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.

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 Greentown SSA fall within the TOD bonus area.

What is TOD and why does it matter?

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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
  - Greek-Related Retail: 1
  - Greek Restaurants/Bars: 16
  - Greek Cultural/Educational: 2
  - All Other Businesses*: 66

- **%**
  - Non-Greek Retail: 11%
  - Greek-Related Retail: 1%
  - Greek Restaurants/Bars: 15%
  - Greek Cultural/Educational: 2%
  - All Other Businesses*: 61%

**Industry Sector**

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

- **%**
  - Construction: 6%
  - Wholesale Trade: 2%
  - Retail Trade: 11%
  - Transportation and Warehousing: 2%
  - Information: 5%
  - Finance and Insurance: 5%
  - Real Estate Rental and Leasing: 6%
  - Professional, Scientific, and Technical: 10%
  - Management of Companies and Enterprises: 1%
  - Admin and Support and Waste Mgmt Services: 3%
  - Health Care and Social Assistance: 9%
  - Arts, Entertainment, and Recreation: 2%
  - Accommodation and Food Services: 27%
  - Other Services (exc. Public Administration): 12%