

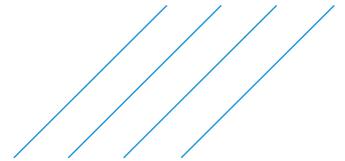


Report of Property Condition Assessment

Ruth M. Rothstein CORE Center
2020 West Harrison Street
Chicago, Illinois 60612

October 12, 2020





October 12, 2020

Cook County Department of Planning & Policy
69 W. Washington Street
Suite 3000
Chicago, Illinois 60602

Attention: Mr. Warrick Graham
Project Director, Cook County Department of Planning & Policy

Reference: Report of Property Condition Assessment
Ruth M. Rothstein CORE Center
2020 West Harrison Street,
Chicago, Illinois 60612

Dear Mr. Graham,

Faithful+Gould, Inc. has completed a report of our Property Condition Assessment of the Ruth M. Rothstein CORE Center located at 2020 West Harrison Street in Chicago, Illinois ("the Property"). This report provides a summary of the project information known to us at the time of the study, the scope of work performed, an evaluation of the visually apparent condition of the Property and a forecast of anticipated capital expenditures required over the next ten-years.

This report was completed in general accordance with the ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and Faithful+Gould's proposal for Property Condition Assessment services.

Please review the attached draft report and advise us of any comments or corrections.

Sincerely,

Nicholas Heath BSc (Hons)
Senior Facility Assessor

Jonathan Bailey
Chief Facility Assessor

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EXECUTIVE SUMMARY

The Ruth M. Rothstein CORE Center (“the Property”) was designed by Perkins & Will with construction being completed in 1998. The building consists of a four-story (plus mechanical penthouse) medical office building containing Entry Lobby, Reception Area, Offices, Storage, Consulting Rooms, Treatment Areas, Restrooms, Stairs, Corridors, Classrooms and Plant Rooms.

The Property is located on an approximate 3.48-acre (151,588 square feet) site which is bounded by public roads on all sides, West Congress Parkway to the North, South Damen Avenue to the East, South Hoyne Avenue to the West and West Harrison Street to the South.

Plan EX-1 - Site Layout



Since the building was originally constructed in 1998, a number of building extensions and alterations have been undertaken including a storage addition at the rear of the Property and a significant internal renovation to 40% of the building was completed in 2011-12. In addition to this previous work, new roofs are being installed to nine of the eleven roofs at the Property. The property was designed under the Chicago Building Code (CBC) 1998 edition. Based on the Chicago Building Code 2019 edition, the Property is Type-1B construction and arranged for Occupancy Types Class B, Business Group. This Grouping includes clinic, outpatient buildings and office buildings under the Building Code. The building is fully protected with a wet-pipe sprinkler and standpipe system, in addition to an addressable fire alarm system.

Assessment

On September 23, 2020, Mr. Nicholas Heath and Mr. Howard (Mike) Day of Faithful+Gould visited the Property to document the condition of the building and site components. Our assessment was completed in general accordance with the ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. During our site visit, Faithful+Gould was accompanied and assisted by the individuals listed in Table EX-1.

Table EX-1 – Personnel Attending Site Visit

Person Interviewed	Position	Company
Ester Joo	Executive Director	CORE Foundation
Warrick Graham	Project Director	Cook County Government
Ken Monroe	Director of Plant Operations	Cook County Government
Sy Hickey	Chief Engineer	Cook County Government
Dave Scott	Project Executive	Faithful + Gould Gilbane JV

Capital Requirements

A variety of expenditures should be anticipated over the ten-year study period. Capital expenditures over the study period total \$503,839 in 2020 dollars as detailed within Table EX-2 below. The majority of expenditures are captured in the near-term.

The near-term capital expenditures include:

- Mill and Overlay Asphalt Parking Lot and Driving Lanes;
- Clean, Prime and Repaint Half Height Wrought Iron Fencing;
- Clean, Prime and Repaint Full Height Wrought Iron Fencing;
- Cleaning and Replacement of Sealants to Cast-in Place Concrete Sidewalks;
- Clean, Prepare, Prime and Repaint Metal Lintels;
- Refurbish Air Handler Units 1, 2 & 3.

The mid-term capital expenditures include:

- Boiler Condition Study;
- Refurbish Boiler (Based on Defined needs from Study- Allowance);
- Replace Fire Pump Controller.

The far-term capital expenditures include:

- Replacement of Elastomeric Seals to Vertical Building Control Joints;
- Refurbish Boiler Burners;
- Inspect/Refurbish Generator Top End.

Table EX-2 Capital Expenditures

Year	Expenditures (2020 Value)
Immediate	\$0
2020	\$320,372
2021	\$0
2022	\$47,040
2023	\$0
2024	\$0
2025	\$11,760
2026	\$104,664
2027	\$84,672
2028	\$0
2029	\$0
TOTAL	\$568,508

SCOPE OF SERVICES & DOCUMENT REVIEW

The primary purpose of the Property Condition Assessment was to identify visually apparent deficiencies in the building and site. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents and plans, and any available public records.

This Property Condition Assessment was conducted in general accordance with industry standards and the American Society for Testing and Materials (ASTM) Standard E 2018-15 Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process.

We performed a visual non-destructive assessment of the interior, exterior, and site components of the Property, including the following major components and systems:

- › **Site Systems.** We visually observed the site systems and parking lot for the removal of stormwater and evidence of poor drainage and/or erosion potential, and for concrete, coating and waterproofing conditions. We also reviewed (where applicable) the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, and stormwater drainage features.
- › **Structural System.** We observed the structures for visible signs of distress and have reported our findings. We were not provided with any structural drawings containing information regarding the design load criteria of the existing structures and the building codes to which the structures were designed. We did not complete a seismic evaluation (PML) of the Property.
- › **Roof System.** We visually evaluated the condition of accessible roof systems, accessories, and details. In addition, where applicable we discussed existing roof warranties.
- › **Building Exterior Elements.** We visually observed the exterior wall system, window and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and have reported our findings. We reviewed available flashing and connection details for drainage design and observed the condition and placement of expansion joints. Our visual observations were based on those conditions that can be observed from ground level, adjacent vantage points, and through the use of binoculars.
- › **Mechanical/HVAC, Electrical, Plumbing (MEP) Systems.** We observed the age and condition of the MEP and related building systems and have commented on their condition and visible deficiencies.
- › **Fire Protection and Life Safety.** We observed the age and condition of the fire and life safety elements and have commented on their condition and any visible deficiencies. The elements surveyed included structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems.
- › **Conveyance Systems.** We completed a visual evaluation of the conveyance systems including a review of maintenance and service records, where available.

- › **Interior Finishes.** We visually observed the interior areas of the Property and have reported their general condition. We viewed a representative sample of the available office space. We did not include for demolition/reconfiguration or replacement of FF&E.
- › **Accessibility.** We reviewed the Property for conformance with applicable accessibility requirements and have reported our findings.

The scope of services under which the Property Condition Assessment was completed was visual in nature and not intended to be destructive to the Property, to gain access to hidden conditions. We did not perform any destructive testing or uncover or expose any system members. We have documented the type and extent of visually apparent defects in the systems in order to perform the condition assessment.

The scope of services under which the Property Condition Assessment was completed only indicates those items specifically noted in this report.

Document Review

In addition to the completion of our visual evaluation, documentation obtained as part of our planning and zoning review (see Appendix C), Faithful+Gould interviewed representatives from the Property (reference Executive Summary) and reviewed the following documentation:

- › Architectural Existing Floor Plans, Cook County, not dated
- › Property Condition Report, Partner Engineering and Science, Inc. Project Number: 19-24997.1 dated September 27, 2019

Documents Requested for Review

Faithful+Gould requested various documents be provided to assist our review of the Properties. The list of documents requested by Faithful+Gould includes the following (X = received).

- Original/As-built Drawings (including Civil, Architectural, Structural, Mechanical, Electrical, Plumbing and Fire Protection (As noted above))
- Warranty/guaranty Information (Roofs, Sealant, HVAC, Elevators etc.) – Roof Warranty
- Past ADA Audits/Studies
- Service Contracts (including HVAC, Electrical PM, Elevators, Fire & Life Safety Systems etc.)
- Past Condition Assessment Reports (including Roofs, Pavements, Exterior Curtain Walls and Sealant, HVAC, Electrical, Elevators, Fire & Life Safety systems etc.) – Report on “Ongoing Inspection and Repair Program” for Exterior Walls and Enclosures
- Preventative Maintenance Logbooks (including HVAC, Electrical, Elevators etc.)
- Past Repair/Replacement Project Information (including Roof, Pavements, Sealant, Interior Renovations, HVAC, Elevators, Fire & Life Safety Systems etc.).
- Updated ALTA Survey (including Legal Description of Property)
- Project Specifications/Project Manual – List of MEP equipment

PLANNING & ZONING REVIEW

The Ruth M. Rothstein CORE Center located at 2020 West Harrison Street, in Chicago, Illinois, was originally designed and constructed in 1998 as a medical office building. The building consists of four stories plus mechanical penthouse. In 2011-12, the building underwent an internal renovation of approximately 40% of the building and was expanded at the rear to include a storage area in 2013.

Building Codes

Building permitting and codes for the City of Chicago, Illinois are administered through the City of Chicago Department of Buildings. Following a review of the files held by the Department of Buildings Online Public Search, the Property has been subject to 26 permits (representing the last 22 years of historical permits). The permits relate to the construction of the building, installation of hydraulic passenger elevators, new dumbwaiter, installation of wiring, new canopy, new emergency generator, interior renovations, maintenance of electrical, mechanical and fire systems, maintenance works to external gates and replacement of the roof.

Documentation obtained from the City of Chicago website indicates that the Property has historic building violations, the status of the violations on the website does not confirm if those violations have been rectified. During the site visit, Faithful+Gould questioned if any of the stakeholders were aware of any outstanding building violations and it was confirmed there were no outstanding violations. The last violation #12909235 was issued on the 15th of November 2019. We recommend that the status of the building violations be confirmed prior to closing the acquisition.

In addition to this review, on September 24th, 2020, Mr. Nicholas Heath of Faithful+Gould submitted a request under the Freedom of Information Act (FOIA) to the City of Chicago, Department of Buildings. The request asked that an authorized representative of the City state whether there are any issues pertaining to the Property that may negatively impact it. Specifically, we requested details of the following:

1. Are there any existing or pending building code issues that may require the Property to be upgraded?
2. Does the Property's file indicate any open or revoked permits?
3. What was the date of issuance of the Property's shell and core Building Permit?
4. If issued, what was the date of issuance of the Property's shell and core Certificate of Occupancy?
5. What was the date of the Property's last evaluation in regard to building code compliance?

Faithful+Gould have not been provided with a response to date regarding the above correspondence with the City of Chicago other than confirming they have received our written request. Faithful+Gould will forward all pertinent information received from the City of Chicago to Mr. Warrick Graham as an amendment to this report.

Certificate of Occupancy

A copy of the Certificate of Occupancy has not been provided; however, we have requested a copy of the Certificate of Occupancy from the City of Chicago. Upon receipt all pertinent information it will be forwarded to Mr. Warrick Graham.

Fire Code

On September 24th, 2020, Mr. Nicholas Heath of Faithful+Gould submitted a request under the FOIA to the City of Chicago Fire Department. The request asked that an authorized representative of the City of Chicago Fire Department state whether there are any fire or life safety code issues at the Property that may negatively impact it. Specifically, we requested details of the following:

1. What was the date of the last evaluation of the Property by the Fire Department?
2. Does the Property’s file indicate any outstanding or uncorrected fire code violations?
3. Are there any known conditions that may negatively impact the Property (limited fire truck access, insufficient hydrant water pressure, fire egress limitations)?
4. Are there any existing or pending fire or life safety code issues within the municipality that may require the Property to be upgraded?

Faithful+Gould received a response from the Chicago Fire Department on October 1st, 2020, that included a list of historic inspections undertaken between years 2010 to 2020. The list had a total of 30 items listed which included code violations and reinspections to rectify these code violations. From the information provided from the Chicago Fire Department it appears the building does not have any active fire code violations. A copy of the information received from the Chicago Fire Department is attached within Appendix C.

Zoning Issues

Based upon our review of the City of Chicago Zoning and Land Use Map, the Property is contained within a Planned Development Designation, PD-30. The Zoning Code and documentation obtained are included within Appendix C of this report.

The Planned Development Designation (PD) zoning designation is required for certain projects to ensure adequate public review, encourage unified planning and development, promote economically beneficial development patterns that are compatible with the character of the existing neighborhoods, allow design flexibility, and encourage the protection and conservation of the City’s natural resources. Essentially this is a zoning amendment which requires a planned development review and approval as required for development of land to be used as medical facilities on sites with a net area of 2 acres or more. The PD requires an alternative approval process which includes referral and a decision made by the City Council.

As per the documentation obtained the Zoning Ordinance places a number of physical restrictions. These were compared against as-built conditions in Table PZ-1 Summary of Required vs. As-Built Conditions.

Table PZ-1 - Summary of Required vs. As-Built Conditions

Zoning Regulation	City of Chicago Zoning Ordinance – PD30	Actual Conditions	Compliant
Permitted Use	Residential, Commercial, Parking Lot, Offices, Public and Civic Uses and Medical.	Medical and Offices	Yes
Total Gross Site Area	There are no minimum or maximum lot areas	Approximately 3.48 Acres.	Yes

Zoning Regulation	City of Chicago Zoning Ordinance – PD30	Actual Conditions	Compliant
Minimum Number of Off-Street Parking Spaces	Employee Parking: 0.40 spaces per employee Visitors Parking of 0.94 spaces per 1000 patient visits	Could not be confirmed	No ¹
Setbacks	Front: None Rear: No requirement ² Side: 40ft	Front: Approximately 34ft Rear: approximately 45 ft Side: 38ft	Yes

On September 24th, 2020, Mr. Nicholas Heath of Faithful+Gould submitted a request under the FOIA to the City of Chicago Zoning Ordinance Administration for confirmation of compliance with all applicable zoning codes. The FOIA requested that a representative of the City confirm the following relative to the subject Property:

1. In what zoning district is the Property located?
2. Does the Property’s designated zoning district allow current uses?
3. Are the existing improvements in compliance with the Zoning Ordinances in effect at the time of construction?
4. Are the existing improvements in compliance with the current Zoning Ordinances?

Faithful+Gould have not been provided with a response to date regarding the above correspondence with the City of Chicago other than confirming they have received our written request. Upon receipt all pertinent information it will be forwarded.

Flood Zone Information

According to the Federal Emergency Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Numbered 17031C0506J dated August 19, 2008, the Property is located in flood zone X (Other Areas). Flood zone X (Other Areas) is designated as an area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. A copy of the FIRM is included within Appendix C of this report.

Easements

Faithful+Gould have not been provided with the ALTA Land title survey for the Property, we recommend that a current ALTA plan detailing any existing easements at the Property is obtained prior to closing.

¹ The staff and visitor numbers were not confirmed during the pre-site visit interview. We recommend the parking numbers are reviewed for compliance with the City of Chicago Zoning Ordinance.

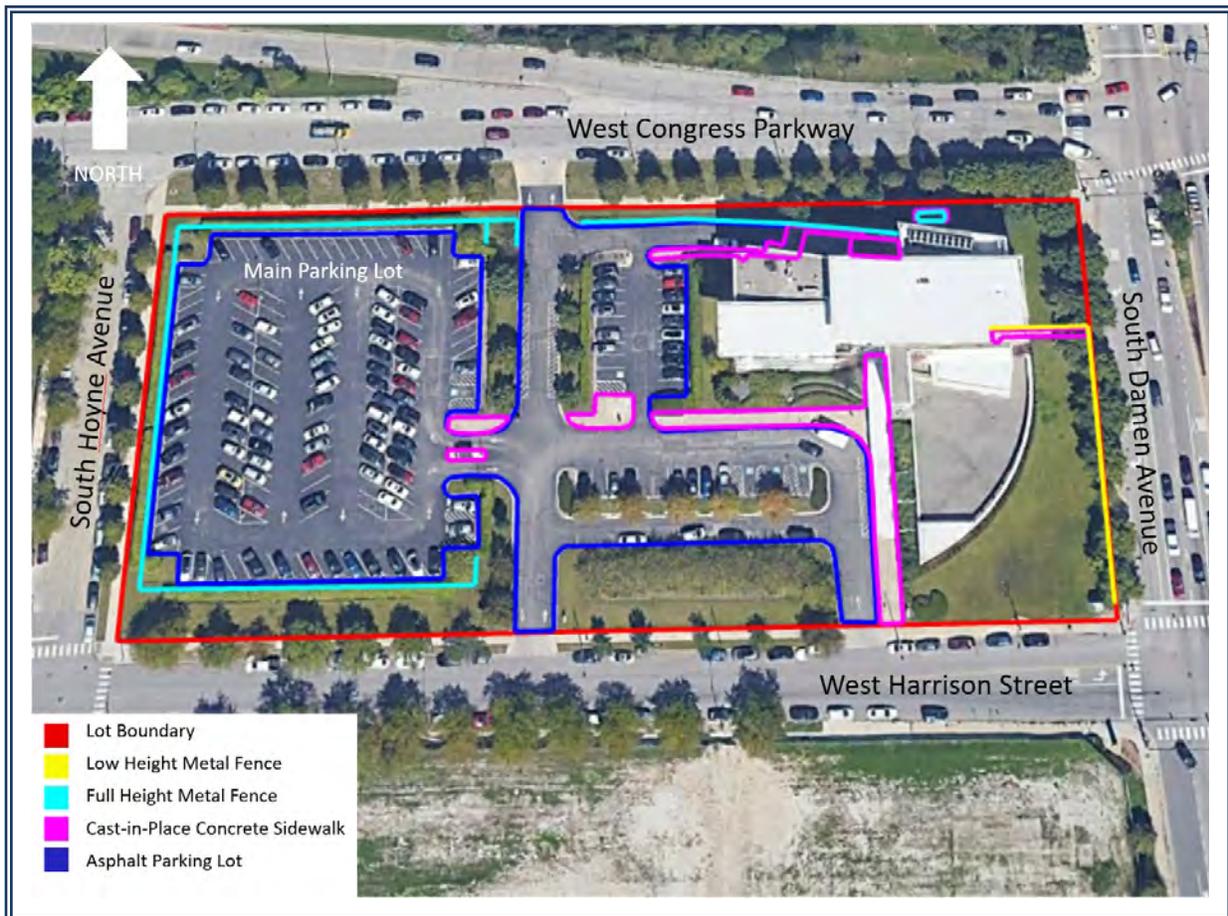
² The minimum setback shall be determined during the Site Plan Review process outlined in Statement 10 with guidance from the underlying zoning provisions which would have been applicable to the Property, patterns of existing development of existing structures and the provisions of the Master Plan. (See PD30 Document Appendix C)

SITE SYSTEMS RECREATIONAL FEATURES & PARKING GARAGE

1.0 SITE SYSTEMS

The Property is situated on a suburban rectangular block which is approximately 3.48 acres (151,588 square feet) and is bounded by public roads on all sides. The public roads include West Congress Parkway to the North, South Damen Avenue to the East, South Hoyne Avenue to the West and West Harrison Street to the South. The Property is typically situated directly against city-owned sidewalks. Vehicular access to the Property is provided off West Congress Parkway and West Harrison Street, with dropped curbs provided at the vehicular entrances to the parking lot. The lot consists of a number of site systems including cast-in-place concrete walkways, asphalt surface parking areas, fencing, parking attendants booth, bollards, site lighting, landscaping, signage and limited stormwater features (reference Photographs S-01 to S-20 in Appendix B).

Plan 1-1 - Overview of Site Systems



1.1 Description

Pedestrian Access

Pedestrian access to the main entrance on the South side of the building is provided by a cast-in-place concrete sidewalk off West Harrison Street. An alternative entrance is provided on the East side of the building from the sidewalk on South Damen Avenue. The cast-in-place concrete sidewalk sections are provided with contraction and expansion joints to accommodate thermal expansion and contraction. The expansion joints are typically provided with an elastomeric sealant to prevent water infiltration at the perimeter of the building façade and curb edging. No sectional details were available for review; however, we anticipate that the cast-in-place concrete sidewalk sections will be 4" thick reinforced with welded wire fabric upon a compacted subgrade, which are boarded by the 6" wide cast-in-place concrete curbs. Additional cast-in-place concrete is installed to house the generator on the South side of the property.

Asphalt Parking Lot and Loading Bay

The parking areas on site consist of the main parking lot located on the far West side of the Property with smaller parking areas located adjacent to the building to the West and Southwest of the main entrance. All parking areas consist of asphalt pavement with line markings, with the parking spaces located at the perimeter of the main parking lot that include precast concrete wheel stops. The main parking lot provides parking spaces for 138 vehicles, including four disabled accessible carparking spaces. The secondary parking areas adjacent to the building, located to the West and Southwest, include 39 spaces of which four are disabled accessible. Maintenance works were undertaken to the parking lot in 2016 which involved crack fill and seal coat repairs to isolated areas of the parking lot and driving lanes where cracking was present.

A loading bay area is also installed at grade level for delivery at the rear of the Property; the loading bay area is connected to a storage area extension to the building and consists of a combination of asphalt and cast-in-place concrete. Four concrete filled metal bollards are located adjacent to the storage building to protect it from delivery trucks. Additional cast-in-place concrete surfaces are located between the storage extension and the original building where electrical transformers are located, and at an area North of the building where an emergency generator is located.

Fencing and Parking Attendant's Booth

A painted metal fence surrounds the perimeter of the main parking lot. The fencing wraps around the North, West and Eastern perimeter of the main parking lot with a small section of fencing on the Eastern side of the main parking lot. Additional fencing and gates are provided along the North side of the lot to enclose the loading dock area, and where the transformers are located behind the storage extension. The metal fence and gates are approximately 6'-4" high with vertical bars with square tube profile and painted black. Low height fencing is provided along the Eastern boundary and extends into the lot along the cast-in-place concrete sidewalk, providing access to the emergency exit on the East side of the building. The low height metal fencing is approximately 4'-4" high with vertical bars with square tube profile and is also painted black.

On the East side of the main parking lot, a parking attendant's booth, ticket machines and a traffic control gate are located. No drawings were provided for the parking attendant's booth; however, it is anticipated that the construction consists of a steel frame with a painted metal wall lining. Metal framed window frames with tinted glazing are installed on all sides of the booth with access into the booth provided through an aluminum door with a tinted glazed panel. Four concrete filled metal bollards are provided to protect the parking attendant's booth, ticket machine and traffic control gate.

Lighting, Landscaping, Stormwater and Other Site Features

Site lighting is provided by a combination of pole mounted light fixtures and building mounted lighting. Seven 24' high pole mounted light fixtures with elevated concrete bases are provided to the parking areas. Each of the lighting poles contain Light Emitting Diode (LED) fittings. The building mounted lighting is a combination of wall mounted light fixtures located at the rear loading area and ceiling mounted light fixtures under the main entry canopy.

Landscaping is provided in sections of the property not occupied by buildings or hardscape areas. The landscaping consists of grassed areas, a mixture of shrubs and several mature trees served by an underground automatic irrigation system. The site is also provided with a trash compactor located adjacent to the loading bay. The trash compactor is understood to be owned and maintained by Republic Services.

Signage at the Property consists of a combination of building mounted and fixed grade level signage. The building mounted signage consists of illuminated fixtures which are contained at the top portion of the brickwork on the North elevation and adjacent to the main entrance on the South elevation. The at grade signage includes three metal panel signs located at the Southeast corner of the site and each of the South vehicle entrances. The Northeast corner of the site is also served by an at grade sign consisting of a granite finish.

Stormwater management features are provided at the Property. Based on our observations, stormwater is typically discharged via surface mounted drainage inlets provided at the parking lot areas which connect directly into the municipal stormwater system.

1.2 Condition

Pedestrian Access

The cast-in-place concrete sidewalks were generally found to be in a fair to poor condition. We did observe some areas of staining, cracking, minor settlement and spalled areas. The cracking was generally along the cast-in-place walkway from the main entrance heading West. The spalled concrete located outside the building main entrance is anticipated to be caused by deicing salts and freeze/thaw related damage. We have made an allowance under the capital expenditure in the near term for the replacement of the cracked and spalled sections of the cast-in-place concrete sidewalk of approximately 495 square feet of sidewalk, and the cleaning of the cast-in-place walkway.

We also observed that the perimeter elastomeric sealants to the sidewalks were in a poor condition, with the widespread cohesion failure and the sealants flaking to the edge of the concrete, subsequently not

providing a watertight seal. An allowance has been made for the replacement of the sealants at the cast-in-place concrete sidewalks.

Asphalt Parking Lot and Loading Dock

The asphalt surface parking areas appeared to be in a poor condition with extensive wear to the surface, previous repairs, elongated cracking and the formation of a localized potholes down to the subbase. To address these deficiencies, we have included an allowance for the parking lots and driving lanes to be milled and overlaid in the near term. During the repair/replacement works, we recommend accessible parking spaces are designated. Based upon a total of 177 parking spaces, a total of six accessible parking spaces should be provided, of which one of those spaces should be designated as van accessible.

The loading dock asphalt paved surface appeared to be in poor condition with elongated cracking, staining and general wear observed. The loading bay has been included in the capital expenditure as part of the mill and overlay works to the asphalt surfaces. The cast-in-place concrete sections were found to be in a good condition with no defects noted.

Fencing and Parking Attendant's Booth

The full height metal fencing on site was observed to be in a poor to fair condition, numerous sections of the fencing had isolated areas of structural damage and large sections of corrosion and peeling paintwork. An allowance has been made in the near term for the cleaning, priming and painting along with an allowance for repairs to the damaged sections of fencing. The low height metal fencing on site was observed to be in a fair to poor condition, with the fencing having isolated areas of structural damage and peeling paintwork. An allowance has also been made under the capital expenditure forecast in the near term for the cleaning, priming and painting, which included an allowance for repairs to the damaged sections of fencing.

Lighting, Landscaping, Stormwater and Other Site Features

The site lighting was generally found to be in a good condition, with no defects noted. We were not able to observe the lighting levels at night; however, no issues were noted or reported to us at the time of the site visit or during the pre-site visit interview. Subject to on-going maintenance to be undertaken as part of the Properties operating expense, we do not anticipate any major expenditures during the study period.

The landscaping and underground irrigation system was generally found to be in good condition with minimal defects noted. The irrigation system could not be tested when on site; however, subject to on-going routine maintenance, we do not anticipate any major capital expenditures.

Signage at the Property generally appeared to be in good condition. We did not observe the building mounted illuminated lighting at night; however, due to ongoing maintenance, we do not anticipate any major capital expenditures.

The stormwater systems appeared to be in fair condition. No defects noted during the site visit; unfortunately, precipitation was not present during our site visit and we could not observe the stormwater

system in operation. Subject to continual routine maintenance, we do not anticipate any capital expenditures are required.

1.3 Projected Capital Expenditures

Description	Cost	Year
Site Features		
Mill and Overlay Asphalt Parking Lot and Driving Lanes (Includes 12% A/E Fees and 5% JOC Fees)	\$172,331	2020
Clean, Prime and Repaint Half Height Wrought Iron Fencing (Includes 12% A/E Fees and 5% JOC Fees)	\$5,133	2020
Clean, Prime and Repaint Full Height Wrought Iron Fencing (Includes 12% A/E Fees and 5% JOC Fees)	\$37,303	2020
Cleaning and Replacement of Sealants to Cast-in Place Concrete Sidewalks (Includes 12% A/E Fees and 5% JOC Fees)	\$23,520	2020

BUILDING ELEMENTS

2.0 STRUCTURAL SYSTEMS

The description of the respective structural systems is based upon our observation of exposed portions of the building during our assessment. Limited architectural drawings were provided for review which did not provide any structural details of the building (reference Photographs ST-01 to ST-06 in Appendix B).

2.1 Description

The structural systems at the Property consist of a metal-framed superstructure consisting of perimeter and internal columns. These columns provide support to steel beams, girders and joists which, in turn have composite metal decks bearing onto the steel members. The steel superstructure is supported by a foundation consisting of reinforced concrete caissons and grade beams which support the first-floor slab. The low-slope roof structures consist of metal decks bearing onto a combination of metal columns, beams and joists.

No plans were available for review; however, based on our observations we assume the storage extensions built in 2013 consists of a reinforced cast in place concrete slab, a roof structure consisting of a concrete deck supported by open web steel trusses and steel beams that are attached onto load bearing perimeter masonry walls.

Loadings and Lateral Design

No information on loading and lateral design was provided due to the lack of available drawings.

Concrete Strength

No information on concrete strength was provided due to the lack of available drawings.

Wind Load

No information on wind load designs was provided due to the lack of available drawings.

Foundations

No drawings were available for review detailing the foundation details. However, based upon our experience with similar construction methodologies, we anticipate that the superimposed live and dead loads are transferred to the beams and joists connected to interior and perimeter columns. These are presumed to be supported off the cast-in-place grade beams and caisson foundations.

Lowest Floor Level

The lowest floor level of the Property is the first floor. No drawings were readily available; however, we anticipate that the slab will consist of a cast-in-place concrete slab installed on grade with steel reinforcement. We anticipate that the slab will be provided with a vapor barrier and laid upon a compacted fill. The presence of insulation is unknown.

Upper Floor Levels,

No drawings were readily available; however, we anticipate that the upper floors are constructed from cast-in-place reinforced concrete, 20-gauge composite steel deck filled with cast-in-place concrete reinforced with welded wire fabric. The decks are supported by a series of metal floor beams which connect to the metal loadbearing columns.

Interior Walls

No drawings were readily available; however, we anticipate that the Interior walls at the Property are typically a combination, exposed brick, CMU walls metal stud drywall partitions. Areas of exposed metal stud frame walls were also observed in the mechanical penthouse with exterior wall board lining.

Exterior Walls

No drawings were readily available; however, we anticipate that the exterior wall systems to the Property consists of a brick veneer system laid in a stretcher bond pattern supported by painted steel "L shaped" lintels above window openings. The external walls are understood to be horizontally connected to concrete masonry units (CMU) walls via wall ties. A curtain wall system is also installed to the center of the building on the North and South façade.

Stairs

The Property contains two main fire escape staircases which are situated at the North (stairway one) and East (stairway two) ends of the building. Both sets of stairs are constructed from metal pans filled with concrete and are understood to be supported by the load bearing CMU walls. Both stairways have a exposed concrete finish and have treads approximately 11.5" and 7" risers with 39" high handrail/guardrails.

2.2 Condition

Faithful+Gould observed exposed portions of the building structure. Structural systems across the Property appeared to be in good condition; however, we did observe some areas of cracking to concrete flooring and CMU walls in staircase two on the Eastern side of the building. We also noted an isolated area of hairline cracking to the external wall adjacent to the lower roof. This cracking appears to be caused by settlement of the building and does not appear to be of a structural nature. We recommend these cosmetic cracks are addressed as part of an operational expenditure.

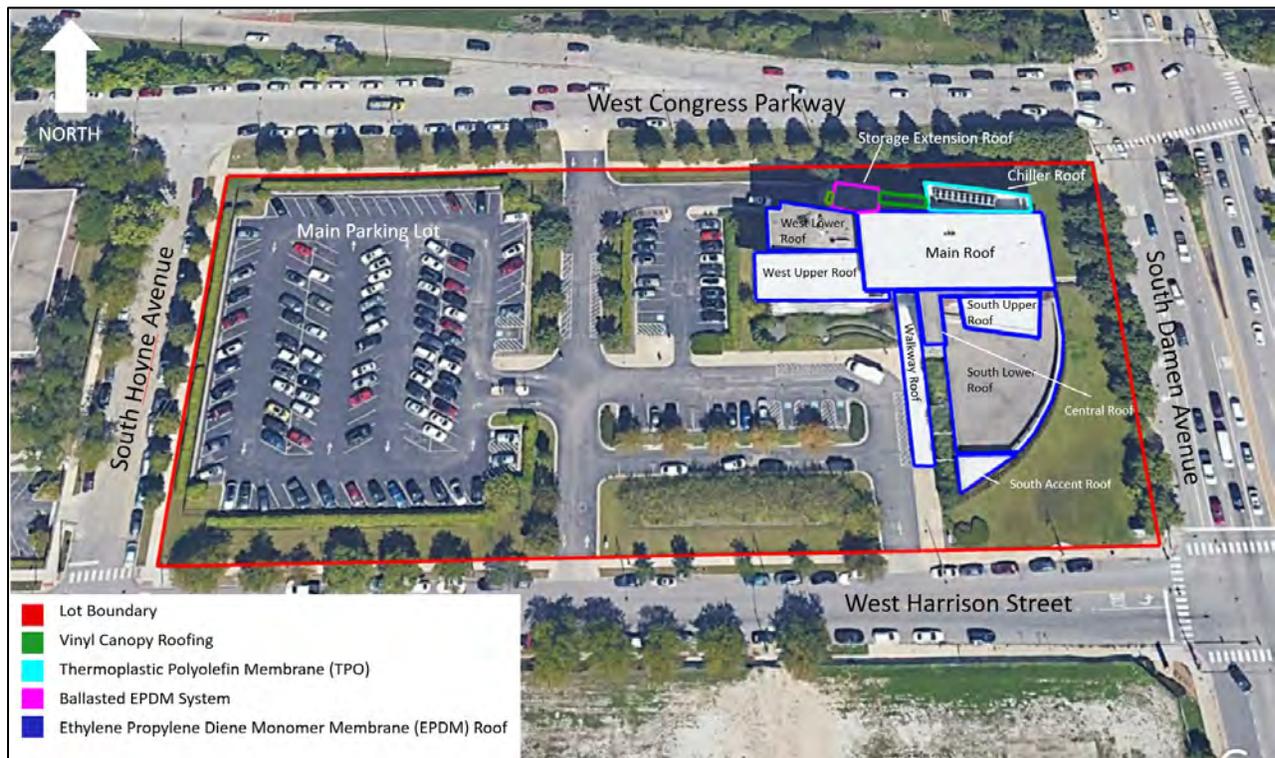
2.3 Projected Capital Expenditures

No capital expenditures are anticipated at this time.

3.0 ROOFING COMPONENTS

The following information was obtained through our visual observations of the building roofing systems and review of limited architectural drawings. The Property is covered with eleven low-slope roofing systems consisting of a variety of systems including ethylene propylene diene terpolymer (EPDM), Ballasted EPDM and a section of Thermoplastic Polyolefin (TPO). A number of the roofs were under construction at the time of the site visit. Other systems include equipment anchoring systems and stormwater goods (reference Photographs R-01 to R-17 in Appendix B).

Plan 3-1 – Roof Plan



3.1 Description

Ethylene Propylene Diene Monomer Membrane (EPDM) Roof

During the site visit, the main roof, West upper roof, West lower roof and walkway roofs were all at varying stages of completion for the installation of a new white EPDM roof system. Although all of the roofs were at differing stages of installation, they are all expected to be completed this Fall. The central roof, South upper, South lower and South accent roof has new EPDM roofs installed within the last year which were completed subject to some metal coping to the South upper roof, metal counter flashing and door frame repairs to the lower South roof.

Sectional details for the roofing area were not available; however, based on our observations we anticipate the membrane is fully adhered to the underlying coverboard and rigid insulation that rests upon the

underlying concrete deck. The EPDM membrane laps vertically upwards at perimeter parapets and external wall junctions of the building and terminates under a factory-finished aluminum capping piece which is mechanically fixed to the parapet walls or metal termination bar and metal counter flashing. The membrane also laps downwards at the perimeter of the roof where the edge is bound by the building or walls. The membrane terminates under a factory-finished aluminum capping piece which is mechanically fixed to the edge.

Access to the main roof is via an interior fixed ladder and a through roof hatch located within the mechanical penthouse. Access to the West lower roof is via an interior fixed ladder and a through a roof hatch located within the fire stair. Access to the West upper roof is via the adjoining West lower roof. Access to the South lower roof is via a door from the hallway on the second floor. From the South lower roof, access is provided to the South accent roof and the South higher roof via an extension ladder. Finally, the walkway roof is accessed via an extension ladder at the first floor level.

Ballasted EPDM System

The storage extension to the rear of the building was constructed in 2013 and consists of a low-slope roof deck which is covered with a ballasted Ethylene Propylene Diene Monomer (EPDM) roofing system. Sectional details for the roofing area were not available; however, based on our observations, we anticipate the EPDM covering is weighed down with loose stone ballast, which is understood to have been applied over coverboard, rigid insulation and the underlying metal deck. The EPDM membrane laps vertically upwards at the surrounding perimeter parapet walls before terminating under a factory-finished metal capping which is mechanically fixed to the parapet walls with continuous surface-mounted termination bars and continuous sealant installed at wall to roof junctions.

Where the roof is penetrated by the mechanical equipment, the roofing membrane rises up and terminates under a metal counter flashing strip which is typically provided with an elastomeric sealant above to maintain an external weather barrier. Access to the roof is via a fixed ladder and through a roof metal hatch located within the storage extension.

Single-Ply Thermoplastic Polyolefin Membrane (TPO)

A small section of low-sloped roof which houses the building chillers on the Northeast side of the building consists of a single-ply Thermoplastic Polyolefin (TPO) membrane. Sectional details for the roofing area were not available; however, based on our observations we anticipate the membrane is fully adhered to the underlying coverboard and rigid insulation that rests upon the underlying concrete structure. The membrane laps vertically upwards at the building elevations and surrounding parapet wall by approximately 1' 10" before terminating under a prefinished aluminum termination bar or counter flashing strip which is mechanically fixed to the parapet walls. The top of the termination bar and counter flashing is finished with a continuous bead of elastomeric sealant to create a weather tight termination.

The perimeter parapet walls are typically a continuation of the Concrete Masonry Unit (CMU) walls which have a painted finish. The parapets vary in height from approximately 2' to 7'-6" feet and capped with prefinished aluminum. Access to the roof is provided through a door from the mechanical penthouse onto the chiller roof.

Vinyl Canopy Roofing

The Property has two projecting canopies at the first-floor level connected to the Northwest storage extension. The cantilever canopy located on the loading bay side of the extension consists of a lightweight vinyl canopy projecting approximately 2' and measures approximately 6' wide. The metal frame is mechanically fixed to the exterior façade. The second canopy is located to the rear of the storage extension and connects into the core center delivery doors on the south side of the building. The lightweight suspended vinyl canopy is supported by a lightweight metal frame which is affixed to the exterior walls and supported by 8'-10' metal poles fixed into the floor. The canopy is approximately 31'-6" long and 6' wide.

Stormwater Drainage

Generally, each roof is drained via a series of roof drains leading to internal drainage pipework within the building, which discharge to the municipal stormwater management system.

Other Roof Accessories

A new permanent davit support system was in the process of being installed during the installation of the new roofing period; The anchors will be certified upon completion of the installation.

3.2 Condition

Ethylene Propylene Diene Terpolymer Membrane (EPDM) Roof

The EPDM roof system was generally found to be in a good condition; however, as mentioned above a number of the roof systems were being completed. Subject to the roof being completed in accordance with the with quality workmanship, the roof should have an expected useful life of 15-20 years.

Ballasted EPDM System

The Ballasted EPDM roof system was generally found to be in a good condition, with no reported defects or active leaks during the site visit. We recommend that the condition of the roof be monitored as part of routine maintenance. Based upon observed conditions and continued annual roof inspections and repairs, we estimate the roofing systems will have a life expectancy of 15 to 20 years from installation.

Single-Ply Thermoplastic Polyolefin Membrane

The TPO Membrane roofing system appeared to be in good to fair condition with no reported issues or active leaks. We did note some areas of active ponding below the chillers and some active moss growth. The ponding and moss growth are considered minor; however, we recommend that the roof be cleaned and any incidental repairs required be completed as part of an operational expense. We anticipate an estimated useful life of 20-years based upon continual maintenance activities from the installation.

Vinyl Canopy Roofing

The vinyl canopy roofs we observed to be in a good condition with no signs of wear or deterioration.

Stormwater Drainage

The stormwater drainage systems appeared to be in good condition where visible, with some stormwater drainage systems still being completed on the new roof. Subject to those systems being installed with quality workmanship, we do not anticipate any capital expenditures are required for the stormwater drainage system within the study period.

Other Roof Accessories

During the pre-site visit interview, it was revealed that the previous roof arrest system did not meet Occupational Safety and Health Administration (OSHA) requirements. OSHA requires that fall protection is required if an individual is within 6 feet of the roof edge. Falling from the perimeter of the roof poses a significant risk to persons accessing the roof and working within 6 feet of the edge. Weather conditions in Chicago also contribute to the risk factor which needs to be considered. The new roofing systems being installed, included the installation of davit supports which are to be certified on completion of the roof installation as per OSHA requirements.

3.3 Projected Capital Expenditures

No capital expenditures are anticipated at this time.

4.0 BUILDING EXTERIORS

The exterior wall finishes at the Property consist of brick veneer with a concrete masonry unit (CMU) backer wall and metal framed curtain wall system. Fenestration consists of double-glazed ribbon windows, a storefront system, glazed entrance doors and wood doors (reference Photographs EXT-01 to EXT-09 in Appendix B).

4.1 Description

City of Chicago Ordinance Requirements

According to the City of Chicago Ordinance Requirements, the Department of Buildings, buildings that are over 80' in height require façade inspections to be completed. During the pre-site visit interview, it was confirmed that the building was approximately 60' in height and is not subject to the requirements.

Exterior Wall Systems

The external walls consist of solid masonry walls comprised of brick and concrete masonry units (CMU) backer walls. No Sectional Details of the exterior walls were provided; however, we anticipate the exterior walls consist of an external leaf of brickwork laid in a common bond pattern with an internal backer leaf consisting of CMU. The two leaves of masonry are secured together using an anchor assembly with a 1" to 2" airspace, a moisture barrier and rigid insulation installed within the cavity. Vertical building control joints in the form of elastomeric sealants joints are provided throughout the brickwork at intervals of approximately 34'-9" to accommodate thermal expansion and contraction. They also provide a permanent weather barrier.

Curtain wall System

Isolated areas of curtain wall glazing systems are installed in the building to the external side of the atrium and the South stairwell shaft. No sectional details were provided of the curtain wall system; however, based on our observations, we believe the curtain wall system is a stick built (i.e. assembled on site) which consists of curtain wall frame verticals (mullions) and glass panels that are installed and connected piece by piece. These parts are usually fabricated and shipped to the job site for installation. The curtain wall units are fastened via anchors to the steel superstructure via horizontal steel framing which provides later support for loads imposed on the curtain wall. The glazing units within the curtain wall system consist of fixed insulated glazing units.

Fenestration Systems

The primary fenestration system installed at the Property consists of ribbon windows which wrap around large parts of the building from the first to fourth floors. The windows are believed to be original to the building based on the installation date stamps on the windows of 1997, which is consistent with the date the building was built. No sectional details were provided of the windows; however, it is anticipated that the windows consist of double pane fixed tempered glazing which range from approximately 4' to 8'-6" wide and to 4'-5" to 9' high sections. The glazing is provided with a monolithic solar reflective film. The windows are supported by metal lintels. Sealant between the glass units and framing consisted of a black

vinyl gasket. Additional windows are located on the first floor on the East façade, which consists of fixed opaque glass blocks. The glass blocks appear to be mortared in place on the brick façade. The window openings measured approximately 1'-3" wide by 9'-10" high.

Storefront systems are situated at grade level and provide access into the main building entrance. The storefront system consists of two aluminum framed tempered glazed doors, set within a full height glazed aluminum framed storefront system. Upon entry through the glazed doors another storefront system is installed, which consists of another set of aluminum framed tempered glazed doors with aluminum framed transom and sidelights which creates a vestibule. The doors are operated through a push button which powers the doors to open automatically. Stainless steel push bars are also installed to manually open the doors.

Additional external doors are provided at the building's exits which consist of a single metal lined wood door located on the South side of the building and an aluminum framed glazed door on the East side of the building. Both doors provide exits for occupants and are fitted with self-closing devices. Doors are also provided from the building out to the roof deck areas, a wood door is located within the mechanical penthouse to provide access to the chiller roof, and an aluminum framed glazed door is installed to provide access to the South lower roof.

Finally, three sets of painted wood doors are installed in the building; two sets are installed at the storage extension on the East and West walls which allow for deliveries to come in on the loading bay side and to be transported into the building through another set of doors. The third set of wood double doors are installed adjacent to the storage extension to assist with deliveries entering the original building. The doors are fitted with self-closers, lever handles and metal kick plates.

Canopy

The main entrance on the South side of the building contains a projecting canopy providing a covered area for persons using the cast-in-place sidewalk. The canopy is approximately 9'6" in height, 110' long. The canopy extends the full width of the building entrance opening and is supported by four painted metal framed columns. The canopy is painted white and has lighting incorporated into the underside to provide lighting leading to the main entrance.

4.2 Condition

Exterior Wall Systems

The exterior wall system to the building appeared to be in a good condition, with isolated areas in a fair condition. We noted an isolated area at the corner of the South facing stair enclosure which had some minor cracking. These cracks looked to be of a cosmetic nature; however, we recommend these cracks are maintained to ensure they do not worsen. It is anticipated that these cracks will be addressed as an operational expense. The elastomeric sealant joints contained in the brick external walls were typically in fair to poor condition. We observed isolated areas of the sealant with cracking and hardening of the sealant. We recommend the joints be raked out, cleaned and a new control joint be installed as part of the capital expenditure in the far term expense. The lintels were observed to be in a poor condition, with flaking paint

and surface corrosion present; we recommend that the lintels be cleaned, prepared, primed and repainted. The works should consist of preparation works including rubbing down to remove the existing paint finish and any surface corrosion, priming the metalwork with rust-inhibiting primers, and applying two coats of exterior grade metal paint. An allowance under the capital expenditure forecast has been made for the repair works to the lintels.

The curtain wall system was observed and found to be in a good condition with no defects noted. Although we were unable to confirm the age of sealants between the glazing and the framing elements, they appeared to be in a good condition based on the areas that we were able to be accessed. We recommend that the exterior sealants be monitored when maintenance and cleaning is undertaken to the façade as good practice.

Fenestration Systems

The fenestration ribbon windows were generally in a good condition with no damage or leakage of water into the building noted. The windows are original; however, it could not be confirmed if the seals had been replaced since installation. As the seals appeared to be in good condition, we recommend the seals are replaced on an as needs basis as an operational expenditure.

The storefront systems appeared to original to the building, with the glazing units having been installed in the same period. There were no defects or damage noted during our site visit. We do not anticipate any major expenditures during the study period.

The remaining doors were generally found to be in a good condition, however during the site visit damage was observed to an isolated area of the metal door frame providing access to the south lower roof. This damage was anticipated to have been caused during the roof installation works when the termination bars were removed. We anticipate that the door frame will be repaired as part of the completion works to the roof. We also noted that the south fire stair discharge door frame had areas of corrosion; we recommend the door frame be repaired as an operational expense.

Canopy

The projecting canopy at the front of the Property appeared to be in good condition, with no major defects noted. We noted that the roof was undergoing replacement and is anticipated to be completed within weeks. Any required future works should be undertaken as operational expense.

4.3 Projected Capital Expenditures

The following capital expenditures are required:

Description	Cost	Year
Mobilization		
Site Set Up, Permitting, Access Agreements (Includes 12% A/E Fees and 5% JOC Fees)	\$17,640	2020
Allowance for Swing Stage Scaffolding (Includes 12% A/E Fees and 5% JOC Fees)	\$49,392	2020
Life Cycle Expenditures		
Clean, Prepare, Prime and Repaint Metal Lintels (Includes 12% A/E Fees and 5% JOC Fees)	\$15,053	2020
Replacement of Elastomeric Seals to Vertical Building Control Joints (Includes 12% A/E Fees and 5% JOC Fees)	\$10,584	2027

BUILDING SYSTEMS

5.0 MECHANICAL SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussions during the pre-site visit interview. The building contains base building equipment consisting of air handler units, a chiller, pumps, boilers, exhaust fans, and the building automation system (reference Photographs M-01 to M-05 in Appendix A).

5.1 Heating and Cooling Systems

Heating Systems

Heated hot water is provided via two Cleaver Brooks water tube gas-fired water boilers. The boilers are model FLX type rated at 6,000,000 BTU/Hour input and are located in the penthouse. Hot water is distributed to air handler unit coils, baseboard heating units, cabinet unit heaters, and variable air volume boxes. The hot water is distributed to the building via two hot water pumps rated at 20-horsepower each.

Cooling Systems

The building's cooling system is via chilled water delivered to air handler units from an air-cooled water chiller. The chiller is manufactured by Carrier, model number 30XAB and rated at 400-tons. The water-cooled chiller is located outside the mechanical room on the roof. Refrigerant R-134a circulates around the tubes of the heat exchangers, either absorbing heat (evaporator) or rejecting heat to the air-cooled condenser. Water flows through the evaporator, which is cooled by the refrigerant, and then pumped out to the air handler units. The chilled water system is rated for 20% Ethylene Glycol to avoid freezing of the chilled water. The chilled water system utilizes two pumps, and each is rated at 10-horsepower with motors manufactured by Armstrong. There are smaller in-line pumps which feed water to the air handler unit coils. The mechanical room is cooled via a Carrier split system a/c unit which was installed in circa 2001.

Condition

Heating Systems

The boilers were in fair condition for their respective age. We were unable to determine the extent of boiler maintenance, and whether the boilers receive an annual burner tune-up and fire-side inspection. Due to the age of the burners, we are recommending that the burners be upgraded in the far-term. We also recommend a boiler condition study in the far-term to determine the condition of the boiler walls, tubes, and refractory. As an allowance, we recommend budgeting for repairs to the boilers based on the study outcome. The pumps were showing signs of age, but these were mostly cosmetic issues from lack of maintenance. Pumps have few moving parts, bearings and impeller, and if proper maintenance is achieved the pumps should remain operational through the study period. Bearing replacement is considered an operational expense typically.

Cooling Systems

The chiller appeared to be in good condition and was reportedly installed in 2011. The chilled water was distributed through the air handler units via two 10-horsepower centrifugal pumps; however, the original drawings detailed two 15-horsepower pumps rated at 375 gallons per minute. There was a discussion about adding an additional chilled water pump to be used as a standby pump, but adding a pump is an operational decision and not based on the actual condition of the existing pumps. The air handler units may not be receiving the proper chilled water flow (gallons per minute) which would reduce the actual amount of heat being absorbed from the coil. We recommend having the chilled water pump actual flow conditions measured to determine the gallons per minute of flow that the pumps are producing. There are two ethylene glycol tanks side-by-side. The air handler units may not be receiving the proper water flow to the chilled water. The ethylene glycol tank on the right used for chilled water had a discoloration and coating on the top, suggesting it was spoiled and no longer any good. As an operational note, we could not determine if the chilled water piping exposed to the elements had under insulation heat tape. If it does, the heat tape should be tested electrically on an annual basis to ensure proper operation.

Projected Capital Expenditures

The following capital expenditures are required:

Description	Cost	Year
Refurbish Boiler Burners (Includes 12% A/E Fees and 5% JOC Fees)	\$70,560	2027
Boiler Condition Study (Includes 12% A/E Fees and 5% JOC Fees)	\$11,760	2025
Refurbish Boiler (Based on Defined needs from Study-Allowance) (Includes 12% A/E Fees and 5% JOC Fees)	\$70,560	2026

5.2 Air Distribution Systems

Description

The building’s air distribution system is distributed via air handler units 1 and 2 that distribute air to each occupied floor with an associated return fan, and a smaller unit located in the ceiling of the Administrative area (air handler 3). The air handler units are located in the penthouse, and on the 4th floor. Metal duct work provides distribution air to each floor, with insulated ductwork above the ceiling where visible. Flexible ducts connect diffusers to the main trunks. The unit’s range in size from ~3,000 to 48,000 Cubic Feet per Minute. The air handler units appear to be original to the building. The air handler units have an upper and lower humidifier manufactured by Nortec Condair with electronic air filtration. Building exhaust systems include exhaust fans for the restrooms, service rooms, and mechanical rooms. Fans are located on the of the roof levels of the building. The building air is distributed through Variable Air Volume boxes (VAV’s) which are pneumatically controlled by individual thermostats.

Condition

The condition of the air handler units we were able to visually inspect appeared to be in poor to fair. The units had broken belts on the pulleys, pulleys missing several belts, and bearings that did not sound good. We could not get many of the doors to open, some had clear tubing strung across the door, and we noticed that the dampers were closed. We will discuss the minimum outside air required in the ventilation section of the report. The humidifiers appeared to have been installed circa 2011, but we were unable to determine if the units were still in service and the date of manufacture. Parts are still available for these units. The condition of the VAV boxes was reported to be fair, with valves and components replaced as needed. Typically, we would recommend replacing the VAV boxes but the building is small and the existing boxes are functional and can be refurbished as needed. The exact number of VAV boxes was unknown.

Projected Capital Expenditures

The following capital expenditures are required:

Description	Cost	Year
Refurbish Air Handler Units 1 and 2 (Includes 12% A/E Fees and 5% JOC Fees)	\$35,280	2022
Refurbish Air Handler Unit 3 (Includes 12% A/E Fees and 5% JOC Fees)	\$11,760	2022

5.3 Ventilation and Exhaust Systems

Description

Ventilation Air

Outside air for ventilation is supplied to the air handler units via a fresh air inlet damper and ducting on each unit. Ventilation rates vary by building location and Code revision. However, a minimum amount of outside air is required at all times to replace stale air and create a positive pressure building. We saw the outside air dampers had closed completely, which should be resolved to ensure the correct amount of air flow to the building.

Exhaust Systems

Building exhaust systems include exhaust fans for the restrooms, service rooms, and mechanical rooms. Fans are located on the of the roof levels of the building.

Condition

The building ventilation and exhaust systems appeared to be in good condition. It was reported that many of the exhaust fans are being replaced as part of the roof project that is currently underway.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

5.4 Temperature Control Systems

Description

Controls for the HVAC systems utilize a low voltage system based on the Johnson Metasys controllers. The low voltage system can monitor and control the various building fans, chillers, and temperature set-points through the air handler's front-end equipment.

Condition

The HVAC control system appeared to be in good condition. The currently installed system was reported to provide reasonable control over the building systems and allows reasonable operator interaction. It was reported that the control system was under a contract with annual software renewals. It was reported that the front end was upgraded within the last few years. We anticipate that the control components will remain functional through the study period with as needed component replacement being completed as part of routine maintenance operations.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

6.0 ELECTRICAL SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussions during the pre-site visit interview. The electrical systems include the incoming electrical service, service switchgear and electrical distribution equipment, lighting systems, communications systems, and security systems (reference Photographs E-01 to E-03 in Appendix A).

6.1 Electrical Service and Distribution Equipment

Description

Electrical Service Equipment

Primary electrical service from Commonwealth Edison power company is routed underground from the North side of the site. There are three utility transformers located above ground outside the building. The original drawings show one transformer. We were unable to determine the configuration of the electrical system in total without updated drawings. The incoming power from the transformers is 480-volts, which feeds switchboard MSB serving elevators and mechanical equipment in the penthouse. The 480-volt line is then stepped down to 120/208-volts in the electrical room feeding switchboard SSB, which feeds secondary closets on the floors and other electrical panels. The 480-volt to 120/208-volt transformer appears to be a dry type transformer.

Power Distribution

Based on the original drawings, the 480/277-volt panel feeds the motor control center in the penthouse, chiller, and elevator equipment. The 120/208-volt panelboard feeds utility power to the floor closets.

Wire and Conduit

Typical power distribution for feeders and branch circuits is accomplished using wire in conduit. Observed wiring consists of copper with thermoplastic insulation.

Conduit types varied in the buildings based on area and usage. Rigid metal conduit is used in areas subject to constant moisture and physical damage. Electrical metallic tubing (EMT) is used in interior spaces.

Panel boards

Several types of panel boards are used at the buildings. The first type is a high amperage distribution panel typically rated between 400 and 2,000-amps. The second type of panel board is the lighting and appliance panels used for branch circuit distribution with buss ratings typically rated at 225-amps. Most larger distribution panels are rated for 480/277-volt distribution and appear to be main lug only.

Equipment Manufacturers

Electrical panels and disconnects are manufactured by Siemens and GE. Variable speed drives are manufactured by Danfoss. Main disconnects were manufactured by Federal Pacific.

Condition

The major electrical equipment items appeared to be in good condition. The main transformers appeared to be maintained by the utility company on a regular basis and appeared to be in good condition. The newer panelboards and newer installed electrical equipment appeared to be in good condition. We recommend immediately beginning a comprehensive maintenance program on the electrical equipment to ensure the longevity of the equipment and to meet all current code requirements. The original panelboards did not appear to have been maintained or to have had any type of maintenance and testing. Most of the original panelboards appeared to be fuse type disconnects, which require less maintenance, but still require regular checks and tighten-ups. Many of the disconnects in the penthouse did not have proper disconnect markings. According to NEC section 110.22 (A), all disconnects must be clearly marked to indicate the device purpose.

Electrical distribution equipment of the type installed at the building is generally considered to have a service life of 30-years or more. Switchboards, panel boards, and wiring are often serviceable beyond this time if properly maintained, and not subjected to repeated overload or short circuit conditions.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

6.2 Emergency Power Generation and Distribution Equipment

Description

A diesel-engine-driven generator manufactured by Caterpillar serves the property. The generator is rated at 750-kw, and reportedly supplies emergency power for the life safety and elevator systems. The generator is located outside and has ~722 hours of operation. Diesel fuel for the generator is supplied by a reportedly double-wall fuel tank within the generator enclosure. The size of the diesel tank is not known.

Automatic transfer switches are provided to switch from normal to emergency power in the event of a power failure. We believe that one older switch serves the life safety equipment labeled ATS-1, and a newer transfer switch serves the elevators.

Condition

The emergency generator appeared to be in good condition for being original and was reported to be load bank tested annually. The generator was programmed to exercise automatically on a weekly basis. The enclosure was showing signs of rusting and needed to be primed and painted to limit the rusting. The generator components appeared to be free of leaking oil or diesel fuel. We recommend having the fuel scrubbed every three-five years to remove sludge as part of on-going regular maintenance.

Projected Capital Expenditures

The following capital expenditures are required:

Description	Cost	Year
Inspect/Refurbish Generator Top End (Includes 12% A/E Fees and 5% JOC Fees)	\$14,112	2027

6.3 Lighting Systems

Description

General office area lighting consists of various types of lighting fixtures installed throughout the building. Hallway and common areas are illuminated using either 2' by 2' fluorescent U-shape lighting and T-8 bulbs or 2" by 4" fluorescent lighting with T-8 bulbs. Fluorescent ballasts are reported to be of electronic style. There are some recessed can lights in the various areas of the common areas.

Emergency egress lighting is provided by fixtures powered by the emergency generators. Illuminated exit signs are installed at exit doors and along the path of egress and are of various types.

Lighting is controlled by a combination of local switches.

Condition

Fixtures generally appeared to be in good condition and appropriate for the applications. Most of the fixtures throughout the building had been upgraded to the T8 type fixtures. We anticipate the fixtures being upgraded as the floors are renovated.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

6.4 Communication and Data Systems

Description

Communications services enter into the first level telecommunication closet. Cabling appears to be a combination of Fiber, Cat 6, and/or Cat 5 data, and travel up through the floors to designated telecommunication rooms throughout each floor level.

Condition

The communication systems appeared to be in good condition, albeit routed in a very unorganized manner. We anticipate that any upgrades or component replacements will be completed as needed as a routine maintenance expenditure.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

6.5 Security Systems

Description

Security cameras are located throughout the building and monitored by security personnel. It is reported that cameras were recently replaced throughout the building and perimeter.

Condition

We anticipate that any upgrades or component replacements will be completed as needed as a routine maintenance expenditure.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

7.0 PLUMBING SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussions during the pre-site visit interview. The drawings available for review were the original drawings undated. We are unable to determine if changes have been made to the system and have documented the system based on the original drawings and discussions with site personnel. The plumbing systems include the domestic cold-water system, sanitary waste and vent system, and stormwater system (reference Photographs P-01 to P-03 in Appendix A).

7.1 Domestic Water Systems

Description

Domestic Cold Water

Domestic cold-water service, consisting of approximately 4" diameter water main feed, is fed from the local water utility to the first-floor mechanical room. The water is fed to a tri-plex booster pump system manufactured by Metropolitan Industries.

Domestic Hot Water

Domestic hot water is provided via an A.O. Smith hot water boiler manufactured in 2011, model GW-500 400 located in the penthouse.

Plumbing Fixtures

Each floor contains a men's and women's restrooms. Plumbing fixtures within the restrooms typically consist of wall mounted water closets with manual flush valves and wall mounted vitreous china lavatories mounted with manual nickel-plated handles and faucets.

Condition

The domestic water service and plumbing fixtures generally appeared to be in good condition. Plumbing fixtures should remain serviceable through the study period. The tri-booster pumps for the domestic water appeared to be in good condition.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

7.2 Sanitary Waste and Storm Drainage Systems

Description

Sanitary Waste Systems

We were unable to determine the configuration of the sanitary system. During discussions with staff, there were no reported issues.

Stormwater Systems

Storm drainage from the roof areas is via roof drains and internal leaders. Stormwater is drained via gravity lines to site lines that discharge to public stormwater systems. Visible portions of the stormwater piping were of no-hub cast iron construction.

Condition

The sanitary and storm drainage systems appeared to be in good condition.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

8.0 FIRE AND LIFE SAFETY SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussions during the pre-site visit interview. Fire and life safety elements observed included structural fire protection, fire suppression systems, fire detection and alarm systems, handheld fire extinguishers, and fire-rated means of egress (reference Photographs FLS-01 to FLS-04 in Appendix A).

8.1 Code References

The Property was originally designed and constructed in 1998. The Property designed under the Chicago Building Code (CBC) 1998 edition. Based on the Chicago Building Code (CBC) 1998 edition, the Property is Type-1B construction arranged for Occupancy Types Class B, Business Group. This Grouping includes clinic, outpatient buildings and office buildings under the Building Code. The building underwent a partial renovation in 2011-12; therefore, these renovations would have been subject to meeting compliance with the 2009 International Building Code as adopted by the City of Chicago.

8.2 Structural Fire Protection

Description

The structure drawings were not available during the site visit. The Faithful + Gould team noted the fire rating labels at the stairwell doors.

Condition

We noted the condition of the structural fire protection systems at the mechanical, electrical and telecommunication rooms, in the corridors and exit stairs, and above select ceiling tiles. The structural fire protection appeared to be generally installed in accordance with industry accepted practice and the codes enforced at the time of construction.

Projected Capital Expenditures

No capital expenditures are required at this time.

8.3 Means of Egress

Description

Stairwells at each floor level within the building are generally located in the center of the building. There are two separate stairwells back-to-back for egress from the building.

Exit doors had a clear opening width of 33" per leaf. Exit signs are provided at each exit and along exit paths. Emergency lighting serving the egress paths and the interior of exit stairs is provided by wall mounted fixtures with generator power, and some appeared to be battery back-up.

Condition

Means of egress appeared to comply with codes enforced at the time of construction with regard to exit discharge, travel distances and other factors. Expenditures for code compliance of the electrical closets are covered under the fire detection section of the report.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

8.4 Fire Suppression Systems

Description

The building is protected by an automatic fire sprinkler system. The stairwells have a 4” standpipe with main shut-off valves, flow switches, and monitoring devices. The system is pressurized via an electric fire pump with controller. The fire pump is manufactured by Patterson rated at 500 gallon-per-minute. The system is reported to be inspected and operated on a regular basis.

Portable fire extinguishers are supplied throughout each floor level of the building and are inspected monthly.

Condition

The fire suppression systems and components appeared to be in good condition. The fire pump controller was manufactured in 2007 and has become obsolete, which will make obtaining parts in the future more difficult. We believe parts will remain available through the term, but the unit should be programmed for long-term replacement

Projected Capital Expenditures

The following capital expenditures are required:

Description	Cost	Year
Install New Fire Pump Controller (Includes 12% A/E Fees and 5% JOC Fees)	\$23,520	2026

8.5 Fire Detection and Alarm Systems

Description

The building is protected by an EST3 addressable fire alarm system. The benefit of the addressable fire alarm system is that every device connected has its own unique address. When a fire is detected, the device address shows up on the fire alarm control panel, telling you exactly which device has been activated. The fire alarm panel was reportedly installed in 2016. The main fire alarm panel is located in the lobby area. The system monitors smoke detectors in the hallways and duct detectors, water flow switches, and supervisory signals.

Condition

The fire alarm system appeared to be in good condition with no notable issues. The front end controller should remain serviceable beyond the study period.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

9.0 CONVEYANCE SYSTEM

The conveyance systems at the Property consist of a total of three elevators. Elevators 1, 2 and 3 were manufactured by OTIS and are hydraulic in-ground elevators. A dumbwaiter is also installed; however, it was confirmed during the pre-site visit interview that the dumbwaiter was no longer in use. The following information was obtained through our visual observations of the building systems and discussions during the pre-site visit interview (reference Photographs C-01 to C-03 in Appendix B).

9.1 Description

All elevators in the building were originally installed when the building was constructed in 1998, with a modernization taking place in 2018-19 which included upgrades to the interior finishes, controllers and door operators. Table 9-1 provides a summary of the type of elevator, the floors each elevator serves, the capacity of the elevator and the speed of the elevator.

Table 9-1 - Summary of Hydraulic Elevators and Dumbwaiter

Elevator Designation	Floor Served	Type	Capacity (LBS)	Speed (FPM)
Elevator #1	1, 2 ,3, 4 & 5	Hydraulic (Passenger)	2,000	150
Elevator #2	1, 2 ,3 & 4	Hydraulic (Passenger)	2,000	150
Elevator #3	1 (Front and rear), 2 ,3 & 4	Hydraulic (Freight)	4,500	150
Dumbwaiter	1, 2 ,3, &, 4	Electric	150	50

Machine Room Equipment

The elevator hydraulic cylinders, pumps and oil, and controllers are all located in the first-floor machine rooms. The hydraulic elevator controls were manufactured by Anderson Elevator in circa 2018-2019.

Cabs

The passenger elevator cabs consist of steel fixtures, jambs and headers. A car-operating panel is provided within each cab. Raised numbers are provided at the operating panel. Cabs are provided with side opening two-stage doors with infrared sensors. Cab finishes consist of laminate flooring, stainless decorative side and rear panels with brushed stainless-steel soffit and grab bars. Lighting within the elevators consists of fluorescent lighting.

9.2 Condition

The elevators were found to be in a good condition; as mentioned above, the elevators have gone through a recent modernization to the controllers and hydraulics. The finishes within the passenger elevators

appeared to be in good condition and should remain serviceable through the study period. As the expected useful life of the elevators is 20-25 years, we do not recommend any capital expenditure for the elevators.

Projected Capital Expenditures

No required capital expenditures are anticipated at this time.

BUILDING INTERIORS & FINISHES

10.0 INTERIOR FINISHES

10.1 Description

Interior areas at the Property include main entrance lobby and reception areas, common corridors, office areas, waiting areas, treatment areas, consulting rooms, storage areas, stairwells, warehouse areas, staff lunch room, and changerooms/restrooms. Table 10-1 provides a summary of the building number and uses at each floor level, and Tables 10-2, 10-3 and 10-4 provide summaries of the space utilization (reference Photographs INT-01 to INT-10 in Appendix B).

Table 10-1 provides a summary of the interior layout at each floor level.

Table 10-1 Building Floor Uses

Floor	Use
First Floor	Entry Lobby, Reception Area, Offices, Storage, Consulting Rooms, Restrooms, Stairs, Corridors, Classrooms and Plant Rooms
Second Floor	Waiting Area, Offices, Storage, Consulting Rooms, Restrooms, Stairs, Corridors, Conference Rooms
Third Floor	Reception Area, Offices, Storage, Consulting Rooms, Restrooms, Stairs, Corridors, Classrooms,
Fourth Floor	Treatment Areas, Offices, Storage, Consulting Rooms, Restrooms, Stairs, Corridors, Classrooms,
Fifth floor - Mechanical Penthouse	Plant Room

Internal Finishes

The finishes within the building are generally consistent throughout the office, reception, corridors, consulting rooms, and classroom areas accessed by the general public or staff; these finishes consist of vinyl composite tiles (VCT) with steel stud frames lined with painted wallboards and exposed brick. The walls generally have a PVC skirting installed. The ceiling lining consists of metal grid suspended ceiling fitted with acoustic tiles, with isolated areas of drywall ceilings. Back of house areas, fire stairs and plantrooms generally consist of exposed concrete flooring, a combination of exposed metal stud frame walls with wallboard lining, exposed brick and painted or exposed CMU walls. The ceilings generally consist of exposed

steel structure and metal decks from the underside of the floor above. The outer sides of the atrium form to create an internal wall which consists of a metal framed filled with tempered glass.

The restroom finishes throughout the building consist of a combination of ceramic floor tile or vinyl floor tiles, painted wallboard or ceramic tile walls and a ceiling consisting of metal grid suspended ceiling fitted with acoustic tiles.

10.2 Condition

It was confirmed during the pre-site visit interview that approximately 40% of the interiors were remodeled and modernized in 2011-12. The interiors ranged from good to poor condition. A number of defects were identified during the site visit. Isolated areas of cracking to the walls were noted within Stair One. Numerous areas of stained ceiling tiles were noted throughout the building, presumed to be from historic leaks into the building. Sections of the PVC skirting had fallen off the wall opposite the dumbwaiter and a number of isolated areas of the vinyl floor tiles had cracks or were broken, namely in the entry vestibule. These noted defects were of a cosmetic variety and it is anticipated that these matters will be addressed as an operational expense.

10.3 Projected Capital Expenditures

No capital expenditures are anticipated at this time.

ACCESSIBILITY

11.0 ACCESSIBILITY

As a publicly accessible building, the Property should seek compliance with the 2010 ADA Standards for Accessible Design. The building was originally constructed in 1998 and has had internal renovations to approximately 40% of the building in 2011-12 as confirmed in the pre-site visit interview. It was also confirmed during the pre-site interview that compliance had been achieved with the ADA requirements for the renovated works (reference Photographs ADA-01 to ADA-08 in Appendix B).

11.1 The Guidelines

As a publicly accessible building, the Property should seek compliance with the 2010 ADA Standards for Accessible Design (2010 Standards), made effective March 2012. These standards are revised standards for the ADA Accessibility Guidelines (ADAAG), issued in July 1991. This report section compares the requirements of the ADA with as-built conditions, and where applicable, recommends upgrades required to achieve compliance. Specifically, two areas of the ADA have significant effect on the physical aspects of the Property.

Title I of the ADA deals with employment discrimination and requires employers do not discriminate against a disabled person in hiring or employment. This can impact the configuration and features of buildings and those employers are expected to make “reasonable accommodation”, including making facilities readily accessible to disabled employees.

The ADA has provided a benchmark for measuring accessibility, primarily orientated towards new construction. It also provides guidance for modification of existing facilities to eliminate barriers to access. This benchmark is the 2010 ADA Standards for Accessible Design (2010 Standards). The stated purpose of the guidelines is to ensure that newly constructed facilities and altered portions of existing facilities covered by the ADA are readily accessible to disabled persons.

Regulatory implementation of the ADA includes the following priorities for barrier removal in existing facilities:

- **Accessible Entrances.** Providing access from public sidewalks, parking or public transportation that enables disabled individuals to enter the facility.
- **Access to Goods and Services.** Providing access to areas where goods and services are made available to the public.
- **Usability of Restrooms.** Providing access to restroom facilities.
- **Removal of Remaining Barriers.** Providing access to the goods, services, facilities, privileges, and advantages or accommodations.

