

CHAPTER 14

BUILDING CODE FOR THE REGULATION OF
CONSTRUCTION ALTERATION AND REMODELING OF BUILDINGS

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CHAPTER 14

BUILDING CODE FOR THE REGULATION OF
CONSTRUCTION, ALTERATION AND REMODELING OF BUILDINGS

ARTICLE 1

GENERAL REGULATIONS

14.1.01 PURPOSE:

To provide safe, sound and healthful building standards by establishing minimum controls and guidelines for regulating all construction, alteration and remodeling of buildings within the City of country club Hills.

14.1.02 CONFORMANCE WITH BUILDING CODE:

- A. Every building, or structure, or part thereof, constructed, erected, altered, enlarged, maintained, repaired or demolished in accordance with the provisions of this Chapter.
- B. Every building or structure constructed, erected, altered, or enlarged, shall be so designed and constructed as to be suitable to its environment from an architectural standpoint.
- C. Every owner or occupant of a building shall keep it in safe and sanitary condition.
- D. Rule Making Authority: The City Council shall have power, as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to implement the provisions of the Chapter, to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving any requirements specifically provided in this chapter or violating accepted engineering practice involving public safety.

14.1.03 **CHANGED CLASSIFICATION**

If buildings erected for or converted to the uses of any zoning classification mentioned in this Chapter are to be applied to the uses of any other zoning class for which a better system of construction is required by the Chapter, the construction and equipment of such buildings shall be made to conform to the requirements of this Chapter as specified for their intended use. It shall be unlawful to use any such building for a new or different purpose from that to which its structure and equipment adopt it under this Chapter, unless the provisions of this Chapter

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different purpose from that to which its structure and equipment adopt it under this Chapter, unless the provisions of this Chapter and the provisions of the Zoning Chapter for such new or different use shall first have been met.

14.1.04 EXISTING STRUCTURES:

No section shall be construed as requiring alterations in the construction or equipment of buildings or structures in existence at the time of the passage of this code, unless specific provision is made to the contrary, or unless the provision is expressly made retroactive, or unless such building shall not have sufficient or adequate means of egress or ingress or do not provide easily obtained life safety improvements, such as but not limited to GFCI/grounded electrical receptacles and smoke detectors.

14.1.05 DANGEROUS EXCAVATIONS:

- A. It shall be unlawful for the owner, or developer of any real property located within the City to maintain or permit the existence upon such property of any excavation, pit, hole, ditch (except a permitted drainage ditch) or other man-made depression in the earth, which endangers the public health, welfare and safety.
- B. It shall be unlawful for any owner or developer of any real property located within the City to maintain or permit the existence upon such property of any large mounds or piles of dirt, soil, sand or construction materials which alters the grade or terrain of the property from its original state. Said mounds may be permitted for periods not to exceed 180 days upon written application to and approval by the Building Commissioner.
- C. Upon making a determination that a violation of this section exists, the Building Commissioner shall notify the owner or developer of the property upon which such violation exists in writing. Upon receipt of such notice of violation, the property owner or developer, shall, within forty- eight (48) hours, eliminate any violation of this section existing upon his property.

14.1.06 ANTENNAS AND ANTENNA TOWERS:

- A. Antenna structures erected upon any roof in the City shall comply with the following conditions:
 - Roof antenna and satellite dish, including antenna elements, shall not be higher than 2.44 meters (8 ft.) above the highest point of the existing roof.
 - The antenna or dish shall be grounded either through direct copper ground or through a resistance coil in the circuit in compliance with the National Electrical Code.
- B. Antenna towers or satellite dish erected as a structure separate from the roof of any building shall require a permit and comply with the following conditions:
 - No tower or satellite dish, including antenna elements, shall exceed 5.18 meters (17 ft.) in height above grade.
 - No guy wires or other accessories shall cross or encroach upon any street or other public space, or over any electrical power lines or encroach upon any other privately owned property without written consent of the owner.
 - All towers or satellite dishes shall be constructed of approved corrosion-resistive noncombustible materials. The structure shall be securely braced and anchored to resist a wind of not less than 145 Kglm (30 lbs. ft') on the net area of both sides of latticed construction and on the projected area of the antennae plus the wind on ice-covered sections in localities where subject to freezing temperatures. Where subject to winds of unusual velocity, the loads shall be increased accordingly.
 - Due allowance shall be made for effect of shape of individual elements and

contour of the tower.

Antennae, satellite dishes and antenna towers shall be designed for the dead load plus ice load in regions where ice formation is likely to occur.

Adequate foundations and anchorage shall be provided to resist two times the calculated wind uplift. All towers or dishes shall be grounded to comply with the requirements of the City's Electrical Code and the approved rules with a copper conductor of not less than No. 8 U. S. Gauge or its equivalent; or shall be grounded through a resistance coil in the circuit.

14.1.07

GARAGES:

A.

General

Buildings used for the purpose of a private garage shall not contain living quarters.

B. Attached and Built In Garages:

Construction shall be the same as required for construction of the dwelling.

If a door opening occurs between the garage and the dwelling, a 15 cm (6") curb shall be provided at the door or the garage floor shall be 15 cm (6") lower than the adjoining floor.

Only heating units approved for use in private and public garages and installed, as per the manufacturers specifications, shall be used.

Wood frame walls, common to dwelling and garage, must be finished on garage side with gypsum fire resistive construction. Where rooms occur over a garage, the ceiling and all walls shall be fire resistive 5/8" x-rated gypsum construction.

Doorways leading from garages to living space must be equipped with fire rated doors of not less than 1-3/4" solid wood or equivalent.

Doors entering living areas from attached garages shall be equipped with single cylinder deadbolts.

C. One Story Detached Garages

Comply with construction requirements for one story dwellings with the following exceptions:

Bottom of concrete footings of frame garages, unless supported on slab, shall be not less than 45 cm (18") below natural grade.

Studs shall have a maximum spacing of 60 cm (24") o.c. Doubling of studs shall not be required on jambs of openings less than 105 cm (3' 5") wide.

Sheathing and building paper may be omitted.

Corner post shall be either two 5 cm x 10 cm (2" x 4") or 10 cm X 10 cm (4" x 4).

Top plate may be single, provided rafters occur over studs and plate at corners is lapped to provide tie.

Rafter ties at eaves not less than 5 cm x 10 cm (2" x 4") maximum spacing 185 cm (6") o.c.

Corner bracing is required, except where wood sheathing is used, and may be applied on the inside surface of studs.

Flooring shall be concrete, with a minimum floor thickness of 10 cm (4n).

14.1.08

SMOKE DETECTORS:

"Approved smoke detector" or "detector" means a smoke detector of the ionization or photoelectric type, which complies with all the requirements of the Rules and Regulations of the Illinois State Fire Marshall.

A. Every dwelling unit shall be equipped with at least one approved smoke detector in an operating condition within 15 feet of every room used for sleeping purposes.

The detector shall be installed on the ceiling and at least 6 inches from any wall, or on a wall located between 4 and 6 inches from the ceiling.

- B. Every single family residence shall have at least one approved smoke detector on every story of the dwelling unit, including basements but not including unoccupied attics. In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level, however, if there is an intervening door between the adjacent levels, a smoke detector shall be installed on each level.
- C. Every structure which (1) contains more than one dwelling unit, or (2) contains at least one dwelling unit and is a mixed-used structure, shall contain at least one approved smoke detector at the upper-most ceiling of each interior stairwell. The detector shall be installed on the ceiling, at least 6 inches from the wall, or on a wall located between 4 and 5 inches from the ceiling.
- D. It shall be the responsibility of the owner of a structure to supply and install all required detectors. The owner shall be responsible for making reasonable efforts to test and maintain detectors in common stairwells and hallways. It shall be the responsibility of a tenant to test and to provide general maintenance for the detectors within the tenant's dwelling unit or rooming unit and to notify the owner or the authorized agent of the owner, in writing, of any deficiencies which the tenant cannot correct. The owner shall be responsible for providing one tenant per dwelling unit with written information regarding detector testing and maintenance.

The tenant shall be responsible for replacement of any required batteries in the smoke detectors in the tenant's dwelling unit, except that the owner shall ensure that such batteries are in operating condition at the time the tenant takes possession of

the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the smoke detector which have been reported, in writing, to the owner or the authorized agent of the owner.

- E. The requirements of this Section shall apply to any dwelling unit in existence on 2/27/89, beginning on that date, except as provided in subsection (F), the smoke detectors required in such dwelling units must be both battery powered and wired into the structure's AC power line, and need to be interconnected.
- F. In the case of any dwelling unit that is newly constructed, reconstructed, or substantially remodeled after 2/27/89, the requirements of this Section shall apply beginning on the first day of occupancy of the dwelling unit after such construction, reconstruction or substantial remodeling. The smoke detectors required in such dwelling unit shall be permanently wired so that the actuation of one detector will actuate all the detectors in the dwelling unit. They shall also include a battery backup.
- G. Compliance with an applicable federal, state or local law or building code which requires the installation and maintenance of smoke detectors in a manner different from this Section, but providing a level of safety for occupants which is equal to or greater than that provided by this Section, shall be deemed to be in compliance with this Section, and the requirements of such more stringent law shall govern over the requirements of this Section.
- H. Willful failure to install or maintain in operating condition any smoke detector required by this Section shall be a Class B misdemeanor.
- I. Tampering with, removing, destroying, disconnecting or removing the batteries from any installed detector, except in the course of inspection, maintenance or replacement of the detector, shall be a Class A misdemeanor in the case of a first conviction, and a class 4 felony in the case of a second or subsequent conviction.

14.1.09 VACANT BUILDINGS - MAINTENANCE AND REPAIR:

- A. No person or entity, owning or in charge or control of any vacant building shall permit, therein any accumulation of flammable or combustible waste or rubbish materials.
- B. All vacant buildings shall be secured as follows:
 - (1) shall be securely locked, barricaded or otherwise secured.
 - (2) All windows shall be locked or otherwise secured as by the installation of security screens or grilles; however, no windows may be secured by covering them with boards or planks of wood or similar material unless an emergency condition exists.
- C. The provisions of this ordinance shall apply to all buildings which are now or hereafter become vacant including buildings which are presently secured in any manner not in compliance with this ordinance, with the exception of buildings damaged by fire, tornado or other such catastrophe. In the event of such damage, the owner shall be permitted to board the windows of such buildings for a period of eight weeks and shall, prior to the expiration of such time, make the required repair.

In the event the owner fails to complete the requisite repairs within six weeks as described

hereinabove, then upon seven (7) days' notice by regular and certified mail (i) to the owner at the owner's last known address, and (ii) to the current taxpayer of record, the City Building Department or its designee shall cause the property to be brought into compliance with this section. The costs incurred by the City, plus reasonable administrative charges, shall operate as a lien against said property. In addition, all sums so expended by the City shall be collected by the City Clerk as a condition precedent to the issuance of real estate transfer tax stamps or real estate transfer tax exemption stamps.

14.1.10 RE-ROOFING:

No more than one (1) overlay of asphalt shingles shall be applied over an existing asphalt shingled roof.

14.1.11 FIRE RESISTANCE:

All multi-family dwellings shall have two (2) hour fire rated separation walls and floor/ceiling assemblies between all dwelling units.

The provisions of this section shall apply to all multifamily structures containing three or more living units; or one or more living units in a structure containing any other type of use such as a business or industrial. The fire resistance rating of structural elements (including walls, floors, and roof) and tenant separation or party walls shall be a minimum of two hours and be constructed of masonry or concrete.

Exterior and loadbearing wall construction shall be of masonry. All floors shall be of the precast concrete type, or poured concrete type having at least a two hour fire resistance rating.

14.1.12 FIRE EXTINGUISHERS:

APPROVAL: Portable fire extinguishers shall bear the label of an approved agency, be of an approved type and be installed in a location visible and accessible to the occupants.

WHERE REQUIRED: A portable fire extinguisher shall be installed in the following manner, in accordance with NFPA 10.

1. In all buildings of Use Group(s) A-1, A-2, A-3, B, E, I-2, R-1, R-2 or H;
2. In all areas containing commercial kitchen exhaust systems;
3. In all areas where fuel is dispersed;
4. In all areas where a flammable or combustible liquid is used in the operation of spraying, coating or dipping;
5. In all buildings of Use Group 1-3 at staff locations access to portable extinguishers shall be permitted to be locked;
6. On each completed floor of a building under construction other than buildings of

Use R-3;

7. In all laboratories, shops or other rooms used for similar purposes; and
and
8. Where required by the Fire Prevention Code.

14.1.13: HEATING FACILITIES:

Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. (19 degrees C.) at a level of three feet (914 mm) above the floor and a distance of 3 feet (914 mm) from the exterior walls in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the BOCA Mechanical Code listed in Appendix A.

Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guest room on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 1st to May 1st to maintain a room temperature of not less than 65 degrees F. (18 degrees C.) in all habitable rooms, bathrooms and toilet rooms during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours. The temperature shall be measured at a point 3 feet (914 mm) above the floor and 3 feet (914 mm) from the exterior walls. When the outdoor temperature is below the outdoor design temperature required for the locality by the BOCA Mechanical Code listed in Appendix A, the

owner or operator shall not be re-aired to maintain the minimum room temperatures, providing the heating system is operating at full capacity, with supply valves and dampers in a full open position.

14.1.14: INSECT SCREENS:

During the period from April 15th to October 15th, ever;, door, window and other outside opening used or required for ventilation purposes serving any building containing habitable rooms, food preparation areas, food service areas, or any areas where products used in food for human consumption are processed, manufactured, packaged or stores, shall be supplied with approved, tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

14.1.15: SPOT SURVEY REQUIRED.

The Building Commissioner must receive a spot survey of the footing location and footing height (top of foundation) prior to forming. This spot survey must depict all lot lines, building lines, side yard lines and easements. It should indicate all improvements on said lot. It must be prepared with U.S.G.S. datum by a Registered Land Surveyor, currently, registered in the State of Illinois. If the survey is determined to be more than six inches in error, all work on the building shall be halted until said errors are rectified.

