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City Council Document Tracking Sheet

Meeting Date:	9/8/2011
Sponsor(s):	Tunney, Thomas (44)
Type:	Ordinance
Title:	Amendment of Section 17-17-0311-B to modify regulations on elevator penthouses in residential districts
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION I. Section 17-17-0311-B of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

17-17-0311-B Limitations on Rooftop Features in R Districts.

1. Stairway enclosures and elevator penthouses in R districts are allowed to exceed the maximum building height, provided:

- (a) they are set back at least 20 feet from the front building line, and
- (b) do not exceed 9 feet in overall height or extend more than 5 feet above the building parapet, whichever results in a lesser height, except that where access to the roof is required under Chapter 18-11 of the Municipal Code, an elevator penthouse may exceed 9 feet but shall not exceed 15 feet in overall height, and may extend more than 5 feet but shall not extend more than 11 feet above the building parapet, whichever results in a lesser height.

2. Stairway enclosures in R districts may not contain habitable space and may not exceed 170 square feet in area.

3. Elevator penthouses in R districts may not contain habitable space and may not exceed 465 square feet in area.

4. Rooftop wind energy systems shall be considered permitted accessory structures within all districts provided they comply with the height limits and setbacks established in this Section. A rooftop energy conversion system shall consist of a wind turbine(s) and associated equipment for converting wind energy to power. Wind energy conversions systems shall be permitted as rooftop accessory structures provided such structures:

(a) are set back at least 20 feet from the front building line, or in the case of corner lots, at least 15 feet from the front and side building line.

(b) are limited to a height of no more than 15 feet above the roof or top of the parapet, whichever is greater.

(c) comply with all noise limitations of the Chicago Municipal Code.

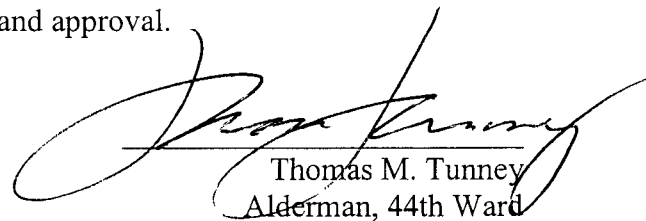
(d) are safely and securely attached to the rooftop in compliance with the Chicago Building Code.

5. Pergolas, arbors and trellises located on rooftops in R Districts are allowed to exceed the maximum building height, provided that:

(a) on buildings less than 80 feet tall, they are set back at least 20 feet from the front building line, or in the case of corner lots, at least 15 feet from the front and side building lines;

(b) do not exceed 11 feet in overall height or extend more than 8 feet above the building parapet, whichever is greater;
are safely and securely attached to the rooftop.

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


Thomas M. Tunney
Alderman, 44th Ward