

SUBSTITUTE ORDINANCE

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

SECTION 1. Section 17-4-404 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

17-4-0400 Bulk and density standards.

(Omitted text is unaffected by this ordinance)

17-4-0404-D Allowed Exceptions.

1. In the case of a building permit application for the conversion of an occupied or vacant *commercial establishment* located below the second floor within a multi-story building into residential *dwelling units*, the Zoning Administrator is authorized to approve such conversion pursuant to Section 17-13-1003-NN.

2. In the case of a building permit application for rehabilitation or reuse of an official Chicago Landmark building or an existing "contributing building" within an official Chicago Landmark district located in a DC-16 or DX-16 district, an applicant may request an exemption from the applicable minimum lot area per unit standards by submitting a written request to the Zoning Administrator in accordance with this section. At least 30 days prior to submitting such request, the applicant shall provide written notice to the alderman of the ward in which the building is located and solicit a recommendation. Such notice shall include, at a minimum: (a) the street address of the existing building; (b) a statement that a density waiver has been requested for the address; (c) the name and mailing address of the applicant; and (d) a request for the alderman's recommendation. A request for an exemption under this section shall be submitted to the Zoning Administrator, and shall include: (a) a description of the proposed development; (b) a copy of the notice sent to the alderman of the ward in which the building is located; and (c) the recommendation of such alderman. If the Zoning Administration finds that the request meets the requirements of this section and the alderman's recommendation is that the exception should be granted, the Zoning Administrator may grant such exception. All other minimum lot area reductions are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Section 17-13-0302, or the planned development procedures of Section 17-13-0600 (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600).

SECTION 2. Section 17-4-0409-B of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

17-4-0409-B Allowed Exceptions.

(Omitted text is unaffected by this ordinance)

3. The limits on efficiency units do not apply to the rehabilitation or reuse of an official Chicago Landmark building or an existing "contributing building" within an official Chicago Landmark district located in a DC-16 or DX-16 district.

SECTION 3. Chapter 17-8 of the Municipal Code of Chicago is hereby amended by inserting a new Section 17-8-0513-D, as follows:

17-8-0513-D Chicago Landmarks. The mandatory PD requirement of the preceding threshold table (Sec. 17-8-0513-B) does not apply if the development involves only the rehabilitation or reuse of an official Chicago Landmark building or an existing “contributing building” within an official Chicago Landmark district located in a DC-16 or DX-16 district.

(omitted text is unaffected by this ordinance)

SECTION 4. This ordinance takes effect upon passage and publication.