



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-1650  
**Type:** Ordinance **Status:** Passed  
**File created:** 4/20/2021 **In control:** City Council  
**Final action:** 4/21/2021  
**Title:** Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-0583 by further regulating Multi-Unit Preservation District in Pilsen neighborhood  
**Sponsors:** Dept./Agency  
**Indexes:** Ch. 7 Overlay Districts  
**Attachments:** 1. O2021-1650.pdf

Date	Ver.	Action By	Action	Result
4/21/2021		City Council	Passed	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Direct Introduction	

### ORDINANCE

WHEREAS, On January 27, 2021, the City Council of the City of Chicago passed an ordinance (02020-6207) providing protections to Pilsen neighborhood residents against economically driven displacement (the "Pilsen Ordinance"); and

WHEREAS, Due to an administrative error, an incorrect version of the Pilsen Ordinance was provided to the City Clerk for filing and recording; and

WHEREAS, The incorrectly filed version erroneously omitted new Municipal Code text related to the types of residential structures that can be established and the complete list of applicable zoning districts; and

WHEREAS, The correct version of the Pilsen Ordinance was clearly described in oral testimony and written materials before the Zoning Committee, and was the version that was intended to be voted on by that Committee and by the City Council; and

WHEREAS, It is necessary and appropriate to correct the text of the Pilsen Ordinance so that the Pilsen Ordinance accurately reflects the intent of the City Council and can function protectively as envisioned; now, therefore,

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

SECTION 1. Section 17-7-0580 of the Municipal Code of Chicago is hereby amended by deleting the language stricken through and by inserting the language underscored, as follows:

#### 17-7-0580 Multi-Unit Preservation District.

*(Omitted text is unaffected by this ordinance)*

17-7-0583 Multi-Unit Preservation. In RT4, RM4.5, RM.5, RM5.5, RM6, RM6.5, B or C districts, located in boundaries as identified in Section 17-7-0581, a ~~detached house~~ detached house or ~~two flat~~ two-flat may not only 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 either a detached house or two-flat. 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 17-7-0583 only.

*(Omitted text is unaffected by this ordinance)*

SECTION 2. This ordinance shall take full force and effect upon its passage and approval, and shall be retroactive until February 26, 2021.