

PLANNED MANUFACTURING DISTRICTS

PLANNED MANUFACTURING DISTRICT NO. 5 Chicago/Halsted Corridor

A. Purpose.

The Chicago/Halsted Planned Manufacturing District is intended to accommodate manufacturing, commercial and entertainment uses with an emphasis on office, night-time entertainment, high tech service and sales, arts-oriented retail and the retention/expansion of existing manufacturing and distribution facilities.

B. Permitted Uses.

The following uses are permitted in the Chicago/Halsted Planned Manufacturing District, inclusive, provided that within 300 feet of a Residence District, all business, servicing, processing and product assembly shall take place within completely enclosed buildings. Within 300 feet of a Residence District, all storage, except for motor vehicles, shall be within completely enclosed buildings or may be located out of doors if it is effectively screened by a solid wall or fence not less than 8 feet in height (including solid entrance and exit gates).

1. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or information.
 2. Blueprinting and Photostatting Establishments.
 3. Building Material Sales.
 4. Cartage and Express Facilities.
 5. Casket and Casket Supplies.
 6. Catering Establishments.
 7. Contractor or construction offices, shops and yards, such as: building, masonry, cement, painting, electrical, plumbing, ventilation and air conditioning, refrigeration and roofing.
 8. Earth station antennas not to exceed 8 feet in diameter.
 9. Electronic Data Storage Centers.
 10. Fuel and ice sales, if located in completely enclosed buildings.
 11. Garages and Parking Lots.
 12. Greenhouses, wholesale.
 13. High Technology Centers.
 14. Laboratories, medical and dental research and testing.
 15. Laundries, with no limitation on the number of employees.
 16. Machinery Sales.
 17. Mail Order Houses.
 18. Manufacture of Electronic, Computing and Communication Equipment and Related Devices.
 19. Newspaper Distribution for Home Delivery or Retail Sale.
 20. Offices, business and professional.
 21. Offices of labor organizations.
 22. Packing and Crating.
 23. Parcel Delivery Stations.
 24. Post Offices.
 25. Printing Establishments.
 26. Product Research and Development, including computer hardware and software development.
 27. Public Utility and Public Services Uses, including:
 1. Bus terminals, bus storage, bus lots, street railway, terminals or street car houses.
 2. Electric Substations.
 3. Fire Stations.
 4. Gas utility service substations.
 5. Police stations.
 6. Railroad passenger stations.
 7. Railroad rights-of-way.
 8. Wireless communications facilities, provided they comply with the setback requirements set forth in Section 5.11-1(2).
 9. Water filtration plants.
 10. Water pumping stations.
 11. Water reservoirs.
 28. Recycling facilities, Classes I and II.
 29. Signs as regulated by Section 10.14 and 10.14-8 of the Chicago Zoning Ordinance.
 30. Storage, Warehousing and Wholesale Establishments.
 31. Temporary buildings for construction purposes, for a period not to exceed the duration of the construction.
 32. Accessory uses.
- #### C. Special Uses.
1. Art Galleries and Art Studios.
 2. Automobile Laundries.
 3. Automobile Service Stations.

PLANNED MANUFACTURING DISTRICTS

PLANNED MANUFACTURING DISTRICT NO. 5
Chicago/Halsted Corridor (continued)

4. Banks.
5. Barber Shops.
6. Carpet and Rug Stores.
7. Currency Exchanges.
8. Day Care Centers. Such use shall be consistent with Chapter 4-72 of the Municipal Code of Chicago, Day Care Center, provided however, that in addition, such use must be an accessory use clearly related to the principal use.
9. Drug Stores.
10. Food Stores.
11. Medical and Dental Clinics.
12. Off-site accessory parking (within 200 feet).
13. Office Supply Stores.
14. Parks and Playgrounds.
15. Reprocessable Construction/Demolition Material Facility, provided that such use shall comply with and, following a duly scheduled public hearing, the applicant shall have obtained a permit pursuant to Chapter 11-4 of the Municipal Code of Chicago and that the definition of a Reprocessable Construction/Demolition Material Facility as set forth in Title 17 shall be controlling for purpose of this title.
16. Resource Recovery.
17. Restaurants, including sale of liquor and live entertainment and dancing.
18. Taverns.
19. Theaters, presenting live stage performances and the serving of liquor in conjunction therewith.
20. Trade Schools.

