

ORDINANCE

WHEREAS, SO2025-0015577 passed City Council at the July 16, 2025 meeting, but the substitute inadvertently excluded text regarding building height increases for transit-served locations; and

WHEREAS, this ordinance corrects this oversight; now, therefore,

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

SECTION 1. Section 17-3-0408-B of the Chicago Zoning Ordinance shall be amended by adding the underlined language and removing the stricken language, as follows:

17-3-0408-B Building Height Increase for Transit-Served Locations.

1. All projects in B-3 and C-3 districts 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 and which are in compliance with Section 17-3-0308 are eligible for increases in maximum *building height* as established in the table below. These *building height* increases 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); or, if the project is subject to the requirements of the Affordable Requirements Ordinance due to an entitlement as defined in 2-44-085.

2. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115 that (a) qualify for and are granted a building height increase under Sec. 17-3-0408-B.1 above, and (b) provide at least 50% of the required affordable units on-site, are eligible for additional increases in maximum building height as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302; ~~or the planned development procedures of Sec. 17-13-0600~~ (if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600); or, if the project is subject to the requirements of the Affordable Requirements Ordinance due to an entitlement as defined in 2-44-085.

(omitted text is unaffected by this ordinance)

SECTION 2. This ordinance shall be in effect upon passage and publication.


Daniel La Spata
Alderman, 1st Ward