



# Office of City Clerk

## City Council Document Tracking Sheet

City Hall  
121 North LaSalle Street  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

**Matter ID:**

R2023-0004212

**Meeting Date:**

9/13/2023

**Sponsor(s):**

La Spata (01) \*

**Type:**

Resolution

**Title:**

Call for hearing(s) on application of city planning principles to City-owned land sales including uses and analyses for conformance with Community Preservation Areas policies

**Committee Assignment:** Committee on Housing and Real Estate



R E S O L U T I O N

WHEREAS, the City of Chicago (“the City”) operates a City-owned land sale program, which was recently consolidated from its previous sales programming into ChiBlockBuilder, to encourage the purpose and redevelopment of City-owned vacant land in partnership with community stakeholders; and,

WHEREAS, ChiBlockBuilder allows for affordable and market-rate housing development options as an eligible use within its programming; and,

WHEREAS, in 2020, the City issued an Equitable Transit Oriented Development policy report, recognizing the aim that every Chicagoan should be able to live in a healthy, walkable, vibrant community connected to transit and all its benefits; and,

WHEREAS, the Equitable Transit Oriented Development (ETOD) Policy Report prioritized three major strategies to build the City’s capacity to support ETOD; make ETOD required, easier, and more equitable; and embed ETOD principles into Chicago’s citywide planning process; and,

WHEREAS, in accordance with the 2021 Affordable Requirements Ordinance (ARO), the Department of Housing designated numerous Community Preservation Areas, which include in some combination neighborhoods experiencing displacement or vulnerable to displacement; adjacent to an affluent zone; and, has less than 30% of the existing rental housing stock as legally restricted affordable housing; and,

WHEREAS, in the summer of 2022, City Council passed the Connected Communities Ordinance (alternately known as the ETOD Ordinance), which restricted the establishment of single unit residences in certain townhome and multi-unit residential zoning districts within Community Preservation Areas; and,


WHEREAS, the preservation of existing multi-unit residences in transit-served locations, and the encouragement of construction of new multi-unit residences in transit-served locations is critical to the development and rehabilitation of housing that is less expensive on a per-unit basis; and,

WHEREAS, the Chicago Zoning Ordinance states the purpose of protecting the character of established residential neighborhoods; implementing the policies and goals contained within officially adopted plans; encouraging environmentally responsible development practices; maintaining a range of housing choices and options; and establishing clear and efficient development review and approval procedures; and,

WHEREAS, harmonizing the strategies of ETOD; Connected Communities Ordinance; protection of Community Preservation Areas; and stated purposes of the Chicago Zoning Ordinance within City-owned land sale programming can ensure that City land sales meet the planning and affordable housing development goals of Connected Communities and ARO; now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, we the City Council gathered on September 13, 2023, call for a hearing on the application of City planning principles to City-owned land sales, including but not limited to the:

- (1) Use of City-owned land sales to protect Community Preservation Areas;
- (2) Analysis of proposed uses for City-owned land sales according to ETOD Policy goals;
- (3) Analysis of proposed uses for City-owned land sales for compliance with Connected Communities Ordinance;
- (4) Use of zoning map amendments in conjunction with City-owned land sales;
- (5) Analysis of City-owned land sale zoning map amendments for conformance with protection of Community Preservation Areas; ETOD Policy Goals; and Connected Communities Ordinance.



Daniel La Spata  
Alderman, 1<sup>st</sup> Ward