

Planning Underway to Create Chicago's 1st Sustainable Industrial Campus for the Addison & Rockwell Industrial Corridors

During 2009, a planning process began for the industrial area to the north of the North River Industrial Corridor, known as the Addison Industrial Corridor, to assess the potential for that older industrial district to become Chicago's first "sustainable industrial campus." The Addison Industrial Corridor runs roughly from Diversey on the south to Berteau on the north, following a narrow swath of land bordering the north branch of the Chicago River. Like the larger North River Industrial Corridor which includes the Clybourn Corridor, Elston Corridor, Goose Island and Chicago-Halsted PMDs, the Addison Industrial Corridor is home to a mix of industrial types as well as large and small companies located throughout the district. Also similar to the North River Industrial Corridor, the Addison Industrial Corridor has come under land-use pressure for other "non-industrial" uses that have called into question the future of this corridor and the need to plan for its future business use.

Alderman Eugene Schulner (47th Ward) obtained a grant from the State of Illinois and worked with Alderman Manny Flores (1st Ward) and Alderman Dick Mell (33rd Ward) and the Chicago Department of Community Development to hire a consultant team headed by DLK Architecture and SB Freidman to draft a plan. During the summer of 2009, the consultant team held several meetings with the surrounding business and residential communities to learn more about the area and to test some redevelopment scenarios that mostly focused on creating a light industrial and office park that would build on the strengths and needs of some of the area's anchor tenants, while looking for opportunities to attract businesses that focus on high tech, sustainable or green products and services. The planners noted the corridor's proximity to the *Green Exchange* as a key development that could provide the synergy that these kinds of businesses look for when making relocation decisions.

The Addison Industrial Corridor is broken up into three sub-districts that mostly follow ward boundaries. The North Sub-district/Campus, running from Berteau on the north to Addison on the south is in the 47th ward (Alderman Schulner). The Central Campus includes the 33rd Ward (Alderman Mell) on the west side of the Chicago River and the 47th Ward (Ald. Schulner) on the east side of the River and goes from Addison on the north to Belmont on the south. The South Campus is in the 1st Ward (Alderman Flores) and goes from Belmont on the north to Elston on the south.

LEED Council Expands Service Area into Rockwell Sub-District

Building on the work begun with development of the Green Exchange (the redevelopment of the former Cooper Lamp Manufacturing Building into the city's first ever "Merchandise Mart for green businesses") located on Diversey just east of the Kennedy Expressway, Alderman Flores (1st Ward) is providing leadership to expand the ideas and impact for new business development in "green jobs" and "sustainable business products and services" anticipated by the Green Exchange and to bring that energy and development potential to the Rockwell Corridor Sub-District.

Anchor Companies Cenveo, Tampico & Hu-Friedy Provide Strong Base

Alderman Flores' hope for this area, which was also reflected in some of the work done by the consultant team in the draft plan, is to build upon the strong anchor companies in this area such as Hu-Friedy, Cenveo, Tampico and Lakefront Supplies and to work with area land owners and companies for ways to improve the area's aging building stock and to create opportunities for infill development featuring energy efficient buildings in campus-like settings to attract high tech businesses and employees.

LEED Council has also expanded its service area to include business outreach and planning with companies in the Rockwell Corridor as part of our contract to deliver industrial retention services with the Department of Community Development.

Synergy with Green Exchange & Lathrop Homes Public Housing Redevelopment

The close proximity of the Green Exchange and Lathrop Homes, the public housing development at the northwest corner of Diversey & Clybourn, to the Addison Industrial Corridor and the Rockwell Sub-district is expected to positively impact each of these areas in ways that are mutually supportive and sustainable.

As plans move forward to shape the future of Lathrop Homes, residents of this community are expected to fully participate in economic development and jobs-producing initiatives in the area. With recent community job partnership



successes such as LEED Council's Tax Increment Financing (TIF) funded job placement program for tenants of the Green Exchange, residents of Lathrop supported retention of the former Cooper Lamp manufacturing building and keeping it zoned for jobs. Plans for the Rockwell Corridor would create more new jobs and more economic opportunities for area residents including those at Lathrop Homes.