



# City of Chicago



O2019-5606

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/24/2019

**Sponsor(s):** Lightfoot (Mayor)  
Burnett (27)

**Type:** Ordinance

**Title:** Amendment of Municipal Code Title 17 regarding Planned Manufacturing District No. 4 (Kinzie Corridor) boundaries, use table standards and supplemental use standards

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards



OFFICE OF THE MAYOR  
CITY OF CHICAGO

LORI E. LIGHTFOOT  
MAYOR

July 24, 2019

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, together with Alderman Burnett, an ordinance amending the Kinzie Industrial Corridor.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Lori E. Lightfoot".

Mayor

**ORDINANCE**

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

**SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the PMD 4, Kinzie Corridor Planned Manufacturing District Subdistrict A and Subdistrict B symbols and indications shown on Map Numbers 1-G, 1-H, and 1-I so that the boundaries of PMD 4 Subdistrict A be established as all areas within the total boundary of PMD 4 except those areas to be designated as Subdistrict B in the area bounded by:**

West Ferdinand Street and the alley next south of and parallel to West Grand Avenue; North Armour Street; West Ferdinand Street; North Noble Street; West Hubbard Street; the alley next west of and parallel to North Noble Street; the alley next north of and parallel to West Kinzie Street; North Noble Street; West Kinzie Street; North Ogden Avenue; West Lake Street; North Ashland Avenue; West Hubbard Street; and North Damen Avenue.

**SECTION 2. That Section 17-6-0403-F of the Chicago Zoning Ordinance be amended by deleting the struck-through language and inserting the underscored language as follows:**

**17-6-0403-F Use Table and Standards.**

USE GROUP																	Use Standard				
Use Category		No. 2	No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12		No. 13	No. 14	No. 15	
Specific Use Type				A	B			A	B	A	B			A	B						
P – permitted by right S – special use approval req'd PD = planned development approval req'd - = not allowed																					
<b>PUBLIC AND CIVIC</b>																					
A. Day Care		-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	§ 17-9-0105.5	
B. Detention and Correctional Facilities		-	-	<u>S</u>	<u>S</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
C. Parks and Recreation (except as more specifically regulated)		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	-	
1	Community Centers, Recreation Buildings and Similar Assembly Use	-	-	-	-	-	-	-	<u>S</u>	-	<u>S</u>	-	-	-	<u>S</u>	-	-	-	-		
2	Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
D. Postal Service		-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
E. Public Safety Services		-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
F. Utilities and Services, Minor		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
G. Utilities and Services, Major		<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<b>COMMERCIAL</b>																					
H. Adult Use		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§ 17-9-0101
<b>I. Animal Services</b>																					
1	Shelters / Boarding Kennels	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
2	Sales and Grooming	<u>P</u>	<u>P</u>	-	-	-	-	-	<u>P</u>	<u>S</u>	<u>S</u>	-	-	-	<u>P</u>	-	-	-	-		
3	Veterinary	<u>P</u>	<u>P</u>	-	-	-	<u>S</u>	-	<u>P</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	-	<u>P</u>		
4	Stables	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	-	-	-	<u>P</u>		

USE GROUP																	Use Standard			
Use Category	Specific Use Type	No. 2	No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12		No. 13	No. 14	No. 15
				A	B			A	B	A	B			A	B					
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																				
J	Artist Work Space	-	P	-	-	-	-	-	P	P	P	-	-	P	P	S	S	-	-	§ 17-6-0403-G 1
K	Building Maintenance Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
L. Business Support Services																				
1	Copying and Reproduction	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-6-0403-G 2
2	Business/Trade school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3	Day Labor Employment Agency	S	S	S	S	S	S	S	P	S	P	S	S	S	P	S	S	S	P	
4	Employment Agencies	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
M Urban Farm																				
1	Indoor Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0103 3 § 17-6-0403-G 3
2	Outdoor Operation	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	§ 17-9-0103 3 § 17-6-0403-G 3
3	Rooflop Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0103 3 § 17-6-0403-G 3
N	Communication Service Establishments	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
O Construction Sales and Service																				
1	Building Material Sales	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-6-0403-G 4
2	Contractor/Construction Storage Yard	-	-	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	
P	Drive-Through Facility	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	-	S	-	§ 17-9-0106
Q. Eating and Drinking Establishments																				
1.	Restaurant, Limited	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	§ 17-6-0403-G 5
2	Restaurant, General	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-	§ 17-6-0403-G 5
3	Tavern	P	P	P	P	P	P	P	P	S	S	P	P	P	P	P	P	-	-	§ 17-6-0403-G 5
R Entertainment and Spectator Sports																				
1	Small Venue	P	S	S	S	S	-	-	P	-	S	S	-	-	P	-	-	-	-	
2	Medium Venue	-	-	-	S	S	-	-	P	-	S	-	-	P	P	-	-	-	-	
3	Inter-Track Wagering Facility	-	-	S	S	S	-	S	S	S	-	S	-	S	S	-	-	-	-	§ 17-9-0110
4	Industrial Private Event Venue including incidental liquor sales	-	P	P	P	-	-	-	-	P*	P*	-	-	P	P	-	-	-	-	§ 17-9-0130
5	Indoor-Special-Event including incidental liquor sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
S Financial Services (except as more specifically regulated)																				
1	Consumer Loan Establishment	-	-	-	-	-	-	-	P	-	S	-	-	-	P	-	-	-	-	
2	Payday/Title Secured Loan Store	-	-	-	-	-	-	-	S	-	S	-	-	-	S	-	-	-	-	§ 17-9-0125
3	Pawn Shop	-	-	-	-	-	-	-	S	-	S	-	-	-	S	-	-	-	-	§ 17-9-0127
T	Food and Beverage Retail Sales	P	P	-	P	-	P	P	P	P	P	P	-	P	P	-	-	-	-	§ 17-6-0403-G 7
U	Gas Stations	S	S	S	S	P	P	S	S	S	S	S	S	S	S	S	S	-	S	§ 17-9-0109
V	Medical Service	P	P	P	P	-	S	P	P	P	-	S	P	P	P	P	-	P		§ 17-6-0403-G 8
W Office (except as more specifically regulated)																				
1	Electronic Data Storage Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-6-0403-G 9 § 17-6-0403-G 16

