



City of Chicago



O2022-3473

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/26/2022

Sponsor(s): Vasquez, Jr. (40)
Rodriguez Sanchez (33)
Martin (47)
Reboyas (30)
Rodriguez (22)
Scott (24)
Coleman (16)
Burnett (27)
Hadden (49)
Cardona, Jr. (31)
Sawyer (6)
Taylor (20)
Sigcho-Lopez (25)
Brookins (21)
Austin (34)

Type: Ordinance

Title: Amendment of Municipal Code Titles 2 and 17 to further regulate affordable conversion units, additional dwelling unit-limitation areas and coach houses

Committee(s) Assignment: Joint Committee: Housing and Real Estate; Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Section 2-44-106 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, as follows:

2-44-106 Affordable conversion units.

(Omitted text unaffected by this ordinance)

(c) *Definitions.* As used in this section:

~~"Additional Dwelling Unit Allowed Areas" has the meaning ascribed to that term in Section 17-7-0570.~~

(Omitted text unaffected by this ordinance)

~~(p) *Recommendation to City Council of expansion of additional dwelling unit allowed areas.* On or before May 31, 2024, the Department of Housing and the Department of Planning and Development shall evaluate the establishment of conversion units (including Affordable Conversion Units) and coach houses in Additional Dwelling Unit Allowed Areas to reassess best practices for their regulation and to make recommendations to the City Council regarding expansion, contraction, or elimination of such Additional Dwelling Unit Allowed Areas.~~

SECTION 2. Section 17-2-0207 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, as follows:

17-2-0207 Use Table and Standards.

| USE GROUP | Zoning Districts | | | | | | | | | Use Standard | Parking Standard |
|-----------|-------------------|----|----|----|-----|----|-----|-----------|-----------|--------------|------------------|
| | Use Category | RS | RS | RS | RT | RT | RM | RM | RM | | |
| | Specific Use Type | 1 | 2 | 3 | 3.5 | 4 | 4.5 | 5-5 .5 | 6-6. 5 | | |

(Omitted text unaffected by this ordinance)

| | | | | | | | | | | | |
|----|--|---|---|---|---|---|---|---|---|-----------------------------|--|
| 7. | Conversion Unit within Additional Dwelling Unit Allowed Area | - | P | P | P | P | P | P | P | § 17-2-0303-C & § 17-9-0131 | |
| 8. | Coach House within Additional Dwelling Unit Allowed Area | - | P | P | P | P | P | P | P | § 17-9-0201-F | |

(Omitted text unaffected by this ordinance)

SECTION 3. Section 17-2-0303-C of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-2-0303-C Conversion Unit. ~~Within Additional Dwelling Unit-Allowed Areas, in~~ In the case of building permit applications for the repair, remodeling, or alteration of residential buildings that are located in any RS2, RS3, RT or RM zoning district and that have been in lawful existence for 20 or more years, the density of such residential buildings may be increased in accordance with Section 17-9-0131 by 33% of the number of lawfully established dwelling units, other than conversion units, that have been in existence in the residential building for 20 or more years; provided, however, that if such residential building contains a single dwelling unit, the density of such residential building may be increased by one dwelling unit. If this 33% calculation results in a fractional number, any fractional result of 0.5 or more must be rounded up to the next consecutive whole number; and any fractional result of less than 0.5 must be rounded down to the previous consecutive whole number.

SECTION 4. Section 17-7-570 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-7-0570 Additional Dwelling Unit-~~Allowed~~ Limitation Areas.

17-7-0571 Purpose. As the City expands the availability of Additional Dwelling Units City-wide, establish designated areas of the City to preserve contextual growth in the existing housing stock. These Additional Dwelling Unit-Limitation Areas continue the limitations placed on Additional Dwelling Units within such areas by the ordinance allowing Additional Dwelling Units in the City, adopted by the City Council on December 16, 2020, and appearing in the City Council Journal of Proceedings of such date at pages 26066 through 26083, in order to reassess best practices for the regulation, expansion, contraction, or elimination of Additional Dwelling Unit-Limitation Areas. ~~Establish initial designated areas that allow for organic, contextual growth in the existing housing stock to create additional, unsubsidized, affordable housing for moderate- and low-income tenants, allow multi-generational living arrangements, allow owners to retain property ownership while downsizing living space or allow owners to create additional revenue streams to defray property tax costs, home maintenance costs, or other costs. These Additional Dwelling Unit-Allowed Areas represent a cross-section of neighborhood types in terms of market conditions, housing stock, and geography, and will allow for the evaluation of conversion units and coach houses in a variety of contexts in order to reassess best practices for the regulation, expansion, contraction or elimination of Additional Dwelling Unit-Allowed Areas.~~

