



# City of Chicago



O2022-3785

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/16/2022

**Sponsor(s):** Lightfoot (Mayor)

**Type:** Ordinance

**Title:** Amendment of Municipal Code Chapters 17-2, 17-3, 17-9 and 17-10 regarding textual correction update of Chicago Zoning Ordinance, and amendment of ordinance (O2022-1869) Zoning Reclassification Map No. 14-H at 1920-1924 W 59th St

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

ZON



OFFICE OF THE MAYOR  
CITY OF CHICAGO

LORI E. LIGHTFOOT  
MAYOR

November 16, 2022

TO THE HONORABLE, THE CITY COUNCIL  
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance amending the Chicago Zoning Ordinance to clean-up text errors.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours

A handwritten signature in black ink that reads "Lori E. Lightfoot". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Mayor

**ZONING CODE**  
**CORRECTION**  
**ORDINANCE**

**WHEREAS**, The City of Chicago is a home rule unit of government as defined in Article VII, Section 6(a) of the Illinois Constitution; and

**WHEREAS**, As a home rule unit of government, the City of Chicago may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, From time to time, provisions of the Municipal Code are identified as being obsolete, erroneous, unworkable, or otherwise in need of correction; and

**WHEREAS**, Maintaining an up-to-date and accurate Municipal Code is a matter pertaining to the government and affairs of the City of Chicago; now, therefore,

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

**SECTION 1.** Section 17-2-0303 of the Municipal Code of Chicago is hereby amended by deleting the language stricken through and by inserting the language underscored, as follows:

**17-2-303-B Exemptions.**

*(Omitted text is unaffected by this ordinance)*

2. Ground Floor. *Type A Units*, except those provided in *detached houses*, are exempt from inclusion in *minimum lot area per dwelling unit* calculations, in RS3, ~~RS3.5~~ RT3.5, and RT4 districts.

*(Omitted text is unaffected by this ordinance)*

**SECTION 3.** Section 17-3-0200 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, as follows:

**17-3-0200 Allowed uses.**

*(Omitted text is unaffected by this ordinance)*

**17-3-0207 Use Table and Standards.**

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
	Specific Use Type								
P= permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
<b>RESIDENTIAL</b>									
A. Household Living									

1.	Artist Live/Work Space located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
2.	Artist Live/Work Space located on the ground floor	S	P	S	S	S	-		§ 17-10-0207-C
3.	Dwelling Units located above the ground floor	P	P	P	P	P	-		§ 17-10-0207-C
4.	Dwelling Units located below the second floor (as follows)								
4a.	Detached House	P/-	P /-	P/-	P/-	P/-	P/-	§ 17-3-0307.2; <del>§ 17-3-0307.4</del>	§ 17-10-0207-A
4b.	Elderly Housing	S	P	S	S	S	-	§ 17-3-0307.3	§ 17-10-0207-D
4c.	Multi-Unit (3+ units) Residential	S	P	S	S	S	-	§ 17-3-0307.2	§ 17-10-0207-C
4d.	Single-Room Occupancy	S	P	S	S	S	-		§ 17-10-0207-B
4e.	Townhouse	S	P	S	S	S	-	§ 17-2-0500	§ 17-10-0207-A
4f.	Two-Flat	P/-	P/-	P/-	P/-	P/-	P/-	§ 17-3-0307.2; <del>§ 17-3-0307.4</del>	§ 17-10-0207-A
<i>(Omitted text is unaffected by this ordinance)</i>									

**SECTION 2.** Section 17-3-0300 of the Municipal Code of Chicago is hereby amended by adding the language underscored, and by deleting the language struck through, as follows:

**17-3-0300 General district standards.**

*(Omitted text is unaffected by this ordinance)*

**17-3-0307 Exceptions**

*(Omitted text is unaffected by this ordinance)*

2. In B and C districts with a dash 1, dash 1.5, dash 2, dash 3, or dash 5 suffix (e.g., B1-3) where a *multi-unit residential building* cannot be established pursuant to the applicable bulk and density standards, a *two-flat* may be established. Furthermore, only in those instances when no *two-flat* can be established pursuant to the applicable bulk and density standards, a *detached house* may be established. When a residential use is proposed below the second floor pursuant to this Section 17-3-0307.2 it may only be established pursuant to the *special use* review and approval procedures of Section 17-13-0900. *Detached houses and two flats are prohibited uses in B and C districts that are within community preservation areas, as that term is defined in Section 2-44-085(B), and are also 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.*
3. In B and C districts, *elderly housing* cannot be established in the form of a *detached house* or *two-flat*.

