



MUNICIPAL CODE OF CHICAGO

Demolition Delay Ordinance Initially Passed January 16, 2003

Amended June 25, 2021

CHAPTER 14A-2 - DEFINITIONS

14A-2-201.2 Portions.

Wherever the terms *building*, *outdoor area*, *facility*, *premises*, or *structure* are used in the *Chicago Construction Codes Administrative Provisions*, those terms include any part of the *building*, *outdoor area*, *facility*, *premises*, or *structure* less than the whole unless the word “entire” appears before the term.

CHAPTER 14A-4 - PERMITS

14A-4-407.6 Demolition delay.

If a *building* or *structure* is color coded orange or red in the Chicago Historic Resources Survey published in 1996, a demolition *permit* may not be issued for a period not to exceed 90 days in order to enable the Department of Planning and Development to explore options to preserve the *building* or *structure*, including, but not limited to, possible designation of the *building* or *structure* as a *Chicago Landmark* in accordance with Article XVII of Chapter [2-120](#) of the *Municipal Code*.

Exceptions:

1. *Chicago Landmarks*, subject to Section [14A-4-407.7](#).
2. *Buildings* and *structures* preliminarily recommended for designation as *Chicago Landmarks* pursuant to Section [2-120-630](#) of the *Municipal Code*, subject to Section [14A-4-407.7](#).

14A-4-407.6.1 Time period.

The 90-day period begins on the date that a copy of the complete demolition *permit* application, along with one or more photographs accurately depicting the current condition of the *building* or *structure* identified in that application, is submitted by the applicant to the Historic Preservation Division of the Department of Planning and Development.

14A-4-407.6.2 Extension.

The 90-day period may be extended for any additional period by mutual written agreement between the applicant and the Department of Planning and Development.

14A-4-407.6.3 Waiver.

The *building official* is authorized to waive the 90-day period if the *building official* determines that demolition of the *building* or *structure* is necessary to remedy a condition imminently dangerous to life, health, or property or if the *building official* is notified, in writing, that the *fire code official* or Board of Health has determined that demolition of the *building* or *structure* is necessary to remedy a condition imminently dangerous to life, health, or property.

14A-4-407.7 Chicago Landmarks.

Nothing in Section [14A-4-407](#) alters the authority of or the process by which the Commission on Chicago Landmarks and the city council must approve the issuance of demolition *permits* where such approval is required by the *Municipal Code*.