17-7-0572 Recommendation to City Council regarding additional dwelling unit-limitation areas. On or before May 31, 2024, the Department of Housing and the Department of Planning and Development shall evaluate the establishment of conversion units (including Affordable Conversion Units) and coach houses in Additional Dwelling Unit-Limitation Areas to reassess best practices for their regulation and to make recommendations to the City Council regarding expansion, contraction, or elimination of such Additional Dwelling Unit-Limitation Areas.

17-7-0573 Boundaries. ~~Additional Dwelling Unit-Allowed~~ Limitation Areas are defined and identified, as follows:

~~North Zone is bounded by Devon, the lakefront, Lawrence, Clarendon, Halsted, Diversey, Lincoln, Belmont, the North Branch of the Chicago River, the North Shore Channel, Peterson, California, Granville, and Seeley.~~

~~Northwest Zone is bounded by the Eisenhower Expressway, Sacramento, Fulton, Damen, Chicago, Western, Hirsch, Rockwell, North, Sacramento, Bloomingdale, Kedzie, Palmer, Kostner, Fullerton, Central Park, Belle Plaine, Lawndale, Montrose, Harding, Lawrence, Kedzie, Elston, California, Fullerton, Western, North, and Ashland.~~

West Zone is bounded by the Eisenhower Expressway, Homan, the South Branch of the Chicago River, and 4600 West.

South Zone is bounded by Cicero, 7500 South, Kedzie, 71st St., Halsted, 63rd St., 600 West, 47th St., King, 60th St., Dorchester, 65th St., Cottage Grove, 67th St., the Dan Ryan Expressway, 95th St., Ashland, and 87th St.

Southeast Zone is bounded by 8300 South, the city limits, Torrence, 95th St., Commercial, 83rd Pl., and Houston.

SECTION 5. Figure 17-7-0570 is hereby deleted in its entirety, and replaced with a new Figure 17-7-0570, attached hereto as Exhibit A.

SECTION 6. Section 17-9-0131 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-9-0131 Conversion Units.

1. ~~Reserved. A building permit for a conversion unit may not be issued for a zoning lot located outside of an Additional Dwelling Unit Allowed Area.~~

(Omitted text unaffected by this ordinance)

10. The following additional requirements apply to *conversion units* in the ~~West, South, and Southeast Zones of Additional Dwelling Unit-Allowed-Limitation~~ Areas:

a. A building permit may not be issued to add a *conversion unit* to a *zoning lot* with three or fewer established dwelling units unless the *principal building* on the *zoning lot* is owner-occupied at the time of permit application.

b. A building permit may not be issued to add a *conversion unit* to a *zoning lot* where two other *zoning lots* on the same *block face* and opposite *block face* have obtained permits to add a *conversion unit* or *coach house* unit during the same calendar year.

SECTION 7. Section 17-9-0201-F of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-9-0201-F Coach Houses.

1. ~~Reserved. A building permit for a coach house may not be issued for a zoning lot located outside of an Additional Dwelling Unit-Allowed Area.~~

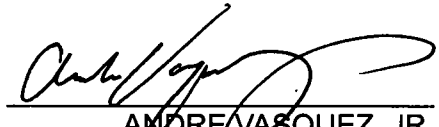
(Omitted text unaffected by this ordinance)

18. The following additional requirements apply to *coach houses* in the ~~West, South, and Southeast Zones of Additional Dwelling Unit-Allowed~~ Limitation Areas:

a. A building permit may not be issued to add a *coach house* unit to a *zoning lot* unless the *principal building* on the *zoning lot* is owner-occupied at the time of permit application.

b. A building permit may not be issued to add a *coach house* unit to a *zoning lot* where two other *zoning lots* on the same *block face* and opposite *block face* have obtained permits to add a *conversion unit* or *coach house* unit during the same calendar year.

