



CITY OF CHICAGO



CHICAGO DEPARTMENT OF TRANSPORTATION

## **CDOT COACH HOUSE POLICY**

The Additional Dwelling Units (ADU) Ordinance, approved by the Chicago City Council in December 2020 allows for the creation of units for homeowners needing extra monthly income, or those who wish to create separate spaces for multi-generational families. It also provides a path for legalization of units that were previously built without zoning approval and building permits. Currently the ordinance allows for these activities within five (5) particular test areas of the City.

### **DIVISION OF PROPERTY**

Please note that a lot cannot be subdivided and sold off unless both of the resulting zoning lots comply with the Municipal Code (section 17-17-0301- Division of Improved Zoning Lots). Application to CDOT for a subdivision that proposes to divide compliant lots into smaller lots that are noncompliant with the Zoning Code and Department of Buildings requirements will be rejected. Proof of Department of Zoning approval will be required of any subdivision proposing nonstandard lots of less than 25'x125' (see the Subdivision/Dedication application). The County will also reject proposals for PIN divisions that result in subsized lots.

In the event that a given parcel is large enough to be subdivided (and not in violation of the aforementioned zoning section), CDOT will issue a separate legal addresses as availability permits\*.

### **ADDRESSING**

Department of Building construction permits require a current, legal address certificate as issued by the Department of Transportation's Maps and Plats Unit. Coach houses will receive the same address as the front building, and can then be "suited out" further at the USPS if a finer unit designation is required for utilities. The City is not involved in the process of creating suite and unit numbers or letters.

At the City's discretion, a separate address will be considered for properties located on a corner, with a coach house that has an access point off the intersecting street.

Please call 312-744-4996 and ask for Maps and Plats to have a staff person discuss any questions you may have about the above described processes.

\*Addresses are issued based upon a historical map which dictates addressing throughout the City of Chicago.