



# Bureau of Zoning Overview

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- Administration of the Chicago Zoning Ordinance
  - Review building, landscaping and sign applications
  - Provide recommendations and opinions
  - Request zoning investigations and inspections
  - Legislate map and text amendments
- Zoning Board of Appeals
  - Decides all special use, variation and appeal cases (no City Council action)
  - Meets third Friday of the month
- Administrative Authorities
  - Administrative adjustments
  - Certificates of zoning certification



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# ★ The Chicago Zoning Ordinance

- The ordinance has two main components:
  - Ordinance text
  - Zoning map
- Divides the City into a series of zoning districts, each with a set of rules that dictate the manner in which property can be used and developed in the City
  - Downtown has a specifically defined boundary
- These ordinance "rules" are adopted to promote the public health, safety and general welfare of all Chicago residents and workers
- The last comprehensive update of the City's zoning ordinance was completed in 2004

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# ★ What it regulates

- The use of property: residential, commercial, industrial, etc.



**Residential (R & DR)**



**Commercial (B, C, DC & DX)**

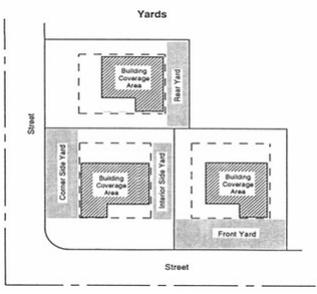
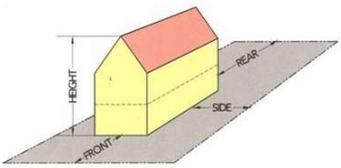


**Industrial (DS, M & PMD)**

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# ★ What it regulates

- The use of property: residential, commercial, industrial, etc.
- The bulk, size, number of units and location of structure on a site



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# ★ What it regulates

- The use of property: residential, commercial, industrial, etc.
- The bulk, size, number of units and location of structure on a site
- Other site improvements to a property, including landscaping, parking, vehicular access & signage



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## What it doesn't regulate

- Building code compliance
- Private property maintenance and other agreements
- Market conditions within a neighborhood
- Allotment of public services
  - Quality of schools, levels of crime, amount of transportation investment, frequency of garbage pickup, etc.
- Architectural style or materials of buildings, except in developments of a certain size, district or character
  - Pedestrian Streets
  - Planned Developments (PDs)
  - Special Character Overlay Districts

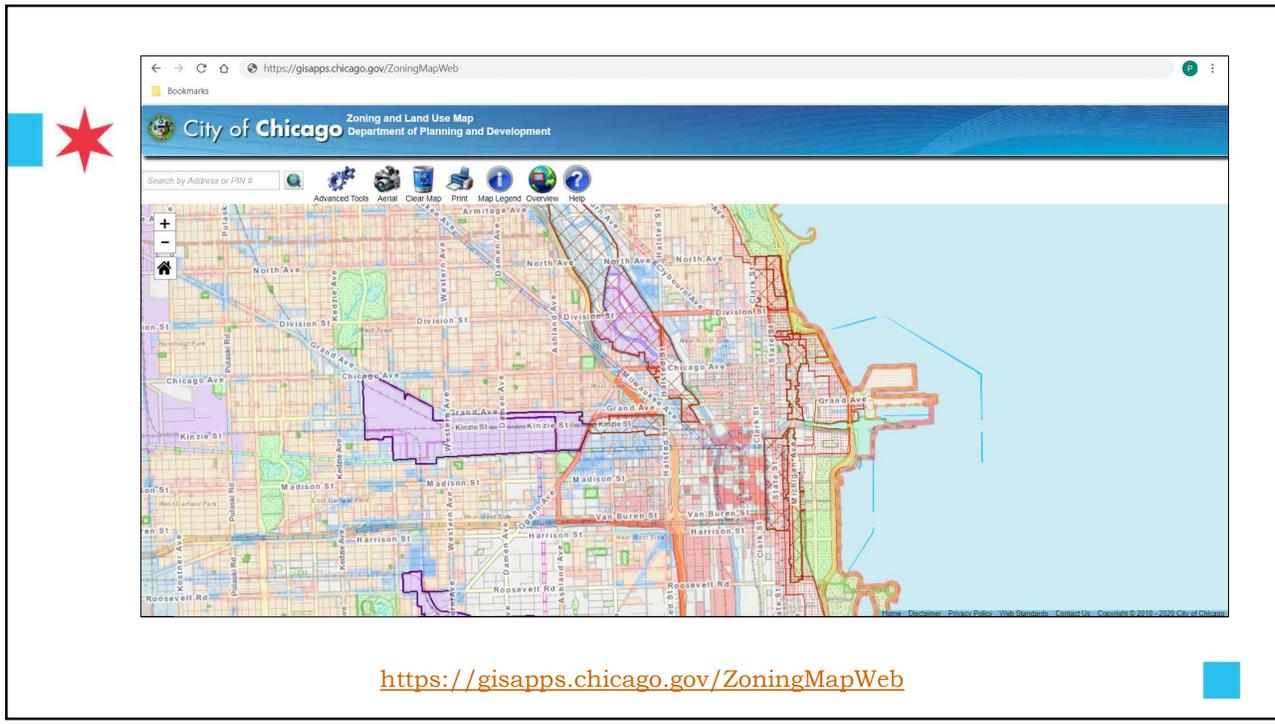
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## Criteria of a Zoning Map Amendment

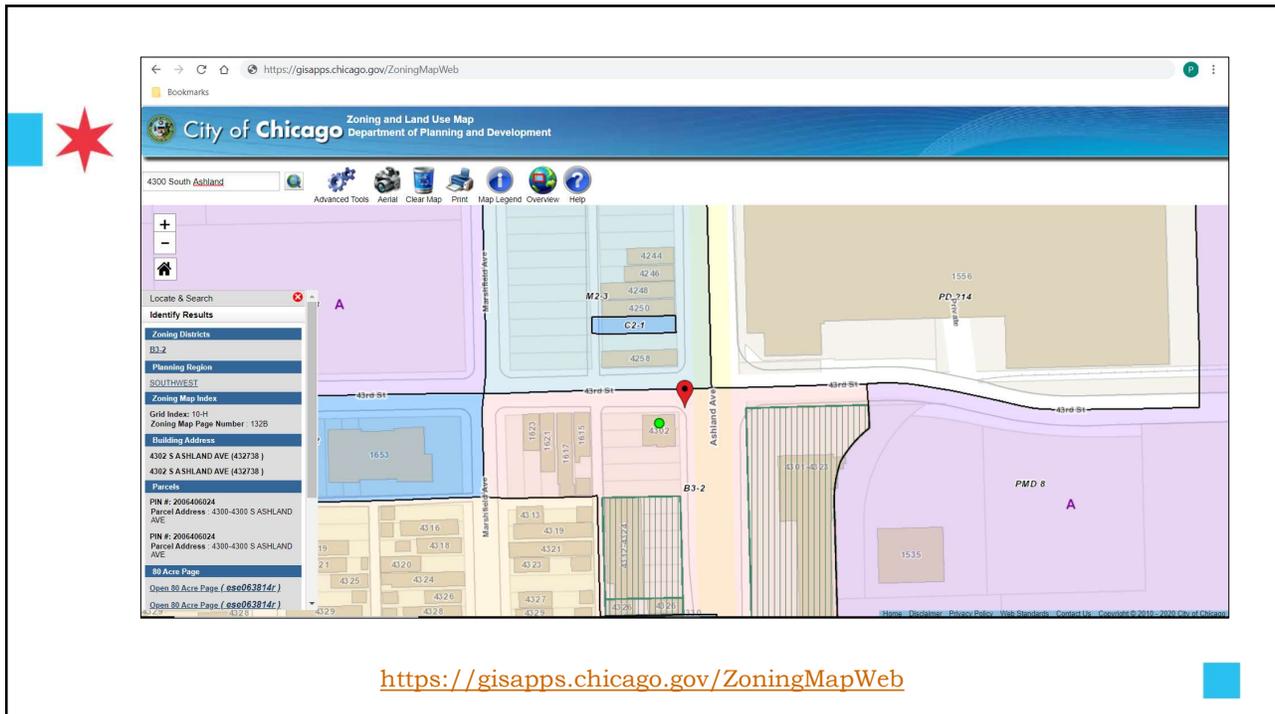
- Is it in the best interest of the public health, safety and general welfare; balanced against the rights of the property owner?
- Is the proposed rezoning consistent with any plans that have been adopted by the Plan Commission or approved by City Council?
- Is the proposed rezoning appropriate due to a change in character of, or development trends in, the surrounding community?
- Is the proposed development compatible with surrounding uses, density, building scale and zoning?
- Will existing or planned services and infrastructure be adequate to serve the needs of the proposed development?

