



# City of Chicago



02016-775

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 2/10/2016

**Sponsor(s):** Burke (14)

**Type:** Ordinance

**Title:** Amendment of Municipal Code Chapter 13-12 to allow use of polycarbonate clear boarding to secure vacant residential buildings

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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

**SECTION 1.** Chapter 13-12 of the Municipal Code of Chicago is hereby amended by adding the language underscored as follows:

**13-12-126 Vacant buildings – Mortgagee required to act – Enforcement authority.**

*(Omitted text is unaffected by this ordinance)*

(b) The mortgagee of any residential building that has become vacant and which is not registered pursuant to Section 13-12-125(a) of this Code shall, within the later of 30 days after the building becomes vacant and unregistered or 60 days after a default:

(1) secure the building's doors and windows so that all such building openings are closed and secured, using secure doors, windows without broken or cracked panes, commercial-quality metal security panels, filled with like-kind material as the surrounding wall, polycarbonate clear boarding, or boarded with plywood installed and secured in accordance with rules and regulations issued by the commissioner of buildings. At least one building entrance shall be accessible from the exterior and secured with a door that is locked to allow access only to authorized persons. If two or more exit doors exist, a minimum of two exit doors shall be available to exit from the interior of the building, with at least one exit door available per 150 linear feet of horizontal travel at ground-floor level;

**13-12-135 Minimum requirements for vacant buildings.**

For purposes of this section the terms “vacant” and “owner” shall be defined as provided in section 13-12-125. In addition to any other applicable code requirements each vacant building must be kept in compliance with the following requirements for as long as the building remains vacant:

*(Omitted text is unaffected by this ordinance)*

(d) *Building security standards* – The following standards apply to the securing of vacant buildings:

(1) all building openings shall be closed and secured, using secure doors, glazed windows, polycarbonate clear boarding or commercial-quality steel security panels, or filled with like-kind material as the surrounding wall, as applicable to prevent entry by unauthorized persons. Except as specifically authorized in this subsection (d), use of plywood is prohibited;

*(Omitted text is unaffected by this ordinance)*

(5) if a building has been vacant for six months or longer, or upon any renewal of the registration statement required in Section 13-12-125, the building owner must implement and provide proof satisfactory to the department of buildings that, in addition to complying with the

security standards set forth elsewhere in this subsection (d), said building either: (i) contains all of the security features set forth in subparagraph (A), or (ii) is unviolated, as described in subparagraph (B):

(A) every opening larger than one (1) square foot in area that is located less than eight feet above the ground or that is accessible from ground level or within eight feet in any direction of an exterior stairway, fire escape, or other means of access shall be closed and secured with a polycarbonate clear boarding or commercial-quality, 14-gauge, rust-proof steel security panel or door:

- (i) security panels and doors shall have an exterior finish that allows for easy graffiti removal; and
- (ii) security panels and doors shall be secured from the interior of the building to prevent unauthorized removal.

(B) For purposes of this paragraph (5), the term “unviolated” shall refer to a building: (i) that has a permanent door or window, as applicable, in each appropriate building opening; (ii) that has each such door or window secured to prevent unauthorized entry; and (iii) that has all of its door and window components, including without limitation, frames, jams, rails, stiles, muntins, mullions, panels, sashes, lights and panes, intact and unbroken. A building that does not meet the definition of “unviolated” shall be deemed “violated”.

*(Omitted text is unaffected by this ordinance)*

**SECTION 2.** This ordinance shall be in full force and effect upon its passage and publication.

  
Alderman Edward A. Burke, 14<sup>th</sup> Ward