



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-4840

**Type:** Ordinance **Status:** Passed

**File created:** 6/28/2017 **In control:** City Council

**Final action:** 7/26/2017

**Title:** Amendment of Municipal Code Title 16 by substituting Chapter 16-18 with new Chapter 16-8 entitled "Industrial Corridor System Fund Ordinance" and modifying various sections of Title 17 regarding zoning use tables and standards

**Sponsors:** Emanuel, Rahm, Hopkins, Brian, Sawyer, Roderick T., Harris, Michelle A., Thompson, Patrick D., Burke, Edward M., Lopez, Raymond A., Curtis, Derrick G., Munoz, Ricardo, Scott, Jr. Michael, Solis, Daniel, Burnett, Jr., Walter, Ervin, Jason C., Villegas, Gilbert, Laurino, Margaret, Mitts, Emma, Beale, Anthony

**Indexes:** Ch. 1 Introductory Provisions, Ch. 3 Business & Commercial Districts, Ch. 4 Downtown Districts, Ch. 5 Manufacturing Districts, Ch. 6 Special Purpose Districts, Ch. 7 Overlay Districts, Ch. 8 Planned Manufacturing Districts, Ch. 13 Review & Approval Procedures, Ch. 17 Terminology & Measurements, Land Use & Zoning-Tables & Index, Map No. 1-F, Map No. 1-G, Map No. 3-F, Map No. 3-G, Map No. 5-G

**Attachments:** 1. SO2017-4840.pdf, 2. O2017-4840.pdf

Date	Ver.	Action By	Action	Result
8/1/2017	1	City Council	Signed by Mayor	
7/26/2017		City Council	Passed as Substitute	Pass
7/24/2017	1	Joint Committee: Finance; Zoning, Landmarks and Building Standards	Recommended to Pass	
7/24/2017	1	Joint Committee: Finance; Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
6/28/2017	1	City Council	Referred	

### SUBSTITUTE ORDINANCE

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

SECTION 1. Title 16 of the Municipal Code of Chicago is hereby amended by deleting Chapter 16-8 in its entirety and substituting a new Chapter 16-8 in lieu thereof, as follows:

#### 16-8-010 Title.

This chapter shall be known and may be cited as the "Industrial Corridor System Fund Ordinance."

#### 16-8-020 Definitions.

For purposes of this chapter, the following definitions shall apply:

"Commissioner" means the commissioner of planning and development.

"Conversion areas" are geographic areas within the industrial corridor system identified for potential zoning and/or other land use changes or modifications in a plan approved by the Chicago Plan Commission or city council and designated pursuant to Sec. 16-8-030.

*"Conversion fee" means the fee collected by the city to mitigate impacts to the industrial corridor system caused by the rezoning of land within conversion areas.*

"Department" means the department of planning and development.

"Development site" means a zoning lot, or portion thereof, within a rezoned area for which a building permit is being issued.

"Industrial corridor" is defined in Sec. 17-17-0274.

"Industrial corridor system" means, collectively, all of the city's industrial corridors, as the same may be designated or amended from time to time.

"Industrial establishment" is defined in Sec. 17-17-0275.

"Industrial use" means any use in the Industrial Use Group under Sec. 17-17-0105.

"Net site area" means the entire land area within the boundaries of a development site, less the area of all land required or proposed for public use, provided such public use area is not counted as net site area for the purpose of calculating floor area ratio or other bulk and density regulations.

"Planned development" is defined in Sec. 17-17-02120.

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"PMD zoning district classification" means a district that has been designated as a planned manufacturing district, as defined in Sec. 17-17-02121. The term PMD zoning district classification shall also be deemed to include any planned development where the zoning district classification applicable to the subject property immediately before approval of the planned development (i.e., the underlying zoning district) was PMD.

"Pre-PMD zoning district classification" means the zoning district classification which was in effect for an area of land within a conversion area immediately before such land was zoned PMD or, if such prior zoning district classification no longer exists, then the equivalent zoning district classification as indicated in Sec. 17-1-1406.

"Receiving corridors" means those industrial corridors, or portions of industrial corridors, in which the primary sources of jobs are in industrial use categories, based on U.S. census data for manufacturing, utilities, construction, wholesale trade, transportation and warehousing, and administrative and support and waste management services, or other applicable data. As of the effective date of this ordinance, eligible receiving corridors are: Armitage, Brighton Park, Burnside, Calumet, Elston/Armstrong, Greater Southwest, Harlem, Kennedy, Kinzie, Knox, Little Village, Northwest, Northwest Highway, Peterson, Pilsen, Pulaski, Pullman, Roosevelt/Cicero, Stevenson, Stockyards, West Pullman, Western/Ogden, and Wright Business Park.

*"Rezoned area" means an area of land within a conversion area that (1) is initially rezoned from its PMD zoning district classification to its pre-PMD zoning district classification, and then (2) is rezoned by a property owner or other authorized applicant from its pre-PMD zoning district classification to any other zoning district classification, except POS, T or another M district. A rezoned area may consist of one or more zoning lots.*

"Rezoning" means the rezoning of an area of land within a conversion area (1) initially from its PMD zoning district classification to its pre-PMD zoning district classification, and (2) then from its pre-PMD zoning district classification to any other zoning district classification, except POS, T or another M district, by the property owner or other authorized applicant.

"Zoning lot" is defined in Sec. 17-17-02197.

### **16-8-030 Conversion areas.**

The following conversion areas are established:

(a) North Branch Industrial Corridor Conversion Area. The North Branch Industrial Corridor Conversion Area is established pursuant to the North Branch Framework adopted by the Chicago Plan Commission on May 18, 2017, and consists of all parcels with a PMD zoning district classification in Subdistrict A and Subdistrict C in the North Branch Corridor Overlay district, Sec. 17-7-0400, immediately prior to the effective date of this chapter.

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### **16-8-040 Industrial corridor system fund.**

A separate fund is hereby established and designated the Industrial Corridor System Fund into which 100% of the funds collected from any rezoning under this chapter will be deposited. The revenues of the Industrial Corridor System Fund shall be reserved and utilized exclusively in accordance with this chapter.

### **16-8-050 Purpose.**

The purpose of this chapter is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The legislative intent of this chapter is to promote the city's vital interests in job creation and a diversified economy.

### **16-8-060 Industrial corridor system.**

*The Industrial Corridor System Fund shall be used solely for projects located in receiving corridors.*

### **16-8-070 Applicability.**

**The provisions of this chapter shall apply to all rezonings in conversion areas. 16-8-080**

**Conversion fee formula.**

- a) The conversion fee shall be calculated as follows:

$$\text{Fee} = \text{Industrial site replacement need (square feet)*} \times \text{Industrial site replacement cost share*** (per square foot)**} \times \text{Developer's share}$$

\* Industrial site replacement need = Net site area of development site (square feet)

\*\* Industrial site replacement cost (per square foot) = Median city wide industrial land acquisition cost (per square foot) + Average cost of building rehabilitation and site preparation of industrial property (per square foot) + Average cost of environmental remediation (per square foot) + Typical cost of industrial street rehabilitation (per square foot)

\*\*\* Developer's share = 25%

- b) The conversion fee required to be paid under this chapter shall be the fee in effect at the time of payment.

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- (c) The commissioner is responsible for updating the industrial site replacement cost at least once every five years.

**16-8-090 Timing of payment of fees.**

(a) The conversion fee is payable in full prior to the issuance of the first building permit for any building or buildings on a development site; provided, however, if the development site is a planned development, and the planned development is being constructed in phases, the conversion fee shall be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit in a planned development that is being developed in phases shall be calculated by multiplying the conversion fee due for the planned development as a whole by a fraction, the numerator of which is the amount of floor area in the building or buildings for which the permit is then being issued and the denominator of which is the total amount of floor area approved in the planned development (calculated as the total maximum floor area ratio in the planned development multiplied by the total net site area in the planned development), as follows:

$$\text{Conversion fee due at the time of issuance of a building permit for construction in a planned development*} = \text{Conversion fee for planned development as a whole**} \times \text{Floor area approved for construction in building permit for applicable building or phase maximum floor area approved for construction in planned development as a whole***}$$

\* Each payment is due prior to the issuance of the first building permit for any building or buildings

*in the planned development.*

**\*\*** The total conversion fee shall be determined by calculating the net site area of the planned development (square feet), times the fee rate in effect at the time of building permit issuance, times the developer's share, as calculated pursuant to Sec. 16-8-080(a), as the same may be adjusted in accordance with Sec. 16-8-080(b). Since the conversion fee is calculated at the time of building permit issuance, not at the time of rezoning, the amount of the fee may change over time.

**\*\*\*** *Maximum floor area is calculated as the total maximum floor area ratio in the planned development multiplied by the total net site area in the planned development.*

*(b) The applicant shall file with the department, on such form as the department may develop, a report indicating the number of gross square feet in the development site, the net site area of the development site, and any other information the department may require to determine the applicant's obligation to pay the conversion fee.*

#### **16-8-100 Recorded notice.**

### **4**

Upon a rezoning of land within a conversion area, the department may record, or require the applicant to record, a notice against the rezoned area or any portion thereof to ensure that the requirements of this chapter are enforced. The notice shall include (a) an accurate legal description of the rezoned area or any portion thereof, (b) a statement that future development is subject to the conversion fee; (c) a statement that the amount of the conversion fee will be determined in accordance with this chapter; and (d) a statement that if the conversion fee is not paid, the department may impose a lien on the rezoned area, or the applicable portion thereof, in accordance with Sec. 16-8-110. After the conversion fee for any development site or portion thereof has been paid, the commissioner shall have the authority to release the notice against such development site, or the applicable portion thereof, upon the applicant's request and without further city council action.