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<https://gisapps.chicago.gov/ZoningMapWeb>

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<https://gisapps.chicago.gov/ZoningMapWeb>

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The screenshot shows a web browser displaying the 'MUNICIPAL CODE OF CHICAGO' page on the American Legal Publishing Corporation website. The browser's address bar shows the URL: [https://codelibrary.amlegal.com/codes/chicago/latest/chicago\\_il/0-0-0-2438966](https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2438966). The page features a navigation menu on the left with categories like 'Chicago Overview', 'Municipal Code of Chicago', and various titles. The main content area has a large black header with 'MUNICIPAL CODE OF CHICAGO' in white text. Below the header, it states 'Published by Order of the City Council, 1990' and 'Current through Council Journal of December 18, 2019'. The publisher information for American Legal Publishing Corporation is listed, including their address in Cincinnati, Ohio, and contact details. A 'PREFACE' section is highlighted in green, containing text about the code's reprinting in 2007 and its numbering system. The URL <https://codelibrary.amlegal.com/codes/chicago> is displayed at the bottom of the slide.

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The screenshot shows a web browser displaying the 'TITLE 17 CHICAGO ZONING ORDINANCE' page on the American Legal Publishing Corporation website. The browser's address bar shows the URL: [https://codelibrary.amlegal.com/codes/chicago/latest/chicago\\_il/0-0-0-2527811](https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2527811). The page features a navigation menu on the left with categories like 'TITLE 14P PLUMBING CODE\*', 'TITLE 14R BUILDING REHABILITATION CODE\*', 'TITLE 14X MINIMUM REQUIREMENTS FOR EXISTING BUILDINGS\*', 'TITLE 15 FIRE PREVENTION', 'TITLE 16 LAND USE', and 'TITLE 17 CHICAGO ZONING ORDINANCE'. The main content area has a large black header with 'TITLE 17 CHICAGO ZONING ORDINANCE' in white text. Below the header, a list of chapters is provided, including 'Introductory Provisions', 'Residential Districts', 'Business and Commercial Districts', 'Downtown Districts', 'Manufacturing Districts', 'Special Purpose Districts', 'Overlay Districts', 'Planned Developments', 'Use Regulations', 'Parking and Loading', 'Landscaping and Screening', and 'Signs'. The URL <https://codelibrary.amlegal.com/codes/chicago> is displayed at the bottom of the slide.

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## Zoning Districts

- Establishes land uses and development rights
  - Building height
  - Floor area
  - Density
  - Setbacks
  - Parking
  - Signage
  - Open space



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## Floor Area Ratio (FAR)

- FAR depends on zoning district
  - B3-3 (community shopping): Maximum of 3.0 FAR
  - RM4.5 (residential multi-unit): Maximum of 1.7 FAR
  - DX5 (downtown mixed-use): Maximum of 5.0 FAR
- Maximum allowed building bulk formula
  - (net site area) x (maximum FAR)
  - (10,000 sq ft site) x (5.0)
  - 50,000 sf ft of development rights
  - Parking, setbacks, height can impact full buildout potential



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## Minimum Lot Area (MLA)

- FAR depends on zoning district
  - B3-3 (community shopping): Dwelling Unit 700 sq ft, Efficiency Unit 700 sq ft
  - RM4.5 (residential multi-unit): Dwelling Unit 400 sq ft, Efficiency Unit 300 sq ft
  - DX5 (downtown mixed-use): Dwelling Unit 200 sq ft, Efficiency Unit 135 sq ft
  
- Maximum allowed units
  - $(\text{net site area}) / (\text{minimum lot area})$
  - $(10,000 \text{ sq ft site}) / (400)$
  - 25 dwelling units
  - Controls for building/zoning lot density

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## Residential (R) districts

