

ChicagoCodes Chronicle



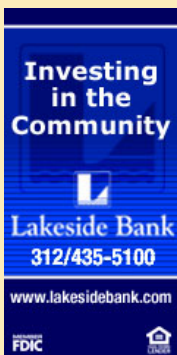
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- [Recent Changes](#)
- [News](#)
- [Seminars/Events](#)
- [About Us](#)
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KNOW THE CODE



Dear ChicagoCodes.com Subscribers:

December was an extremely busy month for the City of Chicago and for Index. We sent the 2005 Chicago Electrical Code and 2005 Chicago Building Code to the printer and launched our new website ChicagoCodes.com.

Among some of the big changes were changes to over 50 Zoning maps and the passage of the high-rise sprinkler ordinance.

High-Rise Sprinkler Ordinance

Though it took another loop fire to push its passage the City Council passed a new high-rise sprinkler ordinance. The remainder of the Fire Safety Code revisions are still pending.

By April 1, 2005:

A Life Safety Data Sheet is required from owners of any existing building 80 feet above grade or higher. See 13-196-203.

By September 1, 2005:

Owners of these buildings are required to submit a life safety compliance plan to the Bureau of Fire Prevention. See 12-196-205.

By January 1, 2012:

These same buildings must be equipped with voice communication systems. See 13-196-204 for details.

Phase in Process for Automatic Sprinklers:

Automatic sprinkler in these same buildings are required through a phased-in process: 1/3 gross square footage shall be equipped with sprinklers by **January 1, 2009**; 2/3 by **January 1, 2013**; and the entire gross footage by **January 1, 2017**.

See 13-196-205.

While there are exceptions to these requirements, those eligible for the exceptions are still required to have a licensed engineer or licensed architect to evaluate the building and propose life safety compliance plan. See 13-196-206.

The entire text of the sprinkler ordinance is available at ChicagoCodes.com.

Recent Changes Highlights

Through November 19, 2004 City Council Journals

Real Estate Developers License

Any person who acquires or improves land and sells that land or any portion thereof must have a real estate developer license.

Department of Contracts

New added Sections 2-92-650 to 2-92-780.

New Planned Manufacturing Districts

Western/Ogden PMD #7

Stockyards PMD #8

Northwest PMD #9

West Pullman PMD #10

New Tax Ordinance for Chicago

Restaurants

See new Sections 3-30-010 to 3-30-100.

Environmental Protection Control

See amended Section 11-4-170.

Building Inspections

See amended Sections 13-20-050, 13-20-140, 13-20-800.

License required for Frozen Dessert sales

See Sections 4-36-010 to 4-36-190.

Dangerous Building Postings and Building Closures

See amended Sections 13-8-100 and 13-8-120.

Zoning Applications Filed before November 1, 2004

Applications filed before November 1, 2004 may be reviewed under either the new Zoning Ordinance or the old. See Section 17-1-1401.

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

Zoning Case Law

Village of Elk Grove Village, which sought to prevent the City of Chicago from acquiring property in the village as part of the expansion of O'Hare Airport, did not have the authority to enact an ordinance to impose substantial "disconnection" fees on any property owner who sought to disconnect property from the village for the airport project. *City of Chicago v. Village of Elk Grove Village.*

[Click Here for more Zoning and Land Use Case Law.](#)