



City of Chicago



O2013-6159

Office of the City Clerk

Document Tracking Sheet

MA - 162

Meeting Date: 9/11/2013
Sponsor(s): Emanuel, Rahm (Mayor)
Thompson, Joann (16)
Type: Ordinance
Title: Amendment of Section 13-12-125 of Municipal Code
regarding vacant buildings
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FILE # MA - 162
WARD + 16th
MAP# ←

ORDINANCE

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

SECTION 1. Section 13-12-125 of the Municipal Code of Chicago is hereby amended by deleting the language stricken through and by inserting the language underscored, as follows:

13-12-125 Vacant buildings – Owner required to act – Enforcement authority.

(a) (1) The owner of any building that has become vacant shall within 30 days after the building becomes vacant or within 30 days after assuming ownership of the building, whichever is later, file a registration statement for each such building with the department of buildings on forms provided by that department for such purposes.

(Omitted text is unaffected by this ordinance)

(b) The owner of any building that has become vacant, and any person maintaining, operating or collecting rent for any building that has become vacant, shall, ~~within 30 days,~~ do the following:

(1) immediately enclose and secure the building as provided in Section 13-12-135 of this Code; and

(2) within 30 days after the building becomes vacant or within 30 days after assuming ownership of the building, whichever is later, post a sign affixed to the building indicating (i) the building's vacant building registration number; and (ii) the name, address and telephone number of the building owner and the owner's authorized agent for the purpose of service of process. ~~The, and name, address and telephone number of a~~ (iii) if the person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title to the building or from the owner's authorized agent, the name, address and telephone number of such person shall be indicated on the sign as well. The sign shall be of a size, and shall be placed in such a location, so as to be legible from the nearest public street or sidewalk, whichever is nearer; and

(3) maintain the building in a secure and closed condition, and maintain the sign required under subsection (b)(2), until the building is again occupied or demolished or until repair or completion of the building has been undertaken in accordance with the building code.

(Omitted text is unaffected by this ordinance)

(f) A rebuttable presumption shall exist that a building has been vacant for more than 30 days if:

(1) the building is vacant and has not been secured in accordance with the building security standards set forth in subsection (d) of Section 13-12-135; or

(2) the building is vacant and more than one window, door or other opening, in any combination, is boarded up and (i) the yard contains grass or weeds more than ten inches in height, or (ii) the yard contains an accumulation of junk and debris, or (iii) snow and ice have not been removed from the walk leading to the building's main entrance and/or from the public sidewalk adjoining such building in the manner and within the period of time provided in Section 10-8-180.

SECTION 2. This ordinance shall take full force and effect upon its passage and approval.

APPROVED

[Signature]
CORPORATION COUNSEL

APPROVED

[Signature]
10/25/13
Mayor



CITY COUNCIL
CITY OF CHICAGO

**COMMITTEE on ZONING,
LANDMARKS AND
BUILDING STANDARDS**

CITY HALL, ROOM 304
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602

OCTOBER 16, 2013

**REPORT OF THE COMMITTEE ON ZONING, LANDMARKS, AND
BUILDING STANDARDS**

**PRESENTING A SERIES OF REPORTS FOR YOUR
COMMITTEE ON ZONING, LANDMARKS AND BUILDING
STANDARDS WHICH HELD A MEETING ON OCTOBER 10, 2013.**

**THE FOLLOWING ORDINANCES WERE PASSED BY A
MAJORITY OF THE MEMBERS PRESENT**

**PAGE 1 OF THE COMMITTEE REPORT CONTAINS MAYORAL
APPLICATION # 161 APPOINTING JOSE G MALDONADO AS A
COMMISSIONER OF THE PUBLIC BUILDING COMMISSION
FOR A TERM EFFECTIVE IMMEDIATELY AND EXPIRING
SEPTEMBER 30, 2014.**

**PAGE 1 OF THE COMMITTEE REPORT ALSO CONTAINS
MAYORAL APPLICATION # 162 REGARDING VACANT
BUILDINGS.**

**PAGES 1 THROUGH 12 CONTAINS APPLICATIONS FOR
VARIOUS MAP AMENDMENTS.**

**PAGES 12 THROUGH 13 CONTAIN APPLICATIONS FOR LARGE
BUSINESS SIGNS, SUBSTITUTED BUSINESS ID SIGNS, AND OFF
PREMISE ADVERTISING SIGNS.**



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**PAGE 13 ALSO CONTAINS ONE FEE WAIVER FOR A
HISTORICAL LANDMARK DESIGNATION.**

**I HEREBY MOVE PASSAGE OF THESE ITEMS BY THE LAST
MOST FAVORABLE VOTE OF THE FINANCE COMMITTEE
REPORT AND THE ASSOCIATED MOTION TO RECONSIDER.**

Respectfully submitted,

**Daniel S. Solis
Alderman, 25th Ward**

ZON.



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 11, 2013

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Building Commissioner and the Corporation Counsel, I transmit herewith, together with Alderman Thompson, an ordinance amending Chapter 13-12 of the Municipal Code regarding vacant buildings.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor