



City of Chicago



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Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/5/2014
Sponsor(s):	Reilly (42)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapter 17-4 concerning eligibility criteria for transit facilities
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ZONING

**PROPOSED TEXT AMENDMENT FOR
“TRANSIT FACILITIES IMPROVEMENTS” BONUS**

(Proposed modification of existing “Transit Station Improvements” bonus)

Stricken text is shown as **~~bold stricken~~** and added text is shown as **bold underlined**.

CHAPTER 17-4 DOWNTOWN DISTRICTS.

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, **transit facilities improvements** 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, **transit facilities improvements** and adopt-a-landmark floor area bonuses are the only bonuses available to such buildings.

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.

Public Benefit/Amenity	Eligibility Criteria and Bonus Formula	Maximum Bonus	Approval Authority
Transit Station <u>Facilities</u> Improvements	§ 17-4-1020	20% <u>25%</u> of base FAR	Planned Development

17-4-1020 Transit ~~Station~~ Facilities Improvements.

17-4-1020-A Planned Development Approval. Floor area bonuses for transit ~~station~~ **facilities** improvements may be approved only in accordance with the planned development procedures of Sec. 17-13-0600. These bonuses are in addition to the

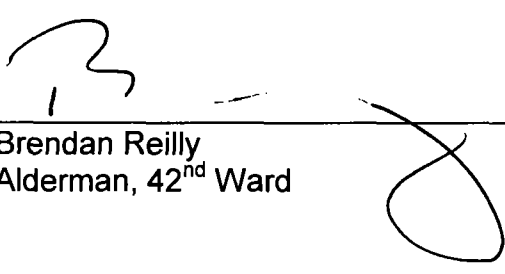
permitted floor area bonuses set forth in Sec. 17-4-1004 through Sec. 17-4-1017. The site for which the floor area bonus is requested must be located in a dash 5, dash 7, dash 10, dash 12 or dash 16 "D" district.

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

1. Qualifying improvements may include new access easements, ~~or~~ improvements or repairs to connecting passageways, mezzanines, ~~or~~ concourse areas and other structures and facilities.
2. Cash contributions for transit stations or passageway improvements must be for stations or facilities within 1,200 feet of the proposed development site.
3. Applicants who contribute transit station facilities 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 facilities 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. All agreements must be in a form approved by the Corporation Counsel.

17-4-1020-C Bonus Formula.

1. Floor area bonuses for qualifying improvements are to be based on the value of property within the geographic area, based on the following formula: Cost of 1 square foot of floor area = $80\% \times \text{median cost of land per buildable square foot}$.
2. The cost of land must be based on sale prices within the most recent 5 years, as provided by the Department of Housing and Economic Development.
3. The Commissioner of Housing and Economic Development is responsible for updating estimates of land values annually.


Brendan Reilly
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