

10-16-25
Zoning

ORDINANCE

WHEREAS, the City Council has permitted the establishment of Additional Dwelling Units ("ADUs") in certain residential single family zoning districts, consistent with Section 17-7-0570 of the Municipal Code; and

WHEREAS, pursuant to Section 17-7-0575 of the Municipal Code, any ordinance adding a new Additional Dwelling-Unit Allowed RS Area must be codified as an amendment to Section 17-7-0574, and must cover an area including no less than one block face and its opposite block face combined; and

WHEREAS, identified designated Additional Dwelling-Unit Allowed RS areas are rationally distinct from adjacent areas by virtue of their zoning conditions, existing housing typologies, and market conditions, and the Department of Housing seeks to monitor the impact of ADUs in these areas to reassess best practices for the regulation, expansion, or contraction of Additional Dwelling Unit-Allowed RS Areas;

WHEREAS, the designated areas are suitable for gentle infill development, aligning with local housing goals that encourage incremental residential density while maintaining neighborhood character; and

WHEREAS, the designated areas are characterized by a predominance of R lots with a substantial presence of single family and two- to -six-flat residential buildings, which represent housing types that are physically suitable for the addition of conversion units and coach houses; and

WHEREAS, the designated areas contain consistent block patterns and standard lot sizes making them more conducive for ADUs; and

WHEREAS, permitting ADUs in the designated areas will expand affordable unsubsidized housing opportunities for moderate- and low-income tenants; and

WHEREAS, permitting ADUs in the designated areas will help bring existing dwelling spaces into conformity with current zoning and building standards, creating safer, Code-compliant housing; and

WHEREAS, permitting ADUs the designated areas will support homeowner stability, support multigenerational living, and create additional revenue streams to defray property tax costs, home maintenance costs, or other costs; now, therefore,

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

SECTION 1. Section 17-7-0574 of the Municipal Code of Chicago, is hereby amended by deleting the struck through language and inserting the underscored language, as follows:

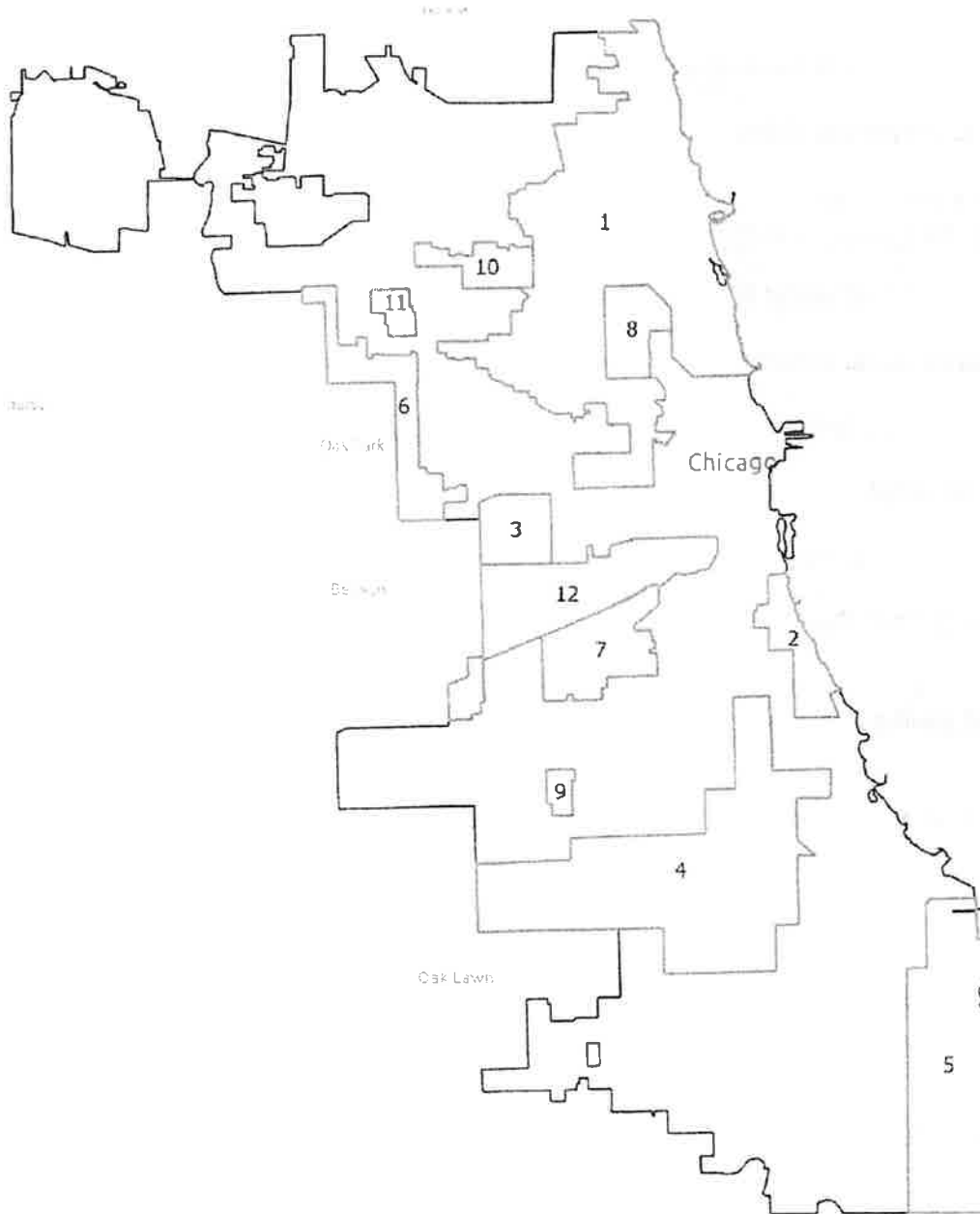
17-7-0574 Areas and limitations. Additional Dwelling Unit-Allowed RS Areas are defined and identified, with limitations, in the following table:

