



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 24, 2026

Alderman Timmy Knudsen
43rd Ward, City of Chicago

Alderman Bennett Lawson
44th Ward, City of Chicago

Alderman Scott Waguespack
32nd Ward, City of Chicago

Re: 1111 West Diversey Parkway

Dear Aldermen Knudsen, Lawson and Waguespack:

In response to your recent request, please be advised the subject property is zoned C2-2, Motor Vehicle-Related Commercial District. According to your request letter, ComEd is seeking to locate an electrical substation on an approximately one-acre site at 1111 West Diversey Parkway. You are seeking clarification as to whether the proposed facility qualifies as a minor utility or major utility, as defined by the Chicago Zoning Ordinance ("Ordinance").

Pursuant to Section 17-17-0103-L of the Ordinance, Utilities and Services, Minor, is defined as infrastructure services that need to be located in an area where the service is provided. Minor Utilities and Services generally do not have regular employees at the site and typically have few if any impacts on surrounding areas. Typical uses include water and sewer pump stations; electrical substations; stormwater facilities and conveyance systems; and telephone exchanges. Pursuant to Section 17-17-0103-K, Utilities and Services, Major, is defined as infrastructure services that have substantial land use impacts on surrounding areas. Such uses may be allowed when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of the district for reasons of necessary location and community-wide interest. Typical uses include; but, are not limited to, water and waste water treatment facilities, major water storage facilities, transit stations, bus turnarounds and transit maintenance, and storage garages. Major utilities and services do not include waste-related uses.

Please be advised that at this time we have not received any details regarding the proposed development beyond the site location. Our department has historically viewed ComEd substations as a Utilities and Services, Minor, use. This is not only due to the fact the use is specifically identified in the definition; but, also due to the use not having regular employees and typically having few if any impacts on the surrounding area. In the past, it has been our understanding that ComEd substations are for creating additional capacity and service within and for the surrounding area.

While your letter references land use impact and other considerations, it does not specify what impact, if any, the proposed facility will have on the surrounding area. Additionally, while we understand the considerations noted are of concern to you and your community, most of the issues cited are not applicable in determining the appropriate use category. For example, your letter refers to the Connected Community ordinance design mandates; based on the lack of information submitted, we are unable to opine on compliance with those standards. However, compliance with the Connected Community ordinance design mandates is not considered in determining the appropriate use category. Likewise, transparency requirements, pursuant to Section 17-3-0504-C, do not apply to non-commercial uses, such as utilities and services, per Section 17-3-0308.2. Similarly, considerations such as market demand or potential alternative uses for the subject property, while important to you and your community, are not criteria used to define the applicable use category.

If and when more information is submitted from ComEd, those details will be reviewed according to the above referenced, and any additionally applicable, criteria of Chapter 17 and the remainder of the Municipal Code.

Sincerely,



Patrick Murphey
Zoning Administrator

Cc: Ciere Boatright, Commissioner
Kyle Bartlett, Assistant Zoning Administrator