USE GROUP																	Use Standard			
Use Category	Specific Use Type	No. 2	No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12		No. 13	No. 14	No. 15
		A	B	A	B	A	B	A	B	A	B	A	B	A	B					
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																				
X	Parking, Non-Accessory	P	P	P	P	P	P	P	P	S	P	P	S	P	P	P	P	-	-	
Y	Personal Service	-	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-	-	§ 17-6-0403-G 10
Z	Repair or Laundry Service, Consumer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	§ 17-6-0403-G 11
AA	Residential Storage Warehouse	-	-	-	-	-	P	P	P	P	P	P	-	S	P	P	P	P	P	
BB	Retail Sales, General	P	P	P	P	P	P	P	P	S	S	P	P	P	P	S	S	P	P	§ 17-6-0403-G 12
CC	Sports and Recreation, Participant	S	S	S	-	S	-	S	P	-	S	-	P	-	P	-	-	P	-	
1	Shooting Range Facility	S	S	S	S	S	-	S	S	-	S	-	S	-	S	-	-	S	-	
DD	[Reserved]																			
EE Vehicle Sales and Service																				
1	Auto Supply/Accessory Sales	-	-	-	-	-	-	-	P	-	S	-	-	-	P	-	-	-	-	§ 17-6-0403-G 13
2	Car Wash or Cleaning Service	-	-	S	S	S	S	S	P	S	P	S	S	S	P	S	S	-	S	
3	Heavy Equipment Sales/Rental	-	-	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-	§ 17-9-0107
4	Light Equipment Sales/Rental (e.g., auto, motorcycle and boat sales)	PD	-	-	-	-	-	-	P	-	P	-	-	P	P	-	-	P	-	§ 17-9-0107
5	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-	P	
6	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	P	P	S	P	P	P	P	P	P	S	P	-	P	P	P	P	P	P	
7	Vehicle Storage and Towing	P	P	P	P	P	P	P	S	S	S	P	S	P	S	P	P	-	P	
8	RVs or Boat Storage	-	-	P	P	P	-	P	S	S	S	P	-	P	S	P	P	-	-	§ 17-6-0403-G 14
INDUSTRIAL																				
FF Manufacturing, Production and Industrial Service																				
1	Artisan (on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2	Limited (manufacturing of finished parts or products, primarily from previously prepared materials)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3	General (all manufacturing - except intensive manufacturing - of finished or unfinished products, primarily from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products)	P	P	P	P	P	P	P	-	P	P	P	P	P	-	P	P	P	P	
4	Intensive (manufacturing of acetylene, cement lime, gypsum or plaster-of-paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials)	P	-	-	P	-	P	-	-	P	-	-	-	P	-	P	P	P	-	§ 17-6-0403-G 15



**SECTION 3.** That Section 17-6-0403-G of the Chicago Zoning Ordinance be amended by replacing it completely with the language as follows:

**17-6-0403-G Supplemental Use Standards.** In addition to the use standards listed in Sec. 17-9-0100 of this ordinance, the following Supplemental Use standards also shall apply where specifically indicated.