D. Performance Standards.

The performance standards affecting the Chicago/Halsted Planned Manufacturing District are those applicable to the M2-1 to M2-5 Manufacturing Districts.

1. Noise: as per Sections 10.5 and 10.5-2 of the Chicago Zoning Ordinance.
2. Vibrations: as per Sections 10.6 and 10.6-2 of the Chicago Zoning Ordinance.
3. Smoke and Particulate Matter: as per Section 10.7 of the Chicago Zoning Ordinance.
4. Toxic Material: as per Sections 10.8 and 10.8-2 of the Chicago Zoning Ordinance.
5. Noxious Odorous Matter: as per Sections 10.9 and 10.9-2 of the Chicago Zoning Ordinance.
6. Fire and Explosive Hazards: as per Section 10.10 and 10.10-2 of the Chicago Zoning Ordinance.
7. Glare and Heat: as per Sections 10.11 and 10.11-2 of the Chicago Zoning Ordinance.

E. Use And Bulk Regulations.

1. Regulations along Residence Boundaries: as per Sections 10.13 and 10.13-2 of the Chicago Zoning Ordinance.
2. Signs: as per Sections 10.14 and 10.14-2 of the Chicago Zoning Ordinance.
3. Off-street Loading: as per Sections 10.15 and 10.15-2 of the Chicago Zoning Ordinance.
4. Off-street Parking: as per Sections 10.16 and 10.16-2 of the Chicago Zoning Ordinance.
5. Floor Area Ratio within Subdistrict "A" shall not exceed 5.0, within Subdistrict "B" shall not exceed 7.0

(Added. Coun. J. 9-27-00, p. 42292.)

On motion of Alderman Allen, the said proposed order transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following is said order as passed:

Ordered, That the Commissioner of Transportation is hereby authorized and directed to give consideration to honorarily designate West Madison Street, from Green Street to Peoria Street, as "Robert C. Wiggs Street".

COMMITTEE ON ZONING.

AMENDMENT OF TITLES 16 AND 17 OF MUNICIPAL CODE
OF CHICAGO BY DESIGNATION AND REGULATION OF
SPECIFIED AREA AS PLANNED MANUFACTURING
DISTRICT NUMBER 5.

The Committee on Zoning submitted the following report:

CHICAGO, September 27, 2000.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on August 21, 2000, I beg leave to recommend that your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area and referred to as Application Number MA-58. This is an ordinance regarding the Planned Manufacturing District Number 5 in the Chicago/Halsted area.

At this time, I move passage of the substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is the policy of the City of Chicago to foster the growth of the City's manufacturing and commercial base to maintain a diversified economy; and

WHEREAS, The City of Chicago is committed to the retention of existing manufacturing and commercial firms and the development of modern facilities in

the City for these firms; and

WHEREAS, The Chicago/Halsted area is directly adjacent to the North Branch Industrial Corridor and shares many of the characteristics of this corridor; and

WHEREAS, The North Branch Industrial Corridor has been designated by the City of Chicago as a manufacturing and commercial district; and

WHEREAS, The proposed Chicago/Halsted P.M.D. has an active manufacturing and commercial base, expansion opportunities, excellent locational advantages and sufficient infrastructure; and

WHEREAS, Continued manufacturing and commercial investment, modernization and expansion depends on a stable and predictable land-use environment; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-4, M2-4, M2-5 Manufacturing District and C2-4 and C1-5 Commercial District symbols and indications as shown on Map Numbers 1-F, 1-G, 3-F and 3-G in the area bounded by:

a. Total Boundary

The easterly right-of-way of the Union Pacific Railroad (formerly the Chicago & Northwestern Railroad) south and east of the intersection of the easterly right-of-way of the Union Pacific Railroad (formerly the Chicago & Northwestern Railroad) and the east line of the North Lessing Street right-of-way; North Halsted Street; the west line of the north branch of the Chicago River; West Grand Avenue; the easterly line of the right-of-way for the Union Pacific Railroad Corporation (formerly owned by the Chicago and Northwestern Transportation Corporation); West Kinzie Street; North Desplaines Street; West Ohio Street; the easterly right-of-way of the Union Pacific Railroad (Metra line); West Huron Street; the alley first east of North Green Street; the alley first north of West Superior Street; North Green Street; West Superior Street; the easterly right-of-way of the Union Pacific Railroad (Metra line); a line 100 feet west of and parallel to the west line of North Peoria Street; a line 210 feet north of and parallel to the north line of West Chicago Avenue; and North Lessing Street.