14.1.16: CARBON MONOXIDE DETECTORS:

A. **DEFINITIONS.** For purposes of this Section the following definitions shall apply:

1. "Approved carbon monoxide detector" means a carbon monoxide detector which complies with all applicable federal and state regulations, and shall bear the label of a nationally recognized standard testing laboratory, and which meets the standard of UL 2034 or its equivalent.
2. "Dwelling Unit" means a room or suite of rooms used for human habitation and includes single family residences as well as each living unit of a multiple family residence and each unit in a mixed-use building.

B. GENERAL REGULATIONS:

1. Every dwelling unit shall be equipped with approved carbon monoxide detectors, no later than May 1, 2005. Not less than one (1) approved detector shall be installed in each dwelling unit. The detector shall be installed within the immediate vicinity of all rooms used for sleeping purposes. Each dwelling unit employing space heating equipment that is located within the dwelling unit and that burns fossil fuel shall be equipped with at least one (1) carbon monoxide detector.
2. The owner of the structure shall supply and install required carbon monoxide detectors. The owner shall provide written information regarding monoxide testing and maintenance to at least one (1) adult tenant in each dwelling unit. The tenant shall test and provide general maintenance for carbon monoxide detectors located in the tenant's dwelling unit or rooming unit and shall notify the owner or the authorized agent of the owner, in writing, of any deficiencies which the tenant cannot correct.
3. The tenant shall be responsible for replacement of any required batteries and maintenance as required by the manufacturer in the carbon monoxide detectors in the tenant's dwelling unit, except that the owner shall ensure that such batteries are in operating condition and all maintenance requirements fulfilled at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide detector which have been reported, in writing, to the owner or the authorized agent of the owner.
4. The requirements of this Section shall apply to any newly constructed dwelling unit, reconstructed, or substantially remodeled dwelling unit as of the effective date of this Ordinance. Such requirements shall apply beginning on the first day of . occupancy of the dwelling unit after such construction, reconstruction or substantial remodeling. All new construction shall install a hard wired carbon monoxide detector with battery back-up.
5. The requirements of this Section shall apply to any existing dwelling unit upon change of ownership of the dwelling unit as of the effective date of this Ordinance. Such requirements shall apply at the time of the purchase of City transfer stamps.
6. The Department of Community Development shall issue rules and regulations not inconsistent with this Section, for the implementation and administration of the provisions of this Section.

C. VIOLATION AIYD PENALTY:

1. Tampering with, removing, destroying, disconnecting or removing the batteries from any installed carbon monoxide detector, except in the course of inspection,

maintenance or replacement of the batteries or detector, shall be a Class A misdemeanor in the case of a first conviction, and a Class 4 felony in the case of a second or subsequent conviction.

2. Wilful failure to install or maintain in operating condition any carbon monoxide detector required by this Section shall be a Class B misdemeanor.

ARTICLE 2

RULES AND DEFINITIONS

14.2.01 DEFINITIONS: The language set forth in the text of this ordinance shall be interpreted in accordance with the following rules of construction:

- a. The singular number includes the plural and plural, the singular.
- b. The present tense includes the past and future tenses and the future, the present.
- c. The word "shall" is mandatory while the word "may" is permissive.
- d. The masculine gender includes the feminine and' neuter.
- e. Whenever a word or term defined hereinafter appears in the text of this ordinance, its meaning shall be construed as set forth in the definition thereof; and, any word appearing in parenthesis, between a word and its definition herein, shall be construed in the same sense as that word. Words herein not defined shall be interpreted in accordance with definitions contained in Chapter 15, Zoning code, of the city municipal Code or Webster's Third New International Dictionary of the English Language, Unabridged; Second Edition; published by Merriam-Webster Inc., Springfield.
- f. All measure distances expressed in feet shall be to the nearest integral foot; if a fraction is one-half (1/2) foot; or more, the integral foot next above shall be taken.
- g. The following words and terms, wherever they occur in this ordinance, shall be construed as here defined:

ADDITIONS: An extension or increase in floor area or height of a building or structure.

ALTERATIONS: A change or rearrangement in the structural parts or in the means of egress, or an enlargement, whether by extending a side or by increasing the height; or moving from one location or position to another.

ANTENNA: A device through which electromagnetic waves are transmitted and intercepted.

APPROVED: Permitted by the Building Commissioner or other

authority having jurisdiction.

ASTRAGAL: A piece of metal or wood which covers the opening between a door and its frame, or the strike in the inactive leaf of double doors or dutch doors at the area of penetration of the bolt, to deter the insertion of tools.

BASEMENT: That portion of a building which is partly or completely below grade.

BOCA: Building Officials Code Administrators, International

BUILDING: Any structure used, or intended for, supporting or sheltering any use or occupancy.

BUILDING LINE: The line established by law, beyond which a building shall not extend, except as specified by law.

BUILDING SITE: The area occupied by a building or structure, including yards, courts and such areas that are prescribed for access to the street.

CABO: Council of American Builders, renovation, demolition or removal of any building or structure; and the excavation, filling, grading and regulation of lots in connection therewith.

DEADBOLT: A locking device which has no automatic spring action and engages and disengages a strike by the use of a key cylinder, thumb turn or combination thereof and is positively held fast when in the projected position.

DEMOLITION: The razing or destruction of a structure or artificial construction.

DRAINAGE: A system of drains which facilitate the gradual or continuous outflow of water or sewage.

DWELLING UNIT: A room or suite of rooms used for human habitation and includes a single family residence as well as each living unit of a multiple family residence and each unit in a mixed-used building.

EXCAVATION: To unearth by digging.

FIRE RESISTANCE: That property of materials or their assemblies which prevents or retards the passage of heat, hot gases

or flames under conditions of use.

GARAGE (ATTACHED) : An accessory structure, used for the housing of passenger motor vehicles, constructed as part of the principle building.

GARAGE (DETACHED): An accessory structure, used for the housing of passenger motor vehicles, constructed as a separate building and not part of the principle building

GFCI: Ground fault connector interrupter

HIGH WATER ELEVATION (HWL): The expected height of water in designated 100-year flood; also, called the Base Flood Elevation (BFE).

INSPECTION: Formal review of a building or building site, conducted by a City inspector, or duly authorized representative, to ensure compliance with the City Codes and standards

INSPECTOR: The Building Commissioner, or his duly authorized agents, charged with the administration and enforcement of the City Codes and standards.

MULTI-FAMILY: A building or portion thereof containing two or more dwelling units.

OWNER: Any person, agent, firm or corporation having a legal or equitable interest in the property.

PERMIT: An official document or certificate issued by the City or other authority having jurisdiction which authorizes performance of a specified activity.

POOLS. PERMANENT: Any pool used for swimming, wading or bathing that has a depth of more than twelve inches (12"), is stationary in design and not moved in the off-season. The pool must be serviced, electrically, with a pump, filter and skimmer and requires chlorination at regular intervals.

POOLS. PRIVATE: Any pool located on residential property which is intended for and maintained by an individual primarily for the sole use of his household and guests and not for the purpose of profit.

POOLS. PUBLIC: Any pool operated and maintained by a firm, corporation or other *organization*, whether public or private on either a profit or non-profit basis, or by a person or persons for a consideration.

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POOLS. TEMPORARY: Any pool containing water which is used for swimming, wading or bathing which is manufactured or designed to be assembled and disassembled or moved in its entirety or by sections on residential property. A temporary pool can be no more than twelve inches (12") in depth, have no filter system and is stored away during spring, autumn and winter.

REPAIR: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

SEWERS (SANITARY AND STORM): An underground artificial channel which carries drainage water and other waste matter

SINGLE-FAMILY: A building containing one dwelling unit

SMOKE DETECTOR: An approved, listed device for sensing visible or invisible particles of combustion.

STRUCTURE, EXISTING: That which is built or constructed.

STRUCTURE, ASSESSORY: A building, the use of which is incidental to that of the principle building, that is located on the same lot as the principle building.

SUBDIVISION: The division of any tract or parcel of land into two (2) or more lots or other divisions of land for the purpose, whether immediate or future, of ownership or for building development.

ZONING: The reservation of certain specified areas within the City, for building and structures or for use of land, for certain purposes with limitations such as height, lot coverage, location and other stipulations.

ARTICLE 3

OFFICE OF THE BUILDING COMMISSIONER

14.3.01 BUILDING COMMISSIONER:

The Building Commissioner shall be hired by the City Manager and shall have such duties as outlined in his job description.

14.3.02 ASSISTANTS:

The City Manager shall provide for the hiring of such assistants as are required to carry out, efficiently, the duties and powers assigned to the Building Commissioner and Building Department.

ARTICLE 4

CODES ADOPTED BY REFERENCE

14.4.01 RULES ADOPTED:

Certain documents, listed below, one copy of which is on file in the office of the Building Commissioner, be and are, hereby, adopted by reference and made part of this Chapter as is fully set out herein. It shall be unlawful to erect, construct, occupy or maintain any building or structure

without complying with the minimum standards and regulations.

The International Residential Code (2015).

International Building Code (2015).

The National Electrical Code (2014).

The International Energy Conservation Code (2015)

The Illinois State Plumbing Code, as that Code is changed from time to time.

The International Fire Prevention Code (2015) with the following amendment:

Section 903 is amended as follows:

903.2 Where Required. Approved automatic sprinkler systems are required in all new buildings and structures of the following use: group assembly, business, educational, factory and industrial, high hazard institutional, mercantile, residential, storage and utility; except detached garages and sheds and except that, in single-family residential structures, N.F.P.A. 13D requirements for automatic sprinklers are amended to provide that bathrooms of less than 80square feet and closets of less than 55 square feet are not required to have sprinklers.

903.2(a) Any addition to any existing building of fifty percent (50%) of more of the floor area of the original building requires installation of automatic sprinklers in both the new and existing structure, except for single-family homes where any addition of sixty percent (60%) or more of the floor area of the original building shall require installation of sprinklers in addition and any part of the existing building which shares a common wall or common floor/ceiling with the addition.

903.2(b) Retro-fit of any existing assembly occupancies of class A-2 of the lounge, nightclub, restaurants, taverns, bars and banquet halls that have an occupancy of 200 or more and live entertainment are required to install automatic sprinklers within two (2) years of the passage of this ordinance. A change in ownership does not relieve the responsibility of this requirement.

903.2(c)All manufactured homes (new or used), commonly known as mobile homes/trailers installed from the date of passage of this ordinance shall have automatic sprinklers installed.

ARCHITECTURAL STANDARDS CODE: Attached as Exhibit A

14.4.03 LANDSCAPE REQUIREMENTS

ARTICLE 1

GENERAL PROVISIONS

A. PURPOSE: The purpose of these landscape regulations are to provide orderly, safe, and healthful development of the area within the City of Country Club Hills and to promote the health, safety, and general welfare of the community. These regulations are intended to be a benefit to the owners and users of the property, as an asset to the neighborhoods and pride to the City.

B. OBJECTIVE: The objective of these regulations is to establish requirements for the installation and maintenance of landscape elements. The justification for such regulations is as follows:

5. To encourage the preservation of existing native trees and vegetation;
6. To protect and conserve the value of property;
7. To provide visual buffering and enhance the beautification of the City;
8. To assist in providing adequate light and air and in preventing overcrowding of land;
9. Reduce the impact of development on the community's storm drainage system;
10. To reduce the level of carbon dioxide and return pure oxygen to the air.

C. EXEMPTED DEVELOPMENT:
No property, subdivision or area of the City lawfully established on the effective date of this Ordinance shall be subject to the provisions of this Ordinance unless there is major modification to the landscape on the subject property, yard or subdivision. Major modification shall be considered any landscaping improvement exceeding \$5000 in value.

ARTICLE 2

DEFINITIONS

DEFINITIONS: The language set forth in the text of this ordinance shall be interpreted in accordance with the following rule of construction.

1. The word "shall" is mandatory while the word "may" is permissive.
2. The masculine gender includes the feminine and neuter.
3. All measure distances expressed in feet shall be to the nearest integral foot; if a fraction in one-half (1/2) foot; or more, the integral foot next above shall be taken.
4. The following words and terms, whenever they occur in this ordinance, shall be construed as here defined.

ADJACENT: An area where the property lines are contiguous, or are separated by a street, alley, easement, or right-of-way.

BERM: A mound of dirt used for screening of landscaping purposes which is planted with low-lying shrubs or ground cover so as to prevent erosion.

BUFFER: A visual screen constructed of wood, concrete block, or landscape material in such a manner that adjacent property will be screened from the use contemplated, so noise, solid waste, or other objectionable influences will be avoided.

CITY ARBORIST: The Director of Grounds Maintenance or his/her designee shall serve as the City Arborist. It shall be the responsibility of the Arborist to study, investigate, counsel and develop and/or update annually, and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs along streets and in other public areas.

DEVELOPED AREA: That portion of a plot or parcel upon which a building, structure, pavement or other improvements have been placed.

FOUNDATION PLANTS: Bushes and other woody plants, deciduous and/or evergreen, planted within five (5) feet of the foundation of a building.

FRONTAGE: Lineal distance measured along abutting street right-of-ways.

GROUND COVER: Low-growing plants planted in such a manner as to form a continuous cover over the ground.

GUY AND STAKE: A method of stabilizing newly planted trees with cords leading to stakes in the ground. Cords and stakes are normally removed after the roots establish themselves.

LANDSCAPE DEVELOPMENT: Trees, shrubs, ground cover, vines, grasses, or earthen berms installed in planting areas for the purpose of fulfilling the requirements of these regulations. (This shall not include rock or artificial plant materials).

PARKWAY: The area of the right-of-way between the edge of pavement or edge of curb and the outside edge of the right-of-way. Maintenance of the parkway is the responsibility of the adjacent property owner.

PAVED GROUND SURFACE AREA: Any paved surface area (excepting public right-of-way) used for the purpose of driving, parking, storing, or displaying of vehicles, boats, trailers and mobile homes, including new and used car lots and other open lot uses.

PLANTING AREA: Any area designed for landscape planting having a minimum of twenty-five square feet of actual plantable area.

RECONSTRUCTION: Rehabilitation or replacement of a structure or structures on property which either have been damaged, altered, or removed.

RIGHT-OF-WAY: A strip of land used for passage of motor vehicles, railroads or pedestrians or for the location of utility or communication lines. An access or public utility easement shall not be considered a right-of-way.

SHRUB: A woody plant that usually remains low (minimum two feet in height) and produces shoots or trunks from the base. It is not usually tree-like nor single stemmed.

