse of existing structures,
- smaller-scale, compatible, high-quality infill.







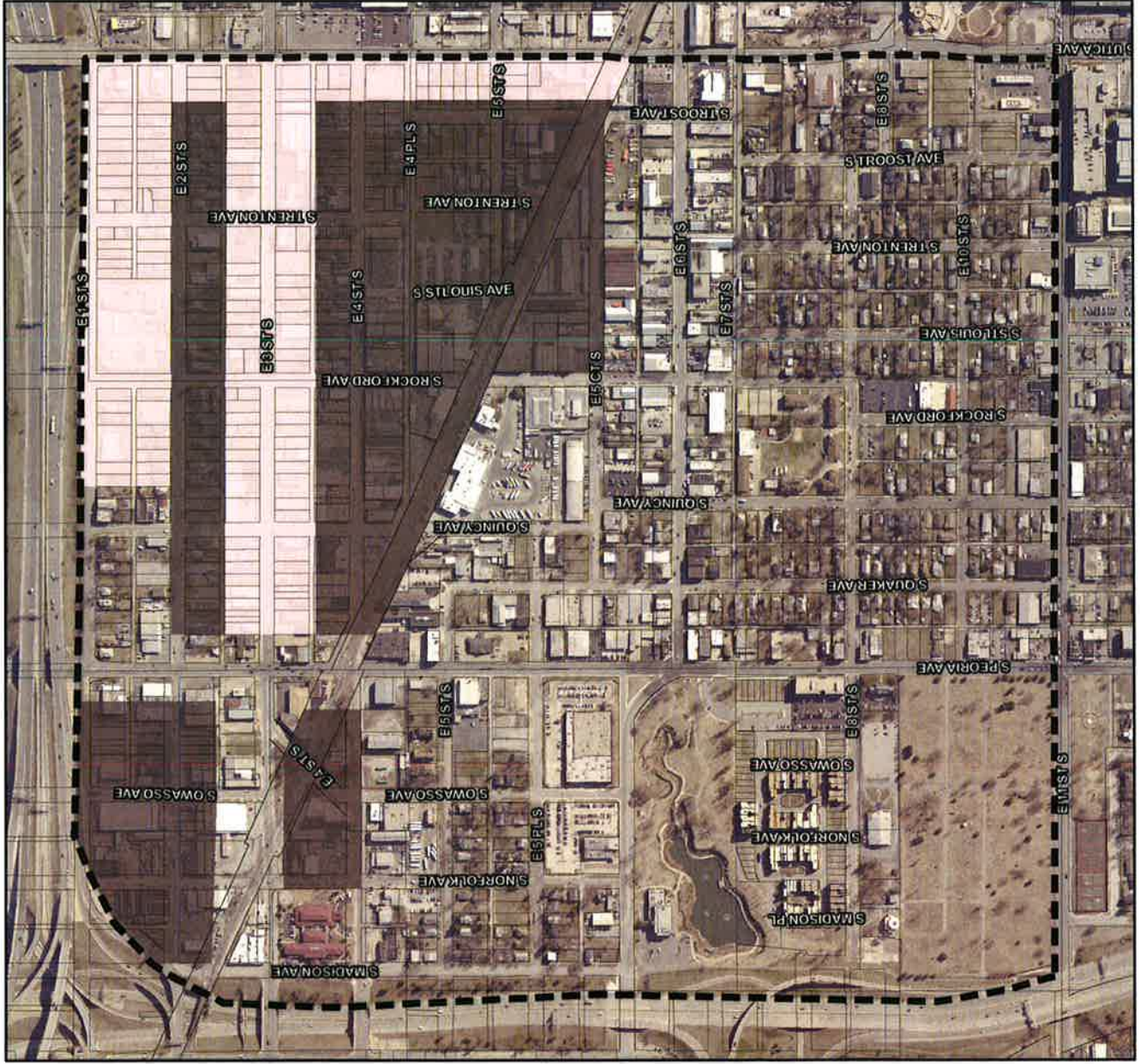
### Legend

**Redevelopment**  
Large-scale, residential/mixed-use infill developments

**Planned Flood Control**  
Large-scale, residential/mixed-use infill developments





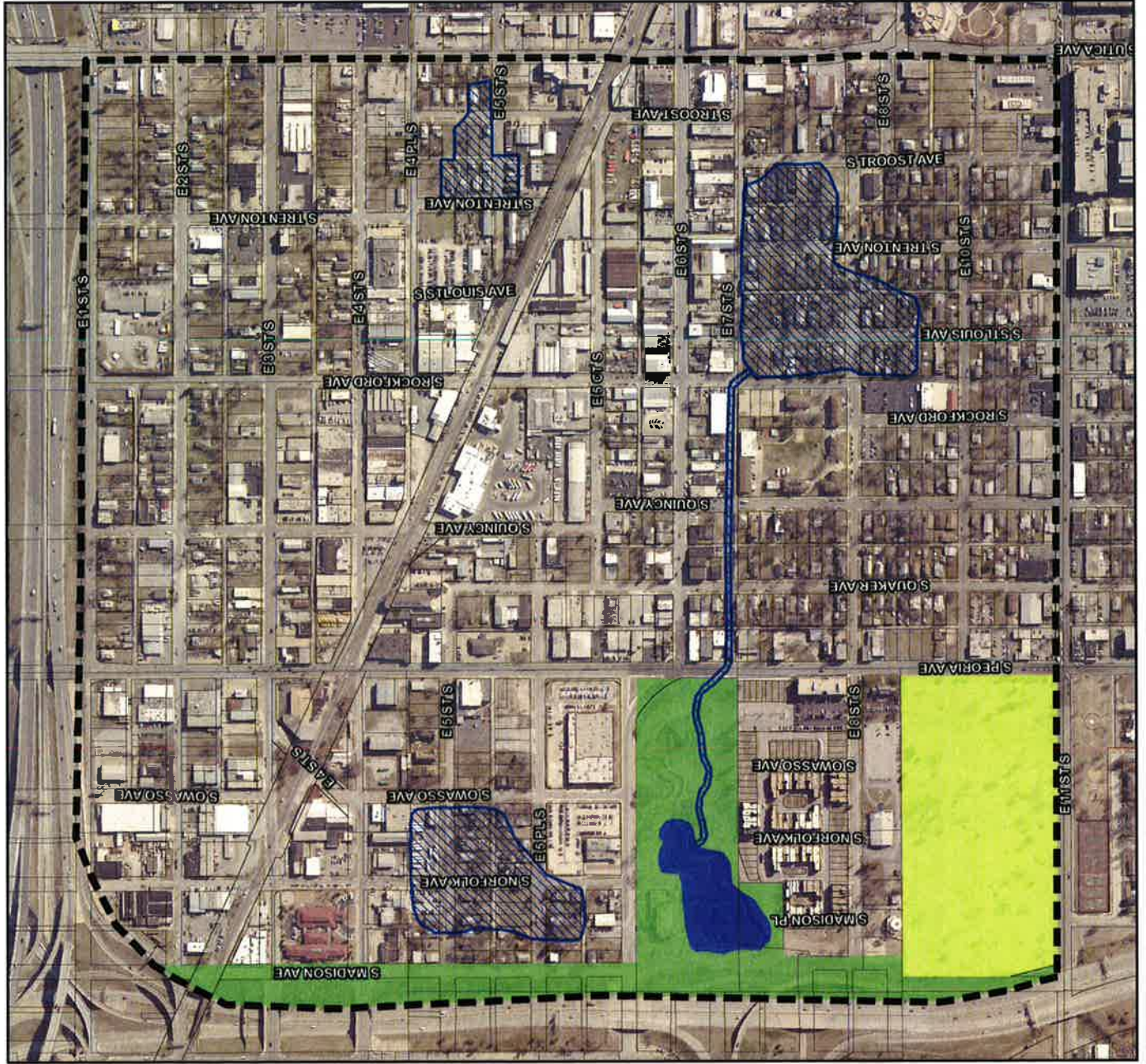


**Legend**

- Auto-Oriented Commercial
- Manufacturing Warehousing







### Legend

- Cemetery
- Planned Flood Control  
New urban parks that provide flood control when needed
- Existing Flood Control  
New urban parks that provide flood control when needed
- Park  
non-flood control park areas and trails