SECTION 8. This ordinance shall take effect upon passage and publication.



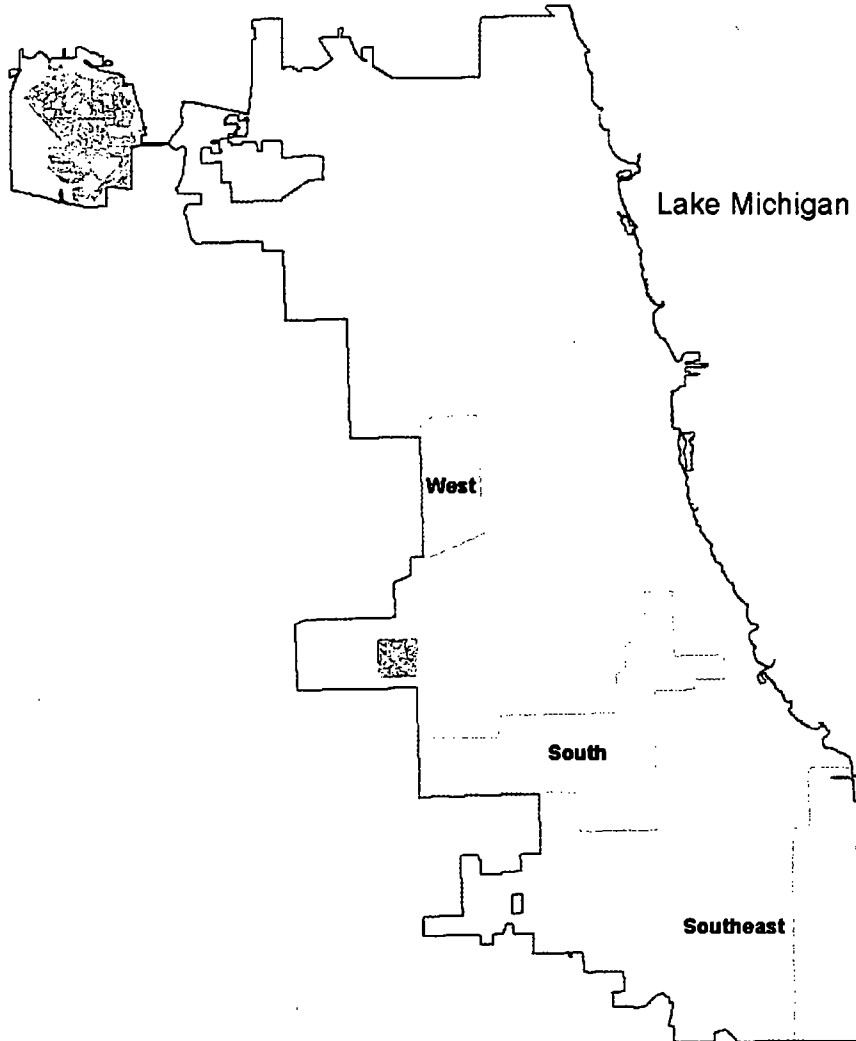
ANDRE VASQUEZ, JR.
Alderman, 40th Ward

Lead sponsors:

 33rd

EXHIBIT A

Figure 17-7-0570



(Note: This map is provided for illustrative purpose only: Additional Dwelling Unit-Allowed Area boundaries may be amended only through text amendment procedures.)

Committee on Housing

[Signature] (Main)

[Signature] (Main)

Alderman, 47 Ward

Alderman, 30 Ward

Alderman, 24 Ward

[Signature]
Alderman, 20 Ward

[Signature]
Alderman, 16 Ward

Alderman, 25 Ward

[Signature]
Alderman, 27th Ward

[Signature]
Alderman, Ward

[Signature] (Main)

[Signature] (Main)

Alderman, 49 Ward

Alderman, 22 Ward

Alderman, 31st Ward

Alderman, Ward

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Alderman, 6 Ward

Alderman, 21 Ward

[Signature]

Alderman, Ward

Alderman, Ward

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Alderman, Ward

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Alderman, Ward

Committee on Housing

Alderman, ____ Ward

Carrie M. Austin

Alderman, ____ Ward

Alderman, 34 Ward

Alderman, ____ Ward

Alderman, ____ Ward

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