



City of Chicago



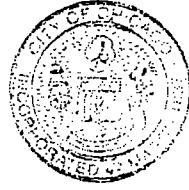
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Office of the City Clerk

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Meeting Date:	10/11/2017
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapters 16-8, 17-1, 17-7 and Chicago Zoning Ordinance regarding Kinzie Industrial Corridor
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

201



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

October 11, 2017

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance amending the Zoning Code and related Code amendments regarding the Kinzie Industrial Corridor and an associated city-wide fee.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 16-8-030 of Title 16 of the Municipal Code of the City of Chicago is hereby amended by adding a new subsection (b), as follows:

16-8-030 Conversion areas.

The following *conversion areas* are established:

(Omitted text is unaffected by this ordinance.)

(b) **Kinzie Industrial Corridor Conversion Area.** The Kinzie Industrial Corridor Conversion Area is established pursuant to the *Fulton Market Innovation District* plan adopted by the Chicago Plan Commission on July 17, 2014, and consists of all parcels with a *PMD zoning district classification* in the Kinzie Corridor Overlay district, Sec. 17-7-0450, immediately prior to the effective date of this amendment.

SECTION 2. Section 17-1-1500-A of Title 17 of the Municipal Code of the City of Chicago (the “Chicago Zoning Ordinance”) is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

17-1-1500-A For the purpose of establishing new downtown (“D”) zoning districts, the downtown area is defined as an area bounded by: Division Street; Lake Michigan; the Stevenson Expressway; the CTA red line right-of-way; Cermak Road; Stewart Avenue; the South Branch of the Chicago River; 16th Street; the Dan Ryan Expressway; the Eisenhower Expressway; Ashland Avenue; Ogden Avenue; Carroll Avenue; Sangamon Street; Wayman Street; Halsted Street; Hubbard Street; the Kennedy Expressway; Ogden Avenue; Chicago Avenue; North Halsted Street; and the North Branch Canal.

SECTION 3. Chapter 17-7 of the Chicago Zoning Ordinance is hereby amended by adding a new Section 17-7-0450, as follows:

17-7-0450 Kinzie Corridor Overlay District.

17-7-0451 Purpose.

17-7-0451-AThe Kinzie Corridor Overlay district (KCO) regulations supplement the zoning regulations that apply under a property’s base zoning district. The general purpose and intent of the KCO is to help:

1. facilitate and guide land use transitions from the area’s former PMD zoning in some areas; and

2. accommodate and promote compatible mixes of office, industrial and commercial uses.

17-7-0451-B When these overlay district regulations conflict with applicable base district or other regulations of this Zoning Ordinance, the regulations of the overlay district shall govern. When no overlay district regulations are specified, the base district regulations and all other applicable regulations of this Zoning Ordinance govern, unless otherwise more specifically regulated, including, without limitation, by a planned development.

17-7-0452 Boundaries. The overlay district regulations of this Sec. 17-7-0450 apply to all property within an area generally bounded by West Hubbard Street on the north, North Halsted Street on the east, West Wayman Street and West Carroll Avenue on the south and North Ogden Avenue on the west.

17-7-0453 Uses. Properties within the KCO are subject to the use regulations of the base zoning district except that residential uses are prohibited in the KCO.

17-7-0454 Rezonings. Property in the KCO may not be rezoned to any zoning district classification other than POS (Parks and Open Space), T (Transportation), DS (Downtown Service), or DX (Downtown Mixed-Use), provided that this provision is not intended to prohibit approval of planned development (PD) zoning for projects that meet the mandatory or elective PD thresholds of Sec. 17-8-0500 or Sec. 17-8-0600, respectively.

17-7-0455 Floor Area Bonuses in KCO.

17-7-0455-A Applicability. The floor area bonus provisions of this Sec. 17-7-0455 apply to floor area bonuses in the KCO.

17-7-0455-B Eligibility. Only DX-zoned properties are eligible to receive floor area bonuses under this Sec. 17-7-0455.

17-7-0455-C Regulations. The downtown district floor area bonus provisions of Sec. 17-4-1000 apply to properties eligible for floor area bonuses in the KCO.

17-7-0456 Supplemental Use Standards. In addition to the use standards listed in Sec. 17-5-0207 of this Zoning Ordinance, the following Supplemental Use standards also shall apply where specifically indicated.

