



City of Chicago



O2020-6206

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 and deleting various sections and adding new Section 17-7-0590 establishing Predominance of the Block (606) District
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

December 16, 2020

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioners of Housing, and Planning and Development, I transmit herewith ordinances providing for anti-displacement measures for residents.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

A handwritten signature in black ink that reads "Lori E. Lightfoot". The signature is written in a cursive, flowing style.

Mayor

ORDINANCE

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

SECTION 1. Section 17-2-0200 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the struck-through language and by inserting the underscored language, as follows:

17-2-0200 Allowed uses.

(Omitted text is unaffected by this ordinance)

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			
P = permitted by right S = special use approval req'd PD = planned development approval req'd - = not allowed											
RESIDENTIAL											
A. Household Living											
1. Detached House	P	P	P	P	P	P	P	P		17-10-0207-A	
2. Elderly Housing	-	-	-	P	P	P	P	P		17-10-0207-A	
3. Two-Flats	-	-	P	P	P	P	P	P		17-10-0207-A	
4. Townhouse	-	-	-	P	P	P	P	P	17-2-0500	17-10-0207-A	
5. Multi-Unit (3+ units) Residential	-	-	<u>-P</u>	P	P	P	P	P		17-10-0207-C	
<i>(Omitted text is unaffected by this ordinance)</i>											

SECTION 2. Section 17-2-0300 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the struck-through language and by inserting the underscored language, as follows:

17-2-0300 Bulk and density standards.

17-2-0301 Lot Area.

17-2-0301-A Minimum Lot Area Standards. All development in R districts is subject to the following minimum *lot area* standards except as expressly allowed in Section 17-2-0301-B:

District	Minimum Lot Area* (square feet)
<i>(Omitted text is unaffected by this ordinance)</i>	
RS3	<u>2,500</u> 1,500
<i>(Omitted text is unaffected by this ordinance)</i>	

(*See Section 17-17-0302 for rules governing the measurement of *lot area*.)

(Omitted text is unaffected by this ordinance)

~~**17-2-0303 B Exemption.** In the RS3 district the minimum *lot area* per *dwelling unit* may be reduced to 1,500 square feet when 60% or more 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*. This exemption will only allow for the establishment of a two-unit *building*.~~

(Omitted text is unaffected by this ordinance)

SECTION 3. Section 17-7-0100 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language and Figure 17-7-0590, as follows:

17-7-0100 Overlay districts generally.

(Omitted text is unaffected by this ordinance)

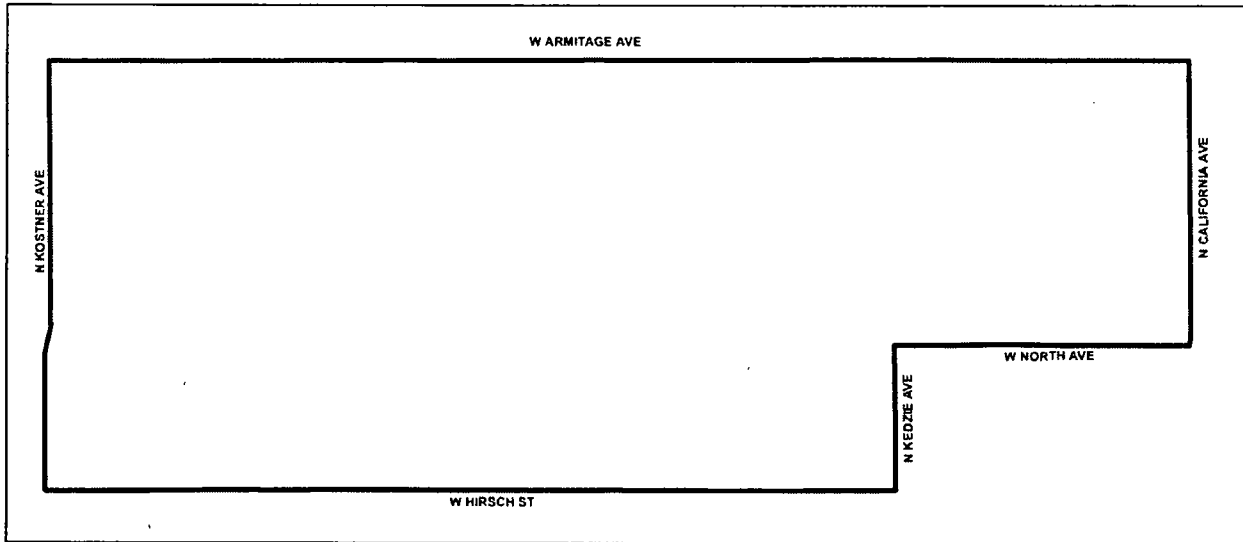
17-7-0590 Predominance of the Block District.

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, California 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. In the RS3 and RT3.5 districts, 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 the RS3 district, this preclusion will only allow for the establishment of a two-unit or multi-unit (3+ units) *building*. 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 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 4. This ordinance shall take full force and effect upon its passage and approval.