11.2 Applicability

The ADA in its purest form relates only to facilities occupied or significantly altered after March 13, 1991. The Property was first constructed in 1998 with additional internal renovation works being undertaken in 2011-12. Therefore the building is required to comply with the ADA requirements. We would also note that if substantial works other than cosmetic works are planned then this will most likely trigger ADA requirements, additionally should the building be subject to major upgrades or a change of use, the Property will be classed as “significantly altered” and will be subject to comply with the ADA requirements.

In addition, The International Building Code (IBC) which is referenced under the City of Chicago Building Regulations has sections which addresses accessibility under Chapter 11 and 34 of the IBC. Below is listed the key points from these additional requirements:

- Any element that is altered must comply with the accessibility standards for new construction unless doing so is technically infeasible; however, alteration shall provide access to the maximum extent technically feasible.
- A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.
- When alterations may affect the usability of, or access to an area of primary function, the paths of travel serving that area of primary function and existing restrooms must be improved to current accessibility standards unless the costs to improve those existing elements are disproportionate to the overall cost of the planned remodel. This is informally known as the “25% Rule”.

Finally, we would note that our assessment is based on a cursory overview of the building during our on-site assessment. Should the building be subject to major renovations or upgrades, we recommend that a specialist consultant is appointed to complete a full audit of the building in order to achieve compliance with state-wide and local accessibility regulations as part of the design and renovation process.

11.3 Site Access and Building Entrances

Requirements

The first consideration relates to measures that will enable individuals with disabilities to physically approach and enter the building. The priority of “getting through the door” recognizes that providing actual physical access to a building from public sidewalks, public transportation or parking, is generally preferable to any alternative arrangement in terms of both business efficiency and the dignity of individuals with disabilities. Additionally, if passenger drop-off areas are provided, they must be accessible, and an accessible route must connect each accessible drop-off area with the accessible entrance(s). Curb ramps must be provided if the drop-off area is next to a curb and raised sidewalk.

Section 405 (Ramps) of the 2010 ADA Standards requires that any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. From our observations the exterior ramps and accessible routes meet these requirements.

The parking areas should contain a suitable amount of car and van accessible spaces in line with Section 502 (Parking Spaces) of the ADA. These should be located near the accessible building entrance, along the accessible path and should be provided with suitable signage and pavement markings.

The entrance approach, door widths and hardware must be compliant with 2010 ADA Standards, and it is advised automated door openers are provided if the opening force to entrance doors is considered excessive.

On-Site Conditions

The Property is served by onsite parking which is immediately outside of the building and along the accessible path of to the building. A total of 177 car parking spaces are provided on the lot of which seven are disabled accessible. The standard requires six accessible car parking spaces including one van accessible carparking space. The parking lot meets the requirements of the standard; however, a van accessible car parking space is not designated through the installation of signage. We recommend that signage is installed to designate the van accessible parking space as an operational expense.

Sidewalks within the site are in a fair to poor condition, with defects noted; however, the sidewalks appeared to meet the requirements of the standard subject to repairs to the cast-in-place sidewalks being undertaken. The gradient of the street is level with compliant gradients.

The entrance doors currently comply with the 2010 ADA Standards the entrance door is required to be a minimum clear width of 32-inches and a clear opening to pass through of 36-inches. The entrance door hardware is required to be located between 34 and 48-inches above the finished floor or ground level. The entrance doors were checked and met the requirements of the standard.

Projected Expenditures

No capital expenditures are anticipated at this time. We strongly recommend that signage is installed to designate the van accessible parking space as an operational expense.

11.4 Accessible Routes

Requirements

All core building areas/functions should be provided with suitable horizontal and vertical circulation. Elevators should comply with Section 407 (Elevators), including suitable controls, signage (including braille), audio floor indicators, and the applicable spatial requirements. All publicly accessible floors should be provided with an elevator along the accessible path.

Section 405 (Ramps) of the 2010 ADA Standards requires that any part of an accessible route with a slope greater than 1:20 shall be considered a ramp.

Section 308 (Space Allowance and Reach Ranges) of the 2010 ADA Standards requires a minimum clear width for single wheelchair passage shall be 32-inches, the minimum width for two wheelchairs to pass is

60-inches, the space required for a wheelchair to make a 180-degree turn is a clear space of 60-inches, and the minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant is 30-inches by 48-inches.

Section 307 (Protruding Objects) of the 2010 ADA Standards requires that objects projecting from walls (e.g. drinking fountains) with their leading edges between 27-inches and 80-inches above the finished floor shall protrude no more than 4-inches into walks, halls, corridors, passageways, or aisles. Objects mounted with their leading edges at or below 27-inches above the finished floor may protrude any amount. Free-standing objects mounted on posts or pylons may overhang 12-inches maximum from 27-inches to 80-inches above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

Section 302 (Floor or Ground Surfaces) of the 2010 ADA Standards requires that ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs, and curb ramps, be stable, firm and slip-resistant.

This section also requires that changes in level between $\frac{1}{4}$ -inches to $\frac{1}{2}$ -inches be beveled with a slope no greater than 1:2, and that changes in level greater than $\frac{1}{2}$ -inches be accomplished by means of a ramp. The section also states that carpet or carpet tile used on a ground or floor surface be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Where gratings are located on walking surfaces, then they shall have spaces no greater than $\frac{1}{2}$ -inches wide in one direction.

On-Site Conditions

The building is provided with two passenger and a freight elevator. At the time of the assessment all elevators were accessible. The elevators were recently upgraded and appeared to comply with the standard in relation to suitable controls, signage (including braille), audio floor indicators, and the applicable spatial requirements.

The elevator cab dimensions were measured to be approximately 54-inches deep and 71-inches wide. The minimum elevator standard cab dimensions are 80-inches deep and 54-inches wide. However, exceptions are permitted for existing elevators. The standard allows existing elevator cabs to be 54-inches deep and 36-inches wide. The Elevators were compliant with the existing elevator requirements.

The elevator controls in the lobby were measured to be approximately 53-inches above the finished floor level, the standard requires a maximum of 54-inches making them compliant. The elevator call buttons are required to have tactile characters and braille to all buttons within the elevator and in the lobby. Audible signals are required to sound, or a verbal indicate the direction of the elevator travel the audible signal is required to be 10dB above ambient but shall not exceed 80dB. The elevator did not comply these requirements; however, we believe that the audible signal can be activated, and the braille can be installed to the call buttons as an operational expense.

Access widths at the Property varied. In main corridors, widths were typically compliant and do not require any upgrades. If major internal renovations are undertaken the building will need to comply with the ADA standards.

Water fountains were provided in the building and were found to generally meet the requirements of the standard.

The building generally complied with the ADA requirements, subject to some minor installations on site which are recommended to be undertaken as an operational expense.

Projected Expenditures

No capital expenditures are anticipated at this time.

11.5 Doors and Signage

Requirements

The 2010 ADA Standards states that signs that identify permanent rooms and spaces such as those identifying restrooms and exits or providing room numbers must have Braille and raised letters or numbers to allow them to be read visually or tactilely. The 2010 ADA Standards also states that signs must also meet specific requirements for mounting location, color contrast and non-glare surface. Signs that provide direction to or information about functional spaces must only comply with requirements for character proportion, character height and finish, and with contrast between the characters and background.

Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. The letters and numbers on signs shall be raised 1/32-inches minimum and shall be sans serif. The characters or symbols on signs shall be at least 5/8-inches high, but no higher than 2-inches. Symbols or pictographs on signs shall be raised 1/32-inches minimum. The 2010 ADA Standards also requires that doors to hazardous areas be equipped with tactile warnings.

Section 404 (Doors, Doorways and Gates) states doorways and gates, including security entrance gates shall have a minimum clear opening of 32-inches and that the respective maneuvering clearances are maintained.

This section of the 2010 ADA Standards also states that the threshold at doorways shall not exceed ½-inches in height, and that door hardware (handles, pulls, latches, locks, etc.) on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

On-Site Conditions

Signage across the site was a mixture of modern and older signs but was generally non-compliant. Door widths across the site varied but were generally compliant with the ADA requirements.

Projected Expenditures

No capital expenditures are anticipated at this time.

11.6 Accessible Amenities and Function Spaces

Requirements

The ADA requires that all primary function areas are readily accessible for all. Confirmation should be sought that all such facilities and equipment is readily accessible in line with the respective section of the 2010 ADA Standards.

The 2010 ADA Standards requires that, where provided, at least one of each type of depository, vending machine and change machine shall comply with Section 309. Such requirements include that operable parts are located no more than 48" above finishes floor level and that operable parts shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.

Drinking fountains should meet the requirements set out in Section 211 – Drinking Fountains, including the requirement for a minimum of two drinking fountains. Section 602.4 (Spout Height) of the ADA requires that the spout height of drinking fountains not exceed 36-inches. Additionally, they should have a clear floor space in line with Section 602.2 and a minimum of 27" knee clearance.

On-Site Conditions

Shared function areas or facilities were not compliant as the vending machine had operable parts located no more than 48" above finishes floor level; however, it is anticipated that this vending machine is not owned by Cook County.

The drinking fountain located on each floor was found to be compliant with the spout height and knee clearance requirements.

Projected Expenditures

No capital expenditures are anticipated at this time.

11.7 Usability of Restrooms

Requirements

The third priority emphasizes those measures that will provide individuals with disabilities with access to restroom facilities. A clear approach should be provided to one of each fixture type within an accessible restroom and a minimum of a 60" diameter turning space should be provided.

The 2010 ADA Standards requires that the minimum width of the standard accessible stall shall be 60" and the minimum depth of floor mounted standard accessible stall shall be 59" (or 56" if wall mounted). The

height of water closets shall be 17" to 19", measured to the top of the toilet seat. A 36" minimum length grab bar is required behind the water closet, extending 24" from the center line of the toilet on the open side. A 42" minimum length grab bar is required on the side wall, which should extend at least 54" from the rear wall. All grab bars should be mounted between 33" and 36" above the finished floor.

The 2010 ADA Standards requires that lavatories shall be mounted with the rim or counter surface no higher than 34-inches above the finish floor and a minimum of 27" knee clearance should be provided beneath a lavatory. Faucets are required to be operable with a closed fist. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact.

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface no more than 35 inches maximum above the finish floor or ground.

On-Site Conditions

Public restrooms provided throughout the property were found to be generally compliant; however, self-closing hardware was not installed to the doors of the public restrooms. We recommend as an operational expense self-closing hardware be installed to the doors.

Projected Expenditures

No capital expenditures are anticipated at this time.



Appendix A

10-Year Capital Expenditure Forecast

Ten Year Capital Expenditure Forecast
Ruth M. Rothstein CORE Center
2020 West Harrison Street
Chicago, Illinois 60612



Component No.	Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Immediate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Required
						Year	0	1	2	3	4	5	6	7	8	9	10	
Site Systems																		
Required																		
1	Mill and Overlay Asphalt Parking Lot and Driving Lanes (Includes 12% A/E Fees and 5% JOC Fees)	20	1	7,327	SY	\$20.00		\$172,331										\$172,331
2	Clean, Prime and Repaint Half Height Wrought Iron Fencing (Includes 12% A/E Fees and 5% JOC Fees) (Note 1)	10	1	873	SF	\$5.00		\$5,133										\$5,133
3	Clean, Prime and Repaint Full Height Wrought Iron Fencing (Includes 12% A/E Fees and 5% JOC Fees) (Note 1)	10	1	6,344	SF	\$5.00		\$37,303										\$37,303
4	Cleaning and Replacement of Sealants to Cast-in Place Concrete Sidewalks (Includes 12% A/E Fees and 5% JOC Fees) (Note 2)	20	1	1	ALLOW	\$20,000.00		\$23,520										\$23,520
Structural Systems																		
Required																		
1	No Anticipated Expenditures																	\$0
Roofing Systems																		
Required																		
1	No Anticipated Expenditures																	\$0
Exterior Elements																		
Required																		
Mobilization																		
1	Site Set Up, Permitting, Access Agreements (Includes 12% A/E Fees and 5% JOC Fees)	10	1	1	ALLOW	\$15,000.00		\$17,640										\$17,640
2	Allowance for Swing Stage Scaffolding (Includes 12% A/E Fees and 5% JOC Fees)	10	1	60	DAYS	\$1,400.00		\$49,392										\$49,392
Life Cycle Expenditures																		
1	Clean, Prepare, Prime and Repaint Metal Lintels (Includes 12% A/E Fees and 5% JOC Fees)	20	1	640	LF	\$20.00		\$15,053										\$15,053
2	Replacement of Elastomeric Seals to Vertical Building Control Joints (Includes 12% A/E Fees and 5% JOC Fees)	20	7	900	LF	\$10.00							\$10,584					\$10,584
Mechanical Systems																		
Required																		
Life Cycle Expenditures																		
1	Refurbish Air Handler Units 1 and 2 (Includes 12% A/E Fees and 5% JOC Fees)	25	3	2	EA	\$15,000.00				\$35,280								\$35,280
2	Refurbish Air Handler Unit 3 (Includes 12% A/E Fees and 5% JOC Fees)	25	3	2	EA	\$5,000.00				\$11,760								\$11,760
3	Refurbish Boiler Burners (Includes 12% A/E Fees and 5% JOC Fees)	30	8	2	EA	\$30,000.00									\$70,560			\$70,560
4	Boiler Condition Study (Includes 12% A/E Fees and 5% JOC Fees)	30	6	2	EA	\$5,000.00							\$11,760					\$11,760
5	Refurbish Boiler (Based on Defined needs from Study- Allowance) (Includes 12% A/E Fees and 5% JOC Fees)	30	7	2	EA	\$30,000.00								\$70,560				\$70,560
Electrical Systems																		
Required																		
Life Cycle Expenditures																		

Ten Year Capital Expenditure Forecast
Ruth M. Rothstein CORE Center
2020 West Harrison Street
Chicago, Illinois 60612



Component No.	Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Immediate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Required	
						Year	0	1	2	3	4	5	6	7	8	9	10		
1	Inspect/Refurbish Generator Top End (Includes 12% A/E Fees and 5% JOC Fees)	30	8	1	EA	\$12,000.00									\$14,112			\$14,112	
Plumbing																			
Required																			
No Anticipated Capital Expenditures																			
Fire & Life Safety																			
1	Install New Fire Pump Controller (Includes 12% A/E Fees and 5% JOC Fees)	30	7	1	EA	\$20,000.00								\$23,520				\$23,520	
Conveyance Systems																			
Required																			
No Anticipated Capital Expenditures																			
Interiors																			
Required																			
No Anticipated Capital Expenditures																			
Accessibility																			
Required																			
No Anticipated Capital Expenditures																			
Notes:						Required Cost (Present Worth)	\$0	\$320,372	\$0	\$47,040	\$0	\$0	\$11,760	\$104,664	\$84,672	\$0	\$0	\$568,508	
1) Includes Repairs to Damaged Sections of Fencing						Cost (Inflated @ 3% Per Yr.)	\$0	\$320,372	\$0	\$49,905	\$0	\$0	\$13,633	\$124,974	\$104,136	\$0	\$0	\$613,020	
2) Includes Replacement of Damaged Sections of the Concrete Walkways of Approximately 495 Square Feet																			
Approximate Gross Square Footage						21,847	Total Cost (2020 \$/SF/Yr)	\$0.00	\$14.66	\$0.00	\$2.15	\$0.00	\$0.00	\$0.54	\$4.79	\$3.88	\$0.00	\$0.00	\$2.60

Appendix B

Photographs





Photograph No. S-01

Cast-in-Place Concrete Sidewalk
Leading to Main Entrance



Photograph No. S-02

Cast-in-Place Concrete Curbs



Photograph No. S-03

Overview of Asphalt Surface to
Parking Lots



Photograph No. S-04

Asphalt Surface Parking Lot



Photograph No. S-05

Loading Bay and Trash Compactor



Photograph No. S-06

Full Height Painted Metal Fencing



Photograph No. S-07

Low Height Painted Metal Fencing



Photograph No. S-08

Parking Attendant's Booth Located
in Main Parking Lot



Photograph No. S-09

Site Pole Lighting with LED Fixtures



Photograph No. S-10

Site Landscaping



Photograph No. S-11

Fixed Grade Level Signage



Photograph No. S-12

Surface Mounted Drainage Inlet



Photograph No. S-13

Freeze Thaw Damage to Cast in Place Concrete Sidewalk Outside Main Entrance



Photograph No. S-14

Freeze Thaw Damage to Cast in Place Concrete Sidewalk Outside Main Entrance



Photograph No. S-15

Cohesion Failure to Elastomeric Sealants to Cast-in-Place Concrete Sidewalk



Photograph No. S-16

Elongated Cracking to Asphalt Parking Surfaces



Photograph No. S-17

Asphalt Parking Surface Defect
Down to Subbase



Photograph No. S-18

Corrosion and Structural Damage
to Full Height Painted Metal
Fencing on East Side of Main
Parking Lot



Photograph No. S-19

Structural Damage to Full Height Painted Metal Fencing Adjacent to Drive Lane leading to Loading Dock



Photograph No. S-20

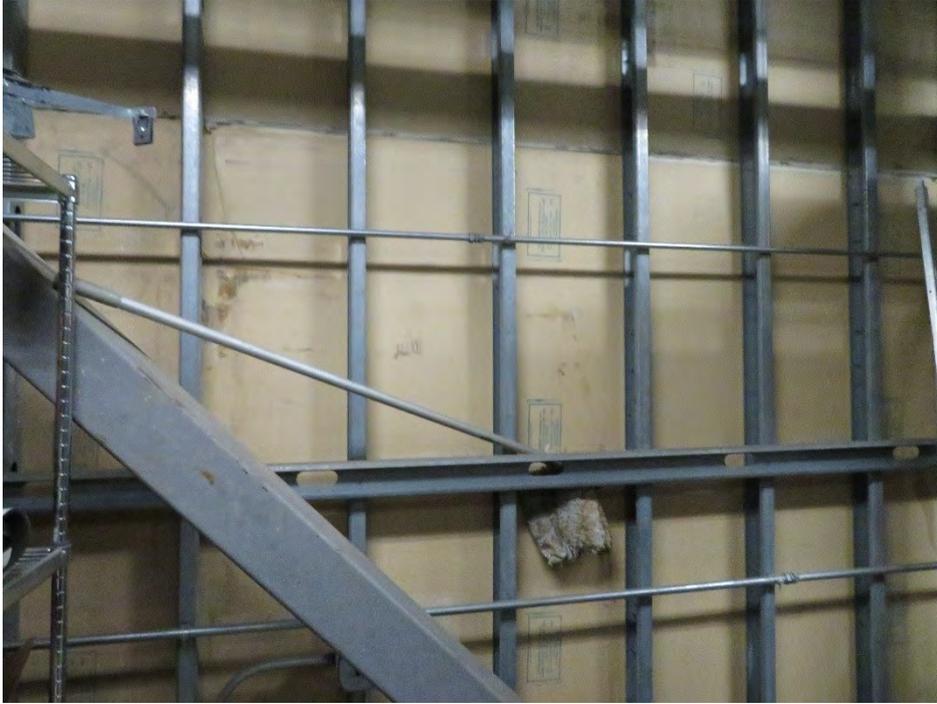
Structural Damage to Low Height Painted Metal Fencing Adjacent to City Owned Sidewalk



Photograph No. ST-01
Cast-in-Place Concrete Floor Slab



Photograph No. ST-02
Steel Columns, Concrete Masonry
Unit Walls (CMU) and Brick Walls



Photograph No. ST-03

Steel Stud Frame Walls with Wall Board Lining

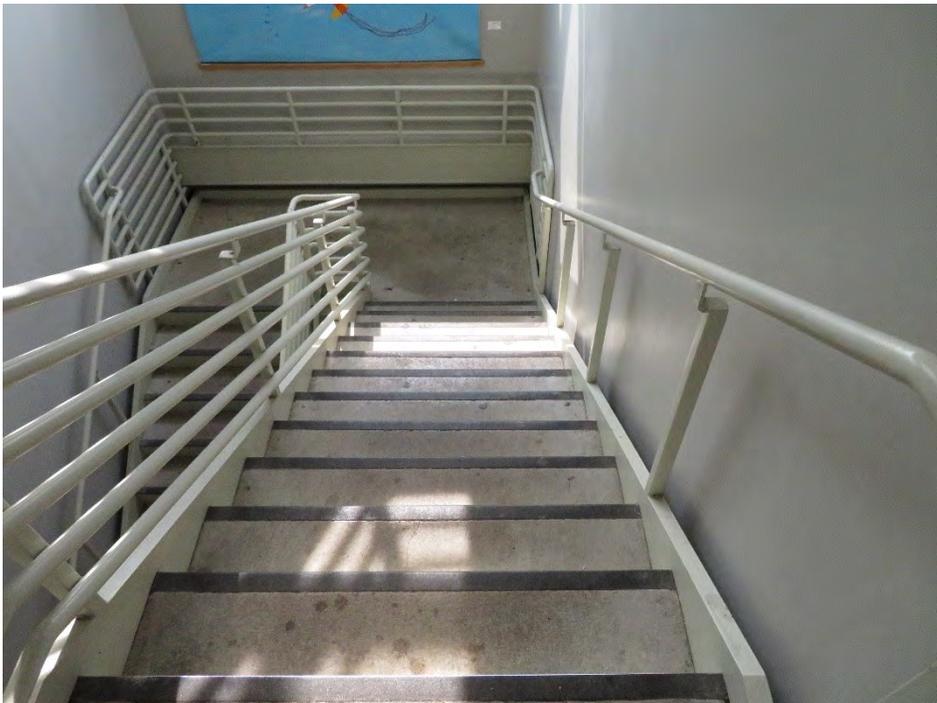


Photograph No. ST-04

Internal Steel Column



Photograph No. ST-05
Steel Beam Supporting Concrete
Roof with Metal Deck Underside



Photograph No. ST-06
Metal Pans Filled with Concrete
Stairs Supported by the Load
Bearing CMU walls.



Photograph No. R-01

White Ethylene Propylene Diene
Monomer Membrane (EPDM)
Main Roof Under Construction



Photograph No. R-02

EPDM Membrane extended over
Perimeter CMU Parapet walls



Photograph No. R-03
Single-Ply Thermoplastic Polyolefin
Membrane (TPO)

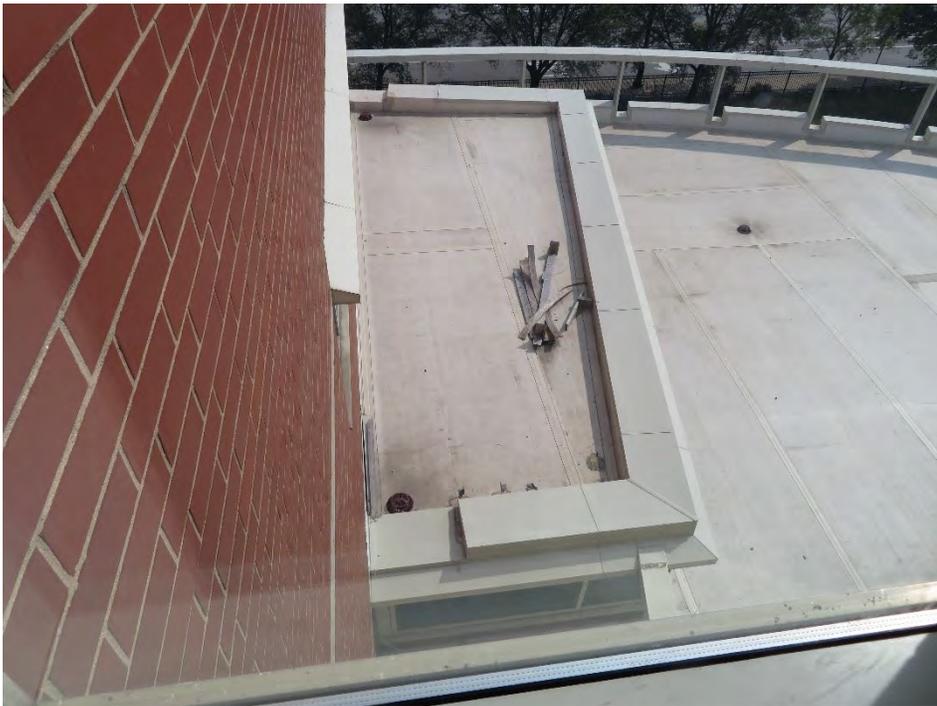


Photograph No. R-04
Lapped TPO Membrane Finishing
Under Termination Bar with
Elastomeric Sealant



Photograph No. R-05

White EPDM South Lower Roof and
South Accent Roof



Photograph No. R-06

White EPDM South Upper Roof



Photograph No. R-07

White EPDM West Upper and Lower Roof



Photograph No. R-08

Metal Copping to CMU Parapet Walls



Photograph No. R-09

Lapped White EDPM Roof Membrane Finished Under Metal Counter Flashing.



Photograph No. R-10

New Roof Anchor System



Photograph No. R-11

Fully Adhered Seam to White
EDPM Roof



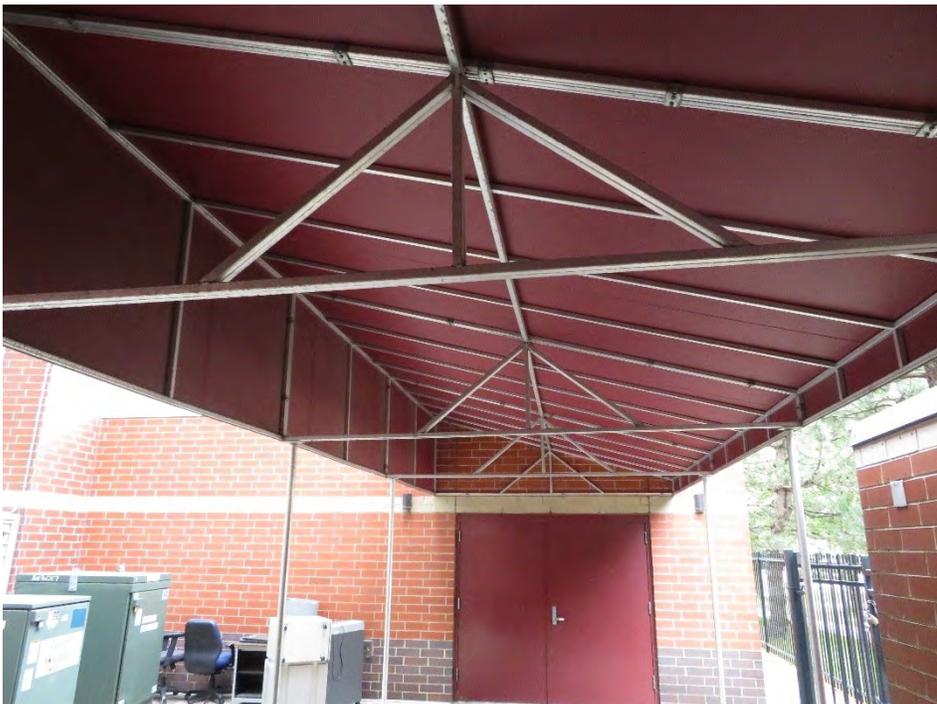
Photograph No. R-12

Surface Mounted Roof Drains



Photograph No. R-13

South Upper Roof Coping to be Completed



Photograph No. R-14

Vinyl Canopy Roof



Photograph No. R-15
White EDPM Walkway Roof



Photograph No. R-16
Roof Access Hatch



Photograph No. R-17

Fixed Ladder Providing Roof Access



Photograph No. EXT-01

External Walls East Side of Building



Photograph No. EXT-02
External Walls South Side of
Building



Photograph No. EXT-03
External Walls West Side of
Building



Photograph No. EXT-04
External Walls North Side of
Building



Photograph No. EXT-05
Curtain Wall System



Photograph No. EXT-06

Shopfront System



Photograph No. EXT-07

Ribbon Windows



Photograph No. EXT-08
Curtain Wall Anchor



Photograph No. EXT-09
Walkway Canopy



Photograph No. M-01

Air Handler Unit



Photograph No. M-02

Typical Steam Humidifier



Photograph No. M-03

Hot Water Boiler



Photograph No. M-04

Boiler Burner



Photograph No. M-05
Air Cooled Water Chiller



Photograph No. E-01
120/208-volt Switchboard



Photograph No. E-02
Typical Distribution Panel



Photograph No. E-03
Transfer Switch



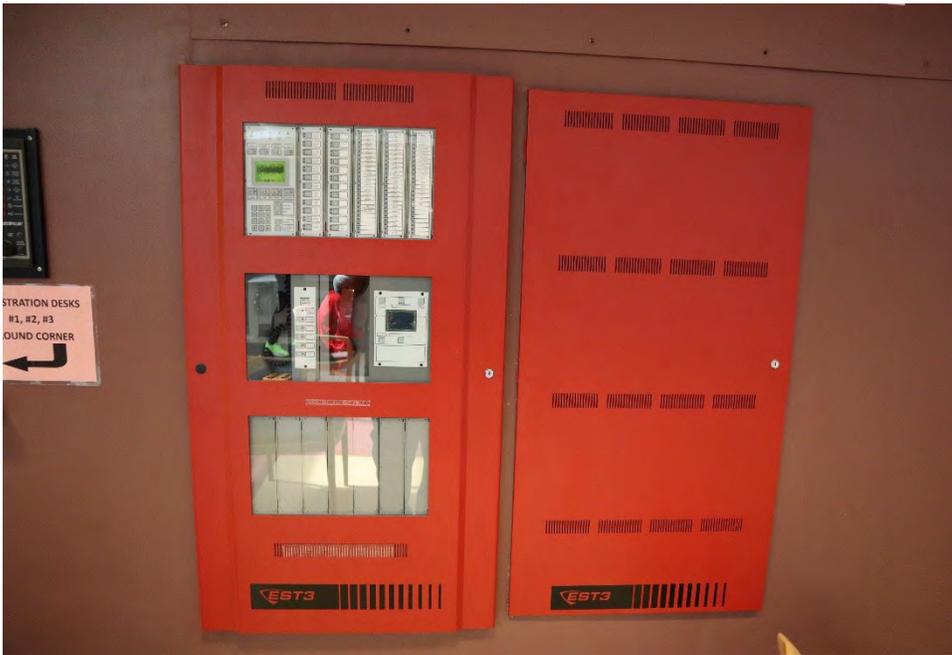
Photograph No. P-01
Domestic Hot Water Boiler



Photograph No. P-02
Water Line and Backflow Preventer



Photograph No. P-03
Gas Connection to Building

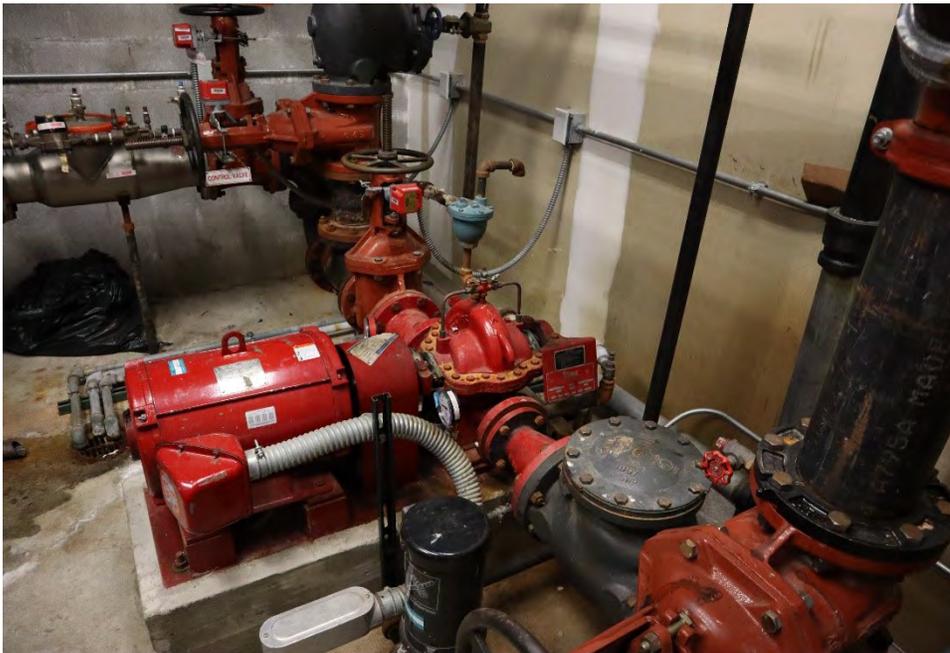


Photograph No. FLS-01
Fire Alarm Panel



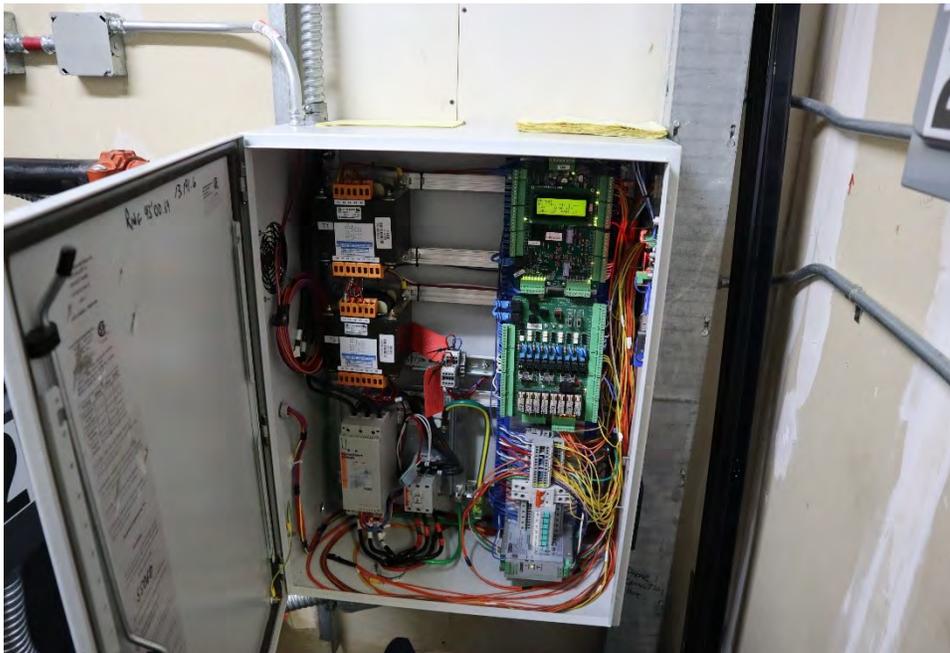
Photograph No. FLS-02

Typical Strobe



Photograph No. FLS-03

Fire Pump





Photograph No. C-02

Elevator Interior Finishes



Photograph No. C-03

Electric Dumbwaiter



Photograph No. INT-01

Interior Finishes Adjacent to Atrium



Photograph No. INT-02

Interior Treatment Areas



Photograph No. INT-03

Common Corridor Finishes



Photograph No. INT-04

Vinyl Floor Base Installed to Walls



Photograph No. INT-05

Consulting Rooms



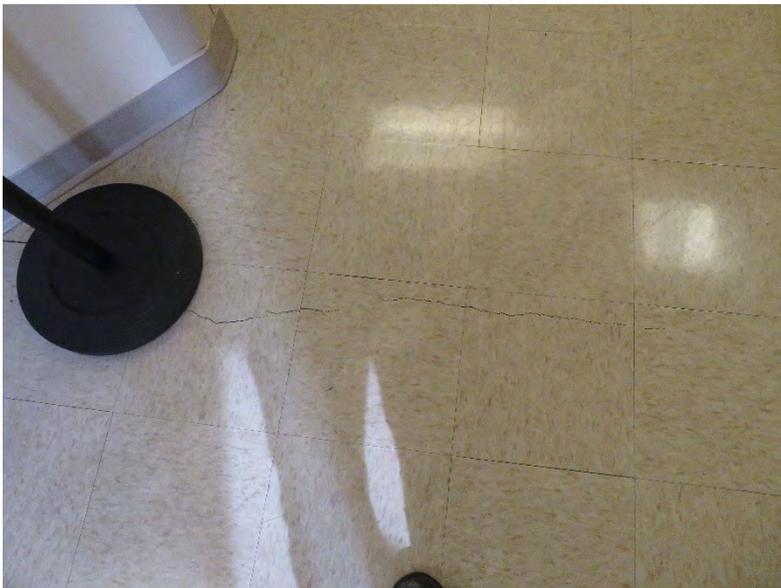
Photograph No. INT-06

Typical Restroom Finishes



Photograph No. INT-07

Internal Atrium Finishes



Photograph No. INT-08

Damage to Vinyl Composite Tile (VCT) Flooring on First Floor Corridor Adjacent Work Area 2 of Cook County Plan Provided



Photograph No. INT-09
Damage to Trim Adjacent to
Dumbwaiter On the First Floor



Photograph No. INT-10
Damaged VCT Flooring in Main
Entrance Vestibule



Photograph No. ADA-01

Push Button for Power Operated Entrance Doors



Photograph No. ADA-02

Dropped Curbs for Disabled Access to Main Entrance



Photograph No. ADA-03

Disabled Accessible Parking Spaces



Photograph No. ADA-04

Water Fountain



Photograph No. ADA-05

Disabled Accessible Restrooms



Photograph No. ADA-06

Braille Signage





Photograph No. ADA-07

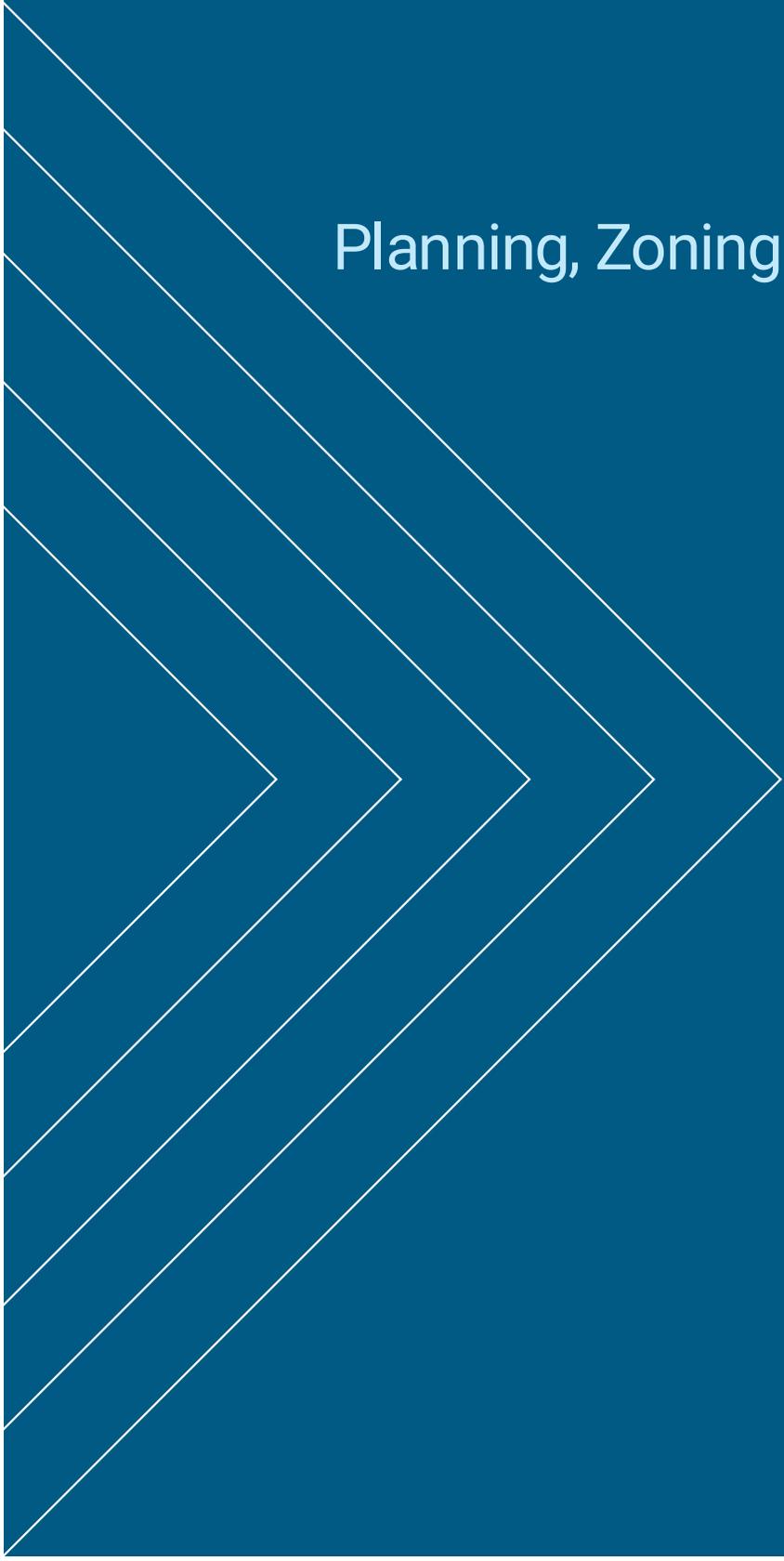
Braille Signage to Elevator Door



Photograph No. ADA-08

Braille and Bilingual Elevator Buttons





Appendix C

Planning, Zoning & Other Documentation

2318 MILL ROAD SUITE 1410 ALEXANDRIA VA 22314 PH 703.684.6550 FX 703.684.8590

September 24, 2020

121 N. LaSalle Street, Room 900
Chicago, IL 60602

Attention: Department of Buildings

Subject: Freedom of Information Act Request
2020 West Harrison Street,
Chicago, IL 60612

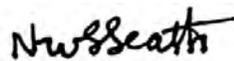
Dear Sir/Madam

Faithful+Gould is completing an evaluation of the above referenced Property. To assist us in our evaluation, we request that you please provide the following information to the best of your knowledge, and countersign this letter in the space provided below, to certify the following in respect to the Property:

- | | | | |
|---|--|------------------------------|-----------------------------|
| 1 | Are there any existing or pending building code issues that may require the Property to be upgraded? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 2 | Does the Property's file indicate any open or revoked permits? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 3 | What was the date of issuance of the Property's shell and core Building Permit? | _____ | |
| 4 | If issued, what was the date of issuance of the Property's shell and core Certificate of Occupancy? | _____ | |
| 5 | What was the date of the Property's last inspection in regards to building code compliance? | _____ | |

In addition to answering the above, if you could forward any Certificates of Occupancy on file for the Property, it would be greatly appreciated. Your assistance in our evaluation is appreciated. Please complete and email your response to us as soon as possible.

Yours sincerely,



Nicholas Heath (BSc) Hons

Senior Facility Assessor
Tel: +1 773-383-7223
Nicholas.Heath@fgould.com

September 24, 2020

The Chicago Fire Department
 3510 S. Michigan Avenue,
 Chicago, IL 60653

Attention: Freedom of Information Officer

Subject: Freedom of Information Act Request
 2020 West Harrison Street,
 Chicago, IL 60612

Dear Sir/Madam,

Faithful+Gould is completing an evaluation of the above referenced Property. To assist us in our evaluation, we request that you please provide the following information to the best of your knowledge, and countersign this letter in the space provided below, to certify the following in respect to the Property:

- | | | | |
|---|---|------------------------------|-----------------------------|
| 1 | What was the date of the last inspection of the Property by the Fire Department? | | |
| 2 | Does the Property's file indicate any outstanding or uncorrected fire code violations? If so, please list at bottom. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 3 | Are there any known conditions that may negatively impact the Property (limited fire truck access, insufficient hydrant water pressure, fire egress limitations)? If so, please list at bottom. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 4 | Are there any existing or pending fire or life safety code issues within the municipality that may require the Property to be upgraded? If so, please list at bottom. | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

Your assistance in our evaluation is appreciated. Please complete and email your response to us as soon as possible.

Yours sincerely,



Nicholas Heath (BSc) Hons

Senior Facility Assessor
 Tel: +1 773-383-7223
Nicholas.Heath@fgould.com



CHICAGO FIRE DEPARTMENT
CITY OF CHICAGO

October 1, 2020

VIA EMAIL

Nicholas Heath Hons
Faithful Gould
2318 Mill Road, Suite 1410
Alexandria, VA 22314
Nicholas.heath@fgould.com

CFD FOIA RESPONSE: 20-6695

Dear Mr. Hons:

Thank you for writing to the Chicago Fire Department (CFD) with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq. On September 24, 2020, the attached request was received. In your request, you sought the following related to 2020 W. Harrison Street:

1. What was the date of the last inspection of the Property by the Fire Department?
2. Does the Property's file indicate any outstanding or uncorrected fire code violations?
3. Are there any known conditions that may negatively impact the Property (limited fire truck access, insufficient hydrant water pressure, fire egress limitations)?
4. Are there any existing or pending fire or life safety code issues within the municipality that may require the Property to be upgraded?

Your request has been granted and enclosed are responsive documents.

Sincerely,

Sherri Logan Hicks

Freedom of Information Officer

2318 MILL ROAD SUITE 1410 ALEXANDRIA VA 22314 PH 703.684.6550 FX 703.684.8590

September 24, 2020

20-6695

The Chicago Fire Department
3510 S. Michigan Avenue,
Chicago, IL 60653

Attention: Freedom of Information Officer

Subject: Freedom of Information Act Request
2020 West Harrison Street,
Chicago, IL 60612

Dear Sir/Madam,

Faithful+Gould is completing an evaluation of the above referenced Property. To assist us in our evaluation, we request that you please provide the following information to the best of your knowledge, and countersign this letter in the space provided below, to certify the following in respect to the Property:

- 1 What was the date of the last inspection of the Property by the Fire Department?
- 2 Does the Property's file indicate any outstanding or uncorrected fire code violations? If so, please list at bottom. Yes No
- 3 Are there any known conditions that may negatively impact the Property (limited fire truck access, insufficient hydrant water pressure, fire egress limitations)? If so, please list at bottom. Yes No
- 4 Are there any existing or pending fire or life safety code issues within the municipality that may require the Property to be upgraded? If so, please list at bottom. Yes No

Your assistance in our evaluation is appreciated. Please complete and email your response to us as soon as possible.

Yours sincerely,

Nicholas Heath

Nicholas Heath (BSc) Hons

Senior Facility Assessor
Tel: +1 773-383-7223
Nicholas.Heath@fgould.com

EPG



CITY OF CHICAGO
 CHICAGO FIRE DEPARTMENT
 Bureau of Fire Prevention
 444 North Dearborn Street
 Chicago, IL 60610



REQUEST FOR INFORMATION:

Printed 09/25/2020

PROPERTY ADDRESS: 2020 - 2020 W HARRISON ST

REPORTING PERIOD: 2010 - 2020

AP#: FPBBLD31401

PROPERTY ADDRESS: 2020 W HARRISON ST

TYPE: BUILDING ANNUAL

PRIMARY APPLICANT: COOK COUNTY / CORE CTR

<u>INSPECTION #</u>	<u>COMPLETED</u>	<u>RESULT</u>
116153	3/27/2013	Recheck1
495209	9/8/2016	Pass

CODE VIOLATIONS

<u>CODE#</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>VIOLATION DATE</u>	<u>STATUS</u>
1378	REPAIR ALL FIRE DOORS & PLACE IN GOOD ORDER.	2020 WEST HARRISON	3/27/2013	Complied
1378	REPAIR ALL FIRE DOORS & PLACE IN GOOD ORDER.	2020 WEST HARRISON	3/27/2013	ReInspTr
1378	REPAIR ALL FIRE DOORS & PLACE IN GOOD ORDER.	THIRD FLOOR EAST SIDE	3/27/2013	Complied
1378	REPAIR ALL FIRE DOORS & PLACE IN GOOD ORDER.	THIRD FLOOR EAST SIDE	3/27/2013	ReInspTr
1412	REMOVE ALL OBSTRUCTION FROM EXITWAYS.	4TH FLOOR BY DENTAL	3/27/2013	Complied
1412	REMOVE ALL OBSTRUCTION FROM EXITWAYS.	4TH FLOOR BY DENTAL	3/27/2013	ReInspTr
1432	REMOVE ALL ITEMS FROM UNDER STAIRWAYS.	EAST SIDE STAIRS	3/27/2013	Complied
1432	REMOVE ALL ITEMS FROM UNDER STAIRWAYS.	EAST SIDE STAIRS	3/27/2013	ReInspTr
1432	REMOVE ALL ITEMS FROM UNDER STAIRWAYS.	WEST SIDE	3/27/2013	Complied
1432	REMOVE ALL ITEMS FROM UNDER STAIRWAYS.	WEST SIDE	3/27/2013	ReInspTr
1448	EQUIP ALL EXIT DOORS PANIC HARDWARE.	FRONT LOBBY DOOR	3/27/2013	Complied
1448	EQUIP ALL EXIT DOORS PANIC HARDWARE.	FRONT LOBBY DOOR	3/27/2013	ReInspTr
1478	PROVIDE ELECTRICAL ILLUMINATION IN ALL EXIT AREAS.	SECOND FLOOR	3/27/2013	Complied
1478	PROVIDE ELECTRICAL ILLUMINATION IN ALL EXIT AREAS.	SECOND FLOOR	3/27/2013	ReInspTr
1478	PROVIDE ELECTRICAL ILLUMINATION IN ALL EXIT AREAS.	THIRD FLOOR	3/27/2013	Complied

CITY OF CHICAGO
 CHICAGO FIRE DEPARTMENT
 Bureau of Fire Prevention
 444 North Dearborn Street
 Chicago, IL 60610

REQUEST FOR INFORMATION:

Printed 09/25/2020

PROPERTY ADDRESS: 2020 - 2020 W HARRISON ST

REPORTING PERIOD: 2010 - 2020

AP#: FPBBLD31401

PROPERTY ADDRESS: 2020 W HARRISON ST

TYPE: BUILDING ANNUAL

PRIMARY APPLICANT: COOK COUNTY / CORE CTR

CODE#	DESCRIPTION	LOCATION	VIOLATION DATE	STATUS
1478	PROVIDE ELECTRICAL ILLUMINATION IN ALL EXIT AREAS.	THIRD FLOOR	3/27/2013	RelnspTr
1650	MAINTAIN ADEQUATE CLEARANCE AROUND HEAT PROD APP.	DOCK AREA	3/27/2013	Complied
1650	MAINTAIN ADEQUATE CLEARANCE AROUND HEAT PROD APP.	DOCK AREA	3/27/2013	RelnspTr
1874	KEEP EXIT AREAS CLEAR & UNOBSTRUCTED AT ALL TIMES.	2ND FLOOR HALLWAY	3/27/2013	Complied
1874	KEEP EXIT AREAS CLEAR & UNOBSTRUCTED AT ALL TIMES.	2ND FLOOR HALLWAY	3/27/2013	RelnspTr
1874	KEEP EXIT AREAS CLEAR & UNOBSTRUCTED AT ALL TIMES.	REAR	3/27/2013	Complied
1874	KEEP EXIT AREAS CLEAR & UNOBSTRUCTED AT ALL TIMES.	REAR	3/27/2013	RelnspTr
1876	REARRANGE STOCK SO THAT AISLES ARE WIDE ENOUGH.	DOCK	3/27/2013	Complied
1876	REARRANGE STOCK SO THAT AISLES ARE WIDE ENOUGH.	DOCK	3/27/2013	RelnspTr
1900	PROVIDE WASTE CANS FOR STORAGE OF OILY RAGS.	1ST FLOOR ELEVATOR ROOM	3/27/2013	Complied
1900	PROVIDE WASTE CANS FOR STORAGE OF OILY RAGS.	1ST FLOOR ELEVATOR ROOM	3/27/2013	RelnspTr
1904	REMOVE RUBBISH FROM	DOCK AREA	3/27/2013	Complied
1904	REMOVE RUBBISH FROM	DOCK AREA	3/27/2013	RelnspTr
1904	REMOVE RUBBISH FROM	REAR DOCK AREA	3/27/2013	Complied
1904	REMOVE RUBBISH FROM	REAR DOCK AREA	3/27/2013	RelnspTr

HAZARDOUS MATERIAL

NONE

September 24, 2020

Department of Planning and Development
 121 N. LaSalle Street, Room 1000
 Chicago, IL, 60602

Attention: Angelica Lis

Subject: Freedom of Information Act Request
 2020 West Harrison Street,
 Chicago, IL 60612

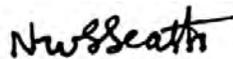
Dear Madam

Faithful+Gould is completing an evaluation of the above referenced Property. To assist us in our evaluation, we request that you please provide the following information to the best of your knowledge in respect to the Property:

- 1 In what zoning district is the Property located?
 (Please describe)
- 2 Does the Property's designated zoning district allow current uses? Yes No
- 3 Are the existing improvements in compliance with the Zoning Ordinances in effect at the time of construction? Yes No
- 4 Are the existing improvements in compliance with the current Zoning Ordinances? Yes No
- 5 If any of the information provided in items 1 through 4 above is insufficient, incomplete or requires further explanation, please provide explanation at the bottom of this page (attach additional sheets if required).

Your assistance in our evaluation is appreciated. Please complete and email your response to us as soon as possible.

Yours sincerely,



Nicholas Heath (BSc) Hons

Senior Facility Assessor
 Tel: +1 773-383-7223
Nicholas.Heath@fgould.com

CHICAGO ZONING ORDINANCE

AND LAND USE ORDINANCE

Comprising Titles 16 & 17 of the Municipal Code of Chicago, and Zoning & Land Use-Related Tables

Current through Council Journal of March 18, 2020

Published by:

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Cincinnati, Ohio

1-800-445-5588

www.amlegal.com

TITLE 17

CHICAGO ZONING ORDINANCE

- Ch. 17-1 **Introductory Provisions**
- Ch. 17-2 **Residential Districts**
- Ch. 17-3 **Business and Commercial Districts**
- Ch. 17-4 **Downtown Districts**
- Ch. 17-5 **Manufacturing Districts**
- Ch. 17-6 **Special Purpose Districts**
- Ch. 17-7 **Overlay Districts**
- Ch. 17-8 **Planned Developments**
- Ch. 17-9 **Use Regulations**
- Ch. 17-10 **Parking and Loading**
- Ch. 17-11 **Landscaping and Screening**
- Ch. 17-12 **Signs**
- Ch. 17-13 **Review and Approval Procedures**
- Ch. 17-14 **Administration**
- Ch. 17-15 **Nonconformities**
- Ch. 17-16 **Enforcement and Penalties**
- Ch. 17-17 **Terminology and Measurements**

Editor's note – Italicized text in this title indicates terms that are defined in Chapter 17-17, Terminology and Measurements.

CHAPTER 17-1

INTRODUCTORY PROVISIONS

- 17-1-0100** **Title.**
- 17-1-0200** **Effective date.**
- 17-1-0300** **Authority.**
- 17-1-0400** **Applicability.**

- 17-1-0500 Purpose and intent.**
- 17-1-0600 General rules of interpretation.**
- 17-1-0700 Development manual.**
- 17-1-0800 Official zoning atlas and maps.**
- 17-1-0900 Minimum requirements.**
- 17-1-1000 Conflicting provisions.**
- 17-1-1100 Scope of regulations; effect.**
- 17-1-1200 Cumulative nature of provisions.**
- 17-1-1300 Number of buildings on a zoning lot.**
- 17-1-1400 Transitional provisions.**
- 17-1-1500 Downtown area.**
- 17-1-1600 Severability.**

17-1-0100 Title.

This comprehensive amendment is officially known, cited and referred to as the “Chicago Zoning Ordinance”. It is referred to throughout this document as the “Zoning Ordinance”.

(Added Coun. J. 5-26-04, p. 25275)

17-1-0200 Effective date.

Except for Chapter 17-4 (Downtown Districts), the provisions of this Zoning Ordinance become effective on August 1, 2004. Chapter 17-4 (Downtown Districts) of this Zoning Ordinance becomes effective on November 1, 2004.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 7-21-04, p. 28848)

17-1-0300 Authority.

This Zoning Ordinance is adopted pursuant to the powers granted and limitations imposed by state law and the city's home rule authority.

(Added Coun. J. 5-26-04, p. 25275)

17-1-0400 Applicability.

The regulations of this Zoning Ordinance apply to all development, public or private, within the corporate limits of the City of Chicago, unless otherwise expressly exempted or provided in this Zoning Ordinance.

(Added Coun. J. 5-26-04, p. 25275)

17-1-0500 Purpose and intent.

This Zoning Ordinance is adopted for the purpose of:

- 17-1-0501** promoting the public health, safety and general welfare;
- 17-1-0502** preserving the overall quality of life for residents and visitors;
- 17-1-0503** protecting the character of established residential neighborhoods;
- 17-1-0504** maintaining economically vibrant as well as attractive business and commercial areas;
- 17-1-0505** retaining and expanding the city's industrial base;
- 17-1-0506** implementing the policies and goals contained with officially adopted plans, including the *Central Area Plan*;
- 17-1-0507** promoting pedestrian, bicycle and transit use;
- 17-1-0508** maintaining orderly and compatible land use and development patterns;
- 17-1-0509** ensuring adequate light, air, privacy, and access to property;
- 17-1-0510** encouraging environmentally responsible development practices;
- 17-1-0511** promoting rehabilitation and reuse of older *buildings*;
- 17-1-0512** maintaining a range of housing choices and options;
- 17-1-0513** establishing clear and efficient development review and approval procedures;
- 17-1-0514** accommodating growth and development that complies with the preceding stated purposes; and
- 17-1-0515** Enabling the city to establish an integrated network of city digital signs.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 12-12-12, p. 44485, § 6)

17-1-0600 General rules of interpretation.

17-1-0601 Numbering Style. The first two numerals in a section number correspond to the Title of the Municipal Code in which the section is located – Title 17 in the case of this Zoning Ordinance. Chapter numbers are found between the first and second dashes in the section number. Thus “17-1-XXXX” identifies the first chapter of Title 17. The first two numerals following the second dash identify the section number. The third and fourth numerals following the second dash identify the subsection number. Thus, “17-1-0601” identifies Title 17, Chapter 1, Section 6, subsection 1.

17-1-0602 Meanings and Intent. The language of the Zoning Ordinance must be read literally. Regulations are no more or less strict than stated. Words listed in Chapter 17-17 have the specific meaning assigned, unless the context expressly indicates another meaning. Words that are not defined in Chapter 17-17 have the meaning given in the latest edition of Merriam Webster's Collegiate Dictionary.

17-1-0603 Tenses and Usage.

17-1-0603-A Words used in the singular include the plural. The reverse is also true.

17-1-0603-B Words used in the present tense include the future tense. The reverse is also true.

17-1-0603-C The words “must”, “will”, “shall” and “may not” are mandatory.

17-1-0603-D The word “may” is permissive, and “should” is advisory, not mandatory or required.

17-1-0603-E When used with numbers, “Up to X”, “Not more than X” and “a maximum of X” all include X.

17-1-0604 Conjunctions. Unless the context otherwise clearly indicates, conjunctions have the following meanings:

17-1-0604-A “And” indicates that all connected items or provisions apply; and

17-1-0604-B “Or” indicates that the connected items or provisions may apply singularly or in combination.

17-1-0605 Fractions.

17-1-0605-A Minimum Requirements. When a regulation is expressed in terms of a minimum requirement, any fractional result of 0.5 or more must be rounded up to the next consecutive whole number. For example, if a minimum requirement of one tree for every 30 linear feet is applied to a 50-foot dimension, the resulting fraction of 1.67 is rounded up to 2 required trees.

17-1-0605-B Maximum Limits. When a regulation is expressed in terms of maximum limits, any fractional result will be rounded down to the next lower whole number. For example, if a maximum limit of one *dwelling unit* for every 2,500 square feet is applied to a 6,250 square foot *lot*, the resulting fraction of 2.5 is rounded down to 2 (allowed *dwelling units*).

17-1-0606 Headings and Illustrations. Headings and illustrations are provided for convenience and reference only and do not define or limit the scope of any provision of this Zoning Ordinance. In case of any difference of meaning or implication between the text of this Zoning Ordinance and any heading, drawing, table, figure, or illustration, the text controls.

17-1-0607 References to Other Regulations. All references in the Zoning Ordinance to other city, county, state, or federal regulations are for informational purposes only, and do not constitute a complete list of such regulations. These references do not imply any responsibility by the city for enforcement of county, state, or federal regulations.

17-1-0608 Current Versions and Citations. All references to other city, county, state, or federal regulations in the Zoning Ordinance refer to the most current version and citation for those regulations, unless expressly indicated otherwise. When the referenced regulations have been repealed and not replaced by other regulations, Zoning Ordinance requirements for compliance are no longer in effect.

17-1-0609 Lists and Examples. Unless otherwise expressly indicated, lists of items or examples that use “including”, “such as”, or similar terms are intended to provide examples only. They are not to be construed as exhaustive lists of all possibilities.

17-1-0610 Delegation of Authority. Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision will be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority. Delegation of authority is not allowed when the provisions of this Zoning Ordinance expressly prohibit such a delegation.

17-1-0611 Public Officials and Agencies. All employees, public officials, bodies, and agencies to which references are made are those of the City of Chicago unless otherwise expressly stated.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391)

17-1-0700 Development manual.

17-1-0701 The city may establish submittal requirements, review procedures and design/development guidelines to supplement this Zoning Ordinance. These documents are referred to collectively as the Development Manual.

17-1-0702 The Development Manual must be approved by the Zoning Administrator and made available for distribution, purchase or public inspection in the Department of Planning and Development.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 11; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30)

17-1-0800 Official zoning atlas and maps.

17-1-0801 Adoption. The location and boundaries of the zoning districts established by this Zoning Ordinance are shown on the Official Zoning Atlas, which – together with all notations, references, data and other information shown on the maps that comprise the atlas – is adopted and incorporated into this Zoning Ordinance.

17-1-0802 Maintenance. The Official Zoning Atlas is maintained in the office of the Zoning Administrator. In case of any dispute regarding the zoning classification of property subject to this Zoning Ordinance, the Official Zoning Atlas maintained by the Zoning Administrator governs.

17-1-0803 Location of District Boundaries. The following rules apply in interpreting zoning district boundaries when the location of such boundaries is unclear.

17-1-0803-A Where zoning district boundary lines are indicated as following *streets* or *alleys* or extensions thereof, such boundary lines are to be construed as the center lines of said *streets*, *alleys* or extensions.

17-1-0803-B Where zoning district boundary lines are indicated as adjoining railroads, such boundary lines are to be construed as the boundary lines of the railroad rights-of-way, unless otherwise dimensioned.

17-1-0803-C Where zoning district boundary lines are indicated as adjoining expressways, such boundary lines are to be construed as the boundary lines of the expressway rights-of-way, unless otherwise dimensioned.

17-1-0803-D Dimensioned zoning district boundary lines shown on the zoning maps are intended to coincide with *property lines*. Where a dimensioned boundary line coincides approximately with but not exactly with a *property line* that existed on the effective date of incorporation of such boundary line into the zoning maps, that boundary line is to be construed as the *property line* that existed at that location at the time of incorporation of that boundary line into the zoning maps.

17-1-0803-E Streets or *alleys* that have been vacated will be construed to fall in the same zoning district as the *lots* or parcels abutting both sides of the *street* or *alley* involved. If the *lots* or parcels abutting each side of the *street* or *alley* were classified in different zoning districts before the *street* or *alley* was vacated, the center line of the vacated *street* or *alley* will be construed as the boundary line between the respective zoning districts.

17-1-0804 Zoning of Annexed Lands. Before annexation of any territory into the City of Chicago, a zoning plan for the area to be annexed must be forwarded to the City Council by the Commissioner of Planning and Development.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-8-12, p. 38872, § 242; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30)

17-1-0900 Minimum requirements.

The provisions of this Zoning Ordinance are the minimum requirements deemed necessary to carry out the Zoning Ordinance's stated purpose and intent.

(Added Coun. J. 5-26-04, p. 25275)

17-1-1000 Conflicting provisions.

17-1-1001 Conflict with State or Federal Regulations. If the provisions of this Zoning Ordinance are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law. The more restrictive provision is the one that imposes greater restrictions or more stringent controls on development.

17-1-1002 Conflict with Other City Regulations. If the provisions of this Zoning Ordinance are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision will control. The more restrictive provision is the one that imposes greater restrictions or more stringent controls on development.

17-1-1003 Conflict with Private Agreements and Covenants. This Zoning Ordinance is not intended to interfere with, abrogate or annul any easement, covenant, deed restriction or other agreement between private parties. If the provisions of this Zoning Ordinance impose a greater restriction than imposed by a private agreement, the provisions of this Zoning Ordinance will control. If the provisions of a valid, enforceable private agreement impose a greater restriction than this Zoning Ordinance, the provisions of the private agreement will control. The city does not enforce or maintain a record of private agreements.

17-1-1004 Negative Use Restrictions Prohibited as Against Public Policy. Notwithstanding Section 17-1-1003, and subject to the following sentence, a private agreement that purports to impose recorded negative use restrictions upon real property in the City so as to prohibit or have the economic or practical effect of prohibiting the *use* of such real property for grocery store or drug store purposes after a grocery store or drug store *owner* or operator of a store in excess of 7,500 square feet has terminated operations at the site, when such *uses* would otherwise be permitted, including as a *special use*, under the Zoning Ordinance, and which negative *use* restriction has a term of more than one year, shall be against public policy, shall be void and unenforceable, and shall be subject to the City's remedial and enforcement powers under Section 17-16-0508, Section 17-16-0509, Section 17-16-0511 (with each day such negative *use* covenant remains of record or otherwise effective constituting a separate and distinct offense) and Section 17-16-0512. The foregoing prohibition shall not apply to an *owner* or operator of a grocery store or drug store which terminates operations at a site for purposes of relocating such operations into a comparable or larger store located within the city and within one-half mile of the site where operations have terminated, provided such relocation and the commencement of operations at the new site occurs within two years and the negative *use* restriction imposed does not have a term in excess of three years. The Zoning Administrator shall have discretion to extend the one-half mile limit set forth in the preceding sentence by one-half mile (i.e., to one mile) and to extend the two year commencement of operations period by one year (i.e., to three years) upon written request of an *owner* or operator and such requesting party's presentation of evidence establishing extenuating circumstances that establish good cause for such extension(s). The requesting party shall also provide notice and a copy of such written evidence to the alderman or aldermen in which the closed store and the new store are located at the same time such submission is made to the Zoning Administrator. The foregoing prohibition in this Section 2 shall apply regardless of whether the private agreement is incorporated in a deed restriction, a restrictive covenant, a lease or memorandum of lease, or any other recorded instrument.

(Added Coun. J. 9-14-05, p. 56223)

17-1-1100 Scope of regulations; effect.

Nothing contained in this Zoning Ordinance is to be construed as a consent, license or permit to use any property or to locate, construct or maintain any *building*, structure or facility or to carry on any trade, industry, occupation or activity.

(Added Coun. J. 5-26-04, p. 25275)

17-1-1200 Cumulative nature of provisions.

The provisions of this Zoning Ordinance are cumulative and pose limitations and requirements in addition to all other applicable laws and ordinances.

(Added Coun. J. 5-26-04, p. 25275)

17-1-1300 Number of buildings on a zoning lot.

No more than one principal detached *residential building* may be located on a *zoning lot*, and a principal detached *residential building* may not be located on a *zoning lot* that contains any other *principal building*. This limitation on the number of *buildings* on a *zoning lot* does not apply to approved *planned developments* or to *townhouse developments* that (1) comply with the *townhouse development* standards of Sec. 17-2-0500 and (2) contain no more than 9 *townhouse* units in each *building*.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-13-06, p. 84870, § 2)

17-1-1400 Transitional provisions.

17-1-1401 Applications Submitted Before November 1, 2004. *Development applications* or re- applications or requests for permit renewal or reinstatement that were submitted in complete form and are pending approval before November 1, 2004 may be reviewed wholly under the terms of the zoning ordinance in effect immediately before this Zoning Ordinance and which this Zoning Ordinance supercedes in its entirety on November 1, 2004 ("Previous Ordinance"), or may be reviewed wholly under the terms of this Zoning Ordinance. Whether such review takes place under the Previous Ordinance or under this Zoning Ordinance shall be at the discretion of the applicant. The applicant's decision as to which ordinance shall apply, once submitted, shall not be subject to change. The forgoing provision regarding the applicant's choice shall not apply to development applications or re-applications or requests for permit renewal or reinstatement that are within the downtown area boundaries described in paragraph 2 of Section 17-1-1406-B of this Zoning Ordinance: such development applications or re-applications or requests for permit renewal or reinstatement shall be governed exclusively by the Previous Ordinance until November 1, 2004, and on that date and thereafter exclusively by this Zoning Ordinance. All development applications or re-applications or requests for permit renewal or reinstatement submitted on or after November 1, 2004, will be subject to and reviewed wholly under the terms of this Zoning Ordinance.

17-1-1402 Permits Issued Before November 1, 2004. Any *building*, development or structure for which a final building permit was issued before November 1, 2004 may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such *building*, development or structure does not fully comply with provisions of this Zoning Ordinance. If building is not commenced and diligently pursued within the time allowed under the original permit or any extension granted, then the *building*, development or structure must be constructed, completed and occupied only in strict compliance with the standards of this Zoning Ordinance.

17-1-1403 Violations Continue. Any violation of the Previous Ordinance will continue to be a violation under this Zoning Ordinance and be subject to penalties and enforcement under Chapter 17-16. If the use, development, construction or other activity that was a violation under the Previous Ordinance complies with the express terms of this Zoning Ordinance, enforcement action will cease, except to the extent of collecting penalties for violations that occurred before the effective dates specified in Sec. 17-1-0200. The adoption of this Zoning Ordinance does not affect nor prevent any pending or future prosecution of, or action to abate, violations of the Previous Ordinance that occurred before the effective dates specified in Sec. 17-1-0200.

17-1-1404 Nonconformities. Any *nonconformity* under the previous Zoning Ordinance will also be a *nonconformity* under this Zoning Ordinance, as long as the situation that resulted in the nonconforming status under the previous regulation continues to exist. If, however, a nonconforming situation under previous zoning regulations becomes conforming because of the adoption of this Zoning Ordinance, or any subsequent amendment to it, then the situation will no longer be considered a *nonconformity*. A situation that did not constitute a nonconforming situation under the previously adopted Zoning Ordinance does not achieve nonconforming status under this Zoning Ordinance merely by repeal of the previous Zoning Ordinance.

17-1-1405 Existing Uses.

17-1-1405-A When a use classified as a *special use* under this Zoning Ordinance exists as a *special use* or *permitted use* on the effective dates specified in Sec. 17-1-0200, such use will be considered a legal *special use* except as otherwise expressly provided in this section.

17-1-1405-B When any amendment to this Zoning Ordinance changes the classification of a *permitted use* to a *special use*, any use legally established before such amendment will be considered a legal *special use* after the effective date of such amendment.

17-1-1405-C In the case of an *adult use*, whenever a city license to do business at such an establishment, including but not limited to a city license for the retail sale of alcoholic liquor under Chapter 4-60, a public place of amusement license under Chapter 4-156, or a retail food establishment license under Chapter 4-8 of this Code, is revoked, any existing *special use* approval becomes null and void. Any subsequent re-establishment of the *adult use* requires approval as a new *special use* in accordance with the procedures of Sec. 17-13-0900. In such cases, re-establishment of the *adult use* will be permitted only in a zoning district in which the *adult use* is authorized under this Zoning Ordinance.

17-1-1405-D A lawfully established, existing use that is not allowed as a *special use* or *permitted use* in the district in which the use is now located will be considered a *nonconforming use* and will be subject to all applicable regulations of Chapter 17-15.

17-1-1406 Zoning District Conversions.

