



CITY OF CHICAGO • OFFICE OF THE MAYOR



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JOHNSON ADMINISTRATION PROPOSES PRO-BUSINESS ORDINANCES

CHICAGO – Today in City Council, two pro-business ordinances were introduced that will help support small business and development in Chicago's communities.

PROPOSED BREWERY OUTDOOR PATIO ZONING ORDINANCE

This ordinance seeks to establish a licensing framework for outdoor patios at grade in M1 Zoning Districts in Chicago following the expiration of the temporary extension for businesses who previously had Extended Outdoor Dining permits on private property. Notably, this proposal will help dozens of breweries in Chicago – who safely and successfully participated in the Outdoor Dining Program – apply for and maintain Outdoor Patio Licenses going forward.

The proposed program would update the Zoning Code to allow liquor licensees in the M1 Manufacturing District to apply for the Outdoor Patio License at grade level by right.

This ordinance also allows for rooftop patios in all M districts as a special use and at grade patios in M2 and M3 via special use. Previously all outdoor patios in M districts, regardless of the location, use, or zoning district, were prohibited.

The previously passed program, passed in May 2023, created new Outdoor Dining Curb and Street Closure permits, as well as enhanced the existing sidewalk café permit. It also allowed businesses that held permits to operate on private property under the Expanded Outdoor Dining Program in 2022 to operate with those permits until October 31, 2023.

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PROPOSED TYPE ONE CHANGES

The proposed changes could shift the review and approval process involving all Variations and Administrative Adjustments from the Department of Planning and Development (DPD) or the Zoning Board of Appeals to City Council when accompanied by a Type One zoning map amendment application.

The proposed change could supersede the Zoning Board of Appeals process for proposals seeking 21 different forms of relief, including the following most common items: setback eliminations, potential elimination of parking and loading requirements, and increase in commercial floor area by up to 10%.

Instead, City Council could consider the applicable proposed Variations through a Type One zoning map amendment application review. The change would also reduce the potential review and approval time by approximately four months in addition to eliminating the \$500 Zoning Board of Appeals Variation application fee and potentially more than \$10,000 in professional service fees that applicants must factor into all Zoning Board of Appeals appearances.

The proposed change could shift DPD's internal review of up to 38 different types of Administrative Adjustments to City Council through a Type One zoning map amendment application review, including the following most common items: building height increases up to 10%, parking reductions, and setback reductions.

Instead, City Council could consider the applicable proposed Administrative Adjustments through a Type One zoning map amendment application review. The change would also reduce the potential review and approval time by approximately one month and eliminate the \$500 Administrative Adjustment application fee.

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