17-7-0456-A Office. The gross floor area limits for office uses in all M2 districts within the KCO do not apply when the development involves only reuse of an existing Character Building and the building's floor area is not being increased by more than 10% of the floor area that has been in existence for 50 years or more. For the purposes of this Sec. 17-7-0456-A, the following properties are classified as Character Buildings:

	Building Address	Building Address Range
1.	1300 W. Carroll Ave.	1300-1344 W. Carroll Ave. 336-354 N. Elizabeth St.
2.	400 N. May St.	400-420 N. May St. 1132-1154 W. Kinzie St.
3.	406 N. Aberdeen St.	406-410 N. Aberdeen St.
4.	415 N. Aberdeen St.	413-423 N. Aberdeen St.
5.	1046 W. Kinzie St.	1046-1052 W. Kinzie St.
6.	413 N. Carpenter St.	413-423 N. Carpenter St.
7.	415 N. Sangamon St.	413-423 N. Sangamon St.
8.	901 W. Kinzie St.	901-925 W. Kinzie St.
9.	838-840 W. Kinzie St.	832-842 W. Kinzie St. 400-408 N. Green St.

17-7-0456-B Incidental Commercial Use. Commercial uses which are clearly incidental and subordinate to office developments as described in Sec. 17-7-0456-A shall be permitted by-right in the KCO. Incidental commercial uses shall be allowed to collectively occupy no more than 25% of the gross floor area of the ground floor of the building. Incidental commercial uses are limited to the following use categories:

1. Building Maintenance Services
2. Business Support Services
3. Eating and Drinking Establishments
4. Financial Services (bank, savings bank, savings and loan association, currency exchange, and credit union use types only)
5. Food and Beverage Retail Sales (no liquor or live poultry sales)
6. Medical Service
7. Personal Service
8. Repair or Laundry Service, Consumer
9. Retail Sales, General

SECTION 4. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 4, Kinzie Corridor Planned Manufacturing District, as shown on Map No. 1-G in the area bounded by:

the south line of the Union Pacific Railroad right-of-way; a line 125.4 feet east of and parallel to North May Street; a line 122 feet north of and parallel to West Kinzie Street; and North May Street,

and returning the zoning district classification, symbols and indications to those of an M2-1, Light Industry District.

SECTION 5. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 4, Kinzie Corridor Planned Manufacturing District, as shown on Map No. 1-G in the area bounded by:

a line 208.52 feet north of and parallel to West Kinzie Street; North Morgan Street; a line 122 feet north of and parallel to West Kinzie Street; and North Carpenter Street,

and returning the zoning district classification, symbols and indications to those of a C1-5, Neighborhood Commercial District.

SECTION 6. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 4, Kinzie Corridor Planned Manufacturing District, as shown on Map No. 1-G in the area bounded by:

a line 40.77 feet south of and parallel to West Kinzie Street; North Peoria Street; a line 140.77 feet south of and parallel to West Kinzie Street; and North Morgan Street,

and returning the zoning district classification, symbols and indications to those of a C2-2, Motor Vehicle-Related Commercial District.

SECTION 7. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 4, Kinzie Corridor Planned Manufacturing District, as shown on Map No. 1-G in the area bounded by:

West Kinzie Street; North Racine Avenue; West Hubbard Street, North Halsted Street; a line 137.04 feet south of and parallel to West Kinzie Street; North Green Street; the north line of the Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad) right-of-way; North Halsted Street; West Wayman Street; North Sangamon Street; the north line of vacated West Carroll Avenue; North Morgan Street; West Carroll Avenue; North Ada Street; a line 126.8 feet north of and parallel to West Carroll Avenue as measured along the west line of North Ada Street; and North Ogden Avenue,

Excluding those areas as described and amended in Sections 4, 5, and 6 of this ordinance and the area bounded by:

the alley next north of and parallel to West Kinzie Street; a line 65.3 feet east of and parallel to North Aberdeen Street; West Kinzie Street; and North Aberdeen Street

and returning the zoning district classification, symbols and indications to those of an M2-3, Light Industry District.

SECTION 8. The Chicago Zoning Ordinance is hereby amended by creating a new Kinzie Corridor Overlay District in addition to the zoning district symbols and indications as shown on Map No. 1-G in the area bounded by:

West Kinzie Street; North Racine Avenue; West Hubbard Street; North Halsted Street; a line 137.04 feet south of and parallel to West Kinzie Street; North Green Street; the north line of the Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad) right-of-way; North Halsted Street; West Wayman Street; North Sangamon Street; the north line of vacated West Carroll Avenue; North Morgan Street; West Carroll Avenue; North Ada Street; a line 126.8 feet north of and parallel to West Carroll Avenue as measured along the west line of North Ada Street; and North Ogden Avenue.

SECTION 9. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or any portion thereof, is in conflict with any provision of this ordinance, the provisions of this ordinance shall control. The provisions of this ordinance are declared to be separate and severable. The invalidity of any provision of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

SECTION 10. This ordinance shall be in full force and effect from and after its passage and approval.