



**City of Chicago**  
**Office of the City Clerk**  
**Document Tracking Sheet**



O2020-3978

**Meeting Date:** 7/22/2020  
**Sponsor(s):** Lightfoot (Mayor)  
**Type:** Ordinance  
**Title:** Amendment of Municipal Code Section 17-13-0610  
regarding planned development ordinance review processes  
and fees  
**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards



OFFICE OF THE MAYOR  
CITY OF CHICAGO

LORI E. LIGHTFOOT  
MAYOR

July 22, 2020

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 Chapter 17-13 of the Municipal Code regarding zoning review fees.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in black ink that reads "Lori E. Lightfoot". Below the signature, the word "Mayor" is printed in a smaller, sans-serif font.

## ORDINANCE

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

**SECTION 1.** Section 17-13-0600 of the Municipal Code of Chicago is hereby amended by deleting the language stricken and inserting the language underscored, as follows:

#### **17-13-0600 - Planned developments.**

*(Omitted text is unaffected by this ordinance)*

#### **17-13-0610 Effect of Planned Development Approval.**

After the adoption of a *planned development* ordinance, every application for a permit or license within the *planned development* boundaries must be reviewed by the Zoning Administrator for a determination that the proposed use, building or structure complies with all provisions of the *planned development* ordinance. The review fee is \$0.50 per square foot of buildable floor area. One half of the review fee is due at the time of Plan Commission review, and one half of the review fee is due at the time of permit review. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review. Zoning and occupancy certificates may be issued by the Zoning Administrator for uses, buildings or structures within the *planned development* only upon his written approval. Any permit, license or certificate issued in conflict with the *planned development* ordinance is null and void.

After the adoption of a *planned development* ordinance, every application for a permit or license within the *planned development* boundaries must be reviewed by the Zoning Administrator for a determination that the proposed use, building or structure complies with all provisions of the *planned development* ordinance ("Part II review"). A Part II review fee shall be assessed by the Department of Planning and Development and paid by the Applicant as set forth in this Section. The Part II review fee is \$0.50 per square foot of buildable floor area, as identified in the *planned development* Bulk and Density Table. One-half of the permit review fee is due at the time of filing the *planned development* application (the "first installment"), and one-half of the review fee is due at the time of the Part II review (the "second installment"); provided, however, if the *planned development* is constructed in phases or sub-areas, and each phase or sub-area is identified separately in the Bulk and Density Table and is subject to separate site plan approval or Plan Commission review, the permit review fee may be paid in phases. The fee for each phase shall continue to be paid in installments, with the first installment due at the time of filing the *planned development* application (for the initial phase) or at the time of filing for site plan review pursuant to Section 17-13-0800 (for subsequent phases), and with the second installment due at the time of Part II review for such phase. If the buildable floor area square footage changes between payment of the first installment and payment of the second installment, the second installment will be adjusted accordingly. Zoning and occupancy certificates may be issued by the Zoning Administrator for uses, buildings or structures within the *planned development* only upon the Zoning Administrator's written approval. Any permit, license or certificate issued in conflict with the *planned development* ordinance is null and void.

*(Omitted text is unaffected by this ordinance)*

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