



# City of Chicago



O2021-452

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 1/27/2021

**Sponsor(s):** Thompson (11)  
Sadlowski Garza (10)  
Cardenas (12)

**Type:** Ordinance

**Title:** Amendment of Municipal Code Titles 2, 15 and 17 by  
modifying requirements for sustainable manufacturing  
developments

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

## ORDINANCE

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

**SECTION 1.** Section 17-2-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

#### **17-2-0300 Bulk and density standards.**

*(Omitted text is unaffected by this ordinance)*

**17-2-0301-C Exceptions.** Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a residential, day care, hospital, parks and recreation, school or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use may be allowed only if further reviewed and approved in accordance with the special use procedures of Section 17-13-0900, unless it otherwise meets a planned development threshold of Section 17-8-0500.

*(Omitted text is unaffected by this ordinance)*

**SECTION 2.** Section 17-3-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

#### **17-3-0300 General district standards.**

*(Omitted text is unaffected by this ordinance)*

**17-3-0307 Exceptions.** Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a residential, day care, hospital, parks and recreation, school, eating and drinking establishment with an outdoor patio or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use may be allowed only if further reviewed and approved in accordance with the special use procedures of Section 17-13-0900, unless it otherwise meets a planned development threshold of Section 17-8-0500.

**SECTION 3.** Section 17-5-0200 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the struck-through language and by

inserting the underscored language, as follows:

**17-5-0200 Allowed uses.**

*(Omitted text is unaffected by this ordinance)*

**17-5-0207 Use Table and Standards.**

USE GROUP	Zoning District			Use Standard	Parking Standard	
	Use Category	M1	M2			M3
	Specific Use Type					
P = permitted by-right S = special use approval required PD = planned development approval required - = Not allowed						
<i>(Omitted text is unaffected by this ordinance)</i>						
<b>PUBLIC AND CIVIC</b>						
<i>(Omitted text is unaffected by this ordinance)</i>						
B. Day-Care Reserved	P	P		§ 17-9-0105.5	§ 17-10-0207-E	
<i>(Omitted text is unaffected by this ordinance)</i>						
<b>COMMERCIAL</b>						
<i>(Omitted text is unaffected by this ordinance)</i>						
BB. Retail Sales, General	P	P	P	§ 17-9-0114.1 Accessory sales of goods produced on-site; not to exceed 20% of on-site GFA	§ 17-10-0207-M	
<i>(Omitted text is unaffected by this ordinance)</i>						
<b>INDUSTRIAL</b>						
<i>(Omitted text is unaffected by this ordinance)</i>						
<b>EE. Manufacturing, Production and Industrial Services</b>						
<i>(Omitted text is unaffected by this ordinance)</i>						
4. Intensive	-	-	PS	§ 17-9-0117	§ 17-10-0207-U	
FF. Mining/Excavation Reserved			S	§ 17-9-0117	§ 17-10-0207-U	
<b>GG. Recycling Facilities</b>						
<i>(Omitted text is unaffected by this ordinance)</i>						
3. Class III		S	PS	§ 17-9-0117	§ 17-10-0207-U	
<i>(Omitted text is unaffected by this ordinance)</i>						
HH. Warehousing, Wholesaling and Freight Movement (except as more specifically regulated)	P	P	P	§ 17-9-0117-F	§ 17-10-0207-U	

1.	Container Storage	-	S	S	§ 17-9-0105 & 17-9-0117	§ 17-10-0207-U
2.	Freight Terminal	-	P	P	§ 17-9-0117	§ 17-10-0207-U
3.	Outdoor Storage of Raw Materials as a Principal Use	-	-	P	§ 17-9-0117	§ 17-10-0207-U
II. Waste-Related Use						
<i>(Omitted text is unaffected by this ordinance)</i>						
<del>2.</del>	<del>Incinerators</del>	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>3.</del>	<del>Incinerators, Municipal</del>	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>4.</del> <u>2.</u>	Liquid Waste Handling Facilities	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>5.</del> <u>3.</u>	Reprocessible Construction/Demolition Material Facility	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>6.</del> <u>4.</u>	Resource Recovery Facilities	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>7.</del>	Sanitary Landfills	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>8.</del> <u>5.</u>	Transfer Stations	-	-	S	§ 17-9-0117	§ 17-10-0207-U
<del>9.</del> <u>6.</u>	Modified Transfer Stations	-	-	S	§ 17-9-0117	§ 17-10-0207-U

