

# Kinzie Industrial Corridor

Ordinance Information Session August 13, 2019



Lori E. Lightfoot, Mayor

Eleanor Gorski, AIA, Acting Commissioner  
Dept. of Planning and Development

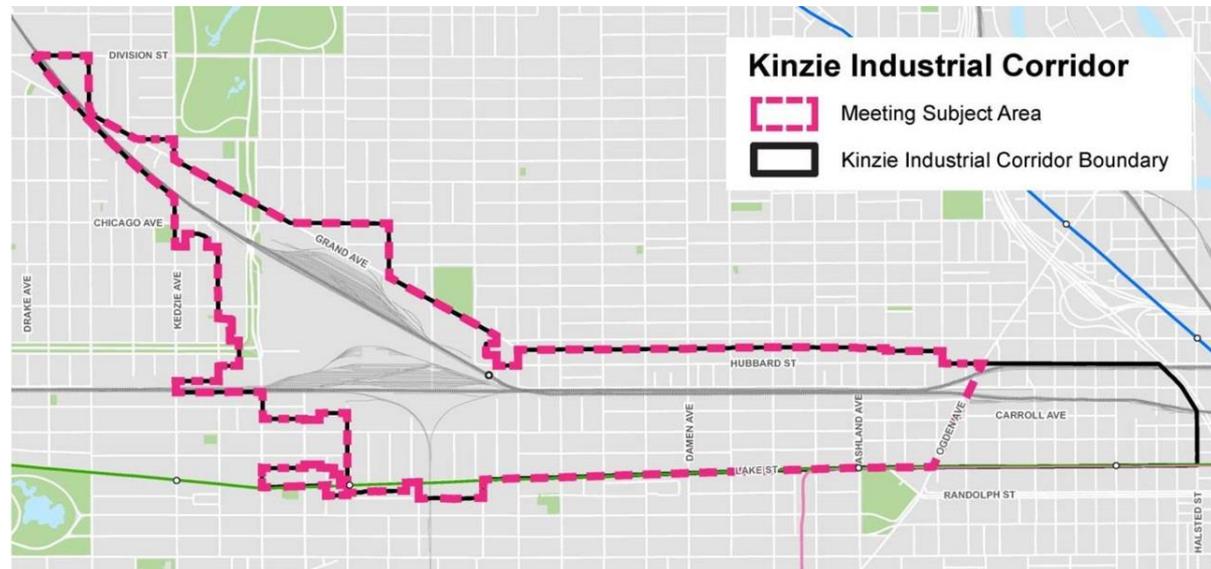
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- [cityofchicago.org/dpd](http://cityofchicago.org/dpd)

# 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:

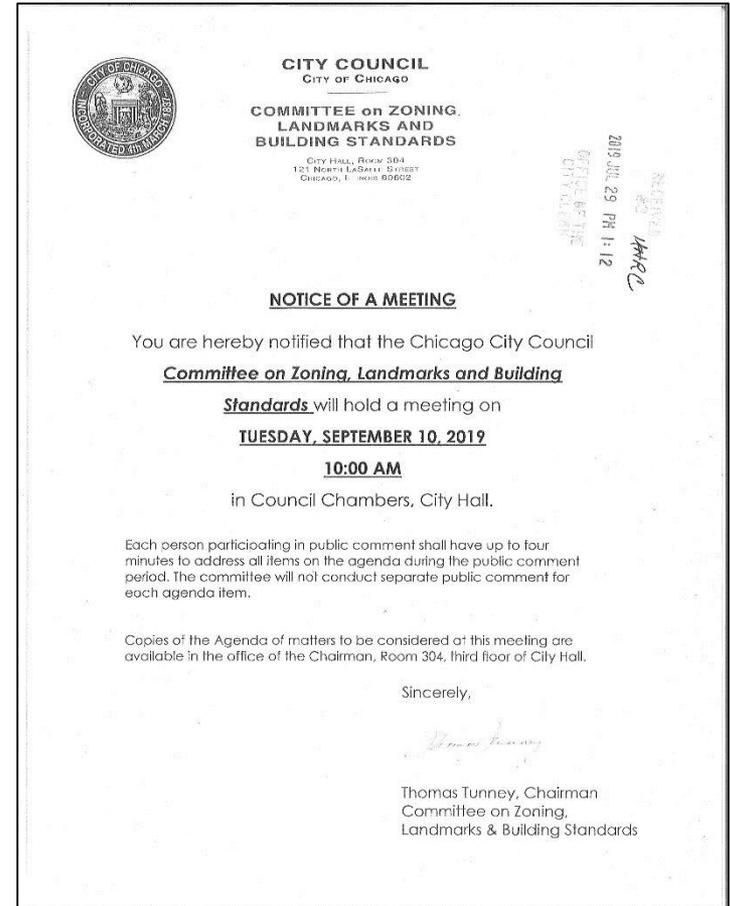
- Kinzie Industrial Corridor Ordinance Introduced at City Council

## September 10, 2019:

- Committee on Zoning, Landmarks and Building Standards (Public Hearing)
- 10am, City Council Chambers

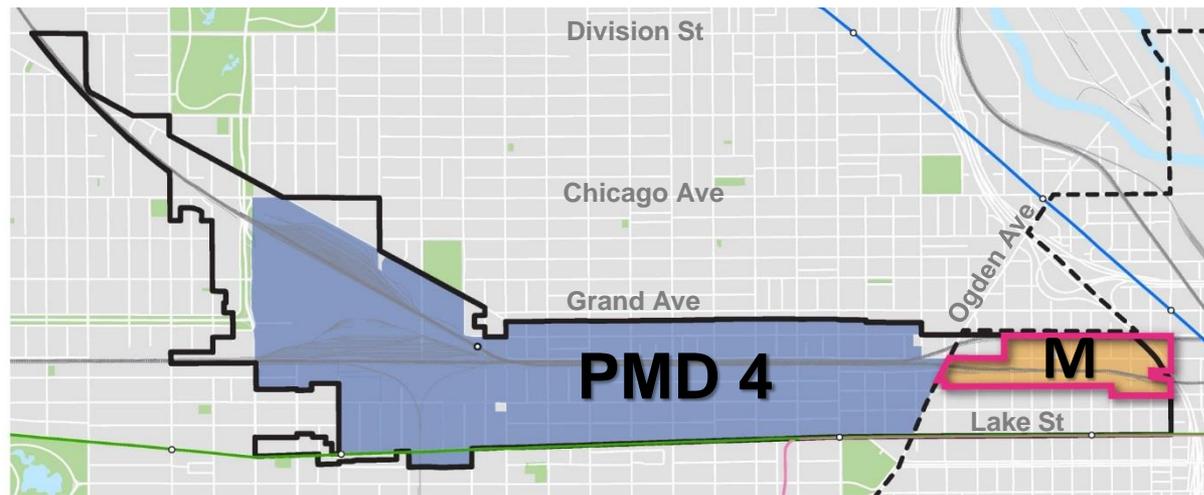
## September 18, 2019:

- City Council Meeting
- 10am, City Council Chambers

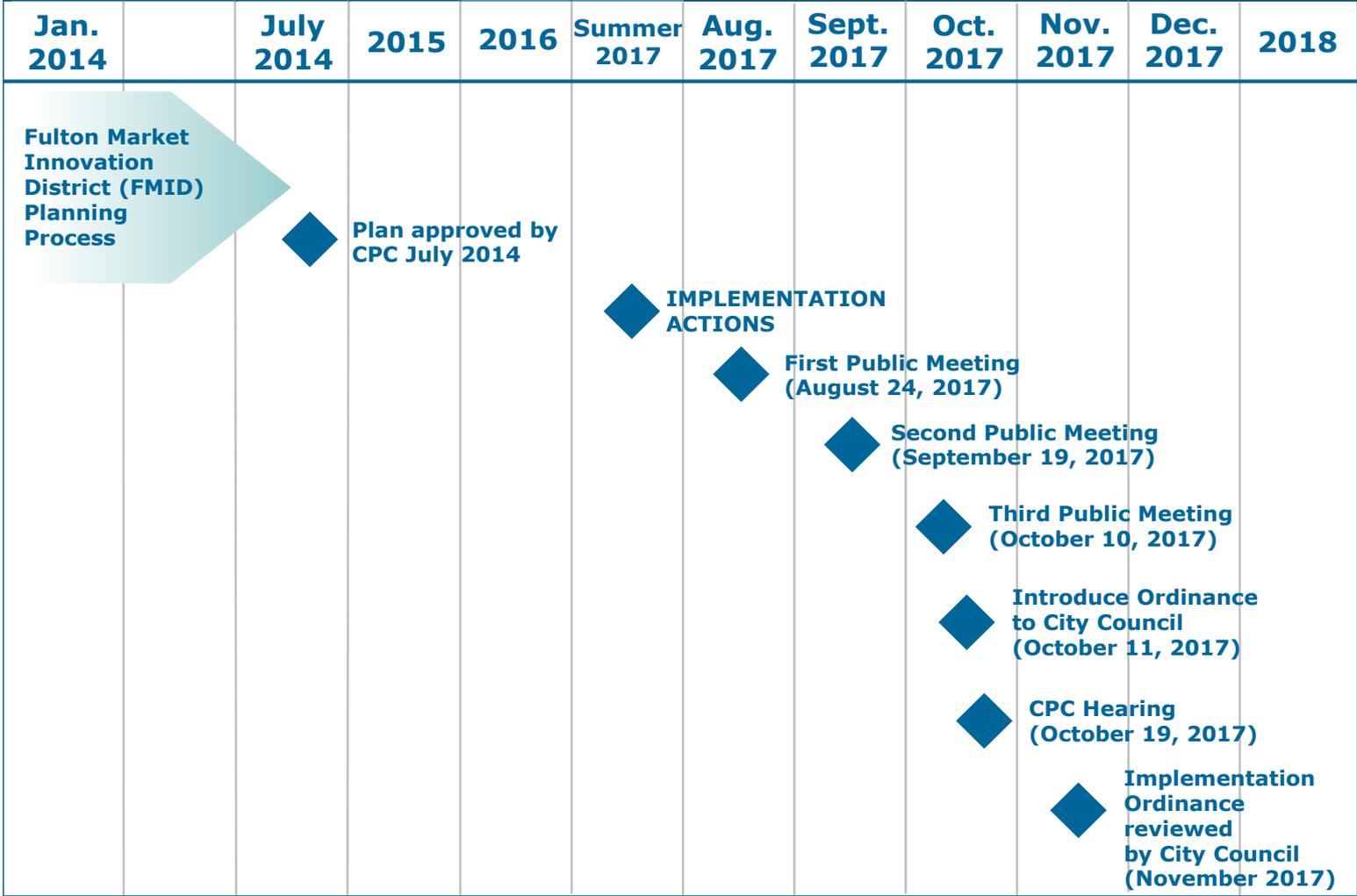


# Fulton Market Innovation District (FMID)

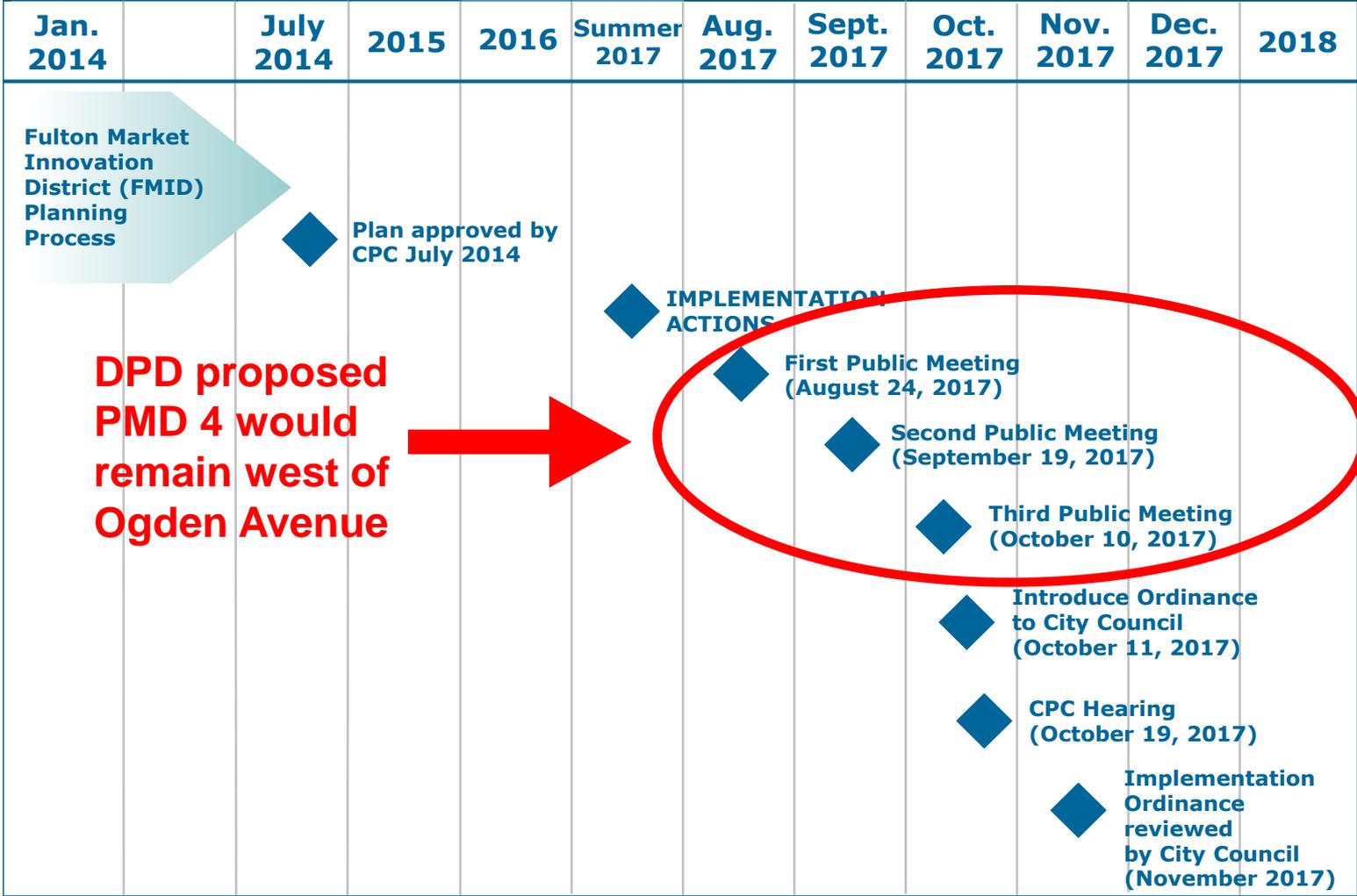
- **The Fulton Market Innovation District plan (2014)** outlined a vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center.
- **The Fulton Market Innovation District Plan Implementation (2017)**



# East of Ogden Avenue: Public Process

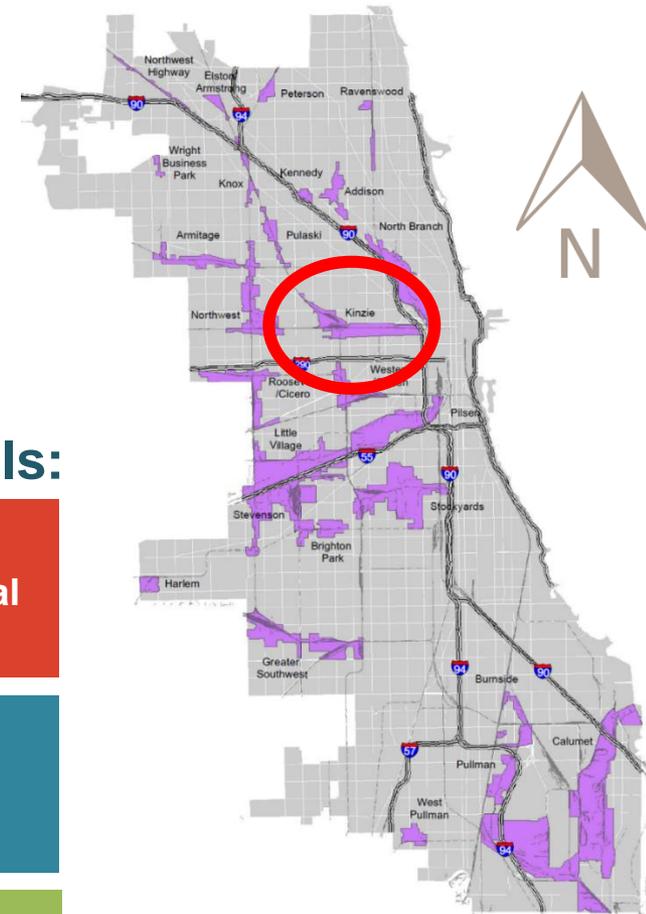
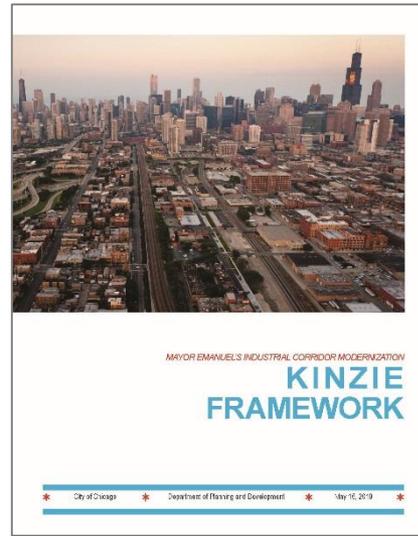


