



Office of the Chicago City
Clerk



O2012-2254

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 4/24/2012

Sponsor(s): Reilly, Brendan (42)

Type: Ordinance

Title: Amendment of Chapter 17-4 of Municipal Code by modifying Floor Area Ratio Bonus Menu for Public Benefit/Amenity with Upper-Level Setbacks

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

ORDINANCE

Section 1. Section 17-4-1002 and section 17-4-1013 of the Municipal Code is hereby amended by adding the language underscored by deleting the language struck through, as follows:

17-4-1002 Floor Area Ratio Bonus Menu. Floor area bonuses are subject to the standards of the following table and the specific standards of Sec. 17-4-1004 through Sec. 17-4-1023.

(omitted text not affected)

Public Benefit/Amenity	Eligibility Criteria and Bonus Formula	Maximum Bonus	Approval Authority
Upper-Level Setbacks	§ 17-4-1013	<u>1 FAR in dash 7</u> <u>1 FAR in dash 10</u> 25% of base FAR <u>in dash 12</u> 25% of base FAR <u>in dash 12</u>	Zoning Administrator

(omitted text not affected)

17-4-1013 Upper-Level Setbacks.

17-4-1013-A Eligibility and Standards. Buildings with upper-level setbacks are eligible for a floor area bonus, provided they meet the following minimum standards:

1. The site for which the floor area bonus is requested must be located in a dash 7, dash 10, dash 12 or dash 16 "D" district.

(omitted text not affected)

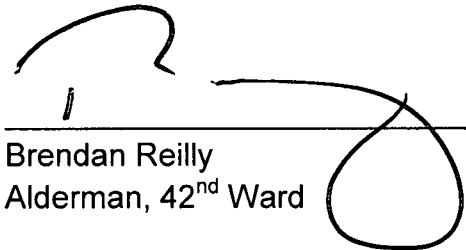
17-4-1013-B Bonus Formula. The floor area bonus for qualifying upper-level setbacks is calculated as follows:

1. In dash 7 districts: Bonus FAR = (0.3 x sum of setback areas on each floor) ÷ lot area.

2. In dash 10 districts: Bonus FAR = (0.3 x sum of setback areas on each floor) ÷ lot area.
4. 3. In dash 12 districts: Bonus FAR = (0.4 × sum of setback areas on each floor) ÷ lot area.
2. 4. In dash 16 districts: Bonus FAR = (0.4 × sum of setback areas on each floor) ÷ lot area.

(omitted text not affected)

Section 2. This ordinance shall take effect upon its passage and approval.



Brendan Reilly
Alderman, 42nd Ward