*(Omitted text is unaffected by this ordinance)*

**SECTION 4.** Section 17-6-0204 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

**17-6-0204 Development Standards.**

*(Omitted text is unaffected by this ordinance)*

**17-6-0204-F Exceptions.** Any application seeking a zoning map amendment, pursuant to Section 17-13-0300, in order to establish a *day care, parks and recreation, eating and drinking establishment with an outdoor patio* or outdoor assembly use that is proposed to be established within 660' of any (a) *windrow composting facility*, (b) *intensive manufacturing, production and industrial service use*, (c) *Class III, Class IVA, Class IVB and Class V recycling facility*, (d) *warehousing, wholesaling, and freight movement use*, (e) *container storage*, (f) *freight terminal*, (g) *outdoor storage of raw material as a principal use*, (h) *waste-related use*, or (i) *manganese-bearing material operation use* may be allowed only if further reviewed and approved in accordance with the *special use* procedures of Section 17-13-0900, unless it otherwise meets a *planned development* threshold of Section 17-8-0500.

**SECTION 5.** Section 17-6-0400 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

**17-6-0400 PMD, Planned Manufacturing Districts.**

*(Omitted text is unaffected by this ordinance)*

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

USE GROUP	PMD (Planned Manufacturing District)																	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
			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 Reserved	-	-	-	SP	S	S	S	SP	-	SP	-	-	-	SP	S	S	S	S	§ 17-9-0105.5
<i>(Omitted text is unaffected by this ordinance)</i>																			
<b>COMMERCIAL</b>																			
<i>(Omitted text is unaffected by this ordinance)</i>																			
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
<i>(Omitted text is unaffected by this ordinance)</i>																			
<b>INDUSTRIAL</b>																			
<i>(Omitted text is unaffected by this ordinance)</i>																			
FF. Manufacturing, Production and Industrial Services																			
<i>(Omitted text is unaffected by this ordinance)</i>																			
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)	SP	-	-	-	-	SP	-	-	SP	-	-	-	SP	-	SP	SP	SP	-	§ 17-6-0403-g.15 & § 17-9-0117
<i>(Omitted text is unaffected by this ordinance)</i>																			
HH. Recycling Facilities																			
<i>(Omitted text is unaffected by this ordinance)</i>																			

3.	Class III	-	-	S	-	S	S	S	-	S	-	S	-	S	-	SP	SP	SP	-	§ 17-9-0117-E
<i>(Omitted text is unaffected by this ordinance)</i>																				
II. Warehouse and Freight Movement (except as more specifically regulated)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0117-F
1.	Container Storage	-	-	-	-	S	S	S	S	S	-	S	S	SP	S	S	S	-	-	§ 17-9-0105 & § 17-9-0117
2.	Freight Terminal	-	-	S	-	S	S	S	S	S	-	S	S	SP	S	SP	SP	SP	-	§ 17-9-0117
3.	Outdoor Storage of Raw Materials as a Principal Use	-	-	S	-	-	P	-	-	S	-	P	S	P	-	P	P	P	P	§ 17-9-0117
JJ. Waste-Related Uses																				
<i>(Omitted text is unaffected by this ordinance)</i>																				
2.	Incinerators	-	-	-	S	-	-	-	-	-	-	S	-	-	-	S	S	S	-	§ 17-9-0117
3.	Incinerators, Municipal	-	-	-	-	-	-	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
4.	Liquid Waste Handling Facilities	-	-	-	-	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
5.	Reprocessable Construction/De molition Material Facility	-	-	-	-	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
6.	Resource Recovery Facilities	-	-	-	-	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
7.	Sanitary Landfills	-	-	-	-	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
8.	Transfer Stations	-	-	-	-	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
9.	Modified Transfer Stations	-	-	-	-	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117

*(Omitted text is unaffected by this ordinance)*

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

*(Omitted text is unaffected by this ordinance)*

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~~ special use procedures of Section 17-13-0900;

b. this on-site production and floor area limit does not apply in PMD 7B, PMD 8B, and PMD 11B.

c. general retail sales areas intended for items produced off-site shall not be accessible to the general public and shall not occupy more than 20% of the total gross floor area, whichever is not more than 3000 or less.

