

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO *pmd7*
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREAS SHOWN ON MAP NUMBERS 2-1, 4-I AND
4-H AND ESTABLISHMENT OF WESTERN/
OGDEN PLANNED MANUFACTURING
DISTRICT NUMBER 7.

(As Amended)
(Application Number MA-70)

(Committee Meeting Held February 10, 2004)

The Committee on Zoning submitted the following report:

CHICAGO, February 11, 2004.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on February 10, 2004, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four ordinances which were corrected and amended in their amended form. They are Application Numbers 14152, MA-70, 14028 and 13982.

Please let the record reflect that I, William J. P. Banks, abstained from voting and ~~recused myself on Application Numbers A-5362, 14028, 14115 and 14135~~ under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

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

Again, please let the record reflect that I abstain from voting on Application Numbers A-5362, 14028, 14115 and 14135 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

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 Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 46.

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 employment base to maintain a diversified economy; and

WHEREAS, The City of Chicago is committed to the retention of existing manufacturing firms and the development of modern facilities in the city for these firms; and

WHEREAS, The area proposed for designation as the Western/Ogden Planned Manufacturing District ("P.M.D.") Number 7 is within the Western/Ogden Industrial Corridor and shares many of the characteristics of this corridor; and

WHEREAS, The Western /Ogden Industrial Corridor has been designated by the City of Chicago as a manufacturing district; and

WHEREAS, The proposed Western/Ogden P.M.D. Number 7 has an active manufacturing base, expansion opportunities, excellent locational advantages and sufficient infrastructure; and

WHEREAS, Continued manufacturing investment, job growth, industrial 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 of the M1-2 and M1-3 Restricted Manufacturing District symbols on Map Number 2-I in the area bounded by:

West Polk Street; South Campbell Avenue; West Roosevelt Road; and the west right-of-way line of the Union Pacific Railroad,

to those of a C5-2 Commercial/Office District and a corresponding use district is hereby established in the area above described, and that the Chicago Zoning Ordinance be amended by changing all of the M1-2, M1-3, M1-4 Restricted Manufacturing Districts, M2-2, M2-3, M2-4 General Manufacturing Districts, C2-3, C2-4 General Commercial Districts and R4 General Residence District symbols as shown on Map Numbers 2-1, 4-I and 4-H in the area bounded by:

West Taylor Street; the west right-of-way line of the Union Pacific Railroad; West Roosevelt Road; South Western Avenue; the north right-of-way line of the Union Pacific Railroad and said line running easterly to the point of intersection with South Damen Avenue; South Damen Avenue; West 14th Street; South Wood Street; West 15th Street; South Paulina Street; the north right-of-way line of the Union Pacific Railroad; South Ashland Avenue; West 16th Street; South Wolcott Avenue; a line 125.1 feet south of and parallel to West 16th Street, as measured along the west line of South Wolcott Avenue and perpendicular thereto; South Damen Avenue; the southeasterly right-of-way line of the C. B. & Q. Railroad; South Hoyne Avenue; a line 300 feet north of and parallel to West 18th Street; the alley next west of and parallel to South Hoyne Avenue; a line 25 1.15 feet north of and parallel to West 18th Street; South Leavitt Street; West 18th Street; South Western Avenue; the south right-of-way line of the C.T.A. elevated rail line; South Rockwell Street; the alley next north of and parallel to West Cullerton Street; South Washtenaw Avenue; West 15th Place; a line 120 feet west of and parallel to South Rockwell Street; the alley next north of and parallel to West 15th Place; a line 264 feet west of and parallel to South Rockwell Street; West 15th Street; South Rockwell Street; the alley next north of and parallel to West Ogden Avenue; the alley next west of and parallel to South Rockwell Street; West 13th Street; South Talman Avenue; West Roosevelt Road; South Fairfield Avenue; the north right-of-way line of the CSX Railway; and South Washtenaw Avenue,

to the designation of the Western/Ogden P.M.D. Number 7 which is hereby established in the area above described, subject to the use and bulk regulations set forth in Section 2 hereof.

SECTION 2. The Chicago Zoning Ordinance is hereby amended by adding the Western/Ogden P.M.D. Number 7, in its entirety, as follows:

A. Purpose.

The Western/Ogden P.M.C. Number 7 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 P.M.D.;
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 the growth and development of the city's industrial employment base.

