

# Zoning Districts

The City of Chicago is divided into distinct zoning districts that reflect the diversity of business and neighborhood uses. Each zoning district has different regulations about the types of business activities that are permitted and the physical form that structures will take.

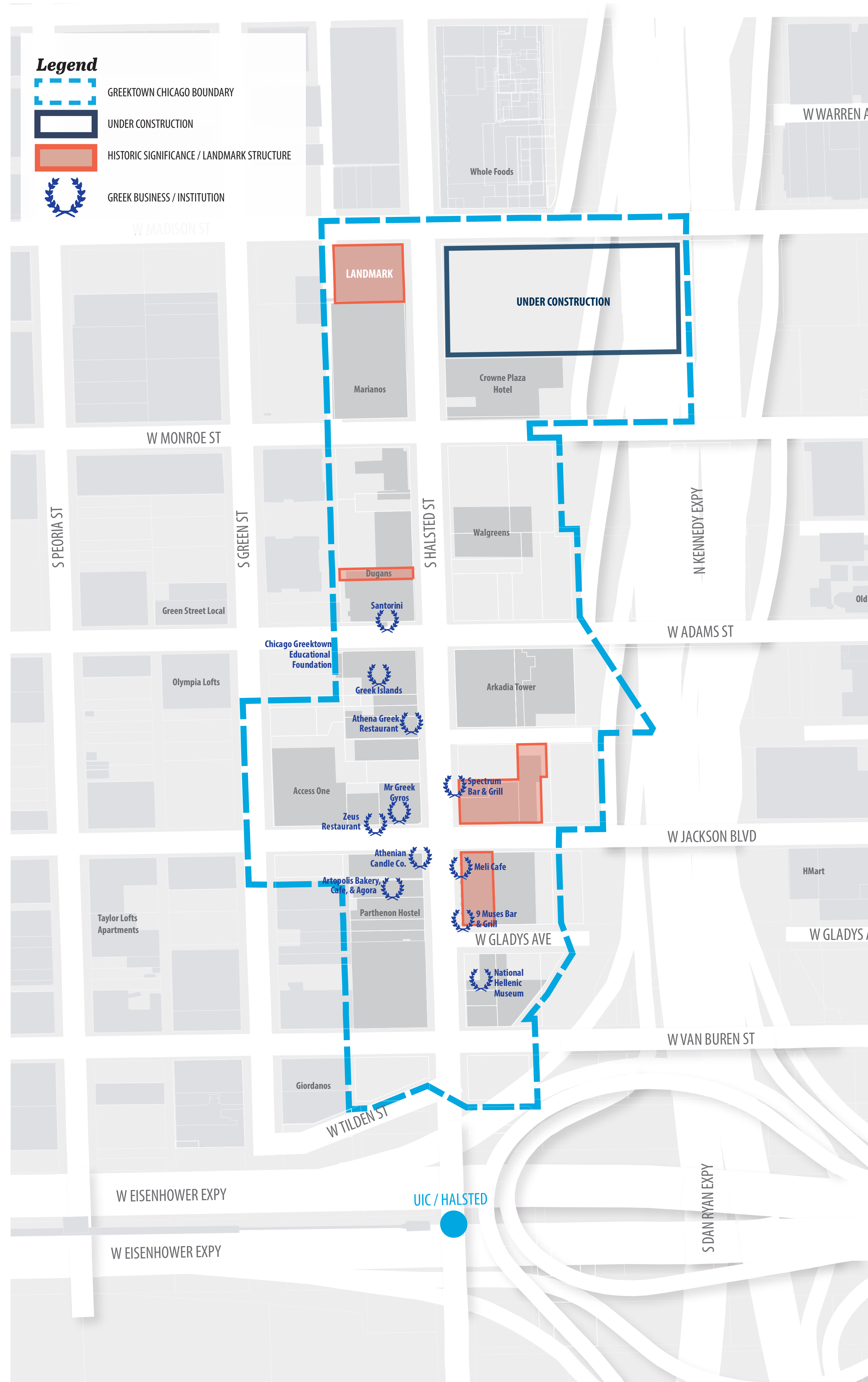
Code	Zoning Dist.	Description	Uses
DS-3	Downtown Service	<p>The DS, Downtown Service District is primarily intended to accommodate commercial and service uses that are essential for the livelihood of businesses and residents of the downtown area and surrounding neighborhoods.</p> <p>The DS District can be combined with the DS-3 or DS-5 density designations.</p>	<p>The District regulations allow a mix of small-scale office, commercial services, public uses, transportation and communication services, and industrial uses.</p>
DX-5	Downtown Mixed Use	<p>The DX, Downtown Mixed-Use District is primarily intended to accommodate office, commercial, public, institutional and residential development.</p>	<p>The District promotes vertical mixed-use (residential/nonresidential) projects that contain active ground floor uses.</p>
DX-7		<p>The DX District can be combined with the dash (3), dash (5), dash (7), dash (9), dash (12), dash (16) density designations</p>	
TOD Bonus	B-3 C-3 D-3	<p>Projects in D dash 3 districts located within 1,320 feet of a CTA or METRA rail station entrance or within 2,640 feet of a CTA or METRA rail station entrance when the subject building is located along a pedestrian street or a pedestrian retail street, and which satisfy specific criteria are eligible to use reduced lot area.</p>	

## What is TOD and why does it matter?

Transit-oriented development (TOD) is a type of urban development that maximizes the amount of residential, business and leisure space within walking distance of public transportation. The City of Chicago incentivizes higher-density development near transit stations through the use of the TOD Bonus Program..

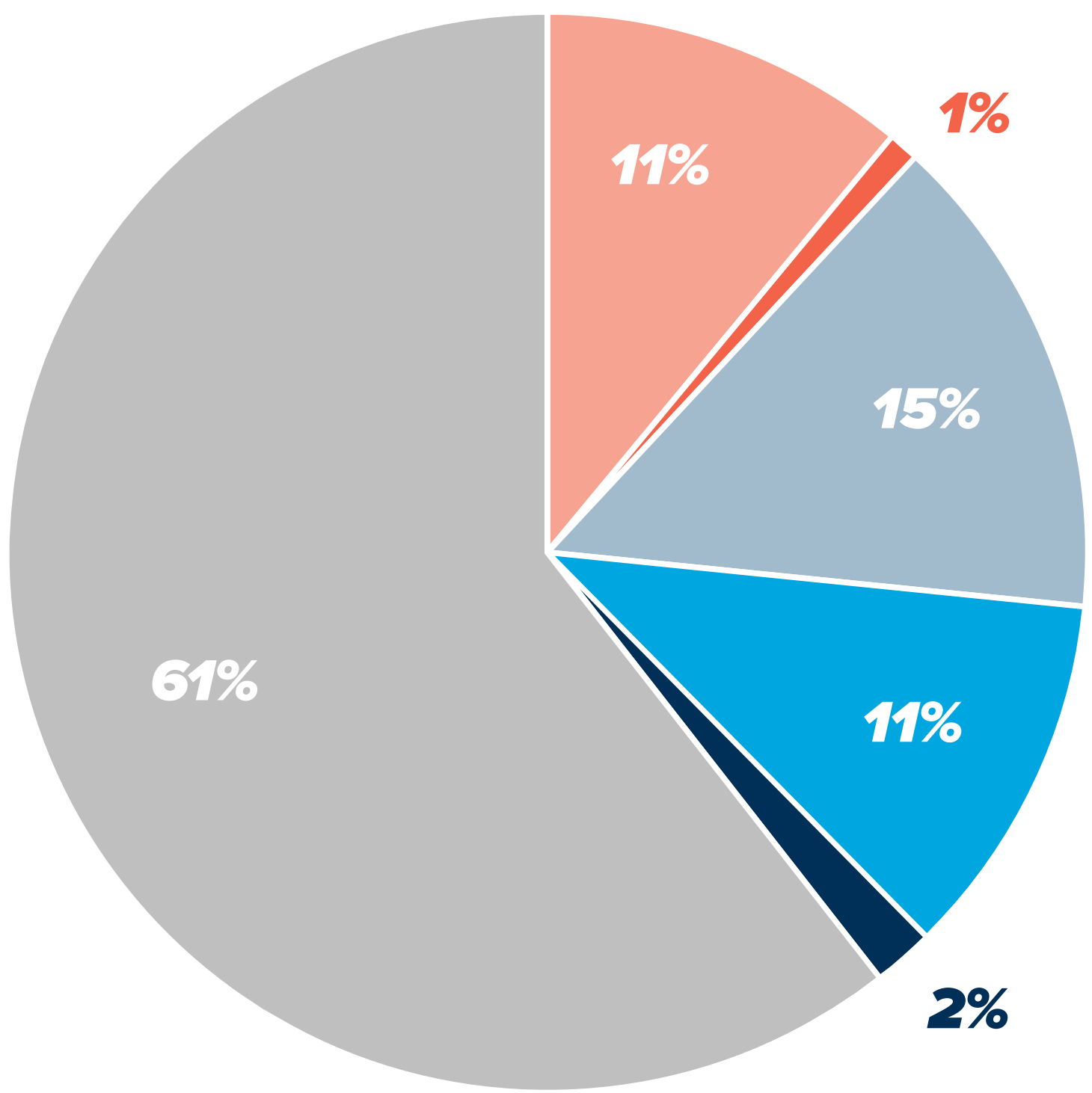
The TOD Bonus Program provides incentives to Business (B), Commercial (C), or Downtown (D-3) districts if they are located with 1,320 feet of a CTA or Metra station. Incentives include reductions in the amount of parking required, increases in the floor area ratio (FAR) and maximum building height, and increases in the number of dwelling units allowed in a development. Two parcels (DS-3) within the Greektown SSA fall within the TOD bonus area.



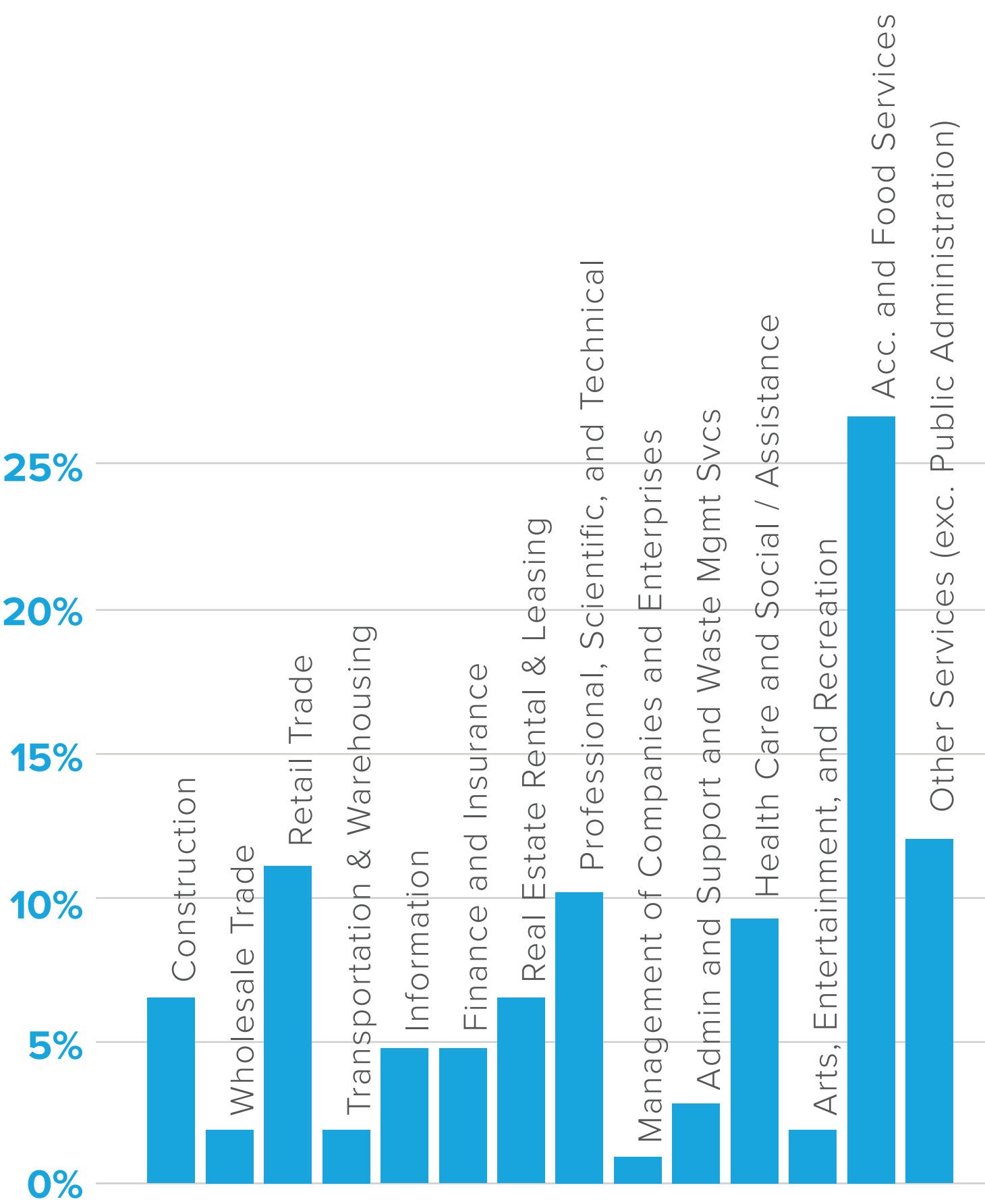


# Business Mix

The planning team completed a market analysis for the SSA and surrounding neighborhood, including retail leakage and context analysis, and business inventory.



Business Mix	Total No.	%
Non-Greek Retail	12	11%
Greek-Related Retail	1	1%
Non-Greek Restaurants/Bars	16	15%
Greek Restaurants/Bars	11	11%
Greek Cultural/Educational	2	2%
All Other Businesses*	66	61%



Industry Sector	NAICS Code	%
Construction	23	6%
Wholesale Trade	42	2%
Retail Trade	44-45	11%
Transportation and Warehousing	48-49	2%
Information	51	5%
Finance and Insurance	52	5%
Real Estate Rental and Leasing	53	6%
Professional, Scientific, and Technical	54	10%
Management of Companies and Enterprises	55	1%
Admin and Support and Waste Mgmt Services	56	3%
Health Care and Social Assistance	62	9%
Arts, Entertainment, and Recreation	71	2%
Accommodation and Food Services	72	27%
Other Services (exc. Public Administration)	81	12%