*(Omitted text is unaffected by this ordinance)*

**SECTION 6.** Section 17-8-0500 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

**17-8-0500 Mandatory planned development thresholds.**

*(Omitted text is unaffected by this ordinance)*

**17-8-0511-A Large Industrial Developments.** *Planned development* review and approval is required for any industrial development on M-zoned land with a *net site area* of 5 acres or more if the lot on which the development is located is within 100 feet of any *residential district*. Otherwise, planned development review and approval is required only for industrial development on M-zoned land with a *net site area* of 10 acres or more.

*(Omitted text is unaffected by this ordinance)*

**SECTION 7.** Section 17-9-0100 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the struck-through language and by inserting the underscored language, as follows:

**17-9-0100 Use standards.**

*(Omitted text is unaffected by this ordinance)*

**17-9-0105.5 Day Care Facilities in Manufacturing and Planned Manufacturing Districts.**

17-9-0105.5-A Day care facilities are subject to the provisions of Municipal Code Chapter 4-75.

~~17-9-0105.5-B Day care facilities operating as a primary use may be allowed in PMD districts if such use is reviewed and approved in accordance with the *special use* procedures of Section 17-13-0900, and the Zoning Board of Appeals is authorized to allow a maximum floor area of 12,000 square feet. permitted only in M1, M2, PMD buffer districts, and those PMD districts where specifically permitted. The maximum gross floor area of a day care facility that operates as a primary use is 4,500 square feet.~~

~~17-9-0105.5-C Day care facilities are permitted as an accessory use to any industrial use type allowed in any M or PMD district.~~

*(Omitted text is unaffected by this ordinance)*

#### 17-9-0114 Residential Support Services.

*(Omitted text is unaffected by this ordinance)*

17-9-0114.1 Retail Sales, General. In any M district, general retail sales are allowed, as follows:

a. Customer accessible general retail sales areas limited to incidental sales of goods produced on site shall not occupy more than 3,000 square feet or 20% of the total gross floor area, whichever is less.

b. General retail sales areas intended for items produced off-site shall not be accessible to the general public and shall not occupy more than 20% of the total gross floor area, whichever is less.

*(Omitted text is unaffected by this ordinance)*

**17-9-0117 Waste-Related Uses, Recycling Facilities, Intensive Manufacturing, Production and Industrial Service Uses, Warehousing, Wholesaling and Freight Movement, Mining/Excavation Uses, Container Storage, Freight Terminal, Outdoor Storage of Raw Material as a Principal Use, Coke & Coal Bulk Material Uses, Windrow Composting and Manganese-bearing Material Operation Uses.**

**17-9-0117-A Waste-Related Uses, Recycling Facilities, Container Storage, Freight Terminal, Outdoor Storage of Raw Material as a Principal Use, Windrow Composting and Manganese-bearing Material Operation Uses.** Buildings, storage areas and work areas on the site of all ~~waste relates uses, Class III, Class IVB, and Class V Recycling Facilities, mining/excavation, and manganese bearing operation uses~~ must be located at least 150 feet from



~~all R zoning district boundaries, provided that (a) windrow composting facilities, (b) container storage, (c) freight terminal, (d) outdoor storage of raw material as a principal use, (e) waste-related uses, (f) Class III, Class IVA, Class IVB and Class V recycling facilities, or (g) manganese-bearing material operation uses must be established pursuant to the planned development standards of Section 17-13-0600 if their net site area meets or exceeds 10 contiguous acres or if they are located within 660' of any R, B, C and POS zoning district. ~~landfills, hazardous waste/disposal/storage, and window composting facilities must be located at least 660 feet from R zoning district boundaries.~~~~

*(Omitted text is unaffected by this ordinance)*

**17-9-0117.6 Warehousing, Wholesaling and Freight Movement**

17-9-0117.6.-A Buildings on the site of all warehousing, wholesaling and freight movement related uses must be designed and constructed in accordance with the requirements of the Chicago Sustainable Development Policy as published by the Department of Planning and Development.

17-9-0117.6.-B Site Plan Review. Warehousing, wholesaling and freight movement uses are subject to the Site Plan Review procedures of Sec. 17-13-0800.