STREET LINE: That line limiting the right-of-way of the street and being identical with the property line of persons owning property fronting on the streets.

TREE: Any self-supporting woody plant which usually produces one main trunk and which normally grows to a minimum of fifteen feet in height.

- Overstory/Canopy Tree – Overstory or canopy trees are deciduous trees with a mature height of over forty (40) feet.
- Understory/Ornamental Tree – Understory or ornamental trees are deciduous trees with a mature height of less than thirty (30) feet.
- Coniferous Tree – Coniferous trees are evergreen trees.

TREE CITY USA: A program sponsored by The National Arbor Day Foundation in cooperation with the USDA Forest Service and National Association of State Foresters. To achieve the national recognition of being named as a Tree City USA, a town must meet four standards: A Tree Board or Department, A City Tree Ordinance, An Annual Community Forestry Program and An Arbor day observance and Proclamation.

VINES: Any of a group of woody or herbaceous plants which may climb by twining, by means or aerial rootlets or by means of tendrils or which may simply sprawl over the ground of other plants.

ARTICLE 3

PLANTING SIZE AND MATERIAL

A. PLANTINGS:

It shall be unlawful to plant a tree or shrub within a public street or parkway without first having secured a permit therefore. Applications for such permits shall be made to the City Clerk and shall be referred to the Arborist before issuance. All tree and shrubs so planted shall be placed subject to the direction and approval of the Tree Superintendent.

All planting shall be governed by the following:

- a. It shall be unlawful to plant any trees or shrubs that would obstruct, become a general nuisance or in any way hamper views of traffic thereof.

- b. Poplar, Cottonwood, Russian Olive, Weeping Willow, Silver Maple, Box Elder, Fruit Trees and other trees not recommended for planting shall not be permitted in public rights-of-way, commercial or industrial areas unless approved by the Tree Superintendent.
- c. Recommended Tree List, Exhibit A.
- d. Trees shall be spaced evenly along all public streets at forty (40) foot intervals where permissible and no closer than thirty (30) feet.
- e. All trees shall be planted at least four (4) feet from the edge of the street or equidistant from sidewalk and street or curb.
- f. In newly developed areas where the developer is planting the trees, one hardwood tree shall be allowed per lot or alternate lots, whichever meets the separation requirements, with no more than twelve percent (12%) of any one genus planted in a subdivision. Conifers shall not be permitted in parkways.
- g. No planting or visual obstruction shall be permitted within the triangular area formed by a straight line drawn between points on the property lines at a distance of 30 feet in each direction from the intersection of any street or alley right-of-way.
- h. MINIMUM SIZE OF PLANTS AND OTHER MATERIALS:

All plantings shall meet these minimum standards:

- (1) Deciduous Trees – Two inch (2”) caliper, measured one (1’) foot above the ground. Trees shall be a species having a minimum mature drip line radius of 15-20 feet.
- (2) Ornamental and Flowering Trees – Two (2”) inch caliper, one (1’) foot above the ground.
- (3) Evergreen Trees –Five (5) feet in height.
- (4) Flowering and Evergreen Shrubs and Hedges – Five gallon size.
- (5) Vines and Ground Covers – One gallon size.
- (6) Redwood Barkchips or woodchip mulch – Two inches in size at least three inches in depth in areas protected from wind erosion.
- (7) Synthetic Lawns and Plants – Shall not be used in lieu of plant requirements in this section.
- (8) Ground Cover – Shall be a minimum of two years old when planted and be spaced so that a complete coverage can be obtained after one growing season.
- (10) Grass Area – Shall be planted with species indigenous to the area, disease resistant and one that will require low maintenance in cutting and watering. It should be an immediate cover and sod is recommended in areas in which it will grow.
- (11) The Arborist may approve alternatives to the above requirements.

B. PLANT AND MATERIAL REQUIREMENTS:

- (1) Plant materials shall be selected for type, size, and quality on the basis of suitability to

climate, setting, and compatibility with other development plantings, character and functions.

- (2) Plant materials should be free of disease and harmful insects. Plants selected which are prone to disease and insect problems or which may jeopardize the health of adjoining plantings will not be acceptable.
- (3) Proper drainage will be required for all major plantings to insure the establishment of a good root system and a healthy growth.

C. COMPLETION OF LANDSCAPE:

A final landscape plan shall be submitted to the Plan Commission who shall make recommendation to the City Council for approval or recommend changes. A date of completion of all planting and related work shall be included on the plan. Landscaping shall be installed and completed prior to the issuance of a Certificate of Occupancy, weather permitting. In periods of adverse weather conditions, a cash bond escrow will be accepted for the completion of necessary landscaping, said letter of credit to be equal to one and one-quarter times the cost of the landscaping. A cost estimate for landscaping not installed at the time shall be presented to the Building department for approval. Letters of credit will not be released until all planting and finish materials shown on the approved landscaped plan are installed and accepted.

E. ELIMINATION OF DEAD AND DISEASED TREES

All dead and diseased trees, including those located on private property, shall be removed within fifteen (15) days of notification to the property owner by the City Tree Superintendent. Such notification shall be by registered letter and a copy filed with the City Clerk. If the diseased tree(s) is not removed within the specified period, or at a mutually agreed upon time, the Arborist shall be authorized to enter upon the land and abate the nuisance. The reasonable cost of the abatement of the nuisance incurred by the City shall become a lien upon real estate affected.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not less than seventy-five (\$75.00) dollars nor more than five hundred (\$500.00) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense

No real estate transfer stamps shall be issued by the City Clerk until such time as the City Arborist certifies that any and all dead or diseased trees have been removed. If weather conditions or other unavoidable circumstances prevent the removal of such tree(s) by the closing of the sale, the Clerk shall issue transfer stamps only if the seller and/or buyer (i) post a cash bond with the City equal to 125% of the estimated cost of such tree removal and (ii) execute and agreement whereby the buyer agrees to perform such work by date certain (in which case the bond will be returned to the buyer), and authorizes the City of its contractors to enter upon the property for purposes of performing the work in the event the buyer fails or refuses to perform such work after a 30 day written notice from the City to do so.

ARTICLE 4

PROCEDURE

Except as otherwise provided below, the landscaping requirements of this chapter shall apply to all land, public and private, located in the City of Country Club Hills. Unless provided otherwise by this chapter, none of the uses authorized by this chapter shall be permitted until such landscaping requirements are installed.

Section 1. Procedures and General Requirements.

When site plan approval is required by this code on any land where the landscaping requirements of this chapter are applicable, the site plan shall contain in addition to the information already required, the information listed in Sections 2 through 4 below. When an application is made for a building permit, such application shall be accompanied by a landscape plan. The landscape plan or site plan shall contain the information listed in Sections 2 through 4 below, or any additional information as determined by the Department of Community Development, the Tree Superintendent, or City Council, to enable them to determine whether the permit should be issued or approved.

Section 2: Landscape Plan Required

A. Existing and proposed landscaping including landscaping and screening that is required by this code, the location, species, size in circumference one foot above grade, and height of new trees in planting areas to comply with this code; the location and dimensions of planting areas, street yards, parking areas and transitional protective yards; the number, spacing, size and species of planting material, an indication of the size of earth berms and fences; soil stabilization and plant protection.

B. All existing land uses adjoining or adjacent to the site and an indication of the density of development of adjoining tracts containing residential dwellings.

C. The number, location, species, height and size in circumference four and one-half feet (4½') above grade of existing trees between the building and public street right-of-way which are to be preserved for credit as per the specifications and table: Conditions and Credits for Preserving Existing Trees on Site; and diameter as specified in Table 1; and

D. The location and details of any barriers to be erected to protect any vegetation from damage during or after construction; and

E. At the time of a request for a Certificate of Compliance, the required landscaping is not in place and it can be determined by the City that because of the unavailability of plant material or that requiring completion of the landscaping at the time of such request would jeopardize the health of plant materials or weather conditions prohibit the completion of plants, the developer/owner shall make the following arrangements to secure a Certificate of Compliance.

1. The developer/owner shall produce a contract, binding for one year from the date of application for a Certificate of Compliance to be approved by the City, for the completion of the landscape work. Such contract shall specify that the work shall be completed before the end of said year.
2. The developer/owner shall also agree in writing that he, or his successors or assigns, shall provide the required planting within one year as specified above, as a condition for obtaining a Certificate of Occupancy for the principal use so long as the principal

use shall continue. The developer/owner shall also agree that the principal use shall be discontinued should the required planting not be provided as specified in paragraph 1. above. Violations of these provisions shall constitute an unauthorized illegal occupancy of the principal use.

- D. Landscaping in landscaped areas shall not obstruct the view of motorists using any street, private driveway, parking aisles or approach to any street intersection so as to constitute a traffic hazard of a condition dangerous to the public safety upon any such street, driveway, parking aisle, or street intersection, or violates the guidelines set forth by Article 3.A.1.g.
- E. Whenever any planting areas required by this chapter are adjacent to parking or vehicular circulation areas, the planting areas shall be protected from vehicular intrusion or damage from vehicular lubricants or fuels.
- F. All landscape planting areas shall be stabilized from soil erosion immediately upon planting and shall be maintained for the duration of the premise.

Section 3 New Homes/Groundcover

- A. The property owner, builder or developer of single family lots are required to plant parkway trees which are acceptable and approved by the Tree Superintendent. Trees shall be planted at a minimum thirty (30) feet, maximum forty (40) feet intervals in the public right-of-way.
- B. The property owner, builder or developer of single family lots are required to grade and sod the parkway and front yard to the rear building line, as well as seed the backyards.
- C. The property owner, builder or developer of single family lots is required to plant a minimum of five (5) foundation plants within a minimum of fifty (50) square feet of landscaped, unsodded space adjacent to the front facing of the house.

Section 4. Parkway Landscape Regulations.

- A. It is the intent of this subsection to establish a uniform planting area between the public street right-of-way and any use of land. This area will be reserved for the planting of trees and other live vegetation to provide a community of vegetation throughout the City, to reduce the amount of impervious surface and reduce storm water runoff. To filter air, provide shade, and otherwise improve the microclimate for all the citizens and to reserve a remnant of Country Club Hills' natural vegetation cover.
- B. Fences are not permitted in parkways. No more than fifteen percent of the required parkway, excluding sidewalks, areas with brick pavers, and driveways, shall be covered with an impervious surface which may be used without limitation for walkways, fountains or walls, but not parking or storage.
- C. The parkway shall contain natural trees, either existing or planted, of at least ten feet in height and two inches (2") above grade as follows:
 - 1. No parkway shall contain less than one natural tree, and
 - 2. Each parkway shall contain at least one natural tree within every forty (40) linear feet of

street yard or fraction thereof, as measured from the corner of the lot.

3. All required trees in the parkway must be a locally adapted species with an expected mature height of forty feet (40') or greater and an expected mature crown spread of at least thirty-five feet or greater unless subject to an overhead powerline in which case the mature height may be less.
 4. All residential development must be screened from trash dumpsters, trash pads, and service areas located in multi-family, commercial and/or industrial areas.
 5. Screening is required where residential dwelling units are proposed within 100 feet of right-of-way of an interstate. One evergreen is required for every 4 feet of land abutting the highway. Staggered rows are preferable.
- D. Any existing stand of vegetation which meets the applicable standards of subsection E and F will satisfy the planting requirements so long as it is protected in accordance with these provisions.
- E. Preservation of existing trees between the principal building and the right-of-way can be credited towards the tree planting requirements of this section according to the following ratio: The credit toward the required number of trees shall be a number equal to the value of one-ninth the sum in inches of the circumference(s) of each preserved tree(s) as measured at a height of four and one half feet above grade, level. To be included in the computation for credit for existing trees, a preserved tree must be at least nine inches in circumference.

No credit will be allowed for any tree proposed to be retained if there is any encroachment within the protected areas defined by a circle which is as its center the trunk of the tree and the minimum radius listed in subsection F below or if the tree is unhealthy or dead. The death of any preserved tree being used for credit requires the owner/developer to plant new trees equal to the number of credited trees; such plantings shall meet the requirements of this code.

In no case shall credits for preserved trees eliminate the requirement of C.1. of this Section; no parkway shall contain less than one natural tree.

For the purpose of this Section, an encroachment is defined as any change in the natural grade, construction of impervious surfaces, trenching or excavation, storage of equipment, materials or earth and the temporary or permanent parking or circulation of vehicles or equipment.

- F. Preservation of existing trees can be credited towards the tree planting requirements of this Section in accordance with the specifications and ratios described in the table, "Conditions and Credits for Preserving Existing Trees on Site".

Conditions and Credits for Preserving Existing Trees on Site.

These credits may be applied towards the required tree planting of the street yard.

Tree Size * (Diameter)	number of trees credited	Minimum drip- line radius (feet)
3"	1	8

6"	2	10
9"	3	15
14"	5	17.5
20"	7	20
24"	8	25
28"	10	30

*All trees shall be measured at four and one-half feet above grade.

ARTICLE 5

COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY REQUIREMENTS

Section 1. INTENT AND PURPOSE.

It is the intent of this section to modify and reduce the deleterious visual, environmental and aesthetic effects of existing and proposed parking lots, parking areas and vehicle storage areas.

The landscape requirements herein have been developed to: filter and reduce the glare of headlight and reflected sunlight from parked automobile onto the public street right-of-way and adjoining property; to visually modify the appearance of parking areas and vehicle storage areas, to encourage the construction of such necessary areas in a manner that more closely follows the existing natural contours of the land; to distribute planting areas around and within the parking area in such a manner that approximately twenty-five percent of all surface area receive the benefit of shade; to modify the rate of stormwater runoff and increase the capability of groundwater recharge in urbanizing area; to provide shade, filtering and air and other beneficial environmental effects to the microclimate of the parking area and its environs, to prevent the overcrowding of land and to break the visual blight created by large expanses of barren asphalt.

A combination of deciduous, coniferous and ornamental trees, shrubs, hedges, flowers, sod, ground cover and other natural materials shall cover all areas of the site, (including detention ponds) not used for structures, drives, sidewalks or parking on all commercial, industrial or multi-family property. This landscaping shall include: Parking Lot Landscaping, Street Trees, Foundation Planting and Open Space Landscaping.

