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SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION
WORKFORCE DEVELOPMENT

Committee on Zoning, Landmarks and Building Standards &

Committee on Housing & Real Estate

Rule 45 Report

December 2020

On December 15, 2020 at 2:00 p.m., the Committees on Zoning, Landmarks and Building Standards and Housing and Real Estate held a joint meeting conducted via videoconference.

The following committee members were present:

Tunney (44), Osterman (48), La Spata (1), Hopkins (2), Dowell (3), Sawyer (6), Mitchell (7), Harris (8), Beale (9), Quinn (13), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Maldonado (26), Burnett (27), Reboyras (30), Cardona (31), Waguespack (32), Villegas (36), Reilly (42), Cappleman (46), Martin (47), Hadden (49).

Chairman Tunney initiated the public comment portion of the meeting.

1. Public Comment

- a. Diane Limass spoke on #2020-2850
- b. Paul Colgan spoke on #2020-2850
- c. Swasti Shah spoke on #2020-2850
- d. Marty Cerny spoke on #2020-2850
- e. Sarah Brunes spoke on #2020-2850
- f. Rosana Marquez spoke on #2020-2850

Chairman Tunney initiated the consideration of a Text Amendment.

SO2020-2850 Amendment of Municipal Code Titles 2, 4 and 17 by modifying various provisions governing affordable dwelling units

Housing Chairman Ald. Osterman moved to accept the substitute ordinance, which passed via a voice vote.

Chairman Osterman stated the substitute ordinance reflects the feedback received from aldermanic colleagues. He stated that the ADU ordinance will not solve all the housing problems in Chicago, but ADU's will be a tool, among many, to allow homeowners to add units that by nature will be affordable.

Zoning Administrator Patrick Murphey spoke on the ordinance.

Housing Commissioner Marisa Novara spoke on the details of the ordinance.

She stated that with a 120,000 unit affordable housing shortage gap in Chicago, and shrinking federal resources, the Dept. of Housing (DOH) needs to expand affordable housing resources and find new and improved ways to create below-market units that are not dependent on the City to subsidize. ADU's address this second goal. Ordinance will stop making it difficult for property owners to create below-market units in low-density neighborhoods.

Commissioner Novara indicated that the DOH would be providing 70 ADU-unit rental assistance subsidies, through the Chicago Low Income Housing Trust Fund, to individuals at 30% Area Median Income or below.

DOH will also be providing grants to low- and medium-income homeowners to legalize or build out ADU's, including accessible units.

DOH will be providing updates on the progress being made in the ADU pilot areas through their quarterly DOH reports to the Housing & Real Estate Committee.

Zoning Administrator Patrick Murphey spoke on the zoning-specific details of the ordinance.

Chairman Tunney inquired about the notification provision in the ordinance that requires notice to adjacent neighbor and the local alderman (confirmed by Zoning Administrator Murphey).

Ald. Cappleman inquired what factors will be used to assess whether the ADU aims are being met.

Housing Commissioner replied that DOH will want to assess how accessible the program will be to the average homeowner. Will assess where units are being produced and how DOH and partners are doing in getting the word out to people about ADU opportunities. Also will want to know about equitable distribution of the ADU units and about the dispersal of homeowner grants across pilot areas.

Ald. Cappleman expressed his full support for the ADU ordinance.

Ald. La Spata inquired about fire department access for new coach houses (Murphey replied that the 3-foot side yard requirement would address accessibility).

Ald. La Spata inquired about the 22 foot height limitation for coach houses (Murphey stated the height allows for a second floor to be built and the height was comparable to other municipalities).

Ald. La Spata inquired why B and C districts were not included (Planning Dept. desired to focus on residential districts first).

Ald. La Spata stated that he would be voting for the ordinance and that it was a good start.

Ald. Sigcho-Lopez inquired if it would be possible to add pilot areas (yes) and how affordability would be preserved (low-income homeowner grants and trust fund rental subsidies).

Ald. Martin stated he was excited to vote for the ADU ordinance and was pleased with the final ordinance version.

Ald. Vasquez inquired if there are plans for engagement with aldermen who represent any of the pilot areas (yes, though rollout will occur in the spring, DOH is willing to meet with aldermen beforehand).

Ald. Vasquez inquired if coach houses could be built within new-construction projects (yes, only within the pilot areas).

Ald. Burnett commended the housing commissioner and all involved regarding the ADU ordinance and state that it would help with affordability needs and with helping to increase the city population.

Ald. Rodriguez thanked housing commissioner for the ordinance. He believed the incentive to legalize units was very important. Much outreach would be needed, especially Spanish-language literature.

Ald. Lopez mentioned the issue of illegal conversions (both basement and attic units will be covered. Ordinance provides a path, zoning-wise and buildings-wise, forward to getting these units legalized and safe).

Ald. Reboyras inquired about pending building violation cases (will still need to be handled through the admin. hearing process and through the zoning change process in areas outside the pilot areas. Regular building code enforcement will continue).

Ald. Ramirez-Rosa inquired if the City will track different types of ADU units (yes and will be reported quarterly). He expressed his whole-hearted support for the ordinance.

Ald. Hadden inquired about the DOH goals for the pilot areas (Commissioner Novara spoke of the different priorities and concerns in the different pilot areas. Looking to see what the results will be in all the pilot areas). She mentioned the future opportunities to convert vacant commercial spaces.

Ald. Dowell stated that the ordinance revisions and the grant provision are very positive changes. She stated that she supports the substitute ordinance.

Ald. Moore mentioned that ADU safety concerns should be taken into account.

Chairman Osterman commended the collaborative effort of all involved on the ADU legislation.

Chairman Osterman moved to pass the ordinance.

Ald. Lopez requested a roll call vote.

The following voted yes on the ordinance:

Burnett, La Spata, Hopkins, Dowell, King, Harris, Beale, Quinn, Moore, Rodriguez, Sigcho-Lopez, Maldonado, Cardona, Waguespack, Villegas, Reilly, Cappleman, Martin, Hadden, Osterman, Reboyras, Tunney.

The following voted no on the ordinance:

Lopez.

The measure passes 22 yeas, 1 nea.

There being no further business by the joint committee to conduct, Ald. Cappleman motioned to adjourn the meeting, which passed via a voice vote.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tom Tunney".

Thomas Tunney

Chairman, Committee on Zoning, Landmarks & Building Standards

Harry Osterman (pcgs)

Harry Osterman

Chairman, Committee on Housing and Real Estate