#### **16-8-110 Lien proceedings.**

If, for any reason, a building permit for a development site is issued prior to the applicant paying the conversion fee due and owing, the department may institute lien proceedings to recover the entire unpaid balance of the conversion fee, plus interest and reasonable attorneys' fees and costs, including the reasonable value of any services rendered by the corporation counsel or his assistants or any consultants, agents or employees of the city.

#### **16-8-120 Use of funds.**

*The Industrial Corridor System Fund may be used for the following costs when they are necessary or desirable for the preservation, development and/or growth of industrial uses in receiving corridors:*

- a) costs to acquire land and buildings;
- b) costs for environmental site assessment and remediation;
- c) costs to demolish substandard, obsolete, or vacant buildings;

- d) costs to rehabilitate or repurpose underutilized or out-of-date industrial buildings;
- e) costs to provide key support infrastructure; and

f) administrative, reporting, and monitoring costs and expenses of the Industrial Corridor System Fund, provided such costs and expenses may not exceed 5% of the Fund.

#### **16-8-130 Option for In-Kind Contribution.**

*In lieu of the required cash contribution to the Industrial Corridor System Fund, applicants may propose to undertake eligible projects themselves, including, without limitation, the acquisition, remediation or rehabilitation of industrial land or buildings for the relocation of industrial establishments from conversion areas to suitable replacement sites in receiving*

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corridors. The department shall review proposals on a case-by-case basis. If the department approves the proposal, the applicant shall submit project documentation, including but not limited to, detailed site-specific cost estimates for the project, appropriate drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the improvements, if applicable. If the estimated budget for the project exceeds the applicant's required cash contribution, the department may distribute funds from the Industrial Corridor System Fund to the applicant to perform additional work associated with the project on behalf of the City or applicable sister agency, subject to city council approval.

#### **16-8-140 Criteria for Prioritization of Projects.**

Priority will be given to projects that:

a) *directly facilitate or enable the construction of a facility for a specific new or expanding industrial use;*

b) create or retain jobs for city residents;

c) eliminate severe, long-term barriers to reuse of vacant or underutilized industrial land and facilities, such as environmental contamination;

d) are located in areas targeted for investment by the department in its economic development strategy;

e) commit to hiring residents of qualified investment areas, as defined in Sec. 16-14-020;

f) show a clear path to financial closing and construction start; and

g) **are economically viable and sustainable. 16-8-150**

#### **Administration.**

a) The department shall administer the Industrial Corridor System Fund and all projects funded under this chapter. Any grant or loan of funds for a private project shall require city council approval and shall be subject to jobs covenants and other covenants, conditions and restrictions to ensure that the funds are devoted to the purpose described in this chapter.

b) The commissioner is authorized to prescribe application forms and other forms necessary to collect relevant information concerning participants and projects utilizing the Industrial Corridor System Fund, and to adopt such rules as the commissioner may deem necessary for the proper implementation, administration, and enforcement of this chapter, including without limitation, rules setting forth criteria and guidelines for the selection of projects and disbursement of funds in a fair and equitable manner. The commissioner is further authorized, subject to the availability of duly appropriated funds, to negotiate and enter into contracts .from time to time with outside providers to assist in administering this chapter. The

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contracts authorized by this section may contain terms that the commissioner determines to be reasonable and appropriate, including terms governing reasonable compensation.

(c) The commissioner shall post on the department's website an annual report detailing the receipt and expenditure of funds from the Industrial Corridor System Fund.

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; the Kennedy Expressway; Ogden Avenue; Chicago Avenue; the Union Pacific Railroad northwest line right of way; Ohio Street; De splaines Street; Kinzie Street; the North Branch of the Chicago River; North Halsted Street; and the North Branch Canal.

SECTION 3. The table in Section 17-3-0207 of the Chicago Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

USE GROUP	Zoning Districts						Use Standar d	Parkin g Standar d
Use Category	B1	B2	B3	C1	C2	C3		
Specific U								

P= permitted by-right S = special use approval required PD =  
planned development approval required - = Not allowed  
(Omitted text is unaffected by this ordinance.)

KK. Office (except as more specifically regulated)	P	P	P	P	P	P	§ 17-10-0207-
-k High Tech-	P	P	P	P	P	P	jj 17 10 0207 1
31- Electronic-	-	P	P	P	P	P	§ 17-10-0207-

(Omitted text is unaffected by this ordinance.)

SECTION 4. Section 17-4-1005-C of the Chicago Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

17-4-1005-C Use of Funds. All funds deposited in the Local Impact Fund shall be used for specific improvements located within one mile of the planned development site, if the planned development ordinance identifies specific improvements. Funds derived from multiple planned developments can be used for a common local improvement project, provided such project is located within one mile of each planned development site. If the planned development ordinance does not identify specific improvements, then the Department of Planning and Development, in consultation with the alderman of the ward in which the planned development site is located,

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may allocate such funds to eligible improvements located anywhere in the downtown area. The Local Impact Fund may be used to finance improvements in the following categories:

1. Off-Site Park and Open Space. Local impact funds may be distributed to the Chicago Park District, the Chicago Department of Transportation^ or another City department or sister agency, or an applicant providing in-kind improvements in accordance with Sec. 17-4-1005-E, to support the creation or improvement of pocket parks, improvements to the Chicago Riverwalk, or other public park spaces, including planning and design costs.
2. Pedestrian, Streetscape, and Infrastructure Improvements. Local impact funds may be distributed to the Chicago Department of Transportation or another City department or sister agency, or an applicant providing in-kind improvements in accordance with Sec. 17-4-1005-E, to support pedestrian, streetscape, and infrastructure improvements that the applicant is not otherwise obligated to undertake, including planning and design costs. Qualifying pedestrian, streetscape, and infrastructure improvements may include, without limitation, raised planters, special pavers, decorative or historic street lighting, pedestrian lighting, flag and banner poles, hanging baskets, bicycle infrastructure and facilities, and bridge house improvements. Plans should demonstrate the maximum use of trees without obstructing the public way or views of retail uses. Street lighting components should be selected from the City's lighting palette. Pavement treatments and materials should reflect those generally used in the immediate area.
3. Transit Infrastructure Improvements. Local impact funds may be distributed to the Chicago Transit Authority, the Chicago Department of Transportation^ or another City department or sister agency, or an applicant providing in-kind improvements in accordance with Sec. 17-4-1005-E, to support improvements to transit stations and other public transit infrastructure, including planning and design costs. Qualifying improvements may include, without limitation, new access easements, improvements, remediation and repairs to connecting passageways, mezzanines, concourse areas, tracks, and other public transit structures and

facilities.

4. Local Adopt-a-Landmark. Local impact funds may be distributed to property owners of buildings, structures, works of art, or other objects that have been designated as "Chicago Landmarks" under the Chicago Landmarks Ordinance, or have been identified as contributing to the historic or architectural significance of any district designated as a "Chicago Landmark" under the Chicago Landmarks Ordinance, to support specific restoration projects, subject to the criteria and guidelines set forth in Sec. 17-4-1006.

5. Public Buildings. Local impact funds may be distributed to the Public Building Commission of Chicago, the Chicago Public Library or another City department or sister agency, or an applicant providing in-kind improvements in accordance with Sec. 17-4-1005-E, to support the construction of new, or the expansion or rehabilitation of existing, public buildings and facilities, including planning and design costs.

*(Omitted text is unaffected by this ordinance.)*

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17-4-1005-E Option for In-Kind Provision of Local Improvements. In lieu of the required cash contribution to the Local Impact Fund, the planned development ordinance may provide for applicants to undertake specific local improvement projects, including infrastructure improvements, themselves. The Department of Planning and Development shall review proposals for in-kind improvements on a case-by-case basis in consultation with the alderman of the ward in which the planned development site is located. If the Department of Planning and Development, after consultation with the alderman of the ward in which the planned development site is located, approves the proposal, the applicant shall submit project documentation, including but not limited to, detailed site-specific cost estimates for the improvements, appropriate drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the improvements. If the estimated budget for the local improvement project exceeds the applicant's required cash contribution, the Department of Planning and Development may distribute funds from the Local Impact Fund to the applicant to perform additional work associated with the project on behalf of the City or applicable sister agency, subject to city council approval.

SECTION 5. The table in Section 17-5-0207 of the Chicago Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

USE GROUP	District				Use Stand ard	Parki ng Stand ard
Use Category	MI	M2	M3			
	Specific Us					

P= permitted by-right S = special use  
approval required PD = planned  
development approval required - = Not  
allowed

*(Omitted text is unaffected by this  
ordinance.)*

W. Office (except as more specifically regulated)	P	P	P	In M2 and M3, max GFA: 9,000 sq ft or acces sory use to allow ed indust rial use	§ 17-10-0207-
	P	P	P		S 17 10 OTP I
31- Electronic IP (Omitted text is unaffected by this ordinance.)		P	P		§ 17-10-0207-

SECTION 6. Section 17-6-0400 of the Chicago Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, including adding a new Section 17-6-0403-G, as follows:

17-6-0401-F Districts Established. The following planned manufacturing districts are established:

1. ~~P.M.D. 1. Clybourn Corridor~~ Reserved

(Omitted text is unaffected by this ordinance.) 17-

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

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USE GROUP	PMD (Planned Manufacturing District)																			Use Stand ard									
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 UA Type	B	A	B		A	B			A	B	A	B	A	B		No. 10	A	B											
P = permitted by right S = special use approval req'd PD = planned development approval req'd -- not allowed																													
PUBLIC AND CIVIC																													
A Day Care	-	P	-	-	-	P	P	P	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	§ 17-9 -0105 5
B. Detention and Correctional Facilities	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

C Parks and Recreation (except as more specifically regulated)	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	P	S	S	S
1. Community Centers, Recreation Buildings Similar Assembly Communit Garden											S		S				S			
D Postal Service	P	p	P	p	P	P	p	P	P	P	P	P	p	P	p	P	p	P	P	P
E. Public Safety Services	P	p	P	p	P	P	p	P	P	P	p	P	p	P	p	P	p	P	P	P
F. Utilities and Services, Minor	P	p	P	p	P	P	p	P	P	P	p	P	p	P	p	P	p	P	P	P
G. Utilities and Services, Major	S	S	S	SP	SP	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P
COMMERCIAL																				
H. Adult Use																				
1. Animal Services																				
1. Shelters / p Boarding Kennels	p	p	p	p	p	p	p	p	S	S	p	p	p	S	S	P	p	P	P	P
2. Sales and Grooming	p	-	p	-JP	-	-	-	-	-	-	p	S	S	-	-	-	p	-	-	-
3. Veterinary	p	-	p	-P	-	-	-	S	-	P	S	P	S	S	S	p	S	S	-	P
4 Stables	p	p	p	p	p	p	p	S	S	S	P	S	S	S	p	S	-	-	-	P
J. Artist Work Space	-	-	-	-P	-	-	-	-	-	p	p	p	-	-	p	p	S	S	-	-
K Building Maintenance Services	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	P
L Business Support Services																				
1 Copying ap Reproduct	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	P	P
2 Business/ p school	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	p	P	P
3 Day Labor Employment	S	S	S	S	S	S	S	S	S	S	p	S	P	S	S	S	P	S	S	P

§ 17-9  
-0101

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0403-  
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G^Alimit in  
subdistricts,  
PMD I 17-6-  
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Use Category	No. 2	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 11	No. 12	No. 13	No. 14	No. 15	
Specific UA Type	B	A	B	No. 3	A	B	A	B	No. 10	A	B		
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed													
Agency													
4. Employment Agencies M Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	
1. Indoor Operation	P	P	P	P	P	P	P	P	P	P	P	P	3 17-9-0103 GFA 3,000 accessory sal goods produ 6-0403-G 3 § 17-9-0103 square feet f accessory sal goods produ 6-0403-G 3 § 17-9-0103 GFA 3,000 s foot for acce sales of I7-6- G.3
2. Outdoor Operation									P	P			
3. Rooftop Operation	P	P	P	P	P	P	P	P	P	P	P	P	
N. Communication Service Establishments 0. Construction Sales and Service	P	P	P	P	P	P	P	P	P	P	P	P	
1. Building Material S	P	P	P	P	P	P	P	P	P	P	P	P	Customer acc retail sales a may not exce 20% of total area. P*Jo flo QTCG limit subdistricts, c PMD1 I7-6-( G.4
2. Contractor Construction Storage Y: P. Drive-Through Facility Q Eating and Drinking Establishments	P	P	P	P	P	P	P	P	P	P	P	P	
1. Restaurant Limited	P	P	P	P	P	P	P	P	P	P	P	P	Max GFA. 1. ft, no enterta allowed. No limit in B subc ccccpt PMD 0403-G.5 Max GFA -1 limit in B
2. Restaurant General	P	P	P	P	P	P	P	P	P	P	P	P	

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USE GROUP	PMD (Planned Manufacturing District)												Use Standard
Use Category	No. 1	No. 2	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 11	No. 12	No. 13	No. 14	No. 15
Specific UA Type	S	A	S	No. 3	A	B	A	B	No. 10	A	B		
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed													
3. Tavern	p	P	p	P	P	P	P	P	S	S	P	P	ctocpt PMD 0403-G.5 Max GFA- 4 ft; no allowe GFA limit in oubdistricts, . A 17-6-0403-4
R. Entertainment and Spectator Sports													
1. Small Ven	p	-	p	-S	S	S	S	-	-	P	-	-	-

2.	Medium V_	-	-	-	-	-	-	S	-	-	P	-	S	-	-	P	P	-	-	-	-	
3	Inter-TracS Wagering Facility	S	S			S	S	S	-	S	S	S	~	S		S	S		-	-	~	§ 17-9-0110
4.	Industrial Private Ev Venue inc incidental sales				P	p	P					p*	p*			P	P				§ 17-9-0130	
5-	Indoor SpdP Event incl liquor sale	p	P	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)		p	P	P	P	p	p	p	P	P	P	p	p	p	P	P	P	P	P		Max GFA: 3,000 Max GFA: 6,000 sq. ft. in PMD H9 front on West North Avenue. Mo GFA limit in B' Dubdis tricts, except PMD 4 17-6 -0403-G.6	
1	Consumer_ Establishn	-	-			-	-	-	-		P		S			P		-				
2	Payday/Ti_ Secured L Store	-	-	-		-	-	-	-	*	S		S			S					§ 17-9-0125	
<div></div>																						
3.	Pawn Sho_	-	-	-	-	-	-	-	-	-	S	-	S	-	-	-	S	-	-	-	-	§ 17-9-0127
T. Food and Beverage Retail Sales		p		P	-P				P	P	P	p	p	p		P	p				Max GFA: 3,000 sq ft. Mo GFA limit in PMD 8 for lots svhich jp^ii South Halsted Street, Road, and in B' subdis tricts, except PMD 1 17-6 -0403-G 7	

U Gas Stations	S	S	S	S	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	P	P	P	P	-	S	P	P	P		S	P	P	P	P	-	P	Max GFA. 9,000 sq ft or reuse of existing building. Mo

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USE GROUP	PMD (Planned Manufacturing District)																				Use Stand ard	
Use Category	No. 2				No. 4		No. 5	No. 6	No. 7		No. 8		No. 9		No. 11		No. 12	No. 13	No. 14	No. 15		
Specific Use Type	A	B	A	B	No. 3	A	B			A	B	A	B		No. 10	A	B					
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																						
W Office (except as more specifically regulated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	GFA limit in B subdis tricts, except PMD 4 17-6 -0403-G 8 Except in PMD 5, max GFA: 9,000 oq ft or rouoo of existin g build, or allowe d indust rial limit in B excpt PMD 1 17-6 -0403-G.9
High Technology Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electronic Storage Center	P	P	P	, P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
X. Parking, Non-Accessory	P	P	P	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	P	P	P	S	P	P	P	P	P		Max GFA: 3,000 sq ft. No GFA limit in B except PMD 4. 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	P	MoxG FA 3,000 subdis tricts, except PMD 4. 17-6-0403-G 11
AA Residential Storage Warehouse								P	P	P	P	P	P	-	S	P	P	
BB. Retail Sales, General	P	P	P	P	P	P	P	P	P	P	S	S	P	P	P	P	S	sales of goods 20% of on site GFA Mo GFA Inn it or on site produ ction requir ement in B subdis tncts, except PMD 4 17-6-0403-G. 12
CC Sports and Recreation, Participant (non boarding)	-	S	-	S	-S	S	-	S	-	S	P	-	S	-	P	-	P	
EE Vehicle Sales and Service																		
1 Auto Supr_ Accessory	P	-	P;	-	-	-	-	-	-	P	-	S	-	-	-	P	-	Max GFA 3,000 sq ft Mo GFA li

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USE GROUP		PMD (Planned Manufacturing District)																		Use Stand ard	
Use Category		No. 2			No. 4			No. 5	No. 6	No. 7		No. 8		No. 9		No. 11		No. 12	No. 13		No. 14
Specific UA Type		B	A	B	No. 3	A	B			A	B	A	B		No. 10	A	B				
P = permitted by right   S = special use approval req'd   PD = planned development approval req'd   - = not allowed																					
subdistricts, G. 13																					
2	Car Wash Cleaning Service	S	S	S	S	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	P	P	P	P	S	P	p	P	P	P	P	P	5 17-9-0107
4.	Light Equipment Sales/Rental g., auto, motorcycle boat sales)	P		PD					P		p					P	P			P	5 17-9-0107
5.	Motor Vehicle Repair Shop including l work, paint or commercial vehicle repair	P	P	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 repair	S	P	SP	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	P	P	S	S	S	P	S	P	S	P	P	-	p
8.	RVs or Boat Storage	p	P	P	P	p	P	P		P	S	S	S	P		P	S	P	P		