# Industrial Land Use Study

## Methodology & Findings

1. **Areas of Difference** - Staff determined three (3) Areas of Study, pertaining to the 6<sup>th</sup> Street Infill Plan designation of Manufacturing Warehousing, where the 6<sup>th</sup> Street Infill Plan differed from the Pearl District Business and Property Owners Association requested Comprehensive Plan amendment submitted February 1, 2013.

These three (3) Areas became the focus of the research and are referred to as: Study Area 1, Study Area 2, and Study Area 3 and outlined in yellow on the *Industrial Land Use Study Area Boundary* map.

	6 <sup>th</sup> Street Infill Plan	Pearl District Business and Property Owners Association
<b>Study Area 1</b>	Redevelopment/Mixed-Use Infill	Manufacturing Warehousing
<b>Study Area 2</b>	Mixed-Use Infill	Manufacturing Warehousing
<b>Study Area 3</b>	Mixed-Use Infill/Auto-Oriented Commercial	Manufacturing Warehousing

2. **Zoning** – Staff confirmed the current zoning for the three (3) Study Areas by utilizing the official City of Tulsa Zoning Map. The boundaries of the three (3) study areas and zoning districts are shown on the maps, titled *Industrial Land Use: Study Area 1, Study Area 2* and *Study Area 3 maps*.

As indicated on the zoning map, not all parcels within the study areas are zoned industrial (see more detailed information for each study area on pages 3 & 4 of this report).

3. **\* Land Use Classification** – Staff utilized the land use classifications obtained from the Tulsa County Assessor to determine the types of uses within the three (3) Study Areas. The classifications are shown for the three (3) study areas on the *Existing Land Use & Zoning Map*.

Based on Assessor’s data, there is no consistent pattern of land use classifications in the study areas (see more detailed information for each study area on pages 3 & 4 of this report).

4. **\*\*Physical Site Survey** – Identified Properties as: Residential, Non-Residential, Vacant/Undeveloped, and Infrastructure. The data for this is shown in the *Industrial Land Use Survey*, corresponding to *Industrial Land Use: Study Area 1, Study Area 2* and *Study Area 3 maps*.

- a. Could not be determined, in many cases, comparing the physical site survey and the official Assessor’s data to what was actually on-site. NOTE: There were many parcels that did not have Assessor’s land use classification data available.
- b. Condition of both residential and non-residential properties within the three study areas vary from well-maintained to extremely blighted.

Based on the physical site survey, there is no consistent pattern of land use in the study areas (see more detailed information for each study area on pages 4 & 5 of this report).

5. **Observation** – As additional information, staff thought it was helpful to research if existing buildings in the three (3) study areas are in compliance with existing bulk and area requirements in the existing Zoning Code. To simplify the process, staff looked at front building setbacks from aerial photos (did not explore FARs, parking, landscaping and other code related requirements). See **Industrial Land Use: Study Area 1, Study Area 2 and Study Area 3** maps.

- a. Building setbacks that were obviously non-conforming were marked with a “no” and colored with a black overlay.
- b. Buildings setbacks that appeared to be in conformance or were too close to classify, were marked with a “maybe” and colored with a grey overlay. (Staff erred on the side of caution when determining building setback conformance. If building non-conformance was unclear, the property was designated as “Maybe”.)
- c. Zoning and Board cases were not taken into account for the above findings; however, the cases were mapped on **Industrial Land Use: Study Area 1, Study Area 2 and Study Area 3 maps**. NOTE: These were all of the cases for this geographic area and not just the ones pertaining to building setbacks.

The analysis shows many non-residential buildings in the study areas do not meet the required building setbacks, thus are existing legal non-conforming structures.

6. **Building Setback Observation** – In order to get an accurate understanding of non-residential conformity of building setback requirements, other categories (residential and infrastructure/ROW) were removed from calculations to determine percentages.

**Required Building Setback Conformance**

Areas of Study	# of Parcels	% Non-conforming	% Maybe
<b>Study Area 1</b>	91	43 %	57 %
<b>Study Area 2</b>	16	38 %	62 %
<b>Study Area 3</b>	26	23%	77 %
<b>Total Study Area</b>	133	39 %	61 %



**DISCLAIMER:**

\* Tulsa County Appraiser data is updated every two weeks and provided to INCOG via a parcel layer. The accuracy of this data is subject to the appraiser's evaluation of the property(s) and extent of coverage.

\*\* A physical survey was conducted to confirm land use information in the assessor's data file and also compile information about parcels that did not have land use information.

## ***Zoning & Land-Use Observations:***

### ***Study Area 1:***

The south study area falls under IM zoning. IM zoning is termed Industrial Moderate District in the City of Tulsa's Zoning Code. IM zoning allows a wide variety of uses that include storage, warehousing, automotive and light industry. According to the Assessor's data, most properties in the south study area fall into one of the following land use categories:

- Storage Warehouse
- Light Industrial
- Service Garage
- Single Family Residential
- Parking
- Detached Garage
- Industrial Heavy Manufacturing
- Multi-Use
- Transit Warehouse

These uses are legal by right except for single family, detached garage and multi-use if it does not fall under one of the listed uses. In many cases, the physical survey supports the information contained in the Assessor's land use data as a non-residential use. However, there are also many properties whose activity cannot be verified due to a lack of signage or condition of the structure/property.

### ***Study Area 2:***

The west study area has CH, IM, and IL zoning. Assessor data is limited in this area only showing the following uses:

- Multi-Use
- Storage Warehouse

The physical site survey shows that the majority of the properties are of a non-residential use. Two are vacant parcels, one is a residential structure, and one is a large community service facility.

### ***Study Area 3:***

The north study area mainly consists of residentially zoned parcels that have one story bungalows or are vacant. There are several IL and CH zoning classifications within this area. IL zoning allows light manufacturing and warehousing and CH allows a wide mix of residential, commercial and warehousing activities. Light manufacturing and industrial uses are only allowed by special exception. According to the Assessor's data, the following uses exist inside of this study area:

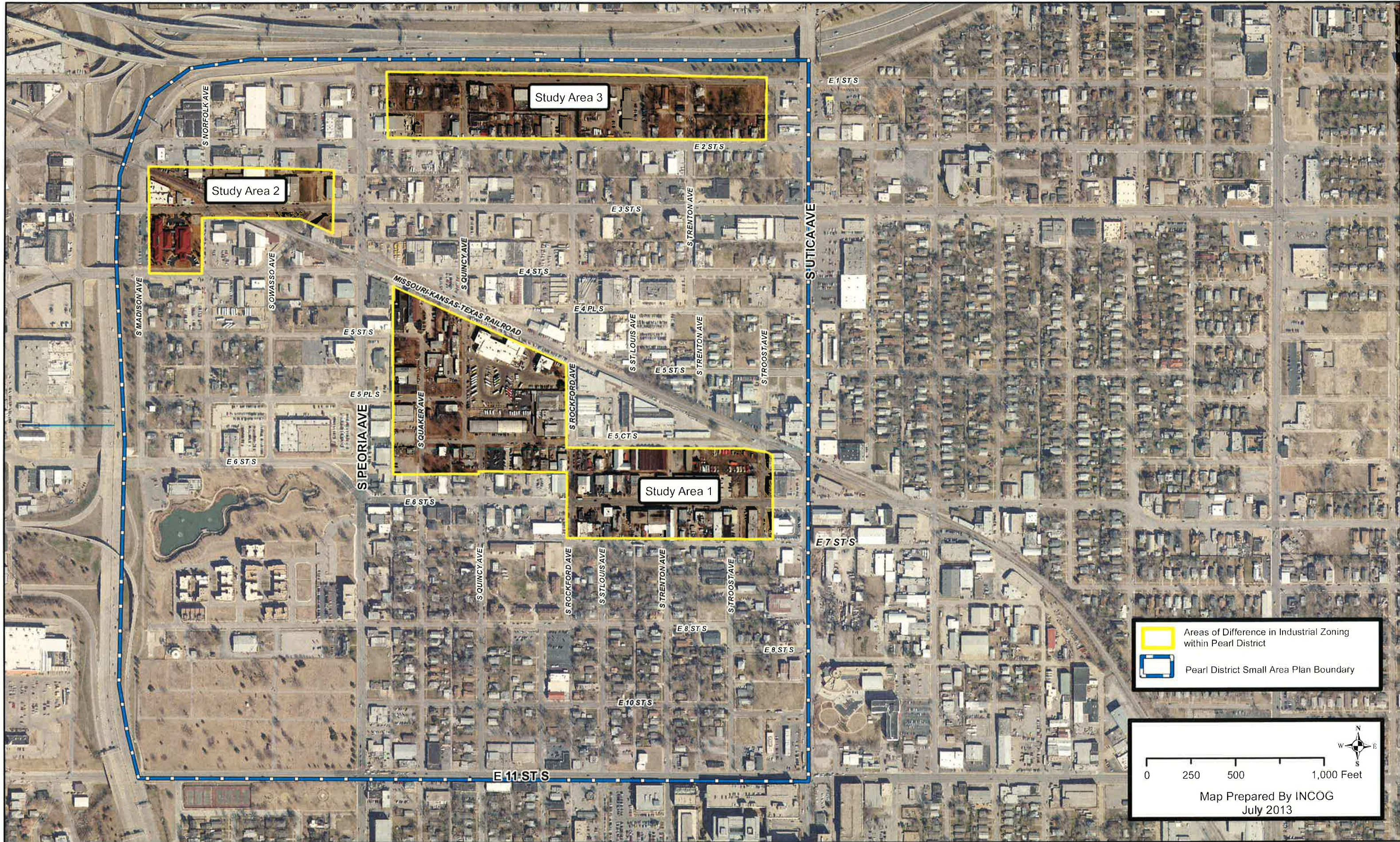


- Multi-Use
- Industrial Light Manufacturing
- Storage Warehouse

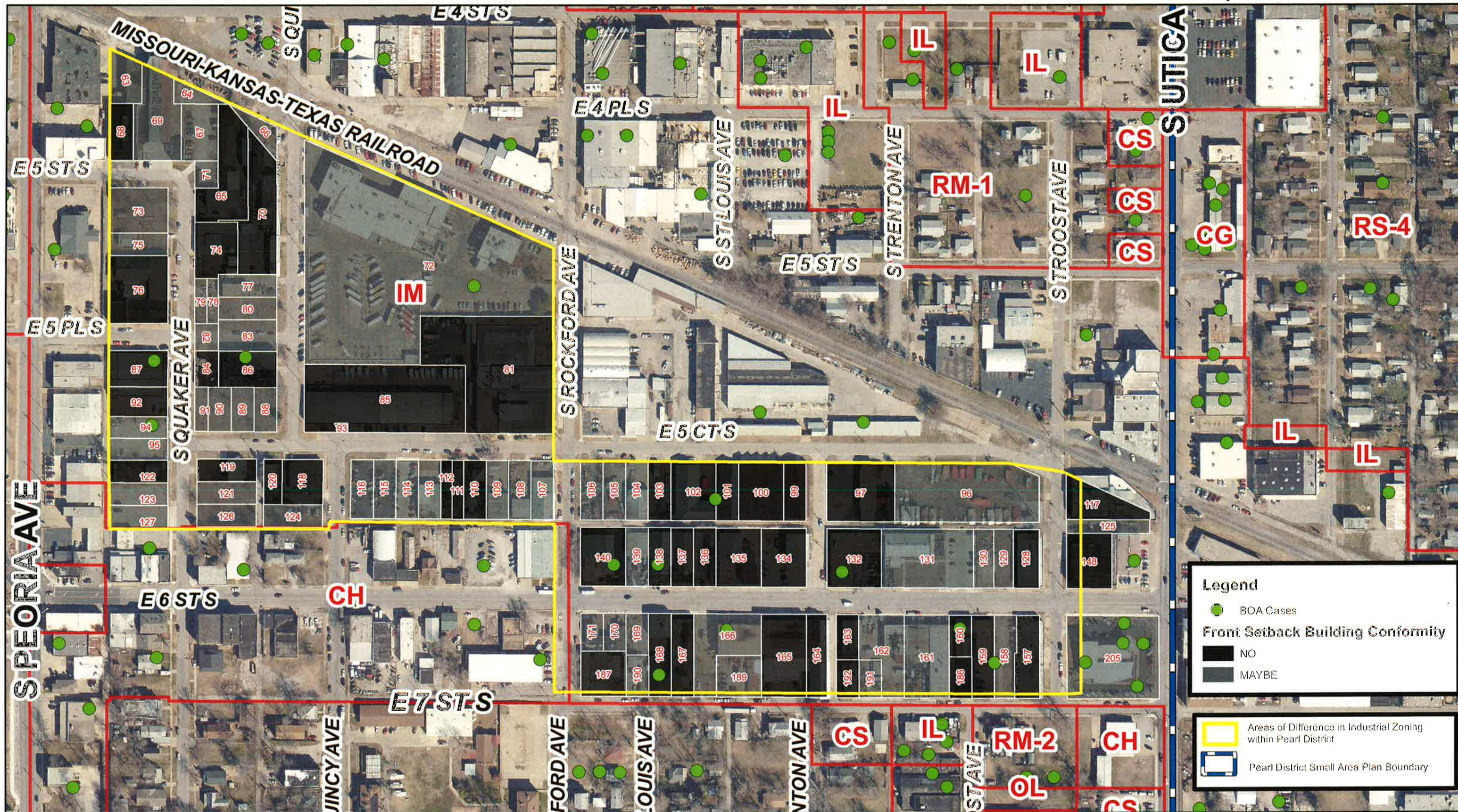
The physical survey indicates that the majority of the lots in this section contain one story residential bungalows or vacant properties on small lots. There are several large parcels that have IL and CH zoning which contain the multi-use, manufacturing or storage uses. Despite this, the primary character of the neighborhood is residential.



