

**-Draft-
2019.04.09**

KINZIE FRAMEWORK

Proposal Announced: April 9, 2019
Deadline for Public Comments: May 10, 2019
Proposed Public Meetings to Discuss: None

City of Chicago



Department of Planning and Development



IMPLEMENTATION

Implementation of the Kinzie Industrial Corridor framework strategies requires coordinated action from multiple City departments, elected officials, property owners, developers, businesses, the area LIRI agency and other stakeholders. The goal of this framework is to provide a reference that facilitates property owners, the community and City agencies to work together from a common understanding when reviewing and refining future development projects within the industrial corridor.

ZONING MAP AMENDMENTS

To maintain and grow the Kinzie Industrial Corridor as an important economic engine and job center, DPD proposes to retain the existing PMD 4, but shift the internal boundary between the subareas of the PMD and amend the uses permitted in the two different subareas. Based on analysis of current land uses and jobs data, the boundary between Subarea A and Subarea B of PMD 4 would be located along Ashland Avenue south of Hubbard Street, and along Damen Avenue north of Hubbard Street (see the existing and proposed zoning maps on page 40). Subarea B would be located to the east of this boundary and Subarea A would be located to the west.

The analysis of current land uses (see pie charts to the right) demonstrates a distinct concentration of office and commercial uses in the proposed Subarea B located to the east, and a concentration of industrial and manufacturing uses in the proposed Subarea A located to the west. Similarly, jobs data (shown in the charts on the following page) demonstrate a concentration of office-related jobs in the proposed

Subarea B, and a concentration in manufacturing jobs in the proposed Subarea A. Shifting the PMD subarea boundary, as well as proposing different uses in the subareas as described below, would ensure that the future zoning would reflect the predominant land use and jobs trends and strengthen the business environment in each subarea.

Maximum building size and density would remain the same with a 3.0 Floor Area Ratio (FAR).

ZONING CODE TEXT AMENDMENTS

DPD's text changes would revise the permitted uses in PMD 4A and PMD 4B. Existing, legal industrial uses would be permitted to continue without impact. The proposed PMD 4A would continue to permit moderate to intensive industrial uses, and would no longer permit some commercial uses including general restaurants and taverns, entertainment venues and personal services. This would focus land uses in this Subarea on industrial and manufacturing uses. However, the new PMD 4B would allow, in addition to light to moderate industrial uses, expanded commercial uses including eating and drinking establishments, food and beverage sales, personal services and retail, and no limit on office floor area. All of these uses would provide amenities to workers in the area, while still prioritizing businesses in the industrial corridor.

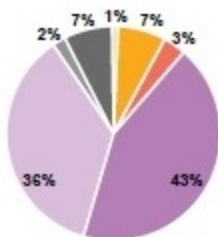
Residential and hotel uses would continue to not be permitted in the entirety of PMD 4.

PRESERVE HISTORIC CHARACTER

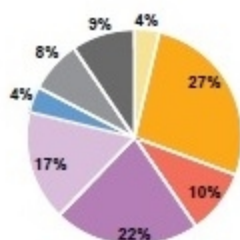
Property and business owners are encouraged to follow

design guidelines that serve to maintain the historic character of the Corridor. The Design Guidelines for Buildings included in the Appendix provides the direction on building design that compliments and supports the character of the corridor.

DPD will also continue to evaluate the historic industrial buildings in the Kinzie Industrial Corridor to help determine which buildings could be eligible for nomination on the National Register of Historic Places. National Register designation is a voluntary program which allows property owners of individually listed and contributing properties in National Register Districts to apply for federal tax incentives for eligible rehabilitation projects.



Proposed PMD 4A
2018 Land Use



Proposed PMD 4B
2018 Land Use