# East of Ogden Avenue: Public Process



# Kinzie Industrial Corridor Framework Plan

**Kinzie Industrial Corridor Framework Plan approved by the Plan Commission on May 16, 2019**

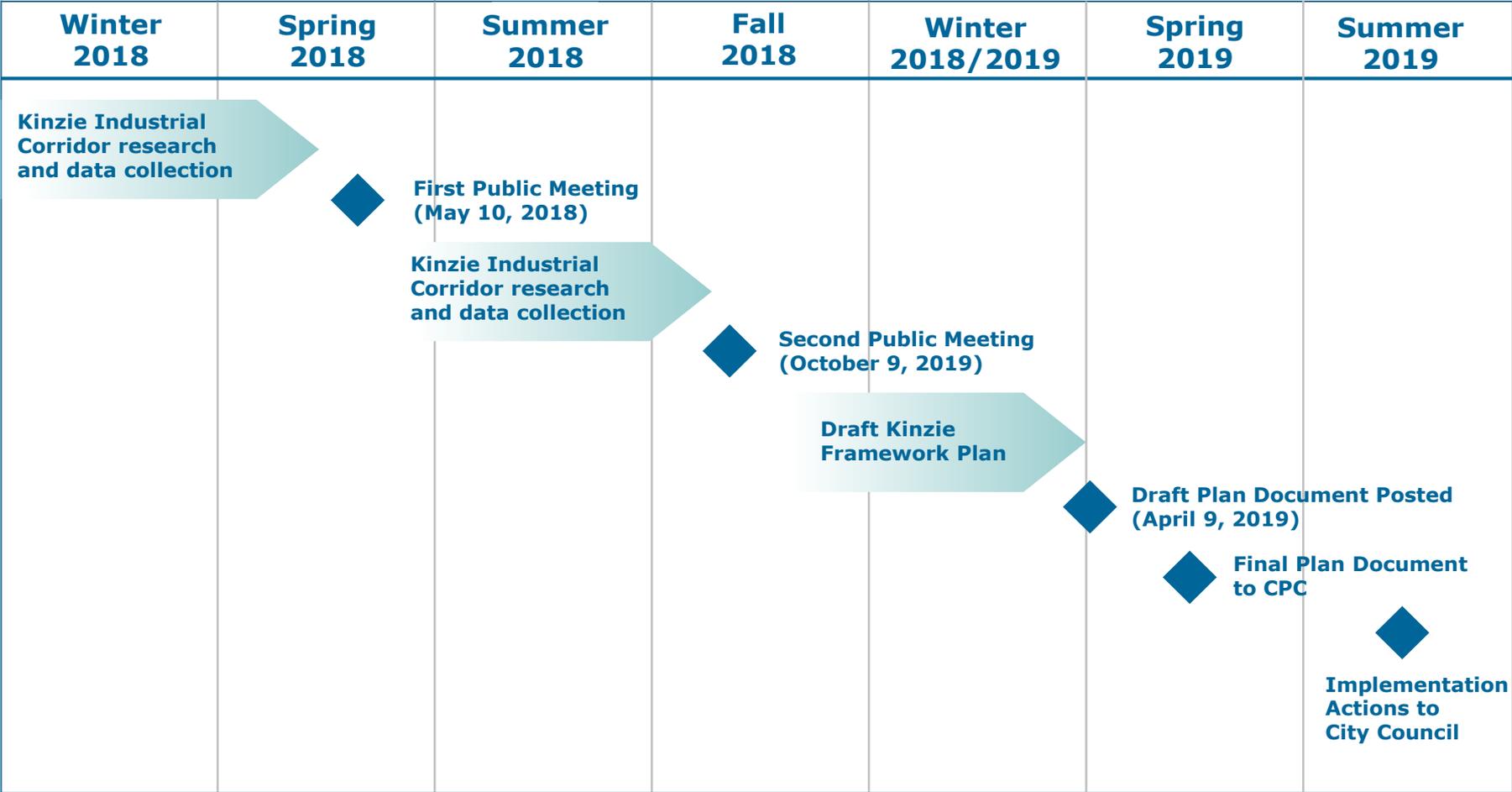


Industrial Corridors

## 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.

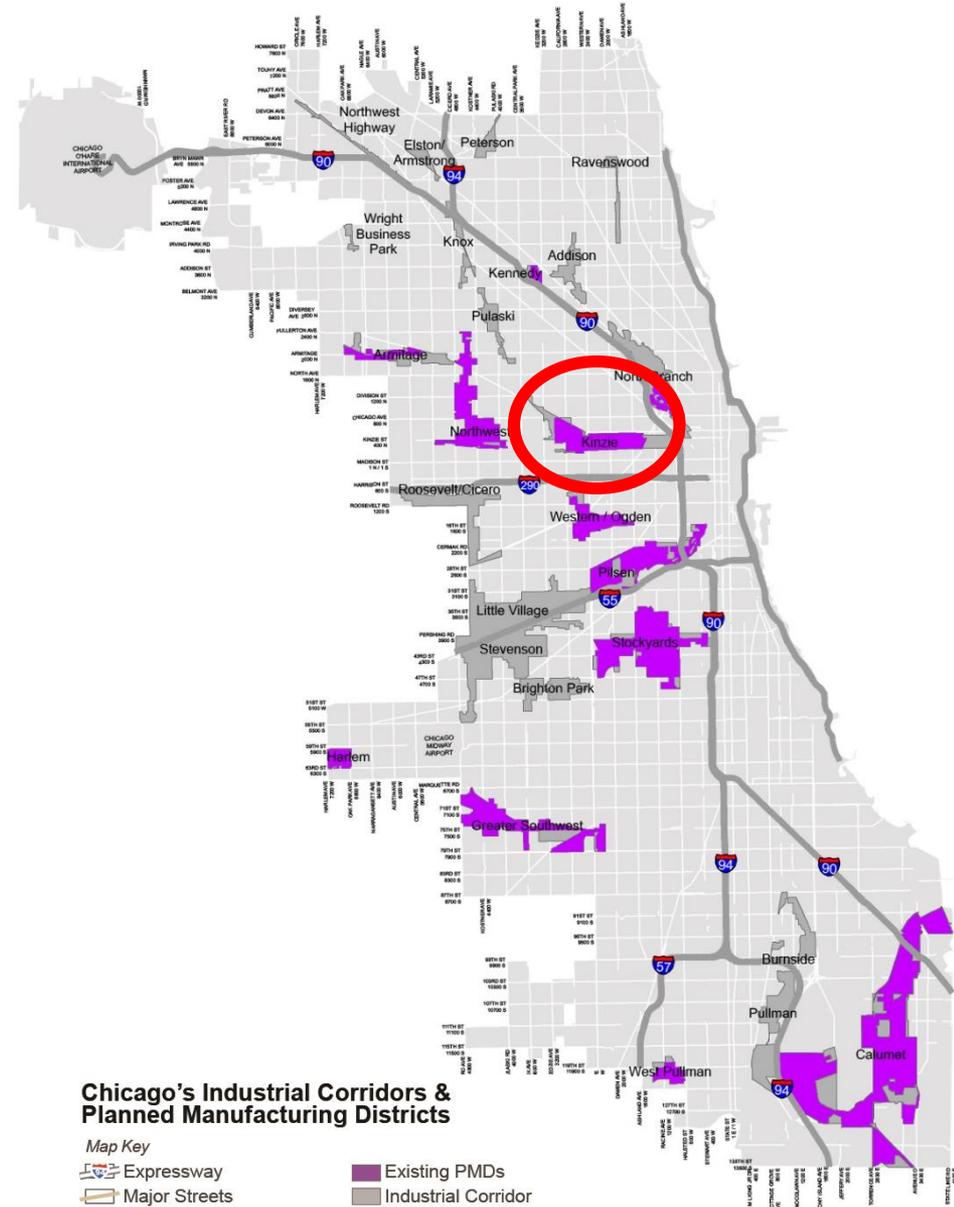
# West of Ogden Avenue: Public Process



# Planned Manufacturing Districts

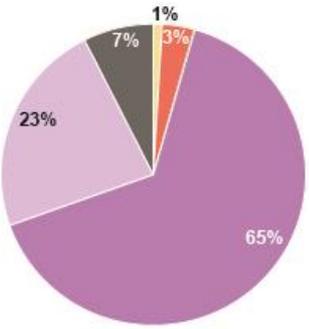
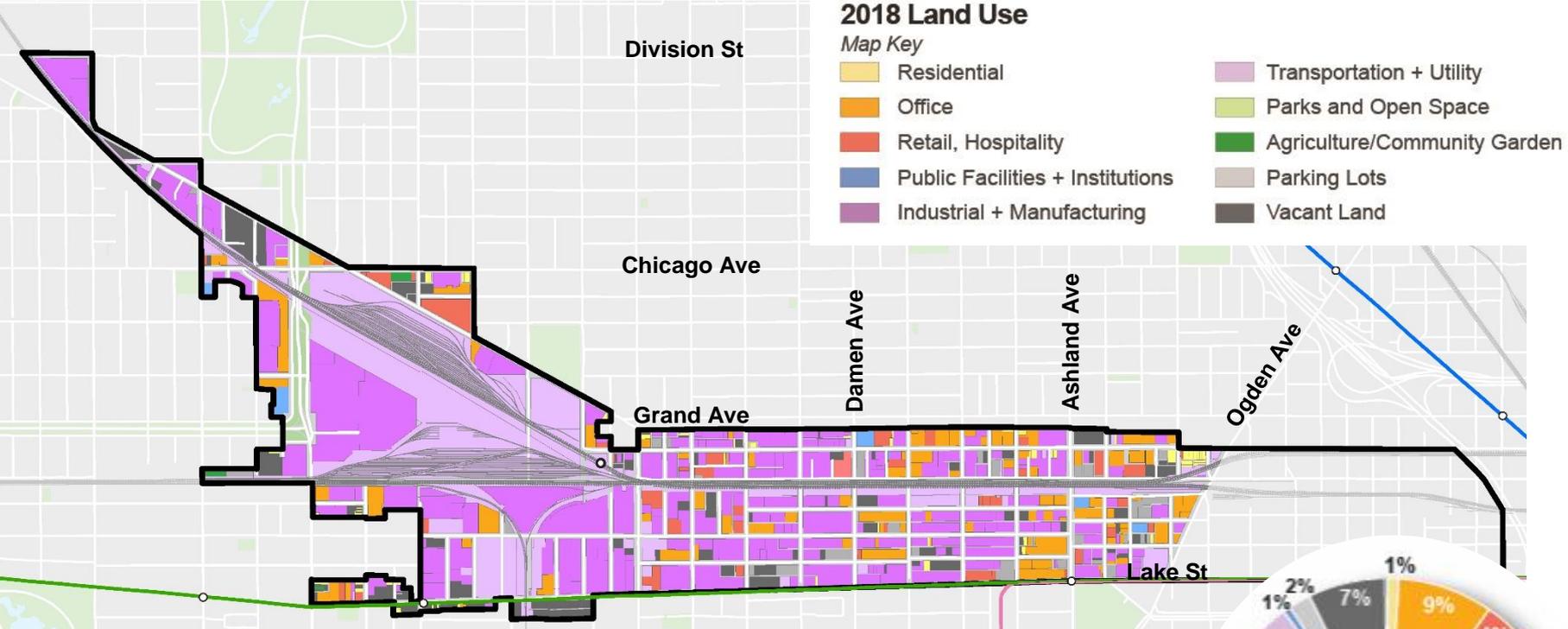
## Purpose of the PMD:

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.