- Intended to create, maintain and promote a variety of housing opportunities
- Non-residential uses that are compatible with residential neighborhoods
  - Public safety and civic uses, churches, daycares and libraries
  - Limited commercial (residential support services), nursing care and cemeteries
- No industrial or commercial-specific uses are permitted
- **RS, Residential Single-Unit:** Detached houses on individual lots and limited two-flats
- **RT, Residential Two-Flat, Townhouse and Multi-Unit:** All of the above, plus townhouses and low-density, multi-unit residential buildings
- **RM, Residential Multi-Unit:** All of the above, plus adds multi-unit residential buildings with moderate- to high-density

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## Business (B) and Commercial (C) districts

- Retail, service and commercial uses that are compatible with the character of the surrounding neighborhood
  - Residential typically allowed, though ground floor presence varies
  - All public, civic and commercial uses allowed
  - Lighter industrial uses permitted in some (C) districts



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## Business (B) and Commercial (C) districts

- **B1, Neighborhood Shopping:** Broad range of small-scale retail and service uses, usually on low-traffic streets; residential allowed above ground-floor.
- **B2, Neighborhood Mixed-Use:** Also permits ground-floor residential by right
- **B3, Community Shopping:** The most permissive retail district, typically where you find shopping centers or other large retail developments; often found on major streets; residential allowed above ground-floor
- **C1, Neighborhood Commercial:** Auto-oriented businesses permitted; residential allowed above ground-floor.
- **C2, Motor Vehicle-Related Commercial:** High-intensity business and commercial; residential allowed above ground-floor.
- **C3, Commercial, Manufacturing and Employment:** Retail, service, commercial and industrial uses, intended as a buffer between commercial and manufacturing uses and districts; no residential permitted.



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## ★ Downtown (D) districts

- D-districts have no height limits and specific to a geography with City Council approved boundaries; last expanded in 2016
- **DC, Downtown Core:** High-intensity office
- **DX, Downtown Mixed-Use:** Office, commercial, hospitality, public, institutional and residential
- **DR, Downtown Residential:** Residential and small-scale related commercial uses
- **DS, Downtown Service:** Commercial and service uses that support other D district uses and area neighborhoods



**Downtown Expansion Areas**

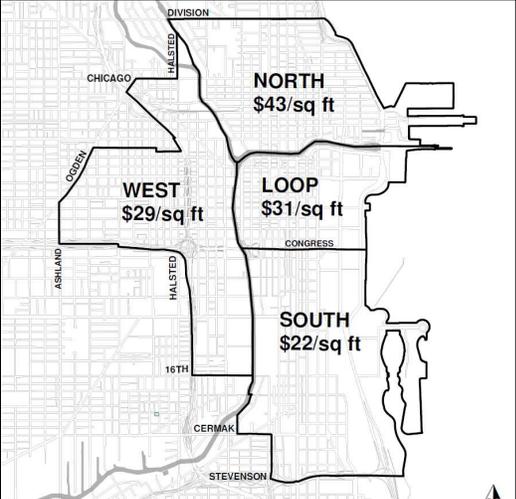
*Map Key*

- Downtown Expansion Areas
- Boundary of Existing Downtown Zoning
- Ward Boundaries

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## ★ Neighborhood Opportunity Bonus

- Sites within downtown's boundaries are eligible for bonus floor area
- Developers pay a fee based off of the additional square footage they receive
  - Corresponding MLA adjustments
- Formula: (cost per square foot) x (discount factor) x (bonus square feet)
  - 80% to Neighborhood Opportunity Fund
  - 10% to Adopt-a-Landmark Fund
  - 10% to Local Impact Fund



**Downtown Submarkets**

- NORTH \$43/sq ft
- WEST \$29/sq ft
- LOOP \$31/sq ft
- SOUTH \$22/sq ft

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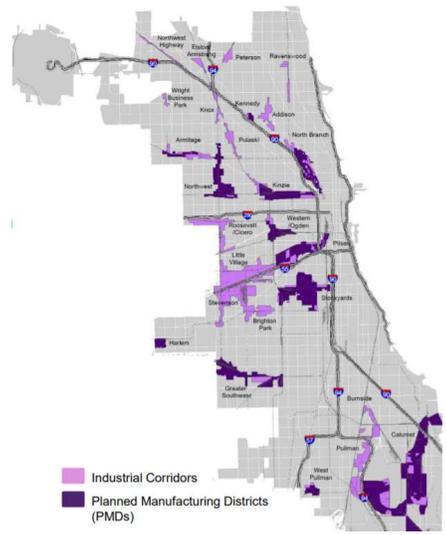
# ★ Manufacturing (M) districts

