



City of Chicago



O2019-2682

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Section 16-8-070 providing for conversion fee-exempted rezonings within industrial corridors
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

April 10, 2019

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 16-8 of the Municipal Code regarding an industrial corridor credit.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Rahm Emanuel".

Mayor

ORDINANCE

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

SECTION 1. Section 16-8-070 of the Municipal Code of Chicago is hereby amended by inserting the underscored language, as follows:

16-8-070 Applicability.

(a) The provisions of this chapter shall apply to all rezonings in conversion areas.

(b) If a rezoning, as defined in Section 16-8-020, includes a character *building*, as defined in the applicable Industrial Corridor Overlay District of Chapter 17-7, and such character *building* will be maintained, reused or rehabilitated, such rezoning is not subject to the conversion fee, as defined in Section 16-8-020. However, such conversion fee-exempted rezonings are subject to the following:

(i) The rezoning must be reviewed as either a Type 1 application, pursuant to Section 17-13-0302-A, or a *planned development*, pursuant to Section 17-13-0600.

(ii) The *building height* of any character *building* which is maintained, or other existing, non-character *building* which is maintained, may not be increased by more than 10'. *Building height* increases pursuant to Section 17-3-0408-B are not permitted.

(iii) The cumulative *building coverage* of all character *buildings* which are maintained, or other existing, non-character *buildings* which are maintained, may not be increased by more than 10%.

(iv) The *floor area ratio* may be no greater than that which is necessary to maintain, reuse or rehabilitate character *buildings*, and other existing, non-character *buildings*, or that which is necessary to provide improvements to character *buildings*, and other existing, non-character *buildings*, as contemplated in Sections 16-8-070(b)(ii) and 16-8-070(b)(iii).

(v) The rezoning is not eligible for the bonus floor area described in Sections 17-7-0406 or 17-7-0455. However, *floor area ratio* increases achieved pursuant to Sections 17-3-0403-B, 17-3-0403-C, 17-4-0405-C or 17-4-0405-D are allowed.

(vi) The zoning lot, or lots, subject to the rezoning must adhere to the requirements of this Section 16-8-070(b) for the lesser of 40 years from the date of the final action by the City Council on the rezoning application or the elimination of the applicable conversion area, as further described in Section 16-8-030.

(vii) Italicized terms used in this section indicate terms defined in Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance.

(Omitted text is unaffected by this ordinance)

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