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Legislation Details (With Text)

File #: O2022-3473
Type: Ordinance
Status: Failed to Pass
File created: 10/26/2022
In control: City Council
Final action: 5/24/2023
Title: Amendment of Municipal Code Titles 2 and 17 to further regulate affordable conversion units, additional dwelling unit-limitation areas and coach houses
Sponsors: Vasquez, Jr., Andre, Rodriguez Sanchez, Rossana, Martin, Matthew J., Reboyras, Ariel, Rodriguez, Michael D., Scott, Monique L., Coleman, Stephanie D., Burnett, Jr., Walter, Hadden, Maria E., Cardona, Jr., Felix, Sawyer, Roderick T., Taylor, Jeanette B., Sigcho-Lopez, Byron, Brookins, Jr., Howard, Austin, Carrie M.
Indexes: Ch. 2 Residential Districts, Ch. 7 Overlay Districts, Ch. 9 Use Regulations, Ch. 44 Dept. of Housing
Attachments: 1. O2022-3473.pdf

Date	Ver.	Action By	Action	Result
5/24/2023	1	City Council	Failed to Pass	
10/26/2022	1	City Council	Referred	

Committees on Housing and Zoning

ORDINANCE

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

SECTION 1. Section 2-44-106 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, as follows:

2-44-106 Affordable conversion units.

(Omitted text unaffected by this ordinance) (c) Definitions. As used

in this section:

~~"Additional Dwelling Unit-Allowed Areas" has the meaning ascribed to that term in Section 17-7-0570.~~

(Omitted text unaffected by this ordinance)

~~(p) Recommendation to City Council of expansion of additional dwelling unit-allowed areas: On or before May 31, 2024, the Department of Housing and the Department of Planning and Development shall evaluate the establishment of conversion units (including Affordable Conversion Units) and coach houses in Additional Dwelling Unit-Allowed Areas to reassess best practices for their regulation and to make recommendations to the City Council regarding expansion, contraction or elimination of such Additional Dwelling Unit-Allowed Areas.~~

SECTION 2. Section 17-2-0207 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, as follows:

17-2-0207 Use Table and Standards.

USE GROUP	Zoning Districts								Use Stand ard	Parkin g Stand ard
Use Category	RS	RS	RS	RT	RT	RM	RM	RM		
Specific 1 Type	2	3	3.5	4	4.5	5-5.5	6-6.5			
<i>(Omitted text unaffected by this ordinance)</i>										
Conversion										
§ 17-2-0303-C & § 17-9-0131										
Unit within										
Additional										
Dwelling										
Unit-Allowed										
/VrcQ										
Coach House										
§ 17-9-0201-F										
within										
Additional										
Dwelling										
Unit-Allowed										

(Omitted text unaffected by this ordinance)

Committees on Housing and Zoning

SECTION 3. Section 17-2-0303-C of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-2-0303-C Conversion Unit. Within Additional Dwelling Unit-Allowed Areas, in the case of building permit applications for the repair, remodeling, or alteration of residential buildings that are located in any RS2, RS3, RT or RM zoning district and that have been in lawful existence for 20 or more years, the density of such residential buildings may be increased in accordance with Section 17-9-0131 by 33% of the number of lawfully established dwelling units, other than conversion units, that have been in existence in the residential building for 20 or more years; provided, however, that if such residential building contains a single dwelling unit, the density of such residential building may be increased by one dwelling unit. If this 33% calculation results in a fractional number, any fractional result of 0.5 or more must be rounded up to the next consecutive whole number; and any fractional result of less than 0.5 must be rounded down to the previous consecutive whole number.

SECTION 4. Section 17-7-570 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-7-0570 Additional Dwelling Unit-Allowed Limitation Areas.

17-7-0571 Purpose. As the City expands the availability of Additional Dwelling Units City-wide, establish designated areas of the City to preserve contextual growth in the existing housing stock. These Additional

Dwelling Unit-Limitation Areas continue the limitations placed on Additional Dwelling Units within such areas by the ordinance allowing Additional Dwelling Units in the City, adopted by the City Council on December 16, 2020, and appearing in the City Council Journal of Proceedings of such date at pages 26066 through 26083. In order to reassess best practices for the regulation, expansion, contraction, or elimination of Additional Dwelling Unit-Limitation Areas. Establish initial designated areas that allow for organic, contextual growth in the existing housing stock to create additional, unobstructed, affordable housing for moderate- and low-income tenants, allow multi-generational living arrangements, allow owners to retain property ownership while downsizing living space or allow owners to create additional revenue streams to defray property tax costs, home maintenance costs, or other costs. These Additional Dwelling Unit-Allowed Areas represent a cross-section of neighborhood types in terms of market conditions, housing stock, and geography, and will allow for the evaluation of conversion units and coach houses in a variety of contexts in order to reassess best practices for the regulation, expansion, contraction or elimination of Additional Dwelling Unit-Allowed Areas.