P M D. Num  
10 acres or more  
located on the  
Calumet River  
of East 100th  
17-6-0403-G

FF Manufacturing, Production and Industrial Service (continued)

1	Artisan (or production goods by hand involving use of hand and small-light mechanical equipment)	p	P	P	P	p	P	P	P	P	p	p	p	P	p	P	P	P	P	P	p
2	Limited (manufacturing)	p	P	P	P	p	P	P	P	P	p	p	p	P	p	P	P		P	P	p

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USE GROUP PMD (Planned Manufacturing District)

Use Category	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7,	No. 8	No. 9	No. 11	No. 12	No. 13	No. 14	No. 15	Use Standard
Specific Use Type	A B		A B			A B	A B	No. 10	A B					

P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed

3.	General (P manufacturing except In manufacturing of finished products, primarily extracted materials, recycled or secondary materials, bulk storage handling products)	P	P	p	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
----	--	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

4.	IntensiveP (manufac of acetylc cement li gypsum c plaster-of chlorine, corrosive fertilizer, insecticid disinfecta poisons, explosive paint, lac vamish, petroleum products, products, and synth resins and radioactiv materials	P	-p	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17-6-0403-C
GG Mining/ Excavation	S	-	S	-	S <sub>r</sub>	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	3 17-9 -0117
HH Recycling Facilities																					
1.	Class I	P	P	P	p	P	P	p	P	P	P	P	P	P	P	P	P	P	P	P	.S
2	Class 11	P	P	P	PS	P	P	p	P	P	P	P	P	P	P	P	P	P	P	P	S
3	Class 11 IP	S	P	S	=	P;	S	p	S	S	-	S	-	S	-	S	-	P	P	P	- 3 17-9-0117
4	Class IV <sub>1</sub>	S	S	S	-	5;	S	S	S	S	-	S	-	S	S	S	-	S	-	S	3 17-10-011
5	Class IV <sub>1</sub>	S	-	S	-	5;	-	S	-	S	-	S	-	S	S	S	-	S	-	S	3 17-10-011
6	Class V	S	-	S	-	5;	-	S	-	S	-	S	-	S	S	S	-	-	S	-	3 17-9-0117
II Warehouse and Freight Movement	p	p	p	p	P	P	p	p	p	p	P	P	P	P	p	p	p	P	P	P	p

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USE GROUP PMD (Planned Manufacturing District)

Use Category	No. 2	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14	No. 15	Use Stand ard
Specific LA Type	B	A	B	No. 3 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														
(except as more specifically regulated)	*													
1. ContainerP Storage	S	P	P;	S	P	S	S	S	S	-	S	S	P	S
2. Freight TdP	S	P	S =	P-	S	p	S	S	S	S	-	S	S	P
3. Outdoor S/> or Raw Materials Principal l		P		P;		p		P		S		p	S	P
]] Waste-Related Use														
1. Hazardous Materials Disposal c Storage		S		S;		S		P		S		S	S	S

2	Incinerator	S	-	S;	-	S	-	-	-	-	-	-	S	-	-	-	S	S	S	-	3 17-9-0117		
[REDACTED]																							
[REDACTED]																							
[REDACTED]																							
3.	Incinerator	S	-	S	S <sub>2</sub>	-	S	-	-	-	-	S	-	S	-	S	-	S	S	S	-	3 17-9-0117	
4	Municipal Liquid Waste Handling Facilities	S	-	S	-	S;	-	S	-	S	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
5.	Reprocessing Construction Demolition Material Facilities	S	-	S	S;	-	S	-	S	-	-	S	-	S	-	S	-	S	S	S	-	3 17-9-0117	
6.	Resource Recovery Facilities	S	-	S	-	-	S	-	S	-	-	S	-	S	-	S	-	S	S	S	-	5 17-9-0117	
7	Sanitary Landfills	S	-	S	-	S;	-	S	-	S	-	-	-	S	-	S	-	S	S	S	-	8 17-9-0117	
8	Transfer Stations	S	-	S	-	S;	-	S	-	S	-	-	S	-	S	-	S	-	S	S	S	-	3 17-9-0117
9	Modified Transfer Stations	S	-	S	-	S-	-	S	-	S	-	-	S	-	S	-	S	-	S	S	S	-	5 17-9-0117
OTHER																							
KK Signs, Advertising (Billboards)										P	P	P	-	P	P	S	S	P	P	-	-		
LL Wireless Communication Facilities																							
1	Co-located	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3 17-9-0118	
2.	Free-standing (Towers)	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P	P	P	§ 17-9-0118	
MM Coke & Coal Bulk Material																							
NN Medical Cannabis																							
1	Cultivation Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 17-9-0129	
2	Dispensing Organization	-	-	S;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

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*(Omitted text is unaffected by this ordinance.)*

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. Galleries, showrooms and sales spaces shall not be larger than 4,000 square feet.
2. Business Support Service. Copying and reproduction services as a principal use shall not be larger

than 3,000 square feet, provided that this floor area limit does not apply (a) to projects which reuse an existing building, and (b) in B subdistricts, except PMD 4B.

3. Urban Farm. Sales on site 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 that this floor area limit does not apply in B subdistricts, except in PMD-4B.

5. Eating and Drinking Establishments. Eating and drinking establishments shall not be larger than 4,000 square feet and shall not provide entertainment, except that: (a) in PMD 3, 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; and (b) these floor area and entertainment limits do not apply in B subdistricts, except in PMD 4B.

6. Financial Service. Financial service uses shall not be larger than 3,000 square feet, except that: (a) in PMD 9, the maximum floor area limit is 6,000 square feet for lots abutting West North Avenue; and (b) this floor area limit does not apply in B subdistricts, except in PMD 4B.

7. Food and Beverage Retail Sales. Food and beverage retail sales uses shall not be larger than 3,000 square feet, except that: (a) in PMD 3, the maximum floor area limit is 8,000 square feet; (b) in PMD 8, the maximum floor area limit is 6,000 square feet on lots abutting South Halsted Street north of Pershing Road; and (c) this floor area limit does not apply in B subdistricts, except in PMD 4B.

8. Medical Service. Medical service uses shall not be larger than 9,000 square feet, provided that this floor area limit does not apply (a) to projects which reuse an existing building, and (b) in B subdistricts, except PMD 4B.

9. Office. Office uses shall not be larger than 9,000 square feet, provided that this floor area limit does not apply (a) to projects which reuse an existing building or are accessory to an

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allowed industrial use, (b) in PMD 2, PMD 3 and PMD 5, and (c) in B subdistricts, except PMD 4B.

10. Personal Service. Personal service uses shall not be larger than 3,000 square feet, except that: (a) in PMD 3, personal service uses shall not be larger than 8,000 square feet; and (b) this floor area limit does not apply in B subdistricts, except PMD 4B.

11. Repair or Laundry Service, Consumer. Consumer repair or laundry service uses shall not be larger than 3,000 square feet, provided that this floor area limit does not apply in B subdistricts, except PMD 4B.

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 that this floor area limit does not apply in B subdistricts, except PMD 4B.

13. Auto Supply/Accessory Sales. Auto supply/accessory sales uses shall not be larger than 3,000 square feet, provided that this floor area limit does not apply in B subdistricts, except PMD 4B.

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.

*(Omitted text is unaffected by this ordinance.)*

17-6-0405-A Regulations along R District Boundaries. Setbacks must be provided in accordance with the standards of Sec. 17-5-0405 and Sec. 17-5-0600 , provided that such setback rules do not apply in PMD No. 1 (Clybourn Corridor).

*(Omitted text is unaffected by this ordinance.)*

17-6-0405-E Floor Area Ratio. All development in PMDs is subject to the following maximum floor area ratio standards:

District	Maximum Floor Area Ratio
P.M.D. No. 1 Subdistrict A	<sup>0</sup>
P.M.D. No. 1 Subdistrict B	2 <sup>^</sup>

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P.M.D. No. 2	3.0
P.M.D. No. 3	3.0
P.M.D. No. 4	3.0
P.M.D. No. 5 Subdistrict A	5.0
P.M.D. No. 5 Subdistrict B	TvO
P.M.D. No. 6	3.0
P.M.D. No. 7	3.0
P.M.D. No. 8	3.0
P.M.D. No. 9	3.0
P.M.D. No. 10	3.0
P.M.D. No. 11	3.0
P.M.D. No. 12	2.2
P.M.D. No. 13	2.2
P.M.D. No. 14	2.2
P.M.D. No. 15	3.0

*(Omitted text is unaffected by this ordinance.)*

SECTION 7. Chapter 17-7 of the Chicago Zoning Ordinance is hereby amended by adding a new

Section 17-7-0400, as follows:

**17-7-0400 North Branch Corridor Overlay District.**

**17-7-0401 Purpose.**

17-7-0401-A The North Branch Corridor Overlay district (NBCO) regulations supplement the zoning regulations that apply under a property's base zoning district. The general purpose and intent of the NBCO is to help:

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maintain and permit critical service uses;

2. preserve and enhance open space and recreational opportunities along the North Branch of the Chicago River;
3. retain and modernize existing planned manufacturing district (PMD) zoning in some areas;
4. facilitate and guide land use transitions from the area's former PMD zoning in some areas; and
5. accommodate and promote compatible mixes of office, industrial, commercial and/or residential uses.