A. Parking Lots Greater Than 5 Spaces

1. In any aisle in excess of 30 parking stalls, an interior landscaped island shall be provided.
2. Landscaped island shall be provided at each end of all rows of parking stalls in parking lots in excess of 40 parking stalls. All landscape islands shall be protected by a six inch (6") curb. Wherever appropriate, such landscape islands will conform to conservation design and allow for parking lot drainage into the landscape islands.
3. Landscaped medians shall be placed periodically to prevent vehicular movement across parking aisles.
4. One tree per 8,000 square foot of paved surface is required of which 75% must be deciduous, overstory trees.

5. The following requirements apply to all parking lot islands or medians:
 - (i) Each island shall contain at least one deciduous shade tree.
 - (ii) Each island shall not contain any shrub over 18 inches in height.
 - (iii) Islands and medians shall be a minimum of 6 feet in width.
 - (iv) The remainder shall be planted with approved groundcover in the appropriate density to achieve complete cover within two (2) years. Mulch may be substituted for other groundcover if it is applied to 100% of the landscaping area at a thickness of at least two (2) inches
 - (v) No stones, rocks, and/or pebbles, i.e. "River rock," measuring 1/4" or greater shall be used as ground cover or otherwise placed in islands or medians.

This limitation does not include the use of pavers made from brick, rock or other substantial material, approved by the City for landscape purposes in islands or medians.

- (1) Any remaining parking lot trees or shrubs not planted in medians or end-caps shall be placed along the perimeter of the parking surface.

- (2) Parking Structures shall have coniferous and deciduous shade trees and shrubs at ground level around the structure and on the top deck at the exterior parapet wall. The number of trees shall be one per 8,000 square feet of paved surface. Shrubs may be substituted for trees at the rate of 10 shrubs for each tree required. No more than 50% of the trees shall be replaced by shrubs.

- (3) Streetscape
 - (a) Minimum spacing for street trees shall be every 40 feet along the right-of-way adjacent to the parcel, as located by the Tree Superintendent.

 - (b) Street trees shall be selected from the approved list in Exhibit A. The appropriateness of allowing additional species of street trees will be determined on an individual basis by the Tree Superintendent.

 - (c) An opaque landscaping feature a minimum 30 inches in height is required between any parking lot or driveway and the adjacent street. Said feature shall be one of the following.
 - (i) Eight foot wide landscaped strip which must screen at least 70% of the length of the lot frontage with an opaque plant barrier 30 inches high.
 - (ii) Landscaped berms at least thirty (30") inches in height measured from the top of street curb adjacent to the berm at a slope no greater than 1 in 3. Berms may be terraced and/or undulate.
 - (iii) Any approved combination of the above.

- (4) Property Adjacent to Residential or Institutional Uses.
 - (a) All off-street parking, loading facilities and driveways shall be effectively screened from adjacent residential, public or institutional uses by a fence, wall, berm or densely planted landscape buffer. Said screen shall be opaque year round and a minimum 6 feet tall at time of planting. Plantings may be along a terraced and/or undulating berm with the total height requirement at six feet above established grade.
 - (b) Where dissimilar uses exist adjacent to one another, the required open space landscaping shall be concentrated on or near the common line.
 - (c) When choosing tree species to plant in a landscape buffer, it is important to choose the proper combination of forms in order to effectively screen a view. This fact will

be taken into consideration by the Arborist in the Site Plan review process.

- (5) Foundation Planting: A foundation planting area, a minimum 6 feet in width, including ornamental and/or coniferous trees, shrubs and flowers shall be provided between the building face and any public or private street.
- (6) Quantity and Mix of Open Space Landscaping: Open space landscaping will be required, in addition to foundation, parking lot and street tree landscaping. These plantings will be placed in the open space remaining after the other requirements have been met.
 - (a) One tree per 40 feet of lot perimeter is required.
 - (b) One shrub per 40 feet of lot perimeter is required.
 - (c) At least 30% of the required open space trees shall be coniferous and no more than 30% may be ornamental.
- (7) Visual Clearance: No fence, wall, dense landscaping, sign, vehicle, or other visual obstruction above a height of 30-inches from the established street grade shall be permitted within 15 feet of either side of an entrance or exit of off-street parking and loading facilities, measured at the property line. Nor may such obstruction be permitted within the triangular area formed by a straight line drawn between points on the property lines at a distance of 30 feet in each direction from the intersection of any street or alley right-of-way.
- (8) Utility Clearance: Access to utilities (manhole covers, fire hydrants, electrical transformer, etc.) must be maintained. An access radius of a minimum five (5) feet will be provided.
- (9) Permitted Tree Species: All trees required as a result of the stipulations within this ordinance shall be specifically approved by the Tree Superintendent. A variety of tree genera shall be used to avoid monoculture problems. In no case shall the following genera of trees be permitted as parking lot or street trees:

Soft Maples	(Acer Dasycarpum)
Poplar	(Populus)
Willow	(Salix)
Box Elder	(Acer Negundo)
Catalpa	(Allanthus)
Ash (Seed Bearing)	(Fraxinus)
Mountain Ash	(Sorbus)
Mulberry	(Morus Alba)
Crabapples	(Malus)
Black Locust	(Triacanthos)
Paul's Scarlet Hawthorn	(Crataegus)
Russian Olive	(Elaegnus)

- (10) Planting Sizes
 - (a) Deciduous – 2" trunk diameter, measured one foot above ground.

- (b) Ornamental – 2” trunk diameter, measured one foot above ground.
 - (c) Coniferous – 8” tall, with a minimum 5’ spread.
 - (d) Shrubs – 0.5 gallons.
 - (e) The Arborist may approve alternate size plants where appropriate.
- (11) Landscape Plan Requirements: The landscape Plan shall be separate from the Site Plan and include the following:
- (a) Location of site, scale north arrow, location of building(s), light fixtures, above ground utilities, parking and any existing features.
 - (b) The landscape drawing must clearly indicate the exact location and spacing of all plants such as trees, shrubs, ground covers, vines, flowers, sod. And other materials used in the design. Earth mounds or berms must be indicated as to location, width and height.
 - (c) The plant list must show the following:
 - (i) Quantity of plants for each species.
 - (ii) Botanical plant name.
 - (iii) Common plant name.
 - (iv) Climatic zones in which the plant can grow (per USDA Plant Hardiness Zone Map).
 - (v) Sizes or height of plants at time of planting.
 - (vi) Whether plants are to be container grown or will be balled and burlapped.
 - (vii) Spacing of shrubs used in hedges and ground covers must be indicated on the list or on the landscape drawing.
 - (viii) List of quantities and types of all other materials used; i.e., 300 sq. ft of hardwood bark, 2” in depth.
 - (ix) Tree form (i.e., rounded, pyramidal, etc.)
 - (x) Any other relevant information

Said Landscape Plan should also include any additional requirements imposed by this ordinance.

ARTICLE 6

Tree Protection

- A. Tree Preservation:
1. All existing tree with a trunk size of 4 inches diameter or greater, measured one foot (1’) above the ground, shall be maintained and integrated into the Landscape Plan.
 2. Where the Arborist indicates an existing tree 4 inches diameter or greater in diameter may be removed, it shall be replaced at a 2 to 1 ratio with 2½ inches tree of approved species.
- B. Tree Protection During Construction:
- During construction, the following provisions shall be met:
1. A protective barrier erected one foot beyond the drip line, but no larger than 12 feet in diameter, shall encircle the tree (s) on the property
 - (i) Four inches or greater in diameter measured one foot above grade; and
 - (ii) Any other tree which is to remain permanently on the site. Tree(s) to remain shall be identified by painting, flagging, etc.
 2. The barrier shall be constructed of upright posts and railings connected by ribbon, flags or other easily visible connecting material.

3. No excess soil or additional fill, building materials or debris shall be placed any closer to the tree than the protective barrier.
4. No tractor or heavy machinery shall be allowed to work within the barrier area.
5. No attachments or wires, other than protective guy wires, shall be attached to any of the trees which have a protective barrier.
6. Whoever violates any of the provisions of this Section shall be punished by a fine of \$1,000 for each violation and a separate and distinct violation shall be deemed to have occurred for each protected tree unlawfully removed, unlawfully damaged, and/or not replaced in violation of this Section and a separate and distinct violation shall be deemed to have occurred for each day that such violation exists.

ARTICLE 7

Tree and Shrub Installation

The trees and shrubs that are planted shall be the species and size specified on the approved plans unless substitutions have been approved by the Arborist prior to Planting. Undesirable substitutions that have been planted without prior approval by the Arborist shall be removed and replaced by acceptable species if required by the Tree Superintendent.

No parkway trees other than those listed as small trees in Exhibit A shall be planted under or within ten (10) feet of any overhead utility wires and/or any recorded utility easement of a greater width.

1. Material:

- a) Trees and shrubs shall be nursery grown unless otherwise approved and be species appropriate to this climatic zone and the immediate planting environment. These should be healthy and vigorous plants, free from defects, decay disfiguring roots, sun-scaled, injuries, abrasions of the bark, plant diseases, insect pest eggs, bores and all forms of objectionable infestations as determined by the Tree Superintendent. Plants shall be in accordance with the current tree care industry and the International Society of Arboriculture standards and conform in general to representative species.
- b) Balled and burlapped trees and shrubs shall be dug with firm, and natural balls of earth of adequate size as specified by the American Association of Nurserymen," American Standard for Nursery Stock, "with balls securely wrapped.
- c) Container grown stock shall have grown in a container long enough for the root system to have developed sufficiently to hold its soil together.
- d) All parkway trees shall be balled and burlapped with a minimum diameter ball of 32 inches, or as approved by the Tree Superintendent.

2. Delivery and Temporary Storage:

- a) Insofar as is practicable, trees and shrubs shall be planted on day of delivery. If this is not possible, the contractor shall protect unplanted trees by keeping them in shade, well protected with soil, mulch or other acceptable material and shall keep trees well watered.
- b) Trees and shrubs shall not remain unplanted for more than two weeks.

3. Planting:

- a) Sites must be cleared of all construction debris and contaminants prior to any planting.
- b) All trees and shrubs shall be planted in such a manner as to ensure their survival.

This shall include the planting of intact balls, planting at proper depth, properly backfilling and watering, and construction of a planting saucer.

- c) Any rope or wire binding the ball shall be cut prior to the conclusion of backfilling operations to prevent girdling of the tree trunk.
- d) Prior to installation, the roots of container grown stock shall be separate or split to ensure proper root development.

4. Guying and Staking: Wherever necessary trees shall be properly guyed or staked to keep them in a vertical position. Guys and stakes shall be periodically inspected and removed when no longer needed.

5. Wrapping: The trunks of all trees except for low branching conifers shall be properly wrapped with waterproofed tree wrapping paper. After planting, the wrap shall be removed.

6. Mulching:

- a) All trees and shrubs shall be properly mulched after planting, to a minimum depth of 3 inches, with any appropriate mulch such as pine bark, pine needles, wood chips, or shredded bark.
- b) Mulch shall cover the entire plant saucer.

7. Authorization to Plant: It shall be unlawful to plant any tree or shrub in any street right-of-way or other public space without first having secured permission from the Tree Superintendent.

ARTICLE 8

Landscape Maintenance

- 1. All trees shall be maintained in a healthy state (alive, disease and insect free) by the property owner.
- 2. All foliage, branches and sucker of trees shall be pruned to a height of eight (8) feet from street level or ground level, whichever is greater.
- 3. All diseases or dead trees shall be removed by the owner at his expense when tree is so designated by the Arborist or his duly authorized agents
- 4. If any of the above is not maintained as indicated, the Tree Superintendent, upon proper notification, shall remove, trim or spray or cause to be removed, trimmed or sprayed to correct said infringements of the above, at the owner's expense.
- 5. It shall be unlawful to remove or cut down any tree or shrub in any such public place without having secured a permit. Applications for such permits shall be made to the City Clerk and approved by the Arborist before issuance.
- 6. Injury: It shall be unlawful to injure any tree or shrub planted or growing in any such public place.
- 7. Advertisements or Notices: It shall be unlawful to attach any sign, advertisement or notice to any trees or shrub in any public place.

8. Utilities
 - a) It shall be unlawful to attach any wire or rope to any tree or shrub in any public street, parkway or other public place without the permission of the Tree Superintendent.
 - b) Any person or company which maintains poles and wire in the streets, or in other public places, shall in the absence of provisions in the franchise concerning the subject, keep such wires and poles free from and away from any trees and shrubs in such places so far as may be possible and shall keep all such trees and shrubs near such wires and poles properly trimmed, subject to the supervision of the Tree superintendent, so that no injury shall be done either to the poles or wires or to the shrubs and trees by their contact.
9. Tree Topping: It shall be unlawful as a normal practice for any person, firm or City Department to top any Parkway Tree, Park Tree or any other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where pruning practices are impractical may be exempt from this ordinance to determination of the City Tree Superintendent.
10. Removal of Stumps: All stumps of Parkway Trees and Park Trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.
11. Excavations: In making excavations in streets or other public places proper care shall be taken to avoid injury to the roots of any tree or shrub, whenever possible.
12. Interference with Tree Superintendent: It shall be unlawful for any person to prevent, delay or interfere with the city Tree Superintendent, or any of his agents, while engaging in and about planting, cultivating, mulching, pruning, spraying or removing any Parkway Tree, Park Trees or trees on private grounds, as authorized in this ordinance.
13. Arborists License and Bond: It shall be unlawful for any person or firm to engage in the business or occupation of pruning, treating or removing Street or Park Trees within the City without first applying for and obtaining a license; provided however that no license shall be required of any public service company or City employee doing such work in the pursuit of their assigned work. The applicant shall first file evidence of possession of liability insurance for bodily injury and property damage indemnifying the City or any person injured or damaged resulting from the pursuit of such endeavors as herein described. The applicant shall also provide proof of certification from the International Society of Arborists.
14. Whoever violates any of the provision of this Article or who shall interfere with the execution or enforcement of the same shall be fined not less than \$75.00 nor more than \$500.00 for each such tree or shrub removed without the permit required in this Article.

ARTICLE 9

Landscaping Guidelines: Detention Ponds

The City has a stormwater drainage and detention ordinance to diminish threats to public health, safety and welfare caused by runoff of excessive stormwater from new development and redevelopment. Wet-bottom and dry-bottom detention basins are two ways to fulfill the requirements of the ordinance. To promote environmental and ecological benefits of these basins, the City has established these landscaping guidelines. These guidelines are divided into two categories: wet-bottom ponds and dry-bottom basins.

