

ZONING PROCESSES AND ADDITIONAL REGULATIONS

Zoning processes in Chicago are numerous and varied and may interact, overlap, or supersede one another depending on the type, scale, or location of a proposed development or zoning change. In addition to Zoning Processes and Ordinances laid out in the Municipal Code there are also ancillary processes that may be triggered for a development whether it is by-right or requires a zoning change and/or heightened review.

Overseeing Agencies

Oversight, compliance, and approval is coordinated across multiple city departments, agencies, commissions, and boards including but not limited to: Chicago Plan Commission, the Zoning Board of Appeals (ZBA), Department of Buildings (DOB), Department of Housing (DOH), Department of Planning and Development (DPD), Department of Public Health (CDPH), Department of Transportation (CDOT), Mayors Office for People with Disabilities (MOPD), Department of Streets and Sanitation (S&S), and Department of Water Management (DWM).

Zoning Processes

The table at right shows Zoning Processes and Ordinances represented within the Municipal Code. The columns are delineated to show three categories of possible review cases; By-Right, Zoning Change or Special Review, and further Heightened Review required for some projects based on use, location, or other characteristics.

Zoning Processes		
<i>In case of "By-Right" developments</i>	<i>In case of Zoning Changes or Special Review</i>	<i>Ordinances that provide heightened level of review for certain projects</i>
Easy Permit Process	Industrial Corridors	Lakefront Protection Ordinance
Standard Plan Review	Special Character Overlay District	Affordable Requirements Ordinance
Developer Services Permit Program	Planned Developments	Air Quality Zoning Ordinance
	Master Planned Developments	Equitable Transit-Oriented Development Ordinance
	Planned Manufacturing Districts	Cannabis Ordinance
	Site Plan Review	Connected Communities Ordinance
	Special Uses	
	Variations	
	Administrative Adjustments	
	Appeals	

ZONING PROCESSES AND ADDITIONAL REGULATIONS & STANDARDS

Regulations & Standards - All Projects

All projects must comply with these requirements independent of whether the project is By-Right or requires additional review.

- [Chicago Building Code - Departmental Permit Reviews](#)
- [Landscape Ordinance](#)
- [Stormwater Management Ordinance](#)
- [Street and Site Plan Design Standards](#)

Additional Compliance - Project Dependent

Depending on location, scale, use, or other characteristics some projects may need to comply with additional standards beyond the processes shown in the Zoning Process table and listed above.

- [Chicago River Design Guidelines](#)
- [Chicago Sustainable Development Policy](#)
- [Historic Preservation/Demolition Delay](#)
- [West Loop Design Guidelines](#)