Kinzie Industrial Corridor
Ordinance Information Session August 13, 2019

Lori E. Lightfoot, Mayor
Eleanor Gorski, AIA, Acting Commissioner
Dept. of Planning and Development

- dpd@cityofchicago.org
- cityofchicago.org/dpd
Agenda – Ordinance Information Session

6:00: Presentation

1. Summary
   Project Timelines

2. Kinzie Industrial Corridor Framework Plan
   Adopted by Plan Commission on May 16, 2019

3. Ordinance
   Overview and Schedule

6:30: Q and A
Ordinance Schedule

July 24, 2019:
• Kinzie Industrial Corridor Ordinance Introduced at City Council

September 10, 2019:
• Committee on Zoning, Landmarks and Building Standards (Public Hearing)
• 10am, City Council Chambers

September 18, 2019:
• City Council Meeting
• 10am, City Council Chambers
The Fulton Market Innovation District (FMID) plan (2014) outlined a vision to preserve existing jobs while accommodating private sector investments that reinforce the area’s expanding role as an innovation-driven employment center.

The Fulton Market Innovation District Plan Implementation (2017)
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DPD proposed PMD 4 would remain west of Ogden Avenue
Kinzie Industrial Corridor Framework Plan approved by the Plan Commission on May 16, 2019

Kinzie Industrial Corridor Framework Plan Goals:

1. Maintain and grow the Kinzie Industrial Corridor as an important economic engine and job center that provides vital support to local, regional, national and global businesses.

2. Support improvements to the multi-modal transportation network so that it more efficiently serves industrial users, area employees and residents.

3. Encourage the reuse of existing buildings in efficient and sustainable ways and ensure new development complements the character of the corridor.
### West of Ogden Avenue: Public Process

|-------------|-------------|-------------|-----------|------------------|------------|-------------|

- **First Public Meeting (May 10, 2018)**
- **Second Public Meeting (October 9, 2019)**
- **Draft Kinzie Framework Plan**
- **Draft Plan Document Posted (April 9, 2019)**
- **Implementation Actions to City Council**
Planned Manufacturing Districts

Purpose of the PMD:

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.
Existing Conditions Highlights

Overall Land Use Data

2018 Land Use

Map Key
- Residential
- Office
- Retail, Hospitality
- Public Facilities + Institutions
- Industrial + Manufacturing
- Transportation + Utility
- Parks and Open Space
- Agriculture/Community Garden
- Parking Lots
- Vacant Land

Legend:

- Lake St
- Grand Ave
- Division St
- Chicago Ave
- Damen Ave
- Ashland Ave
- Ogden Ave
- Lake St

Existing Conditions Highlights

Overall Jobs Data

Kinzie Industrial Corridor: Employment West of Ogden, 2005-2017

- Manufacturing
- Industrial Related Services
- Office Related Services
- Education and Health Care
- Retail, Hospitality and Entertainment
Existing Conditions Highlights

Western Portion of Kinzie

Eastern Portion of Kinzie

Existing Land Uses
- Residential
- Office
- Retail, Hospitality
- Public Facilities + Institutions
- Industrial + Manufacturing
- Transportation + Utility
- Parks and Open Space
- Agriculture/Community Garden
- Parking Lots
- Vacant Land

Land use by percentage of total land area, west

Land use by percentage of total land area, east
Existing Conditions Highlights

Western Portion of Kinzie

Eastern Portion of Kinzie

Education and Health Care
Goods Producing
Industrial Services
Office Related Services
Retail, Hospitality & Entertainment

West

East
To maintain and grow the Kinzie Industrial Corridor as an important economic engine and job center, the City introduced an ordinance on July 24, 2019:

1. to retain the existing PMD 4

2. shift the internal boundary between the subareas of the PMD

3. amend the uses permitted in the two different subareas
Ordinance

Building Size and Density

- Floor Area Ratio (FAR) will remain the same at 3.0
Ordinance: PMD 4A

- **Existing PMD to Remain**
- **Existing Zoning Districts**
- **Shifted PMD Subdistrict Boundary**
- **Kinzie Industrial Corridor Boundary**
Ordinance: PMD 4A

Permitted uses and revised use standards would strengthen the predominantly industrial western portion of PMD 4, while acknowledging the unique conditions along Ashland Avenue.

- Heavy Industrial Uses would no longer be permitted (pre-existing uses can remain)
  - Container Storage
  - Intense Manufacturing (i.e. poisonous or explosive materials)
  - Waste-Related
Commercial uses that are compatible with industrial uses would continue to be permitted

- **Restaurants, Limited:** A restaurant in which there is no service of alcoholic liquor or in which the service of alcoholic liquor and live entertainment or dancing, if any, is clearly incidental and subordinate to the primary activity (prepared food service).
- **Animal Shelters and Boarding Kennels**
- **Business Support Services**
- **Indoor and Rooftop Urban Farms**
- **Building Material Sales (to contractors)**
- **Electronic Data Storage Centers**
- **Repair or Laundry Services**
- **Retail Sales of products made on site**
- **Motor Vehicle Repair**
Some Commercial Uses that can be incompatible with industrial uses would no longer be permitted (pre-existing uses can remain)

- Daycares
- Restaurants, General
- Taverns
- Industrial Private Event Venues including incidental liquor sales
- Medical Services
- Personal Services
- Sports and Recreation
Ordinance: PMD 4A

Parcels in Conformance with Proposed Zoning
Parcels Not in Conformance with Proposed Industrial Uses
Parcels Not in Conformance with Proposed Commercial Uses
Existing Non-Conforming Residential

Kinzie Industrial Corridor
Shifted PMD Subdistrict Boundary
New use standard along west side of Ashland Avenue

- Office uses with no size limit (up to an FAR of 3.0) are permitted with a Special Use if the zoning lot fronts on Ashland Avenue. All requested Special Uses are subject to public notice and public hearings before the Zoning Board of Appeals.
- Incidental Commercial uses are permitted on the ground floor of the building if approved by the Zoning Board of Appeals.
Ordinance: PMD 4B

Permitted uses in PMD 4B would reflect the concentration of new office uses at the eastern end of the Industrial Corridor by providing amenities to workers in the area, while still prioritizing industrial businesses.

- **Light to Moderate Industrial Uses would continue to be permitted**
  - Artisan Manufacturing
  - Limited Manufacturing
  - General Manufacturing

- **Office Uses over 9,000 square feet would now be permitted (up to 3.0 FAR)**

- **Commercial Uses that provide amenities to area workers would now be permitted**
  - Retail sales up to 3,000 square feet. The Zoning Board of Appeals could increase the maximum floor area
  - Restaurants and Taverns up to 8,000 square feet. The Zoning Board of Appeals could increase the maximum floor area to 12,000 square feet
  - Food and beverage retail sales up to 8,000 square feet
  - Personal services up to 8,000 square feet
Ordinance Schedule

September 10, 2019:
• Committee on Zoning, Landmarks and Building Standards (Public Hearing)
• 10am, City Council Chambers

September 18, 2019:
• City Council Meeting
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Contact DPD with questions regarding how the ordinance would impact your business:
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