



City of Chicago



SO2020-6206

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/16/2020

Sponsor(s): Lightfoot (Mayor)

Type: Ordinance

Title: Amendment of Municipal Code Chapters 17-2 and 17-7 by modifying residential zoning district uses and standards and establishing Predominance of the Block (606) District

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

ORDINANCE

WHEREAS, On January 15, 2020, the City Council passed an ordinance, which appears in the *Journal of the Proceedings of the City Council of the City of Chicago* (“*Journal of the Proceedings*”) on pages 12990 through 12992 of such date, imposing, with exceptions, a temporary moratorium on the issuance of demolition permits for any residential building within the 606 Residential Area. Section 3 of that ordinance provided that the temporary moratorium shall be in effect until August 1, 2020; and

WHEREAS, On July 22, 2020, the City Council passed an ordinance, which appears in the *Journal of the Proceedings* on pages 18949 through 18951 of such date, extending that temporary moratorium until February 1, 2021; and

WHEREAS, The City Council wishes to extend the temporary moratorium until April 1, 2021; and

WHEREAS, The City Council also wishes to take additional steps to reduce the displacement of low- and moderate-income residents in the 606 Residential District and to provide naturally occurring affordable housing there; now, therefore,

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

SECTION 1. Section 3 of the Ordinance adopted by the City Council on January 15, 2020 and appearing in the *Journal of the Proceedings* on pages 12990 through 12992 of such date, as amended by the City Council on July 22, 2020 and appearing in the *Journal of the Proceedings* on pages 18949 through 18951 of such date, is hereby amended by deleting the language stricken through and by inserting the language underscored, as follows:

SECTION 3. The temporary moratorium imposed by this ordinance shall be in effect until ~~February~~ April 1, 2021.

(Omitted text is unaffected by this ordinance)

SECTION 2. Section 17-7-0100 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting, in correct numerical order, the underscored language and Figure 17-7-0590, as follows:

17-7-0100 Overlay districts generally.

(Omitted text is unaffected by this ordinance)

17-7-0590 Predominance of the Block District.

17-7-0591 Boundaries. The Predominance of the Block (606) District consists of all parcels zoned RS3 and RT3.5 and within the area bounded by: Armitage Avenue, Western Avenue, North Avenue, Kedzie Avenue, Hirsch Street and Kostner Avenue.

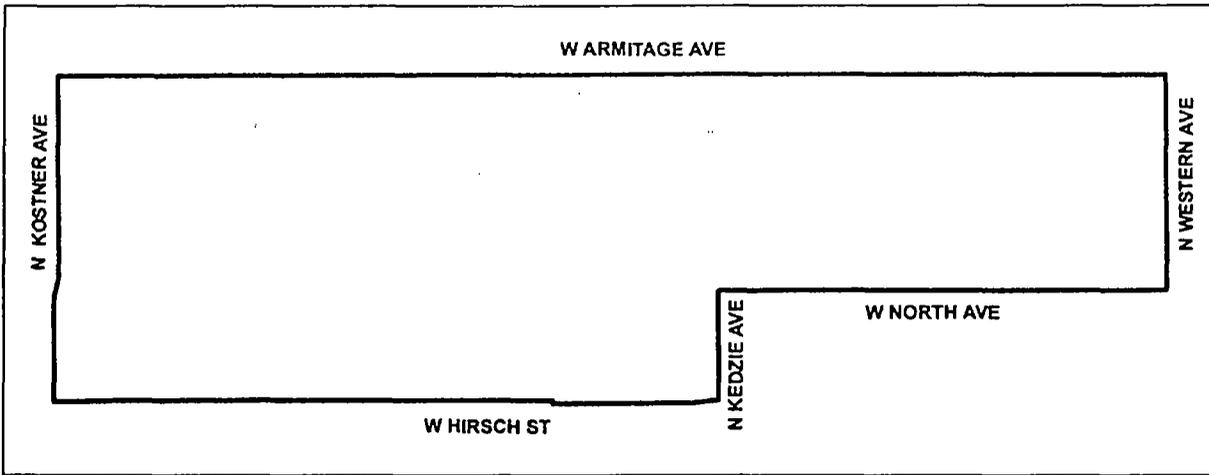
17-7-0592 Purpose. To reduce displacement of low- and moderate-income residents and maintain contextual density of housing typologies that often provide naturally occurring affordable housing.

17-7-0593 Predominance of the Block.

17-7-0593-A In the RS3 district, located in boundaries as identified in Section 17-7-0591, a *detached house* may not be established when more than 50% of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* have been lawfully improved with *buildings* containing more than one *dwelling unit*. In those instances, the minimum *lot area per dwelling unit* may be reduced to 1,500 square feet to allow construction of a *two-flat*. Notwithstanding the foregoing, in cases where a *two-flat* is required, pursuant to the block characteristic standards of this ordinance, a *detached house* may be established, if no *two-flat* can be provided pursuant to the applicable bulk and density standards including the aforementioned reduction of the required minimum *lot area* to 1,500 square feet. Open land or *zoning lots* unimproved with *principal buildings* shall be considered as either *detached houses* or *multi-unit residential buildings*, at the discretion of the applicant, for purposes of the calculation described in this Section 17-7-0593-A only.

17-7-0593-B In the RT3.5 district, located in boundaries as identified in Section 17-7-0591, a *detached house* may not be established when more than 40% of the *zoning lots* fronting on the same side of the *street* between the two nearest intersecting *streets* have been lawfully improved with *buildings* containing more than one *dwelling unit*. Notwithstanding the foregoing, in cases where a *multi-unit residential building* or *two-flat* is required, pursuant to the block characteristic standards of this ordinance, a *detached house* may be established, if no *multi-unit residential building* or *two-flat* can be provided pursuant to the applicable bulk and density standards. Open land or *zoning lots* unimproved with *principal buildings* shall be considered as either *detached houses* or *multi-unit residential buildings*, at the discretion of the applicant, for purposes of the calculation described in this Section 17-7-0593-B only.

Figure 17-7-0590



(Note: This map is for illustrative purposes only; the Predominance of the Block (606) District boundaries may be amended only through text amendment procedures)

(Omitted text is unaffected by this ordinance)

SECTION 3. This ordinance shall take full force and effect upon its passage and approval.