WET-BOTTOM PONDS

These guidelines are to be used for ponds that can support a fishery. As a general rule, ponds that support fisheries must be at least 1 acre in size and at least 25 percent of the pond 10-to-12 feet. These ponds must also have stormwater best management practices upstream of the pond to reduce and minimize siltation, high nutrient loads, and other water quality concerns.

Wet-bottom basins that are specifically designed for wetland mitigation or wetland conservation are not covered in these guidelines. The design for wetland mitigation projects should follow the U.S. Army Corps of Engineers wetland mitigation guidance documents.

The pond shall be designed with respect to its position in the overall landscape. The following are guidelines that can be used, but site-specific conditions, goals and criteria shall be developed during the design. The pond design shall be reviewed by the City in conjunction with the overall site planning.

POND SHAPE

The ordinance describes engineering attributes that need to be incorporated into a wet-bottom pond design. For landscaping, there are two important engineering attributes: pond slope and topsoil thickness. The ordinance requires the pond slope to be 5 Horizontal: 1 Vertical (5H:1V) or flatter at the normal pool elevation and no steeper than 3H:1V for other slopes of the pond. The ordinance also requires a level safety ledge at least 6 feet in width at 2.5-to-3.0 feet below the normal water depth. The City recommends a minimum of 12 inches of topsoil for areas of the pond that will be vegetated. A typical pond cross-section is shown on Exhibit C.

VEGETATION

The City recommends the use of native plants in and around the pond. Only plants native to northeastern Illinois may be used. Genetically modified plants are not allowed. A list of suitable native plants is presented on Exhibit B. A similar list and quality reference that can be used for Country Club Hills projects is provided in *Native Plant Guide for Streams and Stormwater Facilities in Northeastern Illinois* by the USDA Natural Resources Conservation Service. The developer may submit additional native plants to the City for approval.

These guidelines describe four vegetation zones that may be applicable to the pond design: submergent vegetation zone; emergent vegetation zone; saturated soil zone; and upland slope buffer. A generic schematic of these plant zones is also shown on Exhibit C.

Submergent Vegetation Zone

This aquatic plant community is generally submersed below the water surface or has floating leaves. This plant community provides important habitat for fish and wildlife, but too much cover of this plant community can choke a pond and decrease fish habitat. The City recommends random plantings of submergent plants. Between 10 and 30 percent of the safety ledge can be planted with submergent plants. Areas of gravel on the safety ledge will help the fish to spawn. A list of desirable aquatic plants is presented in Exhibit B.

Emergent Vegetation Zone

Emergent vegetation grows in periodic or permanently flooded areas and the plant's leaves and stems extend above the water's surface. For purposes of this guideline, emergent vegetation is found in the zone from the normal water's edge to a water depth of 6 inches. Survival rate is best when installing live plant parts rather than seeds, therefore, the City recommends the planting of live plant parts for this zone. Similar plants are recommended to be planted near each other in small clusters, spacing of 1-to1.5 feet on-center. A minimum of 4,500 plugs per acre is recommended. Also, a goose grid to keep foraging geese from destroying these plants is recommended for the emergent vegetation zone. When choosing the plant list, consider the plant's tolerance of siltation, salinity, and nutrient load and light preference expected to be found at the site. The *Native Plant Guide for Streams and Stormwater Facilities in Northeastern Illinois* provides a good description of the plant's preferences. A list of potential emergent plants is presented in Exhibit B.

Saturated Soil Vegetation Zone

Plants that can grow under saturated soil conditions are included in this zone. This zone, along with the emergent vegetation zone, is important to stabilizing the shoreline, a common soil erosion problem area. For purposes of this guideline, saturated soil vegetation zone extends from the normal water's edge to approximately two feet above the normal water level or the 2-year flood water level, whichever is greater. This zone can be seeded, but additional random planting of live plants is recommended. A minimum of 10 pounds of pure live seed per acre shall be seeded. The seed mix shall contain a variety of grasses, sedges, rushes and forbs. A minimum of five grasses, sedges, and rushes and eight forbs are recommended. A nurse crop of annual plants shall also be used to help stabilize the soils and provide conditions suitable for the germination and growth of perennial plants. A list of potential plants that can survive in saturated soil conditions is presented in Exhibit B.

Upland Slope Buffer

Plants that can grow in the upland slope buffer zone occur on well-drained slopes or soils and are rarely inundated by water. Any inundation is also short-lived. This zone is on the upland side of the saturated soil vegetation zone. This zone can be seeded, and a minimum of 10 pounds of pure live seed per acre is recommended. The seed mix shall contain a variety of grasses and forbs. A minimum of four grasses and 10 forbs are recommended. A nurse crop of annual plants shall also be used to help stabilize the soils and provide conditions suitable for the germination and growth of perennial plants. A list of potential plants is presented in Exhibit B.

FISH STRUCTURE

In addition to pond shape and vegetation, additional habitat features are recommended to increase fish habitat. To help with fish spawning, random placement of pea gravel on the safety bench is recommended. Each pea gravel spawning area should be approximately 25 square feet in size and 3 inches thick.

Random placement of rock piles and/or bundles of wood branches should be placed at pond depths of 8-to-12 feet. The Illinois Department of Natural Resources has guidelines for assembling these types of fish structures.

Finally, fishing access along the shoreline is recommended. The access area should have a hard bottom, such as ledger stone/flagstone and access areas should be placed at a minimum of once every 250 feet of shoreline. There should be paths to the access areas, and can consist of crushed rock or similar.

DRY-BOTTOM BASINS

There are two basic land uses for dry-bottom basins: active management for multipurpose activities or passive use for aesthetics and wildlife. A dry-bottom basin that will accommodate athletic fields and playgrounds must have an underdrain system per the City code to keep the fields dry. This area is suitable for turf grasses that can be mowed regularly. A mixture of at least 3 turf grasses is required. Common turf grasses include Kentucky bluegrass, perennial ryegrass, creeping red fescue, tall fescue, redtop, and timothy. The first four species are best for higher traffic areas. Traffic-tolerant cultivars are recommended.

For dry-bottom basins intended to be used for aesthetics and wildlife, then native plants should be used. Deep-rooted plants are recommended to encourage infiltration of the water into the ground. A mixture of wet mesic and mesic plants should be used within the dry-bottom basin. A list of potential plants can be found in Table A. This zone can be seeded, and a minimum of 10 pounds of pure live seed per acre is recommended. The seed mix shall contain a variety of grasses, sedges, rushes and forbs. A minimum of five grasses, sedges, and rushes and ten forbs are recommended. A nurse crop of annual plants shall also be used to help stabilize the soils and provide conditions suitable for the germination and growth of perennial plants.

EXHIBIT A

Recommended Trees for Country Club Hills*

Overstory/Canopy Trees (deciduous)

<i>Acer x freemanii</i> 'Jefferseid'	Autumn Blaze Freeman Maple
<i>Acer x freemanii</i> 'Marmo'	Marmo Freeman Maple
<i>Acer miyabei</i> "Morton"	Morton State Street Miyabei Maple
<i>Acer Fubrum</i>	Red Maple
<i>Betula nigra</i>	River Birch
<i>Celtis occidentalis</i>	Hackberry
<i>Corylus cournu</i>	Turkish Hazelnut
<i>Fagus sylvatica</i>	European Birch
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo – male only
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honey Locust (thornless)
<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree
<i>Platanus x acerifolia</i>	London Plaintree
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus muhlenbergii</i>	Chinkapin Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Taxodium distichum</i>	Bald Cypress
<i>Tilia cordata</i>	Little Leaf Linden
<i>Tilia americana</i>	American Linden
<i>Ulmus</i> 'Morton'	Accolade Elm
<i>Zelkova serrata</i>	Japanese Zelkova

Medium Sized Trees (deciduous)

<i>Aesculus glabra</i>	Ohio Buckeye
<i>Cercidiphyllum japonicum</i>	Katsuratree
<i>Magnolia acuminata</i>	Cucumbertree Magnolia
<i>Ostrya berginiana</i>	Ironwood
<i>Prunus maackii</i>	Amur Chokecherry

Understory/Ornamental Trees (deciduous)

<i>Amilanchier laevis</i>	Allegheny Serviceberry
<i>Cercis Canadensis</i>	Eastern Redbud

<i>Cornus alternifolia</i>	Pagoda Dogwood
<i>Crataegus mollis</i>	Downy Hawthorn
<i>Crataegus viridis</i>	Winter King Hawthorn
<i>Magnolia x soulangiana</i>	Saucer Magnolia
<i>Magnolia stellata</i>	Star Magnolia
<i>Malus x species</i>	Crabapple
<i>Syringa pekinensis</i> 'Morton'	China Snow Peking Tree Lilac
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac

Large Evergreen Trees (conifer)

<i>Abies concolor</i>	White Fir
<i>Picea abies</i>	Norway Spruce
<i>Picea glauca</i>	White Spruce
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus strobus</i>	Eastern White Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Thuja occidentalis</i>	Eastern Arborvitae
<i>Thuja plicata</i>	Giant Arborvitae
<i>Tsuga canadensis</i>	Canada Hemlock

Midsized Evergreen Shrubs (conifer)

<i>Chamaecyparis</i>	Threadleaf False cypress
<i>Juniperus chinensis</i>	Chinese Juniper
<i>Picea glauca</i>	White Spruce
<i>Taxus cuspidata</i>	Spreading Yew
<i>Taxus x media</i>	Hicks Yew
<i>Thuja occidentalis</i>	Eastern Arborvitae

Low Growing Evergreen Shrubs (conifer)

<i>Buxus</i>	Boxwood Species
<i>Juniperus chinensis</i>	Chinese Juniper

Juniperus sabina

Savin Juniper

Picea abies 'Nidiformis'

Bird's Nest Spruce

Pinus mugo

Mugo Pine

Taxus cuspidate

Japanese Yew

Taxus x media

Anglojap Yew

Thuja occidentalis

Eastern Arborvitae

Large Deciduous Shrubs

Aesculus paviplora

Bottlebrush Buckeye

Amelanchier canadensis

Shadow Serviceberry

Chionanthus virginicus

Fringetree

Cornus racemosa

Gray Dogwood

Cornus stolonefera

Red Osier Dogwood

Conatinus coggyria

Smokebrush

Hamamelis virginiana

Common Witchazel

Heptacokium miconiodes

Seven-Son Flower

Hydrangea paniculata

Panicle Hydrangea

Prunus triloba

Double Flowering Cherry

Rhus copllina

Shining Sumac

Rhus glabra

Smooth Sumac

Rus Staghorn

Staghorn Sumac

Medium Sized Deciduous Shrubs

Aronia arbutiflora

Red Chokeberry

Clethra alnifolia

Summersweet

Coryllus Americana

American Filbert

Cotoneaster acutifloia

Peking Cotoneaster

Ilex verticillata

Winterberry Holly

Murica pensylvanica

Bayberry

Physocarpus opulifolius

Eastern Ninebark

Syringa meyeri	Meyer Lilac
Syringa paatula	Manchurian Lilac
Viburnum carlesii	Korean Spice Viburnum
Viburnum x juddii	Judd Viburnum
Weigela florida	Common Weigela

Low Growing Deciduous Shrubs

Aralia racemosa	American Spikenard
Aronia arbutifolia	Red Chokeberry
Aronia melanocarpa	Black Chokeberry
Caryopteris x clandonensis	Bluebeard
Ceanothus americanus	New Jersey Tea
Cotoneaster apiculatus	Cranberry Cotoneaster
Cotoneaster 'Hessei'	Hesse Cotoneaster
Deutzia gracilis	Slender Deutzia
Diervilla onicera	Dwarf Honeysuckle
Euonumus astropurppureus	Burning Bush
Fothergilla gerdenii	Dwarf Fothergilla
Hydrangea arborescens	Smooth Hydrangea
Itea virginiana	Virginia Sweetspire
Kerria japonica	Japanese Kerria
Potentilla fruticosa	Cinquefoil
Rhododendron	Rhododendron species
Rhus aromatica	Fragrant Sumac
Rhus copallina	Shining Sumac
Tosa glauca	Red-Leaved Rose

* other plants may be approved by the Tree Superintendent

Exhibit B Native Plant List (1)

Plant Type	Genus and species	Common Name	Moisture Regime	Blooming Period
Forb	<i>Acorus calamus</i>	Sweet flag	W	May -
Forb	<i>Actaea rubra</i>	Red baneberry	M	May -
Forb	<i>Agastache scropholoariaefolia</i>	Lavender hyssop	D, DM, M	July - Se
Forb	<i>Alisma subcordatum</i>	Common Water Plantain	WM, W	July - Se
Forb	<i>Allium canadense</i>	Wild garlic	M	May -
Forb	<i>Allium cernuum</i> R	Nodding wild onion	M	Sum
Grass	<i>Andropogon gerardii</i>	Big bluestem	D, DM, M, WM	Sum
Forb	<i>Anemone canadensis</i>	Canada anemone	M, WM	May -
Forb	<i>Anemone cylindrica</i>	Thimbleweed	D, DM, M	Late spring -
Forb	<i>Anemone patens</i>	Pasque flower	D, DM	Early - m
Forb	<i>Aquilegia canadensis</i>	Columbine	D, DM, M	May -
Forb	<i>Arenaria stricta</i>	Stiff sandwort	D, DM	June
Forb	<i>Arisaema triphyllum</i>	Jack in the pulpit	M, WM	April -
Forb	<i>Asarum canadense</i>	Wild ginger	D, DM, M	May -
Forb	<i>Asclepias incarnata</i>	Marsh milkweed	W	Sum
Forb	<i>Asclepias verticillata</i>	Whorled milkweed	D, DM, M	Late spring
Forb	<i>Asclepias viridiflora</i>	Green milkweed	D, DM	Late spring -
Forb	<i>Aster azureus</i>	Sky-blue aster	D, DM, M	Late Sum
Forb	<i>Aster divaricatus</i>	White woodland aster	DM, M	August - S
Forb	<i>Aster ericoides</i>	Heath aster	D, DM, M	August -
Forb	<i>Aster laevis</i>	Smooth aster	DM, M	August -
Forb	<i>Aster lateriflorous</i>	Side-flowering aster	M	August -
Forb	<i>Aster ptarmicoides</i>	White aster	D	August - S
Forb	<i>Aster saggitifolius</i>	Arrow-leaved aster	DM, M	August - S
Forb	<i>Aster sericeus</i>	Silky aster	D, DM	Late Sum
Forb	<i>Aster shortii</i>	Short's aster	D, DM	September
Forb	<i>Aster simplex</i>	Marsh aster	WM, W	August -
Forb	<i>Aster umbellatus</i>	Flat-topped aster	WM, W	September
Legume	<i>Astragalus canadensis</i>	Canada milk vetch	M	Sum
Legume	<i>Baptisia bracteata</i>	Cream wild indigo	M	Mid to La
Forb	<i>Blephilia ciliata</i>	Downy Wood Mint	D, DM, M	Ju
Forb	<i>Blephilia hirsuta</i>	Hairy Wood Mint	M	Ju
Forb	<i>Boltonia latisquama</i>	False aster	WM	August - S
Grass	<i>Bouteloua curtipendula</i>	Side-oats grama	D, DM	Sum
Grass	<i>Bouteloua hirsuta</i>	Hairy grama	D, DM	Midsum
Grass	<i>Bromus latiglumis</i>	Tall Brome	M, WM	July - A
Grass	<i>Bromus pubescens</i>	Woodland brome	DM, M	June
Forb	<i>Caltha palustris</i>	Marsh marigold	W	March
Forb	<i>Campanula rotundifolia</i>	Harebell	D, DM	Late spring
Sedge	<i>Carex bebbi</i>	Bebb's oval sedge	WM, W	Ma
Sedge	<i>Carex comosa</i>	Bottlebrush sedge	WM,W	May -
Sedge	<i>Carex emoryi</i>	Riverbank tussock sedge	WM, W	Ma
Sedge	<i>Carex hystericina</i>	Porcupine sedge	WM, W	May -
Sedge	<i>Carex lacustris</i>	Lake sedge	WM, W	Ma
Sedge	<i>Carex stipata</i>	Awl-fruited sedge	WM, W	Ma

