

Print

Chicago Zoning Ordinance and Land Use Ordinance

17-3-0500 Pedestrian streets.

17-3-0501 Purpose. The regulations of this section are intended to preserve and enhance the character of *streets* and intersections that are widely recognized as Chicago’s best examples of pedestrian-oriented shopping districts. The regulations are intended to promote transit, economic vitality and pedestrian safety and comfort.

17-3-0502 Description and Criteria for Designation. *Pedestrian streets* exhibit most or all of the following characteristics:

17-3-0502-A have a high concentration of existing stores and restaurants;

17-3-0502-B abut a *street* with a right-of-way of 80 feet or less;

17-3-0502-C have a continuous or mostly continuous pattern of buildings that are built abutting or very close to the sidewalk;

17-3-0502-D have doors and entrances abutting the sidewalk;

17-3-0502-E have many storefront windows abutting the sidewalk; and

17-3-0502-F have very few vacant stores.

17-3-0503 Designation and Boundaries.

17-3-0503-A *Pedestrian streets* must be identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

17-3-0503-B The “*pedestrian street*” designation may be established or removed only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Sec. 17-13-0200 and Sec. 17-13-0300. Both a text and map amendment is required.

17-3-0503-C The “*pedestrian street*” designation applies to all *zoning lots* that abut the right-of-way of a *pedestrian street*.

17-3-0503-D [Pedestrian Streets and Pedestrian Retail Streets.]

1. The following *street* segments are classified as *pedestrian streets*:

Street	Segment		Coordinates	
	From	To	From	To
103rd	Longwood	Wood	1800W	2000W
18th	Racine	Marshfield	1200W	1600W
18th	Paulina	Wood	1700W	1800W
26th	Homan	Pulaski	3400W	4000W
53rd	Kenwood	Lake Park	1350E	1600E
Argyle	Sheridan	Broadway	1000W	1200W
Cermak	Washtenaw	Troy	2700W	3100W
Chicago	Ashland	Wood	1600W	1800W
Clark	Winona	Bryn Mawr	5132 N	5600N
Clark	Montrose	Lawrence	4400N	4800N
Commercial	88th	92nd	8800S	9200S
Devon	Western	California	2400W	2800W
Division	Milwaukee	Leavitt	1535W	2200W
Halsted	Belmont	Grace	3200N	3800N
Milwaukee	Logan Blvd	Kedzie	2600N	2653N

Milwaukee	Sawyer (north side of Milwaukee)	Central Park	2715N	3000N / 3600W
Montrose	C.T.A. Brown Line	Seeley	1814 north side; 1821 south side	2044 north side; 2017 south side
Roscoe	Damen	Leavitt	2000W	2200W
Taylor	Carpenter	Racine	1050W	1200W
Taylor	Loomis	Ashland	1400W	1600W
Wells	Division	North	1200N	1600N
Wentworth	Cermak	24th Place	2200S	2400S

2. The following *street* segments are classified as pedestrian retail *streets*:

Street	Segment		Coordinates	
	From	To	From	To
Armitage	Halsted	Racine	800W	1200W
Belmont	Halsted	Racine	800W	1200W
Broadway	Diversey	Cornelia	2800N	3500N
Bryn Mawr	Kenmore	Broadway	1038W	1200W

Clark	Belden	Diversey	2300N	2800N
Clark	Newport	Addison	3432N	3600N
Diversey	Pine Grove	Burling	500W	750W
Halsted	Willow	Webster	1800N	2200N
Lincoln	Fullerton	Diversey	2400N	2800N
Lincoln	Sunnyside	Lawrence	4500N	4800N
Lincoln	Addison	Berteau	3600N	4200N
Lincoln	Hutchinson	Montrose	4217 east side	4400N
Lincoln	Hutchinson	Montrose	4218 west side	4400N
Milwaukee	Division	North	1200N	1600N
Southport	Roscoe	Grace	3400N	3800N

17-3-0503-E *Pedestrian streets* also radiate from the following six-corner intersections.

Diagonal Street	Coordinates		East-West Street	Coordinates		North-South Street	Coordinates		Intersection Coordinates	
	From			From			From			
Blue Island	From	1600S	18th	From	1300W	Loomis	From	1600S	1800S	1400W

	To	1900S		To	1500W		To	1900S		
Broadway	From	4700N	Lawrence	From	1100W	Racine	From	4700N	4800N	1200W
	To	4900N		To	1230W		To	4800N		
Clark	From	2700N	Diversey	From	500W	Broadway	From	2800N	2800N	600W
	To	2900N		To	700W		To	2900N		
Lincoln	From	3200N	School	From	1600W	Marshfield	From	3300N	3300N	1630W
	To	3400N		To	1700W		To	3400N		
Lincoln	From	3900N	Irving Park	From	1900W	Damen	From	3900N	4000N	2000W
	To	4100N		To	2100W		To	4100N		
Milwaukee	From	1500N	North	From	1900W	Damen	From	1500N	1600N	2000W
	To	1700N		To	2100W		To	1700N		
Milwaukee	From	2715N	Diversey	From	3300W	Kimball	From	2700N	2800N	3400W
	To	2860N		To	3500W		To	2900N		
Milwaukee (Excluding 4062-84N)	From	3900N	Irving Park	From	4650W	Cicero	From	3900N	4000N	4800W
	To	4100N		To	4930W		To	4100N		

17-3-0504 Standards.

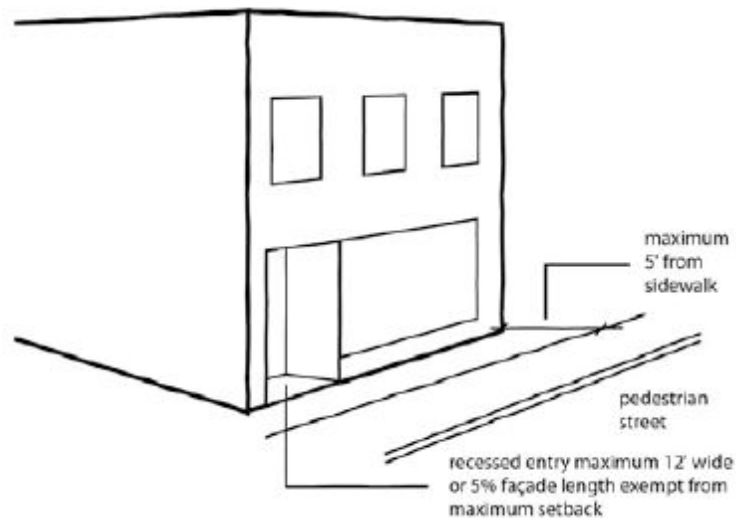
17-3-0504-A Applicability. The standards of this section apply to all development on *lots* that abut the right-of-way of designated

pedestrian streets unless otherwise expressly stated. For purposes of Title 17, the criteria, standards and regulations that apply to *pedestrian streets* shall apply to *pedestrian retail streets*, except as more specifically regulated herein.

17-3-0504-B Building Location.

1. The entire building *façade* that faces a designated *pedestrian street* must abut the sidewalk or be located within 5 feet of the sidewalk.
2. These building location standards do not apply to permitted arcades, public plazas or parks, entries to through-block connections, or recessed entries. Recessed entries are subject to the following standards:
 - (a) The entrance width may not exceed 12 feet or 5% of the building's street-facing *façade* width;
 - (b) The entrance depth may not exceed the entrance width; and
 - (c) The entrance may not exceed 2 stories in height.

Figure 17-3-0504-B



17-3-0504-C Transparency.

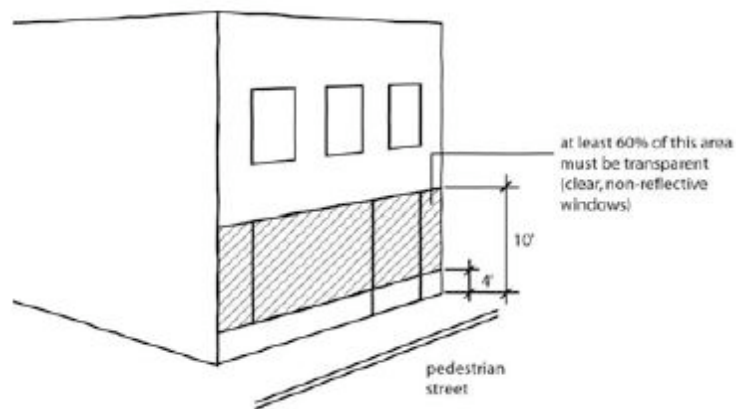
1. A minimum of 60% of the street-facing building *façade* between 4 feet and 10 feet in height must be comprised of clear,

non-reflective windows that allow views of indoor commercial space or product display areas. This standard applies to building *façades* that face *pedestrian streets*.

2. The bottom of any window or *product display window* used to satisfy this requirement may not be more than 4.5 feet above the adjacent sidewalk.

3. *Product display windows* used to satisfy these requirements must have a minimum height of 4 feet and be internally lighted.

Figure 17-3-0504-C



17-3-0504-D Doors and Entrances.

1. On lots abutting *pedestrian streets*, buildings must have a primary entrance door facing the *pedestrian street*. Entrances at building corners facing a *pedestrian street* may be used to satisfy this requirement.

2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances to a cluster of shops or businesses.

Figure 17-3-0504-D



17-3-0504-E Off-Street Parking Requirements. No off-street parking is required for nonresidential uses on *lots* abutting *pedestrian streets* unless such uses exceed 10,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 10,000 square feet. (See Sec. 17-10-0200 for off-street parking ratios)

17-3-0504-F Parking Location. All off-street parking spaces must be enclosed or located to the rear of the *principal building* and not be visible from the right-of-way of a *pedestrian street*.

17-3-0504-G Driveways and Vehicle Access. Vehicle access to *lots* located along *pedestrian streets* must come from an *alley*. No curb cuts or *driveways* are allowed from a *pedestrian street*. (See Sec. 17-13-1003-S).

17-3-0504-H Prohibited Uses. The following uses are expressly prohibited on *lots* abutting *pedestrian streets*:

1. *strip centers*;
2. *drive-through facilities*;
3. *vehicle sales and service* uses involving any outdoor storage of vehicles or goods;
4. *gas stations*;
5. *car washes*; and
6. *residential storage warehouses*.

17-3-0504-I Special Uses.

1. *Non-accessory parking* facilities are allowed on *lots* abutting *pedestrian streets* only if reviewed and approved in accordance

with the *special use* procedures of Sec. 17-13-0900.

2. A bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* is permitted on *lots* abutting pedestrian retail *streets*: provided that a proposed bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* that will be located within 600 feet of a bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* that already exists on the pedestrian retail *street* is allowed only if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900; provided further that the review and approval for such *special use* shall not be required if:

- (i) the bank, savings bank, savings and loan association, credit union, currency exchange, or *automated teller machine facility* is located above or below curb level of a building with permitted or *special uses* on the curb level;
- (ii) the bank, savings bank, savings and loans association, credit union, currency exchange, or *automated teller machine facility* is accessory to a retail or commercial use; or
- (iii) the bank, savings bank, savings and loan association, credit union, or currency exchange, *automated teller machine facility* is located: (1) in the rear of the building that abuts the pedestrian retail *street*; and (2) 50 feet or more from the sidewalk that abuts the building *façade* that faces the pedestrian retail *street*; and (3) in a *building* in which a retail or commercial *use* faces the pedestrian retail *street*.

17-3-0504-J Encouraged Uses. The following uses are encouraged on *lots* abutting *pedestrian streets*:

1. Sidewalk cafes and outdoor eating areas; and
2. Outdoor display of produce, flowers and plants.

(Added Coun. J. 5-26-04, p. 25275; Amend Coun. J. 2-9-05, p. 42415; Amend Coun. J. 3-9-05, p. 44391; Amend Coun. J. 11-30-05, p. 62724; Amend Coun. J. 6-28-06, p. 79813, § 2; Amend Coun. J. 9-13-06, p. 84870, § 2; Amend Coun. J. 1-11-07, p. 97055, § 1; Amend Coun. J. 1-11-07, p. 97057, § 1; Amend Coun. J. 1-11-07, p. 97059, § 1; Amend Coun. J. 7-19-07, p. 5248, § 1; Amend Coun. J. 6-30-09, p. 66111, § 1; Amend Coun. J. 12-2-09, p. 80791, § 1; Amend Coun. J. 6-30-10, p. 95597, § 1; Amend Coun. J. 6-30-10, p. 95599, § 1; Amend Coun. J. 6-30-10, p. 95601, § 1; Amend Coun. J. 6-30-10, p. 95603, § 1; Amend Coun. J. 2-9-11, p. 112463, § 1; Amend Coun. J. 12-14-11, p. 18117, § 1)

Notes

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