#	Name	Bounds	Limitations*
1	North Zone	<u>Devon, the lakefront, Lawrence, Clarendon, Halsted, Diversey, Lincoln, Belmont, The northern city limits, the lakefront, North Ave, Clybourn, Racine, Lincoln, Belmont, Western, North Ave, Kennedy Expressway, Division, Milwaukee, Noble, the alley south of Walton and north of Chestnut, Greenview, Chicago, Armour, Erie, Racine, Ogden, Kinzie, Ashland, the Eisenhower Expressway, Sacramento, Fulton, Damen, Chicago, Western, Division, California, Walton, Sacramento, Augusta, Grand, Central Park, Potomac, the alley east of Ridgeway and west of Lawndale, Hirsch, the alley east of Pulaski and west of Harding,, Le Moyne, Karlov, Pierce, Kedvale, North, Kildare, alley between North and Wabansia, Lowell, Wabansia, Kostner, Cortland, Kilpatrick, Armitage, Leclair, Dickens, Latrobe, Belden, Kostner, Fullerton, Pulaski, Diversey, Hamlin, Lawndale, Milwaukee, Belmont, Central Park, Belle Plaine, Ridgeway, Berteau, Hamlin, Cullom, Avers, Montrose, Pulaski, Lawrence, Avers, Ainslie, Lawndale, Argyle, the North Branch of the Chicago River, Kedzie, Foster, the North Shore Channel, Peterson, California, Granville, and Seeley, Hoyne, Devon, Ridge, Loyola, Damen, the alley north of Arthur and south of Laurence Park, Western, Pratt, Rockwell, Lunt, Western, the alley immediately south of Lunt, Seeley, Lunt, Ridge, Touhy, Oakley, Birchwood, and Western.</u>	-
2	Northwest Zone	<u>The Eisenhower Expressway, Sacramento, Fulton, Damen, Chicago, Western, Hirsch,</u>	-