b. Subdistrict Boundaries.

Subdistrict "A".

The easterly right-of-way of the Union Pacific Railroad (formerly the Chicago & Northwestern Railroad) south and east of the intersection of the easterly right-of-way of the Union Pacific Railroad (formerly the Chicago & Northwestern Railroad) and the east line of the North Lessing Street right-of-way; North Halsted Street; the west line of the north branch of the Chicago River; the south line of West Erie Street right-of-way extended, North Union Avenue, the West Ohio Street right-of-way; the easterly right-of-way of the Union Pacific Railroad (Metra line); West Huron Street; the alley first east of North Green Street; the alley first north of West Superior Street; North Green Street; West Superior Street; the easterly right-of-way of the Union Pacific Railroad (Metra line); a line 100 feet west of and parallel to the west line of North Peoria Street; a line 210 feet north of and parallel to the north line of West Chicago Avenue; and the east line of the North Lessing Street right-of-way.

Subdistrict "B".

The west line of the north branch of the Chicago River; West Grand Avenue; the easterly line of the right-of-way for the Union Pacific Railroad Corporation (formerly owned by the Chicago and Northwestern Transportation Corporation); West Kinzie Street; North Desplaines Street; the West Ohio Street right-of-way; North Union Avenue; and the south line of the West Erie Street right-of-way extended,

to the designation of Planned Manufacturing District Number 5 which is hereby established in the area above described, subject to the use and bulk regulations set forth in Section 2 hereof.

SECTION 2. Chapter 16-8 of the Municipal Code of Chicago is hereby amended by adding Planned Manufacturing District Number 5 in its entirety as follows:

A. Purpose.

The Chicago/Halsted Planned Manufacturing District is intended to accommodate manufacturing, commercial and entertainment uses with an emphasis on office, night-time entertainment, high tech service and sales, arts-oriented retail and the retention/expansion of existing manufacturing and distribution facilities.

B. Permitted Uses.

The following uses are permitted in the Chicago/Halsted Planned Manufacturing District, inclusive, provided that within 300 feet of a Residence District, all business, servicing, processing and product assembly shall take place within completely enclosed buildings. Within 300 feet of a Residence District, all storage, except for motor vehicles, shall be within completely enclosed buildings or may be located out of doors if it is effectively screened by a solid wall or fence not less than 8 feet in height (including solid entrance and exit gates).

- 1. Any production, processing, cleaning, servicing, testing, repair or storage of materials, goods or information.*
- 2. Blueprinting and Photostatting Establishments.*
- 3. Building Material Sales.*
- 4. Cartage and Express Facilities.*
- 5. Casket and Casket Supplies.*
- 6. Catering Establishments.*
- 7. Contractor or construction offices, shops and yards, such as: building, masonry, cement, painting, electrical, plumbing, ventilation and air conditioning, refrigeration and roofing.*
- 8. Earth station antennas not to exceed 8 feet in diameter.*
- 9. Electronic Data Storage Centers.*
- 10. Fuel and ice sales, if located in completely enclosed buildings.*
- 11. Garages and Parking Lots.*
- 12. Greenhouses, wholesale.*
- 13. High Technology Centers.*
- 14. Laboratories, medical and dental research and testing.*
- 15. Laundries, with no limitation on the number of employees.*

