



**OFFICE OF THE MAYOR
CITY OF CHICAGO**

LORI E. LIGHTFOOT
MAYOR

EXECUTIVE ORDER NO. 2023-11

WHEREAS, it has long been recognized that consistent, transparent, principled, and predictable zoning is crucial to orderly and successful urban development; and

WHEREAS, in large cities like Chicago, citywide plans are essential to identify needs, guide long-term growth and sustainability, inform land use and zoning decisions, and prioritize the allocation of resources; and

WHEREAS, by contrast, spot zoning and other ad hoc forms of property regulation can, and often do, impede the implementation of a cohesive urban plan and stymie development; and

WHEREAS, our Municipal Code (“Code”) contains a variety of provisions which enable decision makers to benefit from the professional opinion of City zoning staff as to the legality and advisability of prospective zoning decisions; and

WHEREAS, the Chicago Zoning Ordinance gives authority to, and in some instances requires, the Zoning Administrator to make recommendations and take other actions, such as the filing of zoning map amendments, that promote consistent application of the zoning ordinance citywide; and

WHEREAS, it is useful and appropriate to use the expertise and resources of the Zoning Administrator to obtain as much informed guidance as possible regarding plans and development options for various parcels within the City in order to enact sensible and responsible zoning legislation; and

WHEREAS, the We Will Chicago Plan (“Plan”), the culmination of an extensive and multi-department City effort, is a City-wide framework to enhance equity and resiliency and expand engagement to, amongst other things, inform land use and zoning decisions; and

WHEREAS, the measures outlined in this order will further the goals of the Plan, including improved health, economic stability, and neighborhood livability; now, therefore,

I, LORI E. LIGHTFOOT, Mayor of the City of Chicago, do hereby order as follows:

Prior to all public hearings on applications made under Chapter 17 of the Code, the Office of the Zoning Administrator shall publish, to a publicly accessible website, all recommendations made pursuant to Code Sections 17-13-0202, 17-13-0305, 17-13-0504, 17-13-0603, and 17-13-0704, all of which require the Office of the Zoning Administrator to review each proposal and provide a recommendation.

The Office of the Zoning Administrator shall initiate Zoning Map Amendments, pursuant to Code Sections 17-13-0311 and 17-13-0612-E, in the case of Type One Zoning Map Amendments and Planned Developments, respectively, when the time period for undertaking the project associated with the current zoning status has expired without a “building permit [being] obtained”, or the project being “diligently pursued to completion”, as those Code Sections respectively require.

If the Office of the Zoning Administrator becomes aware that an aldermanic zoning map amendment proposal would result in a loss or reduction of development rights, the Zoning Administrator, or their staff, must communicate with the property owner, or their representative, to ascertain both the intent of the zoning action and the property owner’s position as to the aldermanic proposal. Such information must then be included with the Zoning Administrator’s public recommendation on the zoning map amendment in question.

The Office of the Zoning Administrator shall modify the Zoning Map Amendment application, pursuant to Code Sections 17-13-0102 and 17-13-0104, to include as a requirement of filing that applicants provide written responses to the information required by Code Sections 17-13-0308, 17-13-0403, and 17-13-0609, pertaining to the zoning action in question.

The Office of the Zoning Administrator shall promulgate rules and procedures relating to text amendments to the Zoning Ordinance and proposed Planned Developments, both in furtherance of Code Section 17-14-0202-S.

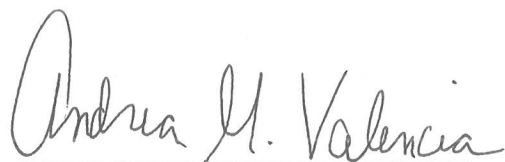
EFFECTIVE DATE.

This order shall take effect upon its execution and filing with the City Clerk.



Mayor

Received and filed May 12, 2023



City Clerk

Chicago City Clerk - Council Div.
2023 MAY 12 AM 9:46