4. ~~Detached houses and two flats are prohibited uses in B and C districts that are within community preservation areas, as that term is defined in Section 2-44-085(B), and are also 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.~~

**17-3-0308 Specific Criteria for Transit-Served Locations.**

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:

*(Omitted text is unaffected by this ordinance)*

**SECTION 3.** Section 17-3-0400 of the Municipal Code of Chicago is hereby renumbered and moved to its sequentially appropriate spot, adding the number underscored and by deleting the number struck through, as follows:

*(Omitted text is unaffected by this ordinance)*

**17-3-0403-B FAR Increase for Transit- Served Locations.** 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 may increase the maximum *floor area ratio* standard as established in the table below. This *floor area ratio* increase is allowed only if the project is reviewed and approved in accordance with the Type 1 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).

*(Omitted text is unaffected by this ordinance)*

**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 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).

District	Maximum Building Height (feet)			
	Lot frontage of 25 feet or less	Lot frontage of more than 25 and less than 50 feet	Lot frontage of 50 to 99.9 feet	Lot frontage of 100 feet or more
Buildings with Ground-Floor Commercial Space that Complies with Section 17-3-0305				
Dash 3	50	55	70	75 [1]

Dash 3 – with at least 50% Section <del>2-45-115</del> <u>2-44-080</u> Units	55	60	75	80 [1]
Buildings without Ground-Floor Commercial Space that Complies with Section 17-3-0305				
Dash 3	50	50	65	70 [1]
Dash 3 - with at least 50% Section <del>2-45-115</del> <u>2-44-080</u> Units	55	55	70	75 [1]

*(Omitted text is unaffected by this ordinance)*

**SECTION 4.** Section 17-9-0111-G of the Municipal Code of Chicago is hereby renumbered and moved to its sequentially appropriate spot, adding the number underscored and by deleting the number struck through, as follows:

~~17-9-0111-G~~ 17-9-0109-G The minimum *lot area* for a new gas station may be reduced to not less than 10,000 square feet, when approved as a variation (see Section 17-13-1101-G).

**SECTION 5.** Section 17-17-0903-F of the Municipal Code of Chicago is hereby renumbered and moved to its sequentially appropriate spot, adding the number underscored and by deleting the number struck through, as follows:

~~17-17-0903-F~~ 17-10-0903-F **Relationship to Accessible Routes.** Accessible parking spaces and access aisles must be designed so that vehicles, when parked, cannot obstruct the required clear width of adjacent accessible routes.

**SECTION 6.** Section 17-10-207-M of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
<i>(Omitted text is unaffected by this ordinance)</i>		
<b>17-10-0207-M Parking Group M.</b> (Retail, Body Art, Eating and Drinking Establishments, Food and Beverage Sales, Participant Sports and Recreation, Fortune Telling, Personal Service, Auto Supply/Accessory Sales, Artist Work or Sales Space, Copying and Reproduction, or Cannabis Business Establishment)		
B, C, M dash 1, 1.5, 2	Health Clubs: as required by Sec. 4-6-020 of the Municipal Code	1 per 5 auto spaces

	Participant Sports and Recreation: 1 per 10 persons capacity All other: None for first 4,000 square feet then 2.5 spaces per 1,000 square feet	
B, C, M dash 3	Health Clubs: as required by Sec. 4-6-020 of the Municipal Code Participant Sports and Recreation: 1 per 10 persons capacity <u>All other:</u> None for first 10,000 square feet then 2.5 spaces per 1,000 square feet	
B, C, M dash 5	Health Clubs: as required by Sec. 4-6-020 of the Municipal Code Participant Sports and Recreation: 1 per 10 persons capacity <u>All other:</u> None for first 35,000 square feet or 2 × lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	
<i>(Omitted text is unaffected by this ordinance)</i>		

**SECTION 7.** Section 1 of an ordinance passed by the City Council, bearing City Clerk record number O2022-1869, recorded on pages 51029-51033 of the Journal of the Proceedings of the City Council of the City of Chicago, Illinois, of July 20, 2022, pertinent page being 51029, , concerning 1920-24 W. 59<sup>th</sup> St., is hereby amended by adding the language underscored, as follows:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 14-H in the area bounded by

The Alley next north of and parallel to west 59 Street; a line 57.39 feet east of and parallel to south Winchester Avenue; west 59th Street; And south Winchester Avenue.

to those of a C1-1 Neighborhood Commercial District.

*(Omitted text is unaffected by this ordinance)*

**SECTION 8.** This ordinance shall take effect upon its passage and approval.