B. Allowed Uses.

The following uses and facilities are allowed in the Western/Ogden P.M.D. Number 7 in accordance with the use table of this section.

1. 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.

2. Special Uses.

Uses identified with an "S" may be allowed if reviewed and approved in accordance with the Special Use procedures of Section 11.10-1 of the Chicago Zoning Ordinance.

3. Prohibited Uses.

Uses identified with a "-" are expressly prohibited. Uses that are not listed in the table are also prohibited.

4. 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).

P = permitted by-right

S = special use approval rewired

- = Not allowed

<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
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<u>Use Category</u>	<u>Number 7</u>
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Specific Use Type

Public And Civic

<u>Day Care</u>	<u>P</u>
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<u>Parks And Recreation</u> <u>(except as more specifically</u> <u>regulated)</u>	<u>S</u>
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<u>Community Centers,</u> <u>Recreation Buildings and</u> <u>Similar Assembly Use</u>	<u>-</u>
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<u>Postal Service</u>	<u>P</u>
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<u>Public Safety Service</u>	<u>P</u>
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<u>Utilities and Services, Minor</u>	<u>P</u>
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<u>Utilities and Services, Major</u> <u>(except as more specifically</u> <u>regulated)</u>	<u>P</u>
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<u>Correctional and Detention</u> <u>Facilities</u>	<u>-</u>
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2/11/2004

REPORTS OF COMMITTEES

18651

P = permitted by-right

S = special use approval required

- = Not allowed

<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Commercial</u>		
<u>Adult Use</u>	<u>-</u>	
<u>Animal Services</u>		
<u>Shelters/Boarding Kennels</u>	<u>S</u>	
<u>Sales and Grooming</u>	<u>-</u>	
<u>Veterinary</u>	<u>-</u>	
<u>Building Maintenance Services</u>	<u>P</u>	
<u>Business Support Services</u>		
<u>Copying and Reproduction</u>	<u>P</u>	<u>Max GFA: 3,000 square feet, or permitted if reuse of existing building</u>
<u>Business/Trade School</u>	<u>P</u>	
<u>Day Labor Employment Agency</u>	<u>S</u>	
<u>Employment Agencies</u>	<u>P</u>	
<u>Communication Service Establishments</u>	<u>P</u>	

P = permitted by-right

S = special use approval required

= = Not allowed

<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Construction Sales And Service</u>		
<u>Building Material Sales</u>	<u>P</u>	<u>Customer-accessible retail sales areas may not exceed 20% of total floor area</u> <u>*All sales located within enclosed building</u>
<u>Contractor/Construction Storage Yard</u>	<u>P</u>	
<u>Drive-Through Facility</u>	<u>=</u>	
<u>Eating And Drinking Establishments</u>		
<u>Restaurant, Limited (no liquor)</u>	<u>P</u>	<u>Max GFA: 4,000 square feet</u>
<u>Restaurant, General (incidental liauor sales)</u>	<u>P</u>	<u>Max GFA: 4,000 square feet</u>
<u>Tavern</u>	<u>P</u>	<u>Max GFA: 4,000 square feet</u>

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<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Entertainment And Spectator Sports</u>		
<u>Small Venue (not more than 149 persons)</u>	<u>-</u>	
<u>Medium Venue (more than 149 persons and less than 1,000 persons)</u>	<u>-</u>	
<u>Inter-Track Wagering Facility</u>	<u>S</u>	
<u>Financial Services (except as more specifically regulated)</u>	<u>P</u>	
<u>Consumer Loan Establishment</u>	<u>-</u>	
<u>Payday Loan Store</u>	<u>-</u>	
<u>Pawn Shop</u>	<u>-</u>	
<u>Food And Beverage Retail Sales</u>	<u>P</u>	<u>Max GFA: 3,000 square feet</u>
<u>Gas Stations</u>	<u>P</u>	
<u>Medical Service</u>	<u>S</u>	