17-1-1406-A Zoning District Conversions Outside of Downtown. The zoning district classifications in effect before the effective dates specified in Sec. 17-1-0200 are converted as follows, except that within the downtown area described in Sec. 17-1-1406-B2 conversions will follow the rules of Sec. 17-1-1406-B1:

Existing District	New District
R1	RS1
R2	RS2
R3	RS3
SD-3, South Lakeview	RT3.5
SD-4, North Southport	RT3.5
SD-5, North Southport	RT3.5
SD-6, N Central-W Lakeview	RT3.5
SD-11, Addison Street	RT3.5
SD-12, Addison Street	RT3.5
SD-22, Magnolia Glen Area B	RT3.5
R4	RT4
SD-7A, Central Lakeview	RT4
SD-9, Hawthorne	RT4
SD-13, Wrightwood	RT4
SD-14, Wrightwood	RT4
SD-15, Wrightwood	RT4
SD-17, North Damen Avenue	RT4
SD-22, Magnolia Glen Area A	RT4
None	RM4.5
R5	RM5
SD-16, Triangle Neighborhood	RM5
SD-19, Lincoln Central	RM4.5
SD-20, Melrose, Aldine, Buckingham	RM5
None	RM5.5
R6	RM6
R7	RM6.5
R8	RM6.5
None	B1-1.5
None	B2-1.5
None	B3-1.5
None	B5-1.5
B1-1	B1-1
B2-1	B1-1
B3-1	B1-1
B1-2	B1-2
B2-2	B1-2
B3-2	B1-2
B1-3	B1-3
B2-3	B1-3
B3-3	B1-3
B1-4	B1-5
B2-4	B1-5
B3-4	B1-5
B1-5	B1-5
B2-5	B1-5
B3-5	B1-5
None	B2
B4-1	B3-1
B5-1	B3-1
B4-2	B3-2
B5-2	B3-2
B4-3	B3-3
B5-3	B3-3

B4-4	B3-5
B5-4	B3-5
B4-5	B3-5
B5-5	B3-5
C1-1	C1-1
C3-1	C1-1
C1-2	C1-2
C3-2	C1-2
C1-3	C1-3
C3-3	C1-3
C1-4	C1-5
C1-5	C1-5
C3-4	C1-5
C3-5	C1-5
C2-1	C2-1
C2-2	C2-2
C2-3	C2-3
C2-4	C2-5
C2-5	C2-5
C4	M2-1
C5-1	C3-1
C5-2	C3-2
C5-3	C3-3
C5-4	C3-5
M1-1	M1-1
M1-2	M1-2
M1-3	M1-3
M1-4	M1-3
M1-5	M1-3
M2-1	M2-1
M2-2	M2-2
M2-3	M2-3
M2-4	M2-3
M2-5	M2-3
M3-1	M3-1
M3-2	M3-2
M3-3	M3-3
M3-4	M3-3
M3-5	M3-3

17-1-1406-B Zoning Map Conversions in the Downtown Area.

1. Within the downtown area boundaries described in paragraph 2 below, the zoning district classifications in effect before the effective dates specified in Sec. 17-1-0200 will be converted as shown in the following table. Existing zoning classifications that are not shown in the following table or that are not located within the downtown area will be converted as indicated in Sec. 17-1-1406-A.

Existing District	New "D" District
R5	DR-3
R6	DR-5
R7	DR-7
R8	DR-10
B1-3	DX-3
B2-3	DX-3
B3-3	DX-3

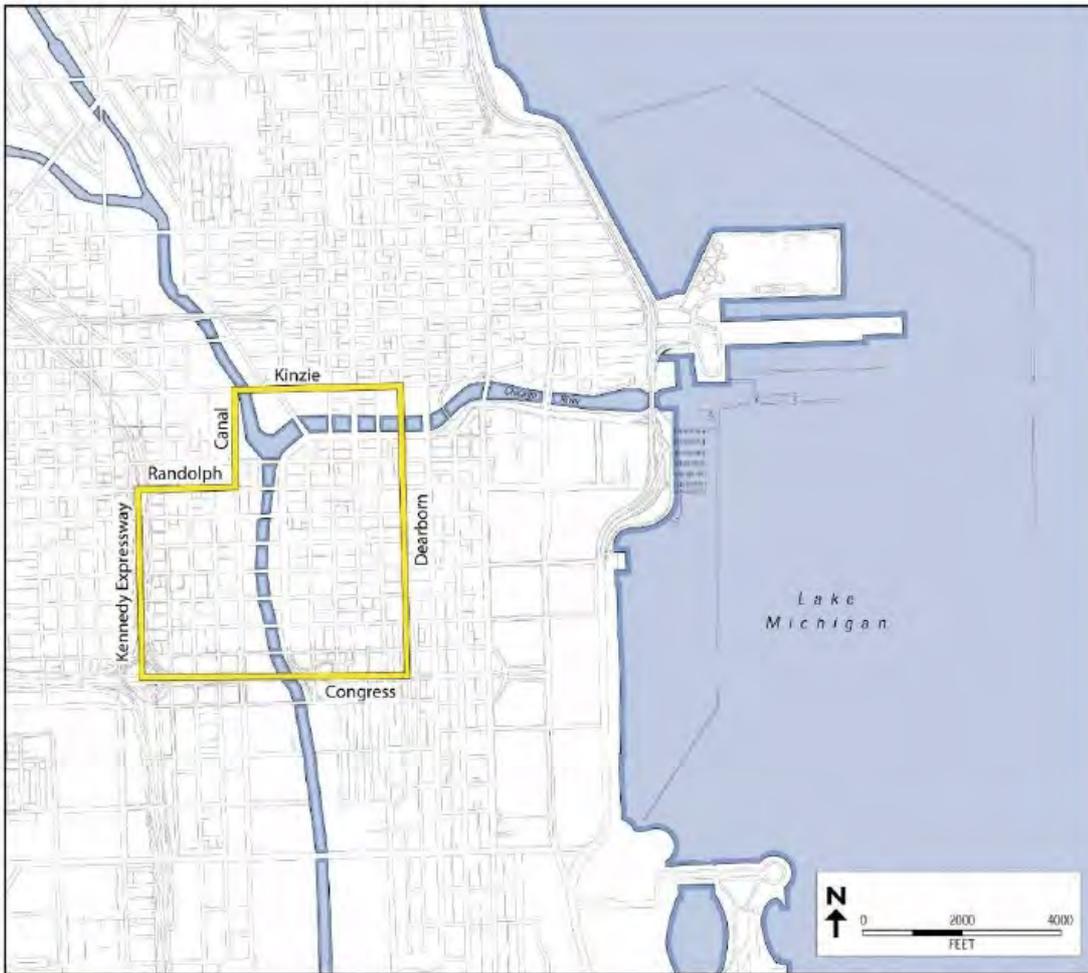
B4-3	DX-3
B5-3	DX-3
C1-3	DX-3
C2-3	DX-3
C3-3	DX-3
B1-4	DX-5
B2-4	DX-5
B3-4	DX-5
B4-4	DX-5
B5-4	DX-5
C1-4	DX-5
C2-4	DX-5
C3-4	DX-5
B1-5	DX-7
B2-5	DX-7
B3-5	DX-7
B4-5	DX-7
B5-5	DX-7
B7-5	DX-7
C1-5	DX-7
C2-5	DX-7
C3-5	DX-7
B6-6	DC-12 or DX-12**
B7-6	DC-12 or DX-12**
C3-6	DC-12 or DX-12**
B6-7	DC-16 or DX-16**
B7-7	DC-16 or DX-16**
C3-7	DC-16 or DX-16**
M1-3	DS-3
M2-3	DS-3
M3-3	DS-3
M1-4	DS-5
M1-5	DS-5
M2-4	DS-5
M2-5	DS-5
M3-4	DS-5
M3-5	DS-5

**See Figure 17-1-1406-B

2. For the purpose of interpreting the zoning district conversion rules of this section, the downtown area is defined as follows: Division Street on the north; Lake Michigan on the east; the Stevenson Expressway on the south; South State Street; West 18th Street; the South Branch of the Chicago River; West 16th Street; the Dan Ryan Expressway; the Eisenhower Expressway; South Racine Avenue; West Randolph Street; North Green Street; West Lake Street; the Kennedy Expressway; West Kinzie Street; the North Branch of the Chicago River; Chicago Avenue; LaSalle Street; Chestnut Street; and North Dearborn Avenue.

Figure 17-1-1406-B

For a printer-friendly PDF version of Figure 17-1-1406-B, please click [here](#).



DC District Map Conversion Boundary

DC District Map Conversion

(note: properties zoned B6-6, B7-6, B6-7, B7-7 and C3-7 convert to DC within boundary; DX outside boundary; Planned Developments retain PD designation.)

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 7-21-04, p. 28850; Amend Coun. J. 7-21-04, p. 28848; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 5-9-12, p. 27485, § 188; Amend Coun. J. 4-19-17, p. 48180, Art. V, § 39)

Notes

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17-1-1500 Downtown area.

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; Hubbard Street; the Kennedy Expressway; Ogden Avenue; Chicago Avenue; North Halsted Street; and the North Branch Canal.

17-1-1500-B. Property within the downtown area boundaries described in Sec. 17-1-1500-A, but outside the original downtown area boundaries described in Sec. 17-1-1406-B-2, is referred to herein as the downtown expansion area. No property within the downtown

expansion area shall be rezoned except upon an application duly filed and approved by the city council. Any rezoning of property within the downtown expansion area on or after the effective date of this Sec. 17-1-1500 shall be required to be rezoned to a “D” zoning district; provided, however, the rezoning requirements and restrictions in effect immediately before the effective date of this Sec. 17-1-1500-B shall apply to all rezoning applications that were submitted to the city in complete form and are pending approval before the effective date, unless the applicant chooses to be governed by the provisions of this Sec. 17-1-1500-B.

(Added Coun. J. 5-18-16, p. 24993, § 3; Amend Coun. J. 7-26-17, p. 53898, § 2; Amend Coun. J. 11-21-17, p. 62501, § 2)

17-1-1600 Severability.

If any provision, clause, sentence, paragraph, section, or part of this Zoning Ordinance, or application thereof to any person, firm, corporation, public agency or circumstances, is, for any reason, adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment will not affect, impair or invalidate the remainder of this Zoning Ordinance and the application of such provision to other persons, firms, corporations, public agencies, or circumstances, but will be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy that was the subject of the judgment and to the person, firm, corporation, public agency, or circumstances involved. It is the legislative intent of the City Council that this Zoning Ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section or part not been included.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 5-18-16, p. 24993, § 3)

Editor's note – Formerly § 17-1-1500.

CHAPTER 17-2

RESIDENTIAL DISTRICTS

17-2-0100 District descriptions.

17-2-0200 Allowed uses.

17-2-0300 Bulk and density standards.

17-2-0400 Character standards.

17-2-0500 Townhouse Developments.

17-2-0100 District descriptions.

17-2-0101 Generally. The “R”, *residential districts* are intended to create, maintain and promote a variety of housing opportunities for individual *households* and to maintain the desired physical character of the city's existing neighborhoods. While the districts primarily accommodate residential use types, nonresidential uses that are compatible with residential neighborhoods are also allowed.

17-2-0102 RS, Residential Single-Unit (Detached House) Districts. The primary purpose of the RS districts is to accommodate the development of *detached houses* on individual *lots*. It is intended that RS zoning be applied in areas where the land-use pattern is characterized predominantly by *detached houses* on individual *lots* or where such a land use pattern is desired in the future. The Zoning Ordinance includes three RS districts – RS1, RS2 and RS3 – which are differentiated primarily on the basis of minimum *lot area* requirements and *floor area ratios*.

17-2-0103 RT, Residential Two-Flat, Townhouse and Multi-Unit Districts. The primary purpose of the RT districts is to accommodate *detached houses*, *two-flats*, *townhouses* and low-density, *multi-unit residential buildings* at a *density* and building scale that is compatible with RS districts. The districts are intended to be applied in area characterized by a mix of housing types. The districts are also intended to provide a gradual transition between RS districts and higher *density* RM districts. The RT districts are differentiated primarily on the basis of allowed *density* (minimum *lot area* per unit) and *floor area ratios*. The RT4A designation is intended to accommodate and promote *multi-unit buildings* containing *accessible dwelling units*. See also Sec. 17-2-0105.

17-2-0104 RM, Residential Multi-Unit Districts.

17-2-0104-A General. The primary purpose of the RM districts is to accommodate *detached houses*, *two-flats*, *townhouses* and *multi-unit residential buildings*. Although the districts accommodate a wide range of housing types, they are primarily intended to accommodate moderate- to high-density, *multi-unit residential buildings* in areas where such development already exists or where it is desired in the future. The Zoning Ordinance includes 5 RM districts – RM4.5, RM5, RM5.5, RM6 and RM6.5. These districts are differentiated primarily on the basis of allowed *density* (minimum *lot area* per unit), *floor area ratio* and allowed *building heights*.

17-2-0104-B RM4.5. The RM4.5 district is intended to serve as a transition district between the RT4 and RM5 classifications. It is primarily intended to accommodate *multi-unit buildings*.

17-2-0104-C RM5 and RM5.5. The RM5 and RM5.5 districts are intended to accommodate *multi-unit residential buildings*. The RM5 district differs from the RM5.5 district only in terms of the maximum *building height* allowed. Applicable height limits in RM5 generally limit *buildings* to a maximum of 3 1/2 to 4 stories, whereas larger *lots* in the RM5.5 district could contain *5-story* structures. RM5.5 zoning is intended to be applied only in areas where the established neighborhood character is defined by *buildings* taller than 4 stories or in areas where there is no established neighborhood character, due to a lack of *buildings*.

17-2-0104-D RM6. The RM6 district is a high-density zoning classification that permits mid-rise and high-rise *residential buildings* in those areas where such *building* types already exist or where such *buildings* would be consistent with an area's established development pattern and character.

4.	Community Home, Group	S	S	S	S	P	P	P	P		§ 17-10-0207-Q
5.	Domestic Violence Residence, Family	S	S	S	P	P	P	P	P		§ 17-10-0207-Q
6.	Domestic Violence Residence, Group	-	-	S	S	P	P	P	P		§ 17-10-0207-Q
7.	Domestic Violence Shelter	-	-	-	-	S	S	S	S		§ 17-10-0207-Q
8.	Nursing Home (Skilled Nursing Care)	-	-	-	-	S	S	S	S		§ 17-10-0207-Q
*10.	Temporary Overnight Shelter	-	-	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
11.	Transitional Residences	S	S	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
12.	Transitional Shelters	-	-	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
13.	Group Living Not Otherwise Classified	-	-	-	-	S	S	S	S		§ 17-10-0207-Q
PUBLIC AND CIVIC											
C. Colleges and Universities		-	-	-	-	P	P	P	P		§ 17-10-0207-E
D. Cultural Exhibits and Libraries		P	P	P	P	P	P	P	P		§ 17-10-0207-F
E. Day Care		P	P	P	P	P	P	P	P		§ 17-10-0207-E
F. Hospital		-	-	-	-	P	P	P	P		§ 17-10-0207-G
G. Lodge or Private Club		-	-	-	-	S	S	S	S	§ 17-9-0111	§ 17-10-0207-H
H. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S	S	S		§ 17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	P	P	§ 17-9-0103.5	§ 17-10-0207-E
I. Public Safety Services											
1.	Police Station	S	S	S	S	S	S	S	S		§ 17-10-0207-E
2.	Fire Station	P	P	P	P	P	P	P	P		§ 17-10-0207-E
J. Religious Assembly		P	P	P	P	P	P	P	P		§ 17-10-0207-I
K. School		P	P	P	P	P	P	P	P		§ 17-10-0207-E
L. Utilities and Services, Minor		P	P	P	P	P	P	P	P		§ 17-10-0207-E
M. Utilities and Services, Major		S	S	S	S	S	S	S	S		§ 17-10-0207-E
COMMERCIAL											
*O. Funeral and Interment Service											
* Editor's note – Coun. J. 9-13-06, p. 84870, did not provide an entry for "N."											
1.	Cemetery/ Mausoleum/ Columbarium	P	P	P	P	P	P	P	P		§ 17-10-0207-Q
2.	Cremating	S	S	S	S	S	S	S	S		§ 17-10-0207-Q
P. Lodging											
1.	Bed and Breakfast	-	-	-	-	P	P	P	P	§ 17-9-0103	§ 17-10-0207-S
2.	Vacation Rental	P	P	P	P	P	P	P	P		
3.	Shared Housing Unit	P	P	P	P	P	P	P	P		
Q. Medical Service											
1.	Government-operated Health Center	-	-	-	-	S	S	S	S		§ 17-10-0207-T

R. Office											
1.	Foreign Consulates	-	-	-	-	P	P	P	P	§ 17-9-0108	§ 17-10-0207-Q
2.	Philanthropic and Eleemosynary Institutions	-	-	-	-	P	P	P	P	§ 17-9-0113	§ 17-10-0207-Q
S. Parking, Non-Accessory		-	-	-	-	P/S	P/S	P/S	P/S	§ 17-9-0111.5	None Req'd
T. Residential Support Service		-	-	-	-	-	-	P	P	§ 17-9-0114	None Req'd
OTHER USES											
U. Wireless Communication Facilities											
1.	Co-located	P	P	P	P	P	P	P	P	§ 17-9-0118	None Req'd
2.	Freestanding (Tower)	S	S	S	S	S	S	S	S	§ 17-9-0118	None Req'd
ACCESSORY											
V. Accessory Uses		P	P	P	P	P	P	P	P	§ 17-9-0200	None Req'd
W. Coke & Coal Bulk Material		-	-	-	-	-	-	-	-	§ 17-9-0117-B	None Req'd
X. Manganese-bearing Material Operation		-	-	-	-	-	-	-	-	§ 17-9-0117-D	None Req'd

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 9-8-11, p. 7541, § 1; Amend Coun. J. 4-30-14, p. 80394, § 1; Amend Coun. J. 6-22-16, p. 27712, § 12; Amend Coun. J. 3-28-18, p. 74512, § 1)

17-2-0300 Bulk and density standards.

17-2-0301 Lot Area.

17-2-0301-A Minimum Lot Area Standards. All development in R districts is subject to the following minimum *lot area* standards except as expressly allowed in Sec. 17-2-0301-B:

District	Minimum Lot Area* (square feet)
RS1	6,250
RS2	5,000
RS3	2,500
RT3.5	2,500
RT4 to RM6.5	1,650

(*See Sec. 17-17-0302 for rules governing the measurement of *lot area*.)

17-2-0301-B Exemptions.

1. Contextual Standard for RS1 and RS2 Districts. In the RS1 and RS2 districts, when more than 50% of similarly zoned *lots* on a *block face* have a minimum *lot area* per unit less than prescribed in Sec. 17-2-0301-A, the minimum *lot area* per *dwelling unit* standard will be established based on the predominant *lot area* of all *zoning lots* fronting on the *block face*. In no case, however, may the minimum *lot area* established pursuant to this contextual standard be less than 3,750 square feet.

2. Lots of record. A *detached house* may be established on any *lot of record* regardless of the size of the *lot*, provided that all other requirements of this Zoning Ordinance are met. This exemption also applies if a *lot of record* is increased in area and still does not comply with applicable minimum *lot area* standards.

17-2-0302 Lot Frontage.

17-2-0302-A Minimum Lot Frontage Standards. Except as expressly allowed in Sec. 17-2-0302-B, all *lots* in RS1 and RS2 districts must have a minimum *lot frontage* of 25 feet or the predominant *lot frontage* of similarly zoned *lots* on the same *block face*, whichever is greater. (See Sec. 17-17-0303 for rules governing the measurement of *lot frontage*.)

17-2-0302-B Exemption. A *detached house* may be established on any *lot of record* regardless of its *lot frontage*, provided that all other requirements of this Zoning Ordinance are met. This exemption also applies if a *lot of record* is increased in area and still does not comply with applicable minimum *lot frontage* standards.

17-2-0303 Lot Area per Unit (Density).

17-2-0303-A Minimum Lot Area per Unit Standards. All development in R districts is subject to the following minimum lot-area-per-unit standards. These standards are not to be interpreted as a guarantee that allowed densities can be achieved on every *lot*. Other factors, such

as off-street parking, height limits, *dwelling unit* sizes and *lot* configuration may work to limit *density* more than these standards.

District	Minimum Lot Area per Unit*
	(square feet)
RS1	6,250
RS2	5,000
RS3	2,500, except as expressly allowed in Sec. 17-2-0303-B
RT3.5	1,250
RT4	Dwelling units: 1,000
	Efficiency units: 1,000
	SRO units: 500
RM4.5	Dwelling units: 700
	Efficiency units: 700
	SRO units: 500
RM5	Dwelling units: 400
	Efficiency units: 400
	SRO units: 200
RM5.5	Dwelling units: 400
	Efficiency units: 400
	SRO units: 200
RM6	Dwelling units: 300
	Efficiency units: 135
	SRO units: 135
RM6.5	Dwelling units: 300
	Efficiency units: 135
	SRO units: 135

(*See Sec. 17-17-0304 for rules governing the measurement of *lot area per unit*.)

17-2-0303-B Exemption. In the RS3 district the minimum *lot area per dwelling unit* may be reduced to 1,500 square feet when 60% or more of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* have been lawfully improved with *buildings* containing more than one *dwelling unit*. This exemption will only allow for the establishment of a two unit *building*.

17-2-0304 Floor Area Ratio.

17-2-0304-A Standards. All development in R districts is subject to the following maximum *floor area ratio* standards:

District	Maximum Floor Area Ratio*
RS1	0.50
RS2	0.65
RS3	0.90
RT3.5	1.05
RT4	1.20 (See accessible dwelling unit exceptions, Sec. 17-2-0304-B)
RT4A	1.50 for multi-unit buildings that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units 1.2 for all other buildings
RM4.5	1.70
RM5	2.00
RM5.5	2.50
RM6	4.40; premium may apply - See Sec. 17-2-0304-C

(*See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

17-2-0304-B Exceptions. *Multi-unit buildings* in the RT4 district that contain no more than 19 *dwelling units* and in which at least 33% of the units are *accessible dwelling units* are subject to the maximum *floor area ratio* of the RT4A district if either of the following conditions exist:

1. more than 50% of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* contain *buildings* with a *height* of 38 feet or more; or
2. if the abutting *lots* on both sides of the subject *lot* contain *buildings* with a *height* of 38 feet or more.

17-2-0304-C Premiums. *Multi-unit residential buildings* located in an RM6 or RM6.5 district on lots that permit 50 or more *dwelling units*, based on the lot's zoning classification, are eligible for *floor area ratio* premiums in accordance with the following: For each one percent decrease in the number of *dwelling units* below the maximum number permitted under Sec. 17-2-0303-A, a 0.50% increase in the allowable *floor area ratio* is allowed, provided that the *floor area ratio* is not increased by more than 25% over the otherwise applicable maximum under Sec. 17-2-0304-A.

17-2-0304-D Exemption. Ground floor accessible *dwelling units* are exempt from inclusion in *floor area ratio* calculations, that is, the square footage of a ground floor accessible *dwelling unit* shall not be included in calculating that *building's* total *floor area ratio* in R53, R53.5, RT4 [except single-family residences] zoning districts. Proponents will certify under oath that *grade* level units will be built for parties with disabilities for perpetual use.

17-2-0305 Front setbacks.

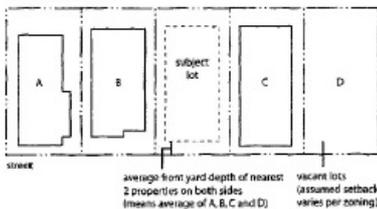
17-2-0305-A Buildings and structures in RS districts must be set back from the *front property line* a distance equal to the average *front yard* depth that exists on the nearest 2 lots on either side of the subject *lot*, excluding the *lot* with the least *front yard* depth. In those cases when the least *front yard* depth is identical for 2 or more *lots*, only a single *lot* shall be excluded from the calculation.

17-2-0305-B Buildings and structures in RT, RM and DR districts must be set back from the *front property line* a distance equal to either: the minimum *front setback* standard of 15 feet (or 12% of *lot* depth, whichever is less) or the average *front yard* depth that exists on the nearest 2 *lots* on either side of the subject *lot*. In RT, RM and DR districts the decision to comply with the fixed *front setback* standard or the average *front setback* standard is left to the builder / *property owner* except in the case of *lots* with *lot frontage* on a *primary boulevard*, as defined in Sec. 17-17-02124, where *buildings* and structures must be set back from the *front property line* a distance equal to the average *front yard* depth that exists on the nearest 2 *lots* on both sides of the subject *lot*; there is no maximum depth to the required setback along a *primary boulevard* as defined in Sec. 17-17-02124. (See Sec. 17-17-0306 for rules governing the measurement of *front setbacks*)

17-2-0305-C If one or more of the *lots* required to be included in the averaging calculation are vacant, such vacant *lots* will be deemed to have the following *front yard* depths:

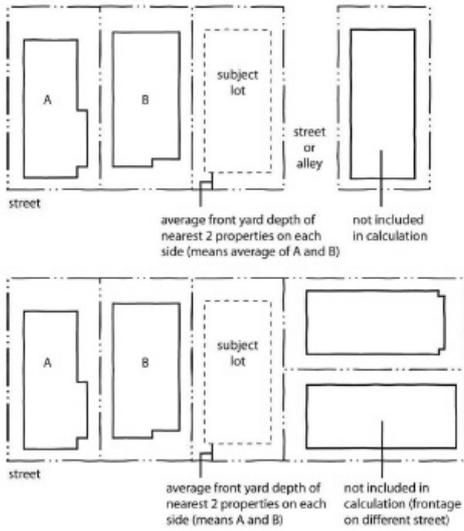
District	Assumed Setback on Vacant Lots
RS1 to RS3	20 feet or 16% of lot depth, whichever is less
RT3.5 to RM6.5 + DR	15 feet or 12% of lot depth, whichever is less

Figure 17-2-0305-C



1. *Lots* that front on a different *street* than the subject *lot* or that are separated from the subject *lot* by a *street* or *alley* may not be used in computing the average.

Figure 17-2-0305-C1



2. When the subject lot is a corner lot, the average setback will be computed on the basis of the nearest 2 lots that front on the same street as the subject lot.

3. When the subject lot abuts a corner lot fronting on the same street, the average setback will be computed on the basis of the abutting corner lot and the nearest 2 lots that front on the same street as the subject lot.

17-2-0305-D The setback provisions of this section (Sec. 17-2-0305) do not apply to townhouses. Townhouses are subject to the standards of Sec. 17-2-0500.

17-2-0305-E If the averaged front yard is 50% or less then the fixed front yard setback, then the features allowed to encroach in required setbacks established in Sec 17-17-0309 do not apply.

17-2-0306 Rear Setbacks.

17-2-0306-A In all R districts, the minimum rear setback for buildings that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units is 24% of lot depth or 50 feet, whichever is less. (See Sec. 17-17-0307 for rules governing the measurement of rear setbacks.)

17-2-0306-B In all R districts, the minimum rear setback for detached houses is 28% of lot depth or 50 feet, whichever is less. (See Sec. 17-17-0307 for rules governing the measurement of rear setbacks.)

17-2-0306-C In all R districts, the minimum rear setback for principal buildings other than detached houses is 30% of lot depth or 50 feet, whichever is less.

17-2-0306-D In RM5 and RM 5.5 districts, the required rear setback applies to all portions of the building that are 6 feet or more above grade.

17-2-0306-E In RM6 and RM6.5 districts, the required rear setback applies to all portions of the building that are 18 feet or more above grade.

17-2-0306-F In all R districts other than RM5, RM5.5, RM6 and RM6.5, the required rear setback applies to all portions of the building.

17-2-0307 Rear Yard Open Space. All development in RS, RT, RM4.5 and RM5 districts is subject to the following minimum rear yard open space standards, except as expressly allowed under the townhouse development standards of Sec. 17-2-0500.

District	Minimum Rear Yard Open Space (square feet per dwelling unit/% of lot area, whichever is greater)	Minimum Dimension on Any Side (feet)
RS1	400/6.5	20
RS2	400/6.5	20
RS3	225/6.5	15
RT3.5	100/6.5	12
RT4	65/6.5	12
RT4A	65/6.5	12
RM4.5	50/6.5	10
RM5	36/5.25	10

17-2-0307-A Location and Design.

1. *Rear yard* open space refers to the amount of *lot area* required to be preserved as open space within the *rear yard*.
2. Required *rear yard* open space must be located within the *rear yard*, at ground level or, if located on a terrace or patio, within 4 feet of ground level. In RM5 and RM5.5 districts, where structures are located in the *rear setback* and do not exceed 6 feet in height, required *rear yard* open space may be located directly above such structures.
3. When located at ground level, the open space area must be substantially covered with grass, ground cover, shrubs, plants, trees, or usable outdoor open space features, such as walkways or patios.
4. Off-street parking areas and driveways may not be used to satisfy *rear yard* open space requirements. Bollards, curbs, wheel stops or other similar features must be provided to ensure that required *rear yard* open space is not used for off-street parking, loading or vehicle circulation.
5. If a *rear setback* is reduced by a variation or administrative adjustment, the *rear yard* open space must either be located in the *rear setback*, or between the established *rear setback* or accessory building and any principal building. The required open space may also be provided on the roof of an accessory building as allowed in Sec. 17-13-1003-K and Sec. 17-13-1101-A.

17-2-0308 On-Site Open Space in RM5.5, RM6 and RM6.5 Districts.

17-2-0308-A Amount and Dimensions. Except as expressly allowed under the *townhouse development* standards of Sec. 17-2-0500, all development containing *dwelling units* located in RM5.5, RM6 and RM6.5 districts must provide at least 36 square feet of useable on-site open space per *dwelling unit*. Required open space must have minimum dimension of at least 5 feet on any side if private or 15 feet on any side if provided as *common open space*.

17-2-0308-B Additional Standards.

1. Required open space must be located on the same *lot* as the *dwelling unit* it serves.
2. Required open space must be outdoors and designed for outdoor living, recreation or landscaping, including areas located on the ground and areas on decks, balconies, porches or roofs.
3. The required open space area is not required to be contiguous, but each open space area, whether common or private, must comply with minimum dimensional standards. *Common open space* areas must be accessible to all residents of the subject development.
4. When located at ground level, required open space area must be substantially covered with grass, ground cover, shrubs, plants, trees, or usable outdoor open space features, such as walkways or patios.
5. Off-street parking areas, loading facilities, driveways or required vehicular use landscape areas may not be used to satisfy open space requirements. Bollards, curbs, wheel stops or other similar features must be provided to ensure that required open space areas are not used for off-street parking or any other vehicular use.
6. Required open space areas may not be occupied by mechanical equipment, dumpsters or service areas.
7. All required open space areas must be located and designed to take advantage of sunlight and other climatic advantages of the site.

17-2-0309 Side Setbacks.

17-2-0309-A Standards. All development in R districts is subject to the following minimum *side setback* standards, except as expressly allowed under the *townhouse development* standards of Sec. 17-2-0500. *Reversed corner lots* are subject to Sec. 17-2-0309-B. (See Sec. 17-17-0308 for rules governing the measurement of *side setbacks*.)

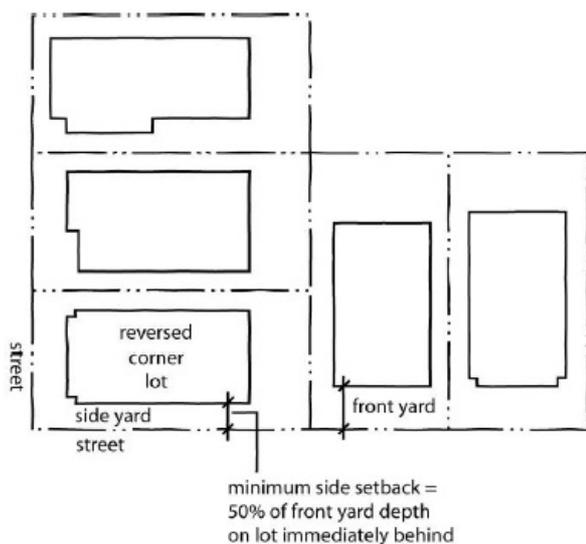
District	Minimum Side Setback
RS1	<p>Detached house: Combined total width of side setbacks must equal 30% of lot width with neither required setback less than 5 feet or 10% of lot width, whichever is greater</p> <p>Principal nonresidential building (e.g., religious assembly and school buildings): 15 feet or 50% of building height, whichever is greater</p>
RS2	<p>Detached house: Combined total width of side setbacks must equal 30% of lot width with neither required setback less than 4 feet or 10% of lot width, whichever is greater</p> <p>Principal nonresidential building (e.g., religious assembly and school buildings): 15 feet or 50% of building height, whichever is greater</p>
RS3	<p>Detached houses: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater</p> <p>Principal nonresidential buildings (e.g., religious assembly and school buildings): 12 feet or 50% of building height, whichever is greater</p>
RT3.5	<p>Townhouse: See Sec. 17-2-0500</p> <p>All other principal buildings: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below</p>

RT4/RT4A	Townhouse: See Sec. 17-2-0500 All other principal buildings: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM4.5	Townhouse: See Sec. 17-2-0500 All other principal buildings: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM5	Townhouse: See Sec. 17-2-0500 All other principal buildings: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM5.5	Townhouse: See Sec. 17-2-0500 All other principal buildings: Combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width; See also note 1, below
RM6	Townhouse: See Sec. 17-2-0500 All other principal buildings: None abutting street or alley or for buildings covering 50% or less of the lot; buildings covering more than 50% of the lot must provide individual side setbacks equal to at least 10% of the lot width or 10% of the total building height, whichever is greater, provided that no side setback is required to exceed 20 feet in width
RM6.5	Townhouse: See Sec. 17-2-0500 All other principal buildings: None abutting street or alley or for buildings covering 50% or less of the lot; buildings covering more than 50% of the lot must provide individual side setbacks equal to at least 10% of the lot width or 10% of the total building height, whichever is greater, provided that no side setback is required to exceed 20 feet in width

[1] When a side lot line abuts an *alley* or *street*, no side setback is required on the side of the building abutting the *street* or *alley*. In such cases, the side setback on the other (non-street or *alley*) side must be at least 10% of the *lot's* width.

17-2-0309-B Reversed Corner Lot Setback Standards. In all R districts, the minimum *side setback* on a *reversed corner lot* must be equal to at least 50% of the *front yard* that exists on the *lot* abutting the rear of the *reversed corner lot*. If the abutting *lot* to the rear is vacant, the 50% is to be calculated on the basis of the abutting *lot's* required *front setback*. Moreover, no accessory building on a *reverse corner lot* may be located within 5 feet of a rear lot line that abuts a side lot line of an RS1-, RS2-, or RS3-zoned lot.

Figure 17-2-0309-B



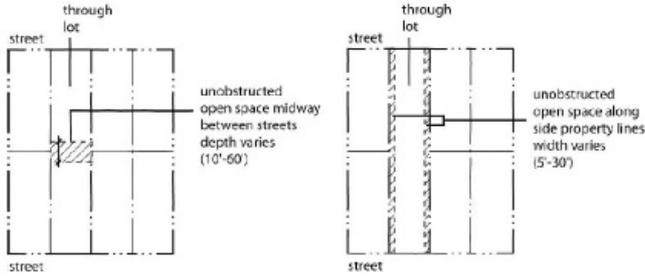
17-2-0309-C Through Lots. On *through lots* both (opposing) *street* lines are considered *front property lines* and *front setback* standards apply. *Rear setback* standards do not apply. On *through lots* that are at least 125 feet in depth one of the following must be provided on each floor of the building containing residential *dwelling units*:

1. unobstructed open space located midway between the *streets* on which such *lot* fronts and running the full width of the *lot*. This required open space must provide at least 10 feet of separation between buildings or segments of buildings located on the *zoning lot*, plus an additional 2 feet of separation for every 5 feet or fraction thereof by which the *lot depth* exceeds 125 feet. In RM5, RM5.5, RM6 and RM 6.5

districts, the required open area may begin the same distance above *grade* as the required *rear setback*. Regardless of *lot depth*, this open area need not provide more than 60 feet of building separation; or

2. unobstructed open space along all *property lines* other than *streetproperty lines*. This open space must be at least 5 feet in width, plus an additional one foot for every 5 feet or fraction thereof by which the *lot depth* exceeds 125 feet. Regardless of *lot depth*, this open space need not exceed 30 feet in width.

Figure 17-2-0309-C



17-2-0310 Building (Wall) Separation.

17-2-0310-A Purpose; Applicability. The building separation standards of this section are intended to ensure adequate separation between exterior building walls that serve as a primary source of natural light and air for *dwelling units*. These standards apply to courtyard buildings, buildings with car courts, or other developments where *dwelling units* face or are adjacent to one another. *Townhouse developments* are exempt from these standards; they are subject to the standards of Sec. 17-2-0500.

17-2-0310-B General. Unless otherwise expressly stated, exterior building walls are subject to the minimum setback standards of the underlying zoning district.

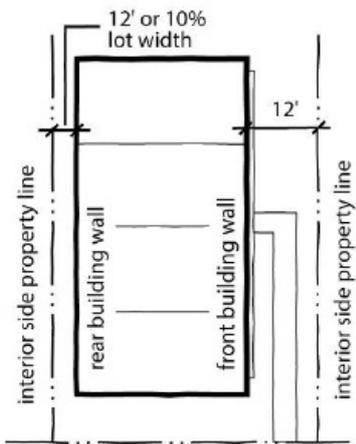
17-2-0310-C Front and Rear Walls.

1. Facing Interior Side Property Line.

(a) When a *front wall* faces the subject property's *interior side property line*, the *front wall* must be setback from the *interior side property line* a distance equal to at least 12 feet. (See Sec. 17-17-0310 for rules governing the measurement of *building wall separation*.)

(b) When a *rear wall* faces the subject property's *interior side property line*, the *rear wall*, must be setback from the *interior side property line* a distance equal to at least 10% of the *lot width* or 12 feet, whichever is less.

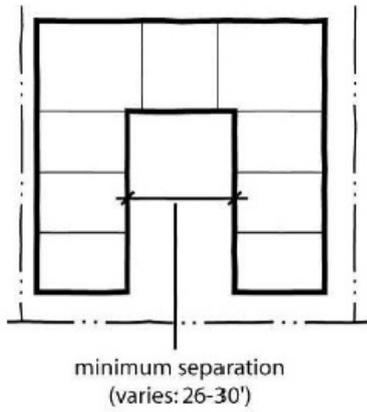
Figure 17-2-0310-C1



2. Facing Other Front or Rear Walls. When the *front wall* or *rear wall* of a *dwelling unit* faces the *front wall* or *rear wall* of another *dwelling unit* located on the same *zoning lot*, the minimum required separation between such walls (excluding minor building projections allowed under Sec. 17-2-0500-H4) is as follows:

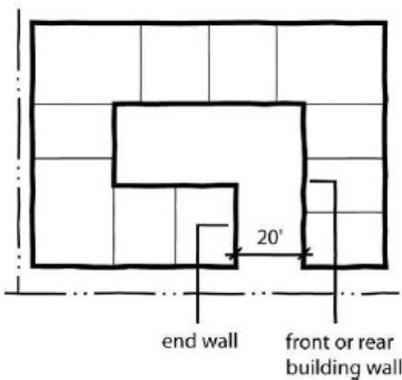
District	Minimum Separation
	(feet)
RT3.5	30
RT4	30
RM4.5	30
All other R districts	26

Figure 17-2-0310-C2



17-2-0310-D End Walls Facing Front or Rear Walls. When the *end wall* of a *dwelling unit* faces the *front wall* or *rear wall* of a *dwelling unit* located on the same *zoning lot*, the minimum required separation between such walls is 20 feet. Balconies and minor building projections allowed under Sec. 17-2-0500-H4 are allowed to encroach into required separation areas.

Figure 17-2-0310-D



17-2-0311 Building Height.

17-2-0311-A Standards. All *residential buildings* in R districts are subject to the following maximum *building height* standards except as expressly allowed in Sec. 17-2-0311-B:

District	Maximum Building Height (feet)
RS1	Detached house: 30
	Principal nonresidential buildings: None
RS2	Detached house: 30
	Principal nonresidential buildings: None
RS3	Detached house: 30
	Principal nonresidential buildings: None
RT3.5	Principal residential buildings: 35
	Principal nonresidential buildings: None
RT4	Principal residential buildings: 38
	Principal nonresidential buildings: None
RT4A	Multi-unit buildings that contain no more than 19 dwelling units and in which at least 33% of the units are accessible dwelling units: 42
	All other principal residential buildings: 38

RM4.5	Principal residential buildings: Lot Frontage of less than 32 feet: 45 Lot Frontage of 32 feet or more: 47 Principal nonresidential buildings: None
RM5	Principal residential buildings: Lot Frontage of less than 32 feet: 45 Lot Frontage of 32 feet or more: 47 Principal nonresidential buildings: None
RM5.5	Principal residential buildings: Lot Frontage of 75 feet or less: 47 Lot Frontage of more than 75 feet: 60 Principal nonresidential buildings: None
RM6	Principal residential buildings: None (tall buildings require Planned Development approval in accordance with Sec. 17-13-0600) Principal nonresidential buildings: None
RM6.5	Principal residential buildings: None (note: tall buildings require Planned Development approval in accordance with Sec. 17-13-0600) Principal nonresidential buildings: None

(See Sec. 17-17-0311 for rules governing the measurement of *building height*.)

17-2-0311-A[a] Exceptions. *Multi-unit buildings* in the RT4 district that contain no more than 19 *dwelling units* and in which at least 33% of the units are *accessible dwelling units* are subject to the maximum *building height* standard of the RT4A district if either of the following conditions exist:

1. more than 50% of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* contain buildings with a *height* of 38 feet or more; or
2. if the abutting *lots* on both sides of the subject *lot* contain *buildings* with a *height* of 38 feet or more.

17-2-0311-B Exemption. The *building height* limits of Sec. 17-2-0311-A do not apply to residential construction in the “Wrigley Field Adjacent Area”, as defined in Chapter 4-388 of the Municipal Code.

17-2-0312 Average Dwelling Unit Size. The gross residential floor area developed on a *lot* divided by the total number of *dwelling units* on such *lot* may not be less than 500 square feet. Existing residential uses may not be converted to conflict with or further conflict with this standard. The average *dwelling unit* size standard of this section does not apply to *government-subsidized* or *elderly housing* developments.

17-2-0313 Number of Efficiency Units.

17-2-0313-A Standards. In those R districts in which *efficiency* units are allowed, the total number of *efficiency* units may not exceed the following standards except as expressly allowed in Sec. 17-2-0313-B:

District	Maximum Number of Efficiency Units (% of total units)
RT4	20
RM4.5	20
RM5	20
RM5.5	25
RM6	30
RM6.5	40

17-2-0313-B Exemption. The limits on *efficiency* units do not apply to SROs, *government-subsidized* or *elderly housing* developments, provided that the Zoning Administrator determines that such developments constitute bona fide SROs, *government-subsidized* or *elderly housing* developments.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62716; Amend Coun. J. 9-13-06, p. 84870, §§ 2, 3; Amend Coun. J. 11-5-08, p. 45002, § 1; Amend Coun. J. 4-15-15, p. 106130, § 14)

Notes

4-388 The hyper-linked material is not part of the Chicago Land Use and Zoning infobase and therefore is not included herein. The material is included in other provisions of the Chicago Municipal Code. The complete Chicago Municipal Code is available for purchase from American Legal Publishing in both print and Folio® versions. Please click here for the appropriate American Legal order form in printable Adobe® PDF format. For additional information, you may visit American Legal's website by clicking [here](#).

17-2-0400 Character standards.

17-2-0401 Blank Walls.

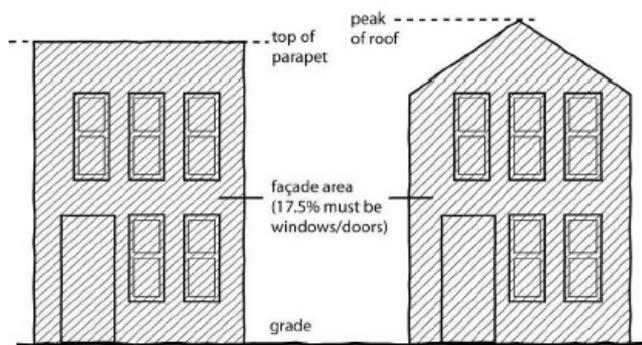
17-2-0401-A To avoid the appearance of blank walls and ensure “eyes on the *street*”, windows and/or main entrance doors must comprise at least 17.5% of the area of each building *façade* that faces a *street*.

17-2-0401-B For purposes of this provision, the *façade* includes the entire exterior plane of the building measured from *grade* to the top of the *parapet* on a flat roof or to the roof peak on a pitched-roof building.

17-2-0401-C Windows used to meet this standard must allow views from the building to the *street*.

17-2-0401-D Glass block, windows in garages and doors that do not provide pedestrian entrances to the building do not count toward meeting this standard.

Figure 17-2-0401



17-2-0402 Access to Off-Street Parking.

17-2-0402-A In all R districts except RS1 and RS2, all off-street parking must be accessed off the abutting *alley* except that direct *street* access to off- street parking is allowed in the following cases:

1. when the subject *zoning lot* lacks access to an improved *alley*;
2. when the *street* access leads to a *common parking area* for a *townhouse development* or row of *townhouse* units; or
3. when the *street* access leads to a multi-level parking garage in a *multi-unit residential building*.
3. when the *street* access leads to a multi-level parking garage in a *multi-unit residential building*.
4. when the subject *zoning lot* is located in an RS3 District and is improved with a single-unit detached house; or
5. when the use is a permitted public or civic use.

17-2-0402-BIn all R Districts, all parking serving *townhouses*, *detached houses*, *two-flats* and *three-flats* that is accessed directly from a public *street*, must have a setback of at least 20 feet from the *front property line* to prevent obstruction of the sidewalk by parked cars. This setback may be reduced or eliminated on *zoning lots* which have *substandard lot depths* as defined in Sec. 17-17-02174 by the Zoning Administrator or the Zoning Board of Appeals as referenced in Sec. 17-13-1003-S and 17-13-1101-A.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 12-12-07, p. 17737, § 1; Amend Coun. J. 2-15-12, p. 20910, § 1)

17-2-0500 Townhouse Developments.

17-2-0500-A Purpose. The purpose of these standards is to establish setback, building spacing, landscaping and design standards that are tailored to *townhouse developments*. Such standards are intended to ensure that *townhouse developments* are compatible with the traditional character of Chicago's neighborhoods.

17-2-0500-B Applicability. The *townhouse development* standards of this section apply in all districts in which townhouses are allowed.

17-2-0500-C Number of Buildings on Zoning Lot. Multiple townhouse buildings are expressly allowed on a single zoning lot in those *townhouse developments* that comply with the *townhouse development* standards of this section (Sec. 17-2-0500), provided that each building contains no more than 9 townhouse units.

17-2-0500-D Lot Frontage. The minimum *lot frontage* for a *townhouse development* is 35 feet.

(See Sec. 17-17-0303 for rules governing the measurement of *lot frontage*.)

17-2-0500-E Building Setbacks for Front and Rear Walls.

1. Front and Rear Walls Defined. *Front walls* and *rear walls* are those walls that are generally perpendicular to party walls. These walls are typically the primary sources of light and air for a *townhouse* unit.

2. Front or Rear Walls Facing a Public Street.

(a) *Front walls* and *rear walls* that face a public *street* must be set back from the *streetproperty line* as follows:

District	Minimum Setback (feet)
RT3.5	12
RT4	12
RM4.5	12
B/C dash 1	12
B/C dash 1.5	12
B/C dash 2	12
All other districts	10

(b) Required *front wall* and *rear wall* setbacks may be reduced to match the predominant setbacks of adjoining structures on the same side of the *street* between the nearest intersecting *streets* or *alleys*, provided that a minimum setback of 3 feet is provided in all cases. Landscaping must be installed within these required setbacks.

3. Front or Rear Walls Facing a Side or Rear Property Line.

(a) When a *front wall* or *rear wall* faces the *side property line* or *rear property line* of adjoining property, the minimum required building setback is as follows:

District	Minimum Setback (feet)
RT3.5	12
RT4	12
B/C dash 1	12
B/C dash 1.5	12
B/C dash 2	12
RM4.5	12
All other districts	10

(b) When a *rear wall* adjoins property improved with a railroad or CTA elevated right-of-way, no building setback is required.

4. Front or Rear Walls Facing an Alley.

(a) When a *front wall* (a wall with the principal pedestrian access) faces an *alley*, the minimum required building setback is 3 feet.

(b) When a *rear wall* faces an *alley*, no building setback is required, provided that an on-site storage area is provided for trash receptacles and clearly identified on building plans.

5. Separation Between Front and Rear Walls.

(a) When the *front wall* or *rear wall* of one row of *townhouse* units faces the *front wall* or *rear wall* of another row of *townhouse* units, the minimum required separation between such buildings (excluding minor building projections allowed under Sec. 17-2-0500-H4) is as follows:

District	Minimum Separation (feet)
RT3.5	30
RT4	30
RM4.5	30
B/C dash 1	30
B/C dash 1.5	30
B/C dash 2	30
All other districts	26

(See Sec. 17-17-0310 for rules governing the measurement of *building wall separation*.)

(b) Driveways and open parking areas may be located within this minimum separation area.

(c) The minimum separation at the ground-floor only may be reduced to 20 feet for interior drives with garages doors facing garage doors, provided the upper-story living spaces comply with the separation requirements of Sec. 17-2-0500-E5(a).

17-2-0500-F Building Setbacks for End Walls.

1. End Walls Defined. An *end wall* is a wall that is generally parallel to party walls and located at the end of a row of *townhouse* units. Such walls are typically a secondary source of light and air for *townhouse* units.

2. End Wall Facing Public *Street*.

(a) End walls that face a public *street* must be set back from the *streetproperty line* as follows:

District	Minimum Setback (feet)
RT3.5	12
RT4	12
RM4.5	12
B/C dash 1	12
B/C dash 1.5	12
B/C dash 2	12
All other districts	10

(b) Required *end wall* setbacks may be reduced to match the predominant setbacks of adjoining structures on the same side of the *street* between the nearest intersecting *streets* or *alleys*, provided that a minimum setback of 3 feet is provided in all cases. Landscaping must be installed within these required setbacks.

3. End Wall Facing Side or Rear Property Line. When an *end wall* adjoins a *side property line* or *rear property line*, the minimum required building setback is 3 feet. This required setback distance may be reduced to 2.5 feet if the building does not exceed 30 feet in height. Secondary stairs required by the Building Code may encroach into this required setback.

4. End Wall Facing Alley. When an *end wall* adjoins an *alley*, no building setback is required, provided an on-site storage area for trash receptacles is provided on-site and clearly identified on building plans.

5. Separation Between End Walls and Front or Rear Walls.

(a) When the *end wall* of a row of *townhouse* units faces the *front wall* or *rear wall* of another row of *townhouse* units, the minimum required separation between such buildings (excluding minor building projections allowed under Sec. 17-2-0500-H4) is 20 feet in all districts. (See Sec. 17-17-0310 for rules governing the measurement of *building wall separation*.)

(b) Driveways and open parking areas may be located within this minimum separation area, provided that *landscaped* planting areas with a minimum depth of 4 feet from one building face are provided.

6. End Walls Facing Other End Walls. When an *end wall* of one row of *townhouses* faces the *end wall* of another row of *townhouses*, the minimum required separation between the facing *end walls* is 10 feet.

17-2-0500-G Building Setbacks on Corner Lots. On a *corner lot*, the required building setback on one (street-facing) side of the *lot* may be reduced to 5 feet. This setback may be further reduced to match the predominant setbacks of adjoining structures on the same side of the *street* between the nearest intersecting *streets* or *alleys*, provided that a minimum setback of 3 feet is provided in all cases. Landscaping must be installed within these required setbacks.

17-2-0500-H Private Yard Requirement.

1. Private *yards* must be provided for each *townhouse* unit within a *townhouse development*. Each required private *yard* must have the following minimum area:

District	Minimum Contiguous Area (square feet)
RT3.5	200
RT4	200
RM4.5	200
B/C dash 1	200
B/C dash 1.5	200
B/C dash 2	200
All other districts	175

2. A required private *yard* may be located adjacent to a *front wall*, *rear wall*, or *end wall* provided that it is immediately adjacent to the *townhouse* unit it serves and directly accessible from the *townhouse* unit by way of a door or stair. Required private *yards* must be at *grade* or, if located on a terrace or patio, within 4 feet of *grade*. All private *yards* provided at *grade* must be *landscaped* so that they are substantially covered with grass, ground cover, shrubs, plants, trees, or other landscape improvements, such as walkways or patios.

3. Required private *yards* may be located on a deck or patio more than 4 feet above *grade* if approved as an *administrative adjustment* by the Zoning Administrator in accordance with Sec. 17-13-1003-J. Required private *yards* may also be located within a *common open space* area (See Sec. 17-2-0500-I) provided that (a) such common area is contiguous and directly accessible to the *townhouse* unit and (b) the private *yard* area is in excess of any *common open space* (See Sec. 17-2-0500-I).

4. The following may encroach into required private *yards*:

- (a) those encroachments allowed by Sec. 17-17-0309;
- (b) open stairs exceeding 4 feet in height; and
- (c) multi-story bay windows that project no more than 3 feet.

5. No driveways or parking spaces (open or enclosed) may be located within required *yards*.

17-2-0500-I Common Open Space.

1. In addition to required private *yards* (See Sec. 17-2-0500-H), any *townhouse development* of 40 or more *townhouse* units must provide a minimum of 150 square feet of *common open space* per *townhouse* unit.

2. Required *common open space* must be located in one or more usable, common areas, each with a minimum dimension of 25 feet and a minimum area of 2,000 square feet.

3. *Common open space* areas must be accessible to all *townhouse* units and must be improved with landscaping, recreational facilities, and/or walkways.

4. Trees must be planted within *common open space* areas at the rate of one tree for every 1,000 square feet of required *common open space*. Such trees must have a minimum 2.5-inch caliper.

5. Interior car courts that are at least 36 feet wide may be counted toward satisfying up to 50% of required *common open space*, provided such car courts include special paving materials (such as bomanite or brick pavers), pedestrian walkways and landscaping as required by Sec. 17-2-0500-J.

17-2-0500-J Landscaping of Interior Drives. At least 5% of the *vehicular use area* in interior driveways must be *landscaped*. Interior driveway areas must include at least one tree (minimum 2.5-inch caliper) for every 4 *dwelling units* adjoining the driveway. Landscaping and trees in private *yards* adjoining interior driveways may count toward fulfillment of this requirement. These landscaping requirements do not apply to interior drives that are bordered by garage doors that face other garage doors and that contain no pedestrian entrances.

17-2-0500-K Building Façades Facing Public Streets.

1. To avoid the appearance of blank walls, building *façades* that face public streets must include elements of a front *façade*, including doors and/or windows.

2. Garage door entrances for individual *townhouses* are not allowed to face a public *street* whenever an *alley* exists or when interior driveways may be used. This provision is not intended to prohibit garage doors that serve *common parking areas* for a row of *townhouse* units.

3. When garages for individual *townhouse* units must face a public *street*, the garage door must be set back at least 20 feet from the *property line* to prevent obstruction of the sidewalk by parked cars.

(Amend Coun. J. 9-13-06, p. 84870, §1)

CHAPTER 17-3

BUSINESS AND COMMERCIAL DISTRICTS

17-3-0100 District descriptions.

17-3-0200 Allowed uses.

17-3-0300 General district standards.

17-3-0400 Bulk and density standards.

17-3-0500 Pedestrian streets.

17-3-0100 District descriptions.

17-3-0101 Generally. The “B” and “C” (Business and Commercial) districts are intended to accommodate retail, service and commercial uses and to ensure that business and commercial-zoned areas are compatible with the character of existing neighborhoods.

17-3-0102 B1, Neighborhood Shopping District.

17-3-0102-A The B1, Neighborhood Shopping district is intended to accommodate a broad range of small-scale retail and service uses.

17-3-0102-B B1 zoning is intended to be applied in compact nodes at the intersection of two or more major *streets* or in a cohesive linear fashion along relatively narrow *streets* that have low traffic speeds and volumes (compared to multi-lane, major *streets*).

17-3-0102-C The B1 district is intended to exhibit the physical characteristics of storefront-style shopping *streets* that are oriented to pedestrians.

17-3-0102-D The B1 district permits residential *dwelling units* above the ground floor.

17-3-0102-E The B1 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

17-3-0103 B2, Neighborhood Mixed-Use District.

17-3-0103-A The purpose of the B2, Neighborhood Mixed-Use district is the same as the B1 district, but with the added objective of providing a greater range of development options for those *streets* where the market demand for retail and service uses is relatively low. By allowing ground-floor residential uses by-right, the B2 district is intended to help stimulate development along under-developed *streets*.

17-3-0103-B The B2 district permits residential *dwelling units* on or above the ground floor.

17-3-0103-C B2 zoning is intended to be applied in compact nodes at the intersection of two or more major *streets* or in a cohesive linear fashion along relatively narrow *streets* that have low traffic speeds and volumes (compared to multi-lane, major *streets*).

17-3-0103-D The B2 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

17-3-0104 B3, Community Shopping District.

17-3-0104-A The primary purpose of the B3, Community Shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts.

17-3-0104-B Development in B3 districts will generally be destination-oriented, with a large percentage of customers arriving by automobile. Therefore, the supply of off-street parking will tend to be higher in B3 districts than in B1 and B2 districts.

17-3-0104-C The B3 district permits residential *dwelling units* above the ground floor.

17-3-0104-D The B3 district is intended to be applied to large sites that have primary access to major *streets*. It may also be used along *streets* to accommodate retail and service use types that are not allowed in B1 and B2 districts.

17-3-0104-E The B3 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

17-3-0105 C1, Neighborhood Commercial District.

17-3-0105-A The primary purpose of the C1, Neighborhood Commercial district is to accommodate a very broad range of small-scale, business, service and commercial uses.

17-3-0105-B C1 zoning is distinguished from B1 zoning by the range of use types allowed: C1 permits more intensive, more auto-oriented commercial use types than does B1. The C1 district also allows *taverns* and liquor stores by-right.

17-3-0105-C The C1 district permits residential *dwelling units* above the ground floor.

17-3-0105-D C1 zoning is generally intended to be applied in compact nodes, at the intersection of two or more major *streets*, or in a cohesive linear fashion along *streets*.

17-3-0105-E The C1 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

17-3-0106 C2, Motor Vehicle-Related Commercial District.

17-3-0106-A The primary purpose of the C2, Motor Vehicle-Related Commercial district is to accommodate a very broad range of business, service and commercial uses. In terms of *allowed uses*, C2 represents the highest intensity business or commercial zoning district. It allows nearly any type of business, service or commercial use, including those involving outdoor operations and storage. Like the B3 district, the C2 district, development will generally be destination-oriented; a very large percentage of customers will arrive by automobile.

17-3-0106-B The C2 district permits residential *dwelling units* above the ground floor.

17-3-0106-C The C2 district is intended to be applied to large sites that have primary access to major *streets*.

17-3-0106-D The C2 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

17-3-0107 C3, Commercial, Manufacturing and Employment District.

17-3-0107-A The primary purpose of the C3, Commercial, Manufacturing and Employment district is to accommodate retail, service, commercial and manufacturing uses. The district is intended to serve as a buffer between M-zoned areas and other B, C and R-zoned areas.

17-3-0107-B C3 districts are appropriate for application adjacent to M districts and *planned manufacturing districts*, to act as a buffer against the encroachment of incompatible residential or very high-traffic generating uses.

17-3-0107-C The C3 district does not permit residential *dwelling units*.

17-3-0107-D The C3 district is intended to be applied to large sites that have primary access to major *streets*.

17-3-0107-E The C3 district can be combined with the dash 1, dash 1.5, dash 2, dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-3-0401).

17-3-0200 Allowed uses.

Uses are allowed in the “B” and “C” Zoning Districts in accordance with the Use Table of this section.

17-3-0201 Use Groups and Categories. Use Groups and Use Categories are described in Sec. 17-17-0100.

17-3-0202 Permitted Uses. Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-3-0203 Special Uses. Uses identified with an “S” may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-3-0203.5 Planned Developments. Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory *planned development* thresholds of Sec. 17-8-0500)

17-3-0204 Prohibited Uses. Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

17-3-0205 Use Standards. The “Use Standard” column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a Permitted (P) or *special use* (S).

17-3-0206 Parking Standards. The “Parking Standard” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Chapter 17-10.

17-3-0207 Use Table and Standards.

For a printer-friendly PDF version of Table 17-3-0207, please click [here](#).

USE GROUP		Zoning Districts						Use Standard	Parking Standard
		B1	B2	B3	C1	C2	C3		
Use Category									
Specific Use Type									
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
RESIDENTIAL									
A. Household Living									
1.	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
2.	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§ 17-10-0207-C
3.	Dwelling Units located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
4.	Dwelling Units located on the ground floor (as follows)								
5.	Detached House	S	P	S	S	S	-		§ 17-10-0207-A
6.	Elderly Housing	S	P	S	S	S	-		§ 17-10-0207-D
7.	Multi-Unit (3+ units) Residential	S	P	S	S	S	-		§ 17-10-0207-C
8.	Single-Room Occupancy	S	P	S	S	S	-		§ 17-10-0207-B
9.	Townhouse	S	P	S	S	S	-	§ 17-2-0500	§ 17-10-0207-A
B. Group Living (except as more specifically regulated)		S	S	S	S	S	-		§ 17-10-0207-Q
1.	Assisted Living (Elderly Custodial Care)	S	P	P	P	P	-		§ 17-10-0207-Q
2.	Community Home, Family	P	P	P	P	-	-	§ 17-9-0104	§ 17-10-0207-Q
3.	Community Home, Group	S	S	S	S	-	-	§ 17-9-0104	§ 17-10-0207-Q

4.	Domestic Violence Residence, Family (located above the ground floor [1])	P	P	P	P	-	-		§ 17-10-0207-Q
5.	Domestic Violence Residence, Group [2]	S/P	S/P	S/P	S	-	-		§ 17-10-0207-Q
6.	Domestic Violence Shelter	S	S	S	S	-	-		§ 17-10-0207-Q
7.	Nursing Home (Skilled Nursing Care)	S	S	S	S	S	-		§ 17-10-0207-Q
8.	Temporary Overnight Shelter	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
9.	Transitional Residences	S	S	S	S	S	-	§ 17-9-0115	§ 17-10-0207-Q
10.	Transitional Shelters	S	S	S	S	S	S	§ 17-9-0115	§ 17-10-0207-Q
PUBLIC AND CIVIC									
C. Colleges and Universities		P	P	P	P	P	S		§ 17-10-0207-E
D. Cultural Exhibits and Libraries		P	P	P	P	P	P		§ 17-10-0207-F
E. Day Care		P	P	P	P	P	P		§ 17-10-0207-E
F. Detention and Correctional Facilities		-	-	-	S	S	S		§ 17-10-0208*
* Editor's note – As set forth in Coun. J. 9-13-06, p. 84870, § 2; however, there is no parking standard for detention facilities.									
G. Hospital		-	-	-	P	P	P		§ 17-10-0207-G
H. Lodge or Private Club		-	S	S	S	S	S		§ 17-10-0207-H
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S	S	S		§ 17-10-0207-E
2.	Community Garden	P	P	P	P	P	P	§ 17-9-0103.5	§ 17-10-0207-E
J. Postal Service		P	P	P	P	P	P		§ 17-10-0207-E
K. Public Safety Services		P	P	P	P	P	P		§ 17-10-0207-E
L. Religious Assembly		S	S	S	S	S	S		§ 17-10-0207-I
M. School		S	S	S	S	S	S		§ 17-10-0207-E
N. Utilities and Services, Minor		P	P	P	P	P	P		§ 17-10-0207-E
O. Utilities and Services, Major		S	S	S	S	S	S		§ 17-10-0207-E
COMMERCIAL									
P. Adult Use		-	-	-	S	S	S	§ 17-9-0101	§ 17-10-0207-J
Q. Animal Services									
1.	Shelter/Boarding Kennel	-	-	S	P	P	P		§ 17-10-0207-K
2.	Sales and Grooming	P	P	P	P	P	P		§ 17-10-0207-L
3.	Veterinary	-	-	P	P	P	P		§ 17-10-0207-K
4.	Stables	-	-	-	S	S	S		§ 17-10-0207-K
R. Artist Work or Sales Space		P	P	P	P	P	P		§ 17-10-0207-M
S. Body Art Services		-	-	S	P	P	P		§ 17-10-0207-M
T. Building Maintenance Services		P	P	P	P	P	P		§ 17-10-0207-N
U. Business Equipment Sales and Service		P	P	P	P	P	P		§ 17-10-0207-N
V. Business Support Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Day Labor Employment Agency	-	-	S	S	S	P		§ 17-10-0207-Q
2.	Employment Agencies	-	-	P	P	P	P		§ 17-10-0207-L

W. Urban Farm									
1.	Indoor Operation	-	-	P	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
2.	Outdoor Operation	-	-	-	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
3.	Rooftop Operation	-	-	S	P	P	P	§ 17-9-0103.3	§ 17-10-0207-U
X. Communication Service Establishments		-	-	P	P	P	P		§ 17-10-0207-L
Y. Construction Sales and Service									
1.	Building Material Sales	-	-	P	P	P	P		§ 17-10-0207-O
2.	Contractor/Construction Storage Yard	-	-	-	P	P	P		§ 17-10-0207-O
Z. Drive-Through Facility		S	S	S	S	S	S	§ 17-9-0106	NA
AA. Eating and Drinking Establishments									
1.	Restaurant, Limited	P	P	P	P	P	P		§ 17-10-0207-M
2.	Restaurant, General	-	-	P	P	P	P		§ 17-10-0207-M
3.	Tavern	-	-	S	P	P	P		§ 17-10-0207-M
4.	Outdoor patio (if located on a rooftop)	-	-	S	S	S	S		§ 17-10-0207-M
5.	Outdoor patio (if located at grade level)	P	P	P	P	P	P		§ 17-10-0207-M
BB. Entertainment and Spectator Sports									
1.	Indoor Special Event including incidental liquor sales	P	P	P	P	P	P		
2.	Inter-Track Wagering Facility	-	-	-	S	S	S	§ 17-9-0110	§ 17-10-0207-P
3.	Small venues (1 – 149 occupancy)	P	P	P	P	P	P		§ 17-10-0207-P
4.	Medium venues (150 – 999 occupancy)	-	-	P	P	P	P		§ 17-10-0207-P
5.	Large venues (1,000+ occupancy)	-	-	PD	PD	PD	PD		§ 17-10-0207-P
6.	Banquet or Meeting Halls	-	-	P	P	P	P		§ 17-10-0207-P
7.	Industrial Private Event Venue including incidental liquor sales	-	-	-	-	-	-		
CC. Financial Services (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	§ 17-10-0207-L
2.	Payday/Title Secured Loan Store	-	-	S	S	S	S	§ 17-9-0125	§ 17-10-0207-L
3.	Pawn Shop	-	-	S	S	S	S	§ 17-9-0127	§ 17-10-0207-L
4.	Automated Teller Machine Facility	P/S	P/S	P/S	P	P	P	§ 17-3-0504-I	
DD. Flea Market		-	-	-	S	S	S		§ 17-10-0207-R
EE. Food and Beverage Retail Sales (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Liquor Store (package goods)	-	-	S	P	P	P		§ 17-10-0207-M
2.	Liquor Sales (as accessory use)	P	P	P	P	P	P		§ 17-10-0207-M
3.	Poultry (including slaughtering and retail sales)	-	-	-	S	S	S	§ 17-9-0119	§ 17-10-0207-M
FF. Fortune Telling Service		-	-	S	S	S	S		§ 17-10-0207-M
GG. Funeral and Interment Service									
1.	Cemetery/Mausoleum/Columbarium	-	-	-	-	-	-		§ 17-10-0207-Q

2.	Cremating	-	-	S	S	S	S		§ 17-10-0207-Q
3.	Undertaking	P	P	P	P	P	P		§ 17-10-0207-Q
HH. Gas Stations		-	-	S	S	S	S	§ 17-9-0109	§ 17-10-0207-R
II. Lodging									
1.	Bed and Breakfast	P	P	P	P	P	-	§ 17-9-0103	§ 17-10-0207-S
2.	Hotel/Motel	-	-	S	S	S	S		§ 17-10-0207-S
3.	Vacation Rental	P	P	P	P	P	-		
4.	Shared Housing Unit	P	P	P	P	P	-		
JJ. Medical Service		P	P	P	P	P	P		§ 17-10-0207-T
KK. Office (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-L
1.	Electronic Data Storage Center	-	-	P	P	P	P		§ 17-10-0207-U
LL. Parking, Non-Accessory		P	P	P	P	P	P	§ 17-3-0504-I	
MM. Personal Service (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-M
1.	Hair Salon, Nail Salon, or Barbershop	P/S	P/S	P/S	P	P	P	§ 17-9-0112	
2.	Massage Establishment	-	-	S	P	P	P	§ 17-9-0112	
NN. Repair or Laundry Service, Consumer (except as more specifically regulated)		P	P	P	P	P	P		§ 17-10-0207-N
1.	Dry cleaning drop-off or pick-up (no on-premise plant)	P	P	P	P	P	P		§ 17-10-0207-N
2.	Coin-operated laundromat	-	-	P	P	P	P		§ 17-10-0207-N
OO. Residential Storage Warehouse		-	-	P	P	P	P		§ 17-10-0207-Q
PP. Retail Sales, General		P	P	P	P	P	P		§ 17-10-0207-M
QQ. Sports and Recreation, Participant									
1.	Outdoor	-	-	P	-	P	P		§ 17-10-0207-M
2.	Indoor	P	P	P	P	P	P		§ 17-10-0207-M
3.	Amusement Arcades	-	-	-	P	P	P		§ 17-10-0207-M
4.	Entertainment Cabaret	-	-	S	S	S	P		§ 17-10-0207-M
5.	Children's Play Center	P	P	P	P	P	P		§ 17-10-0207-T
6.	Hookah Bar	S	S	S	S	S	S		§ 17-10-0207-T
7.	Shooting range facility	S	S	S	S	S	S		§ 17-10-0207-T
RR. Valuable Objects Dealer		-	-	S	S	S	S		§ 17-10-0207-M
SS. Vehicle Sales and Service									
1.	Auto Supply/Accessory Sales	-	-	P	P	P	P		§ 17-10-0207-M
2.	Car Wash or Cleaning Service	-	-	-	P	P	P		§ 17-10-0207-N
3.	Heavy Equipment Sales/Rental	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	-	-	P	P	P	P		§ 17-10-0207-N
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	-	-	-	P	P	§ 17-9-0107	§ 17-10-0207-N
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	-	P	P	P	P		§ 17-10-0207-N

7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P	P	P		§ 17-10-0207-N
8.	RV or Boat Storage	-	-	-	-	P	P		§ 17-10-0207-N
9.	Vehicle Storage and Towing (indoor storage)	-	-	-	-	P	P		§ 17-10-0207-N
10.	Vehicle Storage and Towing (with outdoor storage)	-	-	-	-	S	S		§ 17-10-0207-N
TT. Business Live/Work Unit		S	P	S	S	S	-	§ 17-9-0103.1	§ 17-10-0207-C
INDUSTRIAL									
UU. Manufacturing, Production and Industrial Services									
1.	Artisan	-	-	-	P	P	P		§ 17-10-0207-U
2.	Limited (catering & shared kitchen only)	-	-	P	P	P	P		§ 17-10-0207-U
3.	Limited	-	-	-	P	P	P		§ 17-10-0207-U
4.	General (laundry/dry cleaning plant; maximum 2 employees)	-	-	P	P	P	P		§ 17-10-0207-U
5.	General (laundry or dry cleaning plant only)	-	-	-	P	P	P		§ 17-10-0207-U
VV. Recycling Facilities									
1.	Class I	-	-	P	S	P	P		§ 17-10-0207-U
2.	Class II	-	-	-	S	P	P		§ 17-10-0207-U
WW. Warehousing, Wholesaling and Freight Movement		-	-	-	P	P	P		§ 17-10-0207-U
OTHER									
XX. Wireless Communication Facilities									
1.	Co-located	P	P	P	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	S	S	§ 17-9-0118	None required
YY. Coke & Coal Bulk Material		-	-	-	-	-	-	§ 17-9-0117-B	None required
ZZ. Firearms Dealer		-	-	-	-	S	S	§ 17-9-0128	§ 17-10-0207-M
AAA. Cannabis Business Establishments									
1.	Adult Use Cannabis Dispensary	-	-	-	-	S	S	§ 17-9-0129	§ 17-10-0207-M
2.	Medical Cannabis Dispensary	-	-	-	-	S	S	§ 17-9-0129	§ 17-10-0207-M
3.	Cannabis Craft Grower	-	-	-	-	S	S	§ 17-9-0129	§ 17-10-0207-M
4.	Cannabis Infuser	-	-	-	-	S	S	§ 17-9-0129	§ 17-10-0207-M
5.	Cannabis Processor	-	-	-	-	S	S	§ 17-9-0129	§ 17-10-0207-M
BBB. Manganese-bearing Material Operation		-	-	-	-	-	-	§ 17-9-0117-D	None required

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 6-28-06, p. 79813, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 10-31-07, p. 12062, § 1; Amend Coun. J. 12-12-07, p. 17740, § 1; Amend Coun. J. 5-13-09, p. 62736, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-9-10, p. 94410, § 1; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 7-28-10, p. 97810, § 1; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 5-4-11, p. 117699, § 8; Amend Coun. J. 6-8-11, p. 1725, § 1; Amend Coun. J. 7-6-11, p. 3073, § 10; Amend Coun. J. 9-8-11, p. 7541, § 2; Amend Coun. J. 11-16-11, p. 17064, § 2; Amend Coun. J. 5-9-12, p. 27485, § 189; Amend Coun. J. 6-27-12, p. 30744, § 1; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 10-3-12, p. 35865, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 4-30-14, p. 80394, § 2; Amend Coun. J. 6-25-14, p. 83727, § 11; Amend Coun. J. 7-30-14, p. 86194, §§ 2, 9; Amend Coun. J. 7-29-15, p. 4122, § 1; Amend Coun. J. 2-10-16, p. 18766, § 10; Amend Coun. J. 6-22-16, p. 27712, § 13; Amend Coun. J. 5-24-17, p. 50364, § 2; Amend Coun. J. 7-26-17, p. 53898, § 3; Amend Coun. J. 3-28-18, p. 74512, § 2; Amend Coun. J. 10-16-19, p. 7854, § 1; Amend Coun. J. 1-15-20, p. 13417, § 1)

17-3-0300 General district standards.

