

ORDINANCE

WHEREAS, pursuant to Section 17-1-0500 of the Zoning Ordinance, the Zoning Ordinance was adopted for the purpose of, among other things, promoting the public health, safety and general welfare; preserving the overall quality of life for residents and visitors; maintaining economically vibrant as well as attractive business and commercial areas; ensuring adequate light, air, privacy, and access to property; and accommodating growth and development that complies with the purposes stated in the Zoning Ordinance; and

WHEREAS, pursuant to Section 17-3-0101, the “B” and “C” (Business and Commercial) districts are intended to accommodate retail, service and commercial uses and to ensure that business and commercial-zoned areas are compatible with the character of existing neighborhoods; and

WHEREAS, the regulations of Section 17-3-0501 are intended to preserve and enhance the character of *streets* and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts and the regulations of this section are intended to promote transit, economic vitality and pedestrian safety and comfort; and

WHEREAS, Section 17-3-0503-D classifies certain *street* segments as *pedestrian streets* and pedestrian retail *streets*; and

WHEREAS, Section 17-3-0308 is titled “Specific Criteria for Transit-Served Locations” and regulates any new construction in B and C districts if the new construction will be located within 2,640 feet of a CTA or METRA rail station entrance or exit; and

WHEREAS, Section 17-3-0308 states that in B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy and comply with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not

Committee on Zoning, Landmarks and Building Standards

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; and

WHEREAS, Section 17-3-0504-B (Building Location) regulates building location; Section 17-3-0504-C (Transparency) regulates building façade transparency; Section 17-3-0504-D (Doors and Entrances) regulates building doors and entrances; Section 17-3-0504-E (Off-Street Parking Requirements) regulates off-street parking; Section 17-3-0504-F (Parking Location) regulates parking location; Section 17-3-0504-G (Driveways and Vehicle Access) regulates driveways and vehicle access; Section 17-3-0504-H (Prohibited Uses) regulates prohibited uses; Section 17-3-0504-I (Special Uses) regulates special uses; and Section 17-3-0504-J (Encouraged Uses) encourages uses; and

WHEREAS, in the event in B and C districts any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit cannot satisfy or comply with Section 17-3-0504-B (Building Location), Section 17-3-0504-C (Transparency), Section 17-3-0504-D (Doors and Entrances), or Section 17-3-0504-G (Driveways and Vehicle Access), the Zoning Administrator has the authority to review and approve administrative adjustments to provide certain relief from these standards pursuant to Section 17-13-1003-P (Pedestrian Streets – Building Location Standards), Section 17-13-1003-Q (Pedestrian Streets – Transparent Window Standards), Section 17-13-1003-R (Pedestrian Streets – Door and Entrance Standards) and Section 17-13-1003-S (Driveway and Vehicle Access Standards); and

WHEREAS, the administrative adjustments available to provide certain relief from Section 17-3-0504-B (Building Location), Section 17-3-0504-C (Transparency), Section 17-3-0504-D (Doors and Entrances), and Section 17-3-0504-G (Driveways and Vehicle Access) are

Committee on Zoning, Landmarks and Building Standards

intended to preserve and enhance the character of streets and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts and are intended to promote transit, economic vitality and pedestrian safety and comfort in accordance with Section 17-3-0500; and

WHEREAS, an administrative adjustment is not available to provide certain relief from Section 17-3-0504-F (Parking Location); and

WHEREAS, the absence of the availability of an administrative adjustment to provide certain relief from Section 17-3-0504-F (Parking Location) is contributing to the inflexibility for some new construction projects in some parts of the B and C districts that are: (a) located within 2,640 feet of a CTA or METRA rail station entrance or exit and (b) not located along a *pedestrian* street or a pedestrian retail street, and this inflexibility is inhibiting economic vitality; and

WHEREAS, the City Council, through its Committee on Zoning, shall conducted a public hearing on a proposed amendment to Section 17-13-1003 to provide for an administrative adjustment to provide certain relief from Section 17-3-0504-F (Parking Location) similar to the administrative adjustment that is and has been available to provide certain relief from Section 17-3-0504-B (Building Location), Section 17-3-0504-C (Transparency), Section 17-3-0504-D (Doors and Entrances), and Section 17-3-0504-G (Driveways and Vehicle Access); and

WHEREAS, the Committee on Zoning has recommended the City Council approve the proposed amendment to Section 17-13-1003 to provide for an administrative adjustment to provide certain relief from Section 17-3-0504-F (Parking Location); now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Section 17-4-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

17-4-0301 Specific Criteria for Transit-Served Locations. In D 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.)

4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0208 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-~~EEEE~~; and

SECTION 2. Section 17-10-0100 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(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 an *administrative adjustment* under the provisions of Section 17-13-1003-~~EEEE~~. 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 no such reduction shall be approved until at least 10 days after the date that such notice was delivered to the alderman.

(Omitted text is unaffected by this ordinance.)