1. **Artist Work Space.** Accessory galleries, showrooms and sales spaces shall not be larger than 4,000 square feet. In PMD 8, one accessory dwelling unit for an artist's household may be established within the principal building provided the floor area of the dwelling unit is less than or equal to the floor area of the artist's work space within the building and the dwelling unit is separated from the artist's work space and all other areas of the building in accordance with Section 13-56-280.
2. **Business Support Service.** Copying and reproduction services as a principal use shall not be larger than 3,000 square feet, provided:
  - a. this floor area limit does not apply to projects which reuse an existing building;
  - b. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
3. **Urban Farm.** Retail sales are limited to sales of goods produced on site, and sales space shall not occupy more than 3,000 square feet.
4. **Construction Sales and Service.** Building material sales uses shall have a maximum customer accessible retail sales area of not more than 20% of gross floor area, provided this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
5. **Eating and Drinking Establishments.** Eating and drinking establishments shall not be larger than 4,000 square feet and shall not provide entertainment, provided:
  - a. in PMD 3, PMD 14 and PMD 4B, the maximum floor area limit is 8,000 square feet, there is no entertainment restriction, and the Zoning Board of Appeals is authorized to increase the maximum floor area to 12,000 square feet if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900;
  - b. these floor area and entertainment limits do not apply in PMD 7B, PMD 8B and PMD 11B.
6. **Financial Service.** Financial service uses shall not be larger than 3,000 square feet, provided:
  - a. this maximum floor area limit is 6,000 square feet in PMD 9 on lots abutting West North Avenue;
  - b. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
7. **Food and Beverage Retail Sales.** Food and beverage retail sales uses shall not be larger than 3,000 square feet, provided:
  - a. this maximum floor area limit is 8,000 square feet in PMD 3 and PMD 4B;
  - b. this maximum floor area limit is 6,000 square feet in PMD 8 on lots abutting South Halsted Street north of Pershing Road;

- c. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
- 8. Medical Service.** Medical service uses shall not be larger than 9,000 square feet, provided:
- a. this floor area limit does not apply to projects which reuse an existing building;
  - b. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
- 9. Office.** Office uses shall not be larger than 9,000 square feet, provided:
- a. this floor area limit does not apply to projects which reuse an existing building or are accessory to an allowed industrial use;
  - b. this floor area limit does not apply in PMD 2, PMD 3 and PMD 5;
  - c. this floor area limit does not apply in PMD 4A, on lots abutting North Ashland Avenue if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900;
  - d. this floor area limit does not apply in PMD 4B, PMD 7B, PMD 8B and PMD 11B.
- 10. Personal Service.** Personal service uses shall not be larger than 3,000 square feet, provided:
- a. the floor area limit is 8,000 square feet in PMD 3 and PMD 4B;
  - b. the floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
- 11. Repair or Laundry Service, Consumer.** Consumer repair or laundry service uses shall not be larger than 3,000 square feet, provided this floor area limit does not apply in PMD 4B, PMD 7B, PMD 8B and PMD 11B.
- 12. Retail Sales, General.** General retail sales are limited to incidental sales of goods produced on site, and retail space shall not occupy more than 3,000 square feet or 20% of the total gross floor area, whichever is less, provided:
- a. this on-site production limit shall not apply in PMD 4B, and the Zoning Board of Appeals is authorized to increase the maximum floor area limit if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900;
  - b. this on-site production and floor area limit does not apply in PMD 7B, PMD 8B, and PMD 11B.
- 13. Auto Supply/Accessory Sales.** Auto supply/accessory sales uses shall not be larger than 3,000 square feet, provided this floor area limit does not apply in PMD 7B, PMD 8B and PMD.
- 14. RVs or Boat Storage.** In PMD 6, boat storage is permitted only on sites of 10 acres or more located on the Calumet River north of East 100th Street.
- 15. Manufacturing, Production and Industrial Service.** In PMD 2, intensive manufacturing, production and industrial service uses are limited to asphalt plants and concrete plants only.
- 16. Incidental Commercial Use.** Office buildings located on lots abutting North Ashland Avenue in PMD 4A may have incidental commercial use tenants if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900, provided the incidental commercial uses:



- a. are located on the ground floor of the building;
- b. are clearly incidental and subordinate to the office use;
- c. occupy no more than 25%, in the aggregate, of the gross floor area of the ground floor of the building;
- d. are limited to the following use categories:
  - i. Building Maintenance Services
  - ii. Business Support Services
  - iii. Financial Services (bank, savings bank, savings and loan association, currency exchange, and credit union use types only)
  - iv. Food and Beverage Retail Sales (no liquor or live poultry sales)
  - v. Medical Service
  - vi. Personal Service
  - vii. Repair or Laundry Service, Consumer
  - viii. Retail Sales, General