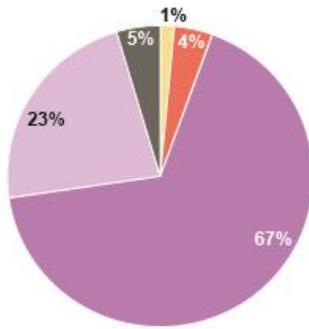


# Existing Conditions Highlights

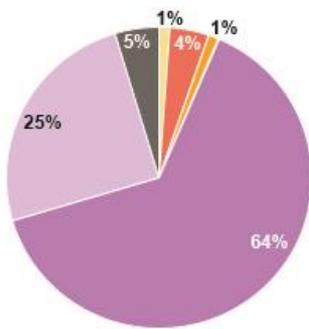
## Overall Land Use Data



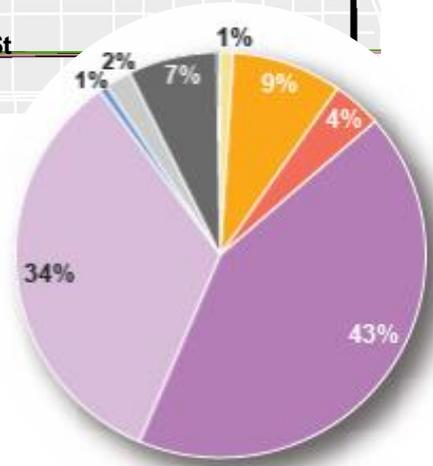
1990



2001



2010

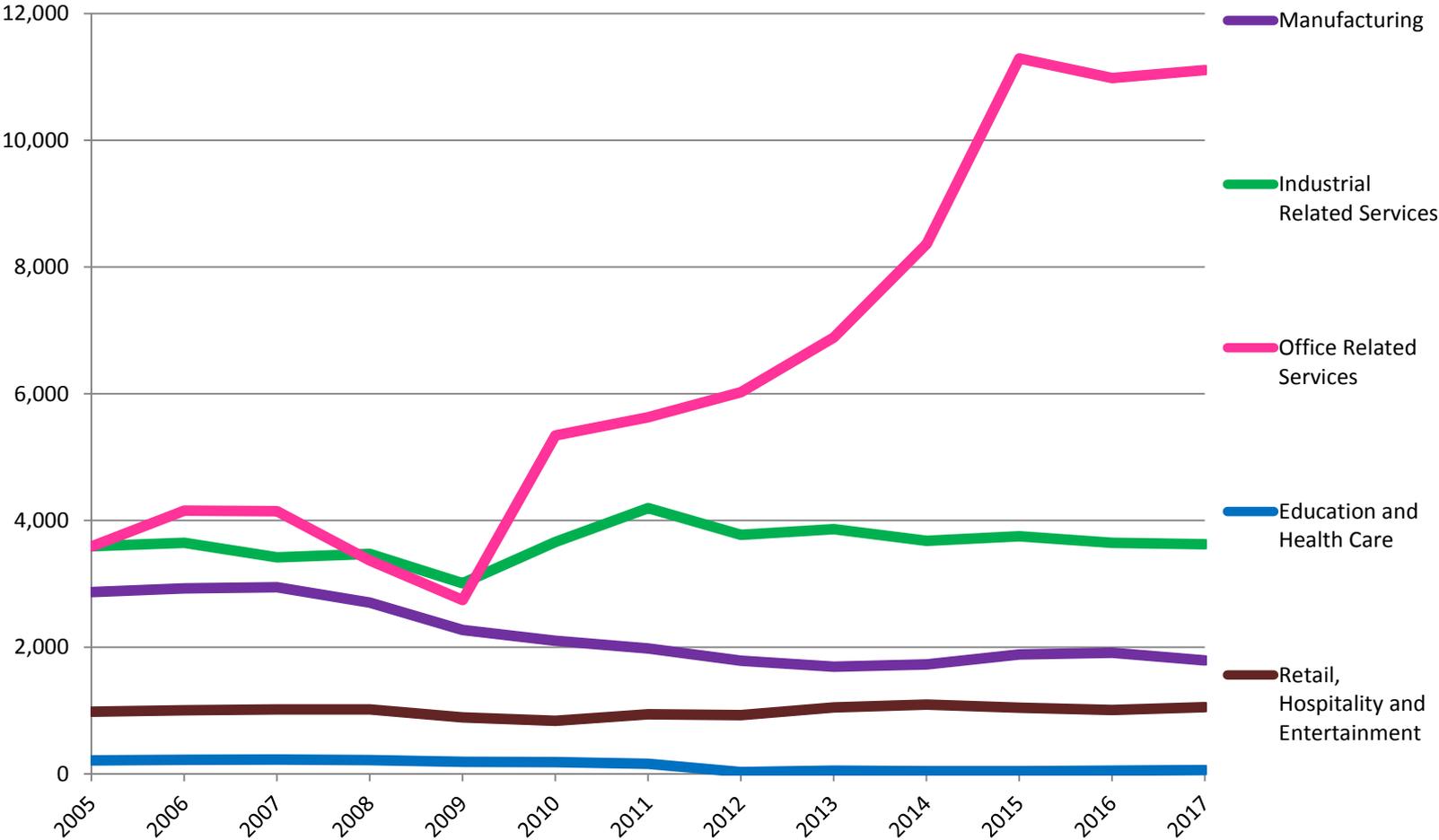


2018

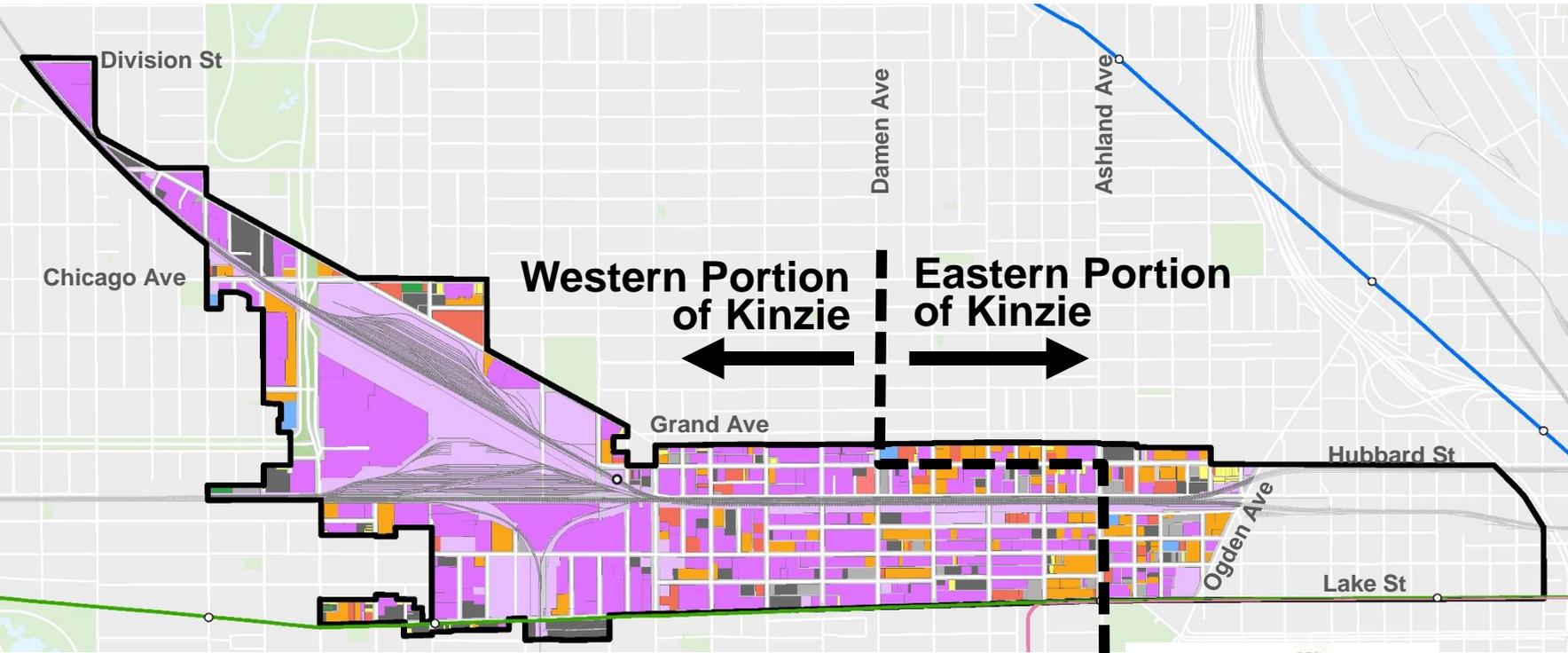
# Existing Conditions Highlights

## Overall Jobs Data

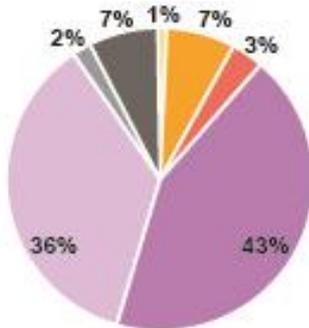
