

ORDINANCE

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

SECTION 1. Chapter 17-4 of the Chicago Zoning Ordinance shall be amended by adding the underlined language as follows:

(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, the Zoning Administrator is authorized to approve an exemption from the minimum lot area per unit standards. The applicant must make a written request to the Zoning Administrator for such density waiver including a description of the proposed development and must provide written notice to the local alderman. The written notice must include: (a) the street address of the existing building; (b) a statement that a density waiver has been requested for the address; and (c) the name and mailing address of the applicant.

(omitted text is unaffected by this ordinance)

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.

(omitted text is unaffected by this ordinance)

SECTION 2. Chapter 17-8 of the Chicago Zoning Ordinance shall be amended by adding the underlined language as follows:

(omitted text is unaffected by this ordinance)

17-8-0513-D 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 3. This ordinance shall be in effect upon passage and publication

A handwritten signature in black ink, appearing to read "Bill Conway", written over a horizontal line.

Bill Conway
Alderman, 34th Ward