



GIN KGO PLANNING & DESIGN INC

# A New Zoning Bonus System | Chicago, IL

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Location Chicago, Illinois

Client Dept. of Planning & Development  
City of Chicago

Status Adopted in 2000

Reference Mr. Tom Smith  
Former Asst. Commissioner  
Dept. of Planning & Development  
City of Chicago

Initiated in 1997, this effort was the first attempt by the City of Chicago to start revising the aging Chicago Zoning Ordinance that had remained primarily unchanged since the 1940s. The original bonus system allowed taller and larger buildings to be built by allowing bonus FAR when certain amenities were provided. These included plazas, setbacks and arcades, that cumulatively could allow a building to start with a base FAR of 16 and often reach an FAR higher than 30. The new system took a complete new approach to FAR bonuses. The menu was expanded to many public amenities and design guidelines were added to ensure that these truly contributed to the enhancement of the city. The new system has become a model for other cities, and was a precursor to the revision of the overall Chicago Zoning Ordinance.

Plazas and parks



Winter Gardens



Arcades



Chicago Riverwalk



Green roofs



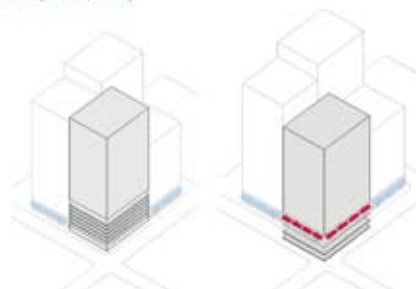
Lower level planting terraces



Water features



Underground parking



Upper level setbacks