17-3-0301 Establishments Requiring Public Place of Amusement (PPA) Licenses. In all B and C districts, establishments that require a public place of amusement (PPA) license under Article III of Chapter 4-156 of this Code may not be located within 125 feet of any RS1, RS2 or RS3 district. This required distance must be measured from the nearest *property line* of the *lot* containing the establishment requiring the PPA license to the nearest RS1, RS2 or RS3 zoning district boundary. Establishments holding a valid PPA license that were lawfully established before August 16, 1997 may continue in operation as long as they maintain a valid PPA license. The restriction imposed by this section shall not apply to a performing arts venue, as defined by Section 4-156-710 of the municipal code.

17-3-0302 Commercial establishment size limits.

17-3-0302-A B1, B2, C1-1, C1-1.5 and C1-2 Districts. The gross floor area of *commercial establishments* in B1, B2, C1-1, C1-1.5 and C1-2 districts may not exceed 25,000 square feet.

17-3-0302-B B3, C1-3, C1-5, C2 and C3 Districts. *Commercial establishments* are not subject to size limits in the B3, C1-3, C1-5, C2 and C3 districts, but some large *commercial establishments* require review and approval in accordance with the *planned development* review procedures of Sec. 17-13-0600. The mandatory *planned development* review thresholds for large *commercial establishments* are established in Sec. 17-8-0510.

17-3-0303 Industrial Establishment Size Limits. The gross floor area of *industrial establishments* in C1 and C2 districts may not exceed 25,000 square feet.

17-3-0304 Indoor/Outdoor Operations.

17-3-0304-A B1, B2, B3, and C1 Districts. Except as otherwise provided in this Code, allowed business, service and commercial activities in the B1, B2, B3, and C1 districts must be conducted within *completely enclosed buildings*. In addition to the other exceptions provided in this Code, this requirement does not apply to off-street parking or loading areas, *automated teller machines*, outdoor seating areas or drive-through facilities that are allowed in such districts as a special use, produce merchants as defined in Section 4-8-010 of this Code, and mobile food vehicles operating on private property as provided in section 7-38-115 (k).

17-3-0304-B C2 and C3 Districts.

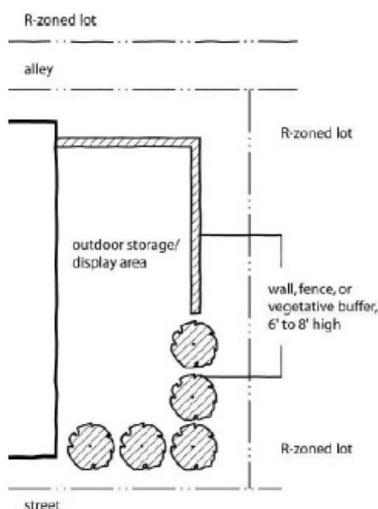
1. Outdoor display and storage. Outdoor display and storage is permitted in C2 and C3 districts, subject to the screening requirements of this section.

2. Screening.

(a) Outdoor storage or display areas that abut R districts along a *side property line* or *rear property line* or are separated from an R district by only an *alley* along a *side property line* or *rear property line* must be effectively screened from view of the R district by a solid wall, solid fence, or dense vegetative screen not less than 6 feet in height and not more than 8 feet in height. Fences and walls must be masonry or wood, sight-obscuring and planted with vines. Chain-link fencing is prohibited.

(b) The view of outdoor areas used to store goods and materials that are not available for retail sale to the general public must be visually screened from all contiguous *streets* other than *alleys* either by permitted structures or by a vegetative buffer that is at least 6 feet in height or by a combination of such features. Required screening must be located between the perimeter of the outdoor storage area and any *property line* abutting a public *street*, other than an *alley*. This screening requirement is not intended to prohibit openings reasonably necessary for access drives and walkways.

Figure 17-3-0304-B2



17-3-0305 Floor-to-Floor Heights and Floor Area of Ground-floor Space. In B and C districts with a dash 1, dash 1.5, dash 2, dash 3, or dash 5 suffix (e.g., B1-3), all commercial floor space provided on the ground floor of a multi-floor building, other than floor space devoted to off-street parking, must have a minimum floor-to-floor height of 13 feet and must contain the following minimum floor area:

17-3-0305-A at least 800 square feet or 25% of the *lot area* (whichever is greater) on *lots* with *lot frontage* of less than 50 feet (as measured along the shorter *lot frontage* on lots containing multiple frontages); or

17-3-0305-B at least 20% of the *lot area* on *lots* with 50 feet of *lot frontage* or more (as measured along the shorter *lot frontage* on lots

containing multiple frontages).

17-3-0306 Strip Centers. *Strip centers* are subject to the standards of Sec. 17-9-0116.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62481, § 5; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 6-6-12, p. 28654, § 4; Amend Coun. J. 7-25-12, p. 31326, § 3; Amend Coun. J. 4-10-13, p. 51227, § 1; Amend Coun. J. 4-15-15, p. 106578, § 5; Amend Coun. J. 4-19-17, p. 48180, Art. V, § 40)

Notes

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17-3-0400 Bulk and density standards.

17-3-0401 General. *Bulk* and *density* standards in the “B” and “C” districts vary according to the applicable *bulk* and *density* designation. *Bulk* and *density* designations are indicated by the numeral following the dash (–) in the district name, as in “B1-2” (B1 dash 2).

17-3-0402-A Standards. Where allowed, all residential development in B and C districts is subject to the following minimum lot-area-per-unit standards:

District	Minimum Lot Area per Unit		
	(square feet)		
	Per Dwelling Unit	Per Efficiency Unit	Per SRO Unit
Dash 1	2,500	2,500	Not Allowed
Dash 1.5	1,350	1,350	Not Allowed
Dash 2	1,000	700	700
Dash 3	400	300	200
Dash 5	200	135	100

(See Sec. 17-17-0304 for rules governing the measurement of *lot area per unit*.)

17-3-0402-B MLA Reduction for Transit-Served Locations. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a pedestrian street or a pedestrian retail street, and which (1) provide no more than one parking space per dwelling unit, and (2) satisfy the criteria set forth in Sec. 17-13-0905-F, are eligible to use reduced lot area per unit standards as established in the table below. These minimum lot area reductions are allowed only if the project is reviewed and approved 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 under Sections 17-8-0500 or 17-8-0600):

District	Minimum Lot Area per Unit		
	(square feet)		
	Per Dwelling Unit	Per Efficiency Unit	Per SRO Unit

Dash 3	300	200	135
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17-3-0403 Floor Area Ratio.

17-3-0403-A Standards. All development in B and C districts is subject to the following maximum *floor area ratio* standards:

District	Maximum Floor Area Ratio
Dash 1	1.2
Dash 1.5	1.5
Dash 2	2.2
Dash 3	3.0
Dash 5	5.0

(See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

17-3-0403-B FAR Increase for Transit- Served Locations. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a pedestrian street or a pedestrian retail street, and which (1) provide no more than one parking space per dwelling unit, and (2) satisfy the criteria set forth in Sec. 17-13-0905-F, may increase the maximum floor area ratio standard to 3.5. This floor area ratio increase is allowed only if the project is reviewed and approved in accordance with the Type 1 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 under Sections 17-8-0500 or 17-8-0600).

17-3-0403-C Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that qualify for and are granted a floor area ratio increase of 0.5 under Sec. 17-3-0403-B above are eligible for additional floor area ratio increases as follows: (1) projects that provide at least 50% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.25 to 3.75, and (2) projects that provide 100% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.5 to 4.0. These floor area ratio increases are allowed only if the project is reviewed and approved in accordance with the Type 1 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 under Sections 17-8-0500 or 17-8-0600).

17-3-0404 Front Setbacks. No *front setback* is required in B or C districts, except on B- or C-zoned *lots* abutting R-zoned *lots* that have *lot frontage* on the same *street*. The required *front setback* in those cases must equal at least 50% of the *front yard* that exists on the abutting R-zoned *lot*. If the abutting R-zoned *lot* is vacant, the 50% must be calculated on the basis of the abutting *lot's* required *front setback*. (See Sec. 17-17-0306 for rules governing the measurement of *front setbacks*.)

17-3-0405 Rear Setbacks. All development in B and C districts is subject to the following minimum *rear setback* standards:

17-3-0405-A For floors containing *dwelling units*, the minimum *rear setback* is 30 feet. This does not apply to existing *buildings* where there is a change of use or interior alterations and where there are no additions to the existing structure which are proposed within the *rear setback*. (See Sec. 17-17-0307 for rules governing the measurement of *rear setbacks*.)

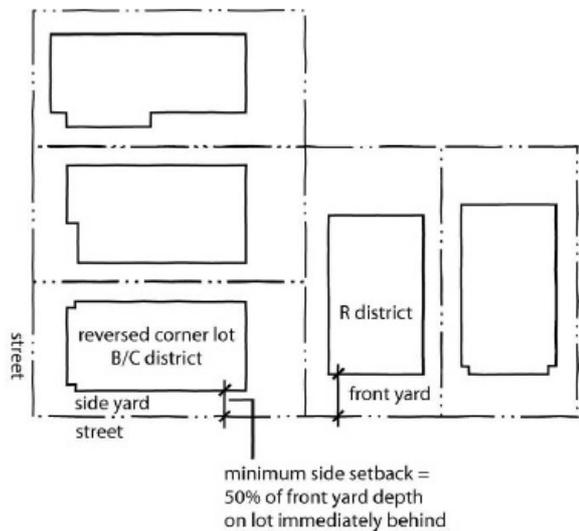
17-3-0405-B For floors without *dwelling units*:

1. When the *rear property line* of B- or C-zoned property abuts a *side property line* of R-zoned property, a *rear setback* is required on the B- or C- zoned property that is equal in dimension to the minimum *side setback* required for a *residential building* on the adjacent R-zoned *lot*.
2. When the *rear property line* of B- or C-zoned property abuts a *rear property line* of R-zoned property, the minimum *rear setback* for the B- or C- zoned property is 16 feet. In such cases, the *rear setback* may begin 15 feet or one *story* above *grade*, whichever is lower.

17-3-0406 Side Setbacks. No *side setbacks* are required in B and C districts, except when B- or C- zoned property abuts R-zoned property, in which case the *side setback* required for a residential use on the R- zoned *lot* applies. *Townhouse developments*, where allowed, are subject to the *townhouse development* standards of Sec. 17-2-0500. (See Sec. 17-17-0308 for rules governing the measurement of *side setbacks*.)

17-3-0406-A Reversed Corner Lot Setback Standards. In all B and C districts, the minimum *side setback* on a *reversed corner lot* must be equal to at least 50% of the *front yard* that exists on any R-zoned *lot* abutting the rear of the *reversed corner lot*. If the abutting R-zoned *lot* to the rear is vacant, the 50% is to be calculated on the basis of the abutting *lot's* required *front setback*. Moreover, no accessory building on a *reverse corner lot* may be located within 5 feet of any part of a rear lot line that coincides with a side lot line of property in an RS1, RS2, or RS3 district.

Figure 17-3-0406-A



17-3-0407 Building (Wall) Separation.

17-3-0407-A Purpose; Applicability. The building separation standards of this section are intended to ensure adequate separation between exterior building walls that serve as a primary source of natural light and air for *dwelling units*. These standards apply to courtyard buildings, buildings with car courts, or other developments when *dwelling units* face or are adjacent to one another. *Townhouse developments* are exempt from these standards; they are subject to the standards of Sec. 17-2-0500.

17-3-0407-B General. Unless otherwise expressly stated, exterior building walls are subject to the minimum setback standards of the underlying zoning district.

17-3-0407-C Front and Rear Walls.

1. Facing Interior Side Property Line. When a *front wall* faces the subject property's *interior side property line*, the wall must be setback from the *interior side property line* a distance equal to at least 12 feet, or in the case of a *rear wall*, a distance equal to at least 10% of the *lot width* or 12 feet, whichever is less. (See Sec. 17-17-0310 for rules governing the measurement of *building wall separation*.)

2. Facing Other Front or Rear Walls. When the *front wall* or *rear wall* of a *dwelling unit* faces the *front wall* or *rear wall* of another *dwelling unit* located on the same *zoning lot*, the minimum required separation between such walls is as follows:

District	Minimum Separation (feet)
Dash 1	30
Dash 1.5	30
Dash 2	30
Dash 3	30
Dash 5	26

17-3-0407-D End Walls Facing Front or Rear Walls. When the *end wall* of a *dwelling unit* faces the *front wall* or *rear wall* of a *dwelling unit* located on the same *zoning lot*, the minimum required separation between such walls is 20 feet.

17-3-0408 Building Height.

17-3-0408-A Standards. Maximum *building height* limits in B and C districts vary by building type and *lot frontage*, as follows:

District	Maximum Building Height (feet)			
	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100 feet or more
Buildings with Ground-floor Commercial Space that complies with Sec. 17-3-0305				
Dash 1	38	38	38	38
Dash 1.5	38	38	38	38
Dash 2	47	50	50	50
Dash 3	50	55	65	65
Dash 5	50	55	70	80 [1]
Buildings without Ground-floor Commercial Space that complies with Sec. 17-3-0305				
Dash 1	38	38	38	38
Dash 1.5	38	38	38	38

Dash 2	45	45	45	45
Dash 3	50	50	60	60
Dash 5	50	50	65	75 [1]

Notes: See Sec. 17-17-0311 for rules governing the measurement of *building height*.

On lots with multiple lot frontages, allowable building height must be based on the shortest lot frontage.

[1] Buildings may exceed the maximum height standard applicable to 100+-foot lots in dash 5 districts only if reviewed and approved in accordance with the *Planned Development* procedure of Sec. 17-13-0600; no minimum land area standard applies to projects seeking such PD approval.

17-3-0408-B Building Height Increase for Transit-Served Locations.

1. All projects in B dash 3 and C dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a pedestrian street or a pedestrian retail street, and which (a) provide no more than one parking space per dwelling unit, and (b) satisfy the criteria set forth in Sec. 17-13-0905-F, are eligible for increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved 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 under Sections 17-8-0500 or 17-8-0600).

2. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that (a) qualify for and are granted a building height increase under Sec. 17-3-0408-B.1 above, and (b) provide at least 50% of the required affordable units on-site, are eligible for additional increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved 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 under Sections 17-8-0500 or 17-8-0600).

District	Maximum Building Height (feet)			
	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100 feet or more
Buildings with Ground-Floor Commercial Space that Complies with Sec. 17-3-0305				
Dash 3	50	55	70	75
Dash 3 - with at least 50% Sec. 2-45-115 Units	55	60	75	80
Buildings without Ground-Floor Commercial Space that Complies with Sec. 17-3-0305				
Dash 3	50	50	65	70
Dash 3 - with at least 50% Sec. 2-45-115 Units	55	55	70	75

17-3-0408-C Exemption for Wrigley Field Adjacent Area. The *building height* limits of Sec. 17-3-0408 do not apply to residential construction in the “Wrigley Field Adjacent Area”, as defined in Chapter 4-388 of the Municipal Code.

17-3-0409 Average Dwelling Unit Size. The gross residential floor area developed on a *lot* divided by the total number of *dwelling units* on such *lot* may not be less than 500 square feet. No existing residential use may be converted to conflict with or further conflict with this standard.

17-3-0410 Number of Efficiency Units.

17-3-0410-A Standards. In B and C districts the total number of *efficiency* units may not exceed the following standards except as specified in Sec. 17-3-0410-B:

District	Maximum Number of Efficiency Units
	(% of total units)
Dash 1	10
Dash 1.5	15
Dash 2	20
Dash 3	20
Dash 5	30

17-3-0410-B Exemption.

1. The limits on *efficiency* units do not apply to SROs or *elderly housing* developments, provided that the Zoning Administrator determines that such developments constitute bona fide SROs or *elderly housing* developments.

2. The limits on *efficiency* units do not apply to transit-served developments within 660 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 11-8-12, p. 38872, § 243; Amend Coun. J. 9-11-13, p. 60173, §§ 1 – 3; Amend Coun. J. 3-18-15, p. 105476, §§ 3, 4; Amend Coun. J. 9-24-15, p. 7499, §§ 1 – 4; Amend Coun. J. 1-23-19, p. 94981, § 1)

Notes

2-45-115 The hyper-linked material is not part of the Chicago Land Use and Zoning infobase and therefore is not included herein. The material is included in other provisions of the Chicago Municipal Code. The complete Chicago Municipal Code is available for purchase from American Legal Publishing in both print and Folio® versions. Please click here for the appropriate American Legal order form in printable Adobe® PDF format. For additional information, you may visit American Legal's website by clicking [here](#).

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4-388 The hyper-linked material is not part of the Chicago Land Use and Zoning infobase and therefore is not included herein. The material is included in other provisions of the Chicago Municipal Code. The complete Chicago Municipal Code is available for purchase from American Legal Publishing in both print and Folio® versions. Please click here for the appropriate American Legal order form in printable Adobe® PDF format. For additional information, you may visit American Legal's website by clicking [here](#).

17-3-0500 Pedestrian streets.

17-3-0501 Purpose. The regulations of this section are intended to preserve and enhance the character of *streets* and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts. The regulations are intended to promote transit, economic vitality and pedestrian safety and comfort.

17-3-0502 Description and Criteria for Designation. *Pedestrian streets* exhibit most or all of the following characteristics:

17-3-0502-A have a high concentration of existing stores and restaurants;

17-3-0502-B abut a *street* with a right-of-way of 80 feet or less;

17-3-0502-C have a continuous or mostly continuous pattern of buildings that are built abutting or very close to the sidewalk;

17-3-0502-D have doors and entrances abutting the sidewalk;

17-3-0502-E have many storefront windows abutting the sidewalk; and

17-3-0502-F have very few vacant stores.

17-3-0503 Designation and Boundaries.

17-3-0503-A *Pedestrian streets* must be identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

17-3-0503-B The “*pedestrian street*” designation may be established or removed only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Sec. 17-13-0200 and Sec. 17-13-0300. Both a text and map amendment is required.

17-3-0503-C The “*pedestrian street*” designation applies to all *zoning lots* that abut the right- of-way of a *pedestrian street*.

17-3-0503-D [Pedestrian Streets and Pedestrian Retail Streets.]

1. The following *street* segments are classified as *pedestrian streets*:

Street	Segment		Coordinates	
	From	To	From	To
103rd	Longwood	Wood	1800W	2000W
18th	Sangamon	Marshfield	932W	1614W
18th	Paulina	Wood	1700W	1800W

26th	St. Louis	Pulaski	3500W	4000W
53rd	Kenwood	Lake Park	1350E	1600E
Argyle	Sheridan	Broadway	1000W	1200W
Ashland	Grace	Waveland	3720N	3722N
Belmont	Ashland	Paulina	1600W	1700W
Cermak	Washtenaw	California	2700W	2800W
Cermak	Marshall	Troy	2900W	3100W
Cermak	Wentworth	Princeton	200W	300W
Chicago	Ashland	Damen	1600W	2000W
Clark	Winona	Bryn Mawr	5132 N	5600N
Clark	Ainslie	Argyle	4900N	5000N
Clark	Montrose	Lawrence	4400N	4800N
Clark	Albion	Touhy	6600N	7200N
Commercial	88th	92nd	8800S	9200S
Devon	Western	California	2400W	2800W
Division	Milwaukee	Ashland	1535W	1599W
Division	1619W	Leavitt	1619W	2200W
Halsted	Belmont	Grace	3200N	3800N
Halsted	Fullerton	Wrightwood	2400N	2600N
Kedzie	Montrose	Lawrence	4400N	3800
Larrabee	Chicago	Chestnut	847N	861N
Lawrence	Laramie	Long	5200W	5400W
Lawrence	Sacramento	Central Park	3000W	3600W
Milwaukee	Logan	Central Park	2600N	3000N / 3600W
Milwaukee	Rockwell / Francis	Sacramento	2600W/ 2156N	3000W
Milwaukee	Giddings	Higgins/ Ainslie	4744N	4830N/ 4819N
Montrose	C.T.A. Brown Line	Seeley	1814 north side; 1821 south side	2044 north side; 2017 south side
Montrose	California	Kimball	2800W	3400W
Roscoe	Damen	Leavitt	2000W	2200W
Taylor	Carpenter	Racine	1050W	1200W
Taylor	Loomis	Ashland	1400W	1600W
Wells	Division	North	1200N	1600N
Wentworth	Cermak	24th Place	2200S	2400S

2. The following *street* segments are classified as pedestrian retail *streets*:

Street	Segment		Coordinates	
	From	To	From	To
Armitage	Halsted	Racine	800W	1200W
Belmont	Halsted	Racine	800W	1200W
Broadway	Diversey	Cornelia	2800N	3500N
Bryn Mawr	Kenmore	Broadway	1038W	1200W
Clark	Belden	Diversey	2300N	2800N
Clark	Newport	Addison	3432N	3600N
Clark	Diversey	Wellington	2800N	3000N
Diversey	Pine Grove	Burling	500W	750W
Halsted	Willow	Webster	1800N	2200N
Lincoln	Webster	Belden	2200N	2300N
Lincoln	Fullerton	Diversey	2400N	2800N
Lincoln	Sunnyside	Lawrence	4500N	4800N
Lincoln	Roscoe	Waveland	3400N	3659N (east side) 3700N (west side)

Lincoln	Grace	Berteau	3800N	4200N
Lincoln	Hutchinson	Montrose	4217N (east side)	4400N
Lincoln	Hutchinson	Montrose	4218 (west side)	4400N
Milwaukee	Division	North	1200N	1600N
Southport	Henderson	Grace	3323N	3800N

17-3-0503-E Pedestrian streets also radiate from the following six-corner intersections.

Diagonal Street	Coordinates		East-West Street	Coordinates		North-South Street	Coordinates		Intersection Coordinates	
	From	To		From	To		From	To		
Blue Island	From	1637S	18th	From	1300W	Loomis	From	1600S	1800S	1400W
	To	1671S		To	1357W		To	1726S		
Blue Island	From	1810S	18th	From	1413W	Loomis	From	1809S	1800S	1400W
	To	2000S		To	1500W		To	1900S		
Broadway	From	4700N	Lawrence	From	1100W	Racine	From	4700N	4800N	1200W
	To	4900N		To	1230W		To	4800N		
Clark	From	2700N	Diversey	From	500W	Broadway	From	2800N	2800N	600W
	To	2900N		To	700W		To	2900N		
Lincoln	From	3200N	School	From	1600W	Marshfield	From	3300N	3300N	1630W
	To	3400N		To	1700W		To	3400N		
Lincoln	From	3900N	Irving Park	From	1900W	Damen	From	3900N	4000N	2000W
	To	4100N		To	2100W		To	4100N		
Milwaukee	From	1500N	North	From	1900W	Damen	From	1500N	1600N	2000W
	To	1700N		To	2100W		To	1700N		
Milwaukee	From	2700N	Diversey	From	3300W	Kimball	From	2700N	2800N	3400W
	To	2860N		To	3500W		To	2816N		
Milwaukee	From	3900N	Irving Park	From	4650W	Cicero	From	3900N	4000N	4800W
	To	4100N		To	4930W		To	4100N		

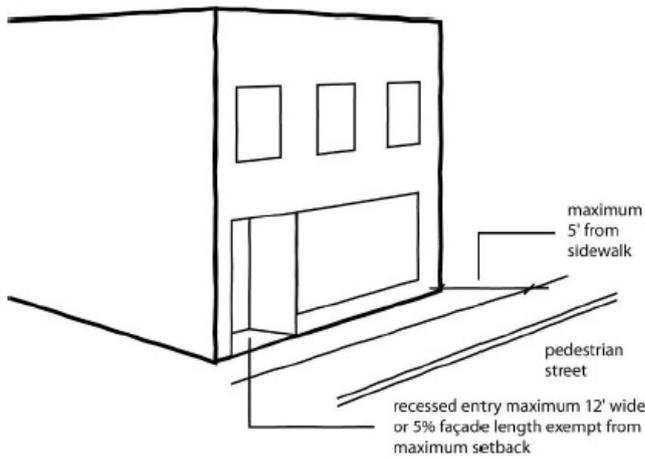
17-3-0504 Standards.

17-3-0504-A Applicability. The standards of this section apply to all development on *lots* that abut the right-of-way of designated *pedestrian streets* unless otherwise expressly stated. For purposes of Title 17, the criteria, standards and regulations that apply to *pedestrian streets* shall apply to *pedestrian retail streets*, except as more specifically regulated herein.

17-3-0504-B Building Location.

1. The entire building *façade* that faces a designated *pedestrian street* must abut the sidewalk or be located within 5 feet of the sidewalk.
2. These building location standards do not apply to permitted arcades, public plazas or parks, entries to through-block connections, or recessed entries. Recessed entries are subject to the following standards:
 - (a) The entrance width may not exceed 12 feet or 5% of the building's street-facing *façade* width;
 - (b) The entrance depth may not exceed the entrance width; and
 - (c) The entrance may not exceed 2 stories in height.

Figure 17-3-0504-B



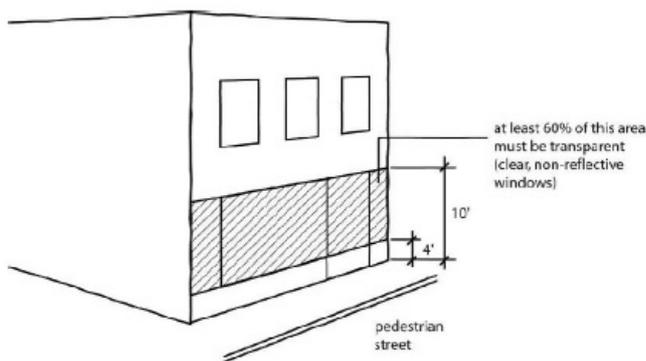
17-3-0504-C Transparency.

1. A minimum of 60% of the street-facing building *façade* between 4 feet and 10 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. This standard applies to building *façades* that face *pedestrian streets*.

2. The bottom of any window or *product display window* used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk.

3. *Product display windows* used to satisfy these requirements must have a minimum height of 4 feet and be internally lighted.

Figure 17-3-0504-C

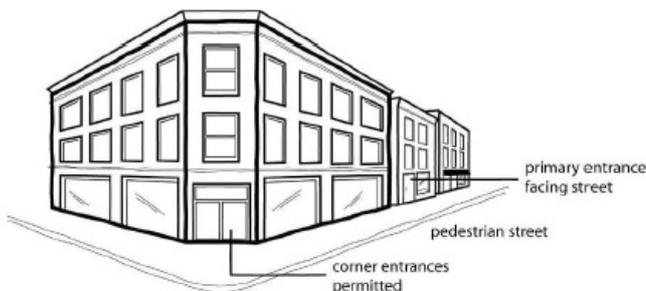


17-3-0504-D Doors and Entrances.

1. On *lots* abutting *pedestrian streets*, buildings must have a primary entrance door facing the *pedestrian street*. Entrances at building corners facing a *pedestrian street* may be used to satisfy this requirement.

2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.

Figure 17-3-0504-D



17-3-0504-E Off-Street Parking Requirements. No off-street parking is required for nonresidential uses on *lots* abutting *pedestrian streets* unless such uses exceed 10,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 10,000 square feet. (See Sec. 17-10-0200 for off-street parking ratios)

17-3-0504-F Parking Location. All off-street parking spaces must be enclosed or located to the rear of the *principal building* and not be visible from the right-of-way of a *pedestrian street*.

17-3-0504-G Driveways and Vehicle Access. Vehicle access to *lots* located along *pedestrian streets* must come from an *alley*. No curb

cuts or *driveways* are allowed from a *pedestrian street*. (See Sec. 17-13-1003-S).

17-3-0504-H Prohibited Uses. The following uses are expressly prohibited on *lots* abutting *pedestrian streets*:

1. *strip centers*;
2. drive-through facilities;
3. *vehicle sales and service* uses involving any outdoor storage of vehicles or goods;
4. *gas stations*;
5. car washes; and
6. *residential storage warehouses*.

17-3-0504-I Special Uses.

1. *Non-accessory parking* facilities are allowed on *lots* abutting *pedestrian streets* only if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900.

2. A bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* is permitted on *lots* abutting pedestrian retail *streets*: provided that a proposed bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* that will be located within 600 feet of a bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* that already exists on the pedestrian retail *street* is allowed only if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900; provided further that the review and approval for such *special use* shall not be required if:

(i) the bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* is located above or below curb level of a building with permitted or *special uses* on the curb level;

(ii) the bank, savings bank, savings and loans association, credit union, currency exchange, or *automated teller machine facility* is accessory to a retail or commercial use; or

(iii) the bank, savings bank, savings and loan association, credit union, or currency exchange, *automated teller machine facility* is located: (1) in the rear of the building that abuts the pedestrian retail *street*; and (2) 50 feet or more from the sidewalk that abuts the building *façade* that faces the pedestrian retail *street*; and (3) in a *building* in which a retail or commercial *use* faces the pedestrian retail *street*.

17-3-0504-J Encouraged Uses. The following uses are encouraged on *lots* abutting *pedestrian streets*:

1. Sidewalk cafes and outdoor eating areas; and
2. Outdoor display of produce, flowers and plants.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62724; Amend Coun. J. 6-28-06, p. 79813, § 2; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 1-11-07, p. 97055, § 1; Amend Coun. J. 1-11-07, p. 97057, § 1; Amend Coun. J. 1-11-07, p. 97059, § 1; Amend Coun. J. 7-19-07, p. 5248, § 1; Amend Coun. J. 6-30-09, p. 66111, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 6-30-10, p. 95597, § 1; Amend Coun. J. 6-30-10, p. 95599, § 1; Amend Coun. J. 6-30-10, p. 95601, § 1; Amend Coun. J. 6-30-10, p. 95603, § 1; Amend Coun. J. 2-9-11, p. 112463, § 1; Amend Coun. J. 12-14-11, p. 18117, § 1; Amend Coun. J. 4-24-12, p. 25071, § 2; Amend Coun. J. 6-27-12, p. 30538, § 2; Amend Coun. J. 6-27-12, p. 30540, § 2; Amend Coun. J. 7-25-12, p. 31632, § 2; Amend Coun. J. 12-12-12, p. 44399, § 2; Amend Coun. J. 4-10-13, p. 51743, § 2; Amend Coun. J. 5-8-13, p. 53468, § 1; Amend Coun. J. 9-11-13, p. 60183, § 1; Amend Coun. J. 1-15-14, p. 73272, § 2; Amend Coun. J. 1-15-14, p. 73274, § 2; Amend Coun. J. 1-15-14, p. 73276, § 2; Amend Coun. J. 5-28-14, p. 82412, § 2; Amend Coun. J. 11-5, p. 96196, § 3; Amend Coun. J. 11-5-14, p. 96199, § 4; Amend Coun. J. 11-19-14, p. 98825, § 2; Amend Coun. J. 12-10-14, p. 100862, § 2; Amend Coun. J. 9-24-15, p. 7508, §§ 4, 5; Amend Coun. J. 9-24-15, p. 7511, § 1; Amend Coun. J. 5-18-16, p. 25016, § 2; Amend Coun. J. 11-16-16, p. 38285, § 1; Amend Coun. J. 3-29-17, p. 45471, § 2; Amend Coun. J. 3-29-17, p. 45473, § 2; Amend Coun. J. 5-24-17, p. 49766, § 2; Amend Coun. J. 3-28-18, p. 74521, § 2; Amend Coun. J. 4-18-18, p. 76897, § 1; Amend Coun. J. 4-18-18, p. 76900, § 2; Amend Coun. J. 4-18-18, p. 76902, § 2; Amend Coun. J. 9-20-18, p. 84905, § 2; Amend Coun. J. 9-20-18, p. 84907, § 2; Amend Coun. J. 1-23-19, p. 94979, § 2; Amend Coun. J. 2-19-20, p. 14592, § 2)

CHAPTER 17-4

DOWNTOWN DISTRICTS

17-4-0100 District descriptions.

17-4-0200 Allowed uses.

17-4-0300 Strip centers.

17-4-0400 Bulk and density standards.

17-4-0500 Pedestrian streets.

17-4-0600 Mobility streets.

17-4-0700 Driveways and vehicle access.

17-4-0800 Non-accessory parking.

17-4-0900 Planned developments.

17-4-1000 Floor area bonuses.

17-4-0100 District descriptions.

17-4-0101 Generally. “D” zoning districts are intended solely for application within the downtown area. No “D” zoning may be established outside the downtown area boundaries as described in Sec. 17-1-1500.

17-4-0102 DC, Downtown Core District.

17-4-0102-A The DC, Downtown Core district is primarily intended to promote high-intensity office and employment growth within the downtown core.

17-4-0102-B The DC district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, government, retail, cultural, educational, visitor accommodations, and entertainment.

17-4-0102-C The district regulations are intended to accommodate a broad mix of office, commercial, public, recreation, and entertainment uses. The DC district also accommodates mixed-use (residential/nonresidential) and residential development.

17-4-0102-D The DC district can be combined with the dash 12 or dash 16 *bulk* and *density* designations (see Sec. 17-4-0401).

17-4-0103 DX, Downtown Mixed-Use District.

17-4-0103-A The DX, Downtown Mixed-Use district is primarily intended to accommodate office, commercial, public, institutional and residential development.

17-4-0103-B The district promotes vertical mixed-use (residential/nonresidential) projects that contain active ground-floor uses.

17-4-0103-C The DX district can be combined with the dash 3, dash 5, dash 7, dash 10, dash 12 or dash 16 *bulk* and *density* designations (see Sec. 17-4-0401).

17-4-0104 DR, Downtown Residential District.

17-4-0104-A The DR, Downtown Residential district is primarily intended to accommodate residential development and small-scale commercial uses on lower floors, with residential units above.

17-4-0104-B The DR district can be combined with the dash 3, dash 5, dash 7, or dash 10 *bulk* and *density* designations (see Sec. 17-4-0401).

17-4-0105 DS, Downtown Service District.

17-4-0105-A The DS, Downtown Service district is primarily intended to accommodate commercial and service uses that are essential for the livelihood of businesses and residents of the downtown area and surrounding neighborhoods.

17-4-0105-B The district regulations allow a mix of small-scale office, commercial services, public uses, transportation and communication services, and industrial uses.

17-4-0105-C The DS district can be combined with the dash 3 or dash 5 *bulk* and *density* designations (see Sec. 17-4-0401).

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44381; Amend Coun. J. 5-18-16, p. 24993, § 4)

17-4-0200 Allowed uses.

Uses are allowed in the “D” zoning districts in accordance with the Use Table of this section.

17-4-0201 Use Groups and Categories. Use Groups and Use Categories are described in Sec. 17-17-0100.

17-4-0202 Permitted Uses. Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-4-0203 Special Uses. Uses identified with an “S” may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-4-0203.5 Planned Developments. Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory *planned development* thresholds of Sec. 17-8-0500)

17-4-0204 Prohibited Uses. Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

17-4-0205 Use Standards. The “Use Standard” column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a Permitted (P) or *special use* (S).

17-4-0206 Unlisted Uses. If an application is submitted for a use that is not addressed by the Use Table, the Zoning Administrator is authorized to classify the unlisted use into an existing use category that most closely fits the new or unlisted use, in accordance with 17-17-0101-D. If no similar use determination can be made, the use is prohibited.

17-4-0207 Use Table and Standards.

For a printer-friendly PDF version of Table 17-4-0207, please click [here](#).

USE GROUP		Zoning Districts				Use Standard	Parking Standard
Use Category		DC	DX	DR	DS		
Specific Use Type							
P = permitted by-right S = special use approval required PD = planned development approval required - = Not allowed							
RESIDENTIAL							
A. Household Living							
1.	Artist Live/Work Space located above the ground floor	P	P	P	-		§ 17-10-0208
2.	Artist Live/Work Space located on the ground floor	-	S	P	-		§ 17-10-0208
3.	Dwelling Units located above the ground floor	P	P	P	-		§ 17-10-0208
4.	Dwelling Units located on the ground floor (as follows)						
5.	Detached House	-	S	P	-		§ 17-10-0208
6.	Elderly Housing	S	S	P	-		§ 17-10-0207-D
7.	Multi-unit (3+ units) residential	S	S	P	-		§ 17-10-0208
8.	Single-Room Occupancy	S	S	P	-		§ 17-10-0208
9.	Townhouse	-	S	P	-	§ 17-2-0500	§ 17-10-0208
10.	Two-Flat	-	S	P	-		§ 17-10-0208
B. Group Living (except as more specifically regulated)		-	S	S	-		§ 17-10-0208
1.	Assisted Living (Elderly Custodial Care)	-	P	P	-		§ 17-10-0208
2.	Community Home, Family	-	P	P	-	§ 17-9-0104	§ 17-10-0208
3.	Community Home, Group	-	S	S	-	§ 17-9-0104	§ 17-10-0208
4.	Domestic Violence Residence, Family (located above the ground floor [3])	-	P	P	-		§ 17-10-0208
5.	Domestic Violence Residence, Group	-	S/P [3]	P	-		§ 17-10-0208
6.	Domestic Violence Shelter	-	S	S	-		§ 17-10-0208
7.	Nursing Home (Skilled Nursing Care)	-	S	S	-		§ 17-10-0208
8.	Temporary Overnight Shelter	-	S	S	-	§ 17-9-0115	§ 17-10-0208
9.	Transitional Residences	-	S	S	-	§ 17-9-0115	§ 17-10-0208
10.	Transitional Shelters	-	S	S	-	§ 17-9-0115	§ 17-10-0208
PUBLIC AND CIVIC							
C. Colleges and Universities		P	P	P	P		§ 17-10-0208
D. Cultural Exhibits and Libraries		P	P	P	P		§ 17-10-0208
E. Day Care		P	P	P	P		§ 17-10-0208
F. Detention and Correctional Facilities		-	-	-	S		§ 17-10-0208
G. Hospital		p	p	p	p		§ 17-10-0208
H. Lodge or Private Club		S	S	S	S	§ 17-9-0111	§ 17-10-0208
I. Parks and Recreation (except as more specifically regulated)		P	P	P	P		§ 17-10-0208
1.	Community Centers, Recreation Buildings and Similar Assembly Use	S	S	S	S		§ 17-10-0208
2.	Community Garden	P	P	P	P	§ 17-9-0103.5	§ 17-10-0208

J. Postal Service	P	P	P	P		§ 17-10-0208
K. Public Safety Services	P	P	P	P		§ 17-10-0208
L. Religious Assembly	S	S	P	S		§ 17-10-0208
M. School	S	S	P	S		§ 17-10-0208
N. Utilities and Services, Minor	P	P	P	P		§ 17-10-0208
O. Utilities and Services, Major	S	S	S	S		§ 17-10-0208
COMMERCIAL						
P. Adult Use	S	S	-	S	§ 17-9-0101	§ 17-10-0208
Q. Animal Services	P	P	-	P		§ 17-10-0208
R. Artist Work or Sales Space	P	P	-	P		§ 17-10-0208
S. Body Art Services	S	S	-	P		§ 17-10-0208
T. Building Maintenance Services	-	-	-	P		§ 17-10-0208
U. Business Equipment Sales and Service	P	P	-	P		§ 17-10-0208
V. Business Support Services (except as more specifically regulated)	P	P	-	P		§ 17-10-0208
1. Day Labor Employment Agency	-	-	-	P		§ 17-10-0208
W. Urban Farm						
1. Indoor Operation	-	-	-	P	§ 17-9-0103.3	§ 17-10-0208
2. Outdoor Operation	-	-	-	P	§ 17-9-0103.3	§ 17-10-0208
3. Rooftop Operation	P	P	P	P	§ 17-9-0103.3	§ 17-10-0208
X. Communication Service Establishments	P	P	-	P		§ 17-10-0208
Y. Construction Sales and Service	-	-	-	P		§ 17-10-0208
Z. Drive-Through Facility	-	S	-	S	§ 17-9-0106	§ 17-10-0208
AA. Eating and Drinking Establishments (all, including Taverns)	P	P	-	P		§ 17-10-0208
BB. Entertainment and Spectator Sports (except as more specifically regulated)	P	P	-	P		
1. *	-	-	-	-		
2. Indoor Special Event including incidental liquor sales	P	P	-	P		
3. Inter-Track Wagering Facility	S	S	-	S	§ 17-9-0110	§ 17-10-0208
* Editor's note – Coun. J. 2-10-16, p. 18766, § 11, did not provide a replacement entry for “BB.1.”						
CC. Financial Services (except as more specifically regulated)	P	P	-	P		§ 17-10-0208
1. Payday/Title Secured Loan Store	S	S	-	S	§ 17-9-0125	§ 17-10-0208
2. Pawn Shop	S	S	-	S	§ 17-9-0127	§ 17-10-0208
DD. Flea Market	-	-	-	S		§ 17-10-0208
EE. Food and Beverage Retail Sales (except as more specifically regulated)	P	P	-	P		§ 17-10-0208
1. Liquor Store (package goods)	S	S	-	S		§ 17-10-0208
2. Liquor Sales (as accessory use)	P	P	-	P		§ 17-10-0208
3. Poultry (including slaughtering and retail sales)	-	-	-	S	§ 17-9-0119	§ 17-10-0208
FF. Fortune Telling Service	S	S	-	P		§ 17-10-0208
GG. Funeral and Interment Service						
1. Cemetery/Mausoleum/Columbarium	-	-	-	-		§ 17-10-0208

2.	Cremating	-	-	-	S		§ 17-10-0208
3.	Undertaking	P	P	-	P		§ 17-10-0208
HH. Gas Stations		-	S	-	S	§ 17-9-0109	§ 17-10-0208
II. Lodging							
1.	Bed and Breakfast	P	P	P	P	§ 17-9-0103	§ 17-10-0208
2.	Hotel/Motel	P	P	-	P		§ 17-10-0208
3.	Vacation Rental	P	P	P	-		
4.	Shared Housing Unit	P	P	P	-		
JJ. Medical Service		P	P	-	P		§ 17-10-0208
KK. Office		P	P	-	P		§ 17-10-0208
LL. Parking, Non-Accessory							
1.	Within Central Area Parking District	PD	PD	-	-	§ 17-4-0800	§ 17-10-0208
2.	Outside Central Area Parking District (1-249 parking spaces)	S	S	-	S	§ 17-4-0800	§ 17-10-0208
3.	Outside Central Area Parking District (250+ spaces)	PD	PD	-	PD	§ 17-4-0800	§ 17-10-0208
MM. Personal Service		P	P	-	P		§ 17-10-0208
NN. Repair or Laundry Service, Consumer		P	P	-	P		§ 17-10-0208
OO.* Residential Storage Warehouse		-	P	-	P	§ 17-9-0113.1	§ 17-10-0208
* Editor's note – Coun. J. 9-8-11, p. 7562, § 1, amended row “OO” of this table but misidentified the row as “NN.” “OO” has been amended at the discretion of the editor. Future legislation will correct the provision if needed.							
PP. Residential Support Services		-	-	P	-	§ 17-9-0114	None required
QQ. Retail Sales, General		P	P	-	P		§ 17-10-0208
RR. Sports and Recreation, Participant							
1.	Entertainment Cabaret	P	P	-	P		§ 17-10-0208
2.	Outdoor	-	-	-	P		§ 17-10-0208
3.	Indoor	P	P	-	P		§ 17-10-0208
4.	Children's Play Center	-	P	-	P		§ 17-10-0208
5.	Shooting Range Facility	S	S	-	S		§ 17-10-0208
SS. Valuable Objects Dealer		S	S	-	-		§ 17-10-0208
TT. Vehicle Sales and Service							
1.	Auto Supply/Accessory Sales	-	P	-	P		§ 17-10-0208
2.	Car Wash or Cleaning Service	-	P	-	P		§ 17-10-0208
3.	Heavy Equipment Sales/Rental	-	-	-	P	§ 17-9-0107	§ 17-10-0208
4.	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)	P	P	-	P		§ 17-10-0208
5.	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales)	-	P	-	P	§ 17-9-0107	§ 17-10-0208
6.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	-	P	-	P		§ 17-10-0208
7.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	-	-	-	P		§ 17-10-0208
8.	RV or Boat Storage	-	-	-	P		§ 17-10-0208
9.	Vehicle Storage and Towing	-	-	-	P		§ 17-10-0208
INDUSTRIAL							

UU. Manufacturing, Production and Industrial Services							
1.	Artisan	P	P	-	P		§ 17-10-0208
2.	Limited	-	-	-	P		§ 17-10-0208
VV. Recycling Facilities							
1.	Class I	P	P	-	P		§ 17-10-0208
2.	Class II	-	-	-	P		§ 17-10-0208
WW. Warehousing, Wholesaling and Freight Movement							
		-	P	-	P		§ 17-10-0208
OTHER							
XX. Wireless Communication Facilities							
1.	Co-located	P	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	S	S	S	S	§ 17-9-0118	None required
YY. Coke & Coal Bulk Material							
		-	-	-	-	§ 17-9-0117-B	None required
ZZ. Firearms dealer							
		-	-	-	S	§ 17-9-0128	§ 17-10-0207-M
AAA. Cannabis Business Establishment							
1.	Adult Use Cannabis Dispensary	S	S	-	-	§ 17-9-0129	§ 17-10-0208
2.	Medical Cannabis Dispensary	S	S	-	-	§ 17-9-0129	§ 17-10-0208
3.	Cannabis Craft Grower	S	S	-	-	§ 17-9-0129	§ 17-10-0208
4.	Cannabis Infuser	S	S	-	-	§ 17-9-0129	§ 17-10-0208
5.	Cannabis Processor	S	S	-	-	§ 17-9-0129	§ 17-10-0208
BBB. Manganese-bearing Material Operation							
		-	-	-	-	§ 17-9-0117-D	None required

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-1-04, p. 30490; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 6-30-10, p. 96060, § 4; Amend Coun. J. 11-3-10, p. 104527; Amend Coun. J. 11-3-10, p. 104833, § 2; Amend Coun. J. 6-8-11, p. 1725, § 2; Amend Coun. J. 9-8-11, p. 7541, § 3; Amend Coun. J. 9-8-11, p. 7562, § 1; Amend Coun. J. 5-9-12, p. 27485, § 190; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 1-17-13, p. 45291, § 1; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 2-13-13, 47141, § 1; Amend Coun. J. 4-30-14, p. 80394, § 3; Amend Coun. J. 6-25-14, p. 83727, § 12; Amend Coun. J. 7-30-14, p. 86194, §§ 3, 9; Amend Coun. J. 2-10-16, p. 18766, § 11; Amend Coun. J. 5-18-16, p. 25024, § 1; Amend Coun. J. 6-22-16, p. 27712, § 14; Amend Coun. J. 5-24-17, p. 50364, § 2; Amend Coun. J. 3-28-18, p. 74512, § 3; Amend Coun. J. 10-16-19, p. 7854, § 2; Amend Coun. J. 1-15-20, p. 13417, § 2)

17-4-0300 Strip centers.

Strip centers are prohibited in DC, DX and DR districts. *Strip centers* in the DS district are subject to the standards of Sec. 17-9-0116.

(Added Coun. J. 5-26-04, p. 25275)

17-4-0400 Bulk and density standards.

17-4-0401 General. *Bulk* and *density* standards in the “D” districts vary according to the *bulk* and *density* designation of the district. *Bulk* and *density* designations are indicated by the numeral following the dash (–) in the district name, as in “DX-16” (DX dash 16).

17-4-0402 Lot Area. There are no minimum *lot area* standards for the “D” districts.

17-4-0403 Lot Frontage. There are no minimum *lot frontage* standards for the “D” districts.

17-4-0404 Lot Area per Unit.

17-4-0404-A Standards. All development in “D” districts is subject to the following minimum *lot area* per unit standards. These standards are not to be interpreted as a guarantee that allowed densities can be achieved on every *lot*. Other factors, such as off-street parking requirements, minimum *dwelling unit* standards and *lot* configuration issues may work to limit *density* more than these standards.

Dash Designation	Minimum Lot Area per Unit (square feet)
-3	Dwelling units: 400
	Efficiency units: 300
	SRO units: 200

-5	Dwelling units: 200 Efficiency units: 135 SRO units: 100
-7	Dwelling units: 145 Efficiency units: 90 SRO units: 75
-10	Dwelling units: 115 Efficiency units: 75 SRO units: 60
-12	Dwelling units: 115 Efficiency units: 75 SRO units: 60
-16	Dwelling units: 100 Efficiency units: 65 SRO units: 50

(See Sec. 17-17-0304 for rules governing the measurement of *lot area per unit*.)

17-4-0404-B MLA Reduction for Downtown Floor Area Bonus. Projects that qualify for and are granted floor area bonuses under Sec. 17-4-1000 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. 17-4-1000, the minimum *lot area* per unit standard is reduced by one percent. The minimum *lot area* per unit reduction may not exceed 30 percent, regardless of the floor area bonus granted.

17-4-0404-C MLA Reduction for Transit- Served Locations. Projects in D dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a pedestrian street or a pedestrian retail street, and which (1) provide no more than one parking space per dwelling unit, and (2) satisfy the criteria set forth in Sec. 17-13-0905-F, are eligible to use reduced lot area per unit standards as established in the table below. These minimum lot area reductions are allowed only if the project is reviewed and approved 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 under Sections 17-8-0500 or 17-8-0600).

Dash Designation	Reduced Minimum Lot Area per Unit (square feet)
3	Dwelling units: 300
	Efficiency units: 200
	SRO units: 135

17-4-0405 Floor Area Ratio.

17-4-0405-A Standards. All development in “D” districts is subject to the following maximum *floor area ratio* standards:

Dash Designation	Maximum Base Floor Area Ratio	FAR Bonuses Allowed?
-3	3.0	Yes
-5	5.0	Yes
-7	7.0	Yes
-10	10.0	Yes
-12	12.0	Yes
-16	16.0	Yes

(See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

17-4-0405-B Bonus Floor Area. Under the provisions of Sec. 17-4-1000, development in all “D” districts is eligible for floor area bonuses, over and above the stated maximum *base floor area ratios* of Sec. 17-4-0405-A.

17-4-0405-C FAR Increase for Transit- Served Locations. All projects in D dash 3 districts located within 1,320 feet of a CTA or

METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a pedestrian street or a pedestrian retail street, and which (1) provide no more than one parking space per dwelling unit, and (2) satisfy the criteria set forth in Sec. 17-13-0905-F, may increase the maximum floor area ratio standard to 3.5. This floor area ratio increase is allowed only if the project is reviewed and approved 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 under Sections 17-8-0500 or 17-8-0600). Projects that receive a floor area increase under this section are not eligible for additional bonus floor area under Sec. 17-4-1000, nor shall a floor area increase under this section be credited against bonus floor area under Section 17-4-1000.

17-4-0405-D Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations. All projects in D dash 3 districts subject to Sec. 2-45-115 that qualify for and are granted a floor area ratio increase of 0.5 under Sec. 17-4-0405-C above are eligible for additional floor area ratio increases as follows: (1) projects that provide at least 50% of the required affordable units on-site, may increase the maximum floor area ratio standard by an additional 0.25 to 3.75, and (2) projects that provide 100% of the required affordable units on-site may increase the maximum floor area ratio standard by an additional 0.5 to 4.0. These floor area ratio increases are allowed only if the project is reviewed and approved 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 under Sections 17-8-0500 or 17-8-0600). Projects that receive a floor area increase under this section are not eligible for additional bonus floor area under Sec. 17-4-1000, nor shall a floor area increase under this section be credited against bonus floor area under Section 17-4-1000.

17-4-0406 Setbacks.

17-4-0406-A Front Setbacks.

1. DC, DX and DS Districts. No *front setback* is required in DC, DX or DS districts.
2. DR Districts. *Buildings* and structures in DR districts are subject to the *R district* front setback standards of Sec. 17-2-0305.

17-4-0406-B Other setbacks.

1. DC, DX and DS Districts. *Side setbacks* are not required in “DC”, “DX”, or “DS” districts. *Rear setbacks* are required only for floors containing *dwelling units*. The minimum *rear setback* standard is 30 feet for floors containing *dwelling units*, except that buildings in the DC-12, DX-12, DC-16 and DX-16 are exempt from this *rear setback* standard.
2. DR District. There is no minimum side setback requirement in the DR district. The minimum *rear setback* for *detached houses* is 28% of *lot depth* or 50 feet, whichever is less. (See Sec. 17-17-0307 for rules governing the measurement of *rear setbacks*.) The minimum *rear setback* for *principal buildings* other than *detached houses* is 30% of *lot depth* or 50 feet, whichever is less. The required *rear setback* for *principal buildings* other than *detached houses* applies only to those portions of a *building* that are 18 feet or more above *grade*.

17-4-0406-C Pedestrian Streets. Maximum setbacks apply on certain designated *pedestrian streets*. (See Sec. 17-4-0500)

17-4-0407 Maximum Building Height. There are no maximum *building height* limits in the “D” districts. *Planned development* (PD) review and approval is required for buildings that exceed the *building height* thresholds stated in Sec. 17-4-0900. (See Sec. 17-17-0311 for rules governing the measurement of *building height*.)

17-4-0408 Average Dwelling Unit Size. The gross residential floor area developed on a *lot* divided by the total number of *dwelling units* on such *lot* must equal at least 500 square feet. No existing residential use may be converted to conflict with or further conflict with this standard.

17-4-0409 Number of Efficiency Units.

17-4-0409-A Standards. The total number of *efficiency* units may not exceed the following standards except as specified in Section 17-4-0409-B:

District	Maximum Number of Efficiency Units
	(% of total units)
-3	20
-5	30
-7	40
-10	50
-12	50
-16	50

17-4-0409-B Allowed Exceptions.

1. The limits on *efficiency* units do not apply to SROs or *elderly housing* developments, provided that the Zoning Administrator determines that such developments constitute bona fide SROs or *elderly housing* developments.
2. The limits on *efficiency* units do not apply to transit-served developments within 660 feet of a CTA or Metra rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b.

17-4-0410 On-Site Open Space.

17-4-0410-A Amount and Dimensions. Except as expressly allowed under the *townhouse development* standards of Sec. 17-2-0500, all development containing *dwelling units* located in D districts must provide at least 36 square feet of useable on-site open space per *dwelling*

unit. Required open space must have minimum dimension of at least 5 feet on any side if private or 15 feet on any side if provided as *common open space*.

17-4-0410-B Additional Standards.

1. Required open space must be located on the same *lot* as the *dwelling units* it serves.
2. Required open space must be outdoors and designed for outdoor living, recreation or landscaping, including areas located on the ground and areas on decks, balconies, porches or roofs.
3. The required open space area is not required to be contiguous, but each open space area, whether common or private, must comply with minimum dimensional standards. *Common open space* areas must be accessible to all residents of the subject development.
4. When located at ground level, required open space area must be substantially covered with grass, ground cover, shrubs, plants, trees, or usable outdoor open space features, such as walkways or patios.
5. Off-street parking areas, loading facilities, driveways or required vehicular use landscape areas may not be used to satisfy open space requirements. Bollards, curbs, wheel stops or other similar features must be provided to ensure that required open space areas are not used for off-street parking or any other vehicular use.
6. Required open space areas may not be occupied by mechanical equipment, dumpsters or service areas.
7. All required open space areas must be located and designed to take advantage of sunlight and other climatic advantages of the site.

17-4-0411 Floor-to-Floor Heights and Floor Area of Ground-floor Space. In all DR, DX and DC districts, any commercial space that is provided on the ground floor of a building must have a minimum floor- to-floor height of 13 feet.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 9-11-13, p. 60173, §§ 4, 5; Amend Coun. J. 3-18-15, p. 105476, § 5; Amend Coun. J. 9-24-15, p. 7499, §§ 5, 6; Amend Coun. J. 5-18-16, p. 24993, §§ 5, 6; Amend Coun. J. 12-14-16, p. 40360, § 1; Amend Coun. J. 1-23-19, p. 94981, § 2)

Notes

2-45-115 The hyper-linked material is not part of the Chicago Land Use and Zoning infobase and therefore is not included herein. The material is included in other provisions of the Chicago Municipal Code. The complete Chicago Municipal Code is available for purchase from American Legal Publishing in both print and Folio® versions. Please click here for the appropriate American Legal order form in printable Adobe® PDF format. For additional information, you may visit American Legal's website by clicking [here](#).

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17-4-0500 Pedestrian streets.

17-4-0501 Purpose. The regulations of this section are intended to preserve and enhance the character of *pedestrian streets* that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts. The regulations are intended to ensure pedestrian safety and comfort, promote economic vitality and preserve the positive character of downtown's most pedestrian-oriented *streets*.

17-4-0502 Description and Criteria for Designation. *Pedestrian streets* exhibit most or all of the following characteristics:

- 17-4-0502-A** have a high concentration of existing stores and restaurants;
- 17-4-0502-B** have a continuous or mostly continuous pattern of buildings that are built abutting or very close to the sidewalk;
- 17-4-0502-C** have doors and entrances abutting the sidewalk; and
- 17-4-0502-D** have many storefront windows abutting the sidewalk.

17-4-0503 Designation and Boundaries.

17-4-0503-A *Pedestrian streets* are identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

17-4-0503-B The “*pedestrian street*” designation may be established or removed only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Sec. 17-13-0200 and Sec. 17-13-0300. Both a text and map amendment is required.

17-4-0503-C The “*pedestrian street*” designation applies to all *zoning lots* that abut the right- of-way of a *pedestrian street*.

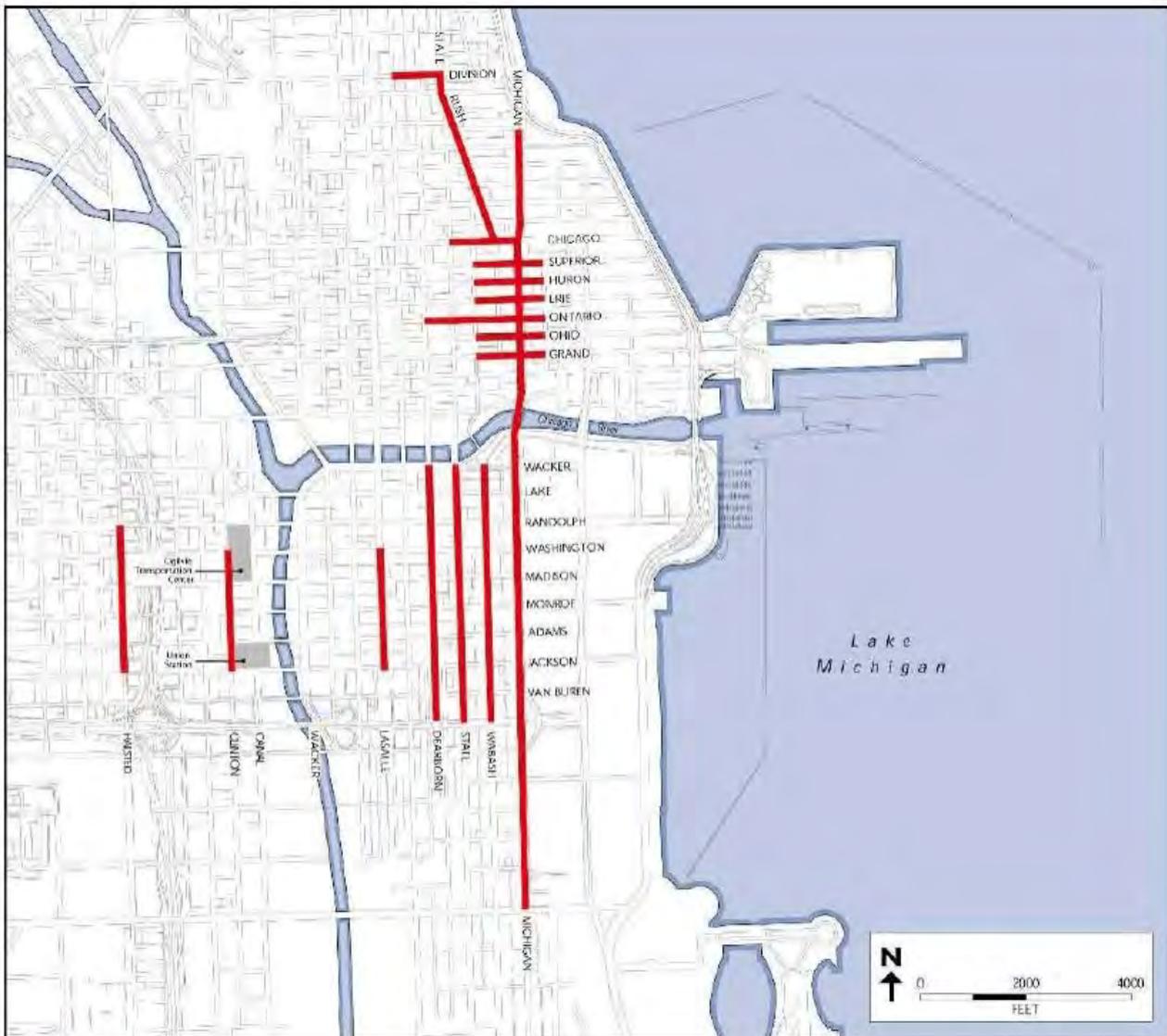
17-4-0503-D The following downtown *street* segments are classified as *pedestrian streets*:

Street	Segment	
	From	To
North-South Streets		
Clinton	Washington	Jackson
Halsted	Washington	Van Buren

LaSalle	Washington	Jackson
Michigan	Cermak	24th Place
Michigan	Oak	Roosevelt
Rush	Division	Pearson
State	Lake	Congress
Wabash	Lake	Congress
East-West Streets		
Chicago	State	Michigan
Division	Dearborn	State
Erie	Rush	St. Clair
Grand	Wabash	St. Clair
Huron	Wabash	St. Clair
Oak	State	Michigan
Ohio	Wabash	St. Clair
Ontario	Dearborn	St. Clair
Superior	Wabash	St. Clair

Figure 17-4-0503

For a printer-friendly PDF version of Figure 17-4-0503, please click [here](#).



— Pedestrian Streets

(note: this map is provided for illustrative purpose only; pedestrian street descriptions may be amended only through text amendment procedures.)

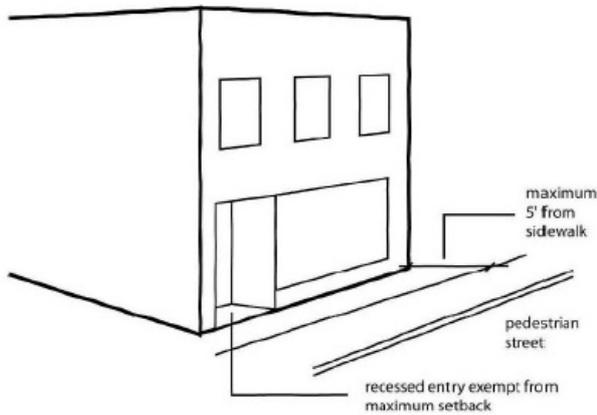
17-4-0504 Standards.

17-4-0504-A Applicability. The standards of this section apply to all development on *lots* that abut the right-of-way of designated *pedestrian streets* unless otherwise expressly stated.

17-4-0504-B Building Location.

1. The entire building *façade* that faces a designated *pedestrian street* must abut the sidewalk or be located within 5 feet of the sidewalk.
2. These building location standards do not apply to permitted arcades, public plazas or parks, entries to through-block connections, or recessed building entries.

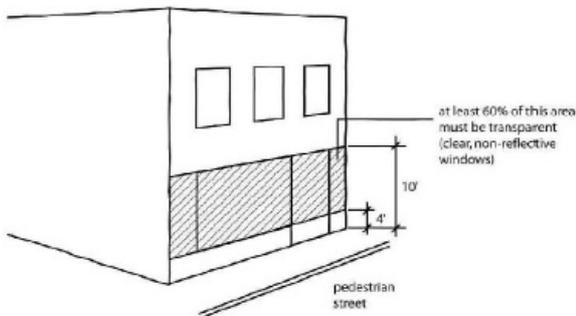
Figure 17-4-0504-B



17-4-0504-C Transparency.

1. A minimum of 60% of the street- facing building *façade* between 4 feet and 10 feet in height must be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. This standard applies to building *façades* that face *pedestrian streets*.
2. The bottom of any window or *product display window* used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk.
3. *Product display windows* used to satisfy these requirements must have a minimum height of 4 feet and be internally lighted.

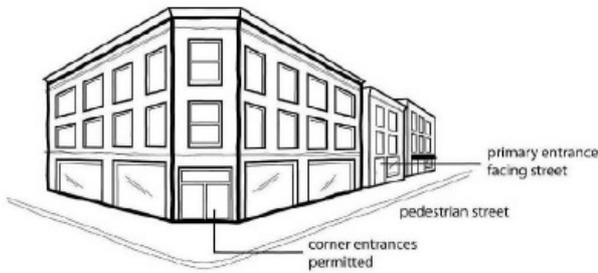
Figure 17-4-0504-C



17-4-0504-D Doors and Entrances.

1. On *lots* abutting *pedestrian streets*, buildings must have a primary entrance door facing the *pedestrian street*. Entrances at building corners facing a *pedestrian street* may be used to satisfy this requirement.
2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.

Figure 17-4-0504-D



17-4-0504-E Prohibited Uses. The following uses are expressly prohibited on *lots* abutting *pedestrian streets*:

1. drive-through facilities;
2. *vehicle sales and service* uses involving any outdoor storage of vehicles or goods;
3. *gas stations*;
4. car washes;
5. *residential storage warehouses*; and
6. *strip centers*.

17-4-0504-F Parking Location. Any off- street parking spaces must be enclosed or located to the rear of the *principal building* and not be visible from the right-of-way of a *pedestrian street*.

17-4-0504-G Driveways and Vehicle Access. Vehicle access to *lots* located along *pedestrian streets* must come from an *alley*. No curb cuts or driveways are allowed from a *pedestrian street*.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 9-8-11, p. 7559, § 3)

17-4-0600 Mobility streets.

17-4-0601 Purpose. The regulations of this section are intended to preserve and enhance the function of certain *streets* that serve as primary pedestrian routes linking commuter rail stations with the downtown employment core. The regulations are intended to ensure pedestrian safety and comfort, support transit use and promote economic development by ensuring safe and efficient access to downtown's commercial and employment center.

17-4-0602 Description and Criteria for Designation. *Mobility streets* exhibit most or all of the following characteristics:

- 17-4-0602-A** accommodate very high volumes of pedestrians (averaging 10,000 or more persons per work day); and
- 17-4-0602-B** serve as important connections from commuter rail stations to downtown businesses and employment.

17-4-0603 Designation and Boundaries.

17-4-0603-A *Mobility streets* are identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

17-4-0603-B The "*mobility street*" designation may be established or removed only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Sec. 17-13-0200 and Sec. 17-13-0300. Both a text and map amendment is required.

17-4-0603-C The "*mobility street*" designation applies to all *zoning lots* that abut the right- of-way of a *pedestrian street*.

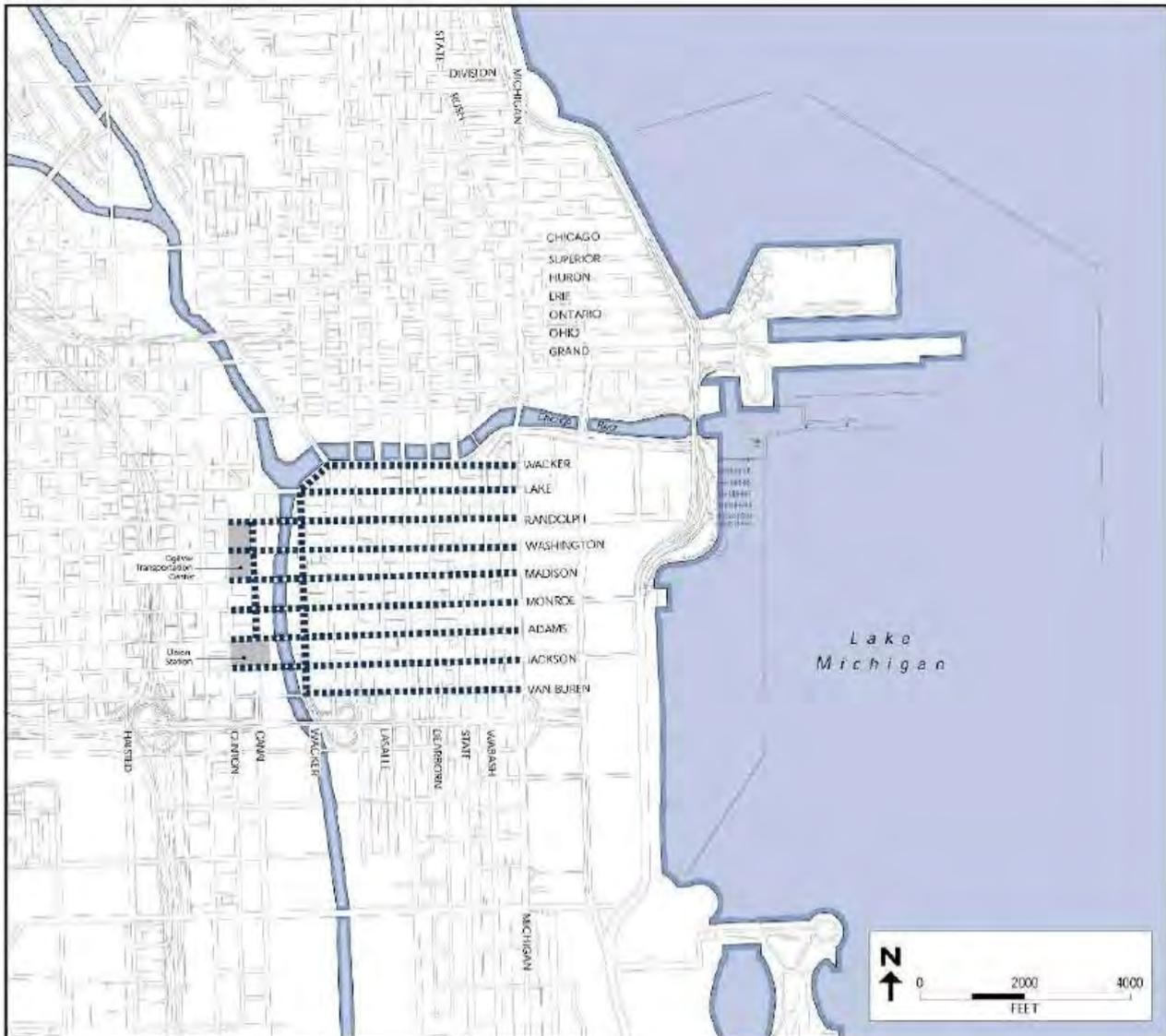
17-4-0603-D The following downtown *street* segments are classified as *mobility streets*:

Street	Segment	
	From	To
North-South Streets		
Wacker	Franklin	Van Buren
Canal	Lake	Van Buren
East-West Streets		
Wacker	Michigan	Franklin
Lake	Michigan	Canal
Randolph	Michigan	La Salle
Randolph	Wells	Clinton
Washington	Michigan	Clinton
Madison	Michigan	Clinton
Monroe	Michigan	Clinton
Adams	Michigan	Clinton

Jackson	Michigan	Clinton
Van Buren	Michigan	Canal

Figure 17-4-0603

For a printer-friendly PDF version of Figure 17-4-0603, please click [here](#).