Industrial Land Use  
Study Area Boundary







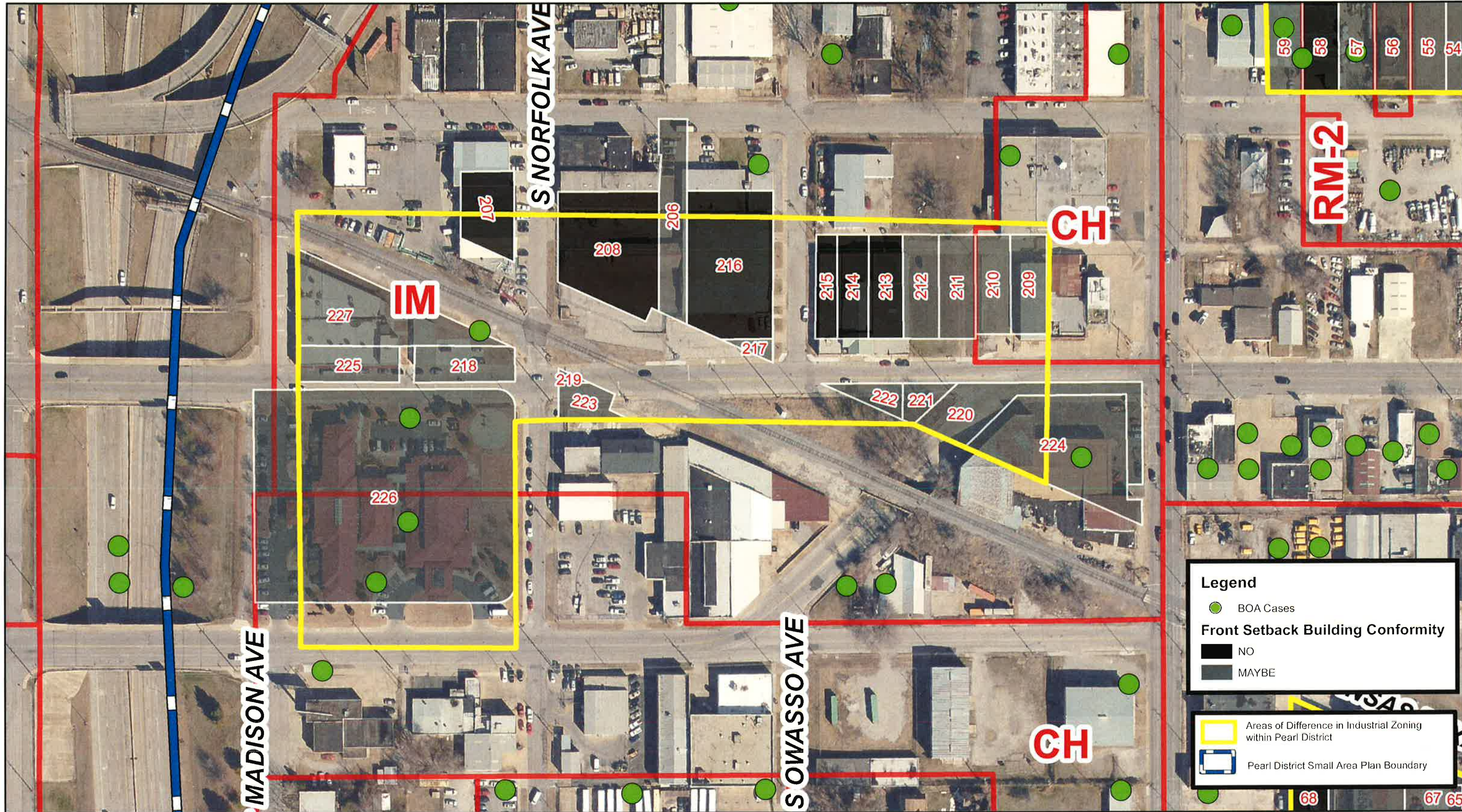
Front Setback Building Conformity determined by zoning type.  
IM = 25 feet on a NON Arterial or Freeway Service Road.

0 100 200 400 Feet

Map Prepared By INCOG  
July 2013



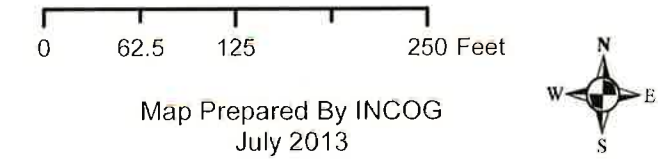




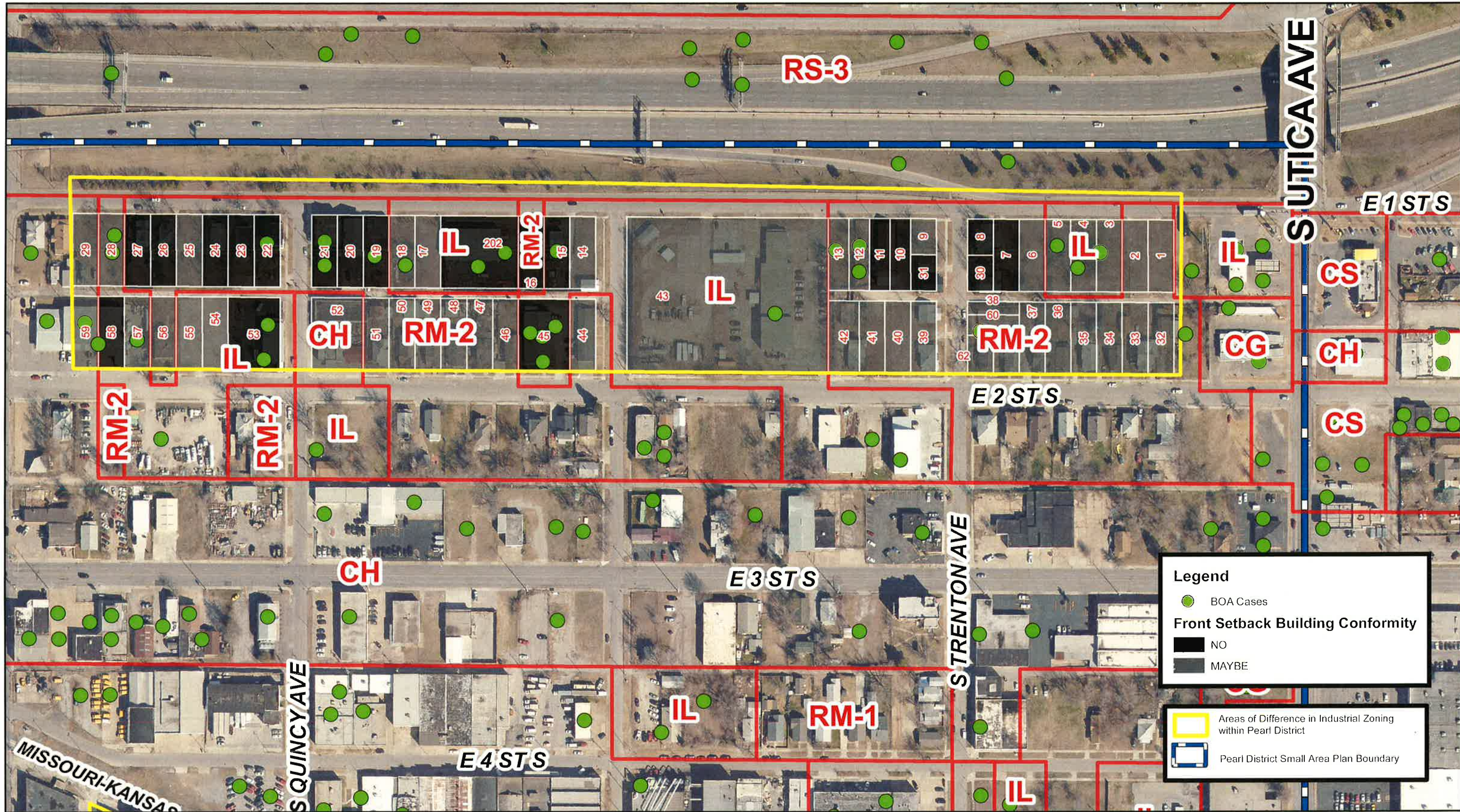
**Legend**

- BOA Cases
- Front Setback Building Conformity**
- NO
- MAYBE
- Areas of Difference in Industrial Zoning within Pearl District
- Pearl District Small Area Plan Boundary

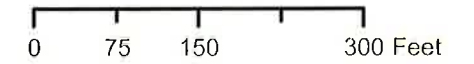
Front Setback Building Conformity determined by zoning type.  
IM = 25 feet on a NON Arterial or Freeway Service Road.







