

ORDINANCE

WHEREAS, used car dealerships sell cars to primarily vulnerable populations at high interest rates, making it more difficult for people who are already struggling to climb out of poverty; and

WHEREAS, there are over sixteen used car dealerships on a mile-and-a-half stretch of Cicero Avenue; and

WHEREAS, these businesses do not keep up their lots and are overall not good neighbors to the local community that has lodged complaints against them; now, therefore

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

SECTION 1. Chapter 17-7 of the Municipal Code of Chicago is hereby amended by inserting a new Section 17-7-0510, as follows:

17-7-0510 Cicero Avenue Light Equipment Sales/Rental Overlay District.

17-7-0511 Purpose. The Cicero Avenue Light Equipment Sales/Rental Overlay District is intended to cause loss of *nonconforming use* status for any new businesses in the district seeking to obtain a limited business license for auto sales any time, including immediately, after any preexisting nonconforming use in the district ceases business operations.

17-7-0512 Boundaries. The Cicero Avenue Light Equipment Sales/Rental Overlay District applies to all properties on both sides of Cicero Avenue between Belden Avenue and Belmont Avenue and to all properties on the West side of Cicero Avenue between Belmont Avenue and Addison Avenue.

17-7-0513 Light Equipment Sales/Rental Restrictions. Sections 17-15-0106 and 17-15-0304-A(1) of the Zoning Ordinance shall not apply to any *light equipment sales/rental use* with *lot frontage* less than two-hundred feet within the Cicero Avenue Light Equipment Sales/Rental Overlay District. Within the Cicero Avenue Light Equipment Sales/Rental Overlay District, for a *nonconforming light equipment sales/rental use* with *lot frontage* less than two-hundred feet, all *nonconforming use* rights are lost and re-establishment of the *nonconforming use* is prohibited if the *nonconforming use*:

- (i) is discontinued for 30 continuous days or more;
- (ii) ceases operations (even if the structure or equipment related to the use remain);
- (iii) fails to maintain a valid business license; or
- (iv) undergoes a change of tenancy, ownership, or management.

SECTION 2. Chapter 17-15 of the Municipal Code of Chicago is hereby amended by inserting the language underlined, as follows:

17-15-0303 Expansion.

(Omitted text is unaffected by this ordinance)

17-15-0303-B The following nonconforming uses may not be expanded:

(Omitted text is unaffected by this ordinance)

5. a nonconforming residential, business or commercial use in an M district if such expansion:
- (a) increases the number of dwelling units or residential occupancy;
 - (b) increases the area of the zoning lot; or
 - (c) increases the floor area by more than 20%.

6. Light equipment sales/rental use with lot frontage less than two-hundred feet within the Cicero Avenue Light Equipment Sales/Rental Overlay District.

SECTION 3. This ordinance shall take full force and effect after passage and publication.



Felix Cardona Jr.
Alderman, 31st Ward