----- Mobility Streets

(note: this map is provided for illustrative purpose only; mobility street descriptions may be amended only through text amendment procedures.)

17-4-0604 Standards. Minimum sidewalk widths of at least 14 feet are necessary to promote safe and efficient pedestrian flows along designated *mobility streets*. Whenever development occurs on lots abutting a *mobility street* and the width of the abutting sidewalk is less than 14 feet, the building must be set back to accommodate a sidewalk with a width of at least 14 feet.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2*; Amend Coun. J. 7-29-09, p. 68784, § 1; Amend Coun. J. 5-18-16, p. 24993, § 7)

* **Editor's note** – The text of the 9-13-06 amendment to the 17-4-603-D table shows changed street names, but without indicating an intent to amend those names through stikethroughs and underlining. Accordingly, those street name changes are being treated as inadvertent and are not shown here.

17-4-0700 Driveways and vehicle access.

17-4-0701 Purpose. The regulations of this section are intended to ensure safe and efficient (pedestrian and vehicular) traffic flows on downtown *streets*. The regulations are also intended to promote economic development by ensuring safe and efficient access to downtown's commercial and employment center.

17-4-0702 Description and Criteria for Designation. *Streets* that are subject to the driveway and vehicle access standards of this section:

17-4-0702-A accommodate very high volumes of pedestrian and/or vehicular traffic; and

17-4-0702-B serve as important connections to downtown commercial, businesses and employment area.

17-4-0703 Designation and Boundaries.

17-4-0703-A Streets that are subject to the driveway and vehicle access standards of this section are identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

17-4-0703-B The driveway and vehicle access standards of this section may be amended only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Sec. 17-13-0200 and Sec. 17-13-0300. Both a text and map amendment is required.

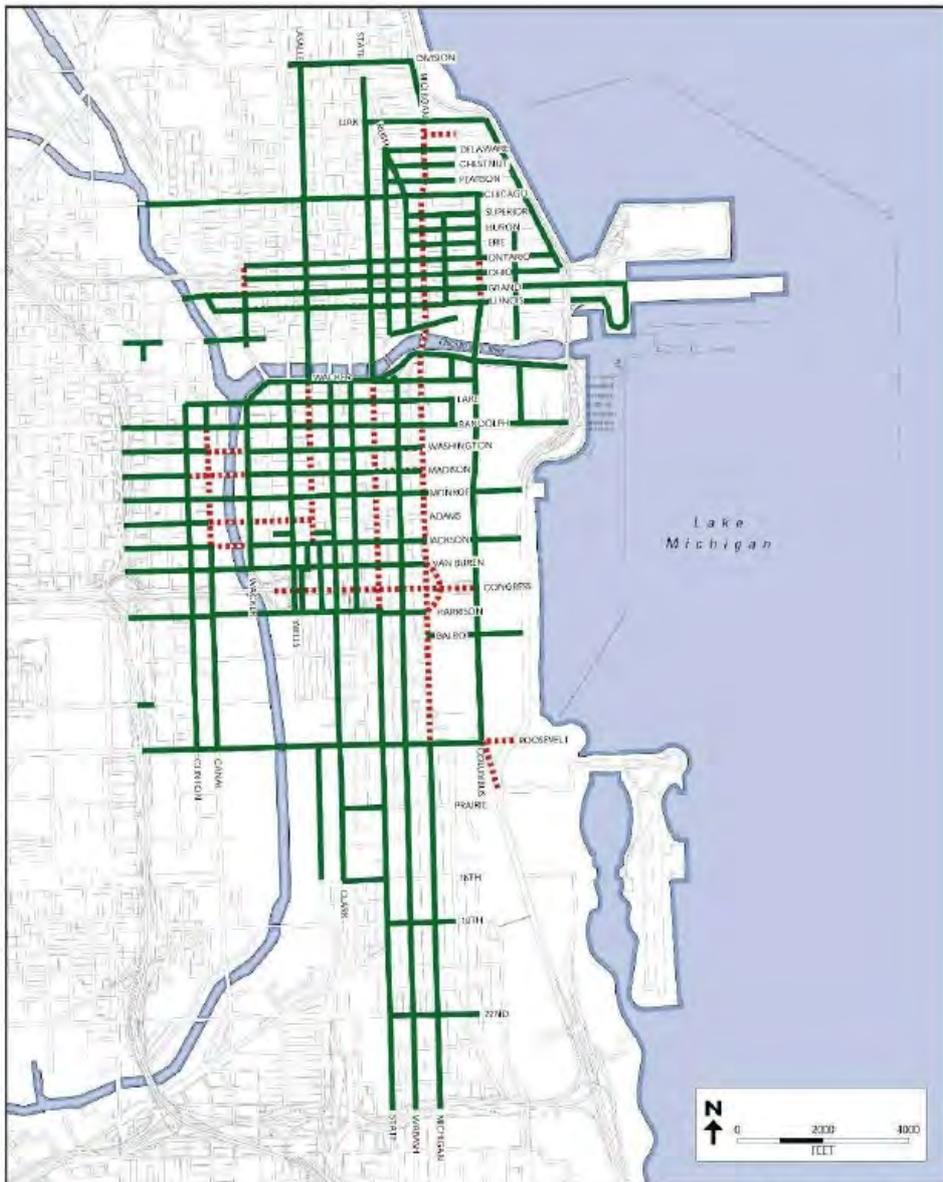
17-4-0703-C Driveway and vehicle access standards apply along the following downtown *street* segments:

Street	Segment	
	From	To
Class 1 North-South Streets		
Canal	Jackson	Randolph
Orleans	Grand	Ontario
La Salle	Jackson	Wacker
State	Harrison	Wacker
Fairbanks	Illinois	Ontario
Michigan	Roosevelt	Oak
Columbus	Roosevelt	McPetridge
Class 2 North-South Streets		
Des Plaines	Wayman	Kinzie
Clinton	Roosevelt	Lake
Canal	Roosevelt	Lake
Kingsbury	Illinois	Grand
Wacker	Van Buren	Columbus
Orleans	Kinzie	Grand
Wells	Harrison	Wacker
Field	Randolph	Wacker
McClurg	N. Water	Huron
Financial	Harrison	Jackson
La Salle	16th	Roosevelt
La Salle	Harrison	Jackson
La Salle	Wacker	Division
Clark	16th	Wacker
Dearborn	Harrison	Wacker
State	25th	Harrison
State	Wacker	Elm
Wabash	25th	Wacker
Wabash	N. Water	Delaware
Rush	N. Water	Delaware
Michigan	25th	Roosevelt
Stetson	Randolph	Lake
Stetson	S. Water	Wacker
St. Clair	Illinois	Superior
Columbus	Roosevelt	Illinois
Fairbanks	Illinois	Chicago
Class 1 East-West Streets		
Walton	Michigan	Mies Van Der Rohe
Adams	Canal	La Salle
Roosevelt	Michigan	Lakeshore
Congress	Wells	Michigan
Class 2 East-West Streets		
Division	LaSalle	Lakeshore
Oak	State	Lakeshore
Delaware	Rush	Lakeshore
Chestnut	Wabash	Mies Van Der Rohe
Pearson	Wabash	Mies Van Der Rohe

Chicago	Larrabee	Lakeshore
Superior	Rush	Fairbanks
Huron	Rush	Fairbanks
Erie	Rush	Fairbanks
Ontario	Orleans	Lakeshore
Ohio	Orleans	Lakeshore
Grand	Kingsbury	Streeter
Illinois	Kingsbury	Streeter
Water	State	Cityfront Plaza
Kinzie	Union	Larrabee
Kinzie	Canal	Franklin
Wacker	Van Buren	Columbus
Lake	Clinton	Stetson
Randolph	Kennedy Expy	Lakeshore
Washington	Kennedy Expy	Michigan
Madison	Kennedy Expy	Michigan
Des Plaines	Wayman	Kinzie
Monroe	Kennedy Expy	Lakeshore
Adams	Kennedy Expy	Canal
Quincy	Franklin	Wells
Jackson	Kennedy Expy	Lakeshore
Van Buren	Kennedy Expy	Michigan
Harrison	Kennedy Expy	Michigan
Balbo	Michigan	Lakeshore
Roosevelt	Kennedy Expy	Columbus
14th	Clark	State
16th	Clark	State
18th	State	Indiana
Cermak	State	Prairie

Figure 17-4-0703

For a printer-friendly PDF version of Figure 17-4-0703, please click [here](#).



Driveways and Vehicle Access

- Class 1: Prohibited Access
- Class 2: Conditional or Restricted Access

(note: this map is provided for illustrative purpose only; driveway and vehicle access descriptions may be amended only through text amendment procedures.)

17-4-0704 Standards.

17-4-0704-A Class 1 Streets. Alleys are intended to serve as the sole means of vehicle access to buildings and uses located along Class 1 streets. New curb cuts and driveway access are prohibited on Class 1 streets. The Zoning Board of Appeals may grant variations only as expressly allowed in Sec. 17-13-1100.

17-4-0704-B Class 2 Streets. Alleys are intended to serve as the primary means of vehicle access to buildings and uses located along Class 2 streets. New curb cuts and driveway access are permitted on Class 2 streets only when reviewed and approved as an administrative adjustment by the Zoning Administrator. (See Sec. 17-13-1003-S)

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2)

17-4-0800 Non-accessory parking.

17-4-0801-A Central Area Parking District.

1. Approval Procedure. Non-accessory parking is allowed within the Central Area Parking District only if reviewed and approved in accordance with the planned development procedures of Sec. 17-13-0600.
2. Boundaries. The boundaries of the Central Area Parking District are as follows: to the north, the south line of East and West Kinzie Street and the south line of East North Water Street; to the east, the east line of North and South Lake Shore Drive; to the south, the south line of East and West Harrison Street; and to the west, the east line of North and South Canal Street.

Figure 17-4-0801-A



17-4-0801-B Outside Central Area Parking District. *Non-accessory parking* in a “D” district located outside the Central Area Parking District described in 17-4-0801-A, requires review and approval as follows:

1. *Non-accessory parking* lots containing fewer than 250 parking spaces may be allowed only if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900.
2. *Non-accessory parking* lots containing 250 parking spaces or more may be allowed only if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 7-24-13, p. 58315, §§ 1, 2; Amend Coun. J. 12-11-13, p. 71143)

17-4-0900 Planned developments.

Mandatory and elective *planned development* thresholds are established in Sec. 17-8-0500 and Sec. 17-8-0600, respectively.

(Added Coun. J. 5-26-04, p. 25275)

17-4-1000 Floor area bonuses.

17-4-1001 Purpose. The floor area bonus provisions of this section are intended to provide the opportunity for downtown area projects to achieve appropriate increases in *floor area ratio* above the *base floor area ratios*, while providing a corresponding economic incentive for developers to contribute to the economic growth of qualified investment areas as defined in Sec. 16-14-020, to preserve Chicago landmarks, and to provide public amenities in the downtown area or immediate vicinity that improve the quality of life of City residents, employees, and visitors and are a benefit to the public. This section shall be liberally construed and applied to achieve its purposes.

17-4-1002 Eligibility Criteria. *Residential buildings* and nonresidential buildings in all “D” districts are eligible to receive floor area bonuses under this Sec. 17-4-1000.

17-4-1003 Administration.

17-4-1003-A Planned Development Review. Floor area bonuses under this Sec. 17-4-1000 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. 17-8-0100.

17-4-1003-B Submittal Requirements. All applicants for bonus floor area must file a bonus worksheet with the Zoning Administrator.

1. The Zoning Administrator shall, by rule, establish a required form and content for such worksheets.
2. Such worksheets must, at a minimum, include the calculations for the amount of bonus floor area requested. In addition, every application for bonus floor area may include a written plan identifying the local improvements to receive financial support from the Local Impact Fund pursuant to Sec. 17-4-1005.
3. 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.

17-4-1003-C 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:

$$\text{Cost of 1 square foot of floor area} = 80\% \times \text{median cost of land per buildable square foot}$$

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 five years.
4. The bonus payment shall 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 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 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:

$$\begin{array}{l} \text{Bonus payment due at} \\ \text{the time of applicable} \\ \text{permit*} \end{array} = \begin{array}{l} \text{Total bonus payment} \\ \text{for } \textit{planned} \\ \text{development **} \end{array} \times \begin{array}{l} \text{Floor area approved for construction in building permit for} \\ \text{applicable building or phase} \div \text{maximum floor area approved} \\ \text{for construction in } \textit{planned development} \text{ as a whole***} \end{array}$$

* 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. 17-4-1003-C-1 (as the same may be adjusted in accordance with Sec. 17-4-1003-C-2 and Sec. 17-4-1003-C-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*.

17-4-1003-D Allocation of Bonus Payment.

1. Except as provided in paragraphs 2 and 3 below, all funds received for floor area bonuses under this Sec. 17-4-1000 shall be deposited in the following funds in the following percentages:

Bonus Fund	Percentage of Bonus Payment
Neighborhoods Opportunity Fund	80%
Citywide Adopt-a-Landmark Fund	10%
Local Impact Fund	10%

2. In lieu of the direct deposits otherwise required into the Citywide Adopt-a-Landmark Fund or the Local Impact Fund, the Department of Planning and Development may direct applicants to make payments directly to sister agencies or landmark *property owners* to finance specific projects pursuant to the requirements of Sec. 17-4-1005 or Sec. 17-4-1006, as applicable.

3. In lieu of the direct deposit otherwise required into the Local Impact Fund, the *planned development* ordinance may provide for applicants to undertake specific local improvement projects themselves pursuant to the requirements of Sec. 17-4-1005-E.

4. Funds from the Local Impact Fund and the Citywide Adopt-a-Landmark Fund may be combined to finance specific landmark restoration projects in the downtown area, provided such projects satisfy the requirements of Sec. 17-4-1005-C with respect to authorized uses of the Local Impact Fund and Sec. 17-4-1006-C with respect to authorized uses of the Citywide Adopt-a-Landmark Fund.

5. Funds from the Neighborhoods Opportunity Fund and the Citywide Adopt-a-Landmark Fund may be combined to finance specific landmark restoration projects in qualified investment areas, as that term is defined in Chapter 16-14, provided such projects satisfy the requirements of Chapter 16-14 with respect to authorized uses of the Neighborhoods Opportunity Fund and Sec. 17-4-1006-C with respect to authorized uses of the Citywide Adopt-a-Landmark Fund.

17-4-1003-E Minimum and Maximum Floor Area Bonus.

1. The minimum floor area bonus for any “D” district is 0.5 FAR.
2. Each of the following “D” districts shall have a maximum floor area bonus as follows:
 - (a) DR-3, DX-3, DS-3 = 2.75
 - (b) DR-5, DX-5, DS-5 = 3.1
 - (c) DR-7, DX-7 = 4.5
 - (d) DX-10, DR-10 = 3.8
 - (e) DX-12, DC-12 = 6.4
 - (f) DX-16, DC-16 = No Maximum

17-4-1004 Neighborhoods Opportunity Bonus.

17-4-1004-A Percentage Allocated. 80 percent of all funds due for floor area bonuses under this Sec. 17-4-1000 shall be allocated to and deposited in the Neighborhoods Opportunity Fund established pursuant to Chapter 16-14.

17-4-1004-B Use of Funds. All funds deposited in the Neighborhoods Opportunity Fund shall be used exclusively for the purposes permitted by Chapter 16-14.

17-4-1005 Local Impact Bonus.

17-4-1005-A Percentage Allocated. 10 percent of all funds due for floor area bonuses under this Sec. 17-4-1000 shall be allocated to and deposited in the Local Impact Fund established pursuant to Sec. 17-4-1005-B, except as provided in Sec. 17-4-1003-D-2 for direct payments to sister agencies and landmark *property owners* and Sec. 17-4-1005-E for in-kind improvements.

17-4-1005-B Local Impact Fund. A separate fund is hereby established and designated the Local Impact Fund into which the funds collected from the local impact portion of the floor area bonuses under this Sec. 17-4-1000 will be deposited. Except as provided in Sec. 17-4-1005-D, the revenues of the Local Impact Fund shall be reserved and utilized exclusively in accordance with Sec. 17-4-1005-C below.

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, 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.

17-4-1005-D Alternative Use of Local Impact Funds. Upon the recommendation of the Commissioner of Planning and Development, after consultation with the Chicago Board of Education and the alderman of the ward in which the *planned development* site is located, the *planned development* ordinance may allocate all or a portion of the 10% local impact component of any bonus payment to the Public Schools Capital Improvement Program to support construction of new schools, school expansions, and related improvements.

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.

17-4-1005-F Binding Commitments.

1. Any sister agency that receives funds under this Sec. 17-4-1005 (whether from the City as a distribution from the Local Impact Fund, or from the applicant directly pursuant to Sec. 17-4-1003-D-2) must enter into an agreement with the City regarding the manner in which the funds will be used. Any funds that have not been used upon completion of the local improvement project shall be returned to the Local Impact Fund and applied to other eligible local improvement project costs.

2. If the Department of Planning and Development, after consultation with the alderman of the ward in which the *planned development* site is located, approves a proposal for in-kind improvements pursuant to Sec. 17-4-1005-E, the applicant shall 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, and any other terms or conditions the Commissioner of Planning and Development deems necessary or desirable.

3. The Commissioner of Planning and Development, or the Commissioner's designee, is authorized to execute all agreements with sister agencies and landmark *property owners* on behalf of the City. All agreements must be in a form approved by the corporation counsel.

17-4-1005-G Minor Change for Allocation of Local Impact Funds. Changes to local improvements or local landmark restoration projects specified in a *planned development* ordinance, or the substitution of one type of local improvement or landmark for another, or the manner in which payments are made or satisfied under Sec. 17-4-1003-D, shall be deemed minor changes and may be permitted by the Zoning

Administrator, in consultation with the alderman of the ward in which the *planned development* site is located, as provided in Sec. 17-13-0611.

17-4-1006 Citywide Adopt-a-Landmark.

17-4-1006-A Percentage Allocated. 10 percent of all funds due for floor area bonuses under this Sec. 17-4-1000 shall be allocated to and deposited in the Citywide Adopt-a-Landmark Fund established pursuant to Sec. 17-4-1006-B, except as provided in Sec. 17-4-1003-D-2 for direct payments to landmark *property owners*.

17-4-1006-B Citywide Adopt-a-Landmark Fund. A separate fund is hereby established and designated the Citywide Adopt-a-Landmark Fund into which the funds collected from the citywide adopt-a-landmark portion of the floor area bonuses under this Sec. 17-4-1000 will be deposited. The revenues of the Citywide Adopt-a-Landmark Fund shall be reserved and utilized exclusively in accordance with Sec. 17-4-1006-C below.

17-4-1006-C Use of Funds. All funds deposited in the Citywide Adopt-a-Landmark Fund shall be used to support restoration 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, subject to the following criteria and guidelines:

1. Restoration projects must be consistent with landmark guidelines.
2. Except as provided in paragraph 5 below, the Commission on Chicago Landmarks must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval procedures.
3. Funds must be used for substantial interior or exterior renovation work that is visible from a public *street* or within a portion of the interior that is open to the public. Such work must exceed normal maintenance work. Examples of work that exceeds normal maintenance work are the restoration of a missing cornice or the replacement of deteriorated terra cotta.
4. The Department of Planning and Development will give priority to projects that have not been completed and that address exterior envelope issues. The Department may also establish other funding priorities by rule. For projects that have not been completed, the *property owner* of the landmark receiving the funds (whether from the City as a distribution from the Citywide Adopt-a-Landmark Fund, or from the applicant directly pursuant to Sec. 17-4-1003-D-2) must enter into an agreement with the City and the Commission on Chicago Landmarks regarding the manner in which the funds will be used. All agreements must be in a form approved by the Corporation Counsel. Any funds that have not been used upon completion of the restoration project shall be returned to the Citywide Adopt-a-Landmark Fund and applied to other eligible landmark restoration project costs. The Department of Planning and Development shall maintain a list of eligible, pre-approved projects that are seeking funding.
5. Completed projects under \$30,000 are eligible for adoption, provided the Department of Planning and Development has previously approved the scope of work and budget for such projects. The Department shall maintain a list of completed projects that are eligible for reimbursement under this section.

17-4-1007 Prior Bonuses. Floor area bonuses granted under the provisions of Sec. 17-4-1000 in effect immediately before the effective date of this amendatory ordinance of 2016 (“Previous Bonus Provisions”) shall remain in effect and shall be governed by this Sec. 17-4-1007.

17-4-1007-A Any request to increase the overall bonus floor area above the maximum amount of floor area granted pursuant to the Previous Bonus Provisions shall require *planned development* review and approval and shall be subject to the terms of this amendatory ordinance of 2016. Floor area bonus payments shall only be due for the amount of floor area bonus in excess of the amount granted pursuant to the Previous Bonus Provisions.

17-4-1007-B No public benefit or amenity for which a floor area bonus has been granted under the Previous Bonus Provisions may be eliminated or reduced in size without (1) a corresponding reduction in approved floor area, (2) replacement of such eliminated or reduced bonus floor area through new floor area bonus payments pursuant to the terms of this amendatory ordinance of 2016, or (3) a re-allocation of unused bonus floor area only among previously approved and specifically identified bonus categories in a *planned development* or approved bonus worksheet. The Zoning Administrator is authorized to approve any reduction under clause (1), replacement under clause (2), or re-allocation under clause (3) above as a minor change in accordance with Sec. 17-13-0611 in the case of projects that are subject to *planned development* review, or through a similar determination in the case of projects that are not subject to *planned development* review.

17-4-1008 Existing Development. Existing developments in DC-16 or DX-16 districts, which are *nonconforming* with respect to the applicable *floor area ratio* standards, may seek a floor area bonus pursuant to this amendatory ordinance of 2016 to increase the amount of floor area over the established *nonconforming* floor area. An increase of 5% or less of the floor area in existence as of the effective date of this amendatory ordinance may be approved as an *administrative adjustment* by the Zoning Administrator in accordance with Sec. 17-13-1003-D. An increase of more than 5% of such existing floor area requires *planned development* review and approval. Floor area bonus payments shall only be due for the amount of floor area in excess of the established *nonconforming* floor area.

17-4-1009 Pending Applications.

17-4-1009-A Except as provided in Sec. 17-4-1009-B, this amendatory ordinance of 2016 shall apply to all projects seeking approval for bonus floor area on or after its effective date.

17-4-1009-B The provisions of Sec. 17-4-1000 in effect immediately before the effective date of this amendatory ordinance of 2016 shall apply to any project for which: (1) the city council has passed an ordinance approving the sale of city land for fair market value prior to that effective date; or (2) in the case of projects that are subject to *planned development* review, an ordinance authorizing the *planned development* has been introduced to city council prior to that effective date, provided the *planned development* application must identify specific bonuses, or (3) in the case of projects that are not subject to *planned development* review, a bonus worksheet, together with fully- dimensioned drawings for the project site, have been submitted in complete form, and the bonus worksheet stamped approved prior to that effective date, provided, however, the applicant must obtain a building permit for the project within one year after the bonus worksheet has been approved. Notwithstanding the foregoing exceptions, an applicant may elect to comply with the provisions of this amendatory ordinance of 2016, in which case the applicant must agree to be governed by the totality of the new provisions.

17-4-1010 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 this amendatory ordinance, including for the administration of, and payments out of, the Neighborhoods Opportunity Fund, the Local Impact Fund, and the Citywide Adopt-a-Landmark Fund.

(Amend Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-29-06, p. 74330 § 1; Amend Coun. J. 7-26-06, p. 82605, § 1; Amend Coun. J. 7-26-06, p. 82607, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 2-7-07, p. 98529, § 1; 2-7-07, p. 98533, § 1; Amend Coun. J. 5-14-07, p. 106483, § 3; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-19-08, p. 47220, Art. VIII, § 1; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 11; Amend Coun. J. 11-16-11, p. 13798, Art. II, § 6; Amend Coun. J. 6-6-12, p. 28855, § 1; Amend Coun. J. 11-8-12, p. 38872, §§ 244, 245; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30; Amend Coun. J. 4-30-14, p. 80409, § 1; Amend Coun. J. 12-10-14, p. 100859, § 1; Amend Coun. J. 3-18-15, p. 105476, § 6; Amend Coun. J. 5-18-16, p. 24993, § 8; Amend Coun. J. 7-26-17, p. 53898, § 4)

CHAPTER 17-5

MANUFACTURING DISTRICTS

17-5-0100 District descriptions.

17-5-0200 Allowed uses.

17-5-0300 Strip centers.

17-5-0400 Bulk and density standards.

17-5-0500 Outdoor storage and work activities.

17-5-0600 Screening and buffering.

17-5-0100 District descriptions.

17-5-0101 Generally. The “M”, Manufacturing districts are intended to accommodate manufacturing, warehousing, wholesale and industrial uses outside the Central Area. The district regulations are intended to:

17-5-0101-A promote the economic viability of manufacturing and industrial uses;

17-5-0101-B encourage employment growth; and

17-5-0101-C limit the encroachment of unplanned residential and other non-industrial development within *industrial corridors*.

17-5-0102 M1, Limited Manufacturing/Business Park District. The primary purpose of the M1, Limited Manufacturing/Business Park district is to accommodate low-impact manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings. The district is intended to promote high- quality new development and reuse of older industrial buildings.

17-5-0103 M2, Light Industry District. The primary purpose of the M2, Light Industry district is to accommodate moderate-impact manufacturing, wholesaling, warehousing and distribution uses, including storage and work-related activities that occur outside of enclosed buildings. The M2 district is generally intended to accommodate more land-intensive industrial activities than the M1 district.

17-5-0104 M3, Heavy Industry District. The primary purpose of the M3, Heavy Industrial district is to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses.

(Added Coun. J. 5-26-04, p. 25275)

17-5-0200 Allowed uses.

Uses are allowed in the “M” Zoning Districts in accordance with the Use Table of this section.

17-5-0201 Use Groups and Categories. Use Groups and Use Categories are described in Sec. 17-17-0100.

17-5-0202 Permitted Uses. Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-5-0203 Special Uses. Uses identified with an “S” may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-5-0203.5 Planned Developments. Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory *planned development* thresholds of Sec. 17-8-0500)

17-5-0204 Prohibited Uses. Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

17-5-0205 Use Standards. The “Use Standard” column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a Permitted (P) or *special use* (S).

17-5-0206 Parking Standards. The “Parking Standard” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Chapter 17-10.

17-5-0207 Use Table and Standards.

USE GROUP		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						
RESIDENTIAL						
A. Group Living						
1.	Temporary Overnight Shelter	S	S		§ 17-9-0115	§ 17-10-0207-Q
2.	Transitional Shelters	S	S		§ 17-9-0115	§ 17-10-0207-Q
PUBLIC AND CIVIC						
B. Day Care		P	P		§ 17-9-0105.5	§ 17-10-0207-E
C. Detention and Correctional Facilities		S	S	S		§ 17-10-0207-E
D. Parks and Recreation (except as more specifically regulated)		P	P	P		§ 17-10-0207-E
1.	Community Centers, Recreation Buildings and Similar Assembly Use	-	-	-		§ 17-10-0207-E
2.	Community Garden	-	-	-		
* Editor's note – The text of Coun. J. 9-8-11, p. 7541, § 4, amended item I (Parks and Recreation) in an apparent typographical error. This item “D” has been amended at the discretion of the editor. Future legislation will correct the provision if needed.						
E. Postal Service		P	P	P		§ 17-10-0207-E
F. Public Safety Services		P	P	P		§ 17-10-0207-E
G. Utilities and Services, Minor		P	P	P		§ 17-10-0207-E
H. Utilities and Services, Major		S	S	S		§ 17-10-0207-E
1.	Wind Energy Meteorological Testing Tower	-	-	P	§ 17-9-0117.7	None required
COMMERCIAL						
I. Adult Use		S	S	S	§ 17-9-0101	§ 17-10-0207-J
J. Animal Services						
1.	Shelters/Boarding Kennels	P	P	P		§ 17-10-0207-K
2.	Veterinary	P	P	P		§ 17-10-0207-K
3.	Stables	P	P	P		§ 17-10-0207-K
K. Building Maintenance Services		P	P	P		§ 17-10-0207-N
L. Business Support Services						
1.	Copying and Reproduction	P	P	P		§ 17-10-0207-M
2.	Business/Trade school	P	P	P		§ 17-10-0207-E
3.	Day Labor Employment Agency	P	P	P		§ 17-10-0207-Q
4.	Employment Agencies	P	P	P		§ 17-10-0207-L
M. Urban Farm						

1.	Indoor Operation	P	P	P	§ 17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3,000 square feet	§ 17-10-0207-U
2.	Outdoor Operation	-	P	P	§ 17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3,000 square feet	§ 17-10-0207-U
3.	Rooftop Operation	P	P	P	§ 17-9-0103.3 Accessory sale of goods produced on site shall not exceed 3,000 square feet	§ 17-10-0207-U
N. Communication Service Establishments		P	P	P		§ 17-10-0207-L
O. Construction Sales and Service						
1.	Building Material Sales	-	P	P	Customer- accessible retail sales areas may not exceed 20% of total floor area	§ 17-10-0207-O
2.	Contractor/Construction Storage Yard	-	P	P		§ 17-10-0207-O
P. Drive-Through Facility		S	S	S	§ 17-9-0106	
Q. Eating and Drinking Establishments						
1.	Restaurant, Limited	P	P	P	Max GFA: 4,000 sq ft; no entertainment allowed	§ 17-10-0207-M
2.	Restaurant, General	P	P	P	Max GFA: 4,000 sq ft; no entertainment allowed	§ 17-10-0207-M
3.	Tavern	P	P	P	Max GFA: 4,000 sq ft; no entertainment allowed	§ 17-10-0207-M
R. Entertainment and Spectator Sports						
1.	Indoor Special Event including incidental liquor sales	P	P	P		
2.	Inter-Track Wagering Facility	S	S	S	§ 17-9-0110	§ 17-10-0207-P
3.	Industrial Private Event Venue including incidental liquor sales	P	P	P	§ 17-9-0130	§ 17-10-0207-P
S. Financial Services (except as more specifically regulated)		P	P	P	Max GFA: 3,000 sq ft	§ 17-10-0207-L
1.	Consumer Loan Establishment	S	S	S	Max GFA: 3,000 sq ft	§ 17-10-0207-L
2.	Payday/Title Secured Loan Store	S	S	S	Max GFA: 3,000 sq ft § 17-9-0125	§ 17-10-0207-L

3.	Pawn Shop	S	S	S	Max GFA: 3,000 sq ft § 17-9-0127	§ 17-10-0207-L
T. Food and Beverage Retail Sales		P	P	P	Max GFA: 3,000 sq ft	§ 17-10-0207-M
U. Gas Stations		S	S	S	§ 17-9-0109	§ 17-10-0207-R
V. Medical Service		P	-	-		§ 17-10-0207-T
W. Office (except as more specifically regulated)		P	P	P	In M2 and M3, max GFA: 9,000 sq ft or accessory use to allowed industrial use	§ 17-10-0207-L
1.	Electronic Data Storage Center	P	P	P		§ 17-10-0207-U
X. Parking, Non-Accessory		S	S	S		
Y. Personal Service		P	P		Max GFA: 3,000 sq ft	§ 17-10-0207-M
Z. Repair or Laundry Service, Consumer		P	P	P		§ 17-10-0207-N
AA. Residential Storage Warehouse		P	P	P		§ 17-10-0207-Q
BB. Retail Sales, General		P	P	P	Accessory sales of goods produced on- site: not to exceed 20% of on-site GFA	§ 17-10-0207-M
CC. Sports and Recreation, Participant		S	S	S		§ 17-10-0207-M
1.	Shooting range facility	S	S	S	§ 17-9-0120 Accessory sales of firearms and ammunition; not to exceed 20% of total floor area	§ 17-10-0207-M
DD. Vehicle Sales and Service						
1.	Car Wash or Cleaning Service	P	P	P		§ 17-10-0207-N
2.	Heavy Equipment Sales/Rental	-	P	P	§ 17-9-0107	§ 17-10-0207-N
3.	Light Equipment Sales/Rental, including automobile, motorcycle or boat sales	-	P	P	§ 17-9-0107	§ 17-10-0207-N
4.	Motor Vehicle Repair Shop	P	P	P		§ 17-10-0207-N
5.	Vehicle Storage and Towing	P	P	P		§ 17-10-0207-N
6.	RVs or Boat Storage	-	P	P	Sales allowed as accessory use only	§ 17-10-0207-N
INDUSTRIAL						
EE. Manufacturing, Production and Industrial Service						
1.	Artisan	P	P	P		§ 17-10-0207-U
2.	Limited	P	P	P		§ 17-10-0207-U
3.	General	P	P	P		§ 17-10-0207-U
4.	Intensive	-	-	P		§ 17-10-0207-U
FF. Mining/Excavation		-	-	S	§ 17-9-0117	§ 17-10-0207-U
GG. Recycling Facilities						
1.	Class I	P	P	P		§ 17-10-0207-U

2.	Class II	S	P	P		§ 17-10-0207-U
3.	Class III	-	S	P	§ 17-9-0117	§ 17-10-0207-U
4.	Class IVA	-	S	S	§ 17-9-0117	§ 17-10-0207-U
5.	Class IVB	-	-	S	§ 17-9-0117	§ 17-10-0207-U
6.	Class V	-	-	S	§ 17-9-0117	§ 17-10-0207-U
HH. Warehousing, Wholesaling and Freight Movement (except as more specifically regulated)		P	P	P		§ 17-10-0207-U
1.	Container Storage	-	S	S	§ 17-9-0105	§ 17-10-0207-U
2.	Freight Terminal		P	P		§ 17-10-0207-U
3.	Outdoor Storage of Raw Materials as a Principal Use	-	-	P		§ 17-10-0207-U
II. Waste-Related Use						
1.	Hazardous Materials Disposal or Storage	-	-	S	§ 17-9-0117	§ 17-10-0207-U
2.	Incinerators	-	-	S	§ 17-9-0117	§ 17-10-0207-U
3.	Incinerators, Municipal	-	-	S	§ 17-9-0117	§ 17-10-0207-U
4.	Liquid Waste Handling Facilities	-	-	S	§ 17-9-0117	§ 17-10-0207-U
5.	Reprocessible Construction/Demolition Material Facility	-	-	S	§ 17-9-0117	§ 17-10-0207-U
6.	Resource Recovery Facilities	-	-	S	§ 17-9-0117	§ 17-10-0207-U
7.	Sanitary Landfills	-	-	S	§ 17-9-0117	§ 17-10-0207-U
8.	Transfer Stations	-	-	S	§ 17-9-0117	§ 17-10-0207-U
9.	Modified Transfer Stations	-	-	S	§ 17-9-0117	§ 17-10-0207-U
OTHER						
JJ. Wireless Communication Facilities						
1.	Co-located	P	P	P	§ 17-9-0118	None required
2.	Freestanding (Towers)	P	P	P	§ 17-9-0118	None required
KK. Coke & Coal Bulk Material		-	-	-	§ 17-9-0117-B	None required
LL. Cannabis Business Establishment						
1.	Cannabis Cultivation Center	-	S	S	§ 17-9-0129	§ 17-10-0207-U
2.	Cannabis Craft Grower	-	S	S	§ 17-9-0129	§ 17-10-0207-U
3.	Cannabis Infuser	-	S	S	§ 17-9-0129	§ 17-10-0207-U
4.	Cannabis Processor	-	S	S	§ 17-9-0129	§ 17-10-0207-U
MM. Manganese-bearing Material Operation		-	-	-	§ 17-9-0117-D	None required

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 9-13-06, p. 84912, § 1; Amend Coun. J. 12-12-07, p. 17740, § 1; Amend Coun. J. 4-9-08, p. 24657, § 7; Amend Coun. J. 1-13-09, p. 54378, § 1; Amend Coun. J. 2-9-11, p. 112149, § 22; Amend Coun. J. 6-8-11, p. 1725, § 3; Amend Coun. J. 7-6-11, p. 3073, § 11; Amend Coun. J. 9-8-11, p. 7541, § 4; Amend Coun. J. 1-17-13, p. 45370, § 7; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 2-13-13, 47141, § 1; Amend Coun. J. 4-30-14, p. 80394, § 4; Amend Coun. J. 6-25-14, p. 83727, § 13; Amend Coun. J. 7-30-14, p. 86194, § 4; Amend Coun. J. 2-10-16, p. 18766, § 12; Amend Coun. J. 7-26-17, p. 53898, § 5; Amend Coun. J. 3-28-18, p. 74512, § 4; Amend Coun. J. 10-16-19, p. 7854, § 3)

17-5-0300 Strip centers.

Strip centers are prohibited in M districts.

(Added Coun. J. 5-26-04, p. 25275)

17-5-0400 Bulk and Density Standards.

17-5-0401 General. *Bulk* and *density* standards in the M districts vary according to the type of district or applicable *bulk* designation. *Bulk* designations are indicated by the numeral following the dash (-) in the district name, as in "M1-2" (M1 dash 2).

17-5-0402 Lot Area. There are no minimum *lot area* standards in the M districts.

17-5-0403 Lot Frontage. There are no minimum *lot frontage* standards in the M districts.

17-5-0404 Floor Area Ratio. All development in M districts is subject to the following maximum *floor area ratio* standards:

District	Maximum Floor Area Ratio*
Dash 1	1.2
Dash 2	2.2
Dash 3	3.0

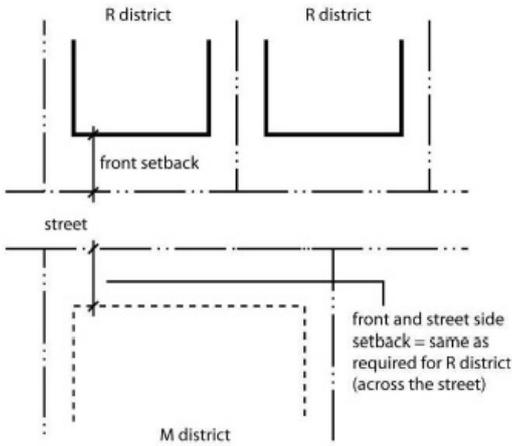
(*See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

17-5-0405 Setbacks.

17-5-0405-A Front and Side Setbacks. No *front setback* or *side setback* is required in M districts, except in the following cases:

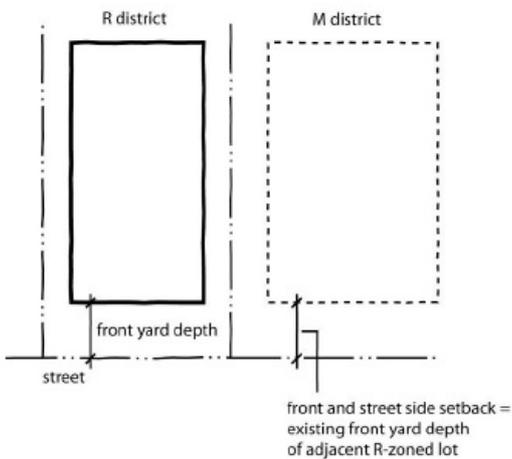
1. All *industrial parks* and *business parks* within the M1 district must provide a *landscaped setback* along all *property lines* that abut public *streets*. This setback must be at least 10 feet in width.
2. M-zoned *lots* that are across the *street* from an R district must provide a setback along the *streetproperty line* opposite the R district at least equal to the minimum *front setback* required on the R- zoned *lot* on the opposite side of the *street*.

Figure 17-5-0405-A2



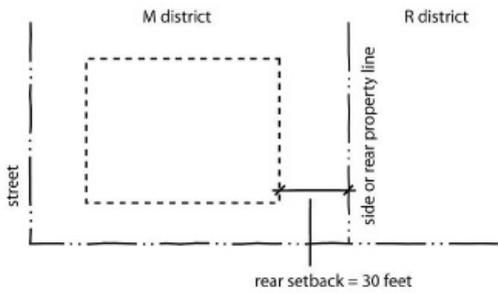
3. M-zoned *lots* abutting R-zoned *lots* with *street frontage* along the same *street* must provide a *front setback* or *streetside setback* at least equal to the minimum *front setback* required on the abutting R- zoned *lot*.

Figure 17-5-0405-A3



17-5-0405-B Rear Setbacks. No *rear setback* is required in M districts, except when the *rear property line* of an M-zoned site abuts the *side property line* or *rear property line* of a *lot* in an R district or is separated from an R district *rear property line* by an *alley*, the minimum *rear setback* on the M-zoned property is 30 feet. (See Sec. 17-17-0307 for rules governing the measurement of *rear setbacks*.)

Figure 17-5-0405-B



(Added Coun. J. 5-26-04, p. 25275)

17-5-0500 Outdoor Storage and Work Activities.

17-5-0501 Outdoor Storage and Display Areas.

17-5-0501-A Outdoor storage is allowed as an *accessory use* in all M districts, if such storage is a customary *accessory use* to the *principal use* on a site.

17-5-0501-B Outdoor storage is allowed as a *principal use* in the M2 and M3 districts, but not in the M1 district.

17-5-0501-C Outdoor storage or outdoor product display areas must be screened in accordance with the standards of Sec. 17-5-0601. All accessory outdoor storage areas in the M1 district must be paved. Paving of outdoor storage areas is not required in M2 or M3 districts.

17-5-0502 Outdoor Work Areas. Outdoor work areas are allowed in M2 and M3 districts, but not in the M1 district. Outdoor work areas must be buffered and screened in accordance with the standards of Sec. 17-5-0602.

(Added Coun. J. 5-26-04, p. 25275)

17-5-0600 Screening and Buffering.

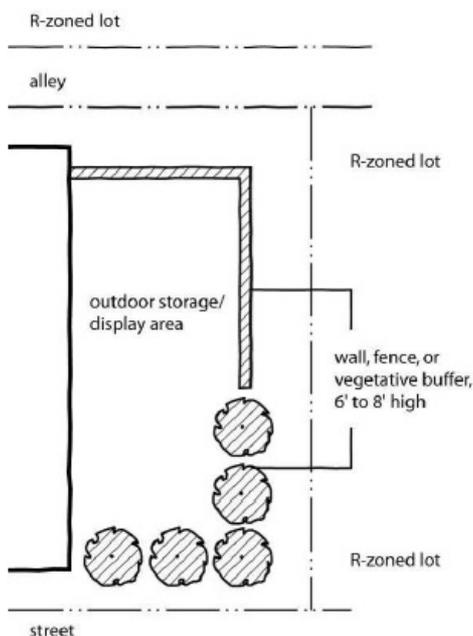
17-5-0601 Outdoor Storage and Display Areas.

17-5-0601-A Screening from R Districts. Outdoor storage or display areas that abut R districts along a *side property line* or *rear property line* or are separated from an R district by only an *alley* along a *side property line* or *rear property line* must be effectively screened from view of the R district by a solid wall, solid fence, or dense vegetative screen not less than 6 feet in height and not more than 8 feet in height. Fences and walls must be masonry or wood, sight-obscuring and planted with vines. Chain-link fencing is prohibited.

17-5-0601-B Screening from Public Streets. All outdoor storage areas must be screened from view of public *streets*, as follows:

1. The view of outdoor storage areas be visually screened from all contiguous *streets* other than *alleys* must either by permitted structures or by a vegetative buffer that is at least 6 feet in height or by a combination of such features.
2. Required screening must be located between the perimeter of the outdoor storage area and any *property line* abutting a public *street*, other than an *alley*.
3. This screening requirement is not intended to prohibit openings reasonably necessary for access drives and walkways.

Figure 17-5-0601-B

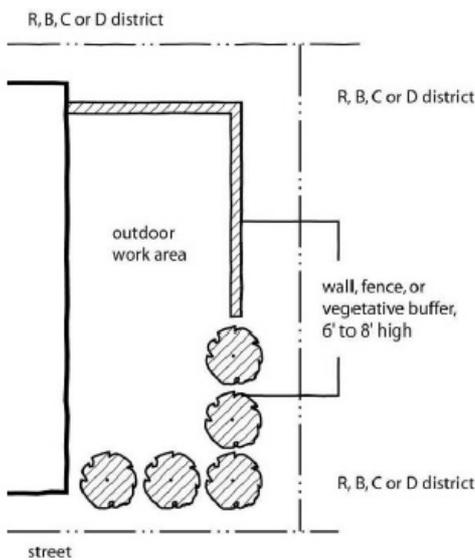


17-5-0602 Outdoor Work Areas.

17-5-0602-A Screening from Other Zoning Districts. All outdoor work areas situated on a *lot* with *side property lines* or *rear property*

lines contiguous to any property within any R, B, C or D district that allows residential uses must be effectively screened along such *side property lines* or *rear property lines* by a solid wall, solid fence, or dense vegetative screen not less than 6 feet in height and not more than 8 feet in height. Fences and walls must be masonry or wood, sight- obscuring and planted with vines. Chain-link fencing is prohibited.

Figure 17-5-0602-A



17-5-0602-B Screening from Public Streets. All outdoor work areas must be screened from view of public *streets*, as follows:

1. The view of such outdoor work areas from all contiguous *streets* must be visually screened either by permitted structures or by a vegetative buffer that is at least 6 feet in height or by a combination of such features.
2. Such screening must be located between the perimeter of the outdoor work area and any *property line* abutting a public *street*, other than an *alley*.
3. This screening requirement is not intended to prohibit openings reasonably necessary for access drives and walkways.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391)

CHAPTER 17-6

SPECIAL PURPOSE DISTRICTS

17-6-0100 General.

17-6-0200 POS, Parks and Open Space District.

17-6-0300 T, Transportation District.

17-6-0400 PMD, Planned Manufacturing Districts.

17-6-0100 General.

Special purpose districts are established to address land use and development issues that are not easily addressed by R, B, C, D or M district regulations. Special purpose districts are base zoning districts, not overlays.

(Added Coun. J. 5-26-04, p. 25275)

17-6-0200 POS, Parks and Open Space District.

17-6-0201 Purpose and Applicability. The “POS”, Parks and Open Space zoning district is intended to preserve, protect and enhance lands set aside for *public open space*, public parks and public beaches. Such areas and facilities provide many benefits to city residents and visitors. They provide cultural and recreation opportunities; preserve natural and scenic areas; protect sensitive natural resource areas; and offer refuge from the built, urban environment. The POS district is also intended to be applied to *cemetery* lands. Other than cemeteries, the POS district is intended to be applied exclusively to public-owned lands.

17-6-0202 Establishment. POS zoning may be established or changed to another classification only in accordance with the Zoning Map Amendment procedures of Sec. 17-13-0300. Parcels zoned POS must be identified with the map symbol “POS” and accompanied by an indication of the applicable park or open space type:

17-6-0202-A Regional or Community Park (POS-1);

17-6-0202-B Neighborhood Park, Mini-Park or Playlot (POS-2);

17-6-0202-C Open Space or Natural Area (POS-3); or

17-6-0202-DCemetery (POS-4).

17-6-0203 Allowed Uses. Permanent uses and facilities are allowed in the POS district in accordance with the use table of this section.

17-6-0203-A Permitted Uses. Uses identified with a “P” are permitted by-right, provided they:

1. have been approved by the governing body with jurisdiction over the park or open space area (e.g., Chicago Park District Board of Commissioners); and
2. comply with all other applicable standards of this Zoning Ordinance.

17-6-0203-B Special Uses. Uses identified with an “S” may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, provided they:

1. have been approved by the governing body with jurisdiction over the park or open space area; and
2. comply with all other applicable standards of this Zoning Ordinance.

17-6-0203-C Planned Developments. Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the procedures of Sec. 17-13-0600, provided they:

1. have been approved by the governing body with jurisdiction over the park or open space area (e.g., Chicago Park District Board of Commissioners); and
2. comply with all other applicable standards of this Zoning Ordinance.

17-6-0203-D Accessory Uses. Uses that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to allowed *principal uses* will be allowed as *accessory uses* within the POS district. No attempt is made in the use table to identify all allowed *accessory uses*, although some examples are listed. Uses identified with an “A” and others as determined by the Zoning Administrator may be permitted by-right when they constitute an *accessory use* or activity to the primary use of the park/open space site, provided that they:

1. have been approved by the governing body with jurisdiction over the park or open space area; and
2. comply with all other applicable standards of this Zoning Ordinance.

17-6-0203-E Use Table

For a printer-friendly PDF version of Table 17-6-0203-E, please click [here](#).

USE GROUP		Park/Open Space Facility Type				Additional Standards
Use Category		POS-1	POS-2	POS-3	POS-4	
	Specific Use Type	Regional or Community Parks	Neighborhood, Mini- and Play-lot Parks	Open Space/ Natural Areas	Cemeteries	
A = accessory P= permitted by-right S = special use approval required - = Not allowed						
PUBLIC AND CIVIC						
A. Daycare		P	P	-	-	
B. Parks and Recreation						
1.	Arboretums and Botanical Gardens	P	P	P	-	
2.	Band Shells and Outdoor Theaters	P	P	-	-	
3.	Batting Cage	P	P	-	-	
4.	Beaches	P	P	P	-	
5.	Bowling Alley	P	P	-	-	
6.	Canoe/Boat Launch	P	P	P	-	
7.	Community Center, Recreation Building and Similar Assembly Use	S	S	-	-	
8.	Community Garden	P	P	-	-	§ 17-9-0103.5
9.	Conservatories and Greenhouses	P	-	-	-	
10.	Dog Park	P	P	-	-	
11.	Driving Range	P	-	-	-	
12.	Fishing Pier	P	P	P	-	
13.	Forest or Nature Preserve	P	P	P	-	
14.	Golf Courses	P	-	-	-	
15.	Harbor Facilities	P	-	-	-	
16.	Ice Skating Rink (indoor and outdoor)	P	P	-	-	
17.	Marinas	PD	-	-	-	
18.	Miniature Golf	P	P	-	-	
19.	Passive Open Space	P	P	P	-	

20.	Playgrounds including water play areas	P	P	-	-	
21.	Playing Courts (basketball, volleyball, etc.,)	P	P	-	-	
22.	Playing Fields (baseball, soccer, etc.,)	P	P	-	-	
23.	Skate Park	P	P	-	-	
24.	Swimming Pools	P	P	-	-	
25.	Tennis Courts (indoor and outdoor)	P	P	-	-	
26.	Trails for Hiking, Bicycling, or Running	P	P	P	-	
27.	Zoos	PD	-	-	-	
28.	Parks and Recreation uses not listed above	Allowed when expressly approved by governing body with jurisdiction over facility or shown on approved master plan				
C. Cultural Exhibits and Libraries		PD	PD	-	-	
D. Utility Service, Major		S	S	S	S	
E. Utility Service, Minor		P	P	P	P	
F. Hospitals		p	-	-	-	
COMMERCIAL						
G. Food and Beverage Retail Sales		A	A	-	-	No liquor/alcohol sales allowed
H. Funeral and Interment Services						
1.	Cemeteries and Mausoleums	-	-	-	P	
I. Eating and Drinking Establishments		A	A	-	-	
OTHER						
J. Field house, locker rooms or similar buildings that support primary outdoor recreation areas.		A	A	-	-	
K. Kiosks		A	A	-	-	
L. Off-Street Parking, Accessory		A	A	-	-	
M. Off-Street Parking, Non-accessory		S	S	-	-	
N. Restrooms		A	A	-	-	
O. Storage and Maintenance Areas/Buildings		A	A	-	-	Must be screened from public view by fences, walls and landscaping
P. Temporary Uses		P	P	-	-	
Q. Wireless Communication Facilities						
1.	Co-located	P	P	-	P	§ 17-9-0118
2.	Freestanding (Tower)	S	S	-	S	§ 17-9-0118
R. Coke & Coal Bulk Material		-	-	-	-	§ 17-9-0117-B
S. Manganese-bearing Material Operation		-	-	-	-	§ 17-9-0117-D

17-6-0204 Development Standards.

17-6-0204-A Bulk Standards.

1. The size, location and design of all buildings, structures, activity areas and other improvements must be expressly approved by the governing body with jurisdiction over the park or open space area or shown on an approved Park Master Plan.
2. Buildings must be set back from *side property lines* and *rear property lines* at least one foot for each foot of *building height*.
3. No *front setback* is required, except on *lots* abutting R-zoned *lots* that have *lot frontage* on the same *street*. The required *front setback* in those cases must be equal to at least 50% of the *front yard* that exists on the abutting R-zoned *lot*. If the abutting R-zoned *lot* is vacant, the 50% must be calculated on the basis of the abutting *lot's* required *front setback*.

17-6-0204-B Lakefront Protection Ordinance; Applicability. All development proposed within the boundaries of the Lake Michigan and Chicago Lakefront Protection District are subject to the provisions of Chapter 16-4 (Lake Michigan and Chicago Lakefront Protection Ordinance).

17-6-0204-C Light and Glare. All lighting must be located, designed and operated to minimize light spillover and glare onto R-zoned properties.

17-6-0204-D Noise. All loudspeakers and public address systems must be located, designed and operated to minimize disturbance or nuisance to the surrounding area.

17-6-0204-E Landscaping and Screening.

1. The *vehicular use area* landscaping standards of Sec. 17-11-0200 apply within the POS district.
2. All maintenance facilities and outdoor storage areas must be completely screened from view of recreation areas within parks and from abutting *streets* and R-zoned property.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 2-7-07, p. 98536, § 1; Amend Coun. J. 9-8-11, p. 7541, § 5; Amend Coun. J. 4-30-14, p. 80394, § 5; Amend Coun. J. 3-28-18, p. 74512, § 5)

17-6-0300 T, Transportation District.

17-6-0301 Purpose and Applicability. The “T”, Transportation zoning district is intended to preserve, protect and enhance road, rail and other important transportation corridors and to ensure public review of proposals to convert such corridors to non- transportation use.

17-6-0302 Establishment. “T” zoning may be established or changed to another classification only in accordance with the Zoning Map Amendment procedures of Sec. 17-13-0300. Lands included in the T district must be identified with the map symbol “T”.

17-6-0303 Allowed Uses.

17-6-0303-A Uses Permitted By-right. Only the following uses are allowed by-right in the T district:

1. Roads,
2. Commuter and freight rail lines and activities directly related to the provision of commuter or freight rail service;
3. Bus ways;
4. Pedestrian and bicycle trails;
5. Minor utilities;
6. Customary and incidental *accessory uses* to any of the uses described above, as determined by the Zoning Administrator.

17-6-0303-B Other Uses. Only those uses listed in Sec. 17-6-0303-A are allowed in the T district. Land within a T district may be put to another use only after rezoning to a base zoning district classification that allows such use, following the Zoning Map Amendment procedures of Sec. 17-13-0300.

17-6-0304 Buildings and Structures. The only permanent buildings or structures allowed in a T district are those directly and customarily related to uses allowed under Sec. 17-6-0303. Buildings in the T district may not exceed a *floor area ratio* of 1.5.

(Added Coun. J. 5-26-04, p. 25275)

17-6-0400 PMD, Planned Manufacturing Districts.

17-6-0401 General.

17-6-0401-A Purpose. The “PMD”, *planned manufacturing district* zoning classification is intended to:

1. foster the city's industrial base;
2. maintain the city's diversified economy for the general welfare of its citizens;
3. strengthen existing manufacturing areas that are suitable in size, location and character and which the City Council deems may benefit from designation as a PMD;
4. encourage industrial investment, modernization, and expansion by providing for stable and predictable industrial environments; and
5. help plan and direct programs and initiatives to promote growth and development of the city's industrial employment base.

17-6-0401-B Minimum Land Area. Only areas of 5 or more contiguous acres are eligible for designation as a *planned manufacturing district*.

17-6-0401-C Establishment. PMD zoning may be established only in accordance with the PMD rezoning procedures of Sec. 17-13-0700.

17-6-0401-D District Boundaries. The boundaries of PMD districts must be shown on the Official Zoning Atlas. Detailed legal descriptions must be included in the ordinance establishing the specific PMD.

17-6-0401-E Conflicting Provisions. When any provision of this section conflicts with a comparable provision concerning the same subject matter in another section under this Zoning Ordinance, the provisions of this section will govern.

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

1. Reserved
2. P.M.D. 2, Elston Corridor
3. P.M.D. 3, Goose Island
4. P.M.D. 4, Kinzie Corridor
5. P.M.D. 5, Chicago/Halsted Corridor
6. P.M.D. 6, Lake Calumet
7. P.M.D. 7, Western/Ogden
8. P.M.D. 8, Stockyards
9. P.M.D. 9, Northwest
10. P.M.D. 10, West Pullman
11. P.M.D. 11, Pilsen

- 12. P.M.D. 12, Harlem
- 13. P.M.D. 13, Greater Southwest
- 14. P.M.D. 14, Kennedy
- 15. P.M.D. 15, Armitage

17-6-0402 Reserved. (Deleted Coun. J. 3-9-05, p. 44391)

17-6-0403 Allowed Uses. Permanent uses and facilities are allowed in PMD districts in accordance with the use table of this section.

17-6-0403-A Permitted Uses. Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-6-0403-B Special Uses. Uses identified with an “S” may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900, subject to compliance with all other applicable standards of this Zoning Ordinance.

17-6-0403-C Prohibited Uses. Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

17-6-0403-D Use Standards. The “Use Standard” column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a permitted use (P) or *special use* (S).

17-6-0403-E Planned Developments. Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory *planned development* thresholds of Sec. 17-8-0500)

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

For a printer-friendly PDF version of Table 17-6-0403-F, please click [here](#).

USE GROUP																	Use Standard			
Use Category		No. 2	No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12		No. 13	No. 14	No. 15
Specific Use Type				A	B			A	B	A	B			A	B					
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed																				
PUBLIC AND CIVIC																				
A. Day Care		-	-	-	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	P	S	S	S	S	S	P	S	S	S	-	
1.	Community Centers, Recreation Buildings and Similar Assembly Use	-	-	-	-	-	-	-	S	-	S	-	-	-	S	-	-	-	-	
2.	Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
D. Postal Service		-	-	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	
F. Utilities and Services, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
G. Utilities and Services, Major		P	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	
COMMERCIAL																				
H. Adult Use		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§ 17-9-0101
I. Animal Services																				
1.	Shelters / Boarding Kennels	P	P	P	P	P	S	S	P	P	P	S	S	P	P	P	P	P	P	
2.	Sales and Grooming	P	P	-	-	-	-	-	P	S	S	-	-	-	P	-	-	-	-	
3.	Veterinary	P	P	-	-	-	S	-	P	S	P	S	S	S	P	S	S	-	P	

4.	Stables	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	-	-	§ 17-6-0403-G.1
K. Building Maintenance Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
L. Business Support Services																				
1.	Copying and Reproduction	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-6-0403-G.2
2.	Business/Trade school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3.	Day Labor Employment Agency	S	S	S	S	S	S	S	P	S	P	S	S	S	P	S	S	S	P	
4.	Employment Agencies	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
M. Urban Farm																				
1.	Indoor Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0103.3 § 17-6-0403-G.3
2.	Outdoor Operation	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	§ 17-9-0103.3 § 17-6-0403-G.3
3.	Rooftop Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-9-0103.3 § 17-6-0403-G.3
N. Communication Service Establishments		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
O. Construction Sales and Service																				
1.	Building Material Sales	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 17-6-0403-G.4
2.	Contractor/Construction Storage Yard	-	-	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	P	
P. Drive-Through Facility		-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	-	S	-	§ 17-9-0106
Q. Eating and Drinking Establishments																				
1.	Restaurant, Limited	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	§ 17-6-0403-G.5
2.	Restaurant, General	P	P	-	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-	§ 17-6-0403-G.5
3.	Tavern	P	P	-	P	P	P	P	P	S	S	P	P	P	P	P	P	-	-	§ 17-6-0403-G.5
R. Entertainment and Spectator Sports																				
1.	Small Venue	P	S	-	S	S	-	-	P	-	S	S	-	-	P	-	-	-	-	
2.	Medium Venue	-	-	-	S	S	-	-	P	-	S	-	-	P	P	-	-	-	-	
3.	Inter-Track Wagering Facility	-	-	-	S	S	-	S	S	S	-	S	-	S	S	-	-	-	-	§ 17-9-0110
4.	Industrial Private Event Venue including incidental liquor sales	-	P	-	P	-	-	-	-	P*	P*	-	-	P	P	-	-	-	-	§ 17-9-0130
* Editor's note – Coun. J. 2-10-16, p. 18766, § 13, did not distinguish between No. 8 “A” and No. 8 “B”; “P” inserted in both columns at the discretion of the Code editor.																				
S. Financial Services (except as more specifically regulated)		P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	§ 17-6-0403-G.6
1.	Consumer Loan Establishment	-	-	-	-	-	-	-	P	-	S	-	-	-	P	-	-	-	-	
2.	Payday/Title Secured Loan Store	-	-	-	-	-	-	-	S	-	S	-	-	-	S	-	-	-	-	§ 17-9-0125

3.	Pawn Shop	-	-	-	-	-	-	-	S	-	S	-	-	-	S	-	-	-	-	§ 17-9-0127
T. Food and Beverage Retail Sales		P	P	-	P	-	P	P	P	P	P	P	-	P	P	-	-	-	-	§ 17-6-0403-G.7
U. Gas Stations		S	S	-	S	S	P	P	S	S	S	S	S	S	S	S	-	S		§ 17-9-0109
V. Medical Service		P	P	-	P	P	-	S	P	P	P	S	S	P	P	P	P	-	P	§ 17-6-0403-G.8
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	§ 17-6-0403-G.9 § 17-6-0403-G.16
1.	Electronic Data Storage Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
X. Parking, Non-Accessory		P	P	S	P	P	P	P	P	S	P	P	S	P	P	P	P	-	-	
Y. Personal Service		-	P	-	P	P	P	P	P	P	S	P	P	P	P	P	P	-	-	§ 17-6-0403-G.10
Z. Repair or Laundry Service, Consumer		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	§ 17-6-0403-G.11
AA. Residential Storage Warehouse		-	-	-	-	-	P	P	P	P	P	-	S	P	P	P	P	P	P	
BB. Retail Sales, General		P	P	P	P	P	P	P	P	S	S	P	P	P	P	S	S	P	P	§ 17-6-0403-G.12
CC. Sports and Recreation, Participant		S	S	-	S	S	-	S	P	-	S	-	P	-	P	-	-	P	-	
1.	Shooting Range Facility	S	S	-	S	S	-	S	S	-	S	-	S	-	S	-	-	S	-	
DD. [Reserved]																				
EE. Vehicle Sales and Service																				
1.	Auto Supply/Accessory Sales	-	-	-	-	-	-	-	P	-	S	-	-	-	P	-	-	-	-	§ 17-6-0403-G.13
2.	Car Wash or Cleaning Service	-	-	S	S	S	S	S	P	S	P	S	S	S	P	S	S	-	S	
3.	Heavy Equipment Sales/ Rental	-	-	S	S	P	P	P	P	P	S	P	P	P	P	P	P	P	-	§ 17-9-0107
4.	Light Equipment Sales/Rental (e.g., auto, motorcycle and boat sales)	P D	-	-	-	-	-	-	P	-	P	-	-	P	P	-	-	P	-	§ 17-9-0107
5.	Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-	P	
6.	Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	P	P	P	S	P	P	P	P	P	S	P	-	P	P	P	P	P	P	
7.	Vehicle Storage and Towing	P	P	P	P	P	P	P	S	S	S	P	S	P	S	P	P	-	P	
8.	RVs or Boat Storage	-	-	P	P	P	-	P	S	S	S	P	-	P	S	P	P	-	-	§ 17-6-0403-G.14
INDUSTRIAL																				
FF. Manufacturing, Production and Industrial Service																				

1.	Artisan (on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2.	Limited (manufacturing of finished parts or products, primarily from previously prepared materials)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3.	General (all manufacturing – except intensive manufacturing – of finished or unfinished products, primarily from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products)	P	P	P	P	P	P	P	-	P	P	P	P	P	-	P	P	P	P	
4.	Intensive (manufacturing of acetylene, cement lime, gypsum or plaster-of-paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials)	P	-	-	-	-	P	-	-	P	-	-	-	P	-	P	P	P	-	§ 17-6-0403-G.15
GG. [Reserved]		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
HH. Recycling Facilities																				
1.	Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	
2.	Class II	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	
3.	Class III	-	-	S	-	S	S	S	-	S	-	S	-	S	-	P	P	P	-	§ 17-9-0117
4.	Class IVA	-	-	S	-	S	S	S	-	S	-	S	S	S	-	S	-	S		§ 17-9-0117
5.	Class IVB	-	-	S	-	-	S	-	-	S	-	S	S	S	-	S	-	S		§ 17-9-0117
6.	Class V	-	-	S	-	-	S	-	-	S	-	S	S	S	-	-	S	-	-	§ 17-9-0117
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	
1.	Container Storage	-	-	-	-	S	S	S	S	S	-	S	S	P	S	S	S	-	-	§ 17-9-0105
2.	Freight Terminal	-	-	S	-	S	S	S	S	S	-	S	S	P	S	P	P	P	-	
3.	Outdoor Storage or Raw Materials as a Principal Use	-	-	S	-	-	P	-	-	S	-	P	S	P	-	P	P	P	P	
JJ. Waste-Related Use																				
1.	Hazardous Materials Disposal or Storage	-	-	-	-	-	P	-	-	S	-	S	-	S	-	S	S	S	-	§ 17-9-0117
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 / Demolition 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	-	§ 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
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	§ 17-9-0118
2.	Free-standing (Towers)	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		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§ 17-9-0117-B
NN. Cannabis Business Establishments																				
1.	Cannabis Cultivation Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 17-9-0129
2.	Cannabis Craft Grower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 17-9-0129
3.	Cannabis Infuser	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 17-9-0129
4.	Cannabis Processor	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 17-9-0129
OO. Manganese-bearing Material Operation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§ 17-9-0117-D

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

1. **Artist Work Space.** Accessory galleries, showrooms and sales spaces shall not be larger than 4,000 square feet. In PMD 8, one accessory dwelling unit for an artist's household may be established within the principal building provided the floor area of the dwelling unit is less than or equal to the floor area of the artist's work space within the building and the dwelling unit is separated from the artist's work space and all other areas of the building in accordance with Section 13-56-280 .

2. **Business Support Service.** Copying and reproduction services as a principal use shall not be larger than 3,000 square feet, provided:

- a. this floor area limit does not apply to projects which reuse an existing building;
- b. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.

3. **Urban Farm.** Retail sales are limited to sales of goods produced on site, and sales space shall not occupy more than 3,000 square feet.

4. **Construction Sales and Service.** Building material sales uses shall have a maximum customer accessible retail sales area of not more than 20% of gross floor area, provided this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.

5. **Eating and Drinking Establishments.** Eating and drinking establishments shall not be larger than 4,000 square feet and shall not provide entertainment, provided:

a. in PMD 3 and PMD 14 the maximum floor area limit is 8,000 square feet, there is no entertainment restriction, and the Zoning Board of Appeals is authorized to increase the maximum floor area to 12,000 square feet if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900;

b. in PMD 4B, the maximum floor area limit is 4,000 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;

- c. these floor area and entertainment limits do not apply in PMD 7B, PMD 8B and PMD 11B.
6. **Financial Service.** Financial service uses shall not be larger than 3,000 square feet, provided:
 - a. this maximum floor area limit is 6,000 square feet in PMD 9 on lots abutting West North Avenue;
 - b. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
7. **Food and Beverage Retail Sales.** Food and beverage retail sales uses shall not be larger than 3,000 square feet, provided:
 - a. this maximum floor area limit is 8,000 square feet in PMD 3 and PMD 4B;
 - b. this maximum floor area limit is 6,000 square feet in PMD 8 on lots abutting South Halsted Street north of Pershing Road;
 - c. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
8. **Medical Service.** Medical service uses shall not be larger than 9,000 square feet, provided:
 - a. this floor area limit does not apply to projects which reuse an existing building;
 - b. this floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
9. **Office.** Office uses shall not be larger than 9,000 square feet, provided:
 - a. this floor area limit does not apply to projects which reuse an existing building or are accessory to an allowed industrial use;
 - b. this floor area limit does not apply in PMD 2, PMD 3 and PMD 5;
 - c. this floor area limit does not apply in PMD 4A, on lots abutting North Ashland Avenue if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900;
 - d. this floor area limit does not apply in PMD 4B, PMD 7B, PMD 8B and PMD 11B.
10. **Personal Service.** Personal service uses shall not be larger than 3,000 square feet, provided:
 - a. the floor area limit is 8,000 square feet in PMD 3 and PMD 4B;
 - b. the floor area limit does not apply in PMD 7B, PMD 8B and PMD 11B.
11. **Repair or Laundry Service, Consumer.** Consumer repair or laundry service uses shall not be larger than 3,000 square feet, provided this floor area limit does not apply in PMD 4B, PMD 7B, PMD 8B and PMD 11B.
12. **Retail Sales, General.** General retail sales are limited to incidental sales of goods produced on site, and retail space shall not occupy more than 3,000 square feet or 20% of the total gross floor area, whichever is less, provided:
 - a. this on-site production limit shall not apply in PMD 4B, and the Zoning Board of Appeals is authorized to increase the maximum floor area limit if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900;
 - b. this on-site production and floor area limit does not apply in PMD 7B, PMD 8B, and PMD 11B.
13. **Auto Supply/Accessory Sales.** Auto supply/accessory sales uses shall not be larger than 3,000 square feet, provided this floor area limit does not apply in PMD 7B, PMD 8B and PMD.
14. **RVs or Boat Storage.** In PMD 6, boat storage is permitted only on sites of 10 acres or more located on the Calumet River north of East 100th Street.
15. **Manufacturing, Production and Industrial Service.** In PMD 2, intensive manufacturing, production and industrial service uses are limited to asphalt plants and concrete plants only.
16. **Incidental Commercial Use.** Office buildings located on lots abutting North Ashland Avenue in PMD 4A may have incidental commercial use tenants if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900, provided the incidental commercial uses:
 - a. are located on the ground floor of the building;
 - b. are clearly incidental and subordinate to the office use;
 - c. occupy no more than 25%, in the aggregate, of the gross floor area of the ground floor of the building;
 - d. are limited to the following use categories:
 - i. Building Maintenance Services
 - ii. Business Support Services
 - iii. Day Care
 - iv. Financial Services (bank, savings bank, savings and loan association, currency exchange, and credit union use types only)
 - v. Food and Beverage Retail Sales (no liquor or live poultry sales)
 - vi. Medical Service
 - vii. Personal Service

viii. Repair or Laundry Service, Consumer

ix. Retail Sales, General

17-6-0404 Nonconforming Uses.*Nonconforming uses* may be replaced only with *allowed uses*.