Front Setback Building Conformity determined by zoning type.  
IM = 25 feet on a NON Arterial or Freeway Service Road.



Map Prepared By INCOG  
July 2013





**Existing Land Use  
And Zoning Map**



**Legend**

SURVEY_CAT	
<span style="color: red;">■</span>	Parking
<span style="color: purple;">■</span>	Infrastructure
<span style="color: yellow;">■</span>	Non-Residential
<span style="color: magenta;">■</span>	Vacant
<span style="color: blue;">■</span>	Residential
<span style="color: green;">■</span>	Community Services
<span style="color: lightblue;">■</span>	Undeveloped

<span style="border: 2px solid yellow; display: inline-block; width: 20px; height: 10px;"></span>	Areas of Difference in Industrial Zoning within Pearl District
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span>	Pearl District Small Area Plan Boundary

0 225 450 Feet

Map Prepared By INCOG  
July 2013



### Industrial Land Use Survey

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
1	27450930617280	1632 E 1 ST S	LT 5 BLK 2	RM-2	Maybe		Vacant	N/A
2	27450930617290	1626 E 1 ST S	LT 6 BLK 2	RM-2	Maybe		Vacant	N/A
3	27450930617300		LT 7 BLK 2	IL	Maybe		Vacant	N/A
4	27450930617310		LT 8 BLK 2	IL	Maybe		Vacant	N/A
5	27450930617320		LT 9 BLK 2	IL	Maybe		Vacant	N/A
6	27450930617330	1610 E 1 ST S	LT 10 BLK 2	RM-2	Maybe		Vacant	N/A
7	27450930617340		LT 11 BLK 2	RM-2	No		Residential	Maybe
8	27450930617350	1602 E 1 ST S	N 1/2 LT 12 BLK 2	RM-2	No	Apartment w/4-8 Units	Residential	Yes
9	27450930617140	1546 E 1 ST S	N 70 LT 1 BLK 1	RM-2	Maybe		Vacant	N/A
10	27450930617150	1544 E 1 ST S	E 40 LT 2 BLK 1	RM-2	No		Residential	Maybe
11	27450930617160	1540 E 1 ST S	W 10 LT 2 E 30 LT 3 BLK 1	RM-2	No	Duplex	Residential	Yes
12	27450930617170	1536 E 1 ST S	W 20 LT 3 E 20 LT 4 BLK 1	RM-2	Maybe		Residential	Maybe
13	27450930617180	1534 E 1 ST S	W 30 LT 4 E 10 LT 5 BLK 1	RM-2	Maybe		Vacant	Maybe
14	24275930615920	110 S ROCKFORD AV E	LT 1 BLK 14	IL	Maybe	Storage Warehouse	Non-Residential	Maybe
15	24275930615930	1438 E 1 ST S	LT 2 BLK 14	IL	No	Multi-use	Non-Residential	Maybe
16	24275930615940	1434 E 1 ST S	LT 3 BLK 14	RM-2	No	Single Family Residential	Residential	Yes
17	24275930615980	1418 E 1 ST S	LT 7 BLK 14	IL	Maybe		Vacant	N/A
18	24275930615990		LT 8 BLK 14	IL	Maybe		Undeveloped	N/A
19	24275930616000	1410 E 1 ST S	LT 9 BLK 14	RM-2	No	Office Building	Non-Residential	Maybe
20	24275930616010	1406 E 1 ST S	LT 10 BLK 14	RM-2	No	Multiple - Residential	Residential	Yes
21	24275930616020	1402 E 1 ST S	LT 11 BLK 14	RM-2	No	Multi-use	Residential	Maybe
22	24275930615710	1338 E 1 ST S	LT 1 BLK 13	RM-2	No	Multiple - Residential	Residential	Yes
23	24275930615720	1334 E 1 ST S	LT 2 BLK 13	RM-2	No	Multiple - Residential	Residential	Yes
24	24275930615730	1332 E 1 ST S	LT 3 BLK 13	RM-2	No	Single Family Residential	Residential	Yes
25	24275930615740	1328 E 1 ST S	LT 4 BLK 13	RM-2	No		Vacant	N/A
26	24275930615750	1324 E 1 ST S	LT 5 BLK 13	RM-2	Maybe	Single Family Residential	Residential	Yes
27	24275930615760	1318 E 1 ST S	LT 6 BLK 13	RM-2	No	Single Family Residential	Residential	Yes
28	24275930615770	1316 E 1 ST S	LT 7 BLK 13	IL	Maybe		Vacant	N/A
29	24275930615780	1312 E 1 ST S	LT 8 BLK 13	CH	Maybe		Infrastructure (ROW)	N/A
30	27450930617360	109 S TRENTON AV E	S 1/2 LT 12 BLK 2	RM-2	No	Single Family Residential	Residential	Yes
31	27450930617130	110 S TRENTON AV E	S. 70 LT 1 BLK 1	RM-2	No	Single Family Residential	Residential	Yes
32	27450930617450	1629 E 2 ST S	LT 20 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
33	27450930617440	1627 E 2 ST S	LT 19 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
34	27450930617430	1623 E 2 ST S	LT 18 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
35	27450930617420	1619 E 2 ST S	LT 17 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
36	27450930617410	1615 E 2 ST S	LT 16 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
37	27450930617400	1611 E 2 ST S	LT 15 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
38	27450930617390	115 S TRENTON AV E	N25.5 LT 13 & N25.5 LT 14 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
39	27450930617240	114 S TRENTON AV E	LT 10 BLK 1	RM-2	Maybe	Single Family Residential	Residential	Yes
40	27450930617230	1543 E 2 ST S	LT 9 BLK 1	RM-2	Maybe		Vacant	N/A
41	27450930617220	1537 E 2 ST S	LT 8 BLK 1	RM-2	Maybe		Vacant	N/A
42	27450930617210	1535 E 2 ST S	E 10 LT 6 ALL LT 7 BLK 1	RM-2	Maybe	Multiple - Residential	Residential	Yes
43	42995930629140	1530 E 1ST ST S	LT 1 BLK 1	IL	Maybe	Multi-use	Non-Residential	Maybe

