

State Street / Wabash Avenue

17-12-1103-A | Boundaries

The State Street/Wabash Avenue Corridor consists of all parcels adjacent to State Street and Wabash Avenue between Wacker Drive on the north and Harrison Street on the south. The State Street/Wabash corridor extends west of State Street to the east right-of-way line of North and South Dearborn Street and extends east of Wabash Avenue to the west boundary line of the Michigan Avenue Corridor.

17-12-1003-B | Regulations and Standards

The following standards apply to signs within the State Street/Wabash Avenue Corridor special sign district. These sign regulations are supplemental standards that apply in addition to existing zoning regulations. All existing zoning regulations apply except those that conflict with regulations imposed for the State Street/Wabash Avenue Corridor special sign district. In case of conflict between the State Street/Wabash Avenue Corridor regulations and existing, underlying zoning district regulations, the State Street/Wabash Avenue Corridor regulations will govern.

Area

- On **State Street** the gross sign face area of all signs on a zoning lot may not exceed 4 square feet times the lot's street frontage. The gross sign face area of any single sign may not exceed 2 square feet times the lot's street frontage.
- On **Wabash Avenue** the gross sign face area of all signs on a zoning lot may not exceed 6 square feet times the lot's street frontage.
- On all other streets in the State Street/Wabash Avenue Corridor, the gross sign face area of all signs on a zoning lot may not exceed 4 square feet times the lot's street frontage.

Projections

- On **State Street**, all signs must be affixed on building walls parallel to the property line, and no sign may project more than 12 inches across the property line into the public way, except for theatres and hotels. Hotel signs and theatre signs may project across the property line into the public way up to 6 feet.
- On **Wabash Avenue**, signs may project up to 4 feet across the property line into the public way, so as to increase the visibility of businesses located under the CTA elevated tracks. Hotel signs and theatre signs may project across the property line into the public way up to 6 feet.
- On all other streets in the State Street/Wabash Avenue Corridor, signs may project up to 4 feet across the property line into the public way, except for hotel signs and theatre signs, which may project up to 6 feet into the public way.

Roof Signs

- Roof signs are prohibited.

Show Windows

- Show windows may be used for regularly changed displays. No paper or vinyl signs may be attached to show windows, and signs placed in windows must be set back at least 3 feet from the glass.

Banners

- Banners are permitted in the State Street/Wabash Avenue Corridor. No banner may project more than 4 feet from the building line.

Flashing and Changing-image Signs

- Except for theatre signs and marquees, no flashing or changing-image signs are permitted on the exterior of any building or structure in the State Street/Wabash Avenue Corridor.

Box and Cabinet Signs

- Any box or cabinet sign must have an opaque and non-illuminated face with illuminated lettering or logos only. Individual letter signs are encouraged.

Off-premise Signs

- Off-premise signs are prohibited in the State Street/Wabash Avenue Corridor special sign district.

Awning Signs

- Signs on awnings are permitted on the valance only, and must be affixed flat to the surface thereof, must be non-illuminated, and indicate only the name and/or address of the establishment. No sign may extend either vertically or horizontally beyond the limits of any awning. Awning lettering placed on the valance may not exceed 12 inches in height. All awnings must be metal, fabric or canvas. Retractable awnings are encouraged.

Nonconforming Signs

- Notwithstanding any other provision of this Zoning Ordinance, a nonconforming sign that has been in lawful existence for 50 years or more years may be reconditioned and/or replaced with a sign that substantially conforms to the size and placement of the pre-existing sign.

Freestanding Signs

- Notwithstanding any other provision of this Zoning Ordinance, including without limitation Section 17-12-1002-F herof, the Commissioner of the Department of Planning and Development is authorized to approve one or more Freestanding Signs for a zoning lot within the State Street/Wabash Avenue Corridor so long as: **(i)** the Zoning Administrator has determined that the Freestanding Sign otherwise complies with the provisions of 17-12-1003-B; **(ii)** the Freestanding Sign identifies a significant corporate headquarters employing in excess of 1,000 full-time persons or the offices of a government agency; and **(iii)** the Freestanding Sign does not project across the property line into the public way.

Michigan Avenue

17-12-1101-A | Boundaries

The Michigan Avenue Corridor special sign district consists of all parcels adjacent to Michigan Avenue, between Oak Street on the north and Roosevelt Road on the south.

17-12-1101-B | Regulations and Standards

The following standards apply to signs within the Michigan Avenue Corridor special sign district. The signs regulations are supplemental standards that apply in addition to existing zoning regulations. All existing zoning regulations apply except those that conflict with regulations imposed for the Michigan Avenue Corridor. In case of conflict between the Michigan Avenue Corridor regulations and existing, underlying zoning district regulations, the Michigan Avenue Corridor regulations will govern.

Maximum Area

- The gross sign face area of all signs on a zoning lot may not exceed 2 square feet times the lot's street frontage

Projections

- On Michigan Avenue, all signs must be affixed on building walls parallel to the property line, and no sign may project more than 12 inches across the property line into the public way. For those zoning lots that have street frontage on side streets perpendicular to Michigan Avenue or Rush street and St. Clair, however, signs may project no more than 36 inches across the property line into the public way, provided further that no projecting sign may be located within 50 feet of the Michigan Avenue right-of-way.
- When City Council has authorized a portion of a building wall (other than a canopy, awning, or other minor feature) to extend over the public right-of-way, signs may be affixed to such buildings walls and may project from said wall up to 12 inches on Michigan Avenue and up

to 36 inches on Rush Street, St. Clair, or streets perpendicular to Michigan Avenue. On zoning lots with street frontage on side streets perpendicular to Michigan Avenue, any signs projecting from a building wall may not be located within 50 feet of the Michigan Avenue right-of-way.

Roof Signs

- Roof signs are prohibited.

Painted Wall Signs

- The surface of any building, wall or fence may not be used for a painted wall sign.

Freestanding Signs

- Not more than one freestanding sign is permitted per street frontage.
- Freestanding signs may not exceed 15 feet in height.

Show Windows

- Show windows may be used for regularly changed display of merchandise sold in the building. Signs may not be applied to more than 15% of any single window. Window lettering that is less than 2 inches in height will not be counted, provided it is limited to information such as a building's address, hours of operation, product information, and logos.

Banners

- On Michigan Avenue no banner may be placed so that it projects across the property line into the public way. On those zoning lots that have street frontage on side streets that run perpendicular to Michigan Avenue, banners may be installed provided they do not project more than 36 inches and provided they are not placed within 50 feet of Michigan Avenue right-of-way. Banners may be placed on Rush Street and St. Clair street frontages but in no circumstance may any individual banner exceed 30 square feet in area.

Neon Signs

- Neon signs and other forms of direct lighting using tubes similar in appearance to neon are prohibited when visible from Michigan Avenue. Neon lighting may be used as a source of light when completely shielded and not visible from public streets, sidewalks or alleys.

Flashing and Changing-image Signs

- No flashing or changing-image signs are permitted on the exterior of any building or structure on the Michigan Avenue frontage.

Awning Signs

- Signs on awnings counts toward the maximum allowable sign area and must be affixed flat to the surface thereof, must be non-illuminated, and may indicate only the name and or address of the establishment. Further, no such sign may extend vertically or horizontally beyond limits of said awning. The maximum letter size (height and width) placed on any awning may not exceed 9 inches. All awnings must be retractable (fabric or canvas) and may project no more than 6 feet over the sidewalk.

Temporary Signs

- Temporary signs, such as grand opening signs, but specifically excluding signs advertising merchandise or special sales, may be permitted for a period not to exceed 6 weeks. In addition, temporary signs may be installed on construction barricades during a building's construction, for a period not to exceed 24 months. Signs placed on construction barricades may not be placed more than 20 feet above grade and may not exceed 8 feet in vertical dimension. Time extensions for temporary signs may be granted by the Zoning Administrator upon written request. Temporary signs do not count toward the maximum allowable sign area.