*17-7-0401-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.*

**17-7-0402 Boundaries.**

17-7-0402-A The overlay district regulations of this Sec. 17-7-0400 apply to all property within an area generally bounded by West Webster Avenue on the north, North Kingsbury Street or the east bank of the North Branch Canal on the east. West Kinzie Street on the south and the Union Pacific Railroad on the west. The area is further divided into the following subdistricts:

1. NBCO-A, North subdistrict;
2. NBCO-B, Central subdistrict; and
3. NBCO-C, South subdistrict.

Figure 17-7-0402-A

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17-7-0402-B References to the "NBCO" are references to all subdistricts unless otherwise expressly stated.

17-7-0403 Uses. Properties within the NBCO are subject to the use regulations of the base zoning district except that residential uses are prohibited within designated areas. The designated areas, which may be amended from time to time, are as follows:

17-7-0403-A NBCO-A Land Use Buffers. Residential uses are prohibited in the portion of the NBCO-A subdistrict defined by the following boundaries: West Webster Avenue; the North Branch of the Chicago River; West Cortland Avenue; and North Ashland Avenue.

Figure 17-7-0403-A  
V777A NBCO-A ..NON-RESIDENTIAL AREA

NORTH BRANCH CORRIDOR OVERLAY (NBCO)

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**17-7-0403-B NBCO-B. Residential uses are prohibited in NBCO-B subdistrict. Figure 17-7-0403-B**

17-7-0403-C NBCO-C Land Use Buffers. Residential uses are prohibited in the following portions of the

NBCO-C subdistrict:

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1. Buffer Area C-1, defined by the following boundaries: The North Branch of the Chicago River; a line 131 feet east of and parallel to the east line of North Halsted Street; the centerline of the public alley next south of and parallel to West Chicago Avenue and said line extending east where no alley exists; the northeast line of the Union Pacific Railroad right-of-way; West Chicago Avenue; and North Halsted Avenue.

Figure 17-7-0403-C-1

2. Buffer Area C-2, defined by the following boundaries: West Ancona Street or the centerline of West Ancona Street extending east where no street exists; the southwest line of the Union Pacific Railroad right-of-way; West Ohio Street; and the northeast line of the Union Pacific Railroad (Metra) right-of-way.

Figure 17-7-0403-C-2

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17-7-0404 Indoor/Outdoor Operations. In all DS, M and PMD districts within the NBCO, except that area of PMD 2 east of North Elston Avenue, all new or expanded principal and accessory Industrial Use Group uses, as defined in Sec. 17-17-0105, including storage and work areas, must be located within completely enclosed buildings. Existing unenclosed uses may remain, subject to the screening requirements of Sec. 17-5-0600.

17-7-0405 Rezoning. The rezoning provisions of this Sec. 17-7-0405 apply to all rezonings of property within the boundaries of the NBCO filed after the effective date of this Sec. 17-7-0400.

### **17-7-0405-A NBCO-A Subdistrict.**

1. Property in the NBCO-A subdistrict may not be rezoned to any zoning district classification other than B (Business), C (Commercial), POS (Parks and Open Space) or T (Transportation), 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 17-8-0600, respectively. Pursuant to Sec. 17-7-0406-A, rezoning to a zoning district classification that allows a base floor area ratio of more than 3.0 is prohibited.

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2. All rezonings to a B or C zoning district within the NBCO-A subdistrict must be processed in accordance with the Type I zoning map amendment procedures of Sec. 17-13-0302 or the planned development procedures of Sec. 17-13-0600 (if the project qualifies as a mandatory or elective planned development pursuant to Sec. 17-8-0500 or Sec. 17-8-0600, respectively).

17-7-0405-B NBCO-B Subdistrict. Property in the NBCO-B subdistrict may not be rezoned to any non-PMD zoning district classification, 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.

17-7-0405-C NBCO-C Subdistrict. Property in the NBCO-C subdistrict may not be rezoned to any zoning district classification other than DX (Downtown Mixed-Use), POS (Parks and Open Space) or T (Transportation), 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. Pursuant to Sec. 17-7-0406-C, rezoning to a zoning district classification that allows a base floor area ratio of more than 5.0 is prohibited.

#### **17-7-0406 Floor Area Ratio.**

17-7-0406-A NBCO-A Subdistrict. All development in the NBCO-A subdistrict is subject to a maximum base floor area ratio of 3.0 or the floor area ratio of the underlying zoning district, whichever is less. Floor area bonuses may be authorized in accordance with Sec. 17-7-0407.

17-7-0406-B NBCO-B Subdistrict. All development in the NBCO-B subdistrict is subject to a maximum floor area ratio of 3.0. No floor area bonuses are allowed in the NBCO-B subdistrict.

17-7-0406-C NBCO-C Subdistrict. All development in the NBCO-C subdistrict is subject to a maximum base floor area ratio of 5.0 or the floor area ratio of the underlying zoning district, whichever is less. Floor area bonuses may be authorized in accordance with Sec. 17-4-1000.

#### **17-7-0407 Floor Area Bonuses in NBCO-A.**

17-7-0407-A Applicability. The floor area bonus provisions of this Sec. 17-7-0407 apply to floor area bonuses in the NBCO-A subdistrict.

17-7-0407-B Eligibility. Only B- or C-zoned properties with a dash-3 bulk and density designation are eligible to receive floor area bonuses under this Sec. 17-7-0407.

17-7-0407-C Purpose. The floor area bonus provisions of this section are intended to provide the opportunity for development projects in the NBCO-A subdistrict to achieve appropriate increases in floor area ratio above applicable base floor area ratios, while providing a corresponding economic incentive for developers to provide public amenities in the NBCO that

improve the quality of life of city residents, employees, and visitors of the area and are a benefit to the public. This section shall be liberally construed and applied to achieve these stated purposes.

### **17-7-0407-D Administration.**

1. Planned Development Review. Floor area bonuses may be approved only in accordance with the planned development procedures of Sec. 17-13-0600. The zoning administrator must review proposed floor area bonus requests and make a recommendation to the Commissioner of Planning and Development and the Chicago Plan Commission. The Commissioner of Planning and Development and the Chicago Plan Commission shall each in turn make a recommendation to the city council. Floor area bonuses may be approved only if they are consistent with the purposes described in Sec. 17-1-0500, Sec. 17-4-1001, and Sec. 17-7-0407-C.

2. Submittal Requirements. All applicants for bonus floor area must file a bonus worksheet with the zoning administrator.

a) The zoning administrator shall, by rule, establish a required form and content for such worksheets.

b) Such worksheets must, at a minimum, include the calculations for the amount of bonus floor area requested.

c) Such worksheets will serve as an official record of bonuses and such records will be binding on the property owners and their successors and assigns.

### **17-7-0407-E Bonus Formula.**

1. Floor area bonuses will be based on a financial contribution that reflects the value of land within the surrounding area, based on the following formula:

Cost of 1 square foot of floor area =  $0.50 * \text{median cost of land per buildable square foot}$

2. The cost of land must be based on sale prices within the most recent 5 years, as provided by the Department of Planning and Development.

3. The Commissioner of Planning and Development is responsible for updating estimates of land values at least once every 5 years.

4. The bonus payment must be paid in full prior to the issuance of the first building permit for any building or buildings within the planned development; provided, however, if the planned development is constructed in phases, the bonus payment must be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount due prior to the issuance of a building permit (whether for a single building

or for any subsequent phase of construction) shall be calculated by multiplying the total bonus payment due for the planned development as a whole (as the land value determination may be adjusted from time to time pursuant to paragraphs 2 and 3 above) by a fraction, the numerator of which is the amount of floor area in the building or buildings for which the permit is then being issued and the denominator of which is the total

amount of floor area approved in the planned development (calculated as the total maximum floor area ratio in the planned development multiplied by the total net site area in the planned development), as follows:

*Total bonus payment for planned development\*\**

Bonus payment due at the time of applicable permit \*

Floor area approved for construction in building permit for applicable building or x phase + maximum floor area approved for construction in planned development as a whole\*\*\*

\* *Each payment is due prior to the issuance of the first building permit for any building or buildings in the planned development.*

\*\* The total bonus payment shall be determined by calculating the amount of bonus floor area granted in the approved planned development times the amount per square foot due pursuant to Sec. 17-7-0407-E-1 (as the same may be adjusted in accordance with Sec. 17-7-0407-E-2 and Sec. 17-7-0407-E-3), and therefore the final payment amount may change over time.

\*\*\* *Maximum floor area is calculated as the total maximum floor area ratio in the planned development multiplied by the total net site area in the planned development.*

#### **17-7-0407-F Allocation of Bonus Payment.**

1. Cash Deposit. Except as provided in paragraphs 17-7-0407-F-2 and 17-7-0407-F-3, all funds received for floor area bonuses under this Sec. 17-7-0407 shall be deposited in the following funds in the following amounts:

<b><i>Bonus Fund</i></b>	<b><i>Percentage of Bonus Payment</i></b>
North Branch Corridor Bonus Fund	70%
Industrial Corridor System Fund established under Sec. 16-8-040	30%

2. Direct Payments to Sister Agencies. In lieu of the direct deposit otherwise required into the North Branch Corridor Bonus Fund, the Department of Planning and Development may direct applicants to make payments directly to sister agencies to finance specific projects pursuant to the requirements of Sec. 17-7-0407-H.