Kinzie Industrial Corridor: Employment West of Ogden, 2005-2017



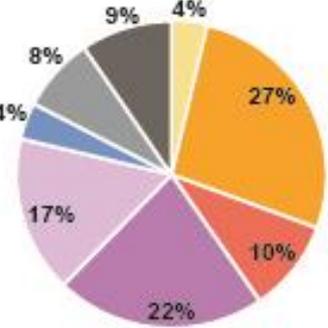
# Existing Conditions Highlights



- 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

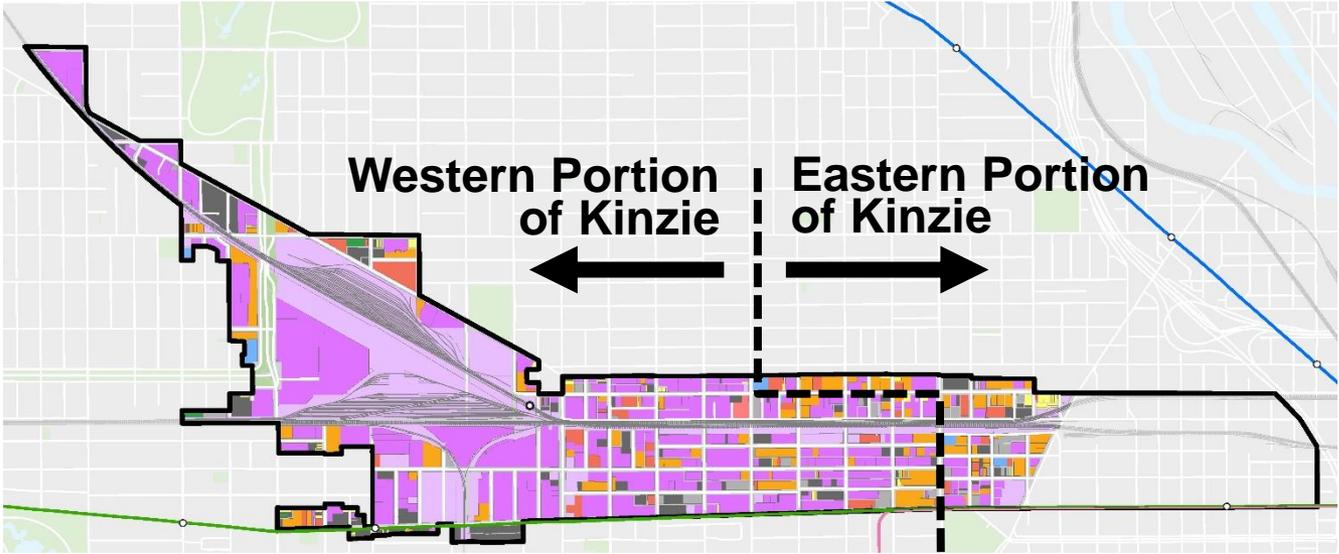


Land use by percentage of total land area, west

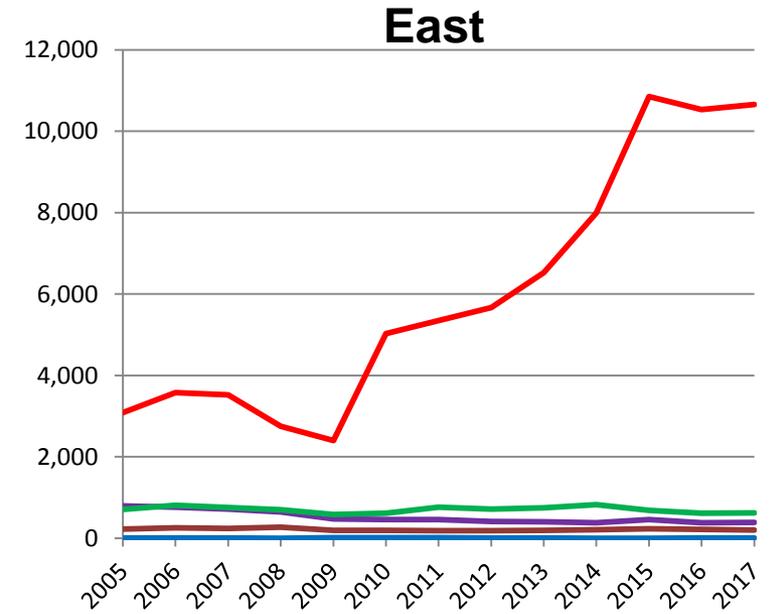
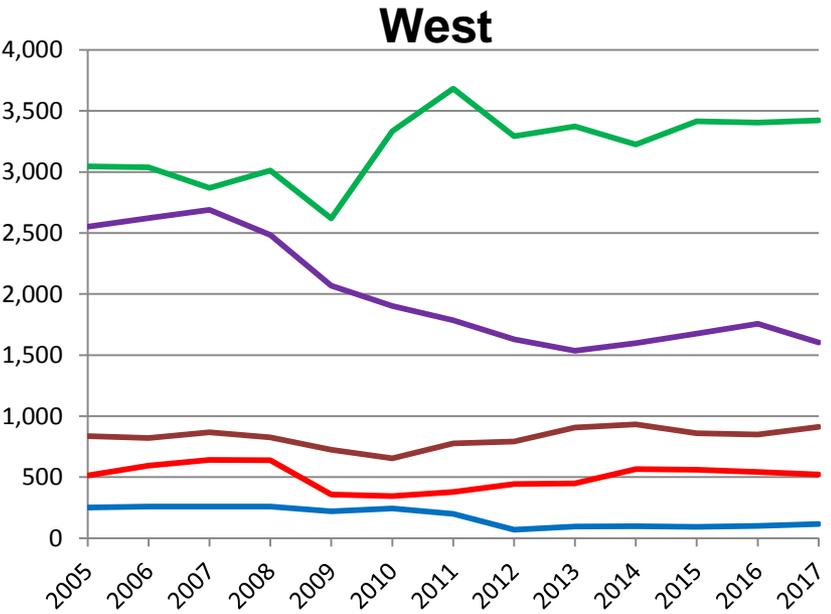


