

ORDINANCE

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

SECTION 1. Chapter 17-3 of the Chicago Zoning Ordinance shall be amended by deleting the stricken language and adding the underlined language as follows:

(omitted text is unaffected by this ordinance)

17-3-0308 Specific Criteria for Transit-Served. 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:

* * *

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 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as follows: (i) an administrative adjustment under the provisions of Section 17-13-1003-EE, or (ii) for any property within the downtown area or the downtown expansion area as defined in Section 17-1-1500 as approved by the Zoning Administrator in accordance with this subsection (ii). At least 30 days prior to submitting such a request, the applicant shall provide written notice to the alderman of the ward in which the property is located soliciting a recommendation. Such notice shall include, at a minimum: (a) the street address of the property; (b) a statement that a parking limit 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 provided, however, that any additional parking approved under this Section shall (a) only serve as accessory residential parking with no ability to utilize Section 17-10-0503; and (b) the applicant shall pay a fee equal to the square footage of parking and drive aisle space to serve vehicles in excess of 100% of the Minimum Automobile Parking Ratio times the corresponding amount as applicable to the property in the Expanded D (Downtown) district boundaries and corresponding land cost per square foot bonus chart effective on the date of approval, per Section 17-4-1000, except that 17-4-1003-A shall not apply as an exclusive planned development trigger. Any such fee paid shall be deposited in the City of Chicago's Affordable Housing Opportunity Fund.

SECTION 2. Chapter 17-4 of the Chicago Zoning Ordinance shall be amended by deleting the stricken language and adding the underlined language as follows:

(omitted text is unaffected by this ordinance)

17-4-0301 Specific Criteria for Transit-Served. 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:

* * *

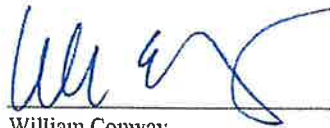
4. Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as follows: (i) an administrative adjustment under the provisions of Section 17-13-1003-EE, or (ii) for any property within the downtown area or the downtown expansion area as defined in Section 17-1-1500 as approved by the Zoning Administrator in accordance with this subsection (ii). At least 30 days prior to submitting such a request, the applicant shall provide written notice to the alderman of the ward in which the property is located soliciting a

recommendation. Such notice shall include, at a minimum: (a) the street address of the property; (b) a statement that a parking limit 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, provided, however, that any additional parking approved under this Section shall (a) only serve as accessory residential parking with no ability to utilize Section 17-10-0503; (b) the additional parking shall be subject to Section 17-10-0205, as applicable; and (c) the applicant shall pay a fee equal to the square footage of parking and drive aisle space to serve vehicles in excess of 100% of the Minimum Automobile Parking Ratio times the corresponding amount as applicable to the property in the Expanded D (Downtown) district boundaries and corresponding land cost per square foot bonus chart effective on the date of approval, per Section 17-4-1000, except that 17-4-1003-A shall not apply as an exclusive planned development trigger. Any such fee paid shall be deposited in the City of Chicago's Affordable Housing Opportunity Fund.

SECTION 3. This ordinance shall be in effect upon passage and publication



Walter R. Burnett
Alderman, 27th Ward



William Conway
Alderman, 34th Ward