3. In-Kind Improvements. In lieu of the direct deposit otherwise required into the North

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Branch Corridor Bonus Fund, the planned development ordinance may provide for applicants to undertake specific local improvement projects themselves pursuant to the requirements of Sec. 17-7-0407-H-4.

#### **17-7-0407-G Minimum and Maximum Floor Area Bonus.**

1. The minimum floor area bonus in the NBCO-A is 0.5 FAR.

**2. The maximum floor area bonus in the NBCO-A is 3.5 FAR. 17-7-0407-**

**H North Branch Corridor Bonus Fund.**

1. Creation of North Branch Corridor Bonus Fund and Percentage Allocated. A separate fund is hereby established and designated as the North Branch Corridor Bonus Fund, into which seventy (70) percent of all funds due for floor area bonuses under this Sec. 17-7-0407 shall be deposited, except as provided in Sec. 17-7-0407-F-2 for direct payments to sister agencies and Sec. 17-7-0407-F-3 for in-kind improvements. The revenues of the North Branch Corridor Bonus Fund shall be reserved and utilized exclusively in accordance with Sec. 17-7-0407-H-2.

2. Use of Funds. All funds deposited in the North Branch Corridor Bonus Fund pursuant to Sec. 17-7-0407-F-1, and all direct payments to sister agencies pursuant to Sec. 17-7-0407-F-2 shall be used for costs to plan, design, and construct public improvements in furtherance of the goals in the North Branch Framework land use plan, including, but not limited to, transit, open space, pedestrian, streetscape, and infrastructure improvements.

3. Option for In-Kind Provision of Improvements. In lieu of the required cash contribution to the North Branch Corridor Bonus Fund, the planned development ordinance may authorize applicants to undertake qualifying improvement projects themselves, in furtherance of the goals in the North Branch Framework land use plan. The Department of Planning and Development shall review proposals for in-kind improvements on a case-by-case basis. If the Department of Planning and Development approves the proposal, the applicant shall submit project documentation, including but not limited to, detailed site-specific cost estimates for the improvements, appropriate drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the improvements, if applicable. If the estimated budget for the project exceeds the applicant's required cash contribution, the Department of Planning and Development may distribute funds from the North Branch Corridor Bonus Fund to the applicant to perform additional work associated with the project on behalf of the City or applicable sister agency, subject to city council approval.

4. Minor Change for Allocation of North Branch Corridor Bonus Funds. Changes to improvements specified in a planned development ordinance, or the substitution of one type of improvement for another, or the manner in which payments are made or satisfied under Sec. 17-7-0407-F, shall be deemed minor changes and may be permitted by the zoning administrator, as provided in Sec. 17-13-0611.

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**6. Binding Commitments.**

a) Sister Agency Agreements. Any sister agency that receives funds under this Sec. 17-7-0407 (whether from the City as a distribution from the North Branch Corridor Bonus Fund or from the applicant directly pursuant to Sec. 17-7-0407-F-2) must enter into an agreement with the City regarding the permitted use of funds. Any funds that remain unused upon completion of the project must be returned to the North Branch Corridor Bonus Fund and applied to other eligible project costs.

b) In-Kind Improvement Agreements. If the Department of Planning and Development approves a proposal for in-kind improvements pursuant to Sec. 17-7-0407-H-3, the applicant must enter

into an agreement with the applicable City department or sister agency specifying the type of improvements to be provided, the value of the improvements, the timeline for completion of the improvements, the manner in which any supplemental funds will be used, and any other terms or conditions the Commissioner of Planning and Development deems necessary or desirable.

c) Authorization. The Commissioner of Planning and Development, or the Commissioner's designee, is authorized to execute all agreements with sister agencies and applicants providing in-kind improvements on behalf of the City. All agreements must be in a form approved by the corporation counsel.

17-7-0407-1 Rules and Regulations. The Commissioner of Planning and Development is authorized to adopt such rules as the commissioner may deem necessary for the proper implementation, administration, and enforcement of the floor area bonus provisions of this Sec. 17-7-0407.

### **17-7-0408 Floor Area Bonuses in NBCO-C.**

17-7-0408-A Applicability. The floor area bonus provisions of this Sec. 17-7-0408 apply to floor area bonuses in the NBCO-C subdistrict.

17-7-0408-B Eligibility. Only DX-zoned properties with a dash-5 bulk and density designation are eligible to receive floor area bonuses under this Sec. 17-7-0408.

17-7-0408-C Regulations. The downtown district floor area bonus provisions of Sec. 17-4-1000 apply to properties eligible for floor area bonuses in the NBCO-C subdistrict.

17-7-0409 Minimum Lot Area per Unit. Projects that qualify for and are granted floor area bonuses under Sec. 17-7-0407 are eligible to use reduced lot area per unit standards. For each one percent increase in floor area awarded through the floor area bonus provisions of Sec. 17-7-0407, the minimum lot area per unit standard is reduced by one percent. The minimum lot area per unit reduction may not exceed 60 percent, regardless of the floor area bonus granted.

17-7-0410 Parking. The off-street parking regulations of Chapter 17-10 apply within the

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NBCO except as expressly modified by the parking provisions of this subsection (17-7-0410).

17-7-0410-A Minimum Automobile Parking Ratios. All D-zoned property within the NBCO-C subdistrict shall be subject to the minimum automobile parking ratios in Schedule 2 of Sec. 17-10-0208. All B, C, M and PMD-zoned property within the NBCO shall be subject to the dash-5 minimum automobile parking ratios in Schedule 1 of Sec. 17-10-207.

17-7-0410-B Maximum Nonresidential Accessory Parking Ratios. All D-zoned property within the NBCO-C subdistrict shall be subject to the applicable maximum accessory parking ratios of Sec. 17-10-0205.

17-7-0411 Chicago River Setback. All new development and expansions of existing development must be set back at least 30 feet from the top of the bank along all points of the waterway adjacent to the Chicago River North Branch and North Branch Canal. This required setback must be unobstructed by buildings, parking lots

and other site improvements.

17-7-0412 Parks and Open Space. Fields for team sports and other recreational needs of not less than 10 acres in total, distributed among various development sites, are a desired new amenity with the redevelopment of the North Branch Industrial Corridor. These fields would be located within portions of sites that can accommodate larger open spaces, and would be programmed together to accommodate both area residents, as well as new corridor residents.

### **17-7-0413 Driveways and Vehicle Access Limitations.**

#### **17-7-0413-A Designation and Boundaries.**

1. The driveway and vehicle access limitations of this section (17-7-0413) apply along the following streets:

Street	Segment	
	From	To
<b>North-South Streets</b>		
Elston Avenue	Division Street	Cortland Street

2. Streets that are subject to the driveway and vehicle access limitations of this section must be identified in the text of this Zoning Ordinance.

3. The driveway and vehicle access regulations of this section may be amended only in accordance with the Zoning Ordinance text amendment procedures of Sec. 17-13-0200.

17-7-0413-B Regulations. Alleys are intended to serve as the primary means of vehicle access to buildings and uses located along the streets identified in §17-7-0413-A.1. New curb

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cuts and driveway access are permitted on such streets only when reviewed and approved as an administrative adjustment by the Zoning Administrator.

17-7-0414 Supplemental Use Standards. In addition to the use standards listed in Sec. 17-5-0207, the following supplemental use standards shall apply where specifically indicated.

17-7-0414-A Office. The gross floor area limits for office uses in all M2 and M3 districts within the NBCO-A subdistrict do not apply when the development involves only reuse of an existing character building (as identified below) and such 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 from the effective date of this Sec. 17-7-0400. For the purposes of this Sec. 17-7-0414, the following properties are classified as character buildings:

Building Address	Building Address Range
1. 2013 N Elston Ave	2013- 2027 N Elston Ave 2029-2061 N Ashland Ave 1524-1546 W Mclean Ave 2012-2058 N Mendell St

2. 2001 N Elston Ave	2001-2011 N Elston Ave 1528-1550 WArmitage 1525-1547 W Mclean Ave 2000-2008 N Mendell St
3. 1529 WArmitage St	1529- 1537 W Armitage Ave 1530- 1540 W Homer St 1938
4. 1918NMendellSt	1916-1930 M Mendell St 1531-1541 W Homer St
5. 1906N MendellSt	1900-1910 N Mendell St 1500-1510 W Cortland St
6. 1903 N MendellSt	1901-1917 N Mendell St 1438-1456 W Cortland St
7. 1761 N Elston Ave	1751-1771 N Elston Ave
8. 1701 N Elston Ave	1701-1721 N Elston Ave 1414-1428 W Wabansia Ave 1459-1473 W Willow St
9. 1700 N Elston Ave	1700-1710 N Elston Ave 1438-1450 W Wabansia Ave
10. 1686 N Ada St	1686-1698 N Ada St 1401-1405 W Wabansia Ave
11. 1664 N Ada St	1664-1666 N Ada St

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Building Address	Building Address Range
12. 1338 W Concord PI	1650-1652 N Ada St
13. 1346 W Concord PI	1640-1646 W Concord PI
14. 1348 W Concord PI	1348-1350 W Concord PI
15. 1320 W Concord PI	1320-1324 W Concord PI
16. 1652NThroopSt	1646-1654 NThroop St 1301-1309 W Concord PI
17. 1467 N Elston Ave	1463-1469 N Elston Ave 1261-1281 WLe Moyne St
18. 1325 N Elston Ave	1305-1357 N Elston Ave 1231-1251 W Blackhawk St
19. 1215 W Blackhawk St	1215-1227 W Blackhawk St
20. 1308 N Elston Ave	1308-1322 N Elston Ave 1301-1313 W Evergreen Ave

17-7-0414-B Incidental Commercial Use. Commercial uses which are clearly incidental and subordinate to office developments as described in Sec. 17-7-0414-A shall be permitted as of right in the NBCO-A subdistrict. Incidental commercial uses shall be allowed to occupy no more than 25% in the aggregate 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 8. Section 17-13-1003-S of the Chicago Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

17-13-1003-S Driveway and Vehicle Access Standards.