- Manufacturing, warehousing, wholesale and industrial uses outside downtown
  - Residential not permitted except for shelters
  - Public and Civic uses are restricted, open space allowed; some M districts allow for daycare
  - Commercial uses restricted based on entertainment prohibitions and overall size and scope
  - Structured to permit variety of industrial, manufacturing and production uses
- **M1, Limited Manufacturing/Business Park:** Low-impact manufacturing, wholesaling, warehousing and distribution activities that occur within enclosed buildings
- **M2, Light Industry:** Moderate-impact manufacturing, storage and industrial uses and activities that can occur outside
- **M3, Heavy Industry:** High-impact manufacturing and industrial uses, including extractive and waste-related uses

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# ★ Planned Manufacturing Districts (PMD)

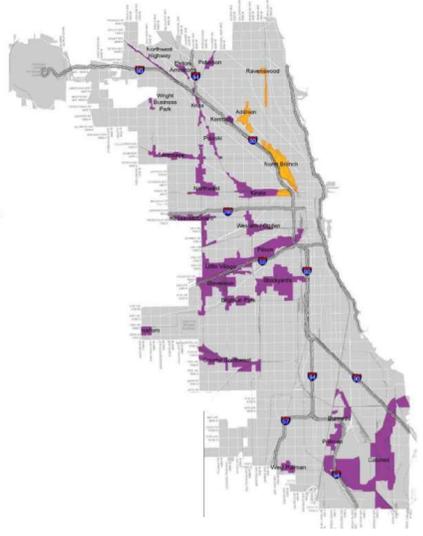
- 14 Districts throughout the City
- Established in 26 Industrial Corridors
- Purpose is to foster city's industrial base
- Helps to control for land use and land price
- Maintains a diversified economy for the city
- Strengthens existing manufacturing areas and allows for large scale industrial development
- Supports industrial investment and initiatives to promote growth of employment base



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# Industrial Corridor Modernization Initiative

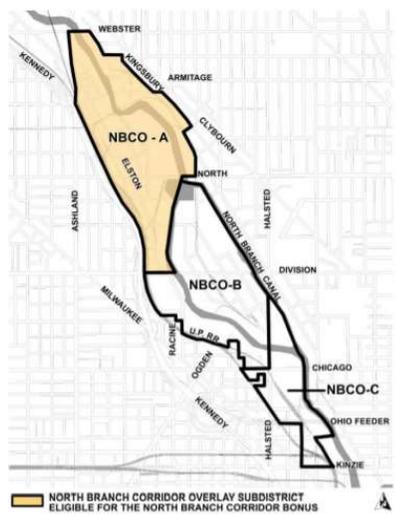
- Review of 26 existing industrial corridors
- Conversion fee applies to projects which seek zoning changes from pre-PMD district
  - North Branch and Kinzie
- Fee is to deter zoning changes and used to support investments in other corridors
  - Infrastructure and utilities
  - Environmental remediation
  - Land acquisition for industrial purposes
  - Building rehabilitation
- Formula: (cost per square foot) x (discount factor) x (site net site area square feet)



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# North Branch Floor Area Bonus

- Applies only to Sub Area A (northern) portion
- 3.5 maximum FAR (base of 3.0)
- Fee is in addition to conversion
- 70% used for local infrastructure; 30% to system-wide corridor fund
  - Formula: (cost per square foot) x (discount factor) x (site net site area square feet)



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## Planned Developments

- Planned Development are intended to ensure:
  - Public review of major development proposals
  - Unified planning and development
  - Promote economically beneficial development
  - Ensure appropriate level of amenities
  - Allow flexibility in application use, bulk, and development standards
  - Encourage protection and conservation of natural resources
- Variety of triggers based project size, location, density or use
- Require review by Chicago Plan Commission
- Require creation of main file (room 905) and final publication packet to City Clerk's office and COZ

