



Zoning Reform in Chicago

Lori T. Healey, Commissioner
Chicago Department of Planning and Development



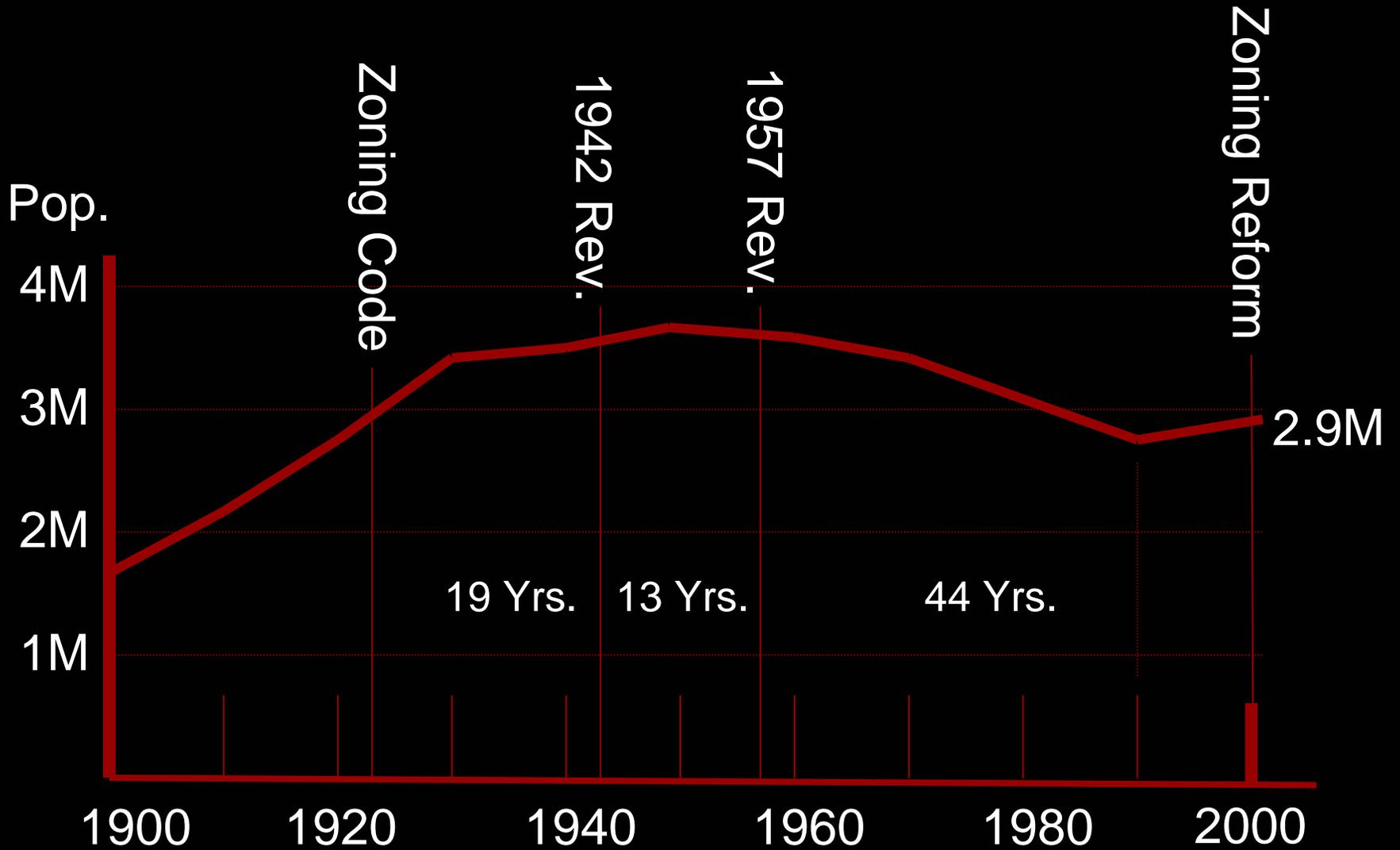


Need for reform

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

Outdated guidelines for:

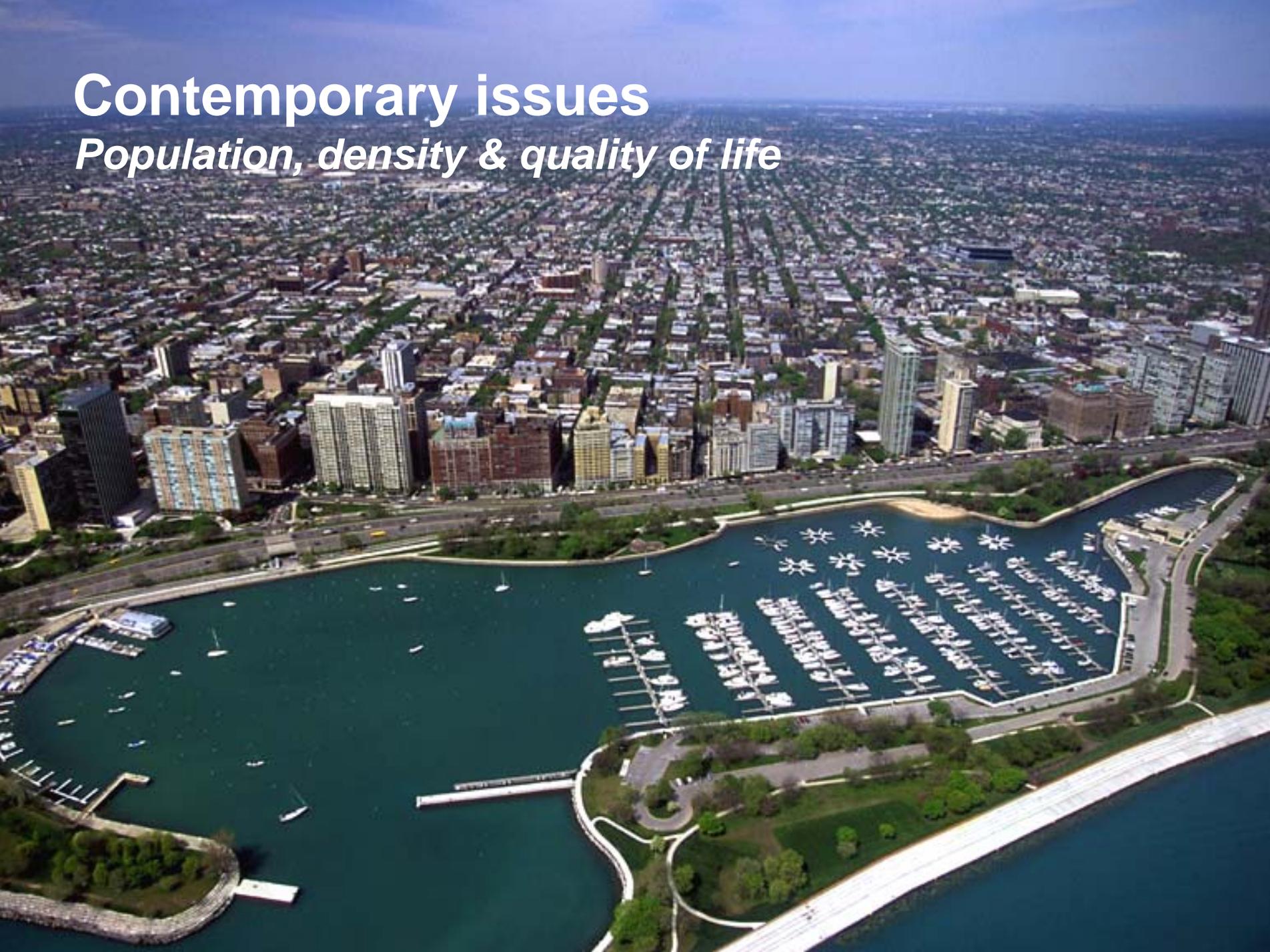
- Commercial corridors
- Industrial districts
- Expanded downtown
- Mayor's green agenda