17-6-0405 Development Standards.

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.

17-6-0405-B Sign Standards. Development in all PMD districts must comply with the *sign* standards applicable to M districts (see Chapter 17-12).

17-6-0405-C Off-street Parking. Development in all PMD districts must comply with the off-street standards applicable to M1, M2 and M3 districts (See Sec. 17-5-0206 and Chapter 17-10). When no off-street parking standard for a PMD use is established in Sec. 17-5-0206, a parking standard must be established in accordance with Sec. 17-10-0406)

17-6-0405-D Off-street Loading. Development in all PMD districts must comply with the off-street loading standards of Sec. 17-10-1100.

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. 2	3.0
P.M.D. No. 3	3.0
P.M.D. No. 4	3.0
P.M.D. No. 5	5.0
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

(See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

17-6-0406 Indoor/Outdoor Operations. Within 300 feet of any R district, all business, servicing, *processing* and product assembly must take place within a *completely enclosed building*.

17-6-0407 Indoor/Outdoor Storage. Within 300 feet of any R district, all storage of goods and materials, except *motor vehicles*, must take place within a *completely enclosed building* or be effectively screened from view by a solid fence or wall (including solid entrance and exit gates) at least 8 feet in height.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 5-26-04, p. 25277, 25287, 25299; Amend Coun. J. 1-11-05, p. 41231; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 7-27-05, p. 54238; Amend Coun. J. 9-14-05, p. 55912; Amend Coun. J. 9-14-05, p. 55914; Amend Coun. J. 11-1-05, p. 60274; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 11-30-05, p. 62732; Amend Coun. J. 1-11-06, p. 67927; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 9-27-07, p. 10279, §§ 2 – 4; Amend Coun. J. 4-9-08, p. 24657, § 7; Amend Coun. J. 1-13-09, p. 54380, § 4; Amend Coun. J. 2-11-09, p. 55336, § 4; Amend Coun. J. 5-12-10, p. 92107, § 1; Amend Coun. J. 5-12-10, p. 92109, § 1; Amend Coun. J. 2-9-11, p. 112149, § 23; Amend Coun. J. 6-8-11, p. 1725, § 4*; Amend Coun. J. 9-8-11, p. 7541, § 7; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 2-13-13, 47141, § 1; Amend Coun. J. 6-5-13, p. 55448, § 1; Amend Coun. J. 7-24-13, p. 58321, § 1; Amend Coun. J. 7-24-13, p. 58324, § 1; Amend Coun. J. 12-11-13, p. 71898, § 1; Amend Coun. J. 1-15-14, p. 73271, § 1; Amend Coun. J. 2-5-14, p. 74738, § 1; Amend Coun. J. 4-30-14, p. 80394, § 6; Amend Coun. J. 7-30-14, p. 86194, § 5; Amend Coun. J. 9-10-14, p. 88538, § 1; Amend Coun. J. 10-8-14, p. 93150, § 1; Amend Coun. J. 11-5-14, p. 96205, § 3; Amend Coun. J. 1-21-15, p. 102086, § 1; Amend Coun. J. 2-10-16, p. 18766, § 13; Amend Coun. J. 5-18-16, p. 25018, § 1; Amend Coun. J. 9-14-16, p. 31756, § 1; Amend Coun. J. 3-29-17, p. 45475, § 1; Amend Coun. J. 5-24-17, p. 50364, § 2; Amend Coun. J. 7-26-17, p. 53898, § 6; Amend Coun. J. 11-21-17, p. 62501, § 3; Amend Coun. J. 3-28-18, p. 74512, § 6; Amend Coun. J. 6-27-18, p. 80808, § 1; Amend Coun. J. 9-20-18, p. 84908, § 1; Amend Coun. J. 4-10-19, p. 100029, Art. II, § 108; Amend Coun. J. 4-10-19, p. 100807, § 1; Amend Coun. J. 9-18-19, p. 6224, §§ 2, 3; Amend Coun. J. 10-16-19, p. 7854, § 4)

* **Editor's note**– Coun. J. 6-8-11, p. 1725, § 4, mistakenly stated that it amended § 17-6-207. In reality, the ordinance amended this section; however, that amendment has been subsequently repealed.

Notes

CHAPTER 17-7

OVERLAY DISTRICTS

- 17-7-0100 Overlay districts generally.**
- 17-7-0200 Near North Historic Overlay District No. 1.**
- 17-7-0300 Near North Historic Overlay District No. 2.**
- 17-7-0400 North Branch Corridor Overlay District.**
- 17-7-0450 Kinzie Corridor Overlay District.**
- 17-7-0500 Burling Street Special Setback Overlay District.**
- 17-7-0550 North Greenview Avenue Special Setback District.**
- 17-7-0560 Cannabis Zone Districts.**
- 17-7-0600 Special character overlay districts generally.**
- 17-7-0700 SD-1, Norwood Park Special Character Overlay District.**
- 17-7-0800 SD-2, Norwood Park Special Character Overlay District.**
- 17-7-0900 SD-4A, North Southport Special Character Overlay District.**
- 17-7-1000 SD-8, Longwood Drive Special Character Overlay District.**
- 17-7-1100 SD-10, Roscoe Street.**
- 17-7-1200 Midway International Airport Height Overlay District.**
- 17-7-1300 SD-23 Sheridan Park North Special Character Overlay District.**
- 17-7-1400 SD-24 Sheridan Park South Special Character Overlay District.**

17-7-0100 Overlay districts generally.

17-7-0101 Described. *Overlay districts* deal with special situations or accomplish specific city goals that cannot be easily or efficiently addressed through the use of *base districts*. As the name implies, *overlay districts* “overlay” applicable *base district* classifications to alter some or all of the zoning regulations that apply to particular sites. *Overlay districts* are shown on the maps in the Official Zoning Atlas.

17-7-0102 Effect. *Overlay district* regulations supplement the zoning regulations of the applicable *base district*. When *overlay district* standards conflict with applicable *base district* standards or other regulations of this Zoning Ordinance, the regulations of the *overlay district* always govern. When no special *overlay district* standards are specified, the *base district* standards and all other applicable regulations of this Zoning Ordinance will govern.

(Added Coun. J. 5-26-04, p. 25275)

17-7-0200 Near North Historic Overlay District No. 1.

17-7-0201 Boundaries. The Near North Historic Overlay District No. 1 consists of all parcels within the area bounded by: North Boulevard; North State Parkway; East Burton Place; North Astor Street; East Goethe Street; North Lake Shore Drive; East Division Street; the alley next east of and parallel to North State Parkway; a line 27 feet north of and parallel to East Division Street; North State Parkway; a line 120 feet north of and parallel to West Division Street; North Dearborn Street; a line 170 feet north of and parallel to West Division Street; the alley next west of and parallel to North Dearborn Street; a line 218.44 feet south of and parallel to West Goethe Street; North Dearborn Street; a line 69.94 feet south of and parallel to West Goethe Street; and the alley next west of and parallel to North Dearborn Street.

17-7-0202 Purpose. The purpose of the Near North Historic Overlay District No. 1 is to supplement existing *base district* zoning regulations in order to:

17-7-0202-A preserve and enhance the unique and historic residential character of the Near North Historic Area;

17-7-0202-B preserve the existing and delicate balance of *townhouses*, rowhouses, landmark structures and high-rise buildings; and

17-7-0202-C prevent further increases in scale, *density* and congestion by limiting construction of taller buildings.

17-7-0203 Height Limits.

17-7-0203-A The maximum permitted *building height* for new construction within Near North Historic Overlay District No. 1 is based on the *base district* zoning classification with height limitations expressed in terms of feet and stories, as follows:

Base District Zoning Classification	Maximum Building Height (whichever is greater)	
	Feet	Stories
RM5	45	4
RM6	90	8
RM6.5	125*	11*

* The maximum building height in RM6.5 may be increased to a maximum of 175 feet or 16 stories if reviewed and approved as a *Planned Development* in accordance with the procedures of Sec. 17-13-0600.

* See Sec. 17-17-0311 for rules governing the measurement of *building height*.

17-7-0203-B When a building is proposed in an official Chicago landmark district, the Commission on Chicago Landmarks must provide to the Zoning Administrator a recommendation on appropriate *building height*.

17-7-0203-C Chimney, heating and cooling equipment, *parapets*, unenclosed roof decks, enclosed stairways to roof decks and similar structures are not to be measured as part of the *building height*.

17-7-0204 Administrative Adjustments. Notwithstanding any other provision of this Zoning Ordinance, the Zoning Administrator is expressly authorized to consider and decide requests for *administrative adjustments* to exceed the height limits of Sec. 17-7-0203-A by up to 10%. (See Sec. 17-13-1003-O)

17-7-0205 Other Regulations. Except as expressly stated in this section, and to the extent not inconsistent with the provisions of this section, all other regulations of this Zoning Ordinance, the Chicago Landmark Ordinance and the Lake Michigan and Chicago Lakefront Protection Ordinance apply to parcels in the Near North Historic Overlay District No. 1. In case of conflict between the regulations of this section and other regulations of this Zoning Ordinance, the Chicago Landmark Ordinance or the Lake Michigan and Chicago Lakefront Protection Ordinance, the regulations of this section will govern.

(Added Coun. J. 5-26-04, p. 25275)

17-7-0300 Near North Historic Overlay District No. 2.

17-7-0301 Boundaries. The Near North Historic Overlay District No. 2 consists of all parcels within the area bounded by: North Boulevard (on the north), North Lake Shore Drive (on the east), the north side of East Goethe Street (on the south) and a line delineated by the east side of North Astor Street, the north side of East Burton Place and the east side of North State Parkway (on the west).

17-7-0302 Purpose. The purpose of the Near North Historic Overlay District No. 2 is to supplement existing *base district* zoning regulations in order to:

17-7-0302-A preserve and enhance the unique and historic residential character of the Near North Historic Area;

17-7-0302-B preserve the existing and delicate balance of *townhouses*, rowhouses, landmark structures and high-rise buildings; and

17-7-0302-C prevent further increases in scale, *density* and congestion by limiting construction of taller buildings.

17-7-0303 Height Limits.

17-7-0303-A The maximum permitted *building height* for new construction within Near North Historic Overlay District No. 2 is based on the *base district* zoning classification, with height limitations expressed in terms of feet and stories, as follows:

Base District Zoning Classification	Maximum Building Height (whichever is greater)	
	Feet	Stories
RM5	45	4
RM6	90	8
RM6.5	125*	11*

* The maximum building height in RM6.5 may be increased to a maximum of 175 feet or 16 stories if reviewed and approved as a *Planned Development* in accordance with the procedures of Sec. 17-13-0600.

* See Sec. 17-17-0311 for rules governing the measurement of *building height*.

17-7-0303-B When a building is proposed in an official Chicago landmark district, the Commission on Chicago Landmarks must provide to the Zoning Administrator a recommendation on appropriate *building height*.

17-7-0303-C Chimney, heating and cooling equipment, *parapets*, unenclosed roof decks, enclosed stairways to roof decks and similar structures will not be measured as part of the *building height*.

17-7-0304 Administrative Adjustments. Notwithstanding any other provision of this Zoning Ordinance, the Zoning Administrator is expressly authorized to consider and decide requests for *administrative adjustments* to exceed the height limits of Sec. 17-7-0203-A by up to 10%. (See Sec. 17-13-1003-O)

17-7-0305 Other Regulations. Except as expressly stated in this section, and to the extent not inconsistent with the provisions of this section, all other regulations of this Zoning Ordinance, the Chicago Landmark Ordinance and the Lake Michigan and Chicago Lakefront Protection

Ordinance applies to parcels in the Near North Historic Overlay District No. 2. In case of conflict between the regulations of this section and other regulations of this Zoning Ordinance, the Chicago Landmark Ordinance or the Lake Michigan and Chicago Lakefront Protection Ordinance, the regulations of this section will govern.

(Added Coun. J. 5-26-04, p. 25275)

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:

1. 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.

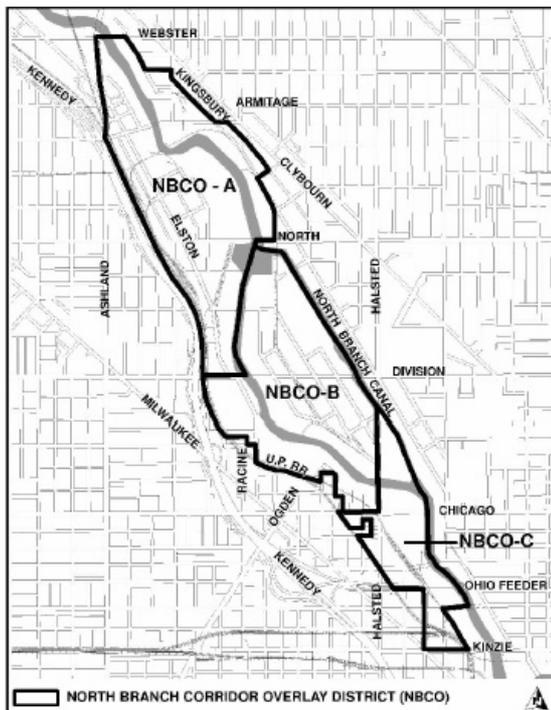
17-7-0401-B When these overlay district regulations conflict with applicable base district or other regulations of this Zoning Ordinance, the regulations of the overlay district shall govern. When no overlay district regulations are specified, the base district regulations and all other applicable regulations 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

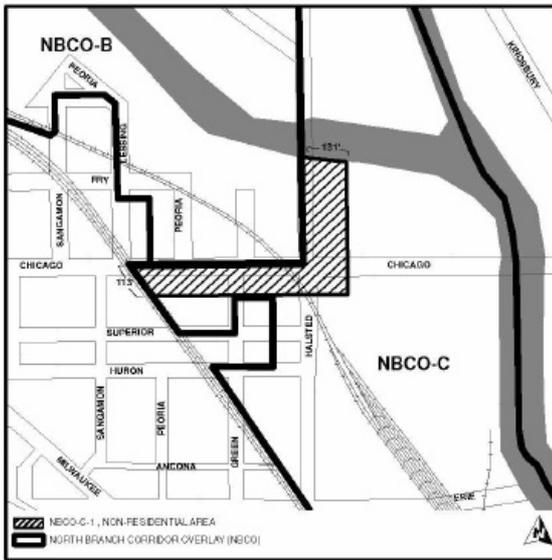


17-7-0402-B References to the “NBCO” are references to all subdistricts unless otherwise expressly stated.

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:

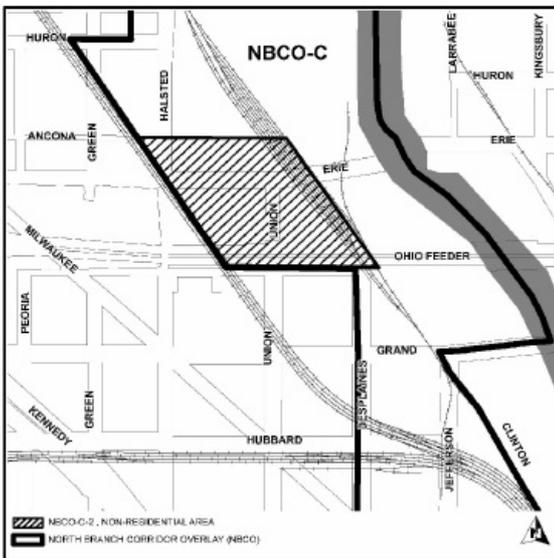
17-7-0403-A NBCO-A Land Use Buffers. Residential uses are prohibited in the portion of the NBCO-A subdistrict defined by the following boundaries: West Webster Avenue; the North Branch of the Chicago River; West Cortland Avenue; and North Ashland Avenue.

Figure 17-7-0403-A



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



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.

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 x 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:

$$\text{Bonus payment due at the time of applicable permit*} = \frac{\text{Total bonus payment for planned development**}}{\text{Floor area approved for construction in planned development as a whole***}} \times \text{Floor area approved for construction in building permit for applicable building or phase} \div \text{maximum floor area approved for construction in planned development as a whole***}$$

* 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 overtime.

*** 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:

Bonus Fund	Percentage of Bonus Payment
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 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.

5. [Reserved.]
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 time line 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-I 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 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. 17-10-0207.

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
North-South Streets		
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 Sec. 17-7-0413-A-l. New curb 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 W Armitage 1525 – 1547 W Mclean Ave 2000 – 2008 N Mendell St
3. 1529 W Armitage Ave	1529 – 1537 W Armitage Ave 1530 – 1540 W Homer St 1938 – 1958 N Mendell St
4. 1918 N Mendell St	1916 – 1930 N Mendell St 1531 – 1541 W Homer St
5. 1906 N Mendell St	1900 – 1910 N Mendell St 1500 – 1510 W Cortland St
6. 1903 N Mendell St	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
12. 1338 W Concord Pl	1650 – 1652 N Ada St
13. 1346 W Concord Pl	1640 – 1646 W Concord Pl
14. 1348 W Concord Pl	1348 – 1350 W Concord Pl
15. 1320 W Concord Pl	1320 – 1324 W Concord Pl
16. 1652 N Throop St	1646 – 1654 N Throop St 1301 – 1309 W Concord Pl
17. 1467 N Elston Ave	1463 – 1469 N Elston Ave 1261 – 1281 W Le 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

(Added Coun. J. 5-26-04, p. 25275; Deleted Coun. J. 11-30-05, p. 62727; Added Coun. J. 7-26-17, p. 53898, § 7)

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 Section 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 Section 17-8-0500 or Section 17-8-0600, respectively.

17-7-0455 Floor Area Bonuses in KCO.

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

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

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

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

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

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

17-7-0456-B Incidental Commercial Use. Commercial uses which are clearly incidental and subordinate to office developments as

described in Section 17-7-0456-A shall be permitted by-right in the KCO. Incidental commercial uses shall be allowed to collectively occupy no more than 25 percent 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

(Added Coun. J. 11-21-17, p. 62501, § 4)

17-7-0500 Burling Street Special Setback Overlay District.

17-7-0501 Purpose. The Burling Street Special Setback Overlay District is intended to preserve established development patterns and to protect the area's special character.

17-7-0502 Boundaries. The Burling Street Special Setback Overlay District applies to all properties abutting North Burling Street between the first alley north of and parallel to West Fullerton Avenue and the first alley south of and parallel to West Wrightwood Avenue.

17-7-0503 Standards. All buildings within the Burling Street Special Setback Overlay District must be set back at least 30 feet from the *property line* adjacent to Burling Street.

(Added Coun. J. 5-26-04, p. 25275)

17-7-0550 North Greenview Avenue Special Setback District

17-7-0551 Purpose. The North Greenview Avenue Setback District is intended to require larger *front setbacks* for new residential development consistent with the existing pattern of *front yards* on that portion of North Greenview Avenue as described below.

17-7-0552 Boundaries. The North Greenview Avenue Setback District applies to properties abutting North Greenview Avenue within the following specific subdistricts:

Subdistrict A bounded by: West Berteau Avenue; the alley next east of and parallel to North Greenview Avenue; West Irving Park Road; North Greenview Avenue; West Belle Plaine Avenue; and the alley next west of and parallel to North Greenview Avenue.

Subdistrict B bounded by: West Cullom Avenue; North Greenview Avenue; a line 276.9 feet north of and parallel to West Berteau Avenue; and the alley next west of and parallel to North Greenview Avenue.

Subdistrict C bounded by: West Cullom Avenue; the alley next east of and parallel to North Greenview Avenue; West Hutchinson Street; and North Greenview Avenue.

Subdistrict D bounded by: West Hutchinson Street; a line 190 feet east of and parallel to North Greenview Avenue; the alley next south of and parallel to West Hutchinson Avenue; the alley next east of and parallel to North Greenview Avenue; West Berteau Avenue; and North Greenview Avenue.

17-7-0553 Front Setbacks.

The minimum front setback in Subdistrict A is forty (40) feet.

The minimum front setback in Subdistrict B is forty-five (45) feet.

The minimum front setback in Subdistrict C is thirty (30) feet.

The minimum front setback in Subdistrict D is forty (40) feet.

See Section 17-17-0306 for rules governing the measurement of front setbacks.

(Added Coun. J. 1-11-06, p. 68318, § 1)

17-7-0560 Cannabis Zone Districts

17-7-0561 Purpose. Provide for distribution throughout the City of *adult use cannabis dispensaries*, excluding an area in and around the central business district which, because of its unique character, configuration and intensive pedestrian, tourism and entertainment related traffic, presents a higher level of congestion, public safety, and security concerns. The area in which *adult use cannabis dispensaries* are prohibited is bounded by the parcels adjacent to the north side of Division Street to the north, Lake Michigan to the east, the parcels adjacent to the south side of Van Buren Street to the south, the South Branch of the Chicago River to the west and the parcels adjacent to the west side of State Street to the west when north of the Main Branch of the Chicago River. The areas described in Section 17-7-0562 of this Code define the Cannabis Zone Districts in which *adult use cannabis dispensaries* may be established.

17-7-0562 Boundaries. The Cannabis Zone Districts are defined and identified, as follows:

North District is bounded by the city limits to the north, Lake Michigan to the east, Division Street to the south and Interstates 90/94 and 94 to the west; provided, however, *adult use cannabis dispensaries* shall not be allowed within the parcels adjacent to the north side of Division Street.

Central District is bounded by Division Street to the north, Lake Michigan to the east, Interstate 55 to the south (and extended east to Lake Michigan) and Interstates 90/94 to the west; provided, however, *adult use cannabis dispensaries* shall not be allowed within the area bounded by the parcels adjacent to the south side of Division Street to the north, Lake Michigan to the east, the parcels adjacent to the south side of Van Buren Street to the south, the South Branch of the Chicago River to the west and the parcels adjacent to the west side of State Street to the west when north of the Main Branch of the Chicago River.

Southeast District is bounded by Interstate 55 to the north (and extended east to Lake Michigan), Lake Michigan to the east, 87th Street to the south and Interstates 90/94 and 94 to the west.

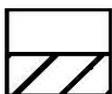
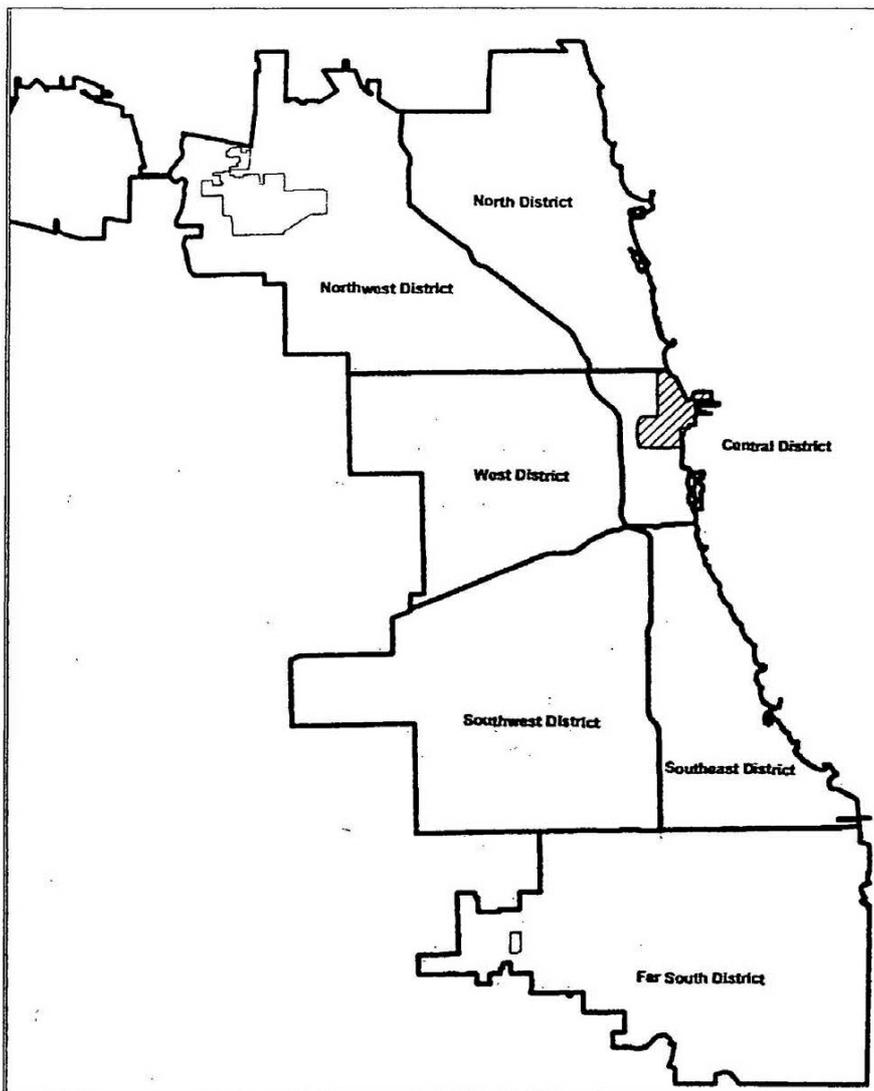
Far South District is bounded by 87th Street to the north, Lake Michigan to the east and the city limits to the south and west.

Southwest District is bounded by Interstate 55 to the north, Interstates 90/94 and 94 to the east, 87th Street to the south and the city limits to the west.

West District is bounded by Division Street to the north, Interstates 90/94 to the east, Interstate 55 to the south and the city limits to the west.

Northwest District is bounded by the city limits to the north, Interstates 90/94 and 94 to the east, Division street to the south and the city limits to the west.

Figure 17-7-0560



Cannabis Zone District boundaries

Adult Use Cannabis Dispensary exclusion zone

(note: this map is provided for illustrative purpose only: Cannabis Zone District and *Adult Use Cannabis Dispensary* exclusion zone boundaries may be amended only through text amendment procedures)

(Added Coun. J. 10-16-19, p. 7854, § 5)

17-7-0600 Special character overlay districts generally.

17-7-0601 Purpose.

17-7-0601-A The purpose of this section is to expressly authorize the establishment of *special character overlay districts* for neighborhoods that have unique physical characteristics that are not generally present in other areas of the city. Such unique physical characteristics may come in the form of:

1. Size, shape or *lot* configurations that deviate greatly from the platting pattern found in other parts of the city;
2. Building types or architectural styles that conflict with *base district* standards, yet make a positive contribution to the physical character or livability of an area; or
3. Environmental or other physical features that would prevent reasonable development under applicable zoning standards.

17-7-0601-B The special zoning regulations that apply within *special character overlay districts* are intended to reduce conflicts between new construction and existing development, encourage city beautification and conserve the character of the city's most unique neighborhoods. Special character districts are not intended to serve as neighborhood-specific zoning rules that modify zoning standards merely because of dissatisfaction with development that complies with otherwise applicable standards. Such situations should be addressed through consideration of amendments to *base district* zoning standards that would apply citywide.

17-7-0602 Minimum Requirements. An area will be eligible for designation as a *special character overlay district* after a recommendation by the City Council Committee on Zoning, Landmarks and Building Standards if at the time of application it is located within any R, B, C, D or M district and contains at least 4 contiguous acres of land area.

17-7-0603 Authorized Regulations and Standards. *Special character overlay district* regulations may address any of the following:

17-7-0603-A uses;

17-7-0603-B floor area ratios;

17-7-0603-C densities (*lot area per dwelling unit*);

17-7-0603-D number of buildings on a *zoning lot*;

17-7-0603-E lot area;

17-7-0603-F building coverage;

17-7-0603-G yards or setbacks;

17-7-0603-H lot frontage;

17-7-0603-I building heights;

17-7-0603-J building entrances and/or orientation;

17-7-0603-K exterior building materials and design;

17-7-0603-L layout of *public ways*;

17-7-0603-M vehicular and pedestrian circulation patterns;

17-7-0603-N amount or location of parking and loading; or

17-7-0603-O other zoning-related standards that are necessary to address unique zoning, platting or development features.

17-7-0604 Procedure for Establishment. *Special character overlay districts* must be established in accordance with the procedures of Sec. 17-13-0500.

17-7-0605 Variations/Administrative Adjustments. Within any established *special character overlay district*, applicants may seek authorized *administrative adjustments* or *variations*, pursuant to the applicable *administrative adjustment* or *variation* procedures of Chapter 17-13.

17-7-0606 Special Uses. Within any established *special character overlay district*, any applicant may seek approval of a *special use* allowed by the *base district* or Special Character District standards. In such cases, the applicant must demonstrate that the proposed *special use* meets the general applicable approval criteria for *special uses* and that the proposed use will comply with applicable *special character overlay district* regulations.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 11-8-12, p. 38872, § 246)

17-7-0700 SD-1, Norwood Park Special Character Overlay District.

17-7-0701 Description. The SD-1, Norwood Park Special Character Overlay District is intended to permit low-density residential development that is compatible with the existing pattern of development within the core area of Norwood Park – commonly referred to as “Norwood Park Circle” – and adjacent *streets*.

17-7-0702 Lot Area per Dwelling Unit. At least 7,500 square feet of *lot area* is required per *dwelling unit*.

17-7-0703 Lot Frontage. Each *lot* must have *lot frontage* along a public *street* that is equal to the predominant *lot frontage* of the *lots* of record on the same side of the *street* between the two nearest intersecting *streets* or a minimum of 50 feet of *lot frontage*, whichever is greater. (See Sec. 17-17-0303 for rules governing the measurement of *lot frontage*.)

17-7-0704 Front Setbacks. The minimum *front setback* is 30 feet or the predominant *front yard* depth of the *lots* of record on the same side of the *street* between the two nearest intersecting *streets*, whichever is greater, plus an additional one foot for every 2 feet by which the

building's height exceeds 25 feet. A *front yard* must face onto a public *street*. (See Sec. 17-17-0306 for rules governing the measurement of *front setbacks*.)

17-7-0705 Administrative Adjustments. In addition to the *administrative adjustments* authorized by Sec. 17-13-1000, the Zoning Administrator is authorized to permit a reduction of up to 10% of the minimum *lot frontage* required within the SD-1 district.

17-7-0706 Variations. In addition to the *variations* authorized by Sec. 17-13-1100, the Zoning Board of Appeals is authorized to grant *variations* from the minimum *lot frontage* standards of the SD-1 district.

(Added Coun. J. 5-26-04, p. 25275)

17-7-0800 SD-2, Norwood Park Special Character Overlay District.

17-7-0801 Description. The SD-2, Norwood Park Special Character Overlay District is intended to permit low- to moderate-density residential development that is compatible with the existing pattern of development within the core area of Norwood Park – commonly referred to as “Norwood Park Circle” – and adjacent *streets*.

17-7-0802 Lot Area per Dwelling Unit. At least 5,750 square feet of *lot area* is required per *dwelling unit*.

17-7-0803 Lot Frontage. Each *lot* must have *lot frontage* along a public *street* that is equal to the predominant *lot frontage* of the *lots* of record on the same side of the *street* between the two nearest intersecting *streets* or a minimum of 35 feet of *lot frontage*, whichever is greater. (See Sec. 17-17-0303 for rules governing the measurement of *lot frontage*.)

17-7-0804 Floor Area Ratio. The *floor area ratio* may not exceed 0.50. (See Sec. 17-17-0305 for rules governing the measurement of *floor area ratio*.)

17-7-0805 Front Yards. All *front yards* must face onto a public *street*.

17-7-0806 Administrative Adjustments. In addition to the *administrative adjustments* authorized by Sec. 17-13-1000, the Zoning Administrator is authorized to approve an *administrative adjustment* allowing a reduction of up to 10% of the minimum *lot frontage* required within the SD-2 district.

17-7-0807 Variations. In addition to the *variations* authorized by Sec. 17-13-1100, the Zoning Board of Appeals is authorized to grant *variations* from the minimum *lot frontage* standards of the SD-2 district.

(Added Coun. J. 5-26-04, p. 25275)

17-7-0900 SD-4A, North Southport Special Character Overlay District.

17-7-0901 Description. The SD-4A, North Southport Special Character Overlay District (subdistrict A) is intended to conserve the existing low- density character of the North Southport area.

17-7-0902 Lot Area per Dwelling Unit. At least 1,250 square feet of *lot area* is required per *dwelling unit*, except that on *lots* with a depth of more than 125 feet, the minimum *lot area* per *dwelling unit* is 1,500 square feet.

(Added Coun. J. 5-26-04, p. 25275)

17-7-1000 SD-8, Longwood Drive Special Character Overlay District.

17-7-1001 Description. The SD-8, Longwood Drive Special Character Overlay District is intended to permit low-density residential use that is compatible with the existing pattern of neighborhood development.

17-7-1002 Lot Width.

17-7-1002-A Subdistricts A and B. In Subdistricts A and B, each *lot* must have at least 70 feet of *lot frontage* along a public *street*.

17-7-1002-B Subdistrict C. In Subdistrict C, each *lot* must have at least 50 feet of *lot frontage* along a public *street*.

17-7-1003 Setbacks from Longwood Drive.

17-7-1003-A Subdistrict A. In Subdistrict A, all new buildings must be set back at least 130 feet from the *property line* along Longwood Drive.

17-7-1003-B Subdistricts B and C. In Subdistricts B and C, all new buildings must be set back at least 85 feet from the *property line* along Longwood Drive.

17-7-1003-C Corner or Through Lots. When *corner lots* or *through lots* are subdivided and *lots* are created without Longwood Drive *lot frontage*, the required setback of the base zoning district is to be measured from the adjoining *streets*.

17-7-1004 Administrative Adjustments. In addition to the *administrative adjustments* authorized by Sec. 17-13-1000, the Zoning Administrator is authorized to approve an *administrative adjustment* allowing a reduction of up to 10% of the minimum *lot frontage* and *setbacks* required within the SD-8 district.

17-7-1005 Variations. In addition to the *variations* authorized by Sec. 17-13-1100, the Zoning Board of Appeals is authorized to grant *variations* from the minimum *lot frontage* and setback requirements of the SD-8 district.

(Added Coun. J. 5-26-04, p. 25275)

17-7-1100 SD-10, Roscoe Street.

17-7-1101 Description. The SD-10, Roscoe Street Special Character Overlay District is intended to conserve the existing low-density, multi-use commercial and residential character of the portion of West Roscoe Street generally located between North Damen Avenue and North

Western Avenue. The existing pattern of development is two- and three-story structures with pedestrian-oriented retail at *street* level and *dwelling units* above. The Roscoe Street District seeks to maintain the *street's* existing scale and to limit construction of taller four- and five-story buildings. In addition, the District regulations seek to maintain the street-front orientation of existing buildings by requiring this orientation for new construction and by encouraging conformity to the *front setbacks*, if any, of the prevailing *street* wall.

17-7-1102 Building Height. New construction may not exceed 36 feet in height. (See Sec. 17-17-0311 for rules governing the measurement of *building height*.)

17-7-1103 Building Orientation. All new construction must have a principal entrance or the design of a principal entrance oriented toward Roscoe Street. Such orientation or apparent orientation must be evidenced by a principal doorway (excluding garage doors), *front yard*, or front porch. All parking must be located and accessed off the *alley*.

17-7-1104 Lot Area. At least 1,400 square feet of *lot area* is required per *dwelling unit*.

17-7-1105 Administrative Adjustments. In addition to the *administrative adjustments* authorized by Sec. 17-13-1000, the Zoning Administrator is authorized to allow the following as *administrative adjustments*:

17-7-1105-A a *building height* increase of up to 10%; and

17-7-1105-B waiver or modification of the building orientation and parking access requirements for parcels lacking *alley* access or when other circumstances impose hardship conditions.

17-7-1106 Variations. In addition to the *variations* authorized by Sec. 17-13-1100, the Zoning Board of Appeals is authorized to grant the following *variations*:

17-7-1106-A a *building height* increase of up to 10%; and

17-7-1106-B waiver or modification of the building orientation and parking access requirements for parcels lacking *alley* access or when other circumstances impose hardship conditions.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 5-12-10, p. 92105, § 1)

17-7-1200 Midway International Airport Height Overlay District.

17-7-1201 Purpose. The Midway International Airport (for purposes of this section “Airport”) Height Overlay District is intended to preserve the public safety and general welfare by preventing the establishment of vertical obstructions within the airport's approach and departure zones, which may present a hazard to air navigation.

17-7-1202 Boundaries. The Midway International Airport Height Overlay District consists of all those properties which lie within the Airport's approach and departure zones. For purposes of this section only, the approach and departure zones shall be centered on the extended runway centerline of each runway and shall extend a distance of 1,550 feet on either side of each extended runway centerline beginning at the Airport boundary and extending away from the Airport, parallel to the runway centerlines, a distance of 9,500 feet or to the city limits, whichever is reached first.

17-7-1203 Height Limits.

17-7-1203-A No building, structure, equipment or any portion thereof located on any lot within the Midway International Airport Height Overlay District shall exceed a height above grade of 30 feet or one foot vertically for every 50 feet horizontally measured from the nearest point on the Airport boundary to the object, whichever is greater.

17-7-1203-B If the provisions of the Midway International Airport Height Overlay District conflict with provisions or regulations of the underlying zoning district, the more restrictive provision will control. The more restrictive provision is the one that imposes greater restrictions or more stringent controls on development.

(Added Coun. J. 12-14-11, p. 18120, § 2)

Editor's note – Coun. J. 3-9-05, p. 44391, deleted former § 17-7-1200.

17-7-1300 SD-23 Sheridan Park North Special Character Overlay District.

17-7-1301 Description. The SD-23, Sheridan Park North Special Character Overlay District is intended to require larger *front setbacks* for new residential development, consistent with the existing pattern of *front yards* in the neighborhood.

17-7-1302 Front Setbacks.

17-7-1302-A The minimum *front setback* is 30 feet, except that within Subdistrict A, where the minimum *front setback* is 40 feet. (See Sec. 17-17-0306 for rules governing the measurement of *front setbacks*.)

17-7-1302-B Porches and terraces may not encroach within the required *front setback* within Subdistrict A. Outside of Subdistrict A, porches and above-grade, open terraces (including roofed terraces) are permitted within the required *front setback*, provided such structures do not project more than 10 feet and provided a minimum 20-foot *front setback* is maintained.

(Added Coun. J. 5-26-04, p. 25275)

17-7-1400 SD-24 Sheridan Park South Special Character Overlay District.

17-7-1401 Description. The SD-24, Sheridan Park South Special Character Overlay District is intended to require larger *front setbacks* for new residential development, consistent with the existing pattern of *front yards* in the neighborhood.

17-7-1402 Front Setbacks.

17-7-1402-A The minimum *front setback* is 30 feet, except that within Subdistrict A, where the minimum *front setback* is 20 feet. (See Sec.

17-17-0306 for rules governing the measurement of *front setbacks*.)

17-7-1402-B Porches and terraces may not encroach within the required *front setback* within Subdistrict A. Outside of Subdistrict A, porches and above-grade, open terraces (including roofed terraces) are permitted within the required *front setback*, provided such structures do not project more than 10 feet and provided a minimum 20-foot *front setback* is maintained.

(Added Coun. J. 5-26-04, p. 25275)

CHAPTER 17-8

PLANNED DEVELOPMENTS

17-8-0100 Purpose.

17-8-0200 Number of buildings and uses.

17-8-0300 Number of lots.

17-8-0400 Ownership, control and designated control.

17-8-0500 Mandatory planned development thresholds.

17-8-0600 Elective planned development thresholds.

17-8-0700 Measurement of planned development thresholds.

17-8-0800 Review and approval procedures.

17-8-0900 Standards and guidelines.

17-8-0100 Purpose.

The *planned development* regulations of this chapter are intended to:

17-8-0101 ensure adequate public review of major development proposals;

17-8-0102 encourage unified planning and development;

17-8-0103 promote economically beneficial development patterns that are compatible with the character of existing neighborhoods;

17-8-0104 ensure a level of amenities appropriate to the nature and scale of the project;

17-8-0105 allow flexibility in application of selected use, *bulk*, and development standards in order to promote excellence and creativity in building design and high-quality urban design; and

17-8-0106 encourage protection and conservation of natural resources.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 5-18-16, p. 24993, § 9)

17-8-0200 Number of buildings and uses.

Planned developments may include one or more *principal buildings* and one or more *principal uses*.

(Added Coun. J. 5-26-04, p. 25275)

17-8-0300 Number of lots.

Planned developments may consist of one or more *lots* to be developed as a unit, whether simultaneously or phased within a period of time commensurate with the character of the proposal.

(Added Coun. J. 5-26-04, p. 25275)

17-8-0400 Ownership, control and designated control.

All *planned development* applications must be at the time of filing be under single ownership, or control or single designated control. Provided, however, that after the adoption of an ordinance wherein the property is divided into specifically delineated subareas or subparcels, each having its own bulk and density standards, or similar subarea specific or subparcel specific development controls or requirements, the owners of or designated controlling party for each subarea may seek amendments, changes, or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas. Single designated control for the purpose of this paragraph shall mean the party who is authorized by the applicant, its successors and assigns or any *property owners* association which is formed to succeed the applicant for the purposes of seeking approval of a *Planned Development* amendment, change or modification. This Section 17-8-0400 is not intended to interfere with, abrogate or annul any zoning rights agreement, deed restriction, or other written agreement between owners or designated controlling parties of subareas, or any provision in a *Planned Development* where the issue of subarea control is expressly addressed. Notwithstanding the foregoing, in no instance shall the owner or designated controlling party of a subarea be permitted to unilaterally seek an amendment, change or modification that would reduce any bulk, density, parking or similar development requirement generally available or applicable to all subareas, such as any unused bulk or density rights, or which would materially adversely reduce another subarea owner's right of access, or which would materially adversely reduce open space, walkways, or similar design requirements applicable to one or more subareas, or which would render another subarea a non-conforming use.

17-8-0500 Mandatory planned development thresholds.

Planned development review and approval, in accordance with the procedures of Sec. 17-13-0600, is required for all of the following.

17-8-0501 Air Rights.*Planned development* review and approval is required for the development of *air rights* above land used or proposed to be used for railroad, expressway, *streets*, or other *public ways*, or land otherwise devoted to public purposes.

17-8-0502 Airports and Heliports.*Planned development* review and approval is required for the development of land for airports and land or *air rights* to be used for heliports, helistops or vertiports. Heliports, helistops or vertiports must meet the standards of Section 17-8-0913.

17-8-0503 Non-Accessory Parking in the “D” Zoning Districts.

17-8-0503-A*Planned development* review and approval is required for the creation, establishment or erection of all *non-accessory parking* facilities in the Central Area Parking District and any additions to or expansions of existing *non-accessory parking* facilities in the Central Area Parking District. (See also Sec. 17-4-0800)

17-8-0503-BWhen a new or expanded *non-accessory parking* facility is proposed in the Central Area Parking District, the zoning administrator must provide written notice to the commissioner of business affairs and consumer protection and the corporation counsel for review and comment within 30 days of receipt of such proposal or application. Such notice shall include the address of the proposed *non-accessory parking* facility and the number of proposed parking spaces. The commissioner of business affairs and consumer protection and the corporation counsel, or their designees, must provide written acknowledgment of receipt of such notice and comments, if any, for inclusion in the record no more than 30 days following receipt of such notice, but in no event less than 10 days prior to the Chicago Plan Commission's hearing on the proposal or application. No zoning approval for any new or expanded *non-accessory parking* facility in the Central Area Parking District, and no license for any such new or expanded facility, shall be valid unless such notice was delivered and acknowledgment received.

17-8-0503-C*Planned development* review and approval is required for the creation, establishment or erection of *non-accessory parking* facilities in “D” districts located outside the boundaries of the Central Area Parking District if such *non-accessory parking* facility contains 250 parking spaces or more. (See also Sec. 17-4-0800)

17-8-0504 Hospitals, Colleges, Universities and Campus-Style Institutional Uses.*Planned development* review and approval is required for development of land to be used for *hospitals*, colleges, universities and similar campus-style institutional uses on sites with a *net site area* of 2 acres or more.

17-8-0505 Religious Assembly, Community Centers and Similar Assembly Uses.*Planned development* review and approval is required for development of land to be used for *religious assembly*, community centers and similar public assembly uses on sites with a *net site area* of 2 acres or more.

17-8-0506 Schools, Safety Services and Other Government Buildings.*Planned development* review and approval is required for development of land to be used for *schools*, safety services and other government buildings on sites with a *net site area* of 2 acres or more.

17-8-0507 Power Plants, Water Plants and Wastewater Plants.*Planned development* review and approval is required for development of land for any power generation plant, water treatment or wastewater treatment plant.

17-8-0508 Entertainment and Spectator Sports.*Planned development* review and approval is required for development of any entertainment and spectator sport use with a seating capacity of 1,000 or more persons.

17-8-0509 Development Along Waterways.

17-8-0509-A*Planned development* review and approval is required for the development of land for any building, structure, or parking area, when any portion of the land is located within 100 feet of any waterway, provided that the repair or rehabilitation of any portion of an existing building, structure or parking area is exempt from this requirement. Additionally, outside the area bounded by Chicago Avenue, Lake Michigan, Cermak Road and Halsted Street, the following are exempt from this mandatory PD threshold:

1. residential structures containing 3 or fewer *dwelling units* and structures that are accessory or additions thereto; and
2. other buildings, structures or parking areas that are accessory or an addition to an existing building, structure or use and are either 500 square feet or less in enclosed floor area or are set back a minimum of 30 feet from the *top of the bank*.

17-8-0509-B The waterways subject to this provision include: Chicago River Main Branch, Chicago River North Branch and North Branch Canal, Chicago River South Branch and South Fork of the South Branch, North Shore Channel, Chicago Sanitary and Ship Canal, Calumet River and Lake Calumet, Little Calumet River, Grand Calumet River, Wolf Lake, and Des Plaines River.

17-8-0510 Large Commercial Developments.

17-8-0510-A*Planned development* review and approval is required in B and C zoning districts for any building to be occupied by any retail sales-related use with a gross floor area of 75,000 square feet or more. For purposes of this paragraph, “retail sales- related uses” include general retail sales; food and beverage retail sales; and other uses that are primarily involved in the sales of goods to the general public.

17-8-0510-B*Planned development* review and approval is also required in B and C zoning districts for any commercial development with a *net site area* of 4 acres or more. For purposes of this paragraph, “commercial development” includes development intended to accommodate any use classified in the *commercial use group*.

17-8-0510-C*Planned development* review and approval is required, in PMD B sub-districts for any building to be occupied by any non-accessory, retail sales-related use with a gross floor area of 60,000 square feet or more. For purposes of this paragraph, “retail sales-related uses” include general retail sales; food and beverage retail sales; and other uses that are primarily involved in the sales of goods to the general public.

17-8-0510-D *Planned development* review and approval is also required PMD B sub-districts for any commercial development with a net site area of 2 acres or more. For purposes of this paragraph, “commercial development” includes development intended to accommodate any use classified in the commercial use group.

17-8-0511 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.

17-8-0512 Tall Buildings. *Planned development* review and approval is required for any building that meets or exceeds the following height thresholds:

17-8-0512-A Neighborhood Zoning Districts.

Zoning District	Height Threshold (feet)
RM6	110
RM6.5	140
B/C-5	75*/80 (*See Sec. 17-3-0408-A)

17-8-0512-B Downtown Zoning Districts.

Zoning District	Residential Building Height Threshold (feet)	Nonresidential Building Height Threshold (feet)
D dash 3	80	90
D dash 5	130	150
D dash 7	155	180
D dash 10	220	310
DX-12	330	390
DC-12	330	470
DX-16	440	520
DC-16	440	600

17-8-0513 Large Residential Developments. *Planned development* review and approval is required for any residential development that meets or exceeds the following land area or unit-count thresholds:

17-8-0513-A Neighborhood Zoning Districts.

Zoning District	Thresholds		
	Detached Houses	Town- houses	Multi-Unit or Mixed Housing Types
RS1-RS3	3 acres net site area	NA	NA
RT3.5-RT4	3 acres net site area	40 units	30 units
RM4.5	3 acres net site area	50 units	40 units
RM5	3 acres net site area	60 units	50 units
RM5.5	3 acres net site area	70 units	60 units
RM6	3 acres net site area	80 units	80 units
RM6.5	3 acres net site area	100 units	100 units
B/C-1	3 acres net site area	50 units	30 units
B/C-1.5	3 acres net site area	50 units	30 units
B/C-2	3 acres net site area	60 units	40 units
B/C-3	3 acres net site area	85 units	60 units
B/C-5	3 acres net site area	100 units	100 units

17-8-0513-B Downtown Zoning Districts.

Zoning District	Threshold (Number of Dwelling Units)
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D dash 3	90 units
D dash 5	150 units
D dash 7	200 units
D dash 10	300 units
DX-12	350 units
DC-12	350 units
DX-16	400 units
DC-16	350 units

17-8-0513-C Government-Assisted and Elderly Housing Developments. *The unit-count thresholds of Sec. 17-8-0513-A and Sec. 17-8-0513-B are increased by 20% for government-assisted and elderly housing developments. An elderly housing development in the RM4.5 district, for example, must be reviewed and approved as a planned development if it contains 48 or more dwelling units.*

17-8-0514 Bonus Floor Area. *Planned development review and approval is required for any development using floor area bonuses under Sec. 17-4-1000.*

17-8-0515 Expansions of Existing Development.

17-8-0515-A If an approved *planned development* is proposed to be expanded or changed, the regulations of Sec. 17-13-0611 apply.

17-8-0515-B Proposed expansions of any other existing development that will result in an increase in *building height, lot area* or number of *dwelling units* must be reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600 if the expanded development meets the threshold for a mandatory *planned development*.

17-8-0515-C The mandatory PD requirement of the preceding paragraph (Sec. 17-8-0515-B) does not apply in the following cases:

1. the Zoning Administrator determines that the proposed expansion will not result in a significant increase in adverse impacts on the surrounding area, in terms of traffic congestion, incompatible building bulk or scale, or other measurable land-use impacts; or
2. the development involves only reuse of an existing building and the building's height is not being increased.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44381; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 4-11-07, p. 103486, § 1; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 1-18-12, p. 19185, § 7; Amend Coun. J. 7-24-13, p. 58315, § 3; Amend Coun. J. 9-11-13, p. 60173, § 6; Amend Coun. J. 11-5-14, p. 96205, § 4; Amend Coun. J. 3-18-15, p. 105476, § 7; Amend Coun. J. 4-15-15, p. 106130, § 16; Amend Coun. J. 9-24-15, p. 7499, § 7; Amend Coun. J. 5-18-16, p. 24993, § 10)

17-8-0600 Elective planned development thresholds.

Applicants for developments that do not meet the minimum criteria for a mandatory *planned development* may nonetheless elect to follow the *planned development* review and approval procedures if the proposed development is to be located on a site with a minimum site area of 12,500 square feet in any D district, or 21,875 square feet in any other district and meets at least one of the following criteria:

17-8-0600-A is to include at least 50% of the number of *dwelling units* that triggers a mandatory PD (In an RT4 district, for example, a *townhouse development* containing at least 20 *dwelling units* would be eligible to follow the elective *planned development* review and approval procedures);

17-8-0600-B is to include at least 50% of the gross floor area that triggers a mandatory PD. In a B or C zoning district, for example, a commercial use containing at least 37,500 square feet of gross floor area would be eligible to follow the elective *planned development* review and approval procedures.

17-8-0600-C is to include a building that is at least 50% of the height of a building that triggers a mandatory PD. In a D dash 5 district, for example, a *residential building* of at least 65 feet in height or a nonresidential building of at least 75 feet in height would be eligible to follow the elective *planned development* review and approval procedures.

17-8-0601 In any D district, an application to substantially rehabilitate and preserve an individual *building* which has been either 1) designated by ordinance as a “Chicago Landmark”, and in the case of a landmark district, a *building* for which the Commission on Chicago Landmarks has made a formal determination that said *building* is a contributing *building* to the district, or 2) has been color-coded red or orange in the Chicago Historic Resources Survey, may elect to follow the *planned development* review and approval procedures regardless of site area or other qualifying criteria.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 12-13-06, p. 95360, § 1; Amend Coun. J. 9-9-09, p. 71111, § 1)

17-8-0700 Measurement of planned development thresholds.

In interpreting the mandatory *planned development* criteria of Sec. 17-8-0500 the following measurement rules apply:

17-8-0701 Measurements of acreage apply to all land that is contiguous or would be contiguous except for separation by a *public way* or private access drive.

17-8-0702 Measurement of the 100-foot distance from waterways is to be made from the high water mark boundary of the waterway along an axis generally perpendicular to the waterway. Land occupied by public roads, *streets*, alleys and other public property must be included when computing the 100-foot distance.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391)

17-8-0800 Review and approval procedures.

Mandatory and elective *planned developments* must be reviewed and approved in accordance with the procedures of Sec. 17-13-0600.

(Added Coun. J. 5-26-04, p. 25275)

17-8-0900 Standards and guidelines.

17-8-0901 Uses, Bulk, Density and Intensity. *Planned developments* are subject to strict compliance with the *floor area ratio* standards of the zoning district applicable to the subject property immediately before approval of the *planned development*. *Planned developments* must be in substantial compliance with *density*, use, setback, building height, and open space and other (non-FAR-related) development standards of the zoning district applicable to the subject property immediately before approval of the *planned development*.

17-8-0902 Other Regulations. Except as otherwise expressly stated, *planned developments* must comply with any special regulations that apply to the subject property, including but not limited to, the Chicago Landmark Ordinance, the Lake Michigan and Chicago Lakefront Protection Ordinance, the Chicago River Urban Design Guidelines – Downtown Corridor, and the Department of Planning and Development's sustainable development policy.

17-8-0903 Approved Plans. *Planned developments* must be consistent with plans that have been adopted by the Plan Commission or approved by the City Council. In furtherance of the foregoing, and in recognition of evolving and changing conditions within the areas which are the subject thereof, all such plans, including any specific information or determinations relating to uses, bulk, height, and other standards contained in such plans, shall be treated as guidelines to inform consideration and not as regulations or requirements in connection with the evaluation of specific *planned development* proposals. The specific terms and conditions of an approved *planned development* shall govern to the extent they differ from such guidelines.

17-8-0904 Transportation, Traffic Circulation and Parking.

17-8-0904-A General Intent. *Planned developments* should:

1. promote the safe and efficient circulation of pedestrians, cyclists and *motor vehicles*;
2. promote transit, pedestrian and bicycle use;
3. ensure accessibility for persons with disabilities;
4. minimize conflict with existing traffic patterns in the vicinity;
5. minimize and mitigate traffic congestion associated with the proposed development;
6. provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and
7. provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas.

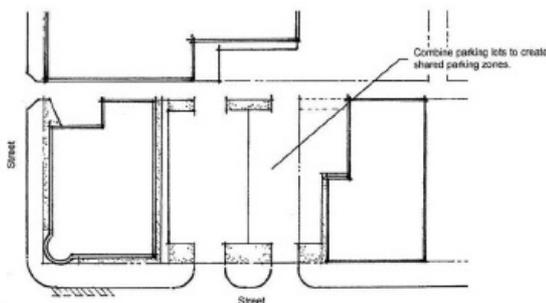
17-8-0904-B Transportation.

1. All *streets* should be constructed to city standards pertaining to paving and construction materials and be dedicated for public use. Deviations from standard widths (cross-sections) may be approved as part of the PD approval process.
2. When new *streets* are required for large-scale, multi-building developments, the new *streets* should reconnect the existing *street* grid.

17-8-0904-C Parking.

1. Large fields of surface parking should be avoided. Large parking lots should be broken up into smaller “cells” or “pods” that are defined by buildings, landscaping and pedestrian paths.
2. Parking should be located behind buildings or to the side of buildings. Large parking areas between buildings and the adjacent *street*/sidewalk should be avoided.
3. Shared parking should be provided whenever possible. Parking lots should be constructed to allow easy access to one or more buildings and multiple storefronts/uses.

Figure 17-8-0904-C3



4. On large retail and shopping center sites, small footprint, multi-level parking structures are preferred over large surface parking lots.
5. Parking areas should be designed and laid out to maximize pedestrian safety and ease of connections to adjoining property.
6. On large retail and shopping center sites, separate and distinct pedestrian pathways should be provided to connect adjacent public

sidewalks and parking areas with building entrances. Clearly delineated crosswalks should be provided when such pathways cross vehicular traffic lanes.

7. Bicycle parking facilities should be easily accessible and secure.
8. Driveways to parking areas should be minimal where possible and located and designed to maximize pedestrian safety and comfort.

17-8-0904-D Parking in “D” Districts.

1. Vehicle access and service functions should be accessed from alleys in order to diminish conflicts with pedestrian traffic on sidewalks.
2. Porte cocheres and similar covered entrances for automobiles are strongly discouraged.
3. Underground parking is strongly encouraged for superior building design that eliminates blank walls at *street* level for an improved pedestrian experience.
4. Any portion of a multi-level parking garage not located below grade should be lined by active use for a minimum depth of 20 feet (see Sec. 17-8-0905-B, Building Features, below).
5. Motor courts and parking courts are discouraged.
6. To reduce traffic congestion downtown and maximize the City's transit resources, new and expanded non-accessory parking facilities in the Central Area Parking District are strongly discouraged.

17-8-0905 Pedestrian-Orientation.

17-8-0905-A General Intent. *Planned developments* should be designed to promote pedestrian interest, safety and comfort by:

1. creating safe and attractive walkways and pedestrian routes;
2. providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;
3. avoiding blank walls, especially near sidewalks; and
4. emphasizing building entries through architecture and design.

17-8-0905-B Building Features.

1. Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. Exceptions are appropriate when building setbacks would allow the widening of a narrow sidewalk or where a large site allows a plaza or open space.
2. Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*.
3. Active uses such as retail or residential, as appropriate, should be employed to screen parking garages from view and to ensure active uses at sidewalk level.
4. Large expanses of blank walls should be avoided, particularly in areas where pedestrian movement is expected.
5. For grade-level retail, a minimum of 60% of the street-facing building *façade* between 2 feet and 8 feet in height should be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas.
6. If solid windowless walls are necessary in limited instances because of a building's use or activity, they should be articulated with architectural or material relief, planters, landscaping and other elements that reduce building scale at ground level and add to the building's visual interest.
7. Building *façades* at pedestrian level should be appropriately scaled within the context of the existing streetscape. This may include, by way of example and not limitation, breaking up a long *façade* with vertical bays or proportioning a curtain wall with additional mullions.
8. Adequate sidewalk widths should be maintained to ensure pedestrian clear zones with a width appropriate for the level of pedestrian activity expected.

17-8-0906 Urban Design.

17-8-0906-A General Intent. *Planned developments* should be designed to:

1. reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
2. create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower-intensity character; and
3. ensure that *signs* associated with the development are appropriate to the scale and character of the development and the surrounding area.

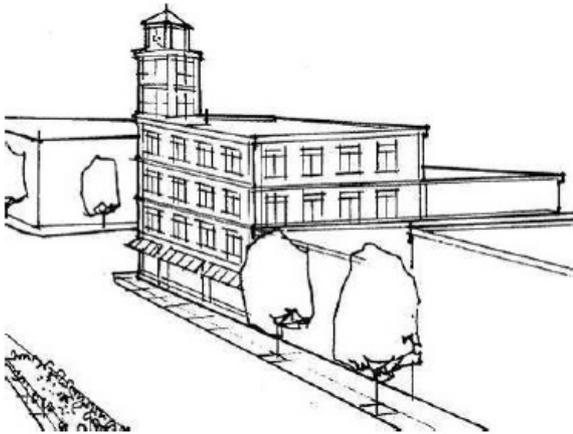
17-8-0906-B Building Orientation and Massing.

1. Building orientation and massing should create active “*street* or building walls” lining the sidewalk.
2. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.
3. Where a *street* wall exists, its continuity must be reinforced with the new development. Gaps between buildings that interrupt the

street wall should be avoided.

4. As the development pattern of the area permits, buildings on corner sites should be located close to both *street frontages* to help “hold” and give prominence to the corner. Parking areas and driveways should not be located at corners.

Figure 17-8-0906-B4



Holding the corner

5. Large retail developments and shopping centers should help reinforce the characteristics of urban *streets* by placing liner buildings (outlot buildings) near the *street/public sidewalk*. Such liner buildings should contain retail/commercial uses.

6. Multiple-building developments should provide separation distances between buildings that are adequate to protect public safety and to ensure privacy and open space for residents of the development. Setbacks and separation distances within *planned developments* should be at least as large as would otherwise be required for similar buildings located outside of a *planned development*.

17-8-0906-C Residential Development.

1. Gated, walled-off residential developments are not characteristic of Chicago neighborhoods. Such development styles should not be used.

2. Large-scale residential developments of 2 or more acres should include a variety of housing types, such as *townhouses* and *detached houses*. A mix of building types is representative of the diverse *residential building* types found in Chicago neighborhoods.

3. When new *streets* are required for large-scale residential developments, they should reconnect the existing *street* grid.

17-8-0906-D Transitions.

1. Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the *street* and away from *residential buildings* and entrances. Landscaping and walls should be used to screen such areas/activities from view.

17-8-0907 Building Design.

17-8-0907-A General Intent.

1. Design excellence is expected in buildings located in *planned developments*.

2. The creativity and flexibility inherent in *planned developments* require building designs that uniquely respond to the program and location.

3. Building designs should respond to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape where appropriate.

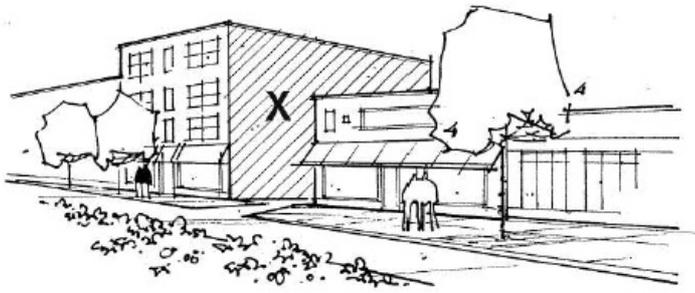
17-8-0907-B General Guidelines.

1. The existing context of a site should be respected in the design of adjacent new construction. This includes the existing general size, shape and scale, site plan and materials of surrounding properties. High-rise buildings or towers should respect the context and scale of surrounding buildings with setbacks at appropriate heights which will also reduce the apparent mass from street level.

2. Buildings located at intersections should have prominent design and lighting programs, due to their visibility.

3. All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing *façade*.

Figure 17-8-0907-B3*



Visible sidewall



Visible sidewall

* **Editor's note** – Coun. J. 5-18-16, p. 24993, § 11, renumbered former § 17-8-0907-A4 as § 17-8-0907-B3 but did not renumber the accompanying figure. The figure numbering has been revised to 17-8-0907-B3 at the discretion of the editor. Future legislation will correct the provision if needed.

17-8-0907-C High-rise Buildings. For the purposes of this section, high-rise building is defined as any new construction over 80 feet in height.

1. Buildings should have a clearly defined vertical appearance, comprised of a base, midsection, and top.
2. The bases and upper stories of high-rise buildings should be in the same vertical plane along all building *façades* fronting public *streets*, except as otherwise provided for in the following subsection 3.
3. Upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings. Such setbacks should convey a sense of sculpting to the tower and the top floors of the building. Setbacks should be at least 10 feet in depth. Exceptions to this standard include:
 - (a) Upper-level setbacks are not permitted on LaSalle Street between Madison Street and Jackson Boulevard, unless the upper-level setbacks occur at a height above 175 feet.
 - (b) Upper-level setbacks are not permitted on State Street or Wabash Avenue between the Chicago River and Ida B. Wells Drive, unless the upper-level setbacks occur at a height above 55 feet.

17-8-0908 Green Design.

17-8-0908-A General Intent. *Planned developments* should:

1. minimize human exposure to noxious materials;
2. conserve non-renewable energy and scarce materials;
3. minimize life-cycle ecological impact of energy and materials used;
4. use renewable energy and materials that are sustainably harvested;
5. protect and restore local air, water, soils, flora and fauna;
6. support pedestrians, bicycles, mass transit and other alternatives to fossil-fueled vehicles.

17-8-0908-B Stormwater. *Planned developments* should reduce the speed and contamination of stormwater runoff flows from a site.

17-8-0909 Parks, Open Space, and Landscaping.

17-8-0909-A General Intent. *Planned developments* should:

1. where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents; and
2. where appropriate, provide substantial landscaping of the open areas on the building and the site (including contiguous *public ways*).

17-8-0909-B Design.

1. Open spaces should be located to ensure maximum exposure to sunlight.
2. In addition to providing a visual amenity to the *street*, open space should be designed to allow public gathering space and activity.

17-8-0909-C Residential Development. Large residential developments should include on-site amenities, such as common open space, recreational facilities, dog runs/exercise areas and health/fitness facilities.

17-8-0909-D Neighborhood Institutional Uses. Hospitals, universities, religious institutions should provide significant perimeter landscaping and setbacks when such institutions are located in or near *residential districts*.

17-8-0910 Public and Civic Amenities. *Planned developments* should provide public, social and cultural amenities for workers, visitors and residents; and promote public safety and security.

17-8-0911 Historic and Cultural Resources. *Planned developments* should give priority to the adaptive reuse of historic buildings which have been designated as a “Chicago Landmark” or color-coded red or orange in the Chicago Historic Resources Survey. Notwithstanding Section 17-8-0901 of the Chicago Zoning Ordinance, in any D district strict compliance with the underlying zoning district as it applies to the Bulk criteria as identified in Section 17-17-0231 may be varied if the relief sought is consistent with the stated Purpose and Intent identified in Section 17-1-0500 and that relief is necessary for the rehabilitation and reuse of these structures, as approved by City Council in accordance with the procedures of Section 17-13-0600.

17-8-0912 Waterways. The beauty, amenity, economic potential, recreation value and environmental quality of Chicago's waterways should be protected and enhanced by developing more attractive relationships between land and water. *Planned developments* adjacent to waterways must:

17-8-0912-A provide a minimum setback of 30 feet from the *top of the bank* along all points of the waterway adjacent to the Chicago River Main Branch, Chicago River North Branch and North Branch Canal, Chicago River South Branch and South Fork of the South Branch, North Shore Channel, and Chicago Sanitary and Ship Canal;

17-8-0912-B provide public waterfront paths, plazas, overlooks, esplanades and access points where appropriate;

17-8-0912-C include provisions for landward connections to maintain continuity and linkage with nearby public edge improvements at locations of active commercial/industrial waterfront activities;

17-8-0912-D provide adequate setbacks for bulk storage facilities to prevent littering or leaching of pollutants into the waterways;

17-8-0912-E include stabilizing treatments for waterway edges with landscaping screening for visual relief and safety provisions for landslide and waterside users;

17-8-0912-F provide boat landings and/or water-oriented commercial facilities where appropriate and feasible;

17-8-0912-G provide landscaping within all waterway setback areas, with trees and vegetation that are compatible with and enhance the riparian environment; and

17-8-0912-H comply with the general goals set forth in the Chicago River Urban Design Guidelines – Downtown Corridor, and any other inland waterway design guidelines adopted by the Plan Commission or City Council.

17-8-0913 Heliports, Helistops or Vertiports. Heliports, helistops or vertiports must be approved in accordance with the *planned development* procedures in Section 17-13-0600. In addition, *planned developments* for heliports, helistops or vertiports must:

17-8-0913-A Provide a report (including copies of the federal and state applications for the facility) attesting that the proposed heliport, helistop or vertiport is in apparent compliance with all current and applicable Federal Aviation Administration regulations, guidelines and/or circulars. The report must likewise attest that the facility is in apparent compliance with any State of Illinois regulations and guidelines governing heliports, helistops, vertiports or helicopter or tiltrotor safety, storage, maintenance or other operations. The report must include a narrative detailing all potential users of the heliport, helistop or vertiport (whether public, limited use or private); the hours of operation; the frequency of landings; estimated annual fuel sales information; estimated ground time; where helicopters or tiltrotors will park, if applicable; how many helicopters or tiltrotors may be grounded at any one time; and identify any services provided, such as, but not limited to, customer waiting areas, fueling stations, storage tanks, maintenance sheds or hangers, weather instrumentation and wind indicators. The report must be submitted as part of the *planned development* application and is subject to review by the City of Chicago's Department of Aviation. The report and corresponding applications to the Federal Aviation Administration and/or Illinois Department of Transportation are subject to the final review and approval by the Federal Aviation Administration and the Illinois Department of Transportation. An applicant must also obtain and submit a recommendation for the proposed heliport, helistop or vertiport from the Chicago Department of Aviation as part of its *planned development* application. The report, along with copies of the federal and state applications, must also be entered, along with the corresponding recommendation from the Department of Aviation, as part of the record to the Chicago Plan Commission, along with all supporting documentation as required in this section.

17-8-0913-B Applicants for a heliport must submit a dimensioned site plan illustrating and including, but not limited to, the following items: landing pad(s); location of any service facilities, including fueling stations and the location of any storage tanks; ingress and egress to and from the facility; parking pads for helicopters, if applicable; parking for service vehicles, emergency vehicles and automobiles, if applicable; and any other relevant information as determined by the Departments of Planning and Development and Aviation.

17-8-0913-C Applicants for a helistop must submit a dimensioned site plan illustrating and including, but not limited to, the following items: landing pad(s); ingress and egress to and from the facility; parking pads for helicopters, if applicable; parking for service vehicles, emergency vehicles and automobiles, if applicable; and any other relevant information as determined by the Departments of Planning and Development and Aviation.

17-8-0913-D Applicants for a vertiport must submit a dimensioned site plan illustrating and including, but not limited to, the following items: landing pad(s); location of any service facilities, including fueling stations and the location of any storage tanks; ingress and egress to and from the facility; parking pads for tiltrotors, if applicable; parking for service vehicles, emergency vehicles and automobiles, if applicable; and any other relevant information as determined by the Departments of Planning and Development and Aviation.

17-8-0913-E The number of parking spaces for service vehicles, emergency vehicles and automobiles shall be determined by the Department of Planning and Development.

17-8-0913-F Heliports, helistops or vertiports must provide appropriate lighting for daytime operations and evening operations, if applicable.

17-8-0913-G Heliports, helistops or vertiports must submit a traffic study for review and approval by the Chicago Department of Transportation, as requested by the Departments of Planning and Development or Transportation.

17-8-0913-H The Department of Planning and Development may require additional setbacks, screening or other buffering, as is deemed necessary, to mitigate the impact of the heliport, helistop or vertiport on adjacent land uses.

17-8-0913-I Heliports, helistops or vertiports must adhere to appropriate landscape requirements, as determined by the Department of Planning and Development, to reduce wildlife conflicts with operations at such facilities.

17-8-0913-J The Department of Planning and Development may request additional relevant information, as it deems necessary, in order to review each application and to make a recommendation to the Chicago Plan Commission.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-9-09, p. 71111, § 2; Amend Coun. J. 1-18-12, p. 19185, § 8; Amend Coun. J. 7-24-13, p. 58315, § 4; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30; Amend Coun. J. 5-18-16, p. 24993, § 11; Amend Coun. J. 11-20-19, p. 9510, Art. I, § 12)

CHAPTER 17-9

USE REGULATIONS

17-9-0100 Use standards.

17-9-0200 Accessory uses, buildings and structures.

17-9-0300 Temporary uses.

17-9-0100 Use standards.

