

**APPENDIX G**

**TALLY OF RESULTS**

Issue		Back of the Yards	Bucktown/ Logan Square	South Shore	North Lawndale	yes	no	Don't Know
<b>HOUSING</b>								
Housing Options								
1	location efficiency		1		1	17	3	2
2	coach houses	1			1	15	6	1
3	SRO					4	16	0
4	townhouses			1	1	18	1	1
5	efficiencies				1	10	8	2
6	single-family	1		1		14	8	1
7	obsolete comm	1			1	17	4	2
8	ground floor res		1	1	1	16	4	0
Density/Design								
1	consistency				1	12	3	3
2	front porches		1		1	14	7	2
3	front entries	1	1	1		14	4	2
Affordability								
1	inclusionary req	1		1	1	13	7	2
2	affordable flexibility	1	1		1	16	5	0
3	inclusionary incentive	1			1	12	7	1
Parking								
1	increase parking req				1	9	14	1
2	bedroom parking					8	12	2
3	reduce parking transit	1	1			12	5	3
4	shared parking	1		1	1	17	3	2
Accessory								
1	count garages FAR					5	14	1
2	impervious	1	1	1		13	6	1
<b>COMMERCIAL</b>								
Physical Character								
1	physical character	1	1	1	1	19	2	0
2	bulk standards	1	1	1	1	20	1	0
Flexibility								
1	big box	1	1	1	1	18	1	2
2	MXD near transit	1	1	1	1	19	1	1
Parking								
1	shared parking	1	1	1	1	20	0	0
2	reduce parking transit		1		1	13	6	2
3	city parking fund	1				11	6	2
4	transitional parking	1				8	7	3
Site Design								
1	signs	1		1	1	16	3	1
2	ped-oriented stds	1	1	1	1	20	1	1
<b>INDUSTRIAL</b>								
Transitions								
1	commercial transition	1	1	1	1	19	1	1
2	PMD	1	1			12	4	6
3	screened buffers	1	1	1	1	18	2	1

Issue		Back of the Yards	Bucktown/ Logan Square	South Shore	North Lawndale	yes	no	Don't Know
<b>PARKS</b>								
Design								
	1 design stds	1		1		14	4	2
<b>ADMINISTRATIO N</b>								
	1 neighborhood review	1		1	1	15	5	0

## Appendix H

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### Design Standards

#### **Standards—Strip-Centers. (Municipal Code of Chicago—Zoning Ordinance, 11.11A-3)**

a. Generally.

(1) The site plan and elevations for a proposed strip-center should demonstrate the proposed building's compatibility with the existing pattern of development in the neighborhood in which it is to be located. This compatibility shall be judged in terms of: building location and arrangement, massing and scale; building materials; access, circulation and parking; service facilities; utility/mechanical equipment, outdoor storage, buffers and screens; landscaping; signage and lighting.

(2) The proposed building's primary facade should abut the front property line where the existing pattern of development is buildings built to the front property line. In this circumstance the store entries should face or be adjacent to the street frontage. All walls facing a public street shall have show windows, entryways, piers, and/or masonry detailing to enhance the appearance of the building at the street and avoid the appearance of blank walls at the street.

(3) On a corner site, the proposed building shall abut one street frontage and should abut both street frontage where the existing pattern of development at the intersection is buildings built to both property lines on the street (that is, "Holding the corners"). The front door of each store or office should face or be adjacent to the street frontage. All walls facing a public street shall have show windows, entryways, piers, and/or masonry detailing to enhance the appearance of the building at the street and avoid the appearance of blank walls at the street.

b. Traffic Standards. Site plans must indicate accommodation of pedestrians as well as vehicles. Driveways shall be located as far away as possible from street intersections and adjoining residential properties. The number and width of curb cuts should be kept to the minimum necessary for pedestrian and traffic safety. Traffic leaving the strip center should be directed away from any adjacent residential area through the use of channelized curbs and signage.

c. Landscaping and Fencing. Landscaping shall be used to screen residential properties from the vehicle noise and headlights associated with strip-malls and to soften the visual impact of the asphalt and vehicular areas consistent with the goal of traffic safety and maintenance of appropriate lines-of-sight. Where a strip-center is setback from the front or a side property line added landscaping and fencing shall be provided along the street frontage to maintain a sense of the existing street wall. Fencing along the street frontage shall be designed to be integrated with the building's facade and should be constructed of masonry columns and/or decorative metal materials. The rear property line adjacent to an alley shall be fenced.

d. Signage. The total allowable square footage of all signs on the site shall not exceed four times the lineal feet of frontage of such zoning lot. Signs should be attached to the building. The use of individual lettering for signs is encouraged and the use of box signs, raceway signs and reader boards is discouraged. Free-standing sign (i.e., pylon signs) shall be reviewed in terms of the character of signage in the area and the existing pattern of development. Monument signs are preferred, and such signs shall not exceed 10 feet above finished grade (measured where the sign is installed) and shall be landscaped at the base.

e. Other Site Planning Standards. Facilities where 50 cubic yards or more of garbage a week will be generate shall install a trash compactor. All exterior trash receptacles and compactors shall be enclosed using materials compatible with the building facade. Where alley access is authorized by City Council, all loading facilities shall be located behind the building or otherwise screened from visibility from the public right-of-way and should be accessed from the alley. All lighting shall be directed downward and be shielded to prevent illumination of adjoining residential property. (Added. Coun. J. 5-12-99, p. 3228.)

#### **Uses in pedestrian-designated zones. (Seattle Municipal Code, 23.47.042)**

A. Uses shall be regulated by the underlying zone except as provided in this section.

B. Fast-food restaurants up to twenty-five hundred (2,500) square feet in size which provide indoor dining areas and do not provide off-street parking shall be permitted outright. All other heavy traffic generators may be permitted as a conditional use, subject to the provisions of Section 23.47.006.

- C. Drive-in businesses, including gas stations, are prohibited in pedestrian-designated zones.
- D. Street-level Uses Required.
  - 1. Street-level uses shall be required along the principal pedestrian street front, except as provided in subsection D4, and shall be limited to the following retail sales and service and office uses if permitted in the underlying commercial zone:
    - a. Personal and household retail sales and service uses;
    - b. Eating and drinking establishments;
    - c. Customer service offices;
    - d. Entertainment uses;
    - e. Pet grooming services.
  - 2. A minimum of eighty (80) percent of each street frontage to which street-level use requirements apply shall be occupied by uses listed in subsection D1. The remaining twenty (20) percent of the street frontage may contain other permitted uses and/or pedestrian entrances (Exhibit 23.47.042 A ).
  - 3. Required street-level uses shall be set back no more than ten (10) feet from the street property line and shall occupy at least the first ten (10) feet above sidewalk grade.
  - 4. Street-level use requirements shall not apply to public school development along principal pedestrian streets.

**SMC 23.47.046 Parking location in pedestrian-designated zones.**

- A. In P1 and P2 designated zones parking may be located at the rear of a structure, or may be built into or under a structure, or be located within eight hundred (800) feet of the lot to which it is accessory, according to the provisions of Section 23.54.025 , Parking covenants.
- B. In P1-designated zones, parking shall not be allowed on the lot along the principal pedestrian street front.
- C. In P2-designated zones, parking may be located to the side of a structure if parking to the rear or within eight hundred (800) feet is unavailable without the demolition of commercial structures. Parking to the side of a structure shall not exceed a maximum of sixty (60) feet along the principal pedestrian street front (Exhibit 23.47.046 A ).

**SMC 23.47.048 Parking access and curbcuts in P1 and P2 designated zones.**

- A. Access to parking shall be from the alley when the lot abuts an alley improved to the standards of Section 23.53.030 C; provided, that when the lot fronts on more than one (1) street access may be from the street which is not the principal pedestrian street.
- B. When the lot does not abut an alley, and the lot fronts on more than one (1) street, access to parking shall be from the street which is not the principal pedestrian street.
- C. If the lot does not abut an improved alley, and only abuts a principal street or streets, access may be permitted from a principal pedestrian street, and such access shall be limited to one (1) two (2) way curbcut.

**SMC 23.47.050 Blank facades in pedestrian-designated zones.**

- A. Blank facades shall not exceed thirty (30) feet in width in pedestrian-designated zones.
- B. Blank facade requirements shall apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk.
- C. Any portion of a facade which is not transparent shall be considered to be a blank facade. Clear or lightly tinted glass in windows, doors and display windows shall be considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.
- D. Portions of a facade of a structure which are separated by transparent areas of at least two (2) feet in width shall be considered separate facade segments for the purposes of this subsection.
- E. The total of all blank facade segments shall not exceed forty (40) percent of the facade of the structure along the principal pedestrian street.

**Neighborhood Mixed Use Building Regulations. (Austin Municipal Code, 25-2-1504)**

- (A)For a neighborhood mixed use building special use:
  - (1)the maximum site area is one acre;
  - (2)the minimum lot size is 5,750 square feet;
  - (3)the minimum lot width is 50 feet;
  - (4)the minimum street side yard setback is 10 feet;

(5)the minimum front yard setback is:

(a)5 feet; or

(b)for a LO or LR district, 10 feet; and

(6)the maximum front yard setback is:

(a)10 feet; or

(b)for a LO or LR district, 15 feet.

(B)For a neighborhood mixed use building special use adjacent to a roadway with not more than two lanes, the building height may not exceed 40 feet.

(C)The building façade of a neighborhood mixed use building:

(1)may not extend horizontally in an unbroken line for more than 30 feet;

(2)must include windows, balconies, porches, stoops, or similar architectural features;

(3)must have awnings along at least 50 percent of the length of the ground floor facade; and

(4)at least 50 percent of the wall area of the ground floor façade must consist of doors or clear or lightly tinted windows.

(D)This subsection prescribes parking requirements.

(1)For the commercial portion of a neighborhood mixed use building, one vehicle parking space for each 500 square feet of gross floor area is required.

(2)For the residential portion of a neighborhood mixed use building, the parking requirements of Chapter 25-6, Appendix A, Schedule A apply.

(3)Parking in front of a neighborhood mixed use building, other than on a street, is prohibited.

(4)At least 50 percent of the parking must be located to the rear of the building.

(E)Exterior lighting:

(1)must be shielded so that the light source is not directly visible across the source property line; and

(2)may not exceed 0.4 foot candles across the source property line.

(F)A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians.

## Appendix I

### Third Party Interest Notification for TIF

#### **Public Act 91-0478, concerning tax increment financing**

**Public Act 91-0478** SB1032 Enrolled LRB9101829PTpr an act concerning tax increment financing. Be it enacted by the People of the State of Illinois, represented in the General Assembly: Section 5. The Property Tax Code is amended by changing Section 18-185 as follows: (35 ILCS 200/18-185) Sec. 18-185. Short title; definitions. This ~~Division 5 Section and Sections 18-190 through 18-245~~ may be cited as the Property Tax Extension Limitation Law. As used in ~~this Division 5 Sections 18-190 through 18-245~~:

<http://www.legis.state.il.us/publicacts/pubact91/acts/91%2D0478.html>

[...]

(65 ILCS 5/11-74.4-4.2 new) Sec. 11-74.4-4.2. Interested parties registry. On and after the effective date of this amendatory Act of the 91st General Assembly, the municipality shall by its corporate authority create an "interested parties" registry for activities related to the redevelopment project area. The municipality shall adopt reasonable registration rules and shall prescribe the necessary registration forms for residents and organizations active within the municipality that seek to be placed on the "interested parties" registry. At a minimum, the rules for registration shall provide for a renewable period of registration of not less than 3 years and notification to registered organizations and individuals by mail at the address provided upon registration prior to termination of their registration, unless the municipality decides that it will establish a policy of not terminating interested parties from the registry, in which case no notice will be required. Such rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under this statute, including the information required by: (1) subsection (a) of Section 11-74.4-5; (2) paragraph (9) of subsection (d) of Section 11-74.4-5; and (3) subsection (e) of Section 11-74.4-6.

## Appendix J

### Planned Manufacturing District

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#### **Planned Manufacturing District (Municipal Code of Chicago—Zoning Ordinance, Chapter 16-8)**

(The abutting Residence District regulation is typical and found in all PMDs. The setback requirement is particular to the Kinzie Corridor.)

Kinzie Corridor

A. Subdistrict 1, Light Industrial Infill.

1. Purpose.

Subdistrict 1 is intended to accommodate smaller parcel industrial operations with an emphasis on light assembly, fabrication and warehousing and distribution.

2. Permitted Uses.

The following uses are permitted in Subdistrict 1 of the Kinzie Corridor Planned Manufacturing District provided that 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 of 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 (including solid entrance and exit gates) no less than eight feet in height.

5. Use and Bulk Regulations, Subdistrict 1.

[...]

f. building setback: A building setback line of 20 feet shall be required along Lake Street, between Ashland and Western Avenues for all development approved after the effective date of this ordinance other than additions to buildings constructed prior to the effective date of this amendment. This setback area shall be maintained as landscaped turf or plantings except for areas devoted to pedestrian walks and driveways. Landscape installation and maintenance shall comply with the Chicago Landscape Ordinance and corresponding regulations.

## Appendix K

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### Townhouse Standards

#### **Townhouse Standards**

**(Title 17 of the Municipal Code of Chicago—Zoning Ordinance, Article 7, Section 13)**

#### **7.13-6 Common Open Space—Townhouses.**

In addition to the required principal private yard, any development of 40 or more units must provide a minimum of 150 square feet of common open space per unit located in one or more usable common areas each with a minimum dimension of 25 feet and a minimum size of 2,000 square feet. The common area must be accessible to all the townhouse units and must be improved with landscaping, recreational facilities, and/or walkways. Trees must be planted within the common open space at the rate of one tree (2.5 inch caliper) for every 1,000 square feet of required open space. Extra wide (36 feet minimum) interior car courts may count toward up to 50 percent of the common open space required provided such car courts include special paving materials (e.g., bomanite, bricks, etc.), pedestrian walkways and landscaping as required by Section 7.13-7. (Added. Coun. J. 3-11-98, p. 63716.)

#### **7.13-7 Landscaping Of Interior Drives—Townhouses.**

Interior driveways serving townhouse units shall include a minimum of 5 percent of the vehicular use area in landscaping and at least one tree (2.5 inch calliper) for every four dwelling units adjoining the drive. Landscaping and trees in private yards adjoining interior driveways may count toward fulfillment of this requirement. On an interior drive, where garage doors face garage doors and there are no pedestrian entrances, these landscaping requirements shall not apply. (Added. Coun. J. 3-11-98, p. 63716.)

## Appendix L

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### Chicago River Corridor Design Guidelines and Standards

The Chicago River Corridor Design Guidelines are the result of a collaborative effort of a team of professionals representing government, private sector developers and non-profit organizations to create a blueprint for the future of the Chicago River. The team was assembled in 1997 by the Chicago Department of Planning and Development and charged with the task of creating a 10-year action plan that would set forth guidelines and recommendations for enhancing the river's attractiveness and usability.