



# City of Chicago



O2021-1217

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/24/2021
<b>Sponsor(s):</b>	Lightfoot (Mayor)
<b>Type:</b>	Ordinance
<b>Title:</b>	Amendment of Municipal Code Section 17-7-0453 striking prohibition of residential uses in the Kinzie Corridor Overlay district (KCO)
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



OFFICE OF THE MAYOR  
CITY OF CHICAGO

LORI E. LIGHTFOOT  
MAYOR

March 24, 2021

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 Municipal Code regarding the Kinzie Corridor Overlay District.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in black ink, reading "Lori E. Lightfoot".

Mayor

## **ORDINANCE**

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

**SECTION 1.** Section 17-7-0453 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through, as follows:

*(Omitted text is unaffected by this ordinance)*

#### **17- 7-0450 Kinzie Corridor Overlay District.**

##### **17-7-0451 Purpose.**

**17-7-0451-A** The 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.

*(Omitted text is unaffected by this ordinance)*

**SECTION 2.** This ordinance shall take full force and effect upon its passage and approval.