17-9-0101 Adult Uses. *Adult uses* may not be located in any of the following areas or locations:

17-9-0101-A within 1,000 feet of another existing *adult use*;

17-9-0101-B within 1,000 feet of any zoning district that is zoned for residential use;

17-9-0101-C within 1,000 feet of any pre-existing *school* or *religious assembly* establishment; or

17-9-0101-D within any *planned manufacturing district* (PMD).

17-9-0102 (Deleted by Coun. J. 7-29-15, p. 4122, § 2)

17-9-0103 Bed and Breakfast. *Bed and breakfast* facilities must be located above the ground floor in those zoning districts in which *dwelling units* and other residential uses are not permitted (by-right) on the ground floor.

17-9-0103.1 Business live/work units.

17-9-0103.1-A Purpose. Business live/work units allow limited residential use in street level commercial establishments in “B” and “C” (Business and Commercial) districts. The regulations of this section are intended to ensure that the residential use satisfies basic habitability standards and that the commercial viability of the unit is maintained.

17-9-0103.1-B Permitted uses. The following commercial uses are permitted in business live/work units:

1. Artist work or sales space;
2. Offices;
3. Personal services, except massage establishments and businesses that require a Children's Activities Facility (CAF) license from the Department of Business Affairs and Consumer Protection or any successor agency; and
4. Retail sales, general, except the following: food and beverage retail sales, the sale of firearms or ammunition, and the sale of tobacco, cigars, cigarettes or cigarette papers, leaf tobacco, snuff, or any preparations containing tobacco.

17-9-0103.1-C Standards. Business live/work units shall comply with all of the following standards:

1. No portion of a business live/work unit may be separately leased, subleased or sold as a work space to any person not living in the unit, or as a residential space to any person not working in the unit.
2. Business live/work units shall contain a minimum of 800 gross square feet and a maximum of 3,000 gross square feet. The work portion of the business live/work unit shall be a minimum of one-third of the total floor area of the unit or 400 square feet, whichever is greater, and a maximum of 50 percent of the total floor area of the unit. The residential portion of the business live/work unit shall be a minimum of 50 percent of the total floor area of the unit.
3. Business live/work units must be located on the ground floor or level and at street fronting elevations. The commercial floor area shall be directly accessible from and oriented towards the street, and the entrance must be clearly designated as a business entrance.
4. The residential portion of the business live/work unit shall include cooking space, sanitary facilities and sleeping space in compliance with Section 13-64-400 or 14B-4-419 of the Municipal Code, as applicable, and any other applicable codes, ordinances, laws, rules and regulations.

The work portion of the business live/work unit shall be designed or equipped exclusively or principally to accommodate commercial uses, and shall be regularly used for commercial activities and display space by one or more occupants of the unit.

5. Each business live/work unit shall have a pedestrian-oriented frontage that publicly displays the interior commercial space.

6. The residential portion of the business live/work unit shall be contiguous with and an integral part of the work space, with direct access between the two areas, and not as a separate stand-alone dwelling unit; provided, however, mezzanines and lofts may be used as living space, and living and work space may be separated by corridors, hallways, interior courtyards or similar private space. The residential portion of the business live/work unit shall not have a separate street address from the work space. Each business live/work unit shall be separated from other business live/work units and any other uses in the building and shall have separate access either from the building exterior or from an interior corridor, hall or other common access area that is separate from other units and uses.

7. A business live/work unit shall not be established or used in conjunction with any of the following activities:

(a) storage of flammable liquids or hazardous materials beyond those normally associated with a residential use;

(b) welding, machining, or any open flame work; and

(c) any other activity or use as determined by the Zoning Administrator to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of business live/work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

8. Business live/work units shall comply with the minimum lot area standards of Section 17-3-0402 for dwelling units; provided, however, in the case of buildings constructed prior to August 1, 2012, one business live/work unit per building shall be exempt from the minimum lot area requirements.

9. Business live/work units are prohibited in strip centers.

17-9-0103.1-D Certificate of occupancy. No business live/work unit shall be occupied without issuance of a certificate of occupancy. A certificate of occupancy shall be issued only if the Commissioner of Buildings determines that the proposed commercial space and living space are in compliance with Section 13-64-400 or 14B-4-419 of the Municipal Code, as applicable.

17-9-0103.1-E Required disclosures to new tenants or owners. For any business live/work unit, a statement of disclosure shall be provided to prospective owners or tenants before a unit, or building containing a unit, is leased or sold. This statement of disclosure shall contain the following acknowledgments: at least one resident of each business live/work unit must operate a business within the unit and possess a valid business license, if applicable, associated with the premises and based on the commercial activity conducted therein. Commercial activities within the business live/work unit are restricted to those listed in Section 17-9-0103.1-B.

17-9-0103.3* Urban Farm. *Urban farms* are subject to the following standards:

* **Editor's note** – Coun. J. 6-8-11, p. 1725, § 5, added this section to the code as § 17-9-103.3. The numbering has been revised to § 17-9-0103.3 at the discretion of the editor. Future legislation will correct the provision if needed.

17-9-0103.3-A *Urban farms* shall be exempt from the landscaping and screening requirements of vehicular use areas of 17-11-0200.

17-9-0103.3-B Parkway vegetation that is complementary to allowed activities and that is acceptable to the Department of Planning and Development shall be allowed in lieu of the Parkway Tree requirements of 17-11-0100.

17-9-0103.3-C Fencing and screening that is complementary to allowed activities and that is acceptable to the Department of Planning and Development shall be allowed in lieu of the requirements of 17-3-0304 and 17-5-0601.

17-9-0103.3-D Composting must comply with the standards of Section 11-4-2545 of the Municipal Code. Incidental sales of such compost material is expressly allowed as an accessory use to the principal use of an *urban farm*.

17-9-0103.5 Community garden. *Community gardens* are subject to the following standards:

17-9-0103.5-A *Community gardens* shall not be larger than 25,000 square feet, except in POS districts. There is no size limit for *community gardens* in the POS1 and POS2 districts.

17-9-0103.5-B *Accessory buildings*, such as sheds, greenhouses, hoophouses or farmstands shall comply with the requirements of 17-9-0201-D. Hoophouses or other fabric based shelters, which are not required to obtain a building permit, shall not be considered accessory buildings. Hoophouses or other fabric based shelters shall be securely attached to the ground and designed and constructed to comply with appropriate standards in the building provisions of the Municipal Code of Chicago.

17-9-0103.5-C Composting must comply with the standards of Section 7-28-715 of the Municipal Code.

17-9-0103.5-D Sales on site are limited to incidental sales of plants or produce generated on site.

17-9-0104 Community Homes. *Community homes* must be located above the ground floor in those zoning districts in which *dwelling units* and other residential uses are not permitted (by-right) on the ground floor.

17-9-0105 Container Storage. *Container storage* facilities are subject to the following standards:

17-9-0105-A Container storage areas must be set back at least 20 feet from any lot line adjacent to a *residential district* and at least 7 feet from any lot line adjacent to a *public way*.

17-9-0105-B Container storage areas must be screened from view by a 6-foot *ornamental fence* to be installed along the perimeter of the facility along any lot line adjacent to a *residential district* or *public way*, excluding alleys. The fence must be installed behind the landscaped area at a minimum distance of 7 feet from the lot line.

17-9-0105-C The ground adjacent to required fences must be landscaped to a distance extending not less than 7 feet from the front of the

fence. The ground area must be covered with grass or other ground cover or plant material, and with hedges and trees planted in a manner that effectively screens the facility from public view. Hedges must consist of individual shrubs of a minimum of 24 inches in width planted at 36-inch intervals on center. Trees must be planted at the rate of one tree for every 25 feet of frontage adjacent to any *residential district* or *public way*. The landscaping must be installed in accordance with the standard practices of horticultural professionals and in good and workmanlike manner and must be maintained in good condition.

17-9-0105-D If containers are stacked along any lot line adjacent to a *residential district*, the outermost stack may not exceed 2 containers in height; the inner stack immediately adjacent to the outermost stack may not exceed 3 containers in height; and no other stack may exceed 5 containers in height.

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 are 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.

17-9-0106 Drive-Through Facility.

17-9-0106-A Drive-In and Drive-Through Queue Area. Each facility must provide sufficient queue area at a minimum of 20 feet per vehicle in advance of the service window to accommodate a minimum of 3 vehicles per establishment. The queue area may not interfere with other on-site circulation and parking facilities.

17-9-0106-B Pedestrian Walkways. Pedestrian walkways must have clear visibility, and be emphasized by enhanced paving or markings when they intersect the drive-through aisles.

17-9-0106-C Screening. All service areas, trash storage areas, and ground-mounted mechanical equipment must be screened from ground-level view by fences or walls.

17-9-0107 Equipment Sales and Rental. All areas used for the display of *motor vehicles* or other light or heavy equipment for sale or lease must have proper drainage and must be connected to the municipal sewer system, all in compliance with applicable provisions of the Municipal Code. Any existing areas used for the display of *motor vehicles* or other light or heavy equipment for sale or lease must be brought into compliance with this standard by June 1, 2003.

17-9-0108 Foreign Consulates. Office space in Foreign Consulates located in R districts are limited to no more than 25% of the gross floor area of the building or 4,000 square feet, whichever is greater.

17-9-0109 Gas Stations.

17-9-0109-A *Special use* approval is required for all new *gas stations* and for additions to existing *gas stations* that would result in adding 2 or more new gas pumps, 5 or more parking spaces (or equivalent paved area) or floor area in excess of 25% of the existing floor area or 1,500 square feet, whichever is less. *Special use* approval is not required for new gas pumps or excavation work required to ensure compliance with state or federal regulations.

17-9-0109-B The minimum *lot area* for a gas station is 20,000 square feet.

17-9-0109-C *Gas stations* are subject to compliance with the applicable landscape regulations of Chapter 17-11, expressly including the *vehicular use area* standards of 17-11-0200.

17-9-0109-D No *signs* are allowed on fences.

17-9-0109-E All lighting must be directed downward and shielded to prevent illumination of adjoining residential property.

17-9-0109-F All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining *streets*. The Chicago Department of Transportation must review the proposed gas station plans before the public hearing on the *special use* application.

17-9-0110 Inter-Track Wagering Facilities. New inter-track wagering facilities are not allowed to be established within 500 feet of the *property line* of a *lot* containing a *religious assembly*, *school* or *household living* use. Notwithstanding the foregoing, an inter-track wagering facility existing in a Downtown *District* on May 11, 2005 may relocate as a *special use* within a DC, DX or DS *District* if the facility demonstrates compliance with paragraph (h)(8.2) of Section 26 of the Illinois Horse Racing Act of 1975 (230 ILCS 5/26(h)(8.2)), and obtains all applicable approvals necessary to the establishment of a *special use*.

17-9-0111 Lodges and Private Clubs. The following standards apply to lodges and private clubs located in R or DR zoning districts:

17-9-0111-A No more than 20% of the gross floor area or 2,000 square feet, whichever is greater, may be devoted to or used as office space.

17-9-0111-B A private club organized for the purpose of promoting knowledge of and participation in the fine or performing arts need not restrict use of its premises to its members and their guests, if revenue derived from the presence of additional persons is necessary for the club's program of support for the fine or performing arts and is used for that purpose.

17-9-0111-C A private club's program of supporting the fine or performing arts must include offering residential facilities to performers or artists; offering a venue for practice and performances; and availability of facilities for the discussion, promotion and development of skills and interests in the fine or performing arts.

17-9-0111-D The affairs and management of such lodge or private club must be conducted by a board of directors, executive committee, or similar body chosen by the members at their annual meeting.

17-9-0111-E It is permissible to serve food and meals on such premises providing adequate dining room space and kitchen facilities are available.

17-9-0111-F The sale of alcoholic beverages to members and their guests is allowed provided it is secondary and incidental to the promotion of some other common objective by the organization, and further provided that such sale of alcoholic beverages is in compliance with the applicable Federal, State and Municipal laws.

17-9-0111-G The minimum *lot area* for a new gas station may be reduced to not less than 10,000 square feet, when approved as a *variation* (see Section 17-13-1101-G).

17-9-0111.3 Motor Vehicle Repair Shops.

17-9-0111.3-A *Motor vehicle* repair shops are subject to the provisions of Municipal Code Chapter 4-228 .

17-9-0111.5 Non-Accessory Parking. Non- accessory parking is a permitted use in RT4 and higher R districts when located on those areas of elementary or high school grounds currently devoted to accessory parking. Such non-accessory parking is permitted only when the school is not in session. All other non- accessory parking in RT4 and higher R districts requires special use approval in accordance with Sec. 17-13-0900.

17-9-0112 Personal Services. Hair salons, barber shops, beauty shops, and nail salons are permitted by- right in “B” districts if located more than 1,000 feet from any other hair salon, barber shop, beauty shop or nail salon. Special use approval is required for hair salons, barber shops, beauty shops, and nail salons in “B” districts when such use is located within 1,000 feet of any other hair salon, barber shop, beauty shop, or nail salon.

17-9-0113 Philanthropic and Eleemosynary Institutions. Office space in Philanthropic and Eleemosynary Institutions located in R districts are limited to no more than 25% of the gross floor area of the building or 4,000 square feet, whichever is greater.

17-9-0113.1 Residential Storage Warehouse. *Residential storage warehouses* are permitted in DX districts only as an adaptive re-use of existing buildings that have been in existence for twenty (20) years or more. *Residential storage warehouses* are prohibited on lots abutting *pedestrian streets*. To the extent possible, *residential storage warehouses* in DX districts must be designed to preserve the architectural features of existing facades including building materials, windows, doors and other features. Window openings must retain their transparency and should not be blocked with interior or exterior barriers including signage with an exception of business identification signage of the facility where such signage is otherwise permitted by the Chicago Zoning Ordinance.

17-9-0114 Residential Support Services.

17-9-0114-A Where Allowed. *Residential support services* are allowed only when identified as a permitted or *special use* in the applicable use table and only in buildings containing more than 50 *dwelling units*.

17-9-0114-B Location and Maximum Area. *Residential support services* may be located only on the first two floors of a building. Individual business, service or office uses within the Residential Support Service category are limited to a maximum of 5,000 square feet in area. Additional floor area requires *special use* approval in accordance with Sec. 17-13-0900.

17-9-0114-C Outdoor Patio (if located at grade level). An outdoor patio (if located at *grade level*) as defined in Sec. 17-17-0104-K(3), may be allowed in conjunction with a restaurant if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900.

17-9-0115 Shelter Facilities.

17-9-0115-A Notwithstanding any other provision of this Zoning Ordinance, any *transitional shelter* or *temporary overnight shelter* in existence as of December 21, 1983, is considered a *permitted use* regardless of district in which it is located. Any expansion of such existing *transitional overnight shelter* or *temporary overnight shelter* will be considered as a new use for purposes of this Zoning Ordinance.

17-9-0115-B Notwithstanding any Zoning Board of Appeals resolution to the contrary, any lawfully established *transitional residence*, or *transitional shelter* may be converted to a shelter for victims of domestic violence or abuse without *special use* approval.

17-9-0115-C The Zoning Administrator is authorized to review shelter applications for the purposes of determining the need, if any, for off-street parking spaces.

17-9-0116 Strip Centers.

17-9-0116-A Site Plan Review. *Strip centers* are subject to the Site Plan Review procedures of Sec. 17-13-0800.

17-9-0116-B Standards and Guidelines.

1. General. The site plan and elevations for a proposed *strip center* 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, massing and scale; building materials; access, circulation and parking; service facilities; utility/mechanical equipment, outdoor storage, buffers and screens; landscaping; *signs* and lighting.

2. Building Orientation.

(a) The proposed building's primary *façade* should abut the *front property line* where the existing pattern of development is characterized by buildings built to the *front property line*. In such cases, store entries should face or be adjacent to the *property line* that abuts the *street*. All walls facing a public *street* must have show windows, entryways, piers, and/or masonry detailing to enhance the appearance of the building at the *street* and avoid the appearance of blank walls at the *street*.

(b) On corner sites, the proposed building must abut one *streetproperty line* and should abut both *streetproperty lines* where the existing pattern of development at the intersection is characterized by buildings built to both *property lines* on the *street* (aka: “holding the corner”). The front door of each store or office should face or be adjacent to the *street*. All walls facing a public *street* must have show windows, entryways, piers, and/or masonry detailing to enhance the appearance of the building at the *street* and avoid the appearance of blank walls at the *street*.

3. Traffic.

- (a) Site plans must demonstrate safe and attractive accommodation of pedestrians, as well as vehicles.
- (b) Driveways must be located as far as possible from *street* intersections and adjoining residential properties.
- (c) The number and width of curb cuts should be kept to the minimum necessary for pedestrian and traffic safety.
- (d) Traffic leaving the *strip center* should be directed away from any adjacent residential area through the use of channelized curbs and *signs*.

4. Landscaping and Fencing.

(a) Landscaping must be used to screen residential properties from the vehicle noise and headlights associated with *strip centers* and to soften the visual impact of the parking and *vehicular use areas* in a manner that is also consistent with the goal of traffic safety and maintenance of appropriate lines-of-sight.

(b) When *strip centers* are set back from *front property lines* or *side property lines*, added landscaping and fencing must be provided along the *street frontage* to maintain the existing *street* wall and edge condition typical of urban commercial *streets*.

(c) Fencing along *street frontages* must be designed to be integrated with the building's *façade* and should be constructed of masonry columns and/or decorative metal materials.

(d) The *rear property line* adjacent to an *alley* must be fenced.

5. Signs.

(a) The total allowable area of all *signs* on the site may not exceed 4 square feet for each linear foot of *street frontage*.

(b) Signs should be attached to the building.

(c) The use of individual lettering for *signs* is encouraged and the use of box *signs*, raceway *signs* and reader boards is discouraged.

(d) Free-standing *sign* (i.e., pylon *signs*) must be reviewed in terms of the character of signage in the area and the existing pattern of development. Monument *signs* are preferred, and such *signs* may not exceed 10 feet above finished *grade* (measured at the point where the *sign* is installed) and must be *landscaped* at the base.

6. Garbage Facilities.

(a) Facilities generating 50 cubic yards or more of garbage a week must install a trash compactor.

(b) All exterior trash receptacles and compactors must be enclosed using materials compatible with the building *façade*.

7. Loading Facilities. When *alley* access is authorized by City Council, all loading facilities must be located behind the building or otherwise screened from visibility from the public right-of-way and should be accessed from the *alley*.

8. Lighting. All lighting must be directed downward and shielded to prevent illumination of adjoining residential property.

17-9-0117 Waste-related Uses, Recycling Facilities, Mining/Excavation Uses, Coke & Coal Bulk Material Uses, and Manganese-bearing Material Operation Uses.

17-9-0117-A Waste-Related Uses, Recycling Facilities, Mining/Excavation Uses, and Manganese-bearing Material Operation Uses. Buildings, storage areas and work areas on the site of all *waste-related uses*, *Class III*, *Class IVB*, and *Class V Recycling Facilities*, *mining/excavation*, and *manganese-bearing material operation* uses must be located at least 150 feet from all R zoning district boundaries, provided that landfills, hazardous waste disposal/storage, and windrow composting facilities must be located at least 660 feet from R zoning district boundaries.

17-9-0117-B Coke & Coal Bulk Material Uses.

(1) Neither the storage, placement, retention, loading, unloading, stockpiling, or processing of *coke and coal bulk material*, nor the undertaking of any improvements or development associated therewith (collectively, "*coke and coal bulk material uses*"), shall be permitted in any zoning district, with the exception that this prohibition does not apply to any material used in manufacturing cement at any location for which a construction permit and new source review approval from the Illinois Environmental Protection Agency has been obtained prior to the effective date of this subsection 17-9-0117-B, which cement manufacturing may commence and continue as a non-conforming use.

(2) Notwithstanding subsection 17-9-0117-B(1), *coke and coal bulk material uses* that have been in continuous operation in accordance with lawfully established zoning requirements for at least one year prior to the effective date of this subsection 17-9-0117-B shall be deemed nonconforming and may be continued. Suspension of any such operation before, on, or after the effective date of this subsection 17-9-0117-B in order to obtain any non-zoning governmental approvals (legislative, judicial, regulatory, or other) required to operate a *coke and coal bulk material use* shall not affect the operation's status as a continuous use. In the event of such a suspension, subsections 17-15-0304-A1 and 17-15-0304-A3 of this zoning ordinance shall not apply so long as the operator of the suspended *coke and coal bulk material use* is actively engaged in obtaining the aforesaid approvals.

(3) Notwithstanding subsection 17-15-0302-B of this zoning ordinance, no nonconforming use may be changed to, or substituted with, any *coke and coal bulk material use*.

(4) No expansion of any *coke and coal bulk material use* shall be permitted. For purposes of this subsection 17-9-0117-B(4), "expansion" means any extension or increase in the boundaries of the land upon which any existing *coke and coal bulk material use* is located, based on the lawful boundaries in existence as of the effective date of this subsection 17-9-0117-B.

(5) Owners and operators of *coke and coal bulk material uses* allowed under this subsection 17-9-0117-B shall report and certify, under

penalty of perjury, the following data, expressed in both tons and cubic yards, in quarterly reports submitted to the department of planning and development, pursuant to a form, format, and schedule set by that department:

- (a) the total monthly amount of *coke and coal* received;
- (b) the total monthly amount of *coke and coal* leaving the facility by truck, barge, boat, railcar, or other means of conveyance;
- (c) the maximum daily amount of *coke and coal* present at the facility in each calendar month; and
- (d) the monthly *coke and coal* throughput, i.e., the amount of *coke and coal* received at a facility in a given calendar month, plus the amount of *coke and coal* leaving the facility in that same month, divided by 2.

The owners and operators shall include in each quarterly report the method used for determining the values of subsections 17-9-0117-B(5) (a), (b), and (c), and shall maintain for inspection all documents used in preparing the reports for a period of at least 3 years. Violators of this subsection 17-9-0117-B(5) shall be subject to a fine of not less than \$1,000 nor more than \$5,000. Each day that a violation continues shall constitute a separate and distinct offense. Utilizing these reports and other relevant data, the commissioner of planning and development shall determine what limitations on (1) *coke and coal* throughput, and (2) the maximum daily amount of *coke and coal* present at the facility in each calendar month, are necessary to abate the negative impact on the community resulting from the secondary effects of *coke and coal bulk material uses* (including impaired enjoyment of real and personal property in neighborhoods located near such uses), and shall, no later than March 31, 2015, issue one or more administrative orders setting throughput limitations and maximum daily amount limitations for all owners and operators of *coke and coal* bulk material uses subject to this subsection 17-9-0117-B(5).

(6) All *coke and coal bulk material uses* are subject to all applicable sections of the Municipal Code of Chicago, including, but not limited to, sections 11-4-760 and 11-4-770 of that Code, as amended; and to the Rules and Regulations for Control of Emissions from the Handling and Storage of Bulk Material Piles, as well as all other applicable rules and regulations promulgated under any applicable sections of the Municipal Code of Chicago (collectively, "bulk material regulations").

(7) Nothing in this subsection 17-9-0117-B shall preclude a finding by the City that *coke and coal bulk material uses* are also *waste-related uses* and thus subject to the regulations applicable to such uses as well.

(8) Nothing in this subsection 17-9-0117-B shall prohibit or impair the construction or installation of any improvements, nor the undertaking of any operations or maintenance that is required or provided for by the *bulk material* regulations, with the exception of compliance with subsection 17-9-0117-B(4), the prohibition on expansion of land boundaries.

(9) In the event of any conflict between this subsection 17-9-0117-B and any other provision of this zoning ordinance, the former shall govern.

17-9-0117-C Urban Farm Accessory Composting Operations.

Composting areas in an outdoor urban farm accessory composting operation must be located at least 150 feet from all R zoning district boundaries or at the farthest distance from all R zoning district boundaries, whichever is greater. This section does not apply to an urban farm accessory composting operation conducted within a completely enclosed building. For purposes of an outdoor urban farm accessory composting operation that composts landscape waste only and, otherwise operates in compliance with Section 415 ILCS 5/21(q)(2.5) (A) to (D) of the Illinois Environmental Protection Act, the setback requirement specified in this section is established pursuant to Section 415 ILCS 5/21(q)(2.5)(E) of the Illinois Environmental Protection Act.

17-9-0117-D Manganese-bearing Material Operation Uses.

(1) Neither the storing, loading, unloading, stockpiling, handling on-site, blending, mixing, crushing, screening, breaking, wet or dry cleaning, thermal drying, chemically treating or any other processing of *manganese-bearing material*, nor the undertaking of any improvements or development associated therewith (collectively, "*manganese-bearing material operation uses*"), shall be permitted in any zoning district. This section shall not apply to any licensed manufacturing establishment if the manufacturing establishment: (i) uses or processes *manganese-bearing materials* for the purpose of manufacturing of finished or unfinished products at the site of the manufacturing establishment; (ii) has obtained applicable air permits, if any, required by City, State of Illinois or federal; and (iii) does not store *non-packaged manganese-bearing material* outdoors and is not subject to the Rules and Regulations for Control of Emissions from the Handling and Storage of Bulk Material Piles.

(2) Notwithstanding subsection 17-9-0117-D(1), *manganese-bearing material operation uses* that have been in continuous operation in accordance with lawfully established zoning requirements for at least one year prior to the effective date of this subsection 17-9-0117-D shall be deemed nonconforming and may be continued. Suspension of any such operation before, on, or after the effective date of this subsection 17-9-0117-D in order to obtain any non-zoning governmental approvals (legislative, judicial, regulatory, or other) required to operate a *manganese-bearing material operation use* shall not affect the operation's status as a continuous use. In the event of such a suspension, subsections 17-15-0304-A1 and 17-15-0304-A3 of this Zoning Ordinance shall not apply so long as the operator of the suspended *manganese-bearing material operation use* is actively engaged in obtaining the aforesaid approvals.

(3) Notwithstanding subsection 17-15-0302-B of this Zoning Ordinance, no nonconforming use may be changed to, or substituted with, any *manganese-bearing material operation use*.

(4) No expansion of any *manganese-bearing material operation use* shall be permitted. For purposes of this subsection 17-9-0117-D(4), "expansion" means any extension or increase in the boundaries of the land upon which any existing *manganese-bearing material operation use* is located, based on the lawful boundaries in existence as of the effective date of this subsection 17-9-0117-D.

(5) Owners and operators of *manganese-bearing material operation uses* allowed under this subsection 17-9-0117-D shall report and certify, under penalty of perjury, the following data, expressed in both tons and cubic yards, in quarterly reports, due within thirty days of the end of each quarter, submitted to the department of planning and development, pursuant to a form and format set by that department:

- (a) the total monthly amount of *non-packaged manganese-bearing material* received;

(b) the total monthly amount of *non-packaged manganese-bearing material* leaving the facility by truck, barge, boat, railcar, or other means of conveyance;

(c) the maximum daily amount of *non-packaged manganese-bearing material* present at the facility in each calendar month; and

(d) the monthly *non-packaged manganese-bearing material* throughput, i.e., the amount of *manganese-bearing material* received at a facility in a given calendar month, plus the amount of *non-packaged manganese-bearing material* leaving the facility in that same month, divided by 2.

The owners and operators shall include in each quarterly report the method used for determining the values of subsections 17-9-0117-D(5)(a), (b), and (c), and shall maintain for inspection all documents used in preparing the reports for a period of at least 3 years. Violators of this subsection 17-9-0117-D(5) shall be subject to a fine of not less than \$1,000 nor more than \$5,000. Each day that a violation continues shall constitute a separate and distinct offense. Utilizing these reports and other relevant data, the commissioner of planning and development, in consultation with the commissioner of health, is authorized to determine limitations on: (1) *non-packaged manganese-bearing material* throughput, and (2) the maximum daily amount of *non-packaged manganese-bearing material* present at the facility in each calendar month, that are necessary to abate the negative impact on the community resulting from the secondary effects of *manganese-bearing material operation uses* (including impaired enjoyment of real and personal property in neighborhoods located near such operations). The commissioner of health shall, on at least a quarterly basis, compare the reports with any complaints, inspection reports, monitoring data, and other relevant information, and provide recommendations to the commissioner of planning and development. The commissioner of planning and development is also authorized to issue one or more administrative orders setting throughput limitations and maximum daily amount limitations for all *manganese-bearing material operation uses*.

(6) All *manganese-bearing material operation uses* are subject to all applicable sections of the Municipal Code of Chicago, including, but not limited to, sections 11-4-760 and 11-4-770 of that Code, as amended; and to the Rules and Regulations for Control of Emissions from the Handling and Storage of Bulk Material Piles, as well as all other applicable rules promulgated under any applicable sections of the Municipal Code of Chicago (collectively, "bulk material rules").

(7) Nothing in this subsection 17-9-0117-D shall preclude a finding by the City that *manganese-bearing material operation uses* are also *waste-related uses* and thus subject to the regulations applicable to such uses as well.

(8) Nothing in this subsection 17-9-0117-D shall prohibit or impair the construction or installation of any improvements, nor the undertaking of any operations or maintenance that is required or provided for by the *bulk material rules*, with the exception of compliance with subsection 17-9-0117-D(4), the prohibition on expansion of land boundaries.

(9) In the event of any conflict between this subsection 17-9-0117-D and any other provision of this Zoning Ordinance, the former shall govern.

Editor's note – Coun. J. 9-13-06, p. 84870, § 1, renumbered former § 17-9-0117 as § 17-2-0500.

17-9-0117.5 Reserved.

Editor's note – Coun. J. 9-13-06, p. 84870, § 2, renumbered § 17-9-0117.5 as § 17-9-0117.

17-9-0117.7 Wind Energy Meteorological Tower.

17-9-0117.7-A General Standards.

1. No *wind energy meteorological tower* may rise more than 300 feet.
2. No *wind energy meteorological tower* may be constructed within a distance equal to one-and-a-half times the height of an existing *wind energy meteorological tower*.
3. *Wind energy meteorological towers* must be constructed so that if a failure does occur, the tower will collapse into itself and will not fall onto structures near the site.
4. *Wind energy meteorological towers* must be enclosed by security fencing not less than 6 feet high and must also be equipped with an appropriate anti-climbing device. The anti-climbing device may not include barbed wire, razor wire, or similar sharp barrier.
5. *Wind energy meteorological towers* must be *landscaped* with a buffer of plant materials that effectively screens the view of the tower and associated equipment from adjacent residential properties.
 - a. The standard buffer must consist of a *landscaped* strip at least 5 feet wide outside the perimeter of the facility.
 - b. In locations where the visual impact of the facility would be minimal, the landscaping requirement may be reduced or waived altogether.
 - c. Existing mature trees (more than 3 inches in diameter) and natural land forms on the site must be preserved to the maximum extent possible. If mature trees are removed, the same number of trees must be planted on the site within 6 months following completion of the tower. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.

17-9-0117.7-B Review and Approval Procedure. Each applicant requesting a permit for a *wind energy meteorological tower* must submit with the 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. tower height requirements and *setbacks*;
- d. drives, parking, fencing, *landscaping*, and adjacent uses; and

e. any other information deemed by the Zoning Administrator to be necessary to assess compliance with this Zoning Ordinance.

17-9-0118 Wireless Communication Facilities.

17-9-0118-A General Standards.

1. All wireless communication facilities must meet or exceed current standards and regulations of the Federal Communications Commission (FCC), Federal Aviation Administration (FAA), and any other agency of the federal government with the authority to regulate wireless communication facilities.

(a) If such standards and regulations are changed, then the owners of each wireless communication facility governed by this Zoning Ordinance must bring such facility into compliance with such revised standards and regulations within 6 months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency.

(b) Failure to bring a wireless communication facility into compliance with the federal standards and regulations, as revised, will constitute grounds for the removal of the wireless communication facility at the owner's expense.

2. Wireless communication facilities must be designed so as not to cause interference with radio, TV, or other electric appliances.

3. Wireless communication facilities must be set back a minimum of 30 feet from the *top of the bank* of any waterway.

4. Wireless communication facilities must be designed, constructed and installed to minimize their aesthetic impact on adjoining properties. The design of wireless communication facilities must, to the maximum extent possible, use materials, colors, textures, screening and landscaping that will blend the tower and associated equipment with the natural setting and built environment.

5. Wireless communication towers must maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.

6. Towers and antennas may not be artificially lighted unless required by the FAA or other applicable authority. If lighting is required, the Zoning Administrator or Zoning Board of Appeals, as appropriate, must review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views, consistent with FAA rules.

7. No *off-premise sign* is allowed on a wireless communication facility, except for co-located facilities attached to an existing and approved *sign* or its support structure. Wireless communication facilities may have safety or warning *signs* in appropriate places.

8. No wireless communication facility or accessory structure or any portion thereof, including but not limited to, any associated mounting equipment, hardware or wiring, shall be located on or attached to any rooftop gravity tank or rooftop gravity tank supporting structure.

17-9-0118-B Co-Location on Existing Wireless Communication Facility. Installation of a wireless antenna and associated equipment on an existing wireless communication facility is a *permitted use* in all zoning districts.

17-9-0118-C Co-Location by Attachment to Existing Structure. This subsection addresses the installation of a tower or antenna and associated equipment on an existing structure, other than a *wireless communication facility* wireless tower, including but not limited to buildings, light poles, commercial *signs*, church steeples, and any other freestanding structures. Such co-located *wireless communication facilities*, including associated equipment and *accessory structures*, are subject to the following minimum standards:

1. R, B1, B2, and POS Districts. In Residential (R) and Neighborhood Business (B1, B2) districts, *co-located wireless communication facilities* may not extend above the highest point of the structure to which it is attached by more than:

(a) 10 feet, if the structure is up to 40 feet high; or

(b) 15 feet, if the structure is more than 40 feet high.

2. Other B, C and D Districts. In Business (B), Commercial (C), and Downtown (D) districts, other than those specified in Sec. 17-9-0118-C1, *co-located wireless communication facilities* may extend up to 15 feet above the highest point of the structure to which it is attached. Such *wireless communication facilities* exceeding the height limits established in this section are allowed only if reviewed and approved as special uses in accordance with the procedures of Sec. 17-13-0900.

3. M and T Districts. In Manufacturing (M) and Transportation (T) districts, such *wireless communication facilities* may extend up to 15 feet above the highest point of the structure to which it is attached. Such *wireless communication facilities* exceeding the height limits established in this section are allowed only if reviewed and approved as special uses in accordance with the procedures of Section 17-13-0900.

4. Antenna Dimensions. Antennas on co-located facilities may not be more than:

(a) 4 feet high or wide, if the structure is up to 40 feet high; or

(b) 6 feet high or wide, if the structure is more than 40 feet high.

5. Antenna Projection. The antenna of such a *co-located wireless communication facility* may not project more than 3 feet from the side of the structure, nor may any equipment shelter or platform or other supporting electrical or mechanical equipment that is mounted on the structure be located within 5 feet of the outer edge of the structure.

6. Antenna Design. The antenna and associated equipment of such a *co-located wireless communication facility* must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure or building so as to make the antenna and associated equipment as visually unobtrusive as possible.

17-9-0118-D Freestanding Facilities.

1. An application for a *freestanding facility* must include an affidavit of intent committing the site owner, his successors and assigns, the operator, and his successors and assigns to allow the shared use of the tower and to offer at least one potential additional user reasonable terms

and conditions for co-location. Failure to abide by such commitment constitutes a violation of this Zoning Ordinance and may result in revocation of the building permit associated with the facility.

2. When a *freestanding facility* requires *special use* approval, it may not be granted unless the applicant demonstrates to the reasonable satisfaction of the Zoning Board of Appeals that no existing facility or structure can accommodate the applicant's proposed facility. Evidence submitted to demonstrate that no existing facility or structure can accommodate the applicant's proposed facility may consist of any of the following:

- (a) No existing *wireless communication facilities* are located within the geographic area required to meet applicant's engineering requirements.
- (b) Existing *wireless communication facilities* are not of sufficient height to meet applicant's engineering requirements.
- (c) Existing *wireless communication facilities* do not have sufficient structural strength to support applicant's proposed antenna and associated equipment.
- (d) The applicant's proposed facility would cause electromagnetic interference with an antenna on the existing tower, or vice versa.
- (e) The fees, costs, or contractual provisions required by the owner in order to share an existing *wireless communication facility*, or to adapt an existing *wireless communication facility* for sharing, are unreasonable. Costs exceeding new facility development are presumed to be unreasonable.

3. No *freestanding facility* may rise more than 75 feet above *curb level*, or 150 feet in Manufacturing (M), Planned Manufacturing (PMD) and Transportation (T) districts. The height limit may be increased, as provided in Sec. 17-9-0118-G2 to 100 feet for one additional user and 120 feet for two additional users.

4. In Residential (R), Business (B), Commercial (C), and Downtown (D) districts, freestanding facilities must be set back a minimum of 30 feet from the *rear property line* and 20 feet from the *front property line*. On a *corner lot*, the 20-foot setback requirement applies to both *property lines* fronting on the *public way*.

5. In M, PMD and T districts, freestanding facilities must be set back a minimum of:

- (a) 30 feet from a *property line* that serves as a common boundary line between an M, PMD or T district and an R district or is located in an *alley* adjacent to an R District; and
- (b) 20 feet from any *property line* adjoining a *public way*. On a *corner lot*, the 20-foot setback requirement applies to both *property lines* fronting on the *public way*.

6. There may be no more than one *freestanding facility* per *zoning lot*, except in M, PMD or T districts, which may have more than one *freestanding facility*.

7. Except in M, PMD and T districts, no *freestanding facility* may be located within 1,320 feet of any existing *freestanding facility*.

8. Towers must be of monopole construction (cylindrical, tapering steel tubes without guy wires).

9. Towers must be constructed so that if a failure does occur, the tower will collapse into itself and will not fall onto structures near the site.

10. *Freestanding facilities* must be enclosed by security fencing not less than 6 feet high and must also be equipped with an appropriate anti-climbing device. The anti-climbing device may not include barbed wire, razor wire, or similar sharp barrier.

11. *Wireless communication facilities* must be *landscaped* with a buffer of plant materials that effectively screens the view of the tower and associated equipment from adjacent residential properties.

(a) The standard buffer must consist of a *landscaped strip* at least 5 feet wide outside the perimeter of the facility.

(b) In locations where the visual impact of the facility would be minimal, the landscaping requirement may be reduced or waived altogether.

(c) Existing mature trees (more than 3 inches in diameter) and natural land forms on the site must be preserved to the maximum extent possible. If mature trees are removed, the same number of trees must be planted on the site within 6 months following completion of the tower. In some cases, such as towers sited on large, wooded *lots*, natural growth around the property perimeter may be sufficient buffer.

12. *Freestanding facilities* which are accessory to police and fire operations, and used only for public safety purposes, may rise up to 150 feet above curb level and may be within 1,320 feet of another *freestanding facility*. Any required *setback* may be reduced by the Zoning Administrator or the Zoning Board of Appeals, as applicable, pursuant to Section 17-13-1003-I, Section 17-13-1101-B or Section 17-13-1101-L of this Code.

17-9-0118-E Abandonment or Discontinuation of Use.

1. At such time as the operator of a *wireless communication facility* plans to abandon or discontinue operation of the facility, the operator must notify the Zoning Administrator by certified mail of the proposed date of abandonment or discontinuation of operation. Such notice must be given no less than 30 days before abandonment or discontinuation of operation.

2. In the event that the operator fails to give such notice, the facility will be deemed abandoned upon such discontinuation of operation.

3. Upon such abandonment or discontinuation of use, the operator must physically remove the *wireless communication facility* within 120 days from the date of abandonment or discontinuation of use. "Physically remove" includes, but is not limited to:

- (a) removal of tower, antennas, mount, equipment shelters or platforms and security barriers from the subject property;

- (b) proper disposal of the waste materials from the site in accordance with applicable solid waste disposal regulations; and
- (c) restoration of the location of the *wireless communication facility* to its natural condition, except that any landscaping and grading must remain.

4. In the event that the operator fails to remove a *wireless communication facility* in accordance with the provisions of this section, upon the city's provision of 30 days written notice to the operator, the city or its *agents* has the authority to enter the subject property and physically remove the facility. The operator of the facility, or the owner if different from the operator, is liable to the city for all costs associated with entry and removal. This liability will be collectible in the same manner as any other personal liability.

17-9-0118-F Review and Approval Procedures.

1. A building permit is required for each wireless communication facility installation.

(a) When a *wireless communication facility* requires *special use* approval, such approval must be obtained before any building permit may issue.

(b) If the Zoning Board of Appeals does not render a final decision on a *special use* application for a *wireless communication facility* within 120 days after the application is filed, the application will be considered to be approved, provided that this limitation does not apply during any period of time during which consideration of the application has been delayed at the request of the applicant.

(c) The Alderman in whose ward a *wireless communication facility* is to be constructed must be provided by the operator with a copy of drawings for the proposed facility that show its configuration, location, base design, scale and size at least 10 days before filing of the application for a building permit or *special use* application. The operator may redact or exclude confidential or proprietary information before providing such drawings.

(d) All *property owners* within a 250-foot radius of the location of the proposed installation must be provided with a copy of the building permit application by the operator at least 10 days before filing of the application. Such copy shall be provided by first-class mail, with USPS proof of delivery. The operator shall furnish to the official responsible for accepting the application a written affidavit certifying compliance with the notice requirement of this subsection, such affidavit to be accompanied by USPS proof of delivery. The requirements of this subsection (d) shall not be required with respect to proposed installations in downtown districts.

(e) The operator shall also provide Posted Notice of the proposed installation pursuant to the requirements of Section 17-13-0107-C.

2. Each applicant requesting a permit for a *wireless communication facility* must submit with the 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) radio frequency coverage;
- (d) tower height requirements and setbacks;
- (e) drives, parking, fencing, landscaping, and adjacent uses; and
- (f) any other information deemed by the Zoning Administrator to be necessary to assess compliance with this Zoning Ordinance.

3. Applications for a *wireless communication facility* filed before the effective date of this Zoning Ordinance are subject to the requirements of all applicable ordinances in effect at the time the application was filed.

4. Approved *wireless communication facilities* may be transferred to successors and assigns of the approved party, subject to all of the conditions that apply to initial approval.

17-9-0118-G Waiver. The Zoning Board of Appeals may waive any of the non-federally-mandated requirements of this section pertaining to height limitations, setback requirements, and camouflage and landscaping if it determines that the goals of this section are better served thereby. Provided, however, that the Zoning Board of Appeals may not waive any of the non-federally-mandated requirements of this section pertaining to the prohibition of wireless communication facilities on rooftop gravity tanks and rooftop gravity tank supporting structures.

1. Setback requirements may be modified if the applicant shows, to the satisfaction of the Zoning Board of Appeals, that such modification will result in a reduction of the visual impact of the *wireless communication facility*.

2. The height increases authorized in Sec. 17-9-0118-C2 and Sec. 17-9-0118-D3 are available only if the applicant shows, to the satisfaction of the Zoning Board of Appeals, that:

- (a) the facility will be constructed to safely and effectively accommodate co-location of one or more *wireless communication facilities* comparable in weight, size and surface area to the applicant's *wireless communication facility*; and
- (b) certified letters have been sent to all other wireless carriers licensed to serve the Chicago market notifying them of the construction of the *wireless communication facility* and its availability for co-location.

17-9-0119 Location restrictions for certain retail food establishments – Live poultry. No retail food establishment that sells live poultry or other live fowl at retail, or that slaughters or causes to be slaughtered for sale live poultry or other fowl at retail, shall be located within 200 feet from any place or structure: (1) in which is located a retail or wholesale food establishment; (2) is used for residential purposes; or (3) is used as a place of religious assembly, primary or secondary school, library, hospital, public park or public playground, measured from property line to property line.

17-9-0125 Payday/title-secured loan store. A payday/title-secured loan store may not be located within 1,000 feet of another existing payday/ title-secured loan store.

17-9-0127 Pawn shop. A pawn shop may not be located within 1,000 feet of another existing pawn shop.

17-9-0128 Firearms dealer. A firearms dealer may not be located within 500 feet of any primary or secondary school or any park owned or leased by any unit of local, state or federal government, measured from property line to property line.

17-9-0129 Cannabis business establishments. Cannabis business establishments shall comply with the following standards:

1. *Cannabis craft growers* may be allowed to conduct retail sales of cannabis products produced on-site only if such retail sales are reviewed and approved as a *special use* by the Zoning Board of Appeals. Such retail sales shall not exceed 20% of total floor area or 3,000 square feet, whichever is less, subject to the State of Illinois Cannabis Regulation and Tax Act (410 ILCS 705/1-1 et seq.) and the State of Illinois Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1 et seq.), as well as any state administrative rule promulgated pursuant to these acts. The applicant for such proposed retail sales of cannabis products shall also hold a community meeting, pursuant to Section 17-13-0905-G.

2. The same site location of one *adult use cannabis dispensary* is permitted by-right at any location where a *medical cannabis dispensary* has been established on or before June 25, 2019. Prior to December 31, 2019, such *medical cannabis dispensary* operator shall send written notice by USPS first class mail to the *property owner* of the subject property and to all *property owners* within 250 feet of the property lines of the subject property stating that as of January 1, 2020, such *medical cannabis dispensary* is authorized to sell adult use cannabis at that location. Such *medical cannabis dispensary* operator shall furnish a complete list of the names and last known addresses of the persons provided with such written notice as well as a written affidavit certifying compliance with such written notice to the Chairman of the Zoning Board of Appeals on or before December 31, 2019, in a form prescribed by the Commissioner of the Department of Planning and Development. No *medical cannabis dispensary* shall commence dispensing adult use cannabis in its *medical cannabis dispensary* site without complying with the notice requirement provided in this Section.

3. An *adult use cannabis dispensary* shall be located no closer than 500 feet from any *school*; such distance shall be measured on a straight line from the nearest property line of the *school* to the nearest property line of the lot to be occupied by the *adult use cannabis dispensary*.

4. On or after January 1, 2020, no more than seven *adult use cannabis dispensary special uses* may be established in each district identified on the Cannabis Zone Districts map (Figure 17-7-0560) and in Section 17-7-0562 of this Code. On or after May 1, 2020, the number of *adult use cannabis dispensary special uses* may be increased to no more than 14 in any Cannabis Zone District. On or after January 1, 2021, the Commissioner of the Department of Planning and Development is authorized to present to the City Council recommendations for adjustments to the boundaries and terms of the *adult use cannabis dispensary* exclusion zone specified in Section 17-7-0561, the boundaries of the Cannabis Zone Districts or the number of *adult use cannabis dispensary special uses*. Before making such recommendations, the Commissioner shall conduct a land use impact evaluation study which must assess: (i) the boundaries and terms of the *adult use cannabis dispensary* exclusion zone; (ii) the boundaries of the Cannabis Zone Districts; and, (iii) the impact of *adult use cannabis dispensaries* on the neighborhood adjacent to such uses through the evaluation of relevant social, economic and demographic information, including, but not limited to, population, crime, property values, traffic patterns, tourism and commerce. The Commissioner shall post such land use impact evaluation study on the Department's publicly accessible website. Same site located *adult use cannabis dispensaries* established pursuant to Section 17-9-0129.3 of this Code, or the retail sales of cannabis products established pursuant to Section 17-9-0129.2 of this Code, shall be included in counting towards the caps provided in this Section.

5. A *cannabis infuser* or *cannabis processor* may share enclosed facilities with cannabis craft growing, processing or dispensing organizations, provided all cannabis and currency is separately stored and secured.

6. No *cannabis business establishment* which requires a *special use* may operate in any *planned development* prior to such use being reviewed and approved as a *special use* by the Zoning Board of Appeals.

17-9-0130 Industrial Private Event Venue.

(a) The parking requirements for an *industrial private event venue* located in a *planned manufacturing district* shall be the same as the parking requirements for an *industrial private event venue* located in a manufacturing district.

(b) An *industrial private event venue* is only permitted in a building that has been in lawful existence for no less than 50 years prior to the effective date of this section and the total floor area of the building has not been expanded by more than 10% of the building's total floor area in existence on the effective date of this section.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 4-6-05, p. 46179; Amend Coun. J. 9-14-05, p. 55917; Amend Coun. J. 2-8-06, p. 70306, § 1; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 9-13-06, p. 84912, § 2; Amend Coun. J. 4-9-08, p. 24657, § 7; Amend Coun. J. 4-22-09, p. 59710, § 1; Amend Coun. J. 5-13-09, p. 62733, §§ 1, 2; Amend Coun. J. 5-13-09, p. 62736, § 1; Amend Coun. J. 5-12-10, p. 92101, § 1; Amend Coun. J. 6-9-10, p. 93530, § 6; Amend Coun. J. 6-9-10, p. 94410, § 1; Amend Coun. J. 2-9-11, p. 112149, § 24; Amend Coun. J. 6-8-11, p. 1725, § 5; Amend Coun. J. 9-8-11, p. 7541, § 7; Amend Coun. J. 9-8-11, p. 7562, § 1; Amend Coun. J. 11-2-11, p. 12140, § 1; Amend Coun. J. 11-16-11, p. 17064, § 1; Amend Coun. J. 5-9-12, p. 27485, §§ 191, 192; Amend Coun. J. 6-27-12, p. 30744, § 4; Amend Coun. J. 7-25-12, p. 31627, § 1; Amend Coun. J. 11-8-12, p. 38872, § 247; Amend Coun. J. 1-17-13, p. 45370, § 7; Amend Coun. J. 1-17-13, p. 45622, § 1; Amend Coun. J. 2-13-13, 47141, § 1; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30; Amend Coun. J. 4-30-14, p. 80394, § 7; Amend Coun. J. 6-25-14, p. 83727, § 14; Amend Coun. J. 7-30-14, p. 86194, § 6; Amend Coun. J. 7-30-14, p. 86203, §§ 15 – 17; Amend Coun. J. 12-10-14, p. 101210, § 2; Amend Coun. J. 1-21-15, p. 102089, § 1; Amend Coun. J. 4-15-15, p. 106130, § 17, 18; Amend Coun. J. 7-29-15, p. 4110, § 4; Amend Coun. J. 7-29-15, p. 4122, § 2; Amend Coun. J. 2-10-16, p. 18766, § 14; Amend Coun. J. 2-10-16, p. 18795, § 1; Amend Coun. J. 5-24-17, p. 50364, § 2; Amend Coun. J. 3-28-18, p. 74512, § 7; Amend Coun. J. 4-10-19, p. 100029, Art. II, §§ 109 – 111; Amend Coun. J. 4-10-19, p. 100809, § 1; Amend Coun. J. 10-16-19, p. 7854, § 6)

Notes

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17-9-0200 Accessory uses, buildings and structures.

17-9-0201 General.

17-9-0201-A Unless otherwise expressly stated in this Zoning Ordinance, *accessory uses*, buildings and structures are permitted in conjunction with allowed *principal uses*.

17-9-0201-B The Zoning Administrator is authorized to determine when a use, building or structure meets the definition of an *accessory use*, *accessory building* or *accessory structures*. In order to classify a use, building or structure as “accessory”, the Zoning Administrator must determine that the use, building or structure:

1. is subordinate to the *principal building* or *principal use* in terms of area, extent and purpose;
2. contributes to the comfort, convenience or necessity of occupants of the *principal building* or *principal use* served; and
3. is located on the same *zoning lot* as the *principal building* or *principal use* served, with the single exception of accessory off-street parking facilities that are permitted to locate elsewhere than on the same *zoning lot* with the building or use served.

17-9-0201-C An *accessory building* or structure may not be constructed on any *lot* before the construction of the *principal building* to

which it is accessory.

17-9-0201-D No *accessory building* may occupy more than 60% of the area of a required *rear setback*, except:

1. That an accessory garage building on a *lot* with a width of 25 feet or less may have an area of up to 480 square feet; and
2. That the 60% coverage limit does not apply to accessory garage buildings in the RM5 thru RM6.5 districts, when the garage is designed to provide an enclosed facility for required off-street parking.
3. That accessory *community garden* buildings such as sheds, greenhouses, hoopouses or farm stands may have an area of up to 575 square feet.

17-9-0201-E No *accessory building* or structure located in a required *rear setback* may exceed 15 feet in height. (See Sec. 17-17-0311 for measurement of height).

17-9-0202 Home Occupations.

17-9-0202-A General. *Home occupations* are *accessory uses* to uses in the *household living* category. The regulations of this section are intended to ensure that *home occupations* will not be a detriment to the character and livability of the surrounding neighborhood. The regulations are intended to ensure that the *home occupation* remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations recognize that many types of work can be done in a home with little or no effect on the surrounding neighborhood.

17-9-0202-B Applicability. Uses are allowed as *home occupations* only if they comply with all of the standards of this section.

17-9-0202-C Standards. A *dwelling unit* may be used for one or more *home occupations* subject to compliance with all of the minimum standards in subsections (e), (f) and (g) of Section 4-6-270 .

17-9-0203 Satellite Dish Antennas.

17-9-0203-A *Satellite dish antennas* up to one meter in diameter are permitted as *accessory uses* in all zoning districts. Subject to 47 C.F.R. 1.4000, as amended, and other applicable law, and subject to lawful restrictions on the use of common areas, all satellite dish antennas up to one meter in diameter shall be installed and maintained as set forth in paragraphs (1) through (3) below:

(1) All satellite dish antennas shall be placed in locations that are not visible from any street adjacent to the property on which such equipment is located. Pursuant to this paragraph (1), no satellite dish antenna may be installed or placed between the facade of a building and any street adjacent to the subject property, unless the device is wholly within a balcony or patio area that is under the exclusive use or control of the user. If compliance with this paragraph (1) is not technically feasible (i.e., compliance would result in a material delay or reduction in signal reception or significant additional cost to the user), the television access provider or installer shall provide the user of the equipment with a signed statement certifying that the satellite dish antenna cannot be installed in compliance with Section 17-9-0203-A(1) based on actual testing conducted at the property. A copy of the certification form shall be provided to the user, and a copy shall be maintained at the office of the installer or provider.

(2) If compliance with paragraph (1) is not technically feasible, and the television access provider or installer has issued a certification in accordance with paragraph (1), satellite dish antennas may be placed in locations that are minimally visible from any street adjacent to the subject property. For purposes of this paragraph (2), compliance with the “minimally visible” standard shall mean that the satellite dish antenna is (a) shielded from view from adjacent streets to the greatest extent possible by landscaping, lattice, fencing or structural or architectural elements of the building on which the satellite dish antenna is located (e.g., a balcony, bay window, chimney, dormer or parapet), and (b) if side-mounted, attached to a building wall facing the subject property's interior side property line and set back a minimum of ten feet from any building wall facing an adjacent street.

(3) All satellite dish antennas and associated mounting equipment and hardware shall be disconnected and removed when such devices are no longer in service.

17-9-0203-B *Satellite dish antennas* over one meter in diameter, up to 3 meters in diameter, are a permitted as *accessory uses* in all B, C, D, M and special purpose zoning districts, subject to the following standards:

1. Roof-mounted, pole-mounted antennas may be erected on the roof or attached to a *principal building*, provided the maximum height of the installation does not exceed 16 feet in height above the building on which it is to be located.
2. Ground-mounted *satellite dish antennas* must comply with all setback requirements of the zoning district in which it is to be located.
3. A building permit is required for each *satellite dish antenna* installation.

17-9-0203-C Any *satellite dish antenna* not expressly permitted by paragraphs 17-9-0203-A or 17-9-0203-B requires *special use* approval in accordance with Sec. 17-13-0900.

17-9-0203-D No *satellite dish* or *accessory structure* or any portion thereof, including but not limited to, any associated mounting equipment, hardware or wiring, shall be located on or attached to any *rooftop gravity tank* or *rooftop gravity tank supporting structure*.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 5-4-11, p. 117699, § 9; Amend Coun. J. 9-8-11, p. 7541, § 7; Amend Coun. J. 3-14-12, p. 23152, § 1; Amend Coun. J. 7-30-14, p. 86203, § 18; Amend Coun. J. 2-22-17, p. 43916, Art. I, § 2)

Notes

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17-9-0300 Temporary uses.

17-9-0301 Contractor's Office and Construction Equipment Sheds and Temporary Sales Trailers. Contractor's offices and construction equipment sheds and temporary sales trailers are allowed in any zoning district when accessory to an allowed construction project.

17-9-0301-A Contractor's offices, construction equipment sheds and temporary sales trailers must be located on the same site as the construction project unless approved by the Commissioner of Buildings.

17-9-0301-B No contractor's office, or shed or temporary sales trailer may contain sleeping or cooking accommodations, except as necessary to accommodate security personnel.

17-9-0301-C The maximum length of the permit is one year. The permit may be renewed.

17-9-0301-D Any such office, shed or sales trailer must be removed within 14 days of completion of the construction project.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 11)

CHAPTER 17-10

PARKING AND LOADING

17-10-0100 General.

17-10-0200 Off-street parking ratios.

17-10-0300 Bicycle parking.

17-10-0400 Calculation rules.

17-10-0500 Use of off-street parking areas; leasing of required spaces.

17-10-0600 Location of off-street parking.

17-10-0700 Shared parking.

17-10-0800 Cooperative parking.

17-10-0900 Accessible parking (for people with disabilities).

17-10-1000 Parking area design.

17-10-1100 Off-street loading.

17-10-0100 General.

17-10-0101 Applicability.

17-10-0101-A New Development. Unless otherwise expressly stated, the parking and loading standards of this chapter apply to all new buildings constructed and all new uses established in all zoning districts.

17-10-0101-B Expansions and increases in intensity.

1. Nonresidential Uses.

(a) Unless otherwise expressly stated, the parking and loading standards of this chapter apply when an existing nonresidential building or nonresidential use is expanded or enlarged by 15% or more. This provision applies to the addition of floor area, seating capacity, employees or other units of measurement used for establishing off-street parking and loading requirements.

(b) In the case of nonresidential buildings or nonresidential uses that have been in lawful existence for 50 or more years, the parking and loading standards of this chapter apply when the building or use is expanded or enlarged by 25% or more.

(c) In the case of nonresidential building or use expansions triggering requirements for additional parking, such additional off-street parking and loading spaces are required only to serve the enlarged or expanded area, not the entire building or use.

2. Residential Uses.

(a) Unless otherwise expressly stated, the parking and loading standards of this chapter apply whenever additional *dwelling units* are added to an existing *residential building* or residential use. In such cases, additional off-street parking and loading spaces are required only to serve the added *dwelling units*. While a lawfully existing off-street parking deficit is not required to be eliminated when additional *dwelling units* are added to a *building*, existing *accessory parking* facilities may not be reduced below, or if already less than, may not be further reduced further below minimum required parking ratios. The Zoning Administrator is authorized to require that applicants provide reasonable evidence showing the existing number of *dwelling units* and the existing number of off-street parking spaces. The intent of this provision is to ensure that existing parking deficits in *residential buildings* are not increased as a result of additions. If the *residential building* or residential

use has been in lawful existence for 50 or more years, the parking and loading standards of this chapter apply when 2 or more *dwelling units* are added.

17-10-0101-CC Change of Use (Nonresidential).

1. Unless otherwise expressly stated, when the use of property changes, off-street parking and loading facilities must be provided to serve nonresidential uses only when the number of parking or loading spaces required for the new nonresidential use exceeds the number of spaces required for the use that most recently occupied the building, based on the minimum parking standards of this Zoning Ordinance. In other words, “credit” is given to the most recent use of the property for the number of parking spaces that would be required now; a new nonresidential use is not required to “make up” the existing deficit.

2. If the building in which the change of use occurs has been in lawful existence for 50 or more years, additional parking and loading facilities must be provided only when the number of parking or loading spaces required for the new nonresidential use exceed by 25% or more the number of spaces that would have been required for the use that most recently occupied the building based on the minimum parking standards of this Zoning Ordinance. In such cases, additional parking and loading spaces must be provided only in the amount by which the number of parking or loading spaces required for the new nonresidential use exceed 125% of the number of spaces that would have been required for the use that most recently occupied the building (based on existing parking ratios).

3. Notwithstanding any other provision of the code to the contrary, no credit for required off-street parking or loading space shall be given to any building, or any part thereof, in which the change is to a use as an *industrial private event venue*.

17-10-0102 Off-street Parking Exemptions and Reductions.

17-10-0102-A Landmarks.

1. No additional off-street parking or loading spaces are required for rehabilitation or reuse of an official Chicago Landmark building.
2. No additional off-street parking or loading spaces are required for rehabilitation or reuse of an existing “contributing building” within an official Chicago Landmark district.
3. Minimum off-street automobile parking ratios for all uses may be reduced by up to 50 percent from the otherwise applicable standards for the rehabilitation of existing buildings which are 1) designated a National Historic Landmark; or 2) listed individually on the National Register of Historic Places; or 3) listed as a “contributing building” to a Historic District that is listed on the National Register of Historic Places.

17-10-0102-B Transit-Served Locations.

1. In B, C or D districts, minimum off- street automobile parking ratios for residential uses may be reduced by up to 50 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 1,320 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a *pedestrian street* or a pedestrian retail *street*. The minimum off-street automobile parking ratios for residential uses may be further reduced by up to 100 percent from the otherwise applicable standards if the project is reviewed and approved as a special use in accordance with Sec. 17-13-0900, or 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 under Sections 17-8-0500 or 17-8-0600).

Table 17-10-0102-B.1.a – CTA Bus Routes Included

(Incorporated for reference only; bus route name is subject to change)

Route Name	Corridor
Chicago / 66	Chicago Ave.
79th / 79	79th Street
Ashland / 9	Ashland Ave.
Ashland Express / X9	Ashland Ave.
Western / 49	Western Ave.
Western Express / X49	Western Ave.
Garfield / 55	Garfield Blvd.
63rd / 63	63rd Street
Hyde Park Express / 2	South Lake Shore Drive
Jackson Park Express / 6	South Lake Shore Drive
Jeffery Jump / J14	South Lake Shore Drive
South Shore Express / 26	South Lake Shore Drive
Stony Island / 28	South Lake Shore Drive
Stockton / LaSalle Express / 134	North Lake Shore Drive
Clarendon LaSalle Express / 135	North Lake Shore Drive

Sheridan LaSalle Express / 136 (on Sheridan)	North Lake Shore Drive
Stockton / Michigan Express / 143	North Lake Shore Drive
Inner Drive Michigan Express / 146 (on Marine)	North Lake Shore Drive
Outer Drive Express / 147 (on Sheridan)	North Lake Shore Drive
Clarendon Michigan Express / 148	North Lake Shore Drive
67th - 69th - 71st / 67	67th / 69th / 71st
Pershing / 39	Pershing

Table 17-10-0102-B.1.b – Bus Line Corridor Roadway Segments

Street Name	Segment		Served by Route(s) (subject to change)
	From	To	
Chicago Avenue	Fairbanks Court	Austin Boulevard	Chicago / 66
79th Street	South Shore Drive	Cicero Avenue	79th / 79
Ashland Avenue	Irving Park Road	95th Street	Ashland / 9 Ashland Express / X9
Western Avenue	Foster Avenue	79th Street	Western / 49 Western Express / X49
55th / Garfield Blvd.	E. Hyde Park Blvd	Cicero Avenue	Garfield / 55
63rd Street	Stony Island Avenue	Cicero Avenue	63rd / 63
Stony Island Avenue	56th Street	95th Street	Hyde Park Express / 2 Jackson Park Express / 6 South Shore Express / 26 Stony Island / 28
Exchange Avenue / Commercial Avenue	83rd Street	91st Street	South Shore Express / 26
Jeffery Blvd.	67th Street	99th Street	Jeffery Jump / J14
E. Hyde Park Blvd.	East End Avenue	Cottage Grove Avenue	Hyde Park Express / 2 Jackson Park Express / 6 Stony Island / 28
S. Hyde Park Blvd.	E. Hyde Park Blvd	56th Street	Jackson Park Express / 6 Stony Island / 28
Cottage Grove Avenue	E. Hyde Park Blvd	60th Street	Hyde Park Express / 2
60th Street	Stony Island Avenue	Cottage Grove Avenue	Hyde Park Express / 2
67th Street	South Shore Drive	Stony Island Avenue	Jackson Park Express / 6 Jeffery South Shore Express / 26 67th - 69th - 71st / 67
91st Street	Mackinaw Avenue / Ewing Avenue	Commercial Avenue	South Shore Express / 26
Ewing Avenue	91st Street	106th street	South Shore Express / 26
83rd Street	South Shore Drive	Commercial Avenue	South Shore Express / 26

South Shore Drive	67th Street	83rd Street	Jackson Park Express / 6 Jeffery South Shore Express / 26
S. Lake Park Avenue	47th Street	56th Street	Hyde Park Express / 2 Jackson Park Express / 6 Stony Island / 28
67th Street	Stony Island Avenue	Rhodes Avenue	67th - 69th - 71st / 67
Rhodes Avenue	67th Street	Keefe Avenue	67th - 69th - 71st / 67
Keefe Avenue	Rhodes Avenue	69th Street	67th - 69th - 71st / 67
69th Street	Keefe Avenue	Western Avenue	67th - 69th - 71st / 67
Western Avenue	69th Street	71st Street	67th - 69th - 71st / 67
71st Street	Western Avenue	Kedzie Avenue	67th - 69th - 71st / 67
Pershing Road	Cottage Grove Avenue	Prairie Avenue	Pershing / 39
Prairie Avenue	Pershing Road	41st Street	Pershing / 39
41st Street	Prairie Avenue	Indiana Avenue	Pershing / 39
Indiana Avenue	41st Street	Pershing Road	Pershing / 39
Pershing Road	Indiana Avenue	LaSalle Street	Pershing / 39
LaSalle Street	Pershing Road	35th Street	Pershing / 39
Michigan Avenue	Pershing Road	41st Street	Pershing / 39
41st Street	Michigan Avenue	Indiana Avenue	Pershing / 39
Clarendon Avenue	Lawrence Avenue	Irving Park Avenue	Clarendon LaSalle Express / 135 Clarendon Michigan Express / 148
Irving Park Avenue	Clarendon Avenue	Marine Drive	Clarendon LaSalle Express / 135 Clarendon Michigan Express / 148
Marine Drive	Foster Avenue	Irving Park Avenue	Sheridan LaSalle Express / 136 (on Sheridan) Inner Drive Michigan Express / 146 (on Marine) Clarendon Michigan Express / 148
Sheridan Road	Howard Avenue	Foster Avenue	Sheridan LaSalle Express / 136 (on Sheridan) Outer Drive Express / 147 (on Sheridan)
Sheridan Road	Belmont Avenue	Diversey Parkway	Stockton/LaSalle Express / 134 Stockton/Michigan Express / 143
Lake Shore Drive (Inner Drive)	W. Sheridan Road	Belmont Avenue	Clarendon LaSalle Express / 135 Inner Drive Michigan Express / 146

2. In B, C, D or M districts, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to 100 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 1,320 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b or within 2,640 feet of a CTA or METRA rail station entrance or a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b when the subject building is located along a *pedestrian street* or a pedestrian retail *street*. Any reduction in minimum off-street automobile parking ratios in excess of 50% under this Section 17-10-0102-B.2 shall be approved only as an Administrative Adjustment under the provisions of Section 17-13-1003-EE. Any party requesting a reduction in excess of 50% under this Section 17-10-0102-B.2 shall provide notice to the alderman of the ward in which the subject property is located, and no such reduction shall be approved until at least 10 days after the date that such notice was delivered to the alderman.

3. Vehicular parking ratio reductions for transit-served locations are authorized only when the subject development includes at least one bicycle parking space for each automobile parking space that would otherwise be required under the applicable standards of Section 17-10-0200. When such calculations result in a bicycle parking requirement in excess of 50 bicycle parking spaces, the limits described in Section 17-10-0301-B shall not apply. All bicycle parking design is subject to the regulations of Section 17-10-0302.

4. The 1,320-foot and 2,640-foot distances specified in this section must be measured along a straight line between the rail station entrance and the nearest boundary of the lot to be developed or, when applied to a CTA bus line corridor roadway segment listed in Table 17-10-0102-B.1.b, between the roadway segment centerline and the nearest boundary of the lot to be developed.

5. In the RM6 or RM6.5 districts, the required parking may be reduced as approved in a Planned Development or by the Zoning Administrator pursuant to a Type I Rezoning Ordinance for developments which meet all of the following criteria:

- a. qualify for and are approved pursuant to the Planned Development provisions of Chapter 17-8 or for Type I rezoning under the provisions of Section 17-13-0302;
- b. are located within 250 feet of an entrance to a CTA or Metra rail station, as measured from the nearest boundary of the lot to be developed;
- c. include in the building or buildings to be constructed or rehabilitated at least one bicycle parking space for each automobile parking space that would otherwise be required under Section 17-10-0200; and
- d. provide additional alternatives to automobile ownership, such as car-sharing vehicles or other shared modes of transportation.

17-10-0102-C Underground Parking. When buildings in “D” zoning districts provide all parking spaces underground, minimum off-street parking ratios are reduced by 50 percent from otherwise applicable standards.

17-10-0102-D Small Dwelling Units. The Zoning Administrator is authorized to approve off-street parking ratio reductions of up to 25 percent for *multi-unit residential* developments in “D” districts if the Zoning Administrator determines, based on information provided by the applicant, that automobile ownership rates are likely to be lower than minimum off-street parking requirements. In order to qualify for consideration of lower parking ratios under this provision, the building must contain 100 or more *dwelling units* and the average size of a *dwelling unit* within the building must be less than 800 square feet.

17-10-0102-E Minimal Parking. When the minimum off-street parking requirements of this chapter result in a requirement to provide fewer than the following number of parking spaces, off-street parking need not be provided:

District	Parking Waived if Minimum Requirement is for Less than:
D dash 5	5 spaces
D dash 7, 10	10 spaces
D dash 12, 16	50 Spaces

17-10-0103 Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction. It is not necessary, however, to restore or maintain parking or loading facilities in excess of those required by this Zoning Ordinance for equivalent new uses or construction.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 6-27-12, p. 30542, § 1; Amend Coun. J. 11-8-12, p. 38872, § 248; Amend Coun. J. 9-11-13, p. 60173, § 7; Amend Coun. J. 11-5-14, p. 96201, § 1; Amend Coun. J. 3-18-15, p. 105476, § 8; Amend Coun. J. 9-24-15, p. 7499, § 8; Amend Coun. J. 2-10-16, p. 18766, § 15; Amend Coun. J. 1-23-19, p. 94981, § 3)

17-10-0200 Off-street parking ratios.

17-10-0201 General. Off-street parking spaces must be provided in accordance with the off-street parking schedules of this section.

17-10-0202 Parking Groups. Each land use listed in the use tables of Sec. 17-2-0200, Sec. 17-3-0200, Sec. 17-4-0200 and Sec. 17-5-0200, is assigned to a parking group which, in turn, establishes the applicable off-street parking standard for the listed use type. The off-street parking standards that apply to each of the parking groups are listed in the off-street parking schedules of this section.

17-10-0203 Districts. Many parking standards vary according to the district in which the use is located. The first column of the off-street parking schedules identifies the zoning districts in which the listed standard applies.

17-10-0204 Minimum Automobile Parking Ratio. The second column of the off-street parking schedules establishes the minimum required off-street automobile parking ratio.

17-10-0205 Maximum Accessory Parking Ratio. In downtown zoning districts, many uses are subject to a maximum *accessory parking* ratio. The third column of off-street parking schedule 2 establishes applicable maximum *accessory parking* ratios. When the number of off-street spaces provided exceeds the stated maximum *accessory parking* ratio, then each parking space provided in excess of the maximum accessory ratio will be counted as 350 square feet of floor area when calculating the building's floor area and determining compliance with applicable *floor area ratio* standards. Parking spaces provided in excess of maximum accessory ratios will not be counted as floor area if such spaces are located underground, below the lowest *grade* level of any abutting *street*.

17-10-0206 Minimum Bicycle Parking. The final column of the off-street parking schedules establishes the minimum bicycle parking ratio for the parking group.