Chicago population trends

Contemporary issues

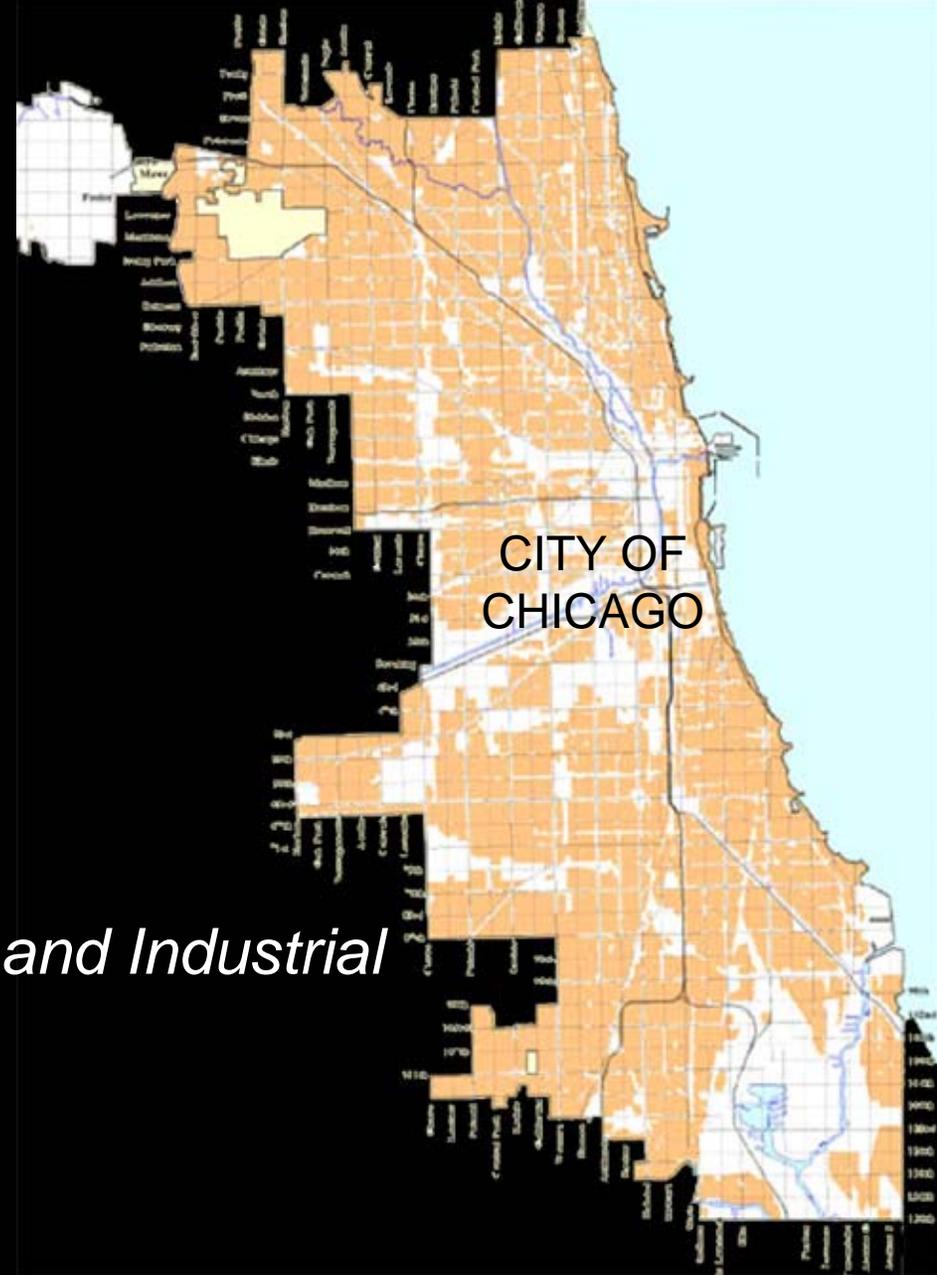
Population, density & quality of life



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

An aerial photograph of Chicago, showing the dense downtown skyline with prominent skyscrapers like the Willis Tower and the Trump Tower. The city extends to the edges, showing a mix of urban development, green spaces, and infrastructure like highways and railroads. The Lake Michigan is visible in the background under a clear blue sky.

