



City of Chicago



SO2014-898

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/5/2014
Sponsor(s):	Reilly (42)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapter 17-4 regarding transit infrastructure improvements
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ZONING
TAD 514

SUBSTITUTE ORDINANCE

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 17-4 of the Municipal Code of the City of Chicago is hereby amended by inserting the language underscored and deleting the language stricken, as follows:

(Text not affected by this ordinance is not shown here for editorial convenience.)

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.

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(Text not affected by this ordinance is not shown here for editorial convenience.)

Public Benefit/Amenity	Eligibility Criteria and Bonus Formula	Maximum Bonus	Approval Authority
Transit Station <u>Infrastructure</u> Improvements	§ 17-4-1020	20% of base FAR	Planned Development

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(The remainder of this section is not affected by this ordinance. Text not affected by this ordinance is not shown here for editorial convenience.)

17-4-1004-B Eligibility Criteria.

1. Residential buildings in DR districts with a dash 5, 7 or 10 suffix are eligible to receive floor area bonuses for affordable housing, subject to the standards of Sec. 17-4-1004-E. ~~The affordable housing and adopt a landmark floor area bonuses are the only bonuses available to such buildings.~~

2. Residential buildings in DX districts with a dash 5, or 7 suffix are eligible to receive floor area bonuses for affordable housing, subject to the standards of Sec. 17-4-1004-E. ~~The affordable housing and adopt a landmark floor area bonuses are the only bonuses available to such buildings.~~

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17-4-1020 Transit **Station-Infrastructure** Improvements.

17-4-1020-A Planned Development Approval. Floor area bonuses for transit **station-infrastructure** improvements may be approved only in accordance with the planned development procedures of Sec. 17-13-0600. These bonuses are in addition to the permitted floor area bonuses set forth in Sec. 17-4-1004 through Sec. 17-4-1017. The site for which the floor area bonus is requested must be located in a dash **5, dash 7, dash 10, dash 12** or dash 16 "D" district.

17-4-1020-B Guidelines. Floor area bonuses may be granted for improvements to transit stations **and other public transit infrastructure**, subject to the following criteria and guidelines:

1. Qualifying improvements may include new access easements, ~~or~~ improvements, **remediation and repairs** to connecting passageways, mezzanines, ~~or~~ concourse areas, **tracks and other public transit structures and facilities**.

2. Cash contributions for transit stations or passageway improvements must be for stations **or other public transit infrastructure** within **1,200 2,000** feet of the proposed development site.

3. Applicants who contribute transit **station infrastructure** improvements and will be undertaking the work themselves, must submit documentation, including but not limited to, appropriate drawings, detailed construction commitments, a construction schedule, and a performance bond for completion of the improvements.

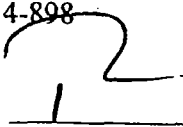
4. Applicants who make a cash contribution for transit **station infrastructure** improvements that are to be undertaken by agencies such as the Chicago Transit Authority, must enter into an agreement with ~~the City of Chicago and~~ the agency undertaking the improvement **providing for such cash contribution**. ~~All agreements must be in a form approved by the Corporation Counsel. The~~ **Commissioner of Planning and Development may require evidence that such cash contribution has been funded by the Applicant as a condition to issuance of building permits and/or certificates of occupancy.**

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SECTION 2. This ordinance shall take full force and effect upon its passage and approval.

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Brendan Reilly

Alderman, 42nd Ward