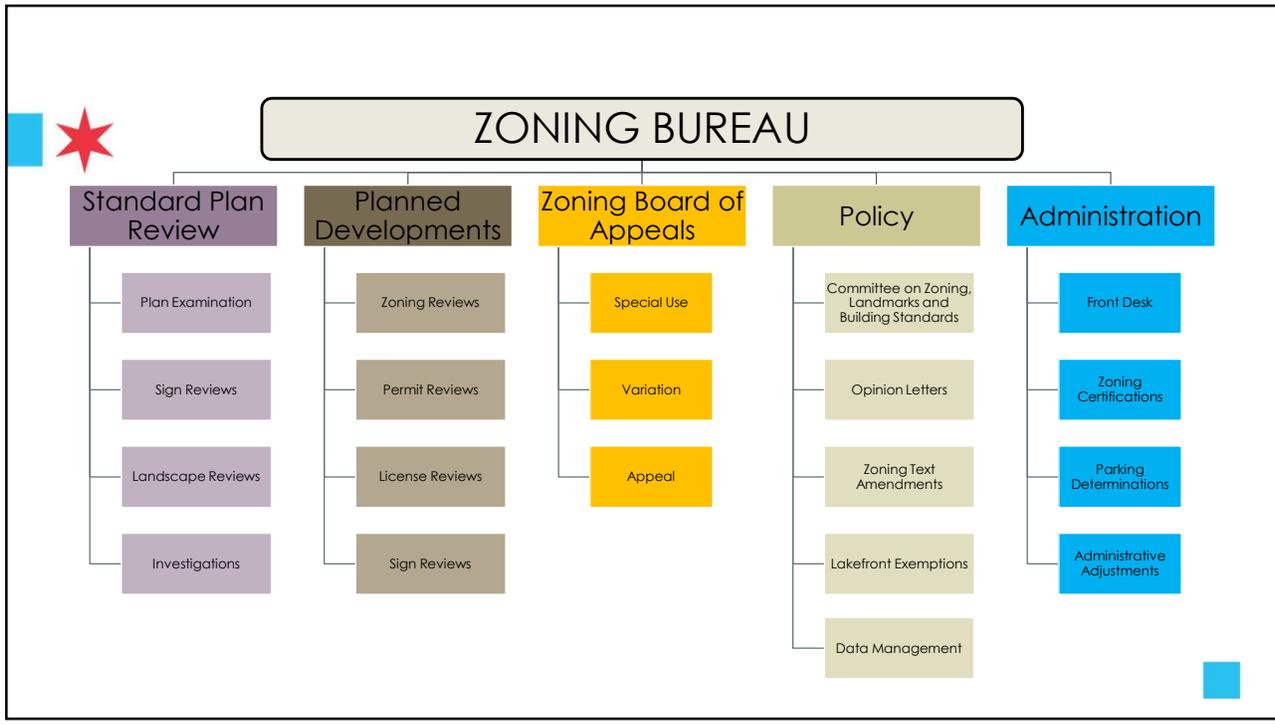
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## Lake Michigan and Chicago Lakefront Protection Ordinance (LPO)

- Established in early 1970s
- Promote and protect the natural lakeshore environment, including lake purity
- Maintain continuous public access
- Authorizes Plan Commission oversight to essentially all improvements along and adjacent to the shoreline
- Not zoning-related; land use (separate Municipal Code chapter)
- Administered by DPD and Plan Commission; not City Council

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## Zoning Bureau supervisor

	<b>Kyle Bartlett*</b> Assistant Commissioner		<b>Peter Beran</b> Zoning Plan Examiner		<b>Ron Dave*</b> Chief Landscape Plan Examiner		<b>William Dunkley</b> Zoning Plan Examiner		<b>Alicia Duplaga</b> Zoning Plan Examiner
	<b>Jose Gaeta</b> Zoning Plan Examiner		<b>Erik Glass</b> Coordinating Planner		<b>Kara Harmet</b> Project Coordinator		<b>Janice Hill</b> Zoning Plan Examiner		<b>Farhan Khalique</b> Zoning Investigator
	<b>Janine Klich-Jensen</b> Project Coordinator		<b>Christina Mason-Johnson</b> Project Coordinator		<b>Piper Mauck</b> Zoning Plan Examiner		<b>Teresa McLaughlin</b> Coordinator of Economic Development		<b>Michael Marmo*</b> Coordinating Planner
	<b>Samie Martinez</b> Project Coordinator		<b>Lisa Napoles</b> Project Coordinator		<b>Rob Noller</b> Zoning Plan Examiner		<b>Leszek Oclepka</b> Senior Landscape Plan Examiner		<b>Victoria Ortega</b> Project Coordinator
	<b>Antonio Pena</b> Zoning Plan Examiner		<b>Jo Pena</b> Planner V		<b>Nancy Radzevich*</b> Assistant Commissioner		<b>Carlos Ramirez</b> Zoning Investigator		<b>Victor Resa*</b> Manager - Zoning Board of Appeals
	<b>Carl Rice</b> Zoning Plan Examiner		<b>Anna Robles*</b> Chief Zoning Plan Examiner		<b>Cecilia Rodriguez</b> Executive Administrative Assistant		<b>John Schneider</b> Project Coordinator		<b>Jeanette Velazquez</b> Project Coordinator

