

# ChicagoCodes Chronicle



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MUNICIPAL CODE  
OF CHICAGO

November 2005

Dear ChicagoCodes.com Subscribers:

As we approach year-end we are happy to report on many completed projects and inform you of the important plans we are working on for 2006. We now have the **2005 Chicago Zoning Ordinance**, **2006 Chicago Electrical Code** and the **2005 Energy Conservation Code** available. The **2006 Chicago Building Code** is due out in late December. This new Building Code now includes the "interpretations" of the Code used by City departments in the reviewing process.

We also are completing work on **new Cook County** information. We are publishing a print directory of all the town and village contacts and code information. This information will be combined online with the complete zoning ordinances for each municipality. Look for this in January 2006.

We have completed changes to Chicago Zoning maps and are now current through June 2005. We are planning a new mapping system for 2006. [Download Adobe Acrobat Reader 7.0 to view the maps](#)

Finally, we held a very successful Conference on Chicago Building Opportunities under the new Zoning Ordinance. Next year we are planning several educational programs.

As always we value your comments. Many of you have given us excellent feedback that has improved the quality of the publications to better reflect your needs. Contact us at [IndexPub@lbpc.com](mailto:IndexPub@lbpc.com).

Happy Holidays!

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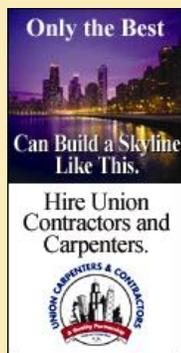
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- [Recent Changes](#)
- [News](#)
- [Seminars/Events](#)
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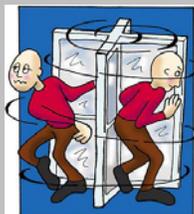
## KNOW THE CODE



*With a revolving door at City Hall  
do you know your Department Heads?*

Here they are:

**Buildings** – John Knight, November 2005  
**Planning** – Lori Healy, October 2005  
**DCAP** – Christopher Bushell, August 2005  
**Zoning** – Tom Smith, June 2004



[Read More](#)

## Recent Changes Highlights

Through October 6, 2005 Chicago City Council Journals

### **New Notice of Demolition**

See **New Section 12-124-015**

### **New Sign Requirements**

See **New Section 7-16-041** Abandoned  
Newborn Infant Protection Signs

### **New Automotive Lifts requirements**

See **New Sections 18-32** and **17-10-1010**, **17-10-1010-A**, **17-10-1010-B**, **17-10-1010-C**, **17-17-0214.5**

### **Amendments**

**13-124-081** Amends notification period  
before demolition occurs

**15-16-370** Defines sprinkler system  
requirements

**4-60-022** Amends restrictions on additional  
licenses

**11-4-1520** Extends moratorium for sanitary  
landfills or liquid waste handling facilities

**4-60-073** Increases number of Lakefront  
Venue liquor licenses

**4-64-110** Amends waiting period for tobacco  
dealer's or tobacco product sampler's  
licenses

**4-64-240** Amends waiting period for tobacco  
dealer's or tobacco product sampler's  
licenses

**15-8-320** New regulations regarding  
porch construction

**4-244-140** Amends defined corridors  
prohibiting retail sales

[Click Here to view the entire  
Recent Changes Bulletin.](#)

The March 9, 2005 Council Journal  
contained the complete **Zoning revisions**  
of the November 2004 amendments.

**Search Tip:** Search on "History" to find specific  
changes. Enter the date "mm-dd-yy" of a specific  
Council Journal or just the year "-yy" in the search  
field and change the scope of search field from "All  
Text" to "History."

[Click Here](#) to see a complete list of all the  
Zoning Ordinance changes **in the April 6,  
2005 recent changes bulletin.**

## Building Opportunities Under the New Zoning Ordinance

By [Sarah Corlett](#)

*Index Publishing Editor*

On October 12<sup>th</sup> **Index Publishing Corporation** welcomed over one hundred architects, developers, builders, appraisers, lawyers, brokers and financiers to the Chicago Athletic Club. The intention of this breakfast conference was to provide an understanding of the changes in the Chicago Zoning Ordinance and the opportunities and obstacles implied by such map and text amendments.

Tom Smith, Chicago's Zoning Administrator, served as the Keynote Speaker at the event. Attendees had an opportunity to ask Mr. Smith questions regarding the newly adopted and altered ordinance. A short presentation by Alan Lev, President of Bulgravia Group, Ltd., highlighted some of the more increasingly attractive places for development in Chicago. His suggestions regarded the market for mid-rise and high-rise projects and infill projects in particular.

Rich Wendy, Ray Graves and John Paulun also served on the seminar panel. Wendy, former City of Chicago Deputy Commissioner for Zoning and Central Development, spoke on the legal hurdles that may arise when working under the new Zoning Ordinance. Graves and Paulun represented the non-profit development company SomerCor 504. These gentlemen covered some of the programs available for

small businesses seeking financing for construction, purchase or improvements of fixed assets through long-term loans.