- *Preserving neighborhood scale*
- *Protecting urban open spaces*
- *Reinforcing walkable, mixed-use districts*
- *Reserving places for industry*
- *Providing incentives for affordable housing*

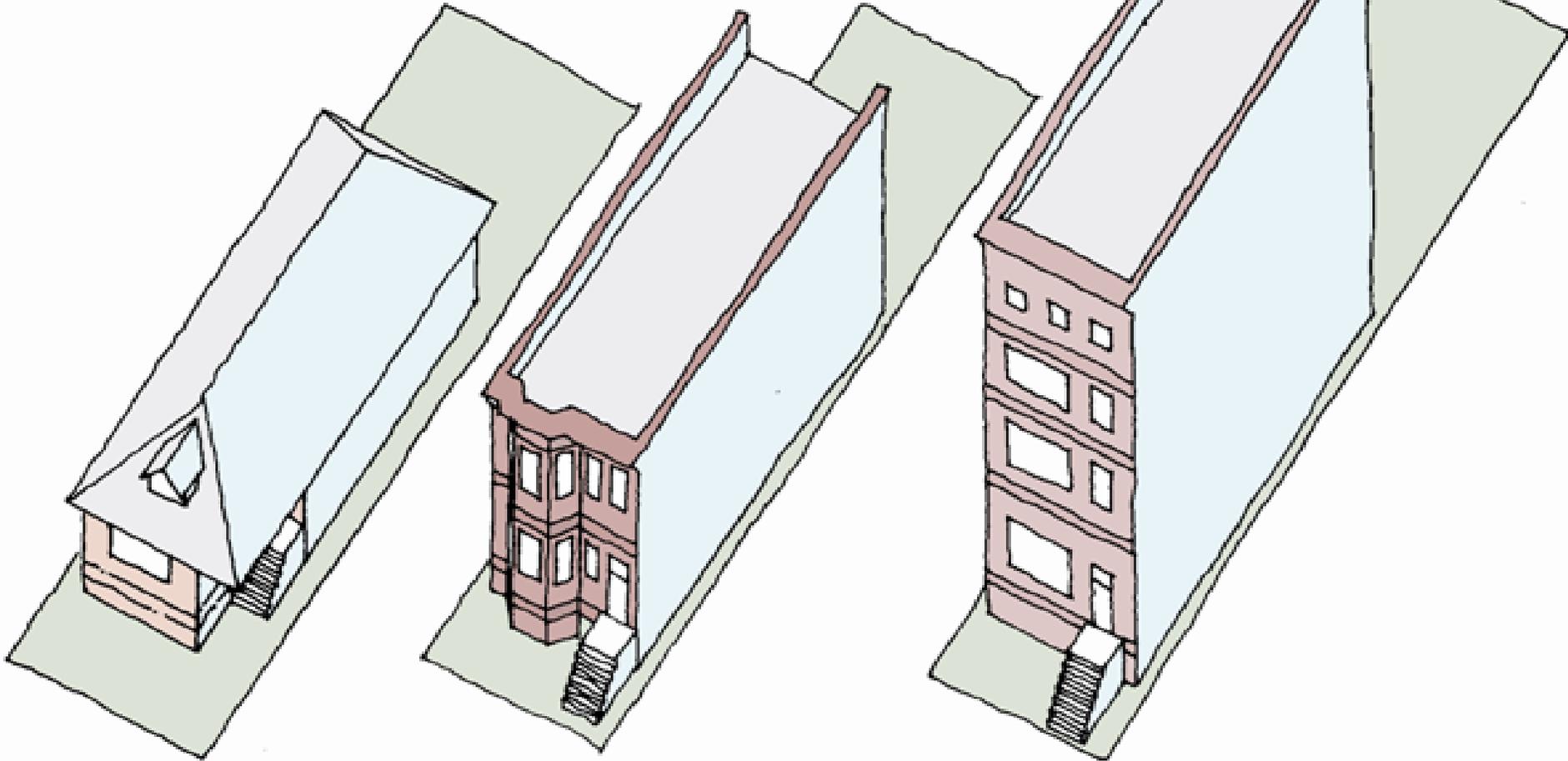
Residential

*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

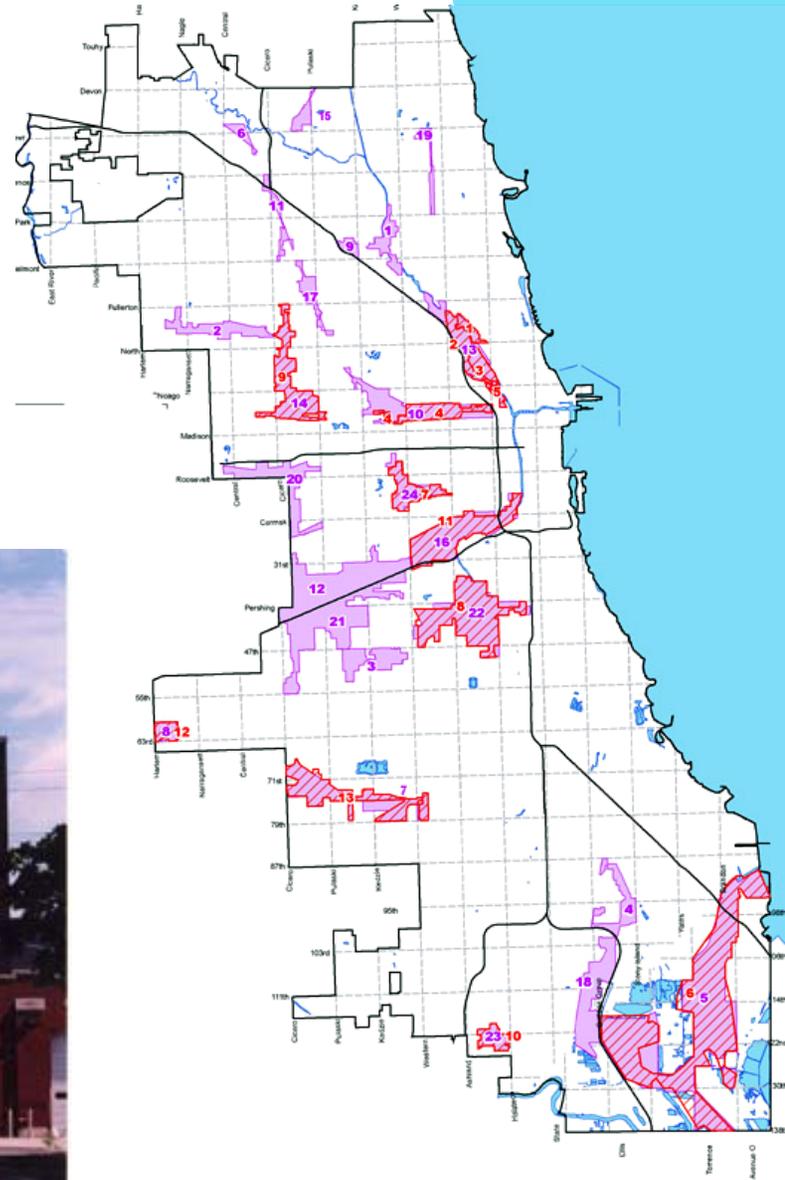


Industrial Corridors

Planned Manufacturing Districts

 PMDs

 Industrial Corridors



Industrial Corridors

Transportation districts