Land use by percentage of total land area, east

# Existing Conditions Highlights



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

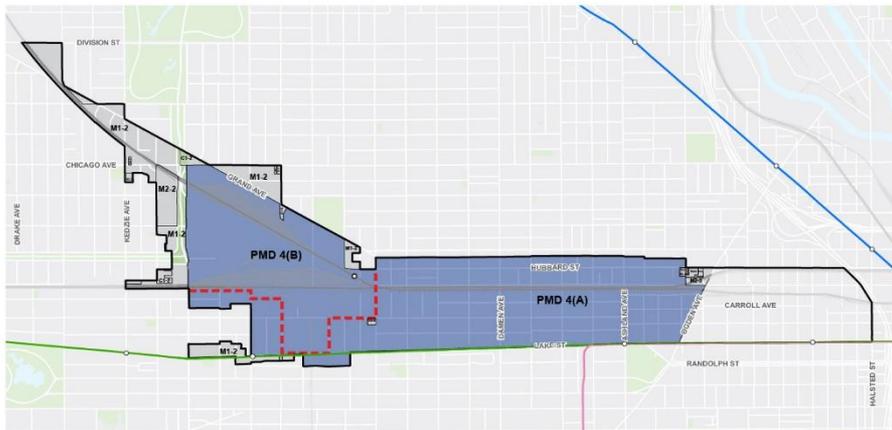


# Ordinance

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:

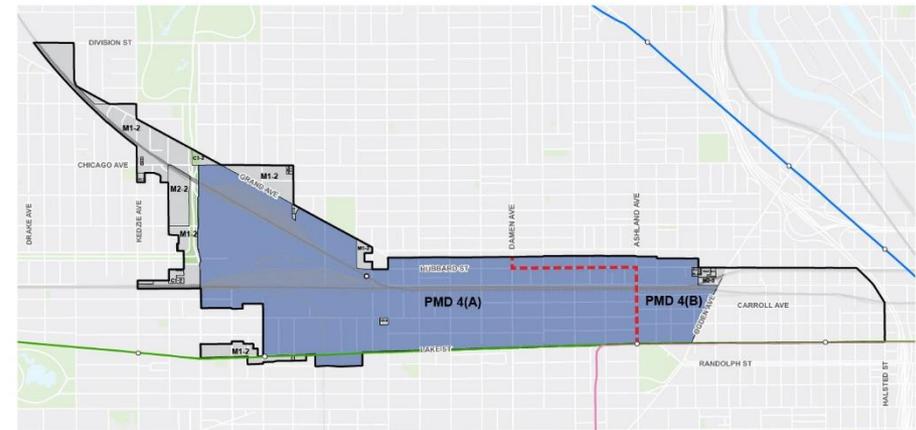
1. to retain the existing PMD 4
2. shift the internal boundary between the subareas of the PMD
3. amend the uses permitted in the two different subareas

## Existing Zoning



- Existing PMD to Remain
- Existing Zoning Districts
- Existing PMD Subdistrict Boundary
- Kinzie Industrial Corridor Boundary

## Proposed Zoning



- Existing PMD to Remain
- Existing Zoning Districts
- Shifted PMD Subdistrict Boundary
- Kinzie Industrial Corridor Boundary

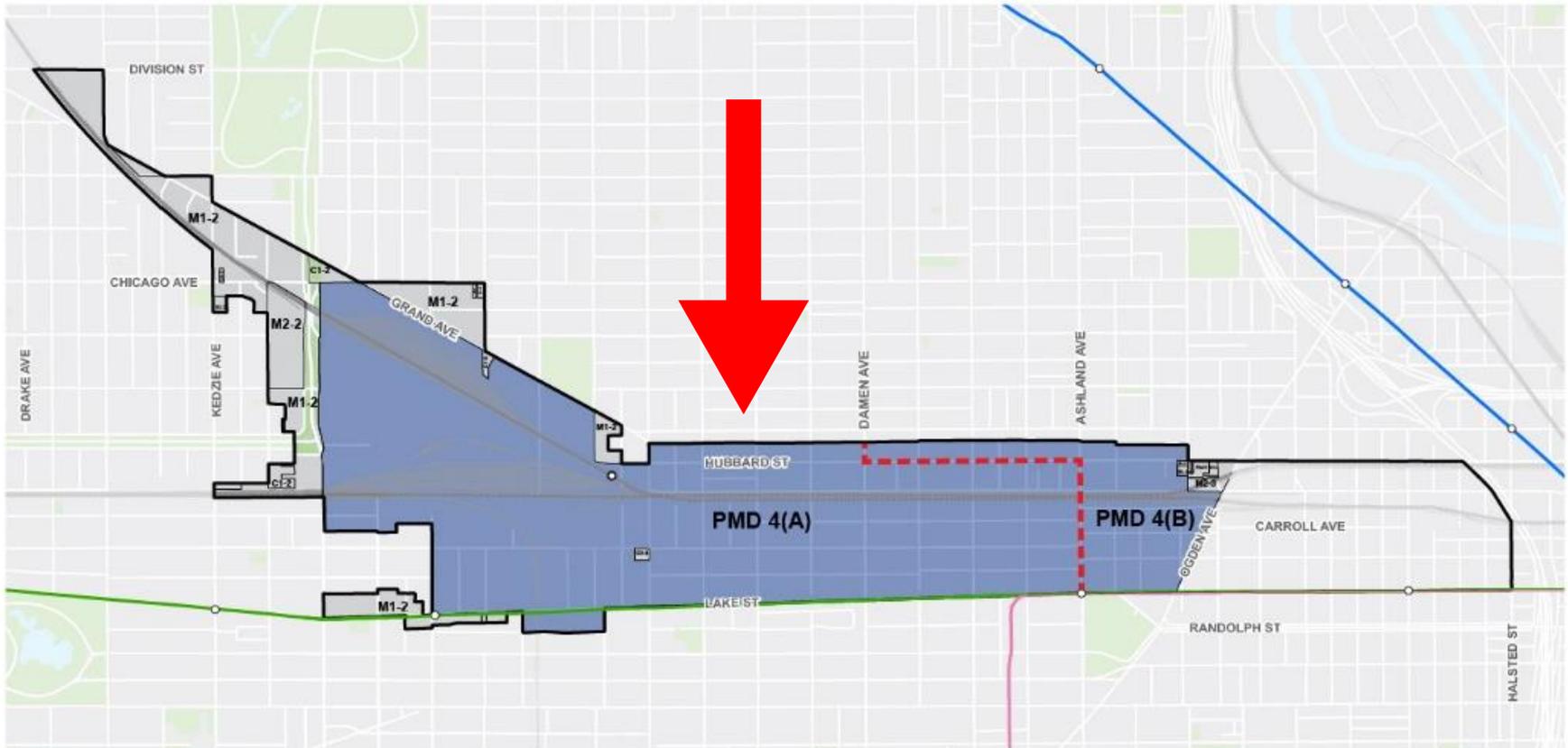
# Ordinance

## 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.

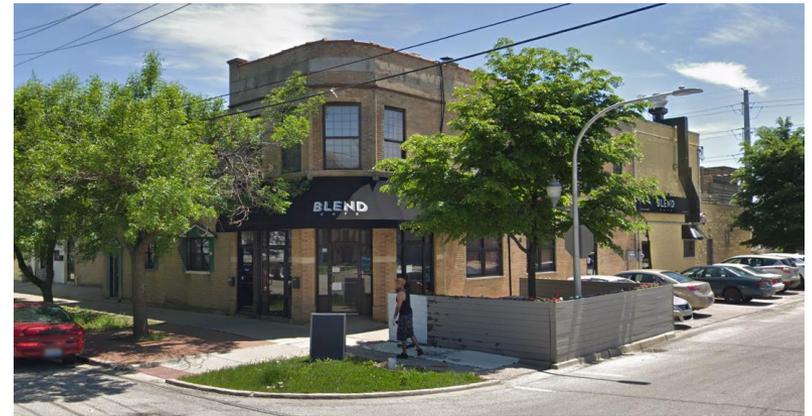
- **Heavy Industrial Uses would no longer be permitted (pre-existing uses can remain)**
  - Container Storage
  - Intense Manufacturing (i.e. poisonous or explosive materials)
  - Waste-Related