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<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Office</u> <u>(except as more specifically</u> <u>regulated)</u>	P	<u>Max GFA: 9,000</u> <u>square feet</u>
<u>High Technology Office</u>	P	
<u>Electronic Data Storage</u> <u>Center</u>	P	
<u>Parkine. Non-Accessory</u>	P	
<u>Personal Service</u>	P	<u>Max GFA: 3,000</u> <u>square feet</u>
<u>Repair Service. Consumer</u>	P	<u>Max GFA: 3,000</u> <u>square feet</u>
<u>Residential Storage</u> <u>Warehouse</u>	P	
<u>Retail Sales, General</u>	P	<u>Max GFA: 5,000</u> <u>square feet or</u> <u>accessory sales of</u> <u>goods produced</u> <u>on-site: 20% of</u> <u>on-site GFA</u>
<u>Sports And Recreation,</u> <u>Participant</u>		

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- = Not allowed

<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Schools, Elementary And High (non-boarding)</u>	<u>-</u>	
<u>Vehicle Sales And Service</u>		
<u>Auto Supply/Accessory Sales</u>	<u>-</u>	
<u>Car Wash or Cleaning Service</u>	<u>S</u>	
<u>Heavy Equipment Sales/ Rental</u>	<u>P</u>	
<u>Light Equipment Sales / Rental (e.g., auto, motorcycle and boat sales)</u>	<u>-</u>	
<u>Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs</u>	<u>P</u>	
<u>Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs</u>	<u>P</u>	
<u>Vehicle Storage and Towing</u>	<u>P</u>	
<u>RVs or Boat Storage</u>	<u>P</u>	

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Use Group

P.M.D.

Use Standard

Industrial

Junk/Salvage Yard

Storage/Sales Area

S

Mechanical Separator or
Crushing Equipment

=

Manufacturing, Production
And Industrial Services

Artisan (on-site production
of goods by hand
manufacturing,
the use of hand tools
and small-scale, light
mechanical equipment)

P

Limited Manufacture of
finished parts or products,
primarily from previously
prepared materials]

P

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

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S = special use approval required

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Use Group

P.M.D.

Use Standard

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)

=

Mining/Excavation

=

Recycling Facilities

Class I

P

Class II

P

Class III

S

Warehouse And Freight
Movement (except
as more specifically
regulated)

P

Container Storage

S

Freight Terminal, Motor

S

P = permitted by-right

S = special use approval required

= = Not allowed

<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Outdoor Storage of Raw Materials as a Principal Use</u>	=	
<u>Waste-Related Use</u>		
<u>Hazardous Materials Disposal or Storage</u>	=	
<u>Incinerators</u>	=	
<u>Incinerators, Municipal</u>	=	
<u>Liquid Waste Handling Facilities</u>	=	
<u>Reprocessible Construction/ Demolition Material Facility</u>	=	
<u>Resource Recovery Facilities</u>	=	
<u>Sanitary Landfills</u>	=	
<u>Transfer Stations</u>	=	
<u>Other</u>		
<u>Signs, Advertising (Billboards)</u>	P	
<u>Wireless Communication Facilities</u>		

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S = special use approval required

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<u>Use Group</u>	<u>P.M.D.</u>	<u>Use Standard</u>
<u>Co-located</u>	<u>P</u>	
<u>Freestanding (Towers)</u>	<u>P</u>	

5. Nonconforming Uses/Structures.

Nonconforming uses, buildings, and structures in the Western/Ogden P.M.D. Number 7 are subject to the limitations and restrictions of Article 6 of the Chicago Zonine Ordinance.

C. Development Standards.

1. Regulations Alone R District Boundaries.

Setbacks in the Western/Ogden P.M.D. Number 7 must be provided in accordance with the standards applicable to the M1 Districts.

2. Signs.

Development in the Western/Ogden Planned Manufacturing District must comply with the sign standards applicable to M1 Districts.

3. Off-Street Parking.

Off-street parking in the Western/Ogden P.M.D. Number 7 must be provided in accordance with the standards applicable to the M1 Districts.

4. Off-Street Loading.

Off-street loading in the Western/Ogden P.M.D. Number 7 must be provided in accordance with the standards applicable to the M1 Districts.

5. Floor Area Ratio.

The floor area ratio in the Western/Ogden P.M.D. Number 7 shall not exceed 3.0.

D. 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.

E. 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 exits) at least eight feet in height.

SECTION 3. This ordinance shall be effective from and after its passage and publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREAS SHOWN ON MAP NUMBERS 2-G, 5-M,
11-H AND 14-K.

(Committee Meeting Held February 10, 2004)

The Committee on Zoning submitted the following report:

CHICAGO, February 11, 2004.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on