



Office of City Clerk

City Council Document Tracking Sheet

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
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Matter ID: O2023-0004211

Meeting Date: 9/13/2023

Sponsor(s): La Spata (01) *

Type: Ordinance

Title: Amendment of Municipal Code Chapters 17-10 and 17-13 regarding Type 1 zoning adjustment and rezoning requirements, applications and administrative adjustments

Committee Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 17-6-0403-F of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

17-10-0102 Off-street Parking Exemptions and Reductions.

(Omitted text is unaffected by this ordinance)

17-10-0102-B Transit-Served Locations.

1. In RM5, RM5.5, RM6, RM6.5, B, C, D, M or PMD subarea B districts, minimum off-street automobile parking ratios may be reduced by up to 100 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 2,640 feet of a CTA or METRA rail station entrance or exit or within 1,320 feet of a CTA bus line corridor roadway segment listed in Table 17-17-0400-B. Any reduction in minimum off-street automobile parking ratios in excess of 50% under this Section 17-10-0102-B.1 shall be approved only as a planned development, a Type 1 zoning change, or as an administrative adjustment under the provisions of Section 17-13-1003-EE. Any party requesting a reduction in excess of 50% under this Section 17-10-0102-B.1 shall provide notice to the alderman of the ward in which the subject property is located, and if processed as an administrative adjustment, no such reduction shall be approved until at least 10 days after the date that such notice was delivered to the alderman.

17-13-0300 Zoning map amendments (rezonings).

(Omitted text is unaffected by this ordinance)

17-13-0303-C Contents of Type 1 Rezoning Application. In addition to the information required by the Zoning Administrator to be submitted with any other Zoning Map Amendment application, the following additional information must be submitted with all Type 1 applications:

1. A (narrative) zoning and development analysis describing the proposed development's:

- (a) *floor area ratio;*
- (b) *density (lot area per dwelling unit);*

- (c) off-street parking;
- (d) setbacks; ~~and~~
- (e) *building height*; and
- (f) specific code departures requested to be approved as part of the Type 1 development plan.

(Omitted text is unaffected by this ordinance)

17-13-0310 Effect of Approval of Type 1 Zoning Map Amendment. Once a Type 1 application is approved, no permits may be issued except those that the Zoning Administrator determines to be in strict compliance with the *density* shown on the development plan approved by the City Council and in substantial compliance with the setbacks, *floor area ratio*, parking and *building height* shown on the development plan that was approved by the City Council. The development plan approved by City Council may grant approval of specifically requested code departures that are otherwise available as authorized variations as set forth in Section 17-13-1101 and/or authorized administrative adjustments as set forth in Sec. 17-13-1003, provided such departures are identified in the Type 1 narrative zoning and development analysis and depicted on the Type 1 plans. Proposals to make substantial modifications to City Council-approved development plans must be processed in accordance with the Zoning Map Amendment procedures of this section (Sec. 17-13-0300).

17-13-1000 Administrative adjustments.

(Omitted text is unaffected by this ordinance)

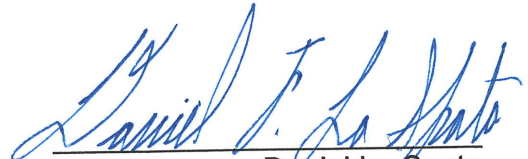
17-13-1002 Applicability. The *administrative adjustment* procedures of this section may be used as expressly authorized in Sec. 17-13-1003, provided that, in the case of new development, any request for more than 2 *administrative adjustments* must be reviewed either (1) as *variations*, in accordance with Sec. 17-13-1100, or if a rezoning is required, then (2) as a Type 1 zoning map amendment in accordance with Section 17-13-0302. In such event that administrative adjustments are reviewed by the Zoning Board of Appeals as variations, the Zoning Board of Appeals shall not apply a heightened approval standard and must apply the approval criteria of 17-13-1007 to such applications. In such case, the Zoning Board of Appeals may but is not required to make findings of hardship or the evidentiary findings set forth in Section 17-13-1107-B.

17-13-1100 Variations.

(Omitted text is unaffected by this ordinance)

17-13-1102 Applications. An application for a *variation* must be filed with the Zoning Board of Appeals, except to the extent otherwise permitted by code, including code departures that may be authorized by a Type 1 rezoning in accordance with Section 17-13-0310.

SECTION 2. This ordinance shall take full force and effect upon its passage and approval.



Daniel La Spata
Alderman, 1st Ward