# Ordinance: PMD 4A

➤ **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**

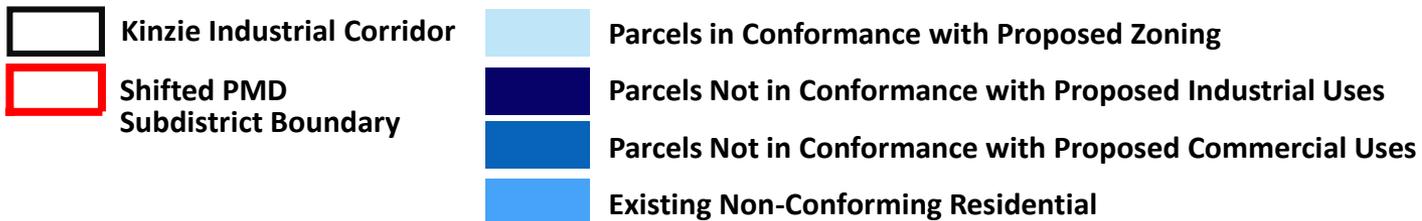
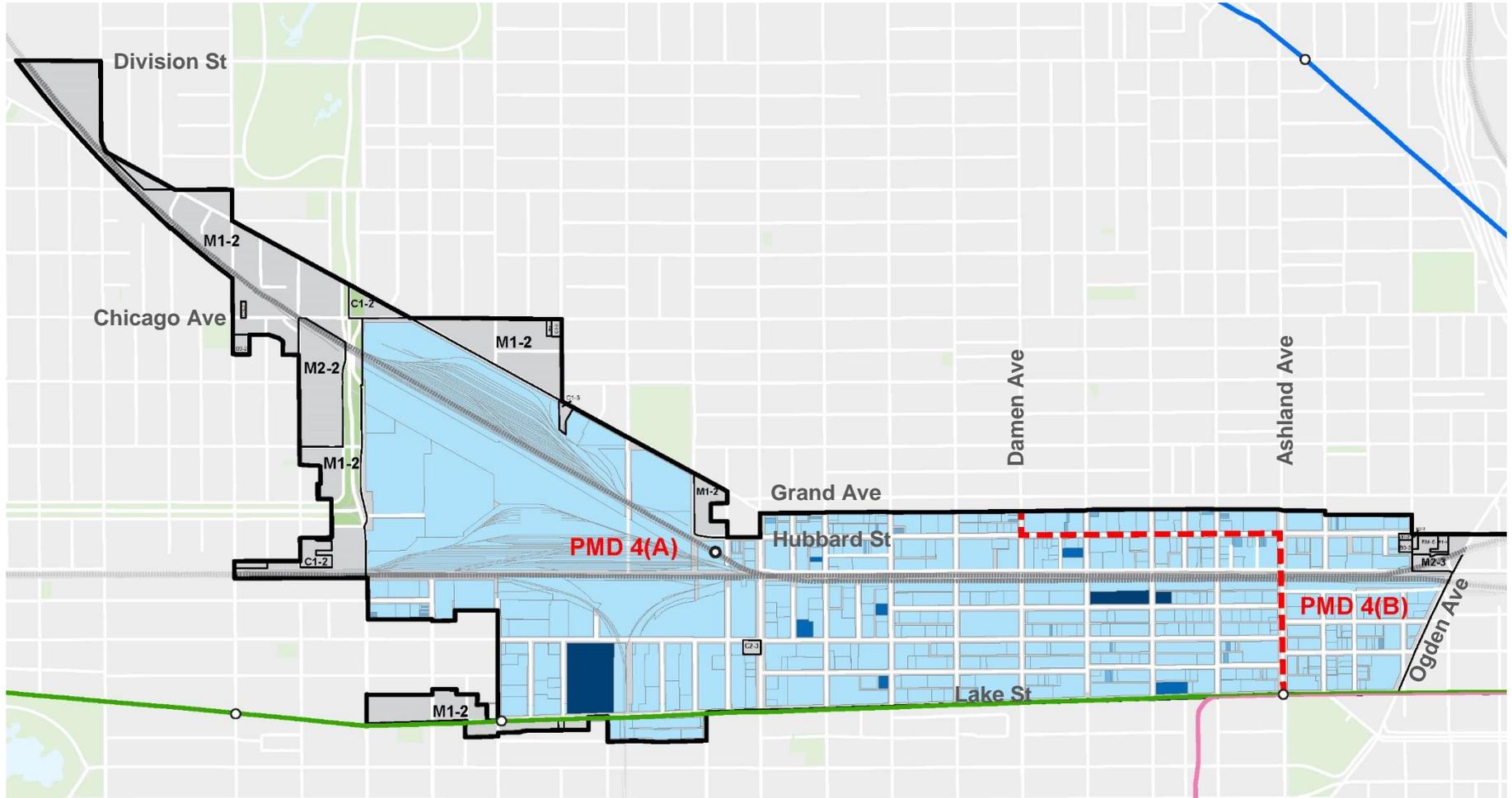


