

COMMISSIONER'S ADJUSTMENT APPLICATION FOR SHARED HOUSING UNITS & VACATION RENTALS



A **"COMMISSIONER'S ADJUSTMENT"** is a waiver that allows the operation of a shared housing unit or vacation rental in three circumstances **only**:

1. The applicant's dwelling unit is located in a single family home that is not the applicant's primary residence;
2. The applicant's dwelling unit is located in a building containing two to four units, where the dwelling unit is not the applicant's residence;
3. To increase the number of units allowed to be used for short term residential rental activity in a building containing two to four dwelling units.

APPROVAL CRITERIA

A Commissioner's Adjustment **will not** be granted unless the BACP Commissioner determines that such an adjustment would eliminate an extraordinary burden on the applicant in light of unique or unusual circumstances and would not detrimentally impact the health, safety, or general welfare of surrounding property owners or the general public.

The BACP Commissioner will review several relevant factors to determine whether the proposed short term residential rental provider and short term residential rental should be granted a Commissioner's Adjustment, in accordance with Section 4-14-100 (for shared housing units) or Section 4-6-300(l) (for vacation rentals). BACP will solicit a recommendation from the Alderman in whose ward the unit is located.

To advise the BACP Commissioner, please thoroughly discuss the following factors as they apply to your request:

1. **Relevant Geography:** What kind of neighborhood do you live in? Tell us about your community and discuss any impacts or benefits a shared housing unit may cause.
2. **Relevant Population Density:** Who are your neighbors? Do you live in a sparsely or densely populated neighborhood? What is the population?
3. **Degree to which the sought adjustment varies from the prevailing limitations:** How much will a grant of this adjustment affect your community? How is your community zoned? Would a grant of this unit alter the established zoning?
4. **The size of the relevant building and the number of units contemplated for the proposed use:** Tell us about your building. Are you applying for multiple units? You must state exactly which unit(s) you are applying for.
5. **The legal nature and history of the applicant:** Discuss your legal background, including any violations of city ordinances, state law, criminal proceedings, or the like. Discuss the ownership of your building and your unit.
6. **The measures the applicant proposes to implement to maintain quiet and security in conjunction with the use:** How do you maintain your guest's safety and security? What have you done to ensure your neighbors will not be adversely affected by your house share unit?***
7. **Any extraordinary economic hardship to the applicant, due to special circumstances, that would result from a denial?*****
8. **Any police reports or other records of illegal activity or municipal code violations at the location?*****
9. **Whether the affected neighbors support or object to the proposed use:** How do your neighbors feel about having a house share rental in their neighborhood? You will be required to prove that neighbors are in support if your application is to be approved. Additionally, you will need to prove that a copy of this application has been given to any neighbor who shares a wall with your unit.

*** Please provide any documentation on these matters that you believe will be helpful for the Commissioner in making a decision. It is essential that you provide proof that your neighbors are in support of your application. Evidence of this can be submitted through petitions, letters, or e-mails of support from your neighbors, or the like. Application lacking this support will be denied.



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