

## ORDINANCE

**Whereas**, the City of Chicago is a home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

**Whereas**, as a home rule unit, the City may exercise any power and perform any function pertaining to its government and affairs, including the power to regulate for the protection of the public health, safety, and welfare; and

**Whereas**, in order to preserve the public health, safety, and welfare, it is important for the City to have a variety of safe housing available and affordable to its residents of every income group; and

**Whereas**, housing stability promotes stronger neighborhoods and communities, and increases public health, safety, and welfare; and

**Whereas**, the opening of the Bloomingdale Trail in 2015 has led to housing instability for [hundreds/thousands] of residents within one-half mile of the trail, as rental prices have risen and buildings have been demolished to build more expensive buildings, raising the taxes on long-term residents so that they cannot afford to stay in their homes; and

**Whereas**, it is necessary, desirable, and in the public interest to protect the affordable housing stock in the 606 Residential Area, such protection to include minimizing displacement of long-time residents; and

**Whereas**, a temporary moratorium on complete demolitions, which can lead to destabilizing development within the 606 Residential Area, so that the City can evaluate data and findings on how to help preserve the effected community is a useful and important step to further the above objectives; now, therefore,

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

#### **SECTION 1.** Definitions.

For the purposes of this ordinance, the following definition shall apply:

“606 Residential Area” means the area in the City of Chicago bounded the centerline of the following streets: beginning at the intersection of West North Avenue and Humboldt Boulevard, and continuing north along Humboldt Boulevard to West Armitage Avenue, thence west to North Kostner Avenue, thence south to West North Avenue, and returning along West North Avenue to Humboldt Boulevard.

**SECTION 2.** A temporary moratorium is hereby imposed on the issuance of any complete demolition permit for any application filed on or after February 1, 2020 for any residential property within the 606 Residential Area. This section shall not apply to permit applications for the demolition of: (i) any building on a lot on which the applicant intends to build affordable housing, as defined by Section 3-44-080(B); (ii) any building or structure that is necessary to remedy conditions imminently dangerous to life, health or property, as determined in writing by the Commissioner of Buildings, the Commissioner of Health or the Fire Commissioner, or their respective designees; or (iii) auxiliary buildings or structures such as garages.

An application for a complete demolition permit shall be considered filed only after the submission of a completely and properly filled out application, and the payment of the associated zoning review fee.

**SECTION 3.** The temporary moratorium imposed by this ordinance shall be in effect until August 1, 2020.

**SECTION 4.** The Department of Housing shall review forthcoming findings of its Inclusionary Housing Task Force, which findings will examine housing stability and the reduction of affordable housing in the City. Following this review, the Department of Housing shall issue recommendations to retain and promote affordable housing in the City, including the 606 Residential Area. Such recommendations will also take into account any available findings from an updated report by the Institute for Housing Studies at Depaul University regarding the impact of the Bloomingdale Trail on the housing market in the 606 Residential Area.

**SECTION 5.** This ordinance shall be in full force and effect following passage and publication, and shall apply retroactively to February 1, 2020.

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Roberto Maldonado  
Alderman, 26th Ward