



Office of the Chicago City
Clerk



SO2011-8079

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	10/5/2011
Sponsor(s):	Reilly, Brendan (42)
Type:	Ordinance
Title:	Amendment of Section 17-13-0611 of Municipal Code regarding minor changes and amendments to approved planned developments
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE
ORDINANCE

TAD - 478
SUBSTITUTE
- APPENDUM

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

SECTION 1. Chapter 17-13-0611 of the Municipal Code of Chicago is hereby amended by adding the language underscored as follows:

17-13-0611 Minor Changes and Amendments.

17-13-0611-A Minor changes to approved *planned developments* may be permitted by the Zoning Administrator provided such minor changes will not result in one or more of the following:

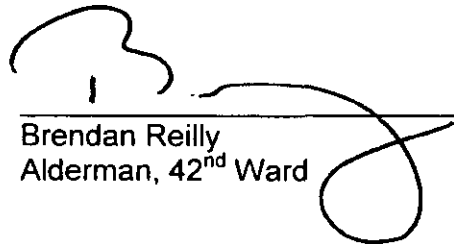
1. a change in the character of development;
2. an increase in the maximum permitted *floor area ratio* for the total *net site area*, provided that phases of the development may temporarily exceed the maximum floor ratio for a sub- area;
3. an increase in the number of *dwelling units* in excess of the lesser of 3 units or 5% of the maximum number of *dwelling units* allowed in the approved *planned development*. Increases in the maximum number of units may not be made if such increase conflicts with the approved parking ratio, decreases approved setbacks, adversely affects the character of the development or exceeds the approved *floor area ratio*. Increases in the maximum number of units may be made only once per *planned development* or, if applicable, once per sub- area; or
4. a reduction in the minimum required distance between structures or in periphery setbacks, provided that setback requirements may be adjusted when necessary to permit consistency with the typical pattern or architectural arrangement of surrounding structures.

17-13-0611-B Proposed changes that do not meet the criteria for Minor Changes, as provided in Sec. 17-13-0611-A, may be approved only in accordance with the review and approval procedures for *planned developments*, as provided in Sec. 17-13-0602 through Sec. 17-13-0610.

17-13-0611-C An approved minor change is valid for 12 months from the date of the letter granting such approval unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

17-13-0611-D The fee to review and process a request for minor change approval is \$1,500.00.

SECTION 2. This ordinance takes effect upon its passage and approval.



Brendan Reilly
Alderman, 42nd Ward