### Industrial Land Use Survey

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
44	24275930616120	1441 E 2 ST S	LT 22 BLK 14	RM-2	Maybe	Multiple - Residential	Residential	Yes
45	24275930616100	1433 E 2 ST S	LTS 20 & 21 BLK 14	IL	No	Indust Lght Manufacturing	Non-Residential	Maybe
46	24275930616090	1431 E 2 ST S	LT 19 BLK 14	RM-2	Maybe	Duplex	Residential	Yes
47	24275930616080	1427 E 2 ST S	LT 18 BLK 14	RM-2	Maybe	Single Family Residential	Residential	Yes
48	24275930616070	1423 E 2 ST S	LT 17 BLK14	RM-2	Maybe	Single Family Residential	Residential	Yes
49	24275930616060	1419 E 2 ST S	LT 16 BLK 14	RM-2	Maybe	Single Family Residential	Residential	Yes
50	24275930616050	1415 E 2 ST S	LT 15 BLK 14	RM-2	Maybe	Single Family Residential	Residential	Yes
51	24275930616040	1411 E 2 ST	LT 14 BLK 14	RM-2	Maybe	Single Family Residential	Residential	Yes
52	24275930616030	1401 E 2 ST S	LTS 12-13 BLK 14	CH	Maybe	Service Garage	Non-Residential	Maybe
53	24275930615890	1337 E 2 ST S	LTS 19 & 20 BLK 13	IL	No	Storage Warehouse	Non-Residential	Maybe
54	24275930615880	1331 E 2 ST S	LT 18 BLK 13	IL	Maybe		Non-Residential	Maybe
55	24275930615860	1327 E 2 ST S	LT 17 BLK 13	IL	Maybe		Non-Residential	Maybe
56	24275930615870	1321 E 2 ST S	LT 16 BLK 13	RM-2	Maybe	Apartment w/4-8 Units	Residential	Yes
57	24275930615850	123 S PEORIA AV	LT 15 BLK 13	IL	Maybe		Non-Residential	Maybe
58	24275930615840	123 S PEORIA AV	LT 14 BLK 13	IL	No		Non-Residential	Maybe
59	24275930615830	123 S PEORIA AV E	LT 13 BLK 13	CH	Maybe	Storage Warehouse	Non-Residential	Maybe
60	27450930617375	121 S TRENTON AV E	S40 N65.5 LT 13 & E12 S23.5 N49 & S35.5 W38 N61 LT 14 BLK 2	RM-2	Maybe		Residential	Maybe
61	27450930617380	1607 E 2 ST S	PRT LT 14 BEG SECR TH N91 W12 S12 W38 S79 E50 POB BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
62	27450930617370	1601 E 2 ST S	S74.50 LT 13 BLK 2	RM-2	Maybe	Single Family Residential	Residential	Yes
63	99306930626010	1315 E 5 ST S	BEG 56W NEC LT 1 BLK 1 SUNSET ADD TH N82 TO SLY R/W MK&T RR TH NWLY ALG R/W 80.7 TH S116.61 TO NWC LT 1 BLK 1 SUNSET ADD TH E ALG NL LT 1 74.07 POB SEC 6 19 13 .168AC	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
64	99306930625910	1323 E 5 ST S	E120 SW SW NW S OF M K T RY SEC 6 19 13	IM	Maybe		Non-Residential	Maybe
65	13650930605470	505 S QUAKER AV E	N75 LT 3 BLK 2 SUNSET ADD & PRT LTS 1 THRU 5 BEG 20.26N SWC LT 5 TH E65 .71 N TO PT IN LT 1 TH NW TO PT ON NL LT 1 TH W25.9 S TO BEG BLK 2	IM	No	Multi-use	Non-Residential	Maybe
66	13650930605440		BEG.SE.COR LT 2 RESUB LOT 1 & 2 TH NW.ON L.TO PT.ON N.L.LT 1 RESUB 25.9 E.NW.COR.LT 1TH SELY.ON N.L.LT 1 TO NE.COR LT 1 S.TO BEG.	IM	Maybe		Non-Residential	Maybe

### Industrial Land Use Survey

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
67	41425930620730	1323 E 5 ST S	LT 1 & E30 VAC QUAKER ST ADJ ON W BLK 2	IM	Maybe		Non-Residential	Maybe
68	41425930620700	1315 E 5 ST S	W 53 1/3' OF EA LT 1 2 3 BLK 1	IM	No	Industrial Interior Office Space	Non-Residential	Maybe
69	41425930620690	1323 E 5 ST S	E76.66 LTS 1 2&3 BLK 1 & W30 ADJ VAC QUAKER ST ON E SUNSET ADD ALSO BEG 56W NEC LT 1 BLK 1 E70 N TO RR NW ON RR TO PT D IR N OF BEG TH S POB SEC 6 19 13	IM	Maybe	Indust Heavy Manufacturing	Non-Residential	Maybe
70	13650930605450	510 S QUINCY AV E	PT.LTS 2 TO 7 BG.15.4 N OF SWC LT 5 N4.86 E65.71 N TO E.L.RESUB LT 1 & 2 S TO NEC L.3 S250 TO SEC L.7W86 N115.4 W42.6 T.B.BK2	IM	No	Multi-use	Non-Residential	Maybe
71	41425930620740	1323 E 5 ST S	LT 2 BLK 2	IM	Maybe		Non-Residential	Maybe
72	13650930605560		PRT LTS 1 & 2 BEG NWC LT 1 TH SE599.5 S152.22 W293.5 S110 W254 N502.96 POB BLK 3	IM	Maybe		Community Services - Transit	Yes
73	41425930620810	1312 E 5 ST S	LTS 1 & 2 BLK 3	IM	Maybe	Utility Bldg Res	Undeveloped	Maybe
74	13650930605460	507 S QUAKER AV E	S.75 LOT 3 N.50 LOT 4 BLK 2 SUNSET & W.42.6 S.15.4 LOT 5 & W.42.6 LOT 6 & W.42.6 LOT 7 BLK 2	IM	No	Storage Warehouse	Non-Residential	Maybe
75	41425930620850	512 S QUAKER AV E	LT 3 BLK 3	IM	Maybe	Detached Garage	Parking	Maybe
76	41425930620860	522 S QUAKER AV E	LTS 4 5 6 BLK 3	IM	No	Storage Warehouse	Non-Residential	Maybe
77	13650930605480	522 S QUINCY AV E	LT 8 BLK 2	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
78	41425930620780	1331 E 5 PL S	E 25' S 100' OF LT 4 BLK 2	IM	Maybe		Undeveloped	Maybe
79	41425930620770	521 S QUAKER AV E	W 26.4' S 100' OF LT 4 BLK 2	IM	Maybe		Undeveloped	Maybe
80	13650930605490	1333 E 5 PL S	LT 9 BLK 2	IM	Maybe		Vacant	N/A
81	13650930605630	534 S ROCKFORD AV E	PT LTS 1 & 2 BEG SEC LT 2 TH N 260 W 293 S 110 E 100 S 150 E 193 T.B. BLK 3	IM	No	Multi-use	Non-Residential	Maybe
82	41425930620790		LT 5 BLK 2	IM	Maybe		Non-Residential	Maybe
83	13650930605510		LT 10 & N 19.6 LT 11 BLK 2	IM	Maybe		Non-Residential	Maybe
84	41425930620800		LT 6 BLK 2	IM	No	Storage Warehouse	Non-Residential	Maybe
85	13650930605610	1403 E 5 CT S	PRT LT 2 BEG SWC TH E354 N150 W354 S150 POB LESS BEG 75E SWC TH E20 N20 W30 SE22.2 POB BLK 3	IM	No	Multi-use	Non-Residential	Maybe
86	13650930605500	1332 E 5 PL S	LT 11 EX N19.6 FOR ST & ALL LT 12 BLK 2	IM	No	Storage Warehouse	Non-Residential	Maybe
87	41425930620930	530 S QUAKER AV E	LTS 1 & 2 BLK 4	IM	No	Storage - Material	Non-Residential	Maybe