16. *Machinery Sales.*
17. *Mail Order Houses.*
18. *Manufacture of Electronic, Computing and Communication Equipment and Related Devices.*
19. *Newspaper Distribution for Home Delivery or Retail Sale.*
20. *Offices, business and professional.*
21. *Offices of labor organizations.*
22. *Packing and Crating.*
23. *Parcel Delivery Stations.*
24. *Post Offices.*
25. *Printing Establishments.*
26. *Product Research and Development, including computer hardware and software development.*
27. *Public Utility and Public Services Uses, including:*
 1. *Bus terminals, bus garages, bus lots, street railway, terminals or street car houses.*
 2. *Electric substations.*
 3. *Fire Stations.*
 4. *Gas utility service substations.*
 5. *Police stations.*
 6. *Railroad passenger stations.*
 7. *Railroad rights-of-way.*
 8. *Wireless communications facilities, provided they comply with the setback requirements set forth in Section 5.11-1(2).*

9. *Water filtration plants.*
 10. *Water pumping stations.*
 11. *Waters reservoirs.*

 28. *Recycling facilities, Class I and II.*
 29. *Signs as regulated by Section 10.14 and 10.14-3 of the Chicago Zoning Ordinance.*
 30. *Storage, Warehousing and Wholesale Establishments.*
 31. *Temporary buildings for construction purposes, for a period not to exceed the duration of the construction.*
 32. *Accessory uses.*
- C. *Special Uses.*
1. *Art Galleries and Art Studios.*
 2. *Automobile Laundries.*
 3. *Automobile Service Stations.*
 4. *Banks.*
 5. *Barber Shops.*
 6. *Carpet and Rug Stores.*
 7. *Currency Exchanges.*
 8. *Day Care Centers. Such use shall be consistent with Chapter 4-72 of the Municipal Code of Chicago, Day Care Center, provided however, that, in addition, such use must be an accessory use clearly related to the principal use.*
 9. *Drug Stores.*
 10. *Food Stores.*

11. *Medical and Dental Clinics.*
12. *Off-site accessory parking (within 200 feet).*
13. *Office Supply Stores.*
14. *Parks and Playgrounds.*
15. *Reprocessible Construction/Demolition Material Facility, provided that such use shall comply with and, following a duly scheduled public hearing, the applicant shall have obtained a permit pursuant to Chapter 11-4 of the Municipal Code of Chicago and that the definition of a Reprocessible Construction/Demolition Material Facility as set forth in Title 17 shall be controlling for purpose of this title.*
16. *Resource Recovery.*
17. *Restaurants, including sale of liquor and live entertainment and dancing.*
18. *Taverns.*
19. *Theaters, presenting live stage performances and the serving of liquor in conjunction therewith.*
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D. Performance Standards.

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1. *Noise: as per Sections 10.5 and 10.5-2 of the Chicago Zoning Ordinance.*
2. *Vibrations: as per Sections 10.6 and 10.6-2 of the Chicago Zoning Ordinance.*
3. *Smoke and Particulate Matter: as per Section 10.7 of the Chicago Zoning Ordinance.*
4. *Toxic Material: as per Sections 10.8 and 10.8-2 of the Chicago Zoning Ordinance.*

5. *Noxious Odorous Matter: as per Sections 10.9 and 10.9-2 of the Chicago Zoning Ordinance.*
6. *Fire and Explosive Hazards: as per Sections 10.10 and 10.10-2 of the Chicago Zoning Ordinance.*
7. *Glare and Heat: as per Sections 10.11 and 10.11-2 of the Chicago Zoning Ordinance.*

E. Use And Bulk Regulations.

1. *Regulations along Residence Boundaries: as per Sections 10.13 and 10.13-2 of the Chicago Zoning Ordinance.*
2. *Signs: as per Sections 10.14 and 10.14-2 of the Chicago Zoning Ordinance.*
3. *Off-street Loading: as per Sections 10.15 and 10.15-2 of the Chicago Zoning Ordinance.*
4. *Off-street Parking: as per Sections 10.16 and 10.16-2 of the Chicago Zoning Ordinance.*
5. *Floor Area Ratio within Subdistrict "A" shall not exceed 5.0, within Subdistrict "B" shall not exceed 7.0.*

SECTION 3. This ordinance shall take effect from and after its passage and publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 20-C.
(Application Number 13072)

The Committee on Zoning submitted the following report: