Zoning Reform in Chicago

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Need for reform

- Antiquated 1957 code
- 700+ re-zonings per year

Outdated guidelines for:

- Commercial corridors
- Industrial districts
- Expanded downtown
- Mayor’s green agenda
Chicago population trends

- 1900: 1M
- 1920: 1.9M
- 1940: 3M
- 1960: 3.3M
- 1980: 2.9M
- 2000: 2.9M

Zoning Code
- 1942 Rev.
- 1957 Rev.

Time periods:
- 19 Yrs.
- 13 Yrs.
- 44 Yrs.
Contemporary issues

Population, density & quality of life
Zoning Reform Commission

- Established in July 2000
- 22 members
- Six subcommittees:
  - Residential
  - Neighborhood Commercial and Industrial
  - Central Business District
  - Transportation and Parking
  - Open Space
  - Administration
Main Themes

- Preserving neighborhood scale
- Protecting urban open spaces
- Reinforcing walkable, mixed-use districts
- Reserving places for industry
- Providing incentives for affordable housing
Residential
Contextual heights and setbacks
Residential
Half-step districts

RS3  RT3.5  RT4
Residential Accessible housing
Residential
Open space requirements
Residential Curb cut limits
Parks/Open Space

New zoning designation
Commercial Corridors
Mixed-use shopping districts
Commercial Corridors
Storefront residential
Commercial Corridors
Pedestrian districts
Industrial Corridors
Planned Manufacturing Districts

☐ PMDs

☐ Industrial Corridors
Industrial Corridors
Transportation districts
Central Area Growth

Downtown-specific zoning
Central Area Growth

*Downtown-specific zoning*

Zoning reform:
- **DC** Downtown Core
- **DX** Downtown Mixed-Use
- **DR** Downtown Residential
- **DS** Downtown Service
Zoning (FAR) Bonuses

- Public plaza/pocket park
- Riverwalk
- Winter garden
- Through-block connection
- Sidewalk widening
- Arcade
- Water feature
- Upper-story setback
- Lower-level planting terrace
- Green roofs
- Underground parking/loading
- Park/Riverwalk contribution
- Street lighting/landscaping
- Transit station improvements
- Pedway improvements
- Adopt-a-landmark
- Concealed parking
- Affordable housing
Affordable housing

Neighborhood incentives
Sustainable Development
Green building codes
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