# Ordinance: PMD 4A

- **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



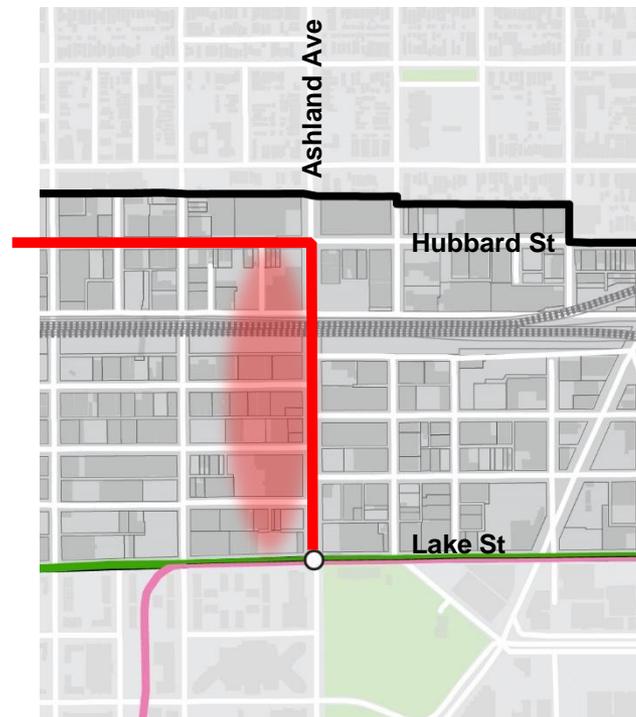
# Ordinance: PMD 4A



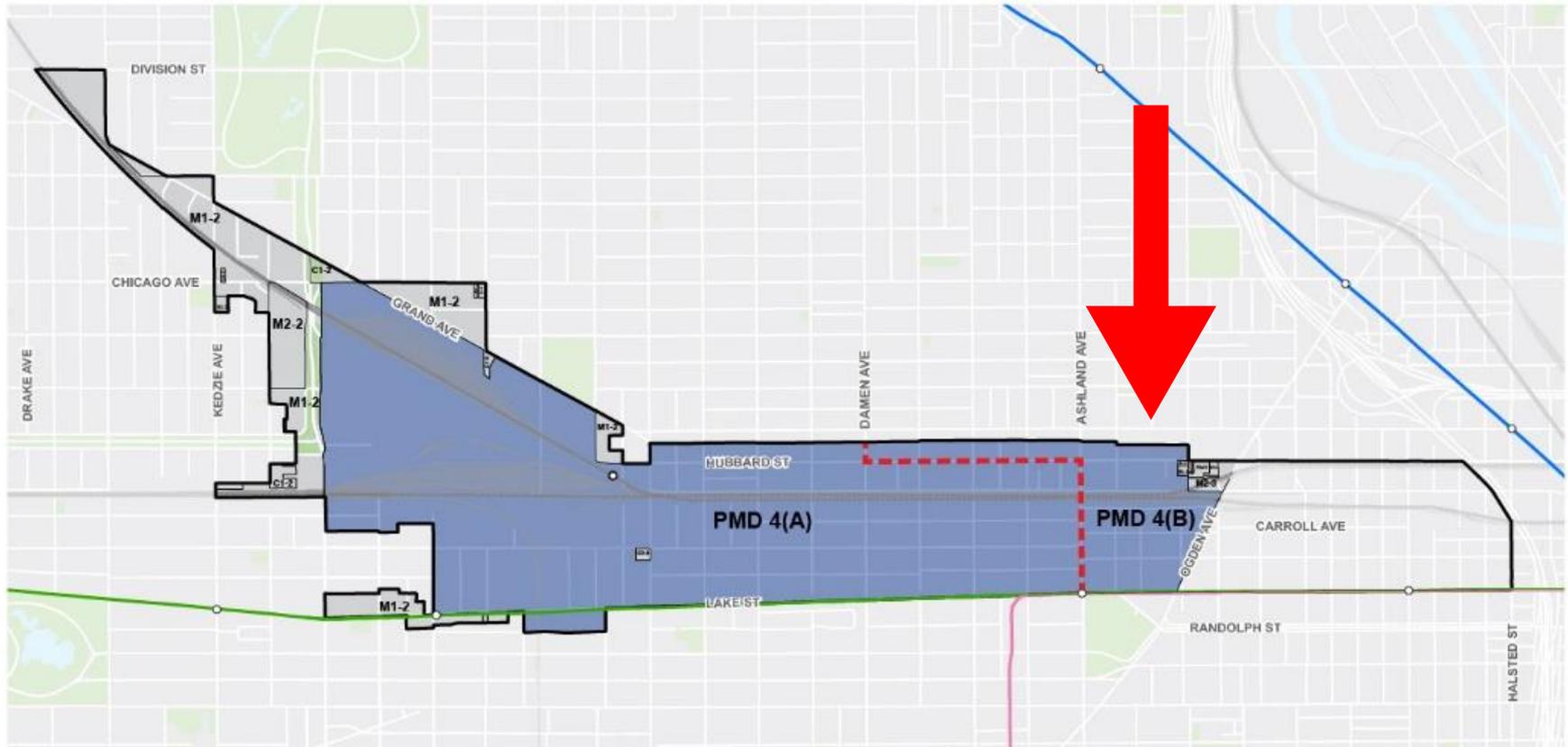
# Ordinance: PMD 4A

## 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



- Existing PMD to Remain
- Existing Zoning Districts
- Shifted PMD Subdistrict Boundary
- Kinzie Industrial Corridor Boundary

# 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:

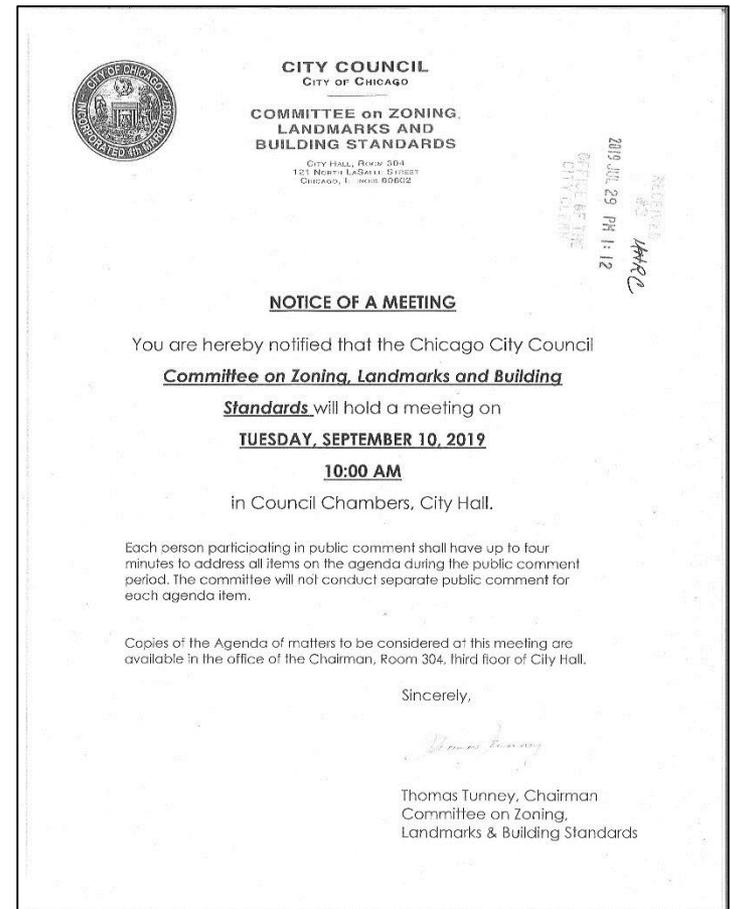
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## September 18, 2019:

- City Council Meeting
- 10am, City Council Chambers

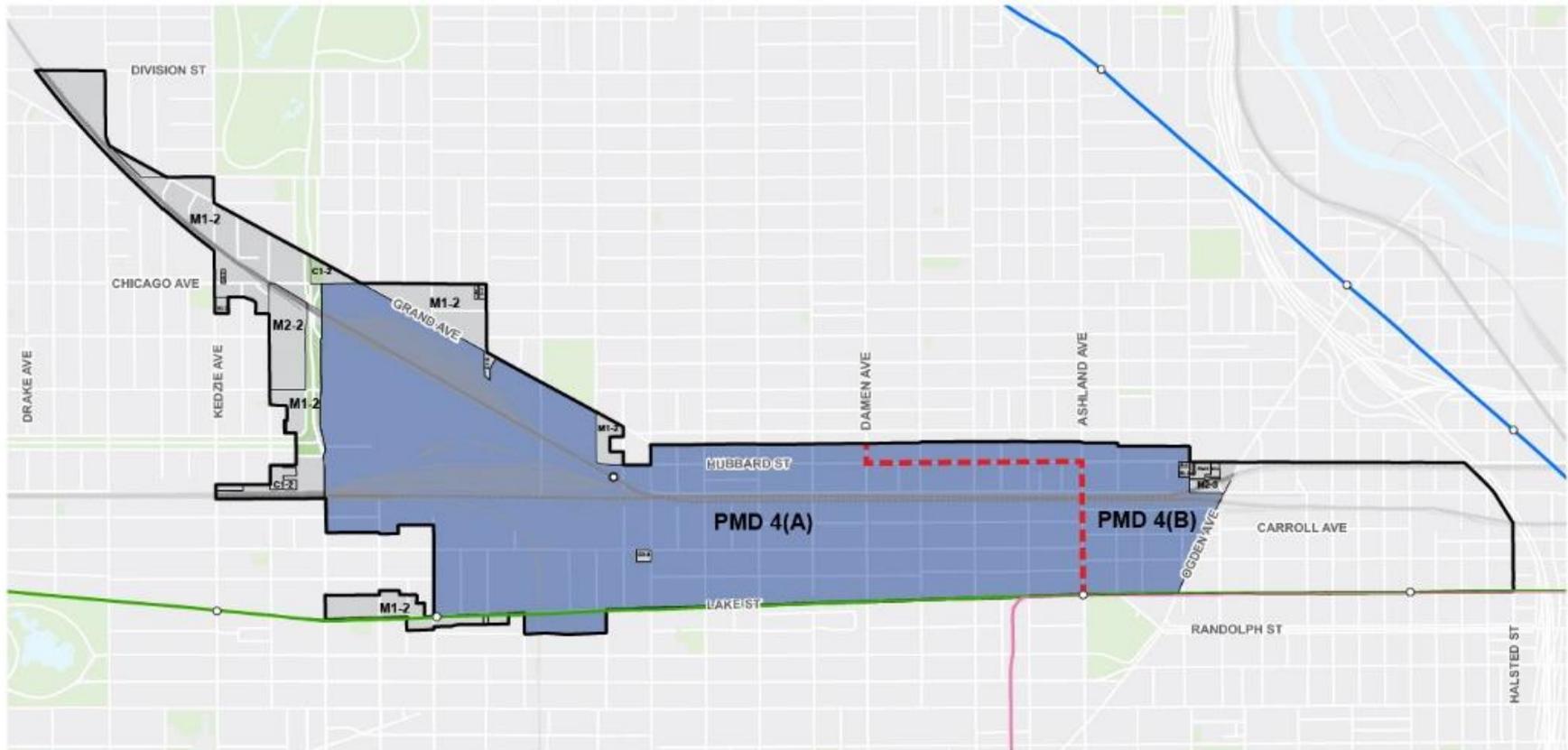
Contact DPD with questions regarding how the ordinance would impact your business:

[dpd@cityofchicago.org](mailto:dpd@cityofchicago.org)



# Questions?

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- Existing PMD to Remain
- Existing Zoning Districts
- Shifted PMD Subdistrict Boundary
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