



City of Chicago



O2019-9439

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/18/2019

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

Type: Ordinance

Title: Call for prohibition of building or demolition permits and rezoning of residential properties within 606 Residential Area from February 1, 2020 until March 31, 2021 and call on 26th Ward to commission study to examine housing instability and methods needed to stabilize housing and promote community preservation within 606 Residential Area

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

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 has led to housing instability for [hundreds/thousands] of 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, it is necessary, desirable, and in the public interest to protect the affordable housing stock in the 606 Residential Area, including by minimizing the displacement of long-time residents; and

Whereas, the City needs to study methods of how to help preserve the community; 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 definition shall apply:

“606 Residential Area” means the area in the City of Chicago bounded as follows: beginning at the center point of the intersection of West Hirsch Street and North Western Avenue, and continuing along the centerline north along North Western Avenue to West Palmer Street, thence west to North Kostner Avenue, thence south to West Hirsch Street, and returning along West Hirsch Street to North Western Avenue.

SECTION 2. Building Permits.

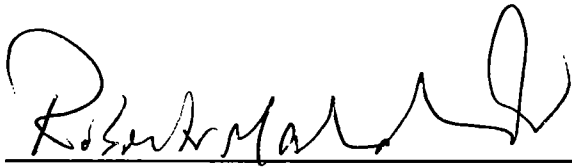
From February 1, 2020, until March 31, 2021, no City department shall issue any building or demolition permits for any residential property within the 606 Residential Area, unless an emergency condition exists. For the purposes of this ordinance, an “emergency condition” is a condition which threatens the life, health, or safety of the residents of, or visitors to, the property, as determined by the Building Commissioner, the Health Commissioner, or a court of law.

SECTION 3. Zoning.

From February 1, 2020, until March 31, 2021, the City shall not approve the rezoning of a residential property in the 606 Residential Area.

SECTION 4. The 26th Ward shall commission a study to be conducted at the earliest possible time and reported on to the Committee on Housing and Real Estate by January 15, 2021. The study shall examine the forces which lead to housing instability within the 606 Residential Area and shall issue recommendations on methods of stabilizing housing and promoting the preservation of community within the 606 Residential Area.

SECTION 5. This ordinance shall be in full force and effect following passage and publication.



Roberto Maldonado
Alderman, 26th Ward