

ORDINANCE

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

SECTION 1. Chapter 17-3 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, and by deleting the language struck through, as follows:

**CHAPTER 17-3
BUSINESS AND COMMERCIAL DISTRICTS**

(Omitted text is unaffected by this ordinance)

17-3-0207 Use Table and Standards.

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
	Specific Use Type								
P = permitted by-right S = special use approval required PD = planned development approval required - = Not allowed									
A. Household Living									
(Omitted text is unaffected by this ordinance)									
4f. Two-Flat		S	P	S	S	S	-	§17-3-0307.2	§17-10-0207-A
4g. Rear Dwelling Unit		P/S	P	P/S	P/S	P/S	-	§17-3-0307.4	
5. Conversion Unit		P/S	P	P/S	P/S	P/S	-	§17-3-0309; §17-9-0131	

17-3-0300 General district standards.

(Omitted text is unaffected by this ordinance)

17-3-0307 Exceptions.

(Omitted text is unaffected by this ordinance)

3. In B and C districts, *elderly housing* cannot be established in the form of a *detached house* or *two-flat*.

4. A ground level rear dwelling unit may be established as an accessory use in B and C districts, in accordance with this subsection and as provided in the Use Table of this chapter. Such rear dwelling unit may not be a *live/work unit* and must be located to the rear of the *principal building*. In B2 districts, a rear dwelling unit is permitted by-right. In B1, B3, C1, and C2 districts,

a rear dwelling unit is permitted by-right only if at least 40% of the ground floor fronting the public way is devoted to commercial use. Any other rear dwelling unit in a B1, B3, C1, or C2 district is allowed only if reviewed and approved as a *special use* in accordance with the procedures of Section 17-13-0900.

(Omitted text is unaffected by this ordinance)

17-3-0309 Conversion Unit. In the case of building permit applications for the repair, remodeling, or alteration of *residential buildings* that are located in any B, C1, or C2 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 2. Section 17-9-0100 of the Municipal Code of Chicago is hereby amended by deleting the struck through language and inserting the underscored language, as follows:

17-9-0100 Standards.

(Omitted text is unaffected by this ordinance)

17-9-0131 Conversion Units.

1. A building permit for a *conversion unit* may not be issued for a *zoning lot* located in an R district outside of an Additional Dwelling Unit-Allowed Area. Conversion units may be located within B and C districts located outside of an Additional Dwelling Unit-Allowed Area, subject to the applicable provisions of this Code.

2. Prior to issuance of a building permit for a new *conversion unit*, either the permit applicant must provide written notice to the local alderman, or the City must provide electronic notice abutting property owners and to the local alderman. The written Such notice must include: (a) the street address of the existing building; (b) a statement that a *conversion unit* will be established at the address; and (c) the name and mailing address of the applicant. The If the applicant provides notice to the local alderman under this subsection, the applicant must submit a written affidavit certifying compliance with the notice requirements with the permit application.

3. *Conversion units* are subject to Section 17-2-0303-C and Section 17-3-0309.

4. *Conversion units* are not subject to the minimum *lot area* per unit provisions of Sections 17-2-0303-A, 17-3-0402-A, 17-7-0702, 17-7-0802, 17-7-0902, or 17-7-1104.

(Omitted text is unaffected by this ordinance)

10. The following additional requirements apply to *conversion units* located in an R district in the West, South, and Southeast Zones of Additional Dwelling Unit-Allowed 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.

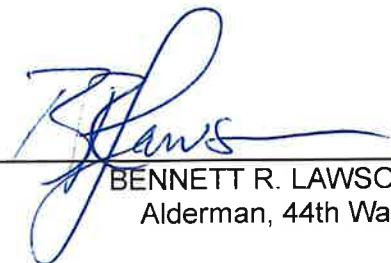
11. In B2 districts, *conversion units* are permitted by-right. In B1, B3, C1, and C2 districts, *conversion units* are permitted by-right below the second floor only if at least 40% of the ground floor fronting the public way is devoted to commercial use. Any other *conversion units* in a B1, B3, C1, or C2 district are allowed only if reviewed and approved as a *special use* in accordance with the procedures of Section 17-13-0900.

(Omitted text is unaffected by this ordinance)

SECTION 3. Section 17-17-0240.6 of the Municipal Code of Chicago is hereby amendment by inserting the language underscored, as follows:

17-17-0240.6 Conversion Unit. A *dwelling unit* that is: (i) rehabilitated for reuse, (ii) located within a *principal residential building* that has been in lawful existence for 20 or more years, and (iii) established in accordance with Sections 17-2-0303-C or 17-3-0309, as applicable, and Section 17-9-0131.

SECTION 4. This ordinance takes effect 120 days after passage and publication.



BENNETT R. LAWSON
Alderman, 44th Ward