1. The Zoning Administrator is authorized to approve an administrative adjustment to the Driveway and Vehicle Access standards of Sec. 17-2-0402-B, Sec. 17-3-0504-G and a Sec. 17-4-0700 and Sec. 17-7-0413-A-1.

*(Omitted text is unaffected by this ordinance.)*

SECTION 9. Section 17-17-0104-U of the Chicago Zoning Ordinance is hereby amended by deleting the struck-through language as follows:

*17-17-0104-U Office. Professional, governmental, executive, management or administrative offices of private organizations or government agencies. Typical uses include government offices, administrative offices, legal offices, and architectural firms. Also includes electronic data storage centers and high-technology offices.*

*1. Electronic Data Storage Center. A work site used as a facility for the storage of and the operation of computer hardware, equipment for processing, storage and/or routing of electronic data, or other high technology uses.*

*2-. High Technology Office. An employ cework sit eused for computer softwar cdesign and development, data processing, electronic data interchange, electronic commerce and/or information syste ms management, nanotechnology, biotechnology or other high technology uses.*

SECTION 10. The Chicago Zoning Ordinance is hereby amended by creating a new North Branch Corridor Overlay (NBCO) District in addition to the zoning district symbols and indications as shown on Map No. 1-F, Map No. 1-G, Map No. 3-F, Map No. 3-G, and Map No. 5-G in the area bounded, by:

West Webster Avenue; North Dominick Street; West Dickens Avenue; North Southport Avenue; North Kingsbury Street; West Cortland Street; North Marcey Street; West Wisconsin Street; North Kingsbury Street; the westerly line of the Chicago Milwaukee St. Paul and Pacific Railroad right-of-way; West North Avenue; the North Branch of the Chicago River; the North Branch Canal of the Chicago River; West Grand Avenue; the easterly line of the Union Pacific Railroad right-of-way; West Kinzie Street; North Desplaines Street; West Ohio Street; the northeasterly line of the Union Pacific Railroad right-of-way; West Huron Street; the alley next east of and parallel to North Green Street; the alley next north of and parallel to West Superior Street; North Green Street; West Superior Street; the northeasterly line of

the Union Pacific Railroad right-of-way; West Chicago Avenue; a line 100 feet west of and parallel to North Peoria Street; a line 260 feet north of and parallel to the north line of West Chicago Avenue; North Lessing Street; West Chestnut Street; North Sangamon Street;; the southwesterly line of the Union Pacific Railroad right-of-way; North Elston Avenue; West Augusta Boulevard; the alley next west of and parallel to North Elston Avenue; the alley next south of and parallel to West Cortez Street; the westerly line of the Union Pacific Railroad right-of-way; and North Ashland Avenue.

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SECTION 11. The Chicago Zoning Ordinance is hereby amended by creating a Subdistrict A (NBCO - North) within the North Branch Corridor Overlay District on Map No. 3-G and Map No. 5-G for the area described as follows:

West Webster Avenue; North Dominick Street; West Dickens Avenue; North Southport Avenue; North Kingsbury Street; West Cortland Street; North Marcey Street; West Wisconsin Street; North Kingsbury Street; the westerly line of the Chicago Milwaukee St. Paul and Pacific Railroad Right-of-way; West North Avenue; the North Branch of the Chicago River; West Division Street; the westerly line of the Union Pacific Railroad right-of-way; and North Ashland Avenue.

SECTION 12. The Chicago Zoning Ordinance is hereby amended by creating a Subdistrict B (NBCO - Central) within the North Branch Corridor Overlay District on Map No. 3-G for the area described as follows:

the North Branch of the Chicago River; the North Branch Canal of the Chicago River; North Halsted Street; West Chicago Avenue; a line 100 feet west of and parallel to North Peoria Street; a line 260 feet north of and parallel to West Chicago Avenue; North Lessing Street; West Chestnut Street; North Sangamon Street; the southwesterly line of the Union Pacific Railroad right-of-way; North Elston Avenue; West Augusta Boulevard; the alley next west of and parallel to North Elston Avenue; the alley next south of and parallel to West Cortez Street; the westerly line of the Union Pacific Railroad right-of-way; West Division Street; and the North Branch of the Chicago River.

SECTION 13. The Chicago Zoning Ordinance is hereby amended by creating a Subdistrict C (NBCO - South) within the North Branch Corridor Overlay District on Map No. 1-F, Map No. 1-G and Map No. 3-G for the area described as follows:

the North Branch Canal of the Chicago River; the North Branch of the Chicago River; West Grand Avenue; the easterly line of the Union Pacific Railroad right-of-way; West Kinzie Street; North Desplaines Street; West Ohio Street; the northeasterly line of the Union Pacific Railroad right-of-way; West Huron Street; the alley next east of and parallel to North Green Street; the alley next north of and parallel to West Superior . Street; North Green Street; West Superior, Street; the northeasterly line of the Union Pacific Railroad right-of-way; West Chicago Avenue; and North Halsted Street.

SECTION 14. The Chicago Zoning Ordinance is hereby amended by repealing all of PMD 1, Clybourn Corridor Planned Manufacturing District, as shown on Map No. 5-G in the area bounded by:

a line 250 feet south of West Webster Avenue; the alley next northeast of and parallel to North Clybourn Avenue; North Wayne Avenue; North Clybourn Avenue; the alley next southeast of the intersection of

North Southport Avenue and North Clybourn Avenue and perpendicular to North Clybourn Avenue; the alley next southwest of North Clybourn

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Avenue; the alley next south of the intersection of North Southport Avenue and North Clybourn Avenue and perpendicular to North Southport Avenue; and North Southport Avenue,

Also together with the area bounded by:

a line 125 feet north of and parallel to the north line of vacated North Lakewood Avenue; North Clybourn Avenue; North Lakewood Avenue; the alley next northeast of and parallel to North Clybourn Avenue; North Magnolia Avenue; the alley next south of and parallel to West Dickens Avenue; the alley next west of North Racine Avenue; a line 503 feet south of West Dickens Avenue; North Racine Avenue; West Cortland Avenue; a line 97 feet west of the intersection of West Cortland Avenue and North Clybourn Avenue as measured along the north line of West Cortland Avenue and perpendicular thereto; a line 97 feet northwest of the intersection of West Cortland Avenue and North Clybourn Avenue as measured along the southwest line of North Clybourn Avenue and perpendicular thereto; North Clybourn Avenue; North Magnolia Avenue; and the alley next southwest of and parallel to North Clybourn Avenue,

Also together with the area bounded by:

a line 338.7 feet northwest of and parallel to North Kenmore Avenue; the alley next northeast of and parallel to North Clybourn Avenue; a line 275 feet southeast of and parallel to North Kenmore Avenue; and North Clybourn Avenue,

Also together with the area bounded by:

West Concord Place; North Clybourn Avenue; West North Avenue; and North Sheffield Avenue,

and returning the zoning district classification, symbols and indications to those of an M1-2, Limited Manufacturing/Business Park District.

SECTION 15. The Chicago Zoning Ordinance is hereby amended by repealing all of PMD 1, Clybourn Corridor Planned Manufacturing District, as shown on Map No. 5-G in the area bounded by:

the alley next south of the intersection of North Southport Avenue and North Clybourn Avenue and perpendicular to North Southport Avenue; the alley next southwest of North Clybourn Avenue; North Magnolia Avenue; North Kingsbury Street; and North Southport Street,

and returning the zoning district classification, symbols and indications to those of an M2-2, Light Industry District.

SECTION 16. The Chicago Zoning Ordinance is hereby amended by repealing all of

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PMD 1, Clybourn Corridor Planned Manufacturing District, as shown on Map No. 5-G in the area bounded by:

the alley next southeast of the intersection of North Southport Avenue and North Clybourn Avenue and perpendicular to North Clybourn Avenue; North Clybourn Avenue; a line 125 feet north of and parallel to the north line of vacated North Lakewood Avenue; and the alley next southwest of North Clybourn Avenue,

and returning the zoning district classification, symbols and indications to those of a C1-2, Neighborhood Commercial District.