*Building Opportunities* provided professionals in Chicago with an opportunity to grasp the challenges and the advantages of developing under the revised Ordinance. In addition, this conference allowed individuals to network and explore possible relationships with one another as they tackle the continuously changing market in the City.

[See the full report on this event.](#)

### Electrical Code Seminar

On November 5, Index Publishing hosted another successful Electrical Review Seminar. Designed to assist those taking the City of Chicago's supervising electrician's exam, the November 5 event had a good turnout. Index Publishing plans to host another seminar before the City's next exam in Spring, 2006. We are also looking into having our seminars accredited for continuing education credit. Visit our [seminars and events page](#) for more information.

## Chicago Building Code – New Interpretations

The latest edition of the Chicago Building Code includes a new feature intended to clarify some of the City's regulations. Index Publishing has partnered with officials from the Department of Construction and Permits in an attempt to provide clients with the most updated explanation of the Code. The Department of Buildings, the Department of Construction and Permits and the Chicago Fire Department have rendered further explanations of sections of the Code and these can be found in the "Interpretation Appendix." In addition, "Interpretation Notes" are strategically placed within the Code to inform readers when a particular clarification of the Section is available in the Appendix.

The language within the Municipal Code can sometimes seem confusing. The City has attempted to eliminate some of this complexity with these interpretations. Index Publishing has further advanced this endeavor by making such information available to subscribers. For example, in light of increasingly stringent porch and deck safety guidelines, the Interpretation Appendix includes a modified version of the "Guide to Porch and Deck Design and Construction." The Appendix also incorporates a number of alterations to the Fire Code regarding occupancy limits, exit requirements and fire-rated construction materials.

[Check out the Interpretations here.](#)

## Need to know Cook County Codes?

Early 2006, Index Publishing will unveil its latest publication, *Illinois Codes: Cook County*, which will contain vast information about Cook County villages. From development control requirements to demographic outlines, village maps to County statistics, this book will have everything for developers, real estate agents and others working in Cook County. *Illinois Codes: Cook County* will also be available online with maps that are more user-friendly as well as full village and county zoning ordinances. For more information or to subscribe, call us at 312-644-7800, or visit [www.ChicagoCodes.com](http://www.ChicagoCodes.com).

## Chicago Zoning updating

The 2005 Chicago Zoning Ordinance is current through June 2005. With [ChicagoCodes.com](http://ChicagoCodes.com), you can stay up to date. Soon we plan to have our online maps as current as the ordinance itself, with changes being updated within one month of City Council passage. Also, remember when viewing our maps to compare the zoning district on the map against the [conversion table](#). For more information or to subscribe, call us at 312-644-7800, or visit [www.ChicagoCodes.com](http://www.ChicagoCodes.com).

## Fire Code status

We are still awaiting the passage of the new life safety ordinance. There was no movement on this at the Sept., Oct., or Nov. City Council meetings. Other sections of the Building Code currently under revision include the structural and architectural sections.

More news at [ChicagoCodes.com](http://ChicagoCodes.com).

## Church loses round in battle over suburb's building laws

By [PATRICIA MANSON](#)  
Law Bulletin staff writer

A United Methodist congregation has lost a round in a lawsuit claiming that its constitutional and statutory rights were violated when it was blocked from building a complex in north suburban Village of Long Grove.

In an opinion made available Friday, October 14, U.S. District Judge Charles R. Norgle Sr. granted summary judgment in favor of Long Grove in the suit brought by Vision Church, United Methodist.

Norgle rejected arguments that the village's refusal to allow Vision Church to construct a house of worship and other buildings on the scale proposed by the congregation ran counter to the First Amendment and the Religious Land Use and Institutionalized Persons Act.

Instead, Norgle concluded that the Long Grove Board of Trustees based its decision to deny Vision Church's special-use application on zoning regulations that were applied in an even-handed manner to all institutions. Those regulations are

included in the Public Assembly Ordinance, which is an amendment to the Village Zoning Code, according to Norgle.

Quoting the 7th U.S. Circuit Court of Appeals' ruling in *River Park Inc. v. City of Highland Park*, 23 F.3d 164 (1994), Norgle said federal courts "are not boards of zoning appeals."

"While Vision may have received an unfavorable decision from the village, the court will not review the board's ruling absent clear evidence of constitutional violations," Norgle wrote.

See [Zoning Law](#) for complete coverage.

### Update Your Acrobat Reader to 7.0

You may have experienced an "Out of memory" error when opening the Zoning maps in Acrobat Reader. Acrobat appears to have solved this problem with the latest version of the Reader 7.0.

[Click here to download the latest version.](#)



Send your comments and suggestions to [IndexPub@lbpc.com](mailto:IndexPub@lbpc.com).