Central Area Growth

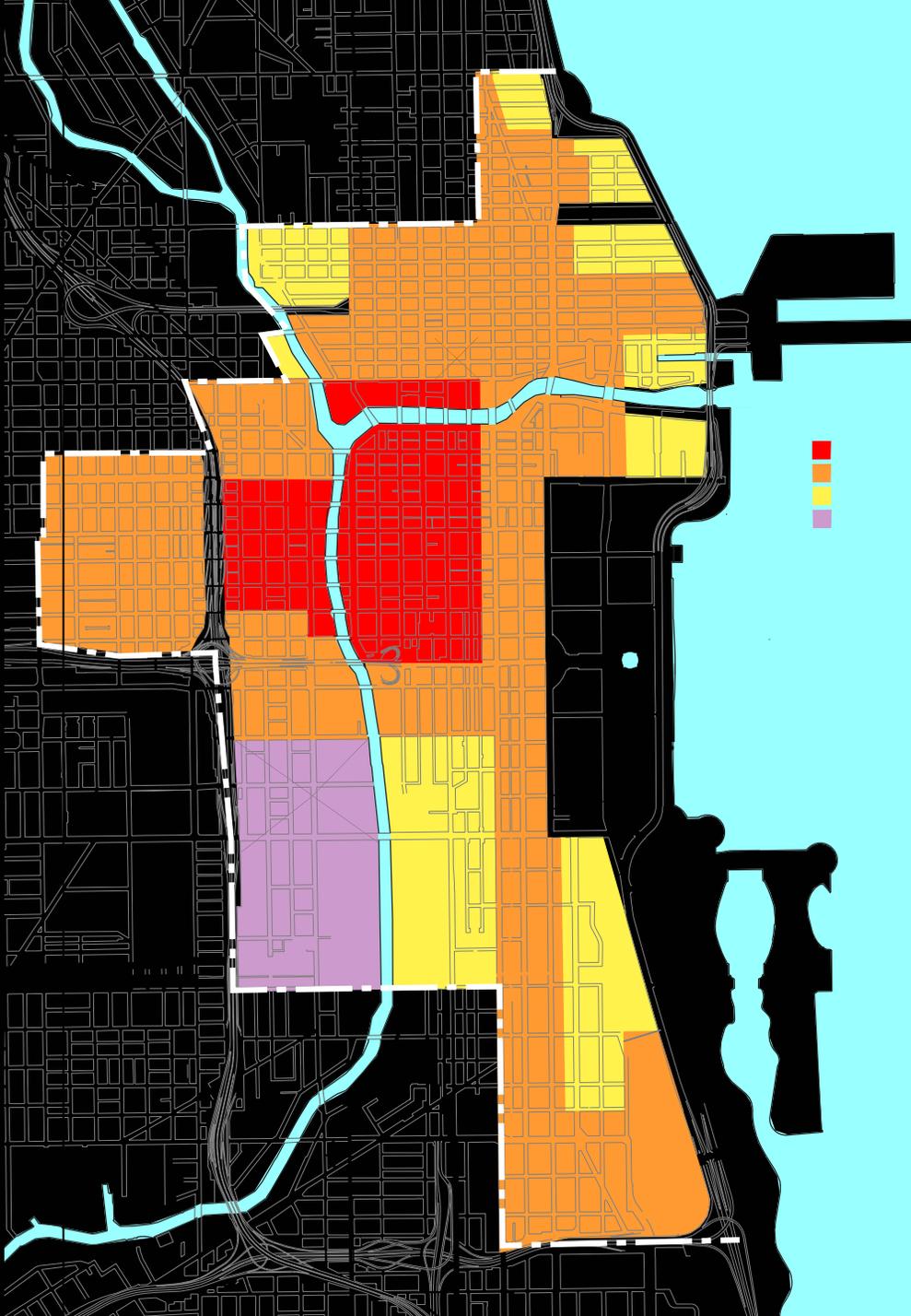
Downtown-specific zoning



Central Area Growth

Downtown-specific zoning

- **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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