



# City of Chicago



O2022-2447

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2022
<b>Sponsor(s):</b>	Coleman (16)
<b>Type:</b>	Ordinance
<b>Title:</b>	Amendment of Municipal Code Chapter 14A-3 by modifying various sections to further regulate requirements for vacant and open buildings or structures, dangerous and unsafe garages and abatement proceedings and adding new Sections 14A-3-316 and 14A-3-317 regarding periodic review of properties on demolition list and report on enforcement actions to aldermanic offices
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Zoning

## ORDINANCE

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

**SECTION 1.** Chapter 14A-3 of the Municipal Code of the City of Chicago is hereby amended by inserting the underscored language, as follows:

*(Omitted text unaffected by this ordinance)*

### **14A-3-309 BOARD UP.**

#### **14A-3-309.1 General.**

If, after ten days from the date of providing notice as provided in Section 14A-3-312.1, the *owner* of a *vacant and open structure* has failed to enclose the *structure*, the *City* may board up or otherwise secure the *structure* at the *owner's* expense. At the time any structure is boarded up or otherwise secured pursuant to this Section, the building official shall cause such structure to be inspected to determine if any unsafe conditions as described in Section 14X-3-303.1.1 are present, and if any temporary work is necessary to abate any imminent danger to life or property pursuant to Section 14A-3-315.1.

*(Omitted text unaffected by this ordinance)*

#### **14A-3-311.2 Demolition of dangerous or unsafe garages.**

Where the *building official* determines that a *private garage*, carport, or similar non-habitable *structure* is *dangerous* or *unsafe*, the *building official* is authorized to demolish the *structure* in accordance with Sections 14A-3-311.2.1 through 14A-3-311.2.5. In connection with any such demolition under this Section, the building official shall determine whether any temporary work is necessary to abate any imminent danger to life or property, pursuant to Section 14A-3-315.1, caused by a building or structure on the same premises as the private garage, carport, or similar non-habitable structure to be demolished.

*(Omitted text unaffected by this ordinance)*

#### **14A-3-312.1 General.**

Where any *building* or *structure* is found to be *dangerous* and *unsafe* or uncompleted and abandoned, the *building official* and fire code official are authorized to notify the *owner* in writing, directing the *owner* to demolish, repair, or enclose the *building* or *structure* or to remove garbage, debris, and other hazardous, noxious, or unhealthy substances or materials from the *premises*, so as to put the *building* or *structure* in a safe condition; provided, however, that before proceeding under this Section, the building official shall first determine whether any temporary work is necessary to abate any imminent danger to life or property pursuant to Section 14A-3-315.1.

*(Omitted text unaffected by this ordinance)*

#### **14A-3-313.2 Abatement proceeding.**

Where the *building official* determines that a *building* or *structure* is a public nuisance, the *building official* is directed to notify the Corporation Counsel; provided, however, that before proceeding

under this Section, the *building official* shall first determine whether any temporary work is necessary to abate any imminent danger to life or property pursuant to Section 14A-3-315.1. The Corporation Counsel is authorized to bring an action in a court of competent jurisdiction to abate a public nuisance as described in Section 14A-3-313.1 by attempting to serve a complaint on all owners of record, beneficial owners of any Illinois land trust having title to the property, and all lienholders of record in the property, including *persons* owning certificates of purchase under the Property Tax Code.

(Omitted text unaffected by this ordinance)

#### **14A-3-315 OTHER EMERGENCY MEASURES.**

##### **14A-3-315.1 General.**

Notwithstanding other provisions of the *Chicago Construction Codes*, whenever, in the opinion of the *building official*, there is imminent danger to life or property due to an *unsafe* condition caused by a violation of the *Chicago Construction Codes*, the *building official* may order temporary work to be done, including the boarding up of openings, to abate the imminent danger, whether or not the procedures described in the *Chicago Construction Codes* have been followed, and may cause such other action to be taken as the *building official* deems necessary to meet such emergency. Any contract entered into by the City pursuant to Section 14A-3-316.1 may include provisions authorizing the applicable non-profit entity to perform any such temporary work authorized under this Section, at the direction of the *building official*.

#### **14A-3-316 PERIODIC REVIEW OF PROPERTIES ON DEMOLITION LIST.**

##### **14A-3-316.1 General.**

The *building official* shall annually review the City's demolition list and inspect each *building* or *structure* on such list to determine if any *unsafe* conditions as described in Section 14X-3-303.1.1 are present, and if any temporary work is necessary to abate any imminent danger to life or property pursuant to Section 14A-3-315.1. Notwithstanding any provision of the *Municipal Code* to the contrary, the *building official* may, subject to approval of the City Council, negotiate and enter into one or more agreements with non-profit entities for the review of the City's demolition list. Any agreement entered into in accordance with this Section shall be pursuant to a request for proposal process, and may include provisions assigning any lien the City may acquire in such properties pursuant to Article 11, Division 31 of the Illinois Municipal Code (65 ILCS 5/11-31-1, et. seq.). The *building official* may promulgate and enforce rules or regulations to effectuate the purposes of this Section.

#### **14A-3-317 REPORT OF ENFORCEMENT ACTIONS TO ALDERMANIC OFFICES.**

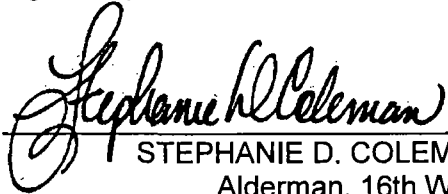
##### **14A-3-317.1. General.**

The *building official* shall compile and transmit the following reports to each alderman's office with respect to enforcement actions pursuant to this Chapter related to *structures, buildings, or premises* located within the applicable ward:

1. A monthly report of each enforcement action instituted pursuant to this Chapter; and

2. A quarterly report of the status of each *building* or *structure* on the *City's* demolition list, the length of time such *building* or *structure* has been on such demolition list, the status of any judicial or administrative proceedings related to such *building* or *structure*, the anticipated date of demolition of such *building* or *structure*, whether any temporary work is necessary to abate any such *building* or *structure* has been identified as causing imminent danger to life or property pursuant to Section 14A-3-316.1, and the status of any such temporary work so identified.

**SECTION 2.** This ordinance shall take effect upon passage and publication.

  
STEPHANIE D. COLEMAN  
Alderman, 16th Ward