### Industrial Land Use Survey

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
88	13650930605520	1339 E 5 CT S	LT 13 BLK 2	IM	Maybe		Vacant	N/A
89	13650930605530		LT 14 BLK 2	IM	Maybe		Vacant	N/A
90	13650930605540	1329 E 5 CT S	LT 15 BLK 2	IM	Maybe		Vacant	N/A
91	13650930605550	1327 E 5 CT S	LT 16 BLK 2	IM	Maybe		Vacant	N/A
92	13650930605420	530 S QUAKER AV E	N65.9 OF LTS 1 & 2 & A TR 32X65.9 W OF LT 2 BLK 1	IM	No	Parking Lot	Parking	Yes
93	13650930605670		PRT LT 2 BEG 75E SWC TH E20 N20 W30 SE22.2 POB BLK 3	IM	No		Non-Residential	Maybe
94	13650930605430	546 S QUAKER	S32 OF LTS 1 & 2 A TR 32.7X48 & A TR 16X97.3 ALONG SL OF LT 1 & 2 BEING PRT OF VAC BIRCH ST BLK 1	IM	Maybe		Undeveloped	N/A
95	13650930606230	548 S QUAKER	S 44 E 66 VACATED BIRCH ST & 64X48 W OF ABOVE & N 4 OF LT 1 BLK 8	IM	Maybe		Undeveloped	N/A
96	16150930609620	1636 E 5 CT S	LTS 1 THRU 6 & E20 LT 7 BLK 3	IM	Maybe		Non-Residential	Maybe
97	16150930609680	539 S TRENTON AV E	W30 LT 7 & ALL LTS 8 & 9 BLK 3	IM	No	Transit Warehouse	Non-Residential	Maybe
99	13650930605770	1538 E 5 CT S	LT 2 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
100	13650930605780	1536 E 5 CT S	LTS 3 & 4 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
101	13650930605790	1530 E 5 CT S	LT 5 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
102	13650930605800	1522 E 5 CT S	LTS 6 & 7 BLK 5	IM	No	Transit Warehouse	Non-Residential	Maybe
103	13650930605810	1512 E 5 CT S	LT 8 BLK 5	IM	No		Non-Residential	Maybe
104	13650930605820	1518 E 5 CT S	LT 9 BLK 5	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
105	13650930605830	1506 E 5 CT S	LT 10 BLK 5	IM	Maybe		Non-Residential	Maybe
106	13650930605840	1504 E 5 CT S	LT 11 BLK 5	IM	Maybe		Undeveloped	N/A
107	13650930605930	548 S ROCKFORD AV E	LT 1 BLK 6	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
108	13650930605940	1432 E 5 CT S	LT 2 BLK 6	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
109	13650930605950	1428 E 5 CT S	LT 3 BLK 6	IM	Maybe	Multi-use	Non-Residential	Maybe
110	13650930605960	1424 E 5 CT S	LT 4 BLK 6	IM	No	Single Family Residential	Undeveloped	Yes
111	13650930605970	1420 E 5 CT S	E/2 LT 5 BLK 6	IM	No	Single Family Residential	Residential	Yes
112	13650930605980	1418 E 5 CT S	W/2 LT 5 BLK 6	IM	No	Single Family Residential	Residential	Yes
113	13650930605990	1416 E 5 CT S	LT 6 BLK 6	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
114	13650930606000	1412 E 5 CT S	LT 7 BLK 6	IM	Maybe	Parking Lot	Non-Residential	Yes
115	13650930606010	1408 E 5 CT S	LT 8 BLK 6	IM	Maybe	Parking Lot	Non-Residential	Yes
116	13650930606020	545 S QUINCY AV E	LT 9 BLK 6	IM	Maybe	Parking Lot	Non-Residential	Yes
117	16150930609740	541 S TROOST ST E	LT 1 LESS S3.5 & LESS BEG 3.5N & 13.5W SECR TH N TO PT ON NL LT 1 TH SELY14.68 S9.1 W13.5 POB BLK 4	IM	No	Storage Warehouse	Non-Residential	Maybe
118	13650930606130	552 S QUINCY	LTS 1 & 2 E90 OF EACH BLK 7	IM	No	Indust Lght Manufacturing	Residential	Maybe
119	13650930606220	551 S QUAKER AV E	LT 12 BLK 7	IM	No	Multi-use	Non-Residential	Maybe
120	13650930606120	1338 E 5 CT S	W 40 LTS 1 & 2 BLK 7	IM	No	Apartment w/4-8 Units	Non-Residential	Maybe
121	13650930606210	553 S QUAKER AV E	LT 11 BLK 7	IM	Maybe		Undeveloped	N/A

### Industrial Land Use Survey

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
122	13650930606240	550 S QUAKER AV E	S 46 OF LT 1 N 4 OF LT 2 BLK 8 & COM 4 S OF SW COR LT 1 W 64 N 50 E 64 S 50 TO PT OF BEG	IM	No	Single Family Residential	Residential	Yes
123	13650930606250	552 S QUAKER AV E	S 46 OF LT 2 N 4 OF LT 3 & A TRACT 32.7 X 50 W OF ABOVE BLK 8	IM	Maybe		Undeveloped	N/A
124	13650930606140		LT 3 BLK 7	IM	Maybe		Non-Residential	Maybe
125	16150930609750	541 S TROOST AV E	S3.5 LT 1 & N27.5 LT 2 LESS E15 N27.5 LT 2 BLK 4	IM	Maybe		Non-Residential	Maybe
126	13650930606200	555 S QUAKER AV E	LT 10 BLK 7	IM	Maybe		Undeveloped	N/A
127	13650930606260	560 S QUAKER AV E	S 46 LT 3 & N 4 LT 4 & TR 32.7X50 W OF ABOVE BLK 8	IM	Maybe		Undeveloped	N/A
128	16150930609730	1635 E 6 ST S	E7 LT 17 ALL LT 18 BLK 3	IM	No	Storage Warehouse	Non-Residential	Maybe
129	16150930609720	1631 E 6 ST S	W43 OF LT 17 BLK 3	IM	Maybe		Vacant	N/A
130	16150930609710		E45 OF LT 16 BLK 3	IM	Maybe		Undeveloped	N/A
131	16150930609700	1623 E 6 ST S	LTS 12 13 14 15 & W5 OF LT 16 IN BLK 3	IM	Maybe	Office Building	Non-Residential	Maybe
132	16150930609690	1603 E 6 ST S	LTS 10 & 11 BLK 3	IM	No	Storage Warehouse	Non-Residential	Maybe
134	13650930605910	1541 E 6 ST S	LTS 20 & 21 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
135	13650930605915	1529 E 6 ST S	LTS 18 & 19 BLK 5	IM	No	Multi-use	Non-Residential	Maybe
136	13650930605900	1523 E 6 ST S	LT 17 BLK 5	IM	No	Storage Warehouse	Undeveloped	N/A
137	13650930605890	1519 E 6 ST S	LT 16 BLK 5	IM	No	Storage Warehouse	Undeveloped	N/A
138	13650930605880	1515 E 6 ST S	LT 15 BLK 5	IM	No	Multi-use	Non-Residential	Maybe
139	13650930605870	1513 E 6 ST S	LT 14 BLK 5	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
140	13650930605850	1501 E 6 ST S	LTS 12 & 13 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
148	16150930609770	551 S TROOST AV E	LTS C D & S22.5 OF W100 LT 2 BLK 4	IM	No	Storage Warehouse	Non-Residential	Maybe
157	16150930609810	1636 E 6 ST S	ALL LT 1 & E5 S100 LT 2 BLK 5	IM	No	Storage Warehouse	Undeveloped	N/A
158	16150930609830	1632 E 6 ST S	LT 2 EX E5 OF S100 BLK 5	IM	Maybe		Undeveloped	N/A
159	16150930609840	1628 E 6 ST S	LT 3 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
160	16150930609860	1624 E 6 ST S	N/2 OF LT 4 BLK 5	IM	No	Single Family Residential	Non-Residential	Maybe
161	16150930609870	1616 E 6 ST S	LTS 5 & 6 BLK 5	IM	Maybe	Service Garage	Non-Residential	Maybe
162	16150930609900	1612 E 6 ST S	LT 7 & N100 LT 8 BLK 5	IM	No	Storage Warehouse	Non-Residential	Maybe
163	16150930609920	1602 E 6 ST S	N100 OF LT 9 BLK 5	IM	No	Multi-use	Undeveloped	N/A
164	13650930606600	1544 E 6 ST S	LT 1 BLK 12	IM	No	Storage Warehouse	Non-Residential	Maybe
165	13650930606610	1536 E 6 ST S	LTS 2 & 3 BLK 12	IM	No	Multi-use	Non-Residential	Maybe
166	13650930606620	1537 E 7 ST S	LTS 4 & 5 N/2 OF EA ALL OF 6 BLK 12	IM	Maybe	Storage Warehouse	Non-Residential	Maybe
167	13650930606640	1522 E 6 ST S	LT 7 BLK 12	IM	No	Multi-use	Non-Residential	Maybe
168	13650930606650	1516 E 6 ST S	LT 8 BLK 12	IM	No	Storage Warehouse	Non-Residential	Maybe
169	13650930606670	1512 E 6 ST S	N/2 LT 9 BLK 12	IM	Maybe		Non-Residential	Maybe
170	13650930606680	1506 E 6 ST S	N 84 LT 10 BLK 12	IM	Maybe	Service Garage	Non-Residential	Maybe
171	13650930606700	1502 E 6 ST S	N 84 OF LT 11 BLK 12	IM	Maybe	Service Garage	Non-Residential	Maybe