Sedge	<i>Carex stricta</i>	Tussock sedge	WM, W	May -
Sedge	<i>Carex vulpinoidea</i>	Fox sedge	WM, W	May -
Forb	<i>Cassia fasciculata</i>	Partridge pea	D, DM	July - A
Forb	<i>Cassia hebecarpa</i>	Wild senna	M, WM, W	July - A
Shrub	<i>Ceanothus americanus</i>	New Jersey tea	DM, M	Late spr
Shrub	<i>Cephalanthus occidentalis</i>	Buttonbush	W	Sum
Submergent	<i>Ceratophyllum demersum</i>	Coontail	W	
Grass	<i>Cinna arundinacea</i>	Common wood reed	M, WM	August - S
Forb	<i>Comandra umbellata</i>	Bastard toadflax	D, DM, M	Midspring - e
Forb	<i>Coreopsis lanceolata</i>	Lanceleaf coreopsis	D, DM, M	June -
Forb	<i>Coreopsis palmata</i>	Prairie tickseed	D, DM, M	June -
Legume	<i>Dalea candida</i>	White prairie clover	DM, M	Late spring
Legume	<i>Dalea purpurea</i>	Purple prairie clover	D, DM, M	July - A
Forb	<i>Dicentra cucullaria</i>	Dutchman's breeches	DM, M	April -
Forb	<i>Dodecatheon meadia</i>	Shootingstar	DM, M	Mid - lat
Forb	<i>Echinacea pallida</i>	Pale purple coneflower	M	June
Forb	<i>Echinacea purpurea</i>	Purple coneflower	M	June
Rush	<i>Eleocharis obtusa</i>	Blunt spike rush	WM, W	Sum
Grass	<i>Elymus virginicus</i>	Virginia wild rye	WM, W	June - C
Forb	<i>Erythronium</i> spp.	Trout lily	DM, M	April -
Forb	<i>Eryngium yuccifolium</i>	Rattlesnake master	DM, M	June -
Forb	<i>Eupatorium rugosum</i>	White snakeroot	M	August - S
Forb	<i>Euphorbia corollata</i>	Flowering spurge	DM, M	Midspring
Forb	<i>Galium boreale</i>	Northern bedstraw	M	Late spring
Forb	<i>Gentiana andrewsii</i>	Bottle gentian	M	Late Sum
Forb	<i>Gentiana quinquefolia</i>	Stiff gentian	DM	Late Sum
Forb	<i>Geranium maculatum</i>	Wild geranium	DM, M	May -
Forb	<i>Geum triflorum</i>	Prairie smoke	D, DM	Mid - lat
Grass	<i>Glyceria striata</i>	Fowl mannagrass	WM, W	May - A
Forb	<i>Helianthus mollis</i>	Downy sunflower	D	August - S
Forb	<i>Helianthus occidentalis</i>	Western sunflower	D, DM, M	Midspring
Forb	<i>Heuchera richardsonii</i>	Prairie alum-root	DM, M	Midspring
Forb	<i>Hieracium longipilum</i>	Hairy hawkweed	DM	Mid - late
Forb	<i>Hydrophyllum virginianum</i>	Virginia waterleaf	M	May -
Forb	<i>Hypoxis hirsuta</i>	Yellow star grass	M	Midspring
Forb	<i>Iris versicolor</i>	Wild Iris	W	May -
Forb	<i>Iris virginica shrevei</i>	Blue Flag	W	May -
Rush	<i>Juncus canadensis</i>	Canada rush	WM	Sum
Rush	<i>Juncus effusus</i>	Common rush	WM, W	Sum
Rush	<i>Juncus torreyi</i>	Torrey's rush	WM	Sum
Forb	<i>Justicia americana</i>	Water Willow	W	June
Grass	<i>Koeleria cristata</i>	June grass	D, DM, M	Midspring -
Forb	<i>Kuhnia eupatorioides</i>	False boneset	D, DM	Midspring
Grass	<i>Leersia oryzoides</i>	Rice cut grass	WM, W	August - S
Forb	<i>Liatris aspera</i>	Rough blazing star	D, DM, M	August - S
Forb	<i>Liatris cylindracea</i>	Cylindrical blazing star	D, DM	Midspring
Forb	<i>Liatris pycnostachya</i>	Prairie blazing star	DM, M, WM	Midspring
Forb	<i>Lilium philadelphicum</i>	Prairie lily	M	Early - mi
Forb	<i>Linum sulcatum</i>	Grooved yellow flax	D, DM	Midspring
Forb	<i>Lithospermum canescens</i>	Hoary puccoon	D, DM	May -
Forb	<i>Lobelia cardinalis</i>	Cardinal flower	WM, W	Sum

Forb	<i>Lobelia siphilitica</i>	Great blue lobelia	M, WM, W	Midsummer
Forb	<i>Lobelia spicata</i>	Pale spiked lobelia	D, DM, M	Midspring -
Legume	<i>Lupinus perennis</i>	Wild lupine	DM, M	Midspring -
Forb	<i>Lycopus americanus</i>	Common Water Horehound	WM	July - A
Forb	<i>Mentha arvensis</i>	Common Mint	WM	July - A
Forb	<i>Mertensia virginica</i>	Virginia bluebells	M, WM	April -
Forb	<i>Monarda fistulosa</i>	Bergamot	DM, M, WM	July - Se
Forb	<i>Monarda punctata</i>	Spotted bee balm	DM	Summe
Submergent	<i>Nuphar advena</i>	Yellow water lily	W	Sum
Submergent	<i>Nymphaea tuberosa</i>	White water lily	W	Sum
Forb	<i>Oenothera biennis</i>	Evening primrose	D, DM, M	August - S
Forb	<i>Parthenium integrifolium</i>	Wild quinine	M	June - Se
Forb	<i>Pedicularis canadensis</i>	Wood betony	DM	Mid - lat
Forb	<i>Penstemon digitalis</i>	Foxglove beard tongue	M	Late spring -
Forb	<i>Phlox pilosa</i>	Prairie phlox	DM, M	Midspring -
Forb	<i>Physostegia virginiana</i>	Obedient Plant	M, WM	August - S
Grass	<i>Poa palustris</i>	Fowl bluegrass	WM	Sum
Forb	<i>Podophyllum peltatum</i>	May apple	DM, M	May -
Forb	<i>Polemonium reptans</i>	Jacob's Ladder	M	Ma
Forb	<i>Polygonatum canaliculatum</i>	Solomon's seal	M	May -
Forb	<i>Pontederia cordata</i>	Pickerel Weed	W	July - Se
Submergent	<i>Potamogeton amplifolius</i>	Large-leaved Pondweed	W	
Submergent	<i>Potamogeton nodosus</i>	Long-leaved Pondweed	W	
Submergent	<i>Potamogeton pectinatus</i>	Sago Pondweed	W	
Forb	<i>Potentilla arguta</i>	Prairie cinquefoil	D, DM, M	Late spring
Forb	<i>Pycnanthemum virginianum</i>	Mountain mint	DM, M, WM	Midsummer
Forb	<i>Ratibida pinnata</i>	Yellow cone flower	D, DM, M, WM	July - Se
Forb	<i>Rosa blanda</i>	Meadow rose	D, DM, M	Midspring
Forb	<i>Rosa carolina</i>	Pasture rose	D, DM, M	Midspring
Forb	<i>Rudbeckia hirta</i>	Black-eyed Susan	D, DM, M, WM	July - Se
Forb	<i>Rudbeckia subtomentosa</i>	Sweet black-eyed Susan	M	Sum
Forb	<i>Rudbeckia triloba</i>	Brown-eyed Susan	M, WM	July - C
Forb	<i>Ruellia humulis</i>	Wild petunia	D, DM, M	June -
Forb	<i>Sagittaria latifolia</i>	Common arrowhead	W	July - Se
Forb	<i>Sanguinaria canadensis</i>	Bloodroot	DM, M	April -
Grass	<i>Schizachyrium scoparium</i>	Little Bluestem	D, DM, M	Midsummer
Rush	<i>Scirpus acutus</i>	Hardstem bulrush	W	Sum
Rush	<i>Scirpus atrovirens</i>	Green bullrush	WM, W	Sum
Rush	<i>Scirpus cyperinus</i>	Woolgrass	WM, W	Sum
Rush	<i>Scirpus fluviatilis</i>	River bulrush	W	May - Se
Rush	<i>Scirpus pungens</i>	Three-square bulrush	W	Ju
Rush	<i>Scirpus validus</i>	Soft-stem bulrush	W	Sum
Forb	<i>Silene regia</i>	Royal catchfly	M	July - A
Forb	<i>Silene virginica</i>	Firepink	D, DM	May -
Forb	<i>Sisyrinchium campestre</i>	Blue-eyed grass	D, DM, M	Midspring - e
Forb	<i>Smilacina racemosa</i>	Solomon's plume	M	May -
Forb	<i>Smilacina stellata</i>	Starry Solomon's plume	D, DM	May -
Forb	<i>Solidago flexicaulis</i>	Zig zag goldenrod	M	August - S
Forb	<i>Solidago nemoralis</i>	Old-field goldenrod	D, DM, M	Late Sum
Forb	<i>Solidago ohioensis</i>	Ohio goldenrod	WM	September
Forb	<i>Solidago riddelli</i>	Riddell's goldenrod	WM	September

Forb	<i>Solidago rigida</i>	Stiff goldenrod	D, DM, M	August -
Grass	<i>Sorghastrum nutans</i>	Indian grass	D, DM, M, WM	Midsummer
Grass	<i>Sporobolus cryptandrus</i>	Sand dropseed	D, DM	August -
Grass	<i>Sporobolus heterolepis</i>	Prairie dropseed	D, DM, M	Midsummer
Grass	<i>Stipa spartea</i>	Porcupine grass	D, DM	Late spring -
Forb	<i>Taenidia integerrima</i>	Yellow pimpernel	M	May -
Forb	<i>Tephrosia virginiana</i>	Goat's rue	DM	Late spring -
Forb	<i>Tradescantia ohiensis</i>	Spiderwort	D, DM, M	May -
Forb	<i>Trillium spp.</i>	Trillium	M	Spring
Forb	<i>Verbena hastata</i>	Blue vervain	W	Summer
Forb	<i>Verbena stricta</i>	Hoary vervain	D	Late spring
Forb	<i>Vernonia fasciculata</i>	Ironweed	WM	July - Se
Forb	<i>Veronicastrum virginicum</i>	Culver's root	M, WM, W	Summer
Forb	<i>Viola pedata</i>	Bird's foot violet	D, DM	Spring; a
Forb	<i>Viola pedatifida</i>	Prairie Violet	D, DM, M	Spring; a
Forb	<i>Zizia aptera</i>	Heart-leaved golden Alexander	M	Midspring - e
Forb	<i>Zizia aurea</i>	Golden Alexander	M, WM	Midspring - e
Tree*	<i>Acer nigrum</i>	Black maple	M	Ma
Shrub	<i>Amelanchier spp.</i>	Serviceberry	M	Ma
Shrub	<i>Asimina triloba</i>	Pawpaw	M	Ma
Tree*	<i>Carya cordiformis</i>	Bitternut hickory	M	Ma
Tree*	<i>Carya glabra</i>	Pignut hickory	M	Ma
Tree*	<i>Carya ovata</i>	Shagbark hickory	M	Ma
Tree*	<i>Celtis occidentalis</i>	Hackberry	M, WM	Ma
Shrub	<i>Cercis canadensis</i>	Redbud	DM, M	Ma
Shrub	<i>Corylus americana</i>	American hazelnut	DM, M	Ap
Shrub	<i>Lindera benzoin</i>	Spicebush	M, WM	Ap
Tree*	<i>Quercus alba</i>	White oak	DM, M	Ma
Tree*	<i>Quercus bicolor</i>	Swamp white oak	WM	Ma
Tree*	<i>Quercus coccinea</i>	Scarlet oak	DM, M	Ma
Tree*	<i>Quercus macrocarpa</i>	Bur oak	DM, M	Ma
Tree*	<i>Quercus palustris</i>	Pin oak	M, WM	Ma
Tree*	<i>Quercus rubra</i>	Red oak	M	Ma
Tree*	<i>Quercus velutina</i>	Black oak	DM, M	Ma
Tree*	<i>Plantanus occidentalis</i>	Sycamore	M, WM	Ma
Shrub	<i>Sambucus canadensis</i>	Elderberry	M, WM	Ju
Tree*	<i>Tilia americana</i>	Basswood	DM, M	Ju
Tree*	<i>Ulmus americana</i>	American elm	M, WM	Ma
Shrub	<i>Viburnum lentago</i>	Nannyberry	M	Ma
Shrub	<i>Viburnum prunifolium</i>	Black haw	M	Ma

*All trees shall be a minimum of two-and-one-half inches caliper, measured at one foot above grade, and have a minimum diameter at breast height of 4 inches.

