



Office of the City Clerk

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Legislation Text

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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, in order to create a pilot program in the 26th Ward 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 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.

(Omitted text is unaffected by this ordinance.)

(b) A pilot program is hereby established in the 26th Ward. The pilot program shall run from January 1, 2020 to December 31, 2021. During the pilot program, and within the boundaries of the 26th Ward, section 17-10-0101-B(2)(a) shall apply except that if the

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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 6 or more dwelling units are added.

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

Alderman, 26^m Ward

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