SECTION 17. The Chicago Zoning Ordinance is hereby amended by repealing all of PMD 1, Clybourn Corridor Planned Manufacturing District, as shown on Map No. 5-G in the area bounded by:

West Cortland Avenue; North Clybourn Avenue; a line 200 feet northwest of and parallel to North Wisconsin Street; North Marcey Street; a line 418.7 feet northwest of West Willow Street; a line beginning at a point 100 feet southwest of North Marcey Street and 408.43 feet northwest of West Willow Street extending southwesterly a distance of 184.22 feet to a point 30 feet northeast of North Kingsbury Street and 265 feet northwest of West Willow Street; a line 30 feet east of and parallel to North Kingsbury Street; West Willow Street; and North Kingsbury Street,

Also together with the area bounded by:

a line 257 feet north of the intersection of North Sheffield Avenue and North Marcey Street as measured along the west line of North Sheffield Avenue and perpendicular thereto; North Sheffield Avenue; North Marcey Street; and a line 257 feet northwesterly of the intersection of North Sheffield Avenue and North Marcey Street as measured along the northeasterly line of North Marcey Street and perpendicular thereto,

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

SECTION 18. The Chicago Zoning Ordinance is hereby amended by repealing all of PMD 1, Clybourn Corridor Planned Manufacturing, as shown on Map No. 5-G in the area bounded by:

North Kingsbury Street; a line 189.59 feet north of and parallel to West North Avenue; a line 213 feet west of North Kingsbury Street as measured along last said line and perpendicular thereto; a line 176 feet north of and parallel to West North Avenue; the westerly line of the Chicago Milwaukee St. Paul and Pacific Railroad right-of-way; a line beginning at a point 617.04 feet north of West North Avenue as measured along the westerly line of the Chicago Milwaukee St. Paul and Pacific Railroad right-of-way, extending southwesterly 415 feet to a point 564.23 feet north of West North Avenue as

measured along the east bank of the North Branch of the Chicago River; the North Branch of the Chicago River; West Cortland Avenue; and the centerline of vacated North Southport Avenue and

North Southport Avenue,

and returning the zoning district classification, symbols and indications to those of an M3-3, Heavy Industry District.

SECTION 19. The Chicago Zoning Ordinance is hereby amended by repealing those portions of PMD 2, Elston Corridor Planned Manufacturing District, as shown on Map No. 5-G and Map No. 3-G in the area bounded by:

West Webster Avenue; the North Branch of the Chicago River; a line from a point 1,128.05 feet north of West Cortland Avenue as measured along the easterly line of North Mendell Street and perpendicular thereto; North Mendell Street; a line beginning at a point 939.35 feet north of West Cortland Avenue as measured along the easterly line of North Mendell Street running easterly for a distance of 108.37 feet to a point 30.90 feet north of the north line of vacated West McLean Avenue; a line from the terminus of the last described line running easterly for a distance of 44.89 feet to a point 30.20 feet north of the north line of vacated West McLean Avenue; a line from the terminus of the last described line running easterly for a distance of 62.00 to its intersection with the North Branch of the Chicago River; the North Branch of the Chicago River; a line 777.3 feet south of West Webster Avenue; North Dominick Street; West McLean Avenue; North Southport Avenue; West Cortland Avenue; the North Branch of the Chicago River; a line beginning at a point 862.09 feet north of West North Avenue as measured along the west bank of the North Branch of the Chicago River and extending 324.86 feet southwesterly to a point 670.59 feet north of West North Avenue and 282.01 feet east of North Throop Street if extended north; a line beginning at last said point and extending northwesterly to a point 755.9 feet north of West North Avenue and 237.99 feet east of North Throop Street if extended north; a line beginning at last said point and extending southwesterly to a point along the east line of North Throop Street 633.1 feet north of West North Avenue; North Throop Street; West North Avenue; the westerly line of the Union Pacific Railroad right-of-way; and North Ashland Avenue,

Also together with the area bounded by:

West North Avenue; the North Branch of the Chicago River; a line 530 feet south of and parallel to West Blackhawk Street as measured along the easterly line of North Elston Avenue; North Elston Avenue; West Potomac Street; the easterly line of the Union Pacific Railroad right-of-way; West Division Street; the westerly line of the Union Pacific Railroad right-of-way; West Blackhawk Street; North Elston Avenue; West Lemoyne Street; and North Throop Street,

and returning the zoning district classification, symbols and indications to those of an M3-3, Heavy Industry District.

SECTION 20. The Chicago Zoning Ordinance is hereby amended by repealing those portions of PMD 2, Elston Corridor Planned Manufacturing District, as shown on Map No. 5-G in the area bounded by:

West Dickens Avenue; North Southport Avenue; West McLean Avenue; and North Dominick Avenue,

and returning the zoning district classification, symbols and indications to those of an M2-2, Light Industry District.

SECTION 21. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 2, Elston Corridor Planned Manufacturing District, as shown on Map No. 3-G in the area bounded by:

West North Avenue; North Throop Street; West Lemoyne Avenue; North Elston Avenue; West Blackhawk Street; and the westerly line of the Union Pacific Railroad right-of-way,

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

SECTION 22. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 3, Goose Island Planned Manufacturing District, as shown on Map No. 3-F in the area bounded by:

North Halsted Street; the North Branch Canal of the Chicago River; and the North Branch of the Chicago River,

and returning the zoning district classification, symbols and indications to those of a DS-5, Downtown Service District, as converted in accordance with Section 17-1-1406-B of the Chicago Zoning Ordinance.

SECTION 23. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 5, Chicago/Halsted Corridor Planned Manufacturing District, as shown on Map No. 1-F, Map No. 1-G and Map No. 3-F in the area bounded by:

West Chicago Avenue; North Green Street; West Superior Street; and the northeasterly line of the Union Pacific Railroad right-of-way,

Also together with the area bounded by:

West Chicago Avenue; a line 321.03 feet west of the west bank of the North Branch of the Chicago River as measured along the north line of West Chicago Avenue and perpendicular thereto; the North Branch of the Chicago River; West Grand Avenue; the easterly line of the Union Pacific Railroad right-of-way; West Kinzie Street; North Desplaines Street; West Ohio Street; the northeasterly line of the Union Pacific Railroad

right-of-way; West Huron Street; the alley next east of and parallel to North Green Street; West Superior Street; and North Halsted Street, (except that area bounded by: a line from a point 144.3 feet south of West Grand Avenue as measured along the east line of North Jefferson Street to a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds; a line from a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds to a point 156.56 feet south of a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds; a line from a point 389.86 feet south of West Grand Avenue as measured along the east line of North Jefferson Street to a point 118.35 feet southeast of North Jefferson Street along an angle of 112 degrees, 13 minutes, 51 seconds; and North Jefferson Street),

and returning the zoning district classification, symbols and indications to those of a DS-5, Downtown Service District, as converted in accordance with Section 17-1-1406-B of the Chicago Zoning Ordinance.

SECTION 24. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 5, Chicago/Halsted Corridor Planned Manufacturing District, as shown on Map No. 1-G in the area bounded by:

West Chicago Avenue; North Halsted Street; West Superior Street; the alley next east of and parallel to North Green Street; the alley next north of and parallel to West Superior Street; and North Green Street,

and returning the zoning district classification, symbols and indications to those of a DX-5, Downtown Mixed-Use District, as converted in accordance with Section 17-1-1406-B of the Chicago Zoning Ordinance.

SECTION 25. The Chicago Zoning Ordinance is hereby amended by repealing that portion of PMD 5, Chicago/Halsted Corridor Planned Manufacturing District, as shown on Map No. 1-F in the area bounded by:

a line from a point 144.3 feet south of West Grand Avenue as measured along the east line of North Jefferson Street to a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds; a line from a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds to a point 156.56 feet south of a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds; a line from a point 389.86 feet south of West .Grand Avenue as measured along the east line of North Jefferson Street to a point 118.35 feet southeast of North Jefferson Street along an angle of 112 degrees, 13 minutes, 51 seconds; and North Jefferson Street,

and returning the zoning district classification, symbols and indications to those of a DX-7, Downtown Mixed-Use District, as converted in accordance with Section 17-1-1406-B of the Chicago Zoning Ordinance.

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SECTION 26. 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 27. This Ordinance shall be in full force and effect from and after its passage and approval.

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CHICAGO July 26. 2017

**To the President and Members of the City Council:**

**Your Joint Committee on Finance and Committee on Zoning, Landmarks, & Building Standards  
having had under consideration**

A substitute ordinance authorizing the approval of amendments to Chapter 16-8 and Title 17 of the Municipal Code of Chicago and associated zoning map amendments regarding industrial corridors.

02017-4840

Having had the same under advisement, begs leave to report and recommend that your Honorable Body pass the proposed Substitute Ordinance Transmitted Herewith.

**This recommendation was concurred in by  
of members of the committee with One (1)**

Alderman Waguespack voted no.

**(signedjyJ**

**Respectfully submitted**

**Chairman**