

SUBSTITUTE
ORDINANCE

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

SECTION 1. Section 17-3-0308 of the Municipal Code of Chicago is hereby amended by adding the language underscored the language struck through, as follows:

17-3-0308 Specific Criteria for Transit-Served Locations. In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

(Omitted text is unaffected by this ordinance)

2. The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a *pedestrian street* and except paragraph C if the land use is designated in a non-commercial use group, pertaining to *pedestrian streets* and pedestrian retail streets, even if the project is not located along a *pedestrian street* or a pedestrian retail street; the exceptions of this section do not apply if the subject site is located within a *TOD street* segment identified in the chart in Section 17-3-0603;

(Omitted text is unaffected by this ordinance)

SECTION 2. Chapter 17-3 of the Municipal Code of Chicago is hereby amended by inserting a new Section 17-3-0600, as follows:

17-3-0600 TOD streets.

17-3-0601 Purpose. This section is intended to support transit-oriented development ("TOD") along key portions of business and commercial streets that have strong access to transit in order to promote transit ridership, reliability, speed, economic vitality, and pedestrian safety and comfort.

17-3-0602 Designation and Boundaries.

17-3-0602-A *TOD streets* must be identified in the text of this Zoning Ordinance and shown on the Official Zoning Atlas.

17-3-0602-B The *TOD street* designation may be established or removed only in accordance with the Zoning Ordinance Text and Zoning Map Amendment procedures of Section 17-13-0200 and Section 17-13-0300. Both a text and map amendment is required.

17-3-0602-C The *TOD street* designation applies to all *zoning lots* that abut the right-of-way of a *TOD street*.

17-3-0602-D The *TOD street* segment must be 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 and the *TOD street* must start and end at an intersecting right-of-way.

17-3-0602-E No property abutting a *TOD street* shall be rezoned except upon an application duly filed and approved by the City Council, in accordance with the procedures in Section 17-13-0300. Any rezoning of property abutting the *TOD street* on or after the effective date of this Section 17-3-0600 shall be required to be rezoned to a “B” or “C1” district with a minimum of 3 FAR; provided, however, the rezoning requirements and restrictions in effect immediately before the effective date of this Section 17-3-0600 shall apply to all rezoning applications that were submitted to the City in complete form and are pending approval before the effective date, unless the applicant chooses to be governed by this Section 17-3-0600.

17-3-0603 TOD Street Segments.

1. The following *street* segments are classified as *TOD streets*:

Street	Segment		Coordinates	
	From	To	From	To
Ravenswood	Irving Park	Lawrence	4001N	4799N
Western	Addison	Ainslie	3600N	4859N

17-3-0604 Prohibited Uses. The following are expressly prohibited on *lots* abutting *TOD streets*:

1. strip centers;
2. drive-through facilities;
3. *vehicle sales and service* uses involving any outdoor storage of vehicles or goods;
4. *gas stations*;
5. car washes;
6. *residential storage warehouses*;
7. *electronic data storage centers*; and
8. *motor vehicle repair shops*.

17-3-0605 Encouraged Uses. The following uses are encouraged on *lots* abutting *TOD streets*:

1. Sidewalk cafes and outdoor eating areas;
2. Outdoor display of produce, flowers and plants.
3. Business live/work units compliant with Section 17-9-0103.1;
4. *Artist work or sales space*;
5. *Outdoor patio* (if located on a rooftop); and
6. *Outdoor patio* (if located at grade level).

SECTION 3. Section 17-17-0200 of the Municipal Code of Chicago is hereby amended by adding the language underscored, as follows:

17-17-0200 General terms.

(Omitted text is unaffected by this ordinance)

17-17-02177 Through Lot. A lot having a pair of opposite *property lines* along two more or less parallel public *streets*, and that is not a *corner lot*.

17-17-02177.5 TOD Street. Any street officially designated as a Transit Oriented Development (TOD) street in accordance with Section 17-3-0600.

17-17-02178 Top of the Bank. The slope adjacent to the water's edge and that point at the top of the slope at which the contour of the slope ceases to be 10% or greater.

(Omitted text is unaffected by this ordinance)

SECTION 4. This ordinance shall be in full force and effect upon passage and approval.

Matthew J. Martin
Alderman, 47th Ward