### Industrial Land Use Survey

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
186	16150930609850	1623 E 7 ST S	S/2 OF LT 4 BLK 5	IM	No	Indust Lght Manufacturing	Non-Residential	
187	13650930606690	1507 E 7 ST S	LTS 10 & 11 S100 EA LT BLK 12	IM	No	Multi-use	Non-Residential	
189	13650930606630	1533 E 7 ST S	S1/2 EA LTS 4 & 5 BLK 12	IM	Maybe	Multi-use	Non-Residential	
190	13650930606660	1511 E 7 ST S	S1/2 OF LT 9 BLK 12	IM	Maybe	Multi-use	Non-Residential	
191	16150930609910	1612 E 6 ST S	S84 OF LT 8 BLK 5	IM	Maybe	Parking Lot	Non-Residential	
192	16150930609930	1601 E 7 ST S	S84 OF LT 9 BLK 5	IM	No	Single Family Residential	Residential	
202	24275930615970		LTS 4 THRU 6 BLK 14	IL	No	Storage Warehouse	Non-Residential	
205	16150930609780	602 S UTICA AV	LTS E THRU H & 8 & 9 LESS E10.5 THEREOF FOR RD BLK 4	IM	Maybe	Dental Office/ Clinic	Non-Residential	
206	23750920103740		BLK 2 LESS BEG 161.8N SWC TH NELY 50 W.11 S50 POB BLK 2	IM	Maybe		Non-Residential	N/A
207	18875920103160	1010 E 2ND	E76 S30 LT 2 E76 LT 3 & BEG 30N SECR LT 2 TH W76 S95.56 TO NL RR R/W NW.92 N97.49 E76.87 EL S2.55 POB BLK 7	IM	No	Indust Lght Manufacturing	Non-Residential	
208	18875920103230		LTS 3 & 4 BLK 8	IM	No		Non-Residential	
209	03325920100790	1225 E 3 ST S	LTS 30 31 BLK 17	CH	Maybe	Storage Warehouse	Non-Residential	
210	03325920100780		LTS 28 29 BLK 17	CH	Maybe		Non-Residential	N/A
211	03325920100770	1217 E 3 ST S	LTS 26 27 BLK 17	IM	Maybe		Vacant	N/A
212	03325920100760	1215 E 3 ST S	LTS 24-25 BLK 17	IM	Maybe		Vacant	N/A
213	03325920100750	1209 E 3 ST S	LTS 22 23 BLK 17	IM	No	Storage Warehouse	Non-Residential	
214	03325920100740	1207 E 3 ST S	E.17 LT 20 & ALL LT 21 BLK 17	IM	No	Multi-use	Non-Residential	
215	03325920100730	1201 E 3 ST S	LT 19 & W8 LT 20 BLK 17	IM	No	Storage Warehouse	Non-Residential	
216	03325920100610		LTS 5 TO 12 INCL. BLK 16	IM	No		Non-Residential	N/A
217	03325920100620		LT 13 BLK 16	IM	Maybe		Non-Residential	N/A
218	18875920103300		LT 2 BLK 10-A	IM	Maybe		Non-Residential	N/A
219	18875920103240		LT 1 BLK 9	IM	ROW	ROW	ROW	ROW
220	03325920100870		PRT LTS 1 THRU 13 & E20 LT 16 BEG NEC LT 1 TH W255 NEC LT 11 SW TO PT 5.5NW SECR LT 13 SE TO PT 16SE SWC LT 10 NE99.61 E154.3 S172.36 SL LT 16 SE TO SECR LT 16 N POB BLK 18	IM	ROW	ROW	ROW	ROW
221	03325920100860	1206 E 3 ST S	PRT LTS 11 12 & 13 BEG NWC LT 13 TH E75 NEC LT 11 SW TO PT 5.5NW SECR LT 13 NE SWC LT 13 N POB BLK 18	IM	ROW		Infrastructure (ROW)	ROW
222	03325920100880	1202 E 3 ST S	LTS 14-15 BLK 18	IM	ROW		Infrastructure (ROW)	ROW
223	18875920103250		LT 2 BLK 9	IM	Maybe	Parking Lot	Parking Lot	Yes



**Industrial Land Use Survey**

MAP KEY	PARCEL NUMBER	PROPERTY ADDRESS	LEGAL	ZONING	FRONT YARD SETBACK CONFORMANCE	ASSESSORS LAND USE CLASSIFICATION	FIELD OBSERVATION	FIELD CONFIRMATION
					NO or MAYBE			YES, NO, or MAYBE
224	03325920100840	302 S PEORIA AV E	PRT LTS 1 THRU 10 & LT 16 & PRT VAC ALLEY BETWEEN SL OF LTS 1 THRU 5 & NL LT 16 BEG 20S & 20W NEC LT 1 TH W154.30 SW99.61 SE241.50 N172.36 POB BLK 18	IM	Maybe	Warehouse Discount Store	Non-Residential	Maybe
225	18875920103410		LT 15 BLK 10-B	IM	Maybe	Multi-use	Non-Residential	Maybe
226	50130920103390	311 S MADISON AV E	LT 1 BLK 1	CH and IM	Maybe		Community Services	Yes
227	18875920103430	1001 E 3 ST S	LTS 1 & 16 THRU 18 & VAC ALELY ADJ THERETO BLK 10-A	IM	Maybe	Multi-use	Non-Residential	Maybe
Note: Maybe does not mean there is not a valid business there; just not able to verify								