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City Council Document Tracking Sheet

<b>Meeting Date:</b>	10/5/2011
<b>Sponsor(s):</b>	Mell, Richard F. (33)
<b>Type:</b>	Ordinance
<b>Title:</b>	Amendment of Chapters 13 and 17 of Municipal Code regarding nonconforming signs
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

TAD - 476

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SUB.

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ORDINANCE**

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

**SECTION 1.** Article 1 of Chapter 13-96 of the Municipal Code is hereby amended by adding a new section 13-96-085, as follows:

**13-96-085 Replacement of certain non-conforming signs.**

**(a) Notwithstanding any other provision of the code to the contrary, a legally established and lawfully permitted non-conforming off-premise sign may be replaced and such replacement shall not affect the legal status of the sign or sign structure as non-conforming if:**

**(1) the owner of a lot on which a non-conforming off-premise sign and sign structure is located is replacing the sign and sign structure solely for the purpose of entering into a contract with a new sign permittee;**

**(2) the replacement of the sign and sign structure is completed within 6 months of the termination of the contract with the sign permittee; provided that if a building permit is required for the construction of a new sign structure, the owner shall have until the expiration of the term of the building permit to erect the replacement sign structure;**

**(3) the replacement sign and sign structure are no larger or higher in size, area and height and have the same placement and configuration of the original sign and sign structure; and**

**(4) the replacement sign is the same type of sign as the original sign and does not incorporate any new or different technological elements.**

**(b) Any owner wishing to replace a non-conforming off-premise sign or sign structure pursuant to subsection (a) of this section shall register the sign and sign structure with the commissioner, on a form and in a format prescribed by the commissioner, within 10 days of the termination of the owner's contract with a sign permittee. If the owner fails to register the sign and sign structure within the prescribed 10-day time period, no new sign or sign structure shall be permitted pursuant to this section.**

**(c) The owner shall have the burden to prove that the continuance of the non-conforming off-premise sign and sign structure meets the qualifications of this section.**

**(d) The replacement sign and sign structure shall comply with all other applicable requirements for non-conforming signs.**

**SECTION 2.** Section 17-17-0503 of the Municipal Code is hereby amended by adding the language underscored, as follows:

**17-15-0503 Continuation of Nonconforming Signs.** Nonconforming signs may remain in use, subject to the regulations of this section (Sec. 17-15-0500) and all other applicable requirements of the Municipal Code. Nonconforming signs must be maintained in good repair, and must comply with all other requirements of this Zoning Ordinance.

**Notwithstanding any other provision of the code to the contrary, a legally established and lawfully**

permitted non-conforming off-premise sign may be replaced and such replacement shall not affect the legal status of the sign or sign structure as non-conforming if:

(a) the owner of a lot on which a non-conforming off-premise sign and sign structure is located is replacing the sign and sign structure solely for the purpose of entering into a contract with a new sign permittee;

(b) the replacement of the sign and sign structure is completed within 6 months of the termination of the contract with the sign permittee; provided that if a building permit is required for the construction of a new sign structure, the owner shall have until the expiration of the term of the building permit to erect the replacement sign structure;

(c) the replacement sign and sign structure are no larger or higher in size, area and height and have the same placement and configuration of the original sign and sign structure;

(d) the replacement sign is the same type of sign as the original sign and does not incorporate any new or different technological elements; and

(e) the owner of the lot has registered the sign and sign structure with the commissioner of buildings in compliance with section 13-96-085.

The replacement sign and sign structure shall comply with all other applicable requirements for non-conforming signs.

**SECTION 3.** This ordinance takes effect upon its passage and approval.

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Richard F. Mell  
Alderman, 33<sup>rd</sup> Ward