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# ★ Standard Plan Review

**Plan Examination** – zoning code reviews for all building permit applications, CDOT driveway applications and occupancy placard/capacity card applications; issue comments to applicants; and, denials for ZBA appearances



Anna Robles\* Kyle Bartlett\* Peter Beran William Dunkley Alicia Duplaga Jose Gaeta Piper Mauck Rob Noller Antonio Pena Carlos Ramirez Carl Rice

**Sign Reviews** – sign code reviews for all sign applications not associated with Planned Developments



Alicia Duplaga Janice Hill Victoria Ortega

**Landscape Reviews** – landscape code reviews for all building permit applications and manage associated security deposits required to ensure performance



Ron Daye\* Lester Ocsepka

**Investigations** – investigate potential zoning infractions and provide written reports for use by DOB and Law in pursuit of violators; staff also maintains the city's zoning map and assists with block analysis



Tarhan Khdrizadeh

# ★ Planned Developments

**Permit Reviews** – Part II reviews of all Planned Developments upon their application for a building permit; all MWBE compliance and fee or bonus payments are coordinated at the time of these reviews



Mike Manno\* Erik Glass

**License Reviews** – license reviews of all business activities proposed within Planned Developments upon their application to BACP



Janice Hill

**Sign Reviews** – sign code reviews for all sign applications within Planned Developments



Teresa McLaughlin

# ★ Zoning Board of Appeals

Intake all applications for Special Uses, Variations and Appeals of Decisions made by the Zoning Administrator

Review all Special Uses for purposes of establishing a recommendation to the ZBA

Coordinate all notice, publication, board member attendance and information distribution for monthly ZBA hearings

Process and track all resolutions and communicate decisions to applicants, elected and city officials and the general public



Victor Resa\*



Nancy Rostevich\*



Janne Koch-Jensen



Jeannette Velazquez



Jo Pena

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# ★ Policy

**Committee on Zoning, Landmarks and Building Standards** – intake and review all zoning map amendment applications; transmit documents to COZ; and, provide recommendations to COZ

**Opinion Letters** – responses to written inquiries of requirements and regulations of the zoning, sign and/or landscaping portions of the municipal code

**Zoning Text Amendments** – analyze, draft and implement all changes to zoning text and regulations in the municipal code; also includes testimony to COZ, as applicable

**Lakefront Exemptions** – administrative reviews and determinations of requested exemptions under Chapter 16 of the municipal code as it relates to land use in the Lakefront Protection District

**Data Management** – tracking coordinating and reporting all permit and FOIA related details that the bureau oversees or generates



Patrick Murphy\*



Anna Robles\*



Kyle Bartlett\*



John Schneider



Patrick Murphy\*



Teresa McLaughlin



Cecilia Rodriguez



Patrick Murphy\*



Teresa McLaughlin



Nancy Rostevich\*



Jo Pena

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# Administration



**Front Desk** – direct general public and meeting attendees to proper offices and staff; sign in general public for daily walk-in preliminary review list; coordinate office administrative functions; and, provide responses to telephone inquiries



**Zoning Certifications** – intake, log, research, and certify legally recognized non-condominium residential property with five units or less



**Parking Determinations** – analyze and calculate appropriate parking requirements for neighborhood uses that do not have a prescribed parking requirement in the zoning code



**Administrative Adjustments** – review all project details and requirements and issue decisions for these non-legislative requests