17-7-0572 Recommendation to City Council regarding additional dwelling unit-limitation areas. On or before May 31, 2024, the Department of Housing and the Department of Planning and Development shall evaluate the establishment of conversion units (including Affordable Conversion Units) and coach houses in Additional Dwelling Unit-Limitation Areas to reassess best practices for their regulation and to make recommendations to the City Council regarding expansion, contraction, or elimination of such Additional Dwelling Unit-Limitation Areas.

17-7-0573 Boundaries. Additional Dwelling Unit Allowed Limitation Areas are defined and identified, as follows:

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North Zone is bounded by Devon, the lakefront, Lawndale, Clarendon, Halsted, Diversey, Lincoln, Belmont, the North Branch of the Chicago River, the North Shore Channel, Peterson, California, Granville, and Seeley.

Northwest Zone is bounded by the Eisenhower Expressway, Sacramento, Tilton, Damen, Chicago, Western, Hirsch, Rockwell, North, Sacramento, Bloomingdale, Kedzie, Palmer, Kostner, Fullerton, Central Park, Dolle Plaine, Lawndale, Montrose, Harding, Lawrence, Kedzie, Elston, California, Fullerton, Western, North, and Ashland.

West Zone is bounded by the Eisenhower Expressway, Homan, the South Branch of the Chicago River, and 4600 West.

South Zone is bounded by Cicero, 7500 South, Kedzie, 71st St., Halsted, 63rd St., 600 West, 47th St., King, 60th St., Dorchester, 65th St., Cottage Grove, 67th St., the Dan Ryan Expressway, 95th St., Ashland, and 87th St.

Southeast Zone is bounded by 8300 South, the city limits, Torrence, 95th St., Commercial, 83rd Pl., and Houston.

SECTION 5. Figure 17-7-0570 is hereby deleted in its entirety, and replaced with a new Figure 17-7-0570, attached hereto as Exhibit A.

SECTION 6. Section 17-9-0131 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

17-9-0131 Conversion Units.

1. Reserved. A building permit for a conversion unit may not be issued for a zoning lot located outside of an Additional Dwelling Unit Allowed Area.

(Omitted text unaffected by this ordinance)

10. The following additional requirements apply to conversion units in the West, South, and Southeast Zones of Additional Dwelling Unit Allowed Limitation Areas:

a. A building permit may not be issued to add a conversion unit to a zoning lot with three or fewer established dwelling units unless the principal building on the zoning lot is owner-occupied at the time of permit application.

b. A building permit may not be issued to add a conversion unit to a zoning lot where two other zoning lots on the same block face and opposite block face have obtained permits to add a conversion unit or coach house unit during the same calendar year.

SECTION 7. Section 17-9-0201-F of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

**Committee on
Housing**

17-9-0201-F Coach Houses.

1. Reserved. A building permit for a coach house may not be issued for a zoning lot located outside of an Additional Dwelling Unit Allowed Area.

(Omitted text unaffected by this ordinance)

18. The following additional requirements apply to coach houses in the West, South, and Southeast Zones of Additional Dwelling Unit Allowed Limitation Areas:

a. A building permit may not be issued to add a coach house unit to a zoning lot unless the principal building on the zoning lot is owner-occupied at the time of permit application.

b. A building permit may not be issued to add a coach house unit to a zoning lot where two other zoning lots on the same block face and opposite block face have obtained permits to add a conversion unit or coach house unit during the same calendar year.

SECTION 8. This ordinance shall take effect upon passage and publication.

ODREA ESQUEZ, JR.
Alderman, 40th Ward

Committee on Housing

EXHIBIT A

Figure 17-7-0570

(Note: This map is provided for illustrative purpose only: Additional Dwelling Unit-Allowed Area boundaries may be amended only through text amendment procedures.)

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Committee on Housing

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