

City of Chicago Zoning Procedures-Basic 101

I. Introduction

A. Analyzing the Development

- Scope of the Building Program
- Limitations of the Zoning District

B. Choice of Remedies or Relief

- Administrative Adjustments (Exceptions)
- Amendments to the Zoning Ordinance including Map Amendments
- Planned Developments-Optional and Required

C. Strategies for Gaining Support

- Presentation

II. Zoning Amendment Applications

A. Zoning Map Amendments (Rezoning)

- Scope
- Type I Rezoning
- Type II Rezoning

B. Planned Development

- Scope including Mandatory Planned Development Thresholds and Elective Planned Development Thresholds
- Application Requirements
- Hearings
- Effect of Planned Development Approval
- Minor Changes and Amendments
- Lapse of Approval

II. Zoning Board of Appeals Applications

A. Special Use

- Scope
- Approval Criteria including Standards and Recommendation of Commissioner of Planning and Development and Conditions of Approval
- Variations

B. Variations

- Scope-Authorized Variations
- Approval Criteria and Review Factors
- Hearing, Approval, and Lapse of Approval

C. Administrative Adjustment (Exception) Applications

- Scope-Authorized Administrative Adjustments
- Approval Criteria
- Conditions (New Section)

III. Trends

A. Transparency

B. Time Frames

C. Changes at City Hall

IV. Conclusions and Summary