



The Additional Dwelling Unit (ADU) Pilot Ordinance

February 16, 2022

ADUs: The big picture

The ADU pilot **expands housing options** for both renters and homeowners by **re-legalizing an important piece the historic character** of Chicago neighborhoods.





ADUs: Benefits

- Bring existing apartments into legal compliance
- Multigenerational living arrangements
- Aging in place
- Earn extra income
- Unsubsidized legally restricted and "naturally occurring" affordable housing
- Adding housing to support schools and local retail within neighborhood character



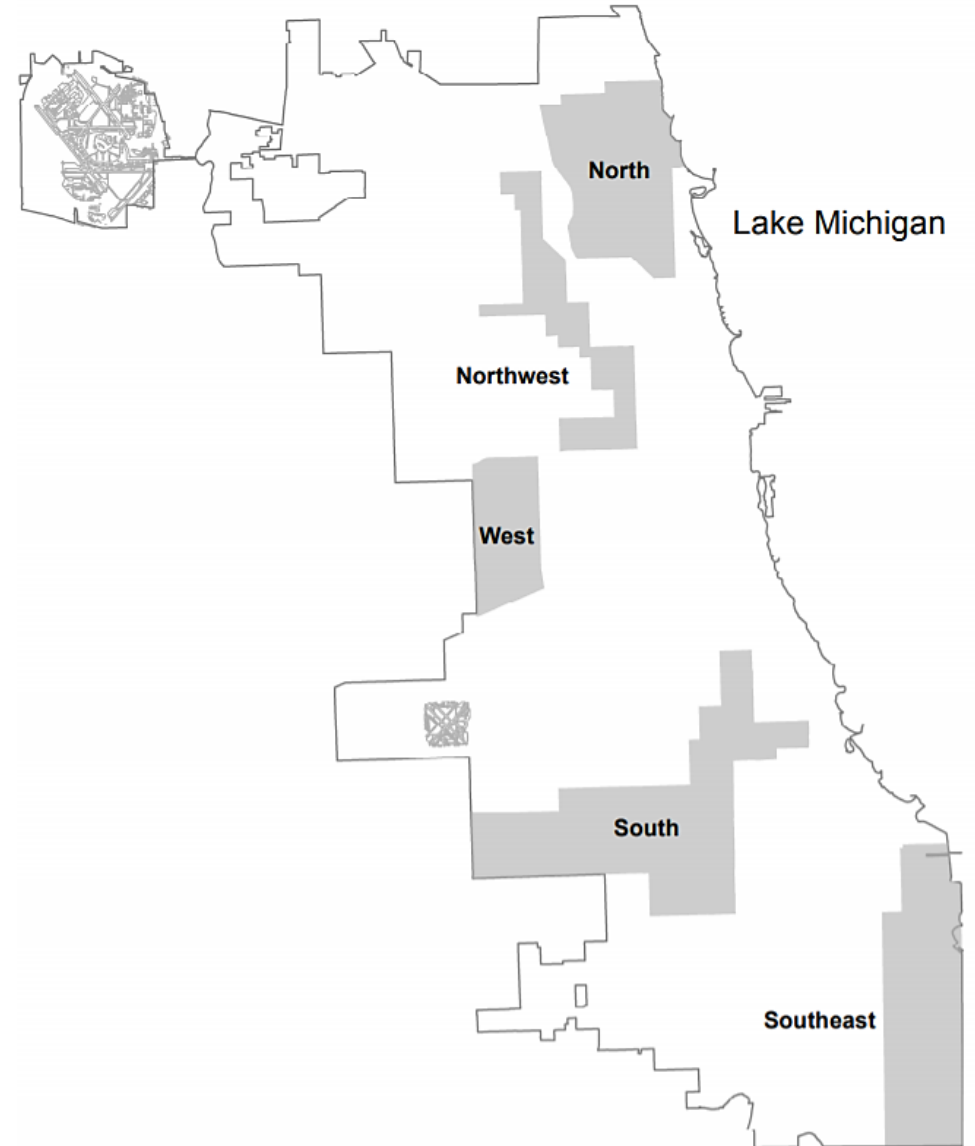
Passing the ADU Ordinance

- August 2019: ADU Initiative launched with Urban Land Institute
- May 2020: Ordinance introduced
- July 2020: Subject matter hearing at City Council
- December 2020: Substitute ordinance (SO2020-2850) passed
- May 2021: Ordinance goes into effect



★ ADUs: The pilot zones

- North
- Northwest
- West
- South
- Southeast



★ How many ADUs can you create?

"Conversion units" (basements, attics):

- One in buildings with 1-4 units
- 33% of total number of current units for buildings with 5 or more units

Coach houses:

- One per property





How can ADUs be made more affordable?

Owners can receive subsidies from Low Income Housing Trust Fund to reduce rents





How can ADUs be made more affordable?

Beginning with the second ADU, every other unit must be affordable at 60% of Area Median Income (AMI).


Number of Bedrooms	Monthly Rent
Studio	\$924
1	\$979
2	\$1,173
3	\$1,352
4	\$1,503





How does affordability compliance work?

Applicants complete a recording document and annual affidavit.



**Additional Dwelling Unit
Affordability Affidavit**

I, _____ (full name), hereby certify that, under the requirements of the Additional Dwelling Unit ordinance, I will rent the apartment permitted under the City of Chicago Additional Dwelling Unit at _____ (full address with unit number) with _____ bedrooms at a price affordability to a household making 60% of Area Median Income, which is _____ dollars per month (see table below).

_____ (sign name)
_____ (print name)
_____ (date)

Area Median Income Table – As of April 1, 2020

Number of Bedrooms	Monthly Rent
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Where do you start?

- [Chicago.gov/ADU](https://chicago.gov/ADU)
- An online intake form will walk you through ADU-specific requirements
- Then apply for a building permit



Additional Dwelling Unit Application

1

General Project
Information

2

Project
Details

3

Summary

Required fields marked with a *

The City of Chicago's Additional Dwelling Unit (ADU) program allows homeowners and other residential property owners to add living space in basement or attic apartments, or in backyard coach houses.

Applying for an ADU is a two-stage process. First, this application will ensure you qualify for the ADU program. Then, once you've received approval, you can apply for a building permit with the Department of Buildings.

Before you can apply for a permit with DOB, you will also need to submit a neighbor notification affidavit, as well as documentation for affordable units if you are applying to create two or more ADUs. You will be provided instructions on these items after completing this application.

Once you're ready, get started below!

General Project Information

Applicant Name *

Applicant Email *

Owner Name (if different)

Owner Email (if different)

Project Address

For an existing building with a range of addresses, please provide the lowest address in the range. For a vacant lot, please provide an address based on a [house number certificates](#) issued by the Chicago Department of Transportation.

Number *

Direction *

Street Name *

Next

Additional Dwelling Unit Application

- 1 General Project Information — 2 Project Details — 3 Summary

Project Details

Do you live at the property where the ADU will be built? *

Yes No

What kind of ADU are you applying for? *

Is there an existing building on the lot? *

Yes No

How many dwelling units are on the lot currently? *

Maximum number of ADUs allowed *

How many ADUs are you applying to add? *

Number of affordable units required *

To your knowledge, has anyone applied for an ADU at this address previously? *

Yes No

ADUs cannot be used for shared housing, such as AirBnb.

I acknowledge that ADUs cannot be used for shared housing. *

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Next

★ How has it gone so far?

Since May 1, 2021...

- 241 preapprovals issued for 268 units
 - 18% in single-unit homes
 - 64% in 2-4 unit buildings
 - 17% in 5+ unit buildings (largest 20 units)
- 22 affordable ADUs
- 51% owner-occupied
- 70% basement/attic; 30% coach house
- 64% in RS zoning

  **Thank you!**

Please visit:

[Chicago.gov/ADU](https://chicago.gov/ADU)