17-10-0207 Off-Street Parking Schedule 1: Neighborhood Zoning Districts. Schedule “1” presents off-street parking standards for uses in neighborhood zoning districts (i.e., R, B, C and M districts). The off- street parking standards for downtown (D) zoning districts are presented

in Sec. 17-10-0208 below. In the event of conflict between this schedule and zoning district use regulations (e.g., this schedule establishes a parking standard for a use not allowed in the underlying zoning district), the zoning district use regulations govern.

For a printer-friendly PDF version of Table 17-10-0207, please click [here](#).

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
17-10-0207-A Parking Group A.		
(Detached Houses, Two-flat, Townhouses)		
RS1 and RS2	2 spaces per unit, provided that off-street parking is not required for detached houses on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley and provided further that the Zoning Administrator is authorized to approve an administrative adjustment allowing a minimum of 1 parking space per unit if such reduction will result in more useable open space on the lot (See Sec. 17-13-1003-CC); 1 space per unit for government-subsidized units	None
RS3	2 spaces per unit for detached houses and 1.5 spaces per unit for two-flats, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley and provided further that the Zoning Administrator is authorized to approve an administrative adjustment allowing a minimum of 1 parking space per unit if such reduction will result in more useable open space on the lot (See Sec. 17-13-1003-CC); 1 space per unit for government-subsidized units	None
All other districts	1 space per unit, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley; 1 space per unit for government-subsidized detached houses and two-flats	None
17-10-0207-B Parking Group B.		
(Single-room Occupancy)		
All districts	1 space per 10 units	1 per 2 auto spaces in buildings containing 8 or more units
17-10-0207-C Parking Group C.		
(Multi-Unit, nongovernment-subsidized; based on zoning)		
R (all)	1 space per unit	1 per 2 auto spaces in buildings containing 8 or more units
B, C dash 1, 1.5, 2	1 space per unit	
B, C dash 3	1 space per unit	
B, C dash 5	1 space per unit for first 100 units; 0.60 spaces per unit for all additional units	
(Multi-Unit, government-subsidized; based on unit size)		
Less than 600 sq. ft.	0.33 spaces per unit	1 per 2 auto spaces in buildings containing 8 or more units
600 – 1,200 square feet	0.70 spaces per unit	
1,201+ square feet	1 space per unit	
(Note: DPD authorized to grant further reductions for government-subsidized units based on transit availability, auto availability, income levels, availability of shopping and services within walking distance and other pertinent factors)		
(Note: Business live/work units shall comply with the off-street parking standards of Parking Group C; provided, however, in the case of buildings constructed prior to August 1, 2012, one business live/work unit per building shall be exempt from such parking standards.)		
17-10-0207-D Parking Group D.		
(Elderly Housing)		
All	0.33 spaces per unit	1 per 4 auto spaces in buildings containing 8 or more units
17-10-0207-E Parking Group E.		
(Universities, Day Care, Parks and Recreation, Postal Service, Public Safety, Schools, Utilities, Business/Trade School)		

R (All) B, C, M dash 1, 1.5, 2, 3	1 per 3 employees + additional parking and drop-off spaces as determined by Department of Zoning and Land Use Planning	1 per 10 auto spaces; minimum 4 spaces
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-F Parking Group F.		
(Cultural Exhibits and Libraries)		
R (All) B, C, M dash 1, 1.5 or 2	None for first 4,000 square feet then 1 space per 1,000 square feet	1 per 10 auto spaces; minimum 4 spaces
B, C, M dash 3	None for first 10,000 square feet then 2.5 space per 1,000 square feet	
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-G Parking Group G.		
(Hospitals)		
R (All) B, C, M dash 1, 1.5, 2, 3	1 space per 3 beds + 1 per 3 employees + 1 per doctor	1 per 10 auto spaces
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-H Parking Group H.		
(Lodges and Private Clubs)		
R (All) B, C, M dash 1, 1.5, 2, 3	1 per 3 lodging rooms + 1 per 10 persons capacity	1 per 10 auto spaces
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-I Parking Group I.		
(Religious Assembly)		
R (All) B, C, M dash 1, 1.5, 2, 3	1 per 8 seats in auditorium	1 per 10 auto spaces
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-J Parking Group J.		
(Adult Use)		
C, M dash 1, 1.5, 2, 3	Entertainment-related: 1 per 10 persons capacity Retail-related: None for first 4,000 square feet then 2.5 spaces per 1,000 square feet	1 per 10 auto spaces
B, C, M dash 5	Entertainment-related: 1 per 10 persons capacity Retail-related: None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-K Parking Group K.		
(Shelter/Boarding Kennel, Veterinary)		
B, C, M dash 1, 1.5, 2, 3	2 spaces for 1,000 square feet not including space used for animal pens and other non-public areas	None
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-L Parking Group L.		
(Office, High Technology Office, Animal Sales and Grooming, Communication Service, Financial Services, Business Support Services, Employment Agencies)		
B, C, M dash 1, 1.5, 2	None for first 4,000 square feet then 2 spaces per 1,000 square feet	1 per 10 auto spaces
B, C, M dash 3	None for first 10,000 square feet then 2 spaces per 1,000 square feet	
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	

17-10-0207-M Parking Group M.		
(Retail, Body Art, Eating and Drinking Establishments, Food and Beverage Sales, Participant Sports and Recreation, Fortune Telling, Personal Service, Auto Supply/Accessory Sales, Artist Work or Sales Space, Copying and Reproduction, or Cannabis Business Establishment)		
B, C, M dash 1, 1.5, 2	Health Clubs: as required by Sec. 4-6-020 of the Municipal Code Participant Sports and Recreation: 1 per 10 persons capacity All other: None for first 4,000 square feet then 2.5 spaces per 1,000 square feet	1 per 5 auto spaces
B, C, M dash 3	Health Clubs: as required by Sec. 4-6-020 of the Municipal Code Participant Sports and Recreation: 1 per 10 persons capacity None for first 10,000 square feet then 2.5 spaces per 1,000 square feet	
B, C, M dash 5	Health Clubs: as required by Sec. 4-6-020 of the Municipal Code Participant Sports and Recreation: 1 per 10 persons capacity None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-N Parking Group N.		
(Building Maintenance, Business Equipment Sales and Service, Repair or Laundry Service, Vehicle Sales and Service)		
B, C, M dash 1, 1.5, 2	None for first 4,000 square feet then 1.66 spaces per 1,000 square feet	None
B, C, M dash 3	None for first 10,000 square feet then 1.66 spaces per 1,000 square feet	
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-O Parking Group O.		
(Construction Sales and Service)		
B, C, M dash 1, 1.5, 2, 3	1.66 spaces per 1,000 square feet	1 per 10 auto spaces
B, C, M dash 5D (all)	See Off-Street Parking Schedule "2"	
17-10-0207-P Parking Group P.		
(Entertainment and Spectator Sports)		
B, C, M dash 1, 1.5, 2, 3	1 space per 10 persons capacity; none for live theater venues with less than 150 seats	1 per 10 auto spaces
B, C, M dash 5	Banquet Halls: 1 space per 10 persons capacity All other: None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-Q Parking Group Q.		
(Group Living, Funeral and Interment, Consulates, Philanthropic Institutions, Day Labor Employment Agency, Residential Storage Warehouse)		
R (All)	As determined by DPD	As determined by DPD
B, C, M dash 1, 1.5, 2, 3		
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-R Parking Group R.		
(Flea Market, Gas Stations)		
B, C, M dash 1, 1.5, 2, 3	1 space per 3 employees	None
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-S Parking Group S.		
(Lodging)		
R (All)	Bed and Breakfast: 1 space per 4 rooms, plus 1 space for owner; none required if guests have access to public parking (non-accessory) facility within 600 feet Hotel/Motel: 1 space per 3 lodging rooms	1 per 10 auto spaces
B, C, M dash 1, 1.5, 2, 3		

B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-T Parking Group T.		
(Medical Service, Children's Activities Facility)		
R (All)B, C, M dash 1, 1.5, 2, 3	None for first 4,000 square feet, then 2.5 spaces per 1,000 square feet	1 per 10 auto spaces
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-U Parking Group U.		
(Commercial Garden or Greenhouse, Electronic Data Storage Centers, Industrial)		
B, C, M dash 1, 1.5, 2, 3	1 space per 4 employees	1 per 10 auto spaces
B, C, M dash 5	None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
17-10-0207-V Parking Group V.		
(Indoor Special Event)		
All	1 space per 10-persons capacity; none required on-site (i) for events with an estimated attendance of 150 or fewer persons; or (ii) upon proof of an agreement, submitted pursuant to Section 17-10-0604, providing for the use of off-site parking privileges; or (iii) in manufacturing districts, upon proof of an agreement with a licensed valet parking operator in a form acceptable to the Zoning Administrator.	None
17-10-0207-W Parking Group W.		
(Motor Vehicle Repair Shops required to be licensed under Chap. 4-228 of the Chicago Municipal Code)		
All	2 spaces for each repair bay or 300 square feet of vehicle repair space, whichever is greater	None

17-10-0208 Off-Street Parking Schedule 2: Downtown Zoning Districts. Schedule “2” presents off-street parking standards for uses in downtown (D) zoning districts. The off-street parking standards for neighborhood zoning districts (i.e., R, B, C and M) are presented in Sec. 17-10-0207 above.

For a printer-friendly PDF version of Table 17-10-0208, please click [here](#).

District	Minimum Automobile Parking Ratio (Per unit or gross floor area)	Maximum Accessory Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
Residential Uses			
D dash 3	1 space per dwelling unit	2.0 per dwelling unit	1 per 2 auto spaces in buildings containing 8 or more units
D dash 5	1 space per unit for first 100 units; 0.60 spaces per unit for all additional units; subsidized units as determined by DHED	1.5 per dwelling unit	
D dash 7	0.7 spaces per dwelling unit	DC district: 1.1 per dwelling unit DX and DR districts: 1.1 per dwelling unit for dwelling units containing less than 1,600 square feet of floor area; 1.5 per dwelling unit for dwelling units containing 1,600 square feet of floor area or more	
D dash 10, 12, 16	0.55 spaces per dwelling unit		
Nonresidential Uses			
D dash 3	None for first 10,000 square feet then 2 spaces per 1,000 square feet	None	
D dash 5	None for first 70,000 square feet or 2 x lot area, whichever is greater, then 0.8 spaces per 1,000 square feet	None	

<p>D dash 7, 12, 16</p>	<p>No minimums in dash 7, 12 or 16 except for the following:</p> <p>Hotels with more than 15,000 square feet of meeting, conference or banquet area: 1 space per 1,000 square feet</p> <p>Theaters and other indoor entertainment and spectator sport facilities with seating capacity of more than 1,000: 1 space per 20 seats when located in a DX district (none required in DC)</p>	<p>Maximum accessory parking ratio in DC and DX dash 7, 12 and 16:</p> <p>Hotels: 1 space per 400 square feet of assembly space (i.e. meeting, conference or banquet area) + 1 space per 10 rooms in DC and 1 space per 5 rooms in DX</p> <p>Offices: 1 space per 2,800 square feet of gross floor area</p> <p>Retail: 1 space per 1,000 square feet in DC; 2.5 per 1,000 square feet in DX</p> <p>Restaurant: 1 space per 1,000 square feet in DC; 3 per 1,000 square feet in DX</p> <p>Theaters and other indoor entertainment and spectator sport facilities: 1 space per 10 seats in DC; 1 per 5 seats in DX</p>	<p>None</p>
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(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44381; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62719; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 5-12-10, p. 91343, § 4; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 11; Amend Coun. J. 9-8-11, p. 7541, § 8; Amend Coun. J. 5-9-12, p. 27485, § 193; Amend Coun. J. 6-27-12, p. 30744, § 2; Amend Coun. J. 11-8-12, p. 38872, §§ 249, 250; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30; Amend Coun. J. 7-30-14, p. 86194, § 7; Amend Coun. J. 10-16-19, p. 7854, § 7)

Notes

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17-10-0300 Bicycle parking.

17-10-0301 Spaces Required. Except as expressly stated in this section, bicycle parking must be provided in accordance with the off-street parking ratios of Sec. 17-10-0200.

17-10-0301-A Unless otherwise expressly stated, whenever bicycle parking is required, at least 2 bicycle spaces must be provided.

17-10-0301-B No use is required to provide more than 50 bicycle parking spaces.

17-10-0301-C The Zoning Administrator is authorized to approve an *administrative adjustment* reducing the number of bicycle spaces required for a particular use in accordance with Sec. 17-13-1003-GG.

17-10-0302 Design and Location.

17-10-0302-A Required bicycle parking spaces for nonresidential uses must have minimum dimensions of 2 feet in width by 6 feet in

length, with a minimum overhead vertical clearance of 7 feet. Racks and other fixtures used to provide required bicycle parking for nonresidential uses must be of a design that is approved by the Chicago Department of Transportation. Such fixtures must be affixed securely to the ground or a building, to which a bicycle may be locked or chained. Bicycle racks are not required for bicycle parking associated with residential uses. Required bicycle parking for residential uses may be provided in garages, storage rooms and other resident-accessible, secure areas.

17-10-0302-B Required bicycle parking may be located indoors or outdoors. Such spaces must be located on private property unless the Commissioner of the Department of Transportation approves location within the public right-of-way. If required bicycle parking facilities are not visible from the *street*, *signs* must be posted indicating their location.

17-10-0302-C A nonresidential use may use up to two vehicle parking spaces required under this Chapter as space for providing bicycle parking.

17-10-0302-D Space within *dwelling units* or on balconies may not be counted toward satisfying bicycle parking requirements.

17-10-0302-E Areas used for required bicycle parking must be:

1. paved and drained to be reasonably free of mud, dust, and standing water; and
2. well-lighted.

17-10-0303 Non-accessory Parking. A *non-accessory parking* facility must provide bicycle parking area equivalent to 2 parking spaces if the facility has more than 250 parking spaces. The space must contain lockers, hard covers or shells, or other similar structures or devices in which bicycles may be individually covered and locked.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 11-8-12, p. 38872, § 251; Amend Coun. J. 9-11-13, p. 60173, § 11)

17-10-0400 Calculation rules.

The following rules apply when calculating off-street parking requirements.

17-10-0401 Multiple Uses.

17-10-0401-A Unless otherwise approved, *lots* containing more than one *principal use* must provide parking in an amount equal to the total of the requirements for all *principal uses*. (See the shared and cooperative parking provisions of Sec. 17-10-0600 and Sec. 17-10-0800 for possible exceptions)

17-10-0401-B When two or more *principal uses* are located on a single *lot* and the applicable parking ratio for such uses exempts a certain portion of the floor area (e.g., the first 4,000 or 10,000 square feet), only one such floor area exemption may be taken.

17-10-0401-C No parking is required for accessory uses unless otherwise expressly stated.

17-10-0402 Fractions. When measurements of the number of required spaces result in a fractional number, any fractional result of 0.5 or more must be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number. For example, if a minimum ratio of 2 spaces per 1,000 square feet is applied to a use with 1,900 square feet of floor area, the result (3.8) must be rounded up to 4 spaces.

17-10-0403 Area Measurements.

17-10-0403-A Unless otherwise expressly stated, all area-based (square feet) parking standards must be computed on the basis of gross floor area, which is to be measured as the sum of the gross horizontal area devoted to such use, including accessory storage areas located within sales or working spaces, such as counters, racks, or closets and any basement floor area devoted to retailing activities, to the production or *processing* of goods, or to business or professional *offices*. Except as noted in the preceding sentence, "floor area" for purposes of calculating off-street parking requirements does not include: floor area devoted primarily to storage purposes; floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or basement floor area.

17-10-0403-B For outdoor areas, calculations will be based on the portion of the *lot* actually being used for the specified purpose.

17-10-0403-C When open land is used for manufacturing, storage, or other operations in a manner similar to indoor operations, such open use of land must be added to floor space in determining the number of off-street parking spaces required

17-10-0404 Occupancy- or Capacity-Based Standards. For the purpose of calculating parking requirements based on employees, students, or occupants, calculations are to be based on the greatest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

17-10-0405 Bench Seating. When seating consists of benches, pews or other similar seating facilities, each 20 linear inches of seating space counts as 1 seat.

17-10-0406 Unlisted Uses. Upon receiving a permit or *development application* for a use not specifically addressed, the Zoning Administrator is authorized to apply the off-street parking standard specified for the use that the Zoning Administrator deems most similar to the proposed use or require the applicant to submit a parking study or other evidence that will help Zoning Administrator determine the appropriate parking ratio to be applied.

17-10-0407 Public Places of Amusement. There is no special parking requirement for uses that require a public place of amusement (PPA) license. Parking requirements are to be determined solely in accordance with the off-street parking schedules of Sec. 17-10-0200.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391)

17-10-0500 Use of off-street parking areas; leasing of required.

17-10-0501 Required off-street parking areas are to be used solely for the parking of licensed *motor vehicles* in operating condition. Required

spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles, boats, or recreational vehicles or building materials.

17-10-0502 Required off-street parking spaces are intended to serve residents, tenants, patrons, employees, or guests of the *principal use*. Off-street parking spaces that are required by this Zoning Ordinance must be maintained for the life of the *principal use*. Except as expressly allowed by Sec. 17-10-0503, the following are deemed *non-accessory parking* spaces and may not be counted toward satisfaction of minimum off-street parking requirements:

17-10-0502-A spaces that have been sold to or are owned by persons or entities who do not at the same time also own a *dwelling unit* used as a residence or other permitted *principal use*, unless the parking space is rented to or is otherwise being used by residents, tenants, patrons, employees or guests of the *principal use*; and

17-10-0502-B Spaces used by persons who are not residents, tenants, patrons, employees or guests of the *principal use*.

17-10-0503 In RM5, RM5.5, RM6, RM6.5, all B and all C districts, and DR dash 3 and DX dash 3 districts, up to 25% of the number of parking spaces required for residential uses may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the *principal use*. In the RM6, RM6.5, B dash 5 and C dash 5 districts, and DR dash 5 and DX dash 5 districts and above, the amount of spaces allowed to be leased out to non-occupants may be increased to 45% if reviewed and approved as a *special use* in accordance with Sec. 17-13-0900.

17-10-0504 Before a parking garage operator may obtain a license for a public (non-accessory) or accessory garage, the applicant must provide the Zoning Administrator with a written statement declaring that the minimum off-street parking standards for the *zoning lot* have been satisfied, and that all of the *non-accessory parking* spaces to be licensed are spaces provided in excess of applicable minimum standards.

17-10-0505 No *motor vehicle* repair work of any kind is permitted in conjunction with *accessory parking* facilities located in R, B, DC, DX and DR districts.

17-10-0506 No *motor vehicle* repair work of any kind is permitted in conjunction with open (outdoor) *accessory parking* facilities located in C districts.

17-10-0507 No *motor vehicle* repair work of any kind is permitted in conjunction with open (outdoor) *accessory parking* facilities located in M districts if such parking facilities are located within 500 feet of a residential or B district.

17-10-0508 In D districts, parking spaces in *non-accessory parking* facilities may not be used for *temporary storage containers*.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 6-25-14, p. 84153, § 1)

17-10-0600 Location of off-street parking.

17-10-0601 RS Districts. The following standards apply in all RS districts.

17-10-0601-A Off-street parking is prohibited in *side setbacks* and within 20 feet of the *front property line*. Off-street parking is permitted in a required *side setback* when accessed by a permitted driveway from the *front property line*.

17-10-0601-B Required off-street parking spaces for residential uses must be located on the same *zoning lot* as the *dwelling units* served.

17-10-0601-C Required off-street parking and non-required *accessory parking* serving nonresidential uses in RS districts (e.g., *religious assembly*) must be located on the same *zoning lot* as the use served, except that such parking may be located off site if approved as a *special use*. In such cases, the distance between the nearest parking space and the entrance to the use served by such parking may not exceed 600 feet. (See the *special use* procedures of Sec. 17-13-0900)

17-10-0602 RT, RM and DR Districts. The following standards apply in all RT, RM and DR districts.

17-10-0602-A Off-street parking is prohibited in *side setbacks* and within a 20-foot *setback* as measured from the *front property line*. Off-street parking is permitted in a required *side setback* when accessed by a permitted driveway from the *front property line*.

17-10-0602-B Off-street parking spaces required for *detached houses*, *townhouses* and *two-flats* must be located on the same *zoning lot* as the dwellings served.

17-10-0602-C Required off-street parking and non-required *accessory parking* serving uses other than *detached houses*, *townhouses* and *two-flats* in RT, RM and DR districts must be located on the same *zoning lot* as the use served, except that such parking may be located off site if approved as a *special use*. In such cases, the distance between the nearest parking space and the entrance to the use served by such parking may not exceed 600 feet. Off-site parking spaces accessory to a use in an RT, RM or DR district may not be located in RS1, RS2 or RS3 district. (See the *special use* procedures of Sec. 17-13-0900)

17-10-0603 B, C, DC, DX, DS and M Districts.

17-10-0603-A In B, C, DC, DX, DS and M districts, all required *accessory parking* spaces must be located on the same *zoning lot* as the building or use served, except that:

1. Required *accessory parking* serving nonresidential uses in B, C, DC, DX, DS and M districts may be located off site when approved as an *administrative adjustment* (See Sec. 17-13-1003-FF), provided that:

(a) the distance between the nearest off-site, *accessory parking* space and the entrance to the use served by such parking does not exceed 100 feet; and

(b) the proposed off-site, *accessory parking* is not located in an R or DR district.

2. Required accessory parking serving residential or nonresidential uses in B, C, DC, DX, DS and M districts may be located off site when approved as a *special use* (See Sec. 17-13-0900), provided that the distance between the nearest off-site, *accessory parking* space and the entrance to the use served by such parking does not exceed 600 feet.

17-10-0603-B Non-required *accessory parking* serving uses in B, C, DC, DX, DS and M districts may be located off site in any zoning district that allows *non-accessory parking*.

17-10-0604 Agreement. An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the Zoning Administrator, in a form approved by the Zoning Administrator. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the agreement is no longer in force, then parking must be provided as otherwise required by this chapter.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 9-11-13, p. 60173, § 10)

17-10-0700 Shared parking.

17-10-0701 Description. Shared parking represents an arrangement in which two or more nonresidential uses with different peak parking demands (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

17-10-0702 Authorization and Criteria.

17-10-0702-A The Zoning Administrator is authorized to approve and *administrative adjustment* allowing shared parking arrangements for nonresidential uses with different hours of operation. (See Sec. 17-13-1003-HH.)

17-10-0702-B The Zoning Administrator may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice-versa.

17-10-0702-C In order to approve the *administrative adjustment* for shared parking, the Zoning Administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

17-10-0703 Uses with Different Hours of Operation.

17-10-0703-A For the purposes of this section, the following uses are considered daytime uses:

1. *Office* uses;
2. Retail uses,
3. Industrial uses; and
4. Other similar primarily daytime uses, when authorized by the Zoning Administrator.

17-10-0703-B For the purposes of this section, the following uses are considered nighttime or Sunday uses:

1. Auditoriums accessory to *schools*;
2. *Religious assembly* facilities;
3. Entertainment uses;
4. *Eating and drinking establishments*; and
5. Other similar primarily nighttime or Sunday uses, when authorized by the Zoning Administrator.

17-10-0704 Location of Shared Parking Facility. A use for which an application is being made for shared parking must be located within 600 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.

17-10-0705 Agreement. An agreement providing for the shared use of parking, executed by the parties involved, must be filed with the Zoning Administrator, in a form approved by the Zoning Administrator. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the agreement is no longer in force, then parking must be provided as otherwise required by this chapter.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 11-8-12, p. 38872, § 252; Amend Coun. J. 9-11-13, p. 60173, § 12)

17-10-0800 Cooperative parking.

17-10-0801 Description. Cooperative parking represents an arrangement in which two or more commercial uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts required to serve such lots. Reduced off-street parking requirements are available as an incentive for providing cooperative parking. Approval of an *administrative adjustment* is required. (See Sec. 17-13-1003-HH.)

17-10-0802 Authorization. The Zoning Administrator is authorized to approve an *administrative adjustment* allowing a reduction in the number of off-street parking spaces required when multiple commercial uses provide their off-street parking in the same parking lot, as follows:

17-10-0802-A up to a 20% reduction may be approved when 4 or more commercial uses are involved;

17-10-0802-B up to a 15% reduction may be approved when 3 commercial uses are involved; and

17-10-0802-C up to a 10% reduction may be approved when 2 commercial uses are involved.

17-10-0803 Location of Cooperative Parking Facility. A use for which an application is being made for cooperative parking must be located within 600 feet walking distance of the cooperative parking, measured from the entrance of the use to the nearest parking space within

the cooperative parking lot.

17-10-0804 Agreement. An agreement providing for cooperative use of parking must be filed with the Zoning Administrator, in a form approved by the Zoning Administrator. Cooperative parking privileges will continue in effect only as long as the agreement remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the agreement is no longer in force, then parking must be provided as otherwise required by this chapter.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 9-11-13, p. 60173, § 13)

17-10-0900 Accessible parking (for people with disabilities).

17-10-0901 Applicability. The accessible parking standards of this section apply to all new parking lots and to changes, improvements and maintenance of existing parking lots, including but not limited to sealcoating, resurfacing, remarking, fencing, curbs, walks and landscaping.

17-10-0902 Required Parking Spaces and Passenger Loading Facilities.

17-10-0902-A Nonresidential Occupancy. Unless otherwise expressly stated, accessible off-street parking spaces must be provided to serve nonresidential occupancies as follows:

Total Off-Street Parking Spaces Provided [1]	Minimum Number of Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000

[1] Motorcycle and bicycle spaces are not required to be counted in the total number of spaces provided.

17-10-0902-B Residential Occupancy. When off-street parking is provided to serve residential occupancies that are required by the Chicago Building Code to have Type A or Type B accessible *dwelling units*, accessible parking spaces must be provided as follows:

Total Off-Street Parking Spaces Provided [1]	Minimum Number of Accessible Spaces Required [2]
1 to 50	1
51 to 100	2
101 to 150	3
151 to 200	4
201 to 250	5
251 to 300	6
301 to 350	7
351 to 400	8
401 to 450	9
451 to 500	10
More than 500	2% of total

[1] Motorcycle and bicycle spaces are not required to be counted in the total number of spaces provided.

[2] In addition, at least one accessible parking space each must be provided for a minimum of 5% of the units required by Section 18-11-1107.5.5 that receive HUD Section 504 federal funding (see Section 18-11-1106.2).

17-10-0902-C Medical Facilities. Parking at outpatient facilities, rehabilitation facilities and outpatient physical therapy facilities must be provided as follows:

1. Outpatient Facilities. At least 10% of patient and visitor parking spaces provided to serve hospital outpatient facilities must be accessible.
2. Rehabilitation Facilities and Outpatient Physical Therapy Facilities. At least 20% of patient and visitor parking spaces provided to serve rehabilitation facilities and outpatient physical therapy facilities must be accessible.

17-10-0903 Layout and Design.

17-10-0903-A Vehicle Spaces. Car and van parking spaces must be at least 11 feet in width, except that car and van parking spaces serving *residential buildings* with 19 or fewer Type B units may be 8 feet in width.

17-10-0903-B Access Aisle. Access aisles serving accessible parking spaces must comply with the following standards:

1. Width. Access aisles must be at least 5 feet in width. Access aisles serving diagonal parking spaces must be located at the passenger side of the parking space served, based on the vehicle moving forward into the space.
2. Length. Access aisles must extend the full length of the accessible parking spaces they serve.
3. Marking. Access aisles must be marked to prohibit parking in them.

17-10-0903-C Floor or Ground Surfaces. Parking spaces and access aisles must have surface slopes no steeper than 1:48. Access aisles must be at the same level as the parking spaces they serve.

17-10-0903-D Vertical Clearance.

1. Parking spaces for vans and the vehicle routes leading to such spaces must have a vertical clearance of at least 8 feet 2 inches.
2. For every 6 accessible parking spaces, and fraction of 6 when there are 7 or more accessible parking spaces, at least one must provide the vertical clearance required for vans.

17-10-0903-E Signs and Identification. Accessible parking spaces required by Sec. 17-10-0902 and accessible passenger loading zones must be identified by *signs*. Such *signs* must comply with U.S. Department of Transportation R7-8 standards and include the words "\$150 Fine". The *sign* must be vertically mounted on a post or wall no more than 5 feet from the front of the parking space. The distance from finished *grade* to the bottom of the *sign* must be at least 5 feet. The *sign* must be centered on the width of the parking space and located so that the *sign* will not be obscured by a vehicle parked in the space. Required *signs* must include the International Symbol of Accessibility.

17-10-0903-F Location.

1. General. Accessible parking spaces must be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. When parking serves more than one accessible entrance, parking spaces must be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building, accessible parking spaces must be located on the shortest accessible route to an accessible pedestrian entrance to the parking facility. When buildings have multiple accessible entrances with adjacent parking, accessible parking spaces must be dispersed and located near the accessible entrances.

2. Administrative Adjustments.

- (a) In multilevel parking structures, van-accessible parking spaces may be consolidated on a single level.
- (b) The total number of accessible parking spaces may be distributed among parking lots if greater accessibility is achieved, considering such factors as anticipated usage, user convenience, number and location of entrances and level of parking areas.

17-10-0904 Passenger Loading Zones.

17-10-0904-A Medical Facilities. A passenger loading zone must be provided at an accessible entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and when the period of stay exceeds 24 hours. A passenger loading zone must be incorporated at the weather-protected entrance required by Chicago Building Section 18-11-1105.3 .

17-10-0904-B Valet Parking. A passenger loading zone must be provided at valet parking services. If accessible at-*grade* parking is available, at least one space for self-parking of a vehicle must be provided.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391)

Notes

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17-10-1000 Parking area design.

The parking area design standards of this section apply to all off-street parking areas.

17-10-1001 Dimensions. Unless otherwise expressly stated, off-street parking areas must comply with the following standards:

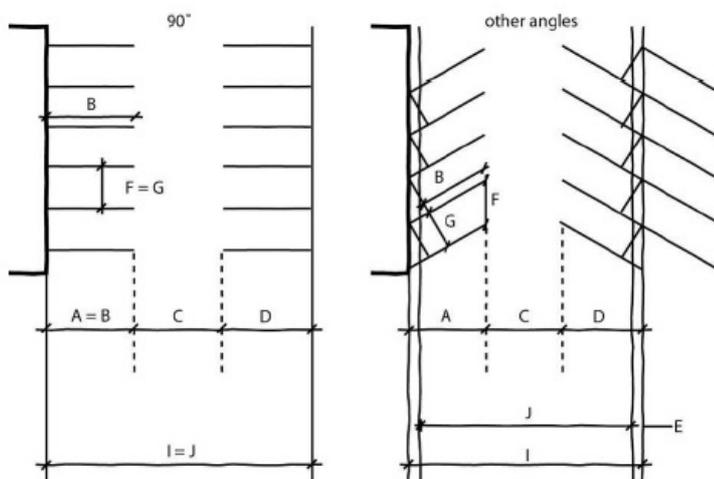
Dimensions (in feet)	Parking Angle		
	45°	60°	90°
A. Stall Depth to Wall	18.4	19.7	18
B. Stall Depth Parallel to Vehicle	18	18	18
C. Aisle Width [1][2]	12	16	22
D. Stall Depth to Interlock	16.4	18.2	18
E. Stall Depth Reduction due to Interlock	2	1.5	0
F. Stall Width (Parallel to Aisle)	11.3	11.1	8
G. Stall Width Perpendicular to Vehicle	8	8	8

Note: For bumper overhang deduct 2 feet from stall-depth-to-wall dimension and 4 feet from wall-to-wall dimensions.

[1] Aisle width standards for parking angles of 90° may be reduced to 20 feet when parking stall width is increased to 8.5 feet.

[2] Aisle width standards for indoor accessory parking garages in existing buildings that are being rehabbed for residential use may be reduced to 16 feet for parking angles of 90°.

Figure 17-10-1001



17-10-1002 Materials and Surfacing. The materials used in the design of off-street parking and circulation areas must be easily maintained and indicative of their function.

17-10-1002-A Surfacing. All off-street parking areas and driveways except those serving *detached houses* must be improved with a compacted base, not less than 4 inches thick, surfaced with asphaltic concrete, or a comparable all-weather dustless material. Sand or gravel is not considered dustless material.

17-10-1002-B Maintenance. Parking lots must be maintained in a safe operating condition so as not to create a hazard or nuisance. All materials used in the design of paving, lighting fixtures, retaining walls, fences, curbs and benches must be continuously maintained and kept free of debris and hazards.

17-10-1003 Vertical Clearance. All off-street parking spaces must have a vertical clearance of at least 7 feet.

17-10-1004 Access. All off-street parking areas must be designed with appropriate means of vehicular access to a *street* or *alley* in a manner that will least interfere with traffic movements. No curb cut or driveway onto a public *street* property may exceed 25 feet in width.

17-10-1005 Striping. All parking spaces must be clearly marked with striping. Stripes must have a minimum width of 4 inches. Parking stall widths may be measured from the center of the stripe.

17-10-1006 Pedestrian Connections. Surface parking lots containing 150 parking space or more must be designed to provide protected walkways for pedestrians that link store entrances with parking spaces and with public sidewalks along adjacent *streets*.

17-10-1007 Landscaping. Parking lot landscaping must be provided in accordance with Sec. 17-11-0200.

17-10-1008 Plot Plan.

17-10-1008-A Any application for a certificate of occupancy for any parking lot must include a plot plan – drawn to scale and fully dimensioned – showing all provisions for:

1. bumper guards;
2. markings;
3. surfacing;
4. screening and landscaping; and

5. lighting, in compliance with the regulations of this Zoning Ordinance.

17-10-1008-B Any other application for a building permit, or for a certificate of occupancy when no building permit is required, must include a plot plan – drawn to scale and fully dimensioned – showing all off-street parking and loading facilities.

17-10-1009 Multi-level Parking Garages. All parking garages containing 2 or more above-grade parking levels are subject to Site Plan Review pursuant to Sec. 17-13-0800. (See also Sec. 17-11-0206)

17-10-1010 Automotive Lifts.

17-10-1010-A. General.

1. *Automotive lifts* shall be used only as expressly provided in this Section 17-10-1010 or as expressly approved as part of a *planned development*. If an *automotive lift(s)* is expressly approved as part of a *planned development*, the *automotive lift(s)* shall be exempt from the standards of this Section 17-10-1010.

2. *Automotive lifts* shall be exempt from the following requirements of this code:

- (a) the parking lot dimensions requirements of Section 17-10-1001;
- (b) the parking lot surfacing requirements of Section 17-10-1002;
- (c) the vertical clearance requirements of Section 17-10-1003;
- (d) the striping requirements of Section 17-10-1005; and

(e) the maximum parking requirements of Sections 17-10-0205 and 17-10-0208 as they relate to the additional parking spaces provided by the use of *automotive lifts*.

3. Allowed *automotive lifts* shall be located wholly within an enclosed *building* and shall not be visible from outside the *building* or facility. For purposes of this item (3), an enclosed *building* shall include a parking facility as defined in Chapter 14B-2 .

17-10-1010-B. Use In Residential Buildings/Residential Use In Mixed-Use Buildings.

1. *Automotive lifts* in *residential buildings* shall be used only for *accessory parking* in excess of minimum off-street parking ratios and for any *non-accessory parking* permitted in the *building*. *Automotive lifts* in *residential buildings* shall not be used to satisfy minimum off-street parking ratios.

2. Allowed *automotive lifts* within *residential buildings* shall be operated by a valet or an attendant employed by the Equipment's *owner* or owned and operated by an *owner* or resident of a *dwelling unit* within the *building*.

17-10-1010-C. Use In Non-Residential Buildings/Non-Residential Use In Mixed-Use Buildings.

1. In DX12, DC12, DX16 and DC16 district, *automotive lifts* may be used in non-residential *buildings* for any *accessory parking* and *non-accessory parking* permitted in the *building*.

2. Outside the DX12, DC12, DX16 and DC16 districts, *automotive lifts* may be used in non-residential *buildings* (i) only for *accessory parking* in excess of minimum off-street parking ratios; and (ii) for any *non-accessory parking* permitted in the *building*; provided, however, that *automotive lifts* may not be used in non-residential *buildings* to satisfy minimum off-street parking ratios.

3. Allowed *automotive lifts* within non-residential *buildings* shall be operated by a valet or an attendant employed by the Equipment's *owner*.

17-10-1011 Electric Vehicle Equipment. This section shall apply to building permit applications for a new construction project that provides on-site parking as described in this section submitted after July 31, 2020.

17-10-1011-A. New construction of a multi-unit *residential building* consisting of twenty-four or more *dwelling units* where on-site parking is provided shall specify the installation of *electric vehicle supply equipment infrastructure* to support the installation or future installation of *electric vehicle supply equipment* for at least two parking spaces.

17-10-1011-B. New construction providing 50 or more on-site parking spaces to serve non-residential uses shall specify the installation of *electric vehicle supply equipment infrastructure* to support the installation or future installation of *electric vehicle supply equipment* for at least two parking spaces.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 6-29-05, p. 52355; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 4-10-19, p. 100029, Art. II, § 112; Amend Coun. J. 10-16-19, p. 7867, § 3)

Notes

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17-10-1100 Off-street loading.

17-10-1101 Schedule of Minimum Requirements. Minimum off-street loading ratios are as follows:

For a printer-friendly PDF version of Table 17-10-1101, please click [here](#).

Use	Gross Floor Area (Square Feet)	Required Loading Spaces	Space Size (feet)
Multi-Unit Residential	0 – 24,999	0	10 x 25
	25,000 – 199,999	1	
	200,000+	1 per 200,000 sq. ft. or portion thereof	
Lodging, Group Living and all uses in Public and Public and Civic Use Group)	0 – 24,999	0	10 x 25; 10 x 50 for buildings over 50,000 sq. ft.
	25,000 – 199,999	1	
	200,000+	1 per 200,000 sq. ft. or portion thereof	
Industrial (all uses in Industrial Use Group)	0 – 9,999	0	10 x 25; 10 x 50 for buildings over 20,000 sq. ft.
	10,000 – 49,999	1	
	50,000 – 99,999	2	
	100,000+	2 + 1 per 100,000 sq. ft. or portion thereof above 100,000 sq. ft.	
Retail	0 – 9,999	0	NA
	10,000 – 24,999	1	10 x 25
	25,000 – 49,999	2	10 x 50
	50,000 – 99,999	3	10 x 50
	100,000 – 249,999	4	10 x 50
	+250,000	1 per 200,000 above 250,000	10 x 50
Entertainment and Spectator Sports	0 – 49,999	0	10 x 50
	50,000 – 99,999	1	
	100,000+	1 per 100,000 sq. ft. or portion thereof	
Commercial (uses in Commercial Use Group for which loading standard is not otherwise specified in this schedule)	0 – 24,999	0	10 x 25
	25,000 – 499,999	1 per 100,000 sq. ft. or portion thereof	
	500,000+	1 per 500,000 sq. ft. or portion thereof	
Funeral Service	0 – 9,999	0	10 x 25
	10,000	1 per 100,000 sq. ft. or portion thereof	

17-10-1102 Special Uses. For *special uses* other than prescribed for hereinafter, loading spaces adequate in number and size to serve such uses as determined by the Department of Planning and Development must be provided.

17-10-1103 Calculation Rules. The following rules apply when calculating off-street loading requirements.

17-10-1103-A Multiple Uses. Unless otherwise approved, lots containing more than one use must provide loading in an amount equal to the total of the requirements for all uses.

17-10-1103-B Fractions. When measurements of the number of required spaces result in a fractional number, any fractional result of 0.5 or more must be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

17-10-1103-C Area Measurements.

1. Unless otherwise expressly stated, all area-based (square feet) loading standards must be computed on the basis of gross floor area, which is to be measured as the sum of the gross horizontal area devoted to such use, including accessory storage areas located within sales or working spaces, such as counters, racks, or closets and any basement floor area devoted to retailing activities, to the production or *processing* of goods, or to business or professional *offices*. Except as noted in the preceding sentence, “floor area” for purposes of calculating off-street parking requirements does not include: floor area devoted primarily to storage purposes; floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or basement floor area.

2. For outdoor areas, calculations will be based on the portion of the lot actually being used for the specified purpose.

3. When open land is used for manufacturing, storage, or other operations in a manner similar to indoor operations, such open use of land must be added to floor space in determining the number of off-street loading spaces required.

17-10-1103-D Unlisted Uses. Upon receiving a permit or *development application* for a use not specifically addressed, the Zoning Administrator must apply the off-street loading standard specified for the use that the Zoning Administrator deems most similar to the proposed use or require that the applicant submit a loading study or other evidence that will help in determining the appropriate loading ratio.

17-10-1104 Location.

17-10-1104-A All required loading spaces must be located on the same *zoning lot* as the use served.

17-10-1104-B No loading spaces may be located within 25 feet of the nearest point of intersection of any two *streets*.

17-10-1104-C No loading spaces may be located in a required *front setback* or *side setback*.

17-10-1104-D Any loading spaces located in a required *rear setback* must be open to the sky.

17-10-1105 Use of Off-Street Loading Areas. No *motor vehicle* repair work or service of any kind is permitted in conjunction with off-street loading facilities provided in any R or B district.

17-10-1106 Design.

17-10-1106-A Size. Required off-street loading spaces must comply with the space size standards of Sec. 17-10-1101 and must have a minimum vertical clearance of 14 feet.

17-10-1106-B Access. Each required off-street loading space must be designed with appropriate means of vehicular access to a *street* or *alley* in a manner which will least interfere with traffic movements, subject to approval by the Commissioner of Transportation.

17-10-1106-C Surfacing. All open off-street loading spaces must be improved with a compacted macadam base, not less than 7 inches thick, surfaced with not less than 2 inches of asphaltic concrete or some comparable all-weather dustless material.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 11; Amend Coun. J. 11-26-13, p. 67481, Art. I, § 30)

CHAPTER 17-11

LANDSCAPING AND SCREENING

17-11-0050 Guide to the Chicago Landscape Ordinance.

17-11-0100 Parkway trees.

17-11-0200 Vehicular use areas.

17-11-0300 Trash storage area screening.

17-11-0400 Special (area-specific) landscaping standards.

17-11-0500 Installation and maintenance.

17-11-0600 Administrative adjustments.

17-11-0050 Guide to the Chicago Landscape Ordinance.

The regulations and standards of this chapter are further explained and clarified with explanatory text and illustrative guidelines in the *Guide to the Chicago Landscape Ordinance*.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 3-9-05, p. 44391)

17-11-0100 Parkway trees.

17-11-0101 Applicability. The standards of this section (17-11-0100) apply to all of the following, except as expressly exempted under Sec. 17-11-0102:

17-11-0101-A construction of any *principal building*;

17-11-0101-B any addition to or enlargement of an existing *principal building* when the addition or enlargement exceeds 1,500 square feet of gross floor area;

17-11-0101-C any existing *vehicular use area* that is accessory to an existing *principal building* if such building or any portion thereof is repaired or rehabilitated (including interior alteration and remodeling) and the cost of such repair or rehabilitation exceeds 150% of the property's assessed value or \$10,000, whichever is greater;

17-11-0101-D construction or installation of any surface parking area containing more than 4 parking spaces; and

17-11-0101-E repair, rehabilitation or expansion of any existing surface parking area containing more than 4 parking spaces, if such repair, rehabilitation or expansion would increase the number of existing parking spaces by more than 25% or 4 spaces, whichever is less.

17-11-0102 Exemptions. The standards of this section do not apply to:

17-11-0102-A restoration of any building or portion thereof damaged by fire, explosion, flood, casualty or other calamity of any kind;

17-11-0102-B construction, repair or rehabilitation of any *accessory buildings* or structures; and

17-11-0102-C construction, repair or rehabilitation of or upon any *detached house, two-flat* or three-flat (multi-unit building containing only 3 *dwelling units*).

17-11-0103 Standards.

17-11-0103-A Anyone undertaking or allowing the construction upon, improvement to, or use of any property that is subject to this section, must install and maintain *parkway trees* within that portion of the *public parkway* contiguous to the *zoning lot* in accordance with the provisions of Chapter 10-32 of the Municipal Code and the following requirements:

1. One *parkway tree* is required per 25 linear feet of *street frontage*.
2. *Parkway trees* must have a minimum caliper size of 4 inches within the Central Area and 2.5 inches outside the Central Area.
3. Tree grates are required when trees are planted in sidewalk openings.

4. Curbs and low railings to protect plantings are required on busy pedestrian retail and commercial *streets* within the Central Area consistent with recommendations in the *Guide to the Chicago Landscape Ordinance*. For the purpose of this provision “Central Area” means the area bounded by North Avenue; Lake Michigan; Cermak Road; and Ashland Avenue.

17-11-0103-B *Parkway trees* are not required to be installed or maintained in the following locations:

1. above an area containing soil of a depth of less than 6 feet, not including sidewalk pavement;
2. below or within 50 feet of an elevated rail structure; or
3. any areas determined by the Deputy Commissioner of the Bureau of Forestry to be unsuitable or unsafe for *parkway trees*.

17-11-0103-C When *parkway trees* are not required pursuant to Sec. 17-11-0103-B, the Zoning Administrator must require alternative landscape treatments, in accordance with Sec. 17-11-0603.

17-11-0103-D The Zoning Administrator must receive the recommendation of the Bureau of Forestry regarding:

1. conformance of the plans and specifications for any required *parkway trees* with the provisions of Chapter 10-32 of the Municipal Code before issuance of any zoning certificate; and
2. conformance of the installation of such *parkway trees* with the approved plans and specifications before issuance of any certificate of occupancy or release of the performance bond or other security, whichever is applicable.

(Added Coun. J. 5-26-04, p. 25275)

Notes

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17-11-0200 Vehicular use areas.

17-11-0201 Applicability. Unless otherwise expressly stated, the standards of this section (17-11-0200) apply to all of the following in all zoning districts:

17-11-0201-A the construction or installation of any *vehicular use area*.

17-11-0201-B any existing *vehicular use area* that is accessory to an existing *principal building*, if: if such building or any portion thereof is repaired or rehabilitated (including interior alteration and remodeling) and the cost of such repair or rehabilitation exceeds 150% of the property's assessed value;

17-11-0201-C the repair, rehabilitation or expansion of any existing *vehicular use area*, if such repair, rehabilitation or expansion would increase the number of existing parking spaces by more than 25% or 4 spaces, whichever is less;

17-11-0201-D any existing *vehicular use area* which is accessory to an existing *principal building*, if such building or any portion thereof is expanded or enlarged and the expansion increases the existing floor area on the *zoning lot* by 50% or 5,000 square feet, whichever is less; and

17-11-0201-E the excavation and reconstruction of an existing *vehicular use area* if such excavation and reconstruction involves the removal of 50% or more of the asphalt, concrete or other pavement devoted to vehicular use. This provision does not apply to the resurfacing of asphalt or concrete or to emergency work on underground storage tanks if such work is intended to maintain the integrity and safety of such tanks and is subject to review under other federal, state or local laws.

17-11-0201-F The provisions of Sections 17-11-0201-B, 17-11-0201-C, 17-11-0201-D, and 17-11-0201-E shall not apply to any existing accessory *vehicular use area*, as of the effective date of this amendatory ordinance of 2012, until June 15, 2016.

17-11-0202 Perimeter Landscaping, Screening and Fencing.

17-11-0202-A Screening from Abutting Residential and Institutional Uses.

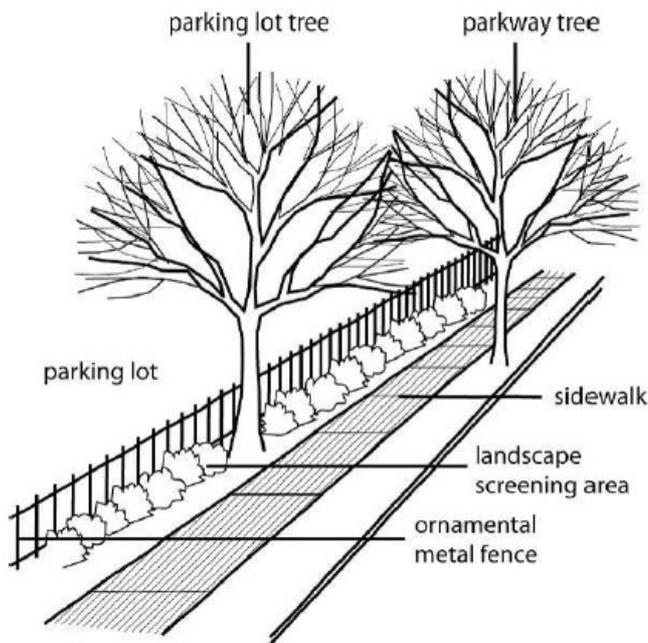
1. The perimeter of all *vehicular use areas* larger than 1,200 square feet must be effectively screened from all abutting R-zoned property and from all abutting property that is improved with a *hospital, nursing home, religious assembly, community center, school, college* or other similar institutional use.

2. Such screening must consist of a wall, fence, or hedge not less than 5 feet in height and not more than 7 feet in height.
3. Screening fences must be masonry or wood and must be planted with vines. Chain-link fencing is prohibited.

17-11-0202-B Screening from Streets.

1. The perimeter of all *vehicular use areas* larger than 1,200 square feet must set back at least 7 feet from front and *street side* (corner) *property lines* and effectively screened from view of such *street*.
2. The view of such *vehicular use areas* from all abutting *streets* must be visually screened either by permitted buildings (other than fences or walls) or by a hedge, not less than 2.5 feet in height and not more than 4 feet in height, or by a combination of buildings and hedges.
 - (a) This screening requirement is not to be interpreted as prohibiting the installation of or provision for openings reasonably necessary for access drives and walkways.
 - (b) Visual screening must be located between the perimeter of the *vehicular use area* and the *front property line*.
 - (c) Hedges used to satisfy the standards of this section must consist of individual shrubs with a minimum width of 24 inches, spaced no more than 36 inches on center.
3. The remainder of the required 7-foot *vehicular use area* setback must be *landscaped* and must include at least one tree for every 25 linear feet of *street frontage*. Trees must have a minimum caliper size of 4 inches within the Central Area and 2.5 inches outside the Central Area.
4. Notwithstanding the other provisions of this Zoning Ordinance, the front or rear bumper overhang of vehicles parked within the *vehicular use area* may encroach upon the required *front setback* up to a maximum distance of 2 feet. This allowed overhang area may be included in the calculation of the required depth of each abutting parking space.

Figure 17-11-0202-B



17-11-0202-C Fencing. *Ornamental fencing* is required to be installed along the perimeter of *vehicular use areas* along those lot lines adjacent to public *street* rights-of-way or abutting any existing *front yard* of property located within an R district.

1. The required *ornamental fencing* must be installed behind the required perimeter landscape area, at least 5 feet from abutting *property lines*.
2. Required fences are limited to a height of no more than 5 feet above *grade* unless the Zoning Administrator determines that the fence is necessary for security purposes in which case the fence may be a maximum of 6 feet in height.
3. Any pre-existing *vehicular use areas* must have *ornamental fencing* installed behind any existing hedges or, when no hedges exist, at the *property line* based on the following schedule:

Area	Size of Vehicular Use Area	Required Date of Compliance
Central Area	Any	January 1, 2002
Outside of Central Area	30,000 square feet or more	January 1, 2004
Outside of Central Area	8,000 to 29,999 square feet	June 15, 2014
Outside of Central Area	2,000 to 7,999 square feet	June 15, 2014

Note: for purposes of this provision, the Central Area is the area bounded by North Avenue, Lake Michigan, Cermak Road, and Ashland Avenue

Notwithstanding the above schedule, the required date of compliance outside the Central Area for accessory vehicular use areas less than 30,000 square feet in size shall be June 15, 2016.

17-11-0203 Interior Landscaping. All lots containing *vehicular use areas* with an area 3,000 square feet or more must provide interior landscaping in accordance with the requirements of this section.

17-11-0203-A The area of interior landscaping must be equal to:

Area of Vehicular Use Area (square feet)	Minimum Interior Landscaped Area
3,000 – 4,500	5% of vehicular use area
4,501 – 30,000	7.5% of vehicular use area
More than 30,000	10% of vehicular use area

17-11-0203-B Required interior landscaping must comply with the following standards:

1. The area of setbacks and landscaping provided to comply with the perimeter landscape standards of Sec. 17-11-0202 may not be counted toward satisfying interior landscaping standards.
2. Interior *landscaped* areas must be designed to enhance the appearance and safety of the *vehicular use areas*. Such areas must be reasonably dispersed throughout *vehicular use area*.
3. Existing plant material may be counted towards satisfaction of this requirement.
4. One tree must be planted for each 125 square feet of required interior landscape area. Trees must have a minimum caliper size of 4 inches within the Central Area and 2.5 inches outside the Central Area.
5. Existing trees that have a minimum caliper size of 2.5 inches may be counted towards satisfying interior landscaping requirements if such trees are preserved and adequately protected through all phases of contraction. Each 2.5 caliper inches of any existing tree that is preserved will be deemed to be the equivalent of one 2.5-inch caliper tree.
6. Each separate *landscaped* island or area must contain a minimum of 165 square feet of area, have a minimum dimension of 8 feet in any direction and include at least one tree. Within *vehicular use areas* with an area of less than 4,600 square feet, required trees may be installed along the perimeter of the *vehicular use area* instead of within interior islands.
7. The trees required to be planted within interior landscaping areas must be canopy trees consistent with the species recommended in the *Guide to the Chicago Landscape Ordinance*.
8. The soil volume and composition for trees required within interior planting islands must have 2-foot minimum depth and topsoil must be backfilled and mounded as described in the *Guide to the Chicago Landscape Ordinance*. The soil composition (soil types, acidity and organic content) and soil percolation rates must follow the recommendations of the *Guide to the Chicago Landscape Ordinance*.

17-11-0204 Landscape and Tree Protection. All required landscaping area must be protected from vehicular encroachment by curbs or wheel stops. All trees must be installed and trimmed to ensure that no tree limb or portion thereof extends below the level of 6 feet above the ground.

17-11-0205 Sight Triangles.

17-11-0205-A No landscape material more than 12 inches in height may be installed or allowed to grow within any sight triangle.

17-11-0205-B A sight triangle is the triangular area bounded as follows:

1. at the intersection of a *street* and either an *alley* or a driveway, by the edges of the *alley* or driveway and the edge of the *street* right-of-way for a distance of 12 feet from the point of intersection and by a line connecting the ends of the two sides; or
2. at the intersection of two or more *streets*, by the edges of the *street* rights-of-way for a distance of 30 feet from the point of intersection and by a line connecting the ends of the two sides.

17-11-0206 Multi-level Parking Garages.

17-11-0206-A Purpose. The landscaping, screening and design standards for multi-level parking garages are intended to ensure that above-ground, multi-level parking structures are compatible with the building to which they are accessory and with other buildings in the immediate area. In the case of both accessory and non-accessory garages, parked cars must be concealed or screened from view from public *streets* and open spaces, as described below.

17-11-0206-B Accessory Parking Garages. The exterior elevations of any *accessory parking* structure must be designed to be architecturally integrated with the exterior elevation of any *accessory parking* structure and the *principal building* to which it is accessory. Architectural integration will be judged in terms of: building form and materials; the pattern, size, shape and number of window openings; the glazing and screening of window openings; and surface treatments such as cornices, moldings, reveals and sills.

17-11-0206-C Parking Garages as Principal Buildings.

1. The exterior elevations of any parking structure that is the *principal building* on a site must be designed so as to screen or conceal parked cars from view from public *streets* and open space on its first and second floors. In multi-level garages to be constructed in the Central Area and the Lakefront Protection District, openings above the second floor must be treated with glazing, screening panels or other architectural treatments that make the parking structure more architecturally compatible with surrounding buildings. For the purpose of this provision, "Central area" means the area bounded by North Avenue; Lake Michigan; Cermak Road; and Ashland Avenue.

2. The design of parking structures must minimize the appearance of sloped floors from the *street*.

17-11-0206-D Site Details. All parking garages must provide shielding of lighting so as to minimize glare on adjoining properties. New parking garages in R or DR zoning districts must install garage doors at *street* level when such doors would enhance the appearance or safety of the parking structure at the *street* level.

17-11-0206-E Traffic Standards. The location and design of the parking structure's entrances and exits should be planned so as to have the least impact on residential *streets* and busy intersections and to minimize conflicts with pedestrians. Special paving materials should be used to help define the pedestrian walkways along garage openings when this definition would enhance pedestrian safety. Driveway widths should be kept to a minimum consistent with the standards of the Chicago Department of Transportation. Driveway review must be coordinated with the Chicago Department of Transportation's driveway permit processing.

17-11-0206-F Screening. The parking areas of multi-story garages must be screened or concealed by 1 or more of the following methods:

1. Ground-Floor Retail. When a parking structure is proposed for a *street* where the predominant use is retail or business services, the garage's ground-level *street* *frontage* (except for driveways and pedestrian entrances) must be improved with retail and business services. Ground-floor and second-floor spaces improved with retail, business service or other active uses must include display windows, lighting, architectural treatments or landscaping that enhances the pedestrian environment.

2. Ground-Floor Residential. Where permitted, ground-floor residential use may be used to screen a parking structure.

3. Landscaping.

(a) Landscaping may be required for all parking garages (except fully enclosed garages) at ground-level or on each *street* *façade* above ground-level in the form of perimeter planters within openings, upper-level *landscaped* setbacks and/or the incorporation of hanging baskets, flower boxes or planting trellises.

(b) A parking structure that does not incorporate ground-floor retail or residential use or is not otherwise screened or concealed at *street* *frontages* on the first and second levels, must provide a densely planted *landscaped* yard that is a minimum of 10 feet in depth for any garage 4 levels or less and 20 feet in depth for any garage 5 levels or more.

4. Upper-Level Screening. On upper levels of a parking garage, the parking may be screened by business or residential uses, glazing, metal grillwork, louvers and other architectural treatments.

17-11-0206-G Site Plan Review. Multi-level parking garages are subject to site plan review, in accordance with Sec. 17-13-0800. In addition to the site plans and drawings required to be submitted as part of the site plan review application, all multi-level parking garages, except fully-enclosed garages, must submit a landscape plan to the Zoning Administrator illustrating all site landscaping as well as the proposed use of perimeter planters, hanging baskets, flower boxes, planting trellises and/or roof-top gardens. Consistent with the goal of screening and enclosing garages, the Zoning Administrator may require:

1. the planting of vines at the base of any multi-level garage;

2. the installation of perimeter planters on at least every other floor of garages using natural ventilation; and/or

3. the installation of perimeter planters on rooftops used for parking with such rooftop planters designed and constructed consistent with the standards illustrated in the *Guide to the Chicago Landscape Ordinance* and the *Guide to the Chicago Parking Garage Ordinance*.

17-11-0206-H Existing Garages.

1. By April 1, 2007, *property owners* of every pre-existing, multi-level, nonresidential parking garage located within the Central Area must submit a landscape plan to the Zoning Administrator illustrating compliance with the standards of this section and Sec. 17-11-0206.

2. If, before April 1, 2007, the *property owner* or operator of any pre-existing, multi-level, nonresidential parking garage located within the Central Area is required to obtain from the Department of Buildings a permit for the enlargement, alteration or repair of the garage and the estimated value of the building work is \$50,000 or more, as stated on the permit application, the *property owner* or operator of the garage must submit a landscape plan to the Zoning Administrator Planning and Development within 12 months of the date that such permit is issued.

3. Within 6 months of the date on which the landscape plan is approved by the Zoning Administrator the *property owner* or operator of the nonresidential parking garage must install and maintain landscaping consistent with the approved landscape plan.

4. Any landscape plan submitted pursuant to this subsection must:

(a) illustrate the proposed use of perimeter planters, hanging baskets, flower boxes, planting trellises and/or rooftop gardens to screen all garage openings visible from any public *street* or park; and

(b) screen at least one-half of all such openings with landscaping.

5. Consistent with the goal of screening and enclosing garages, the Zoning Administrator may require:

(a) the planting of vines at the base of any multi-level garage;

(b) the installation of perimeter planters on at least every other floor of garages using natural ventilation; and

(c) the installation of perimeter planters on rooftops used for parking with such rooftop planters designed and constructed consistent with the standards illustrated in the *Guide to the Chicago Landscape Ordinance*.

6. For purposes of this section 17-11-0206-H only, "nonresidential parking garage" means any parking structure licensed or required to be licensed under Chapter 4-232 of this Code where 45% or more of the parking spaces are available to the public for a fee.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 1-11-06, p. 68368, § 1; Amend Coun. J. 9-13-06, p. 85599, § 1; Amend Coun. J. 11-13-07, p. 14999, Art. II, § 1; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 4-14-10, p. 89065, § 1; Amend Coun. J. 5-9-12, p.

Notes

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17-11-0300 Trash storage area screening.

17-11-0301 Applicability. All of the following must provide for the enclosure and screening of dumpsters and trash collection bins:

17-11-0301-A multi-unit buildings containing more than 6 *dwelling units*;

17-11-0301-B business, commercial, or manufacturing development; and

17-11-0301-C substantial rehabilitation of such developments, when the cost of such repair or rehabilitation exceeds 150% of the property's assessed value.

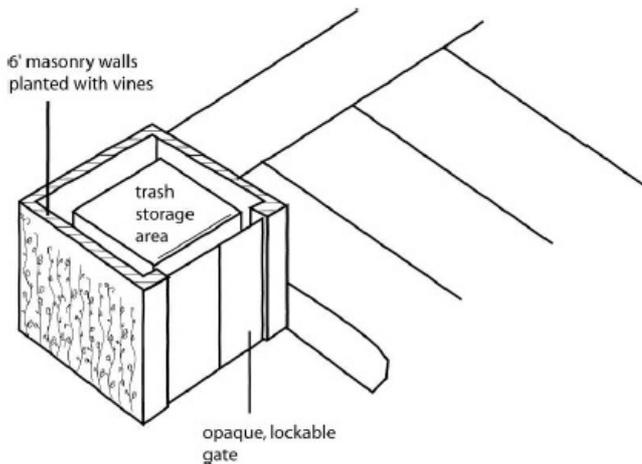
17-11-0302 Exemptions. Trash compactors are exempt from the enclosure and screening requirements. Trash compactors must be required for any new residential, business, commercial or manufacturing use that generates 50 or more cubic yards of garbage per week as provided in **Title 7** , Chapter **7-28** , Section **7-28-225** of the Municipal Code.

17-11-0303 Screening Methods.

17-11-0303-A Required trash storage area screening may be achieved by designating an enclosed space for trash facilities within a *principal building* or within an *accessory structure* such as a garage.

17-11-0303-B When trash storage areas are not enclosed within a *principal building* or *accessory structure*, they must be screened on all sides by masonry walls with a minimum height of 6 feet. One side of the storage area must be furnished with an opaque, lockable gate.

Figure 17-11-0303-B



17-11-0303-C The screening walls required by this section must be planted with vines.

(Added Coun. J. 5-26-04, p. 25275)

Notes

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17-11-0400 Special (area-specific) landscaping standards.

In the event that the City Council or Plan Commission adopts plans, designs or guidelines addressing the establishment of area-specific landscaping standards applicable to a designated area of the city or to any specific *streets* and the area-specific landscaping requirements are inconsistent with the provisions of this chapter or with the provisions of Chapter 10-32 of the Municipal Code, then the area-specific landscaping standards and guidelines govern.

17-11-0401 Lake Calumet.

17-11-0401-A Purpose. The Lake Calumet Landscape Area guidelines are intended to:

1. act as a guide for developers, design professionals, city staff, and other city departments or public agencies;
2. coordinate site development, landscape design, storm water management and environmental issues;
3. provide sustainable landscapes for industrial sites that complement the city's *Calumet Land Use Plan* and *Calumet Open Space Reserve Plan*.

17-11-0401-B Boundaries and Descriptions. The boundaries of the Lake Calumet Landscape Area are set forth in the *Calumet Design Guidelines* adopted by the Chicago Plan Commission on March 11, 2004.

17-11-0401-C Applicability. All of the following are subject to the guidelines:

1. new construction of any principal building or vehicular use area on sites larger than 4 acres;
2. new *planned developments*.

17-11-0401-D Standards and Methods. The following standards and methods apply within the Lake Calumet Landscape Area.

1. Develop industrial sites to mitigate environmental impact through thoughtful design addressing soils, landscape design and management, and stormwater management.
2. Provide input and feedback early in the design process between the private and public sector in planning and layout of industrial sites according to the guidelines.
3. The lack of available sewers may require 100% of runoff volume to be retained on site.
4. Route surface water runoff through stormwater management systems incorporating best management practices (BMPs) improving water quality.
5. Reduce site runoff through infiltration techniques and on-site stormwater storage.
6. Stabilize riverbanks and shorelines to minimize erosion and sedimentation.
7. Minimize fragmentation of open space and increasing BMP efficiency by locating BMPs next to existing open space, natural areas, or stormwater facilities on adjacent lots.
8. Integrate BMPs into a sustainable landscape design that minimizes the use of turf grasses.
9. Create a natural landscape that blends in with the existing landscape character avoiding linear and repetitive installations of trees and shrubs with an emphasis on native plant species.

(Added Coun. J. 5-26-04, p. 25275)

Notes

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17-11-0500 Installation and maintenance.

17-11-0501 All landscape materials required by this chapter must be installed in accordance with standard practices of horticultural professionals and in good and workmanlike manner and must be maintained by the *property owner* in good condition.

17-11-0502 All applicants for landscape plan approval must file a maintenance schedule and a scope of maintenance work with the Zoning Administrator in a form consistent with the recommendations of the *Guide to the Chicago Landscape Ordinance*.

17-11-0503 Any damaged or dead trees, shrubs or ground cover must be promptly replaced.

17-11-0504 Maintenance of landscaping must include continuous operations of removal of weeds; mowing; trimming; edging; cultivation; reseeding; plant replacement; appropriate fertilization; spraying; control of pests, insects and rodents by nontoxic methods whenever possible; watering (a working hose bib connected to an active water supply must be available within 100 feet of perimeter landscape areas); and other operations necessary to assure normal plant growth.

17-11-0505 The obligation for continuous maintenance is binding on the applicant for landscape plan approval, to any subsequent *property owners* or any other parties having a controlling interest in the property.

17-11-0506 At the time the Zoning Administrator issues a zoning certificate for a land use, building or parking lot that requires the

submission of a landscape plan or the planting of *street* trees, the Zoning Administrator must require the posting of a performance bond or other form of financial security approved by the Zoning Administrator. The bond or other form of financial security must be in a form and amount as deemed adequate by the Zoning Administrator to ensure that the required landscape materials will be installed within 6 months or the next planting season.

(Added Coun. J. 5-26-04, p. 25275)

17-11-0600 Administrative adjustments.

17-11-0601 Fencing Standards. The Zoning Administrator is authorized to approve an *administrative adjustment* waiving or modifying the fence standards of Sec. 17-11-0202-C when:

17-11-0601-A the *vehicular use area* is located within an M district, a Transportation district or a *planned manufacturing district*; and

17-11-0601-B the Zoning Administrator determines that the *vehicular use area* is isolated from R zoning districts and residential uses. (See the *administrative adjustment* provisions of Sec. 17-13-1000)

17-11-0601-C the Zoning Administrator is authorized to grant an *administrative adjustment* from the fencing requirements of Section 17-11-0202-C3 for any pre-existing *vehicular use area* with less than 31 feet of frontage and where the existing access is from a *street*.

17-11-0601-D the Zoning Administrator is authorized to grant an *administrative adjustment* from the fencing requirements of Section 17-11-0202-C3 for pre-existing *vehicular use areas* owned or operated by a nonprofit or charitable organization where the existing parking lot has less than 50 feet of frontage and where the existing access is from a *street*.

17-11-0602 Screening of Vehicular Use Areas from Streets.

17-11-0602-A The Zoning Administrator is authorized to approve an *administrative adjustment* allowing alternative landscape treatments to partially or wholly satisfy the standards of 17-11-0202-B that require the installation and maintenance of hedges as *vehicular use area* screening. (See the *administrative adjustment* provisions of Sec. 17-13-1000)

17-11-0602-B The Zoning Administrator is expressly authorized to approve such alternative landscape treatments as:

1. *landscaped* earth berms,
2. elevation changes,
3. vine-covered fences, walls or trellises; and
4. brick walls.

17-11-0602-C The Zoning Administrator may authorize such *administrative adjustment* only upon finding that the proposed alternative landscape treatment would:

1. provide an effective visual screen of the parking areas and parked automobiles;
2. promote the physical definition of a continuous *street* wall;
3. provide a visual effect which promotes and enhances the vehicular and pedestrian experience through the use of quality architectural and urban design; and
4. be appropriately designed and maintained to satisfy applicable building and/or landscape industry standards.

17-11-0603 Parkway Trees.

17-11-0603-A The Zoning Administrator is authorized to approve an *administrative adjustment* allowing alternative landscape treatments to partially or wholly satisfy the *parkway tree* planting standards of Sec. 17-11-0100.

17-11-0603-B The Zoning Administrator is expressly authorized to approve such alternative landscape treatments as:

1. *landscaped* earth berms;
2. raised planters;
3. hanging baskets;
4. flower boxes;
5. planting trellises;
6. roof-top gardens;
7. perimeter plantings on roof-tops, decks or balconies;
8. pedestrian lighting;
9. *flag* or *banner* poles;
10. benches and seating areas; and
11. additional landscaping and tree planting elsewhere on the site that will be visible from public right-of-way.

17-11-0603-C Before approving an *administrative adjustment* of *parkway tree* planting standards, the Zoning Administrator must first obtain a written recommendation from the Bureau of Forestry.

17-11-0604 Hardships.

17-11-0604-A The Zoning Administrator is authorized to approve an *administrative adjustment* waiving or modifying the requirements of this Chapter, provided that the Zoning Administrator finds that the:

1. strict application of the provisions would deprive the applicant of the reasonable use of the land or would otherwise impose an unreasonable hardship upon the applicant;
2. conditions and circumstances upon which the waiver or modification is sought are not caused by the applicant; and
3. that alternative landscape treatments will be provided to off-set the waiver or reduction in otherwise applicable standards.

17-11-0604-B The Zoning Administrator is expressly authorized to approve such alternative landscape treatments as:

1. *landscaped* earth berms;
2. raised planters;
3. hanging baskets;
4. flower boxes;
5. planting trellises;
6. roof-top gardens;
7. perimeter plantings on roof-tops, decks or balconies;
8. pedestrian lighting;
9. *flag* or *banner* poles;
10. benches and seating areas;
11. vine-covered fences, walls or trellises; and
12. brick walls; and
13. additional landscaping and tree planting elsewhere on the site that will be visible from public right-of-way.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 1-11-06, p. 68368, §2; Amend Coun. J. 9-13-06, p. 85599, §2)

CHAPTER 17-12

SIGNS

17-12-0100 Purpose.

17-12-0200 Applicability.

17-12-0300 Noncommercial messages.

17-12-0400 Transitional provisions.

17-12-0500 Signs exempt from zoning regulation.

17-12-0600 Measurements.

17-12-0700 Prohibited signs.

17-12-0800 General standards.

17-12-0900 Signs in residential districts.

17-12-1000 Signs in business, commercial, downtown and manufacturing districts.

17-12-1100 Special sign districts.

17-12-1200 City digital signs.

17-12-0100 Purpose.

17-12-0101The *sign* regulations of this chapter are intended to balance the public interest – in promoting a safe, well-maintained and attractive city – with the interests of businesses, organizations and individuals in ensuring the ability to identify and advertise products, services and ideas, and with the interests of the city and other units of government in communicating public service and emergency messages on a city-wide basis in a coordinated and timely manner through an integrated network of city digital signs. The regulations have the following specific objectives:

17-12-0101-A to ensure that *signs* are designed, constructed, installed and maintained in a way that protects life, health, property and the public welfare;