

S U B S T I T U T E
O R D I N A N C E

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

SECTION 1. Chapter 17-2-0300 of the Municipal Code of Chicago is hereby amended by inserting the underscored language, as follows:

(Omitted text is unaffected by this ordinance)

17-2-0303 Lot Area per Unit (Density).

17-2-0303-B Exemptions.

(Omitted text is unaffected by this ordinance)

4. In the case of a building permit application for the conversion of an occupied or vacant *commercial establishment* located below the second floor within a multi-story building into residential *dwelling units*, the Zoning Administrator is authorized to approve such conversion pursuant to Section 17-13-1003-NN.

(Omitted text is unaffected by this ordinance)

SECTION 2. Chapter 17-3-0400 of the Municipal Code of Chicago is hereby amended by inserting the underscored language, as follows:

(Omitted text is unaffected by this ordinance)

17-3-0402-C Exceptions. In the case of a building permit application for the conversion of an occupied or vacant *commercial establishment* located below the second floor within a multi-story building into residential *dwelling units*, the Zoning Administrator is authorized to approve such conversion pursuant to Section 17-13-1003-NN.

(Omitted text is unaffected by this ordinance)

SECTION 3. Chapter 17-4-0400 of the Municipal Code of Chicago is hereby amended by inserting the underscored language, as follows:

(Omitted text is unaffected by this ordinance)

17-4-0404-D Exceptions. In the case of a building permit application for the conversion of an occupied or vacant *commercial establishment* located below the second floor within a multi-story building into residential *dwelling units*, the Zoning Administrator is authorized to approve such conversion pursuant to Section 17-13-1003-NN.

(Omitted text is unaffected by this ordinance)

SECTION 4. Section 17-13-1000 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

(Omitted text is unaffected by this ordinance)

17-13-1003-NN Below the Second Floor Commercial Conversion to Residential.

1. In the case of a building permit application for the conversion of an occupied or vacant commercial establishment into residential dwelling units, the Zoning Administrator is authorized to approve such conversion provided such space to be converted has been in lawful existence for 20 years; such conversions are exempt from all applicable use, bulk and density, and parking requirements.

2. Such conversion may only be authorized when more than 50% of the zoning lots fronting on the same side of the street between the two nearest intersecting streets have been lawfully improved with buildings containing a residential use below the second floor. Open land or zoning lots unimproved with principal buildings shall be excluded from this calculation.

3. Such conversions are only allowable in any Residential (R) zoning district, any Business (B) or Commercial (C) zoning district (except such conversion is not allowable not in a C3 zoning district), or any Downtown (D) zoning district (except such conversion is not allowable in a DS zoning district).

(Omitted text is unaffected by this ordinance)

SECTION 5. This ordinance shall take full force and effect upon its passage and approval.