17-9-0117.6-C Standards and Guidelines. The site plan and elevations for a proposed warehousing, wholesaling, and freight movement use should demonstrate the proposed building's compatibility with the existing pattern of development in the neighborhood in which it is to be located. This compatibility must be judged in terms of: building orientation; scale; building materials; access, circulation and parking; service facilities; utility/mechanical equipment, outdoor storage, buffers and screens; landscaping; signs and lighting.

Each applicant requesting a permit for a warehousing, wholesaling, and freight movement related use must submit with the building permit application a scaled site plan and a scaled elevation view and other supporting drawings, calculations and other documentation, signed and sealed by appropriate licensed professionals, showing:

- a. the location and dimension of all improvements;
- b. information concerning topography;
- c. drives, parking, fencing, landscaping, and adjacent uses; and
- d. any other information deemed by the Zoning Administrator to be necessary to assess compliance with this Zoning Ordinance.

17-9-0117.6-C Storage areas and work areas on the site of all warehousing, wholesaling and freight movement uses must be conducted within fully enclosed buildings or structures of non-combustible material.

*(Omitted text is unaffected by this ordinance)*

**SECTION 8.** Section 17-13-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

**17-13-0300 Zoning map amendments (rezoning).**

*(Omitted text is unaffected by this ordinance)*

**17-13-0302 Type 1 and Type 2 zoning map amendments.**

**17-13-0302-A Type 1.**

1. A Type 1 application is required for proposals:

*(Omitted text is unaffected by this ordinance)*

(e) to rezone property in order to establish a residential, day care, hospital, parks and recreation, school or outdoor assembly use that is proposed to be established within 660' of any (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use.

*(Omitted text is unaffected by this ordinance)*

**SECTION 9.** Section 2-30-020 of the Municipal Code of Chicago is hereby amended by deleting the struck-through language and by inserting the underscored language, as follows:

*(Omitted text is unaffected by this ordinance)*

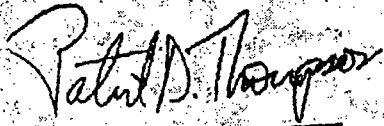
**2-30-020 Moratorium Prohibition on use of explosives for demolition.**

~~A moratorium is hereby imposed on the use of explosives for the purpose of demolishing buildings or other structures. While this moratorium is in effect, it shall be unlawful for any person to use explosives for the purpose of demolishing any building or structure. While this moratorium is in effect, No department or agency shall issue a permit or license authorizing the use of explosives for the purpose of demolishing any structure. Any such permit or license previously issued is hereby revoked as of the effective date of this ordinance July 22, 2020. This moratorium shall remain in effect until the Corporation Counsel certifies that the rules authorized by Section 2-32-030 are in full force and effect.~~

**SECTION 10.** Chapter 2-30 of the Municipal Code of Chicago is hereby amended by repealing Section 2-30-030.

SECTION 11. Chapter 15-4 of the Municipal Code of Chicago is hereby amended by  
repealing Section 15-4-311.

SECTION 12. This ordinance shall take full force and effect upon its passage and approval.



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Patrick D. Thompson  
Alderman, 11th Ward

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Susan Sadlowski Garza  
Alderman, 10th Ward

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George A. Cardenas  
Alderman, 12th Ward



CITY OF CHICAGO

OFFICE OF THE CITY CLERK  
ANNA M. VALENCIA

### Chicago City Council Co-Sponsor Form

Document No.:

Subject:

#### Adding Co-Sponsor(s)

*Please ADD Co-Sponsor(s) Shown Below – (Principal Sponsor’s Consent Required)*

Alderman Sadlowski Garza  Ward  
(Signature)

Alderman Cardenas  Ward  
(Signature)

Date Filed: \_\_\_\_\_ Principal Sponsor: Alderman Thompson  
(Signature)

#### Removing Co-Sponsor(s)

*Please REMOVE Co-Sponsor(s) Below – (Principal Sponsor’s Consent NOT Required)*

Alderman \_\_\_\_\_  Ward  
(Signature)

Alderman \_\_\_\_\_  Ward  
(Signature)

Date Filed: \_\_\_\_\_

- Final Copies To Be Filed With:**
- Chairman of Committee to which legislation was referred
  - City Clerk