

ORDINANCE

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

SECTION 1. Section 17-4-0400 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

17-4-0400 Bulk and density standards.

(Omitted text is unaffected by this ordinance)

17-4-0404 Lot Area per Unit.

(Omitted text is unaffected by this ordinance)

17-4-0404-B MLA Reduction for Downtown Floor Area Bonus. Projects that qualify for and are granted floor area bonuses under Sec. 17-4-1000 are eligible to use reduced lot-area-per-unit standards. For each one percent increase in floor area awarded through the floor area bonus provisions of Sec. 17-4-1000, the minimum *lot area* per unit standard is reduced by one percent. The minimum *lot area* per unit reduction may not exceed 30 percent, regardless of the floor area bonus granted; provided, however, that such limitation on the minimum *lot area* reduction shall not apply to buildings that have been in lawful existence for at least 20 years, that are located in districts with dash 16 *bulk* and *density* designations, and that have not previously been granted a floor area bonus under this section.

(Omitted text is unaffected by this ordinance)

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


BRENDAN REILLY
Alderman, 42nd Ward