



# Office of the City Clerk

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## Legislation Text

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**File #:** O2021-1620, **Version:** 1

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April 19<sup>th</sup>, 2021

Committee on Zoning, Landmarks, and Building Standards

### **ORDINANCE**

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

SECTION 1. Chapter 17-2 of the Municipal Code is hereby amended by inserting a new Section 17-2-0304-E, as follows:

17-2-0304-E FAR Increase for Preservation of Orange or Red Coded Buildings. Subject to Section 14A-4-407.6, all projects in RS-1, RS-2, RS-3, RT-3.5, R-4, RM-4.5, and RM-5 districts involving the rehabilitation, or other alteration of a building or structure color coded orange or red in the Chicago Historic Resources Survey published in 1996 that is not located within a landmark district, and for which (i) the Commission on Chicago Landmarks reviews and approves a rehabilitation and preservation plan for the facade and any other architectural features underlying such color coding of such building or structure, and (ii) the owner or developer enters in to a 30-year deed restriction requiring preservation of the facade and any other architectural feature underlying such color coding of such building or structure, may increase the maximum floor area ratio standard by up to 25%. This floor area ratio increase is allowed only if the project is reviewed and approved in accordance with the Type 1 Zoning Map Amendment procedures of Sec. 17-13-0302, or the planned development procedures of Sec. 17-13-0600 if the project qualifies as a mandatory or elective planned development under Sections 17-8-0500 or 17-8-0600.

Alderman Michele Smith 43<sup>rd</sup> Ward

SECTION 2. This ordinance shall take effect upon passage and publication.