SECTION 3. Section 17-10-0200 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
17-10-0207-A Parking Group A. (Detached Houses, Two-flat, Townhouses)		
RS1 and RS2	2 spaces per unit, provided that off-street parking is not required for detached houses on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley and provided further that the Zoning Administrator is authorized to approve an administrative adjustment allowing a minimum of 1 parking space per unit if such reduction will result in more useable open space on the lot (See Sec. 17-13-1003- ~~CEDD~~); 1 space per unit for government-subsidized units	None
RS3	2 spaces per unit for detached houses and 1.5 spaces per unit for two-flats, provided that off-street parking is not required for detached houses or two-flats on lots of records that are 33 feet or less in width if the subject lot does not have access to an improved alley and provided further that the Zoning Administrator is authorized to approve an administrative adjustment allowing a minimum of 1 parking space per unit if such reduction will result in more useable open space on the lot (See Sec. 17-13-1003- ~~CEDD~~); 1 space per unit for government-subsidized units	None

(Omitted text is unaffected by this ordinance.)

SECTION 4. Section 17-10-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

17-10-0301 Spaces Required. Except as expressly stated in Section 17-10-0301-B, bicycle parking must be provided in accordance with the off-street parking ratios of Section 17-10-0200.

(Omitted text is unaffected by this ordinance.)

17-10-0301-C The Zoning Administrator is authorized to approve an *administrative adjustment* reducing the number of bicycle spaces required for a particular use in accordance with Sec. 17-13-1003-~~GGHH~~.

(Omitted text is unaffected by this ordinance.)

SECTION 5. Section 17-10-0600 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

17-10-0603 B, C, DC, DX, DS and M Districts.

17-10-0603-A In B, C, DC, DX, DS and M districts, all required *accessory parking* spaces must be located on the same *zoning lot* as the building or use served, except that:

1. Required *accessory parking* serving nonresidential uses in B, C, DC, DX, DS and M districts may be located off site when approved as an *administrative adjustment* (See Sec. 17-13-1003-~~FFGG~~), provided that:

(Omitted text is unaffected by this ordinance.)

SECTION 6. Section 17-10-0700 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

17-10-0702 Authorization and Criteria.

17-10-0702-A The Zoning Administrator is authorized to approve and *administrative adjustment* allowing shared parking arrangements for nonresidential uses with different hours of operation. (See Sec. 17-13-1003-~~HHII~~.)

(Omitted text is unaffected by this ordinance.)

SECTION 7. Section 17-10-0800 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

17-10-0801 Description. Cooperative parking represents an arrangement in which two or more commercial uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts required to serve such lots. Reduced off-street parking requirements are available as an incentive for providing cooperative parking. Approval of an *administrative adjustment* is required. (See Sec. 17-13-1003-~~HHII~~.)

(Omitted text is unaffected by this ordinance.)

SECTION 8. Section 17-13-1003 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

17-13-1003 Authorized Administrative Adjustments. The Zoning Administrator has the authority to review and approve the following *administrative adjustments*:

17-13-1003-T Parking Location.

1. The Zoning Administrator is authorized to approve an *administrative adjustment* to the Parking Location standards of Sec. 17-3-0504-F for any new construction project in the B and C districts that is (a) located within 2,640 feet of a CTA or METRA rail station entrance or exit and (b) not located along a *pedestrian* street or a pedestrian retail street.

2. Such an administrative adjustment may be approved only when the Zoning Administrator determines that the proposed adjustment meets the general approval criteria of Sec. 17-13-1007-B.

17-13-1003-TU Special Districts.

17-13-1003-UY Townhouses – Spacing Between Rows of Townhouses.

17-13-1003-VW Townhouses – Depth of Private Yards.

17-13-1003-WX Building (Wall) Separation and On-Site Open Space.

17-13-1003-XY Ground-floor Commercial Space.

17-13-1003-YZ Nonconforming Use Substitutions and Expansions.

17-13-1003-ZAA Nonconforming Licensed Taverns.

17-13-1003-AABB Frontage on Private Street.

17-13-1003-BBCC Existing Density.

17-13-1003-CCDD Parking Reduction for Detached Houses and Two-Flats.

17-13-1003-DDEE Parking Reduction for Older Buildings.

17-13-1003-EEEE Parking Reduction for Transit-Served Locations.

17-13-1003-~~FFGG~~ Off-Site Parking.

17-13-1003-~~GGHH~~ Bicycle Parking.

17-13-1003-~~HHII~~ Shared Parking and Cooperative Parking Arrangements.

17-13-1003-~~HJJ~~ Landscaping.

17-13-1003-~~JJKK~~ Wireless Communications Facilities.

17-13-1003-~~KKLL~~ Enclosed Walkways in Rear Setback.

17-13-1003-~~LLMM~~ Reduction of EVSE Requirements for Affordable Housing.

SECTION 9. Section 17-15-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the language struck through and inserting the language underscored, as follows:

(Omitted text is unaffected by this ordinance.)

17-15-0303 Expansion.

(Omitted text is unaffected by this ordinance.)

17-15-0303-F *Dwelling units* that are a *nonconforming use* in a C, M or DS district may be registered under Chapter 4-14 of the Municipal Code of Chicago and used as a shared housing unit subject to review and approval by the Zoning Administrator in accordance with the *administrative adjustments* process set forth in Section 17-13-1003-~~LLMM~~.

(Omitted text is unaffected by this ordinance.)

SECTION 10. This ordinance shall take effect after passage and publication.

Committee on Zoning, Landmarks and Building Standards



Chris Taliaferro

Alderman, 29th Ward