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Legislation Text

File #: O2018-8004, Version: 1

Committee on Zoning, Landmarks and Building Standards

ORDINANCE

WHEREAS, The City of Chicago ("City") is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City has a significantly insufficient stock of affordable housing and housing for ADA-eligible populations, including seniors, people with mobility impairments, and U.S. Military Veterans, which is a serious impediment to Fair Housing; and

WHEREAS, 2018 marks the 28th anniversary of the Americans with Disabilities Act of 1990; and

WHEREAS, The City has a very large stock of existing privately owned multi-family buildings with unused space, which, with private funding, could be used to expand the pool of available affordable housing that is also either livable for individuals with moderate mobility difficulties or fully ADA-eligible, as well as a stock of mixed-use properties that could be better used as residential; and

WHEREAS, Employing such unused space for new dwelling units designated as affordable housing and/or housing that is either livable for individuals with moderate mobility difficulties or fully ADA-eligible may trigger a parking requirement that could be discussed and addressed both at the neighborhood community level and at the review of a requested necessary zoning change by the Committee on Zoning, Landmarks and Building Standards; and

WHEREAS, Discussions at the neighborhood and community levels about affordable housing and housing for ADA-eligible populations advances Fair Housing; and

WHEREAS, Pursuant to its home rule authority, the City wishes to amend its Zoning Ordinance, Title 17 of the Chicago Municipal Code, to advance Fair Housing and promote the creation of additional affordable housing that is also either livable for individuals with moderate mobility difficulties or fully ADA-eligible; now, therefore,

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

SECTION 1. The foregoing recitals are adopted and incorporated into and made a part of this Ordinance.

SECTION 2. Section 17-10-0101-B of the Municipal Code of Chicago is hereby amended by deleting the struck-through language and inserting the underscored language as follows:

17-10-0101 -B Expansions and increases in intensity.

(Omitted text is unaffected by this ordinance.)

2. Residential Uses.

(a) Unless otherwise expressly stated, the parking and loading standards of this chapter apply whenever additional dwelling units are added to an existing residential building or residential use. In such cases, additional off-street parking and loading spaces are required only to serve the added dwelling units. While a lawfully existing off-street parking deficit is not required to be eliminated when additional dwelling units are added to a building, existing accessory parking facilities may not be reduced below, or if already less than, may not be further reduced further below minimum required parking ratios. The Zoning Administrator is authorized to require that applicants provide reasonable evidence showing the existing number of dwelling units and the existing number of off-street parking spaces. The intent of this provision is to ensure that existing parking deficits in residential buildings are not increased as a result of additions. If the residential building or residential use has been in lawful existence for 50 or more years, the parking and loading standards of this chapter apply when 26 or more dwelling units are added.

(Omitted text is unaffected by this ordinance.)

SECTION 3. This ordinance shall be in full force and effect upon passage and publication.