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KINZIE CORRIDOR PROPOSALS WOULD ENABLE MORE MIXED-USE DEVELOPMENT

Mayor Rahm Emanuel today proposed land use improvements for the eastern portion of the Kinzie Industrial Corridor to support additional commercial development while generating millions of dollars of new resources for business corridors throughout the city.

"As the downtown area continues to expand, these improvements will ensure the Kinzie Corridor supports the needs of local businesses and the entire City of Chicago," said Mayor Emanuel.

Part of Mayor Emanuel's Industrial Modernization Initiative, the improvements would apply to a 63-acre area generally bounded by Ogden Avenue, Carroll Avenue, Hubbard Street and Halsted Street.

The improvements accommodate an ongoing shift in employment trends in the eastern portion of the Kinzie Corridor since 2002. Since that time, manufacturing jobs in the area have decreased by nearly 70 percent while information and technology jobs increased by more than 410 percent; finance, insurance and real estate increased by more than 345 percent; and leisure and hospitality increased by 65 percent, according to U.S. Census data.

The improvements would:

- **Repeal the corridor's Planned Manufacturing District zoning east of Ogden Avenue.** Approximately 61 acres would change to Manufacturing and approximately two acres would change to Commercial zoning. No residential uses would be allowed.
- **Apply the City's Industrial Corridor System Fund to the area.** The fund would be supported by fees paid by development projects that are transitioning from manufacturing to other uses. The fees would be allocated for industrial projects in other portions of the city.
- **Establish an overlay district to regulate the use and density for new projects.** The overlay would provide for a broader range of businesses while mitigating the potentially negative impacts of housing, entertainment and lodging uses. The overlay would also

coordinate projects seeking Downtown district zoning and potential financial contributions for the Neighborhood Opportunity Bonus system.

The improvements were recommended in the Department of Planning and Development's "Fulton Market Innovation District" plan, adopted by the Chicago Plan Commission in 2014 following 10 community meetings and participation by more than 450 community stakeholders. The implementation of the land use proposals were subject to community meetings in August, September and October of this year.

The 854-acre Kinzie Corridor is one of 26 designated industrial corridors in the city. It contains approximately 800 businesses employing more than 15,000 employees.

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