1. This list contains mostly herbaceous plants. Other woody plants and herbaceous plants upon approval of Village.

2. Moisture Regime

D = Dry

DM = Dry Mesic (med dry)

M = Mesic (med moisture)

WM = Wet Mesic (med wet)

W = Wet

3. Sun 4. Nurse Crop

sun = full sun Common Name

psun = partial sun Annual rye

shade = shade Oats

Scientific Name

Lolium multiflorum

Avena sativa

Timothy Phleum pratense

Redtop Agrostis alba

Side oats grama
Rice cut grass
Barnyard grass

Bouteloua curtipendula
Leersia oryzoides
Echinochloa crusgalli

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ARTICLE 5

DRAINAGE

14.5.01 BUILDING WALL OPENINGS

A door sill, window sill, or the base of any other opening in the outer foundation walls of a main building or structure shall be constructed at an elevation greater than 45cm (18"), unless surrounded by a water-tight areaway whose top is not lower than the aforesaid minimum elevation.

14.5.02 OUTER WALLS AND BASEMENT FLOORS:

The outer walls, basement floor, and areaways of a building which enclose open space that is below the established high water elevation plus 45 cm (18"), shall be constructed of concrete or masonry materials up to the minimum elevation, shall be water-tight and be designed to withstand the hydrostatic pressure caused by floodwater standing at high water elevation adjoining the building site.

14.5.03 DRAINAGE CONSTRUCTION REQUIREMENTS:

A. Overhead Sewers:

All new buildings constructed in the city with basements, floors, rooms or occupancy areas not 45 cm (18") above the finished grade of the centerline of the street (public or private) at its lowest point adjacent to the building site and served by a public or private sewer system, shall have overhead plumbing.

B. Roof and Footing Drains:

All new buildings constructed in the City shall have the footing drains connected to sump pumps and discharged to storm sewers or draining ditches. Roof drains, footing drains or drainage tile shall not be connected to the sanitary sewer system.

C. Larger-Area Roof and Lot Drainage:

Drainage from roofs and paved parking or other areas larger than 3715 sq.m. (40,000 sq. ft.) along any street shall be stored temporarily on the premises, in detention ponds on roofs or at ground level or otherwise, which storage areas shall be equipped with outlets that may be set or regulated to empty slowly the stored runoff water into storm sewers or surface channels according to their ability to handle the flow safely.

D. Roof Drainage-Disposal on Lawns:

Roof drainage through downspouts or otherwise shall not be connected directly to any street or public sewer (storm, sanitary or combined) but shall be directed away from the building onto the lawn or yard.

E. Foundation Footing Drainage:

Foundation footing drainage shall not be disposed of in a street or public sanitary sewer but may be pumped out away from the building onto the lawn or yard of that property or directed to the storm sewer via drainage tile.

F. Sanitary Manholes:

Sanitary manholes constructed within flood plain areas must have rim elevations 75 cm (30") above the flood plain or be provided with water-tight, lock-type covers.

14.5.04 BUILDING SITE:

Each main building or structure shall have or be provided with a building site or yard that is not lower than the established high-water elevation plus 30 cm (12") and extends outside the building walls at least 150 cm (51). The finished grade or surface of this protective yard shall be sloped to drain away from the walls for a distance of at least 150 cm (5').

Individual building sites shall be graded so that no storm water runoff drains onto adjacent sites except through drainage easements.

ARTICLE 6

BUILDING PERMITS

14.6.01 WHEN REQUIRED:

- A. Before proceeding with the erection, construction, addition, repair, removal, the excavation or demolition for any building or structure in the City, a permit for such erection, construction, alteration, addition, repair, removal, excavation or demolition shall first be obtained by the owner or his agent, from the Building Commissioner.
- B. As evidence that such permit has been issued, the Building permit card must be posted or readily available for viewing.
- c. After such permit has been granted, the operations covered by said permit shall be started within six (6) months after the date of the issue date, or, if such operations are not completed within one (1) year from said date, then such permit shall expire and no operations shall be begun or completed until an extension of said permit is obtained as provided in Section 14.6.02(A) of this Article; however, said application for an extension of the permit need not be accompanied by any plans which have been previously filed with the office of the Building Commissioner. All outside work must be completed within one (1) year from the actual work starting date on all erection, construction, addition, or repair of any building or structure in City.

- D. No permit will be required for ordinary repair work incidental to the routine maintenance or routine upkeep of any building or structure, provided the following is not contemplated as part of the repair or upkeep:

any change in the classification or use;

any increase in fire hazard thereof;

the removal or installation of any supporting wall, external wall, column, truss, girder or beam;

the installing, closing or changing of any stairs, exits, scuttles, skylights or fire escapes; and/or

changing the number, location or connections of the fixtures of the electrical system.

Nothing in this section shall be interpreted or construed to allow any work excluded from permit requirements to be done in any manner contradictory to the requirements of the Building Code of the City.

E. It shall be unlawful to alter, or in any way modify, plans which have been approved by the Building Commissioner. If during the progress of such work, it is desired to deviate, in any manner affecting the construction or other essentials of the building, from the terms of the application, or drawing, notice of such intention to alter or deviate shall be given to the Building commissioner, and his written consent shall first be obtained before such deviation or alteration may be made.

14.6.02 APPLICATIONS:

A. Applications for building permits shall be made by the owner or his agent to the Building Commissioner on forms prepared and kept on file in the office of the Building Commissioner. Such applications shall describe the location of the proposed work by setting forth the correct legal description of the land upon which the building, structure or part thereof, is to be erected, constructed, added, altered, or repaired, and the building or structure is designed to be used; the building size and height thereof; the total cost of the work proposed to be done under the permit sought; the name and address of the owner, or his agent, or architect; and if contracts for the work have been let, the names of the general contractors and sub-contractors, such as mason, carpenter, sewer builder, plumber and electrician. Said application for a building permit shall also be accompanied by a plat of survey, or a plat plan, showing the proposed location of the building to be erected on said lot, piece or parcel of land. Said application shall also contain an agreement to be signed by the owner, his agent, or architect, conditioned that he or his duly authorized agent or architect, if granted the permit sought, will construct the work in accordance with the description set forth in the application and accompanying plans and specifications.

B. Application for building permits shall also be accompanied by plans and specifications which shall be sufficiently complete that the proposed structure could be

constructed by a competent contractor, builder, or engineer, without further directions of any kind.

C. All such plans and drawings shall be drawn to a scale of not less than either 10 cm to the meter or 1/8 inch to the foot on paper or cloth, in ink, or by some process that will not fade or obliterate. All distances and dimensions shall be accurately figured, and drawings made explicit and complete, showing the lot lines and the location of the exterior lines of said building in relation thereto, and the entire ventilating, sewerage and drain pipes and the location of all plumbing fixtures within such building. In the case of a subdivision, a plot plan in duplicate will be sufficient to locate exterior lines of said

buildings.

D. Included with said plans and specifications shall be a table comparing the zoning requirements for setbacks against the actual setbacks for the structure for which the permit is required.

E. No permit shall be granted or plans approved unless such plans are made and signed by such persons as are permitted under the laws of the State of Illinois, to make plans for buildings, as provided in Chapter 111, of the Illinois Architecture Practice Act of 1989 (1301 Short Title - Sec. 1).

F. True copies of said plans may be required by the Building Commissioner to illustrate the features of construction and equipment of the building referred to and said true copies shall be filed with the Building Commissioner. These copies shall remain on file in his office for a period of six months after the occupation of such building, after which such plans shall be returned to the person by whom they have been deposited with him, upon demand. It shall not be obligatory upon the Building Commissioner to retain such plans in his custody for more than six months after the occupation of the building to which they relate.

G. Complete plans and specifications of buildings for public or business use for which permits are granted shall remain on file permanently in said Building Commissioner's office. In all cases, the approved plan or plans, together with building permits, must be kept on the premises while work is in progress.

H. In the event that the plans for any building show that any building setback line is within 10 cm (4") of the minimum specified by the Zoning Chapter of the City, the Building commissioner shall require the applicant to furnish a spot certificate of survey to be submitted after the foundation has been poured and before any further construction is begun.

I. The Building Commissioner may issue permits for the erections of garages or small one-story buildings upon description given in the application and not accompanied by drawings, and this shall apply also to the alterations and repairs of buildings, whenever, in the judgment of the Building Commissioner, drawings are not necessary to show the full character of the work to be done.

14.6.03 ISSUANCE:

A. Permits authorized to be issued and required to be obtained under the Building Code shall be issued by the Building Commissioner when the application, approval of plans, filing of frontage consents (if any required), and giving of notices are all completed. This paragraph shall not be construed to deny said Building commissioner ample time to investigate any matters.

B. Upon the issuance of a building permit, the Building Commissioner shall transmit to the City clerk a copy of such permit within 5 days. The City Clerk shall, within 10. days thereafter, forward the proper report to the township assessor and to the County Assessor of Cook County.

C. The Building Commissioner shall not issue any permit authorizing the erection, construction, alteration, addition or repair of any building or structure unless the plans submitted for his approval clearly show that such building or structure with all its appurtenances, foundations and attachments can be erected entirely within the limits of the lot or tract of land upon which it is proposed to erect such building or structure, except as provided by this Chapter, and the Zoning Chapter of the Municipal Code. No permit to construct or alter any building or structure shall authorize the use of any part of any public highway or other public ground for the construction or maintenance of such building or structure except as provided by this Chapter. No permit shall be issued for the construction or maintenance of any balcony extending over any public highway or other public ground unless permission has been obtained from the City Council pursuant to an ordinance specifically authorizing the same.

14.6.04 Dumpsters:

A Dumpsters shall be required on all new construction sites for residential and commercial development and on all residential and commercial sites where any and all renovation, remodeling and extensive repair is being conducted, for the purpose of collecting refuse, garbage, landscape waste, debris or construction waste. All such refuse, garbage, landscape waste, debris and construction waste on the site must be contained n the dumpsters. Dumpsters will not be required for ordinary repair work as defined in section 14.6.01 (d) of this Article.

B. At least one dumpster per buildable lot for multi-family residential and commercial development, renovation, remodeling or extensive repair shall be required at the construction site. Dumpsters for multi-family residential must be located on an improved surface on the property listed on the dumpster fee application, and, if possible, placed in the side or rear yard. Dumpsters for commercial property must be located in an enclosed fenced in area. Said dumpsters must be located on the property listed on the dumpster fee application.

C. Applications for dumpster permits shall be made by the owner or his/her agent at the time applications for building permits are made to the Building Commissioner on forms prepared and kept on **file** in the office of the Building Commissioner. An application must be completed for each

dumpster to be used on the property. The Building Commissioner shall issue the dumpster permit simultaneously with the building permit. The dumpster permit must be posted or readily available for viewing at the site for which the dumpster permit is issued.

- D. A dumpster permit for all new construction shall be for a period of one (1) year or until a certificate of occupancy is issued by The Building Commissioner or his/her duly authorized agent as set forth in Article 15 of the Building Code, which ever occurs first. At least one (1) dumpster is required for each new single-family residential lot for which a building permit is issued and must be located on the lot listed in the building permit applications. The dumpster must be removed from the site upon the expiration of the one (1) year period or the issuance of the certificate of occupancy. The permittee may obtain an extension of the dumpster permit along with an extension of the building permit as provided in sections 14.6.01(C) and 14.6.02(A) of this Article. No permit fee shall be attached for dumpster permits for new construction.
- E. A dumpster permit for single, multi-family residential and commercial renovation, remodeling or extensive repair shall be for a period of fourteen (14) days. The dumpster for single-family residential must be located on the driveway of the single family residence. No portion of the dumpster may extend onto the public right-of-way, including but not limited to sidewalks, parkways, streets or alleys. The dumpster must be removed from the site upon the expiration of the fourteen (14) day period. A request for an extension of the permit for an additional fourteen (14) days must be made to the Building Commissioner with a verified statement by the permittee of the purpose and reason for the extension. A permit fee in the amount of twenty-five dollars (\$ 25.00) shall be charged for the initial permit, with an additional twenty-five dollar (\$ 25.00) fee for one additional fourteen (14) day period after the initial fourteen (14) days for a maximum of twenty-eight (28) additional days.

14.6.05 Portable Temporary Storage Containers

- A. Portable temporary storage containers, also know as “PODS,” are allowed in any single family residential district provided they meet the following conditions:
1. Only one container may be located on a residential lot at a time;
 2. No portion of any container may extend onto the public right-of-way, including but not limited to sidewalks, parkways, streets or alleys;
 3. The container shall not exceed eight (8) feet in width, twelve (12) feet in length and eight (8) feet in height or 768 cubic feet;
 4. The container must be located on an impervious surface;
 5. Placement of portable temporary storage container shall be limited to fourteen (14) consecutive days per residential lot, per calendar year.

6. The container must be locked and secured when not being loaded or unloaded; and

as 7. The container must be located at the address listed on the permit application required in subsection 14.6.05B below.

B. Any person who desires to place a portable temporary storage container on his/her residential lot must apply for a portable temporary storage container permit. An application for the permit shall be made to the Building Commissioner. The permit shall be issued to the permittee and must be posted on the portable temporary storage container or readily available for viewing at the property listed on the application. The permit fee shall be \$25.00 and shall be payable at the time the application is made.

ARTICLE 7

ELECTRICAL REGULATIONS

14.7.01 PERMITS:

- A. No electrical equipment shall be installed or altered within the City unless a permit for such installation or alteration be first issued by the Electrical Commissioner.
- B. No permit for the *installation*, alteration and use of electrical equipment shall be issued except pursuant to an application made out on a printed form to be furnished by the Electrical Commissioner, or his duly authorized representative, and upon the payment of a prescribed fee in advance.
- C. This application for each permit shall contain the name of the owner, or user of electrical equipment to be installed, altered, or used, and the location of the premises where such installation or alteration is to be made by street and number, and a detailed description of the work to be done.
- D. Nothing in this Chapter shall prohibit the owner/occupant of a single family residence or individually owned multifamily residence, of six units or less, from installing or altering the electrical system within the residence, provided that all electrical work shall comply with the requirements of the Code and all other portions of this Chapter.

14.7.02 APPROVAL:

The Electrical commissioner shall issue a certificate of approval after each inspection in which the wiring or apparatus is found to be in compliance with the terms of this Chapter and with the rules adopted.

14.7.03 ELECTRICAL GARAGE DOOR OPENERS:

Electrical garage door openers shall be hard wired or provided with a grounded duplex receptacle within 12 inches of the electrical garage door opener. The maximum length of electrical supply cord from the electrical garage door opener shall be 24 inches.

14.7.04 **TEST:**

Electrical contractors must have a copy of a Chicago license or other city license that tests for certification.

14.7.05:

On all open wood studs, bracket boxes shall be used unless otherwise approved by the Electrical Inspector.

14.7.06:

Octagon boxes are not permitted in drywall (i.e. gypsum sheetrock) ceilings. Only 1900 boxes with plaster rings are permissible.

14.7.07:

A device may not be used as a splice.

14.7.08:

All wires shall be secured under the screws of the devices. Backstabbing will not be allowed.

14.7.09:

In all new single-family residential construction, the electrical service shall be a minimum of 200 amperes with a 30 position panel with a main breaker.

14.7.10:

- a. Battery powered exit and emergency lights shall be installed in all new multi-family dwellings that have common stairs or hallways and will be installed in existing multi-family dwellings when there is a change of ownership.
- b. Battery powered exit and emergency lights shall be installed in all commercial and industrial buildings over one generator system with automatic transfer of power is installed and supplies the exit and standard lighting system. All existing commercial and industrial spaces that do not comply with this regulation shall comply when there is a change of ownership or tenancy.

14.7.10 Existing Structures: Upon the occurrence of the lease, sale or other ownership transfer of property within the City:

- a. all 125-volt, single phase, 15 and 20-ampere receptacles installed in bathrooms shall have ground-fault circuit-interruption protection for personnel.
- b. all 125-volt, single phase, 15 and 20 ampere receptacles to serve counter top surfaces, installed within 6 feet (1.83m) of a wet bar sink or kitchen sink, shall have ground- fault circuit-interrupter protection for personnel.

No real estate transfer stamps shall be issued by the City Clerk until such time as the Building Commissioner certifies that the above stated amendatory requirements and all other requirements of the City's Building Code are met.

- 14.7.11 Stairways, halls, passageways, corridors, garages, and rooms accessible by more than one entry or exit shall be lit by a ceiling light or lights controlled by three-way or four-way switches.
- 14.7.12 Storage space or clothes closet spaces of f sq.R. Or more shall be illuminated. Walk-in closets that are thirty-nine (39) inches or more in depth shall have a light controlled by a wall switch.
- 14.7.13 All single-family dwelling units shall have front and rear electrically operated door bells.
- 1.4.7.14 Information and Requirements for Supply of Electrical Service, Adopted. The "information and requirements for electrical services", as last adopted by the Public Service Company, Division of Commonwealth Edison Company, and as last published and filed with the Illinois Commerce Commission is incorporated by reference and adopted with respect to all matters not specifically covered by this chapter or by the National Electrical Code, as from time to time amended.

ARTICLE 8

PLUMBING REGULATIONS

14.8.01 PERMITS:

- A. No person, firm or corporation shall install or alter any plumbing within the City unless he is a licensed plumber and until a permit has been secured for such installation or alteration from the Plumbing commissioner, and upon payment of a prescribed fee in advance.
- B. Application for such permits shall be made upon printed forms to be furnished by the Plumbing Commissioner, and each application shall set out the names of the owners of the premises where the proposed work is to be done, the location thereof, by street and number, and a detailed description of the proposed plumbing installation or alteration sufficient to show that the proposed work is in conformity with the provisions of this Chapter.
- C. Nothing in this Chapter shall prohibit the owner/occupant of a single-family residence or individually owned multifamily residence of 6 units or less from himself installing or altering, the plumbing within such residence, provided that such plumbing shall comply with the requirements of all other portions of this Chapter.

14.8.02 EXTERIOR SANITARY SEWER CLEANOUT ACCESSES:

Every building or structure constructed on or after December 1, 1978, shall have a sanitary sewer cleanout access, via a tee connection, at any point at least 2 meters (6) from the foundation and before the sewer main connection. Placement of said access shall be subject to approval by the Plumbing Commissioner.

14.8.03 UNDERGROUND SANITARY DRAINS:

Underground building sanitary drainage and vent pipe shall be cast-iron soil pipe.

14.8.04 UNDERGROUND STORM DRAINS

Underground building storm drains shall be cast-iron soil pipe.

14.8.05 UNDERGROUND WATER SUPPLY PIPE:

Underground water supply pipe shall be type K copper.

14.8.06 ABOVE GROUND WATER SUPPLY PIPE:

Water supply pipe above ground shall be type L copper.

14.8.07 REQUIRED BACKFLOW DEVICE:

On the house side of the water meter, a backflow device shall be installed in place of the gate valve.

14.8.08 WATER EFFICIENT PLUMBING FIXTURES:

The installation of the following water efficient plumbing fixtures (based on a pressure at the fixture of 40 to 50 psi) in all new construction and in all repair and/or replacement of fixtures or trim:

<u>FIXTURES</u>	<u>MAXIMUM FLOW</u>
Water Closets, tank type	3.5 gal. per flush
Water Closets, flusho- per flush meter type	3.0 gal.
Urinals, tank type	3.0 gal. per flush
Urinals, flushometer type	3.0 gal. per flush
Lavatory, sink faucets	3.0 GPM Shower Heads
3.0 GPM	

14.8.09 REPAIR AND MAINTENANCE TO EXISTING SEWER SERVICES:

If the house sewer is damaged or blocked and requires repair, a permit will be required. Repairs will require the installation of a saddle, riser and a cleanout cap.

ARTICLE 9

FEES

14.9.01 BUILDING PERMITS:

A. Permits for building, signs, alterations, additions or demolition of structures within the city shall be issued only after payment to the Collector is made in accordance with the schedule below:

	<u>Fee Basis (\$)</u>	<u>Minimum Fee-(\$)</u>
<u>Residential Zoning Districts</u>		
New Single Family Construction living area	\$.50/sq. ft.	\$ 450.00
Alterations & Additions	\$10/\$1,000 val.	\$ 150.00
Sheds, Porches, Decks, etc.	\$ 35.00	
Demolition	\$ 100.00	
New Garage Construction	\$ 100.00	
New Multi-Family Construction/ R-5	\$.205/sq. ft. living area	\$ 550.00
<u>Commercial & Manufacturing Zoning Districts</u>		
All Construction	\$10.00/\$1,000 valuation (to \$3,000,000.00)	
	\$5.00/\$1,000 valuation (over \$3,000,000.00)	
New Construction		\$ 500.00
Alterations		\$ 200.00
Fire Prevention Permit includes 530.00 electrical permit		\$ 50.00
	<u>Fee Basis (\$)</u>	<u>Minimum Fee (\$)</u>
<u>Signs</u>		
Permanent	\$ 2.00/sq. ft.	\$ 50.00
Real Estate (6-month term)	\$ 25.00	
Portable signs (30-day term)	\$ 25.00	
Antennae & Antenna Towers/ <u>(Excluding Television Roof Antennas)</u>	\$ 160.00	
<u>Permanent Pools</u>	\$ 10/\$1,000 val.	\$ 150.00

B. Any building permit which has been issued and which has expired by the terms, thereof, as provided in Article 5 may be extended for a period of one year from the expiration date by applying for an extension and paying an additional fee of \$50.00 and may be extended for a second one-year period from the expiration date of the first extension by applying for a second extension and paying a second additional fee of \$100.00. Unless a permit which has expired by its terms is extended, as provided herein, within 30 days from the date of the expiration of said permit, the right to extend such permit shall be forfeited to the City and no operation thereunder shall be begun or completed until a new building permit shall be obtained as provided in this Chapter.

C. A general inspection fee of \$100.00 will be charged in addition to the basic permit fee, excluding sheds, porches, decks, garages, etc. for routine inspections made during the progress of construction.

For any construction work requiring a permit, if special inspections or reinspections are required, such as in cases where inspections are scheduled and the work has not been completed or the work completed does not meet the requirements of the Building Code, an additional fee of \$20.00 will be charged per reinspection.

14.9.02 ELECTRICAL PERMITS:

The following fees shall be paid to the Collector for permits and inspections of all electrical equipment installed or altered within the City:

A. (1) Single Family Residences: The fees for the inspection of the original installation in single family residences, including all circuits, fixtures, receptacles and equipment shall be as follows:

100 Ampere Service	\$40.00
200 Ampere Service	\$50.00
400 Ampere Service	\$60.00
600 Ampere Service	\$70.00
800 Ampere Service	\$90.00
Inspection fee	\$50.00

(2) Plan Examination Fee: The fees for examination of plans shall be \$30.00 per hour, minimum one hour.

(3) Electric Lamp Post and Festoons: Inspection fees for the original installation of street lighting equipment shall be at a rate of four dollars (\$4.00) for each lamp post. Annual inspection fees shall be at a rate of three dollars (\$3.00) of three dollars (\$3.00) for each lamp post.

B. (1) Circuits Under Fifty Amperes - Multi-family, commercial and industrial inspection fee of each nominal fifteen (15) ampere and twenty (20) ampere, two-wire, circuit, including fixtures, sockets or receptacles, the fees shall be:

100 Ampere Service.....	\$ 40.00
200 Ampere Service.....	50.00
400 Ampere Service.....	55.00
600 Ampere Service.....	60.00
800 Ampere service.....	70.00
1000 Ampere Service.....	80.00
1200 Ampere Service.....	110.00
1600 Ampere Service.....	120.00
2000 Ampere Service.....	130.00

3000 Ampere Service..... 190.00
 4000 Ampere Service..... 250.00

(2) 15 and 20 Ampere Branch Circuits:

0 - 50 Circuits.. \$ 8.00
 51 or more Circuits..... 3.00

(3) Branch Circuit Exceeding 20 Amperes:

All Circuits..... \$15.00

C. Motor or Device:

1st Motor or device..... \$20.00
 Each additional..... 6.00

Minimum fee..... 50.00

Reinspection fee..... 50.00

D. Miscellaneous:

Temporary wiring..... 50.00
 Extra inspection fee..... 50.00
 Carnivals..... 50.00
 Vaults (except utility owned).... 80.00
 Burglar alarms..... 50.00
 Aural and/or visual communications.. 50.00
 Antenna systems..... 50.00
 Garages..... 50.00

E. Electrical Signs:

Fees for inspection of electrical signs shall be \$0.50/ft.² with a minimum charge of \$50.00

14.9.03 PLUMBING PERMITS:

The following fees shall be paid to the Collector for permit and inspections of plumbing installed or altered in the City.

	<u>Per opening or Fixture</u>	<u>Minimum Fee. \$</u>
A. New Construction	\$ 25.00	\$ 100.00
B. Alterations or Revisions	\$ 25.00	\$ 80.00
C. Examination of Plans:		
Residential	\$ 30.00 per hour	
Commercial, Manufacturing		
D. Administrative Fee for Consultant for Plan Review		\$100.00

14.9.04 ANNUAL PERMIT FEES:

Fees required by this section shall be made to the Collector on or before May 1 of each year. Any payment not made by May 1 shall be considered delinquent and a late fee equal to ten percent (10%) of the base fee shall be added to the fee for each month or portion thereof that the fee is delinquent. The maximum fee shall be fifty percent (50%) of the base fee.

	<u>Fee, \$</u>
A. Signs	\$5.00 per sq. ft. over 50 sq ft
B. Canopy	\$50.00
C. Awnings in commercial and manufacturing zoning districts	\$5.00 per lineal foot

ARTICLE 10

SWIMMING POOLS

14.10.01 GENERAL:

All swimming pools shall be in conformity with the applicable sections of this Article. All materials and constructions used in permanent pools shall comply with the applicable requirements of the City Building Code.

14.10.02 PUBLIC POOL CONTROL:

All public pools shall conform with applicable requirements of the Statutes of the State of Illinois as amended.

14.10.03 PERMIT REQUIRED:

No swimming pool, except temporary pools, shall be constructed, enlarged or altered until a permit has been obtained from the City. Application for a permit shall be accompanied by plans and specifications in sufficient detail to indicate the following:

Lot or plot plan showing lot lines, easements, if any, pool area plan and elevations with dimensions drawn to scale.

Pool dimensions, depths and volume in gallons.

Type and size of filter system, filtration and backwash capacities.

Pool piping layout, with all pipes and valves shown, and type of materials to be used.

Size, type, and rated capacity of the pool pump.

Location and type of water supply, and waste disposal system.

Location and type of all electrical fixtures.

Conformity with provisions of this chapter as required.

Conformity with provisions of City Building, Plumbing and Electrical Codes as required.

14.10.04 LOCATION:

The requirements for the location of permanent pools shall be the same as the requirements for the location of accessory buildings and structures as provided in the section entitled "Accessory Buildings and Uses" in the Zoning Chapter.

14.10.05 POOL CONSTRUCTION AND SAFETY:

- A. All pool structures shall be constructed of an impervious leak-proof material and shall be designed to withstand forces to which it will be subjected.
- B. Enclosures shall be provided as follows:

Temporary pools shall be considered to have an adequate enclosure when they are attended by an adult or equally competent person or shall be drained when not in use.

A permanent, private or public pools shall have a minimum four foot (4') enclosure. A free standing pool with smooth sides measuring four feet (4') in height shall be considered safe if access ladders are removed. An inground pool shall have a minimum four foot (4') and a six foot (6') maximum high fence. All gates shall be self closing, self latching with the latch placed at least forty-eight inches (48") above the underlying ground or otherwise be inaccessible from the outside to small children.

C. Walkway:

All public pools shall have walkways not less than 1.2 meters (4') in width entirely surrounding the pool. Where curbs or sidewalks are used around any pool, they shall be constructed with a non-slip