



# City of Chicago



SO2019-9439

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 12/18/2019

**Sponsor(s):** Maldonado (26)  
Ramirez-Rosa (35)

**Type:** Ordinance

**Title:** Temporary moratorium of demolition permits regarding residential properties within 606 Residential Area defined herein from February 1, 2020 until August 1, 2020 for submission of commissioned and independent studies regarding instability of affordable residential units.

**Committee(s) Assignment:** Committee on Housing and Real Estate

**SUBSTITUTE**  
**ORDINANCE**

**Whereas**, the City of Chicago is a home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

**Whereas**, as a home rule unit, the City may exercise any power and perform any function pertaining to its government and affairs, including the power to regulate for the protection of the public health, safety, and welfare; and

**Whereas**, in order to preserve the public health, safety, and welfare, it is important for the City to have a variety of safe housing available and affordable to its residents of every income group; and

**Whereas**, housing stability promotes stronger neighborhoods and communities, and increases public health, safety, and welfare; and

**Whereas**, the opening of the Bloomingdale Trail in 2015 is correlated with housing instability for residents within one-half mile of the Trail, as rental prices have risen and buildings have been demolished to build more expensive buildings, raising the taxes on long-term residents so that they cannot afford to stay in their homes; and

**Whereas**, housing instability for residents in the region of the Bloomingdale Trail as a result of the Trail's creation has been documented by the Institute for Housing Studies at DePaul University in "Measuring the Impact of the 606: Understanding how a Large Public Investment Impacted the Surrounding Housing Market;" and

**Whereas**, it is necessary, desirable, and in the public interest to protect the affordable housing stock in the 606 Residential Area, such protection to include minimizing displacement of long-time residents; and

**Whereas**, a temporary moratorium on complete demolitions, which can lead to destabilizing the community and reducing the availability of affordable housing within the 606 Residential Area, so that the City can evaluate data and findings on how to help preserve the affected community is a useful and important step to further the above objectives within the 606 Residential Area; now, therefore,

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

**SECTION 1. Definitions.**

For the purposes of this ordinance, the following definitions shall apply:

"606 Residential Area" means the area in the City of Chicago bounded the centerline of the following streets: beginning at the intersection of West North Avenue and North California Avenue, and continuing north along North California Avenue to West Armitage Avenue, thence west to North Kostner Avenue, thence south to West Hirsch Street, thence east to North Kedzie Avenue, thence north to West North Avenue, and returning along West North Avenue to North California Avenue.

"Residential building" means a building that is arranged, designed, used or intended to be used exclusively for residential occupancy by one or more families, including buildings that

contain one or more dwelling units that share common walls, floors, or ceilings with one or more other dwelling units.


**SECTION 2.** A temporary moratorium is hereby imposed on the issuance of any complete demolition permit for any application filed on or after February 1, 2020, for any residential building within the 606 Residential Area. This section shall not apply to permit applications for the demolition of: (i) any building on a lot on which the applicant intends to build affordable housing, as defined by Section 3-44-080(B); or (ii) any building or structure that is necessary to remedy conditions imminently dangerous to life, health or property, as determined in writing by the Commissioner of Buildings, the Commissioner of Health or the Fire Commissioner, or their respective designees.

**SECTION 3.** The temporary moratorium imposed by this ordinance shall be in effect until August 1, 2020.

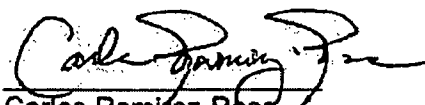
**SECTION 4.** The Department of Housing shall review forthcoming findings of its Inclusionary Housing Task Force, which findings will examine housing stability and the reduction of affordable housing in the City. Following this review, the Department of Housing shall issue and publicly post online recommendations to retain and promote affordable housing in the 606 Residential Area. Such recommendations shall also take into consideration all relevant and available data from the Institute for Housing Studies at DePaul University, local community organizations, and any other stakeholder groups regarding the impact of the Bloomingdale Trail on the housing market in the 606 Residential Area.

During the moratorium period, members of the City Council may submit any independent studies concerning retaining and promoting housing stability and affordable housing in the 606 Residential Area to the Committee on Housing and Real Estate for its consideration prior to the expiration of this temporary moratorium. Any submitted studies shall be posted online together with the Department of Housing recommendations.

**SECTION 5.** This ordinance shall be in full force and effect following passage and publication, and shall apply retroactively to February 1, 2020.



Roberto Maldonado  
Alderman, 26th Ward



Carlos Ramirez-Rosa  
Alderman, 35th Ward