		Rockwell, North, Sacramento, Bloomingdale, Kedzie, Palmer, Kostner, Fullerton, Central Park, Belle Plaine, Lawndale, Montrose, Harding, Lawrence, Kedzie, Elston, California, Fullerton, Western, North, and Ashland. <u>I-55, the lakefront, 47th St., Lake Park, Hyde Park, Cottage Grove, Pershing, King, 35th St., Prairie, 32nd St., Indiana, 31st St., and Michigan.</u>	
3	West Zone	The Eisenhower Expressway, Homan, <u>Cermak</u>, the South Branch of the Chicago River, and 4600 West.	(1)(2)
4	South Zone	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, <u>the Chicago Skyway, 75th St., Cottage Grove, 87th St., King, 95th St., Ashland, and 87th St.</u>	(1)(2)
5	Southeast Zone	8300 South, the city limits, Torrence, 95th St., Commercial, 83rd Pl., and Houston.	(1)(2)
<u>6</u>		<u>School, Sayre, Belden, Normandy, Grand, Natchez, McLean, Narragansett, Dickens, Major, Grand, Central, Washington, Lotus, Madison, Laramie, Van Buren, Leamington, Gladys, Lavergne, Jackson, Cicero, the Eisenhower Expressway, Laramie, Roosevelt, the city limits, and Oriole.</u>	=
<u>7</u>		<u>Chicago Sanitary and Ship Canal, South Branch of the Chicago River, Archer, Damen, 35th St, Paulina, 36th St, the alley east of Paulina and west of Marshfield, 37th St, the first alley west of Ashland, the alley south of 38th St. and north of 38th Pl.,</u>	=

		<u>Paulina, 38th St., Hermitage, W Pershing, Ashland, 43rd St., Campbell, 45th St, Rockwell, 47th St., Albany, 46th St., Kedzie, 47th St., and the BNSF railroad.</u>	
<u>8</u>		<u>Belmont, Lincoln, Racine, Fullerton, Ashland, North, and Western.</u>	(1)(2)(3)
<u>9</u>		<u>59th St., Albany, 61st St., Troy, Marquette, Saint Louis, 65th St., and Central Park.</u>	(1)(2)(3)
<u>10</u>		<u>Irving Park, Lockwood, the alley south of Dakin and north of Byron, Laramie, Byron, Lavergne, the alley south of Grace and north of Warwick, Lamon, Grace, the alley east of Cicero and west of Kilpatrick, the alley south of Grace and north of Warwick, C and NW railroad, Irving Park, Keeler, Byron, Avondale, Pulaski, Dakin, Springfield, Byron, Central Park, Belmont, Cicero, Addison, and Central.</u>	(1)(2)(3)
<u>11</u>		<u>Belmont, Major, George, Parkside, Diversey, Central, Wrightwood, Long, Altgeld, Central, Fullerton, Meade, Wrightwood, Moody, Diversey, and Narragansett.</u>	(1)(2)(3)
<u>12</u>		<u>Cermak, California, 18th St., Washtenaw, 21st, Western, the Burlington & Quincy railroad, 16th St., Canal, South Branch of the Chicago River, Chicago Sanitary and Ship Canal, Chicago Belt Railroad, 47th St., Knox, 49th St., 50th St., and the city limits.</u>	(2)(3)

SECTION 2. Figure 17-7-0570 is hereby replaced to depict the Additional Dwelling Unit-RS Allowed Areas described in Section 1 of this ordinance.



SECTION 3. Chapter 17-9 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 any ~~RS-designated zoning lot~~ within an RS district unless it complies with Section 17-7-0570.

(Omitted text is unaffected by this ordinance)

17-9-0200 Accessory uses, buildings and structures.

(Omitted text is unaffected by this ordinance)

17-9-0201 General.

(Omitted text is unaffected by this ordinance)

17-9-0201-F Coach Houses.

1. A building permit for a new *coach house* unit may not be issued for any ~~RS-designated zoning lot~~ within an RS district unless it complies with Section 17-7-0570.

SECTION 4. This ordinance shall take effect after passage and approval on April 1, 2026.

F. Lawson 44

Anthony J. Ouzada (35)

AA 46

Fafa S 30

PK 43

Moh 22

A 26

M. Haddou 49

Moh MA 47

A. Ray Yoky

Scott Waggoner 32

Daniel P. LaHarta 1

VA 25

Star 33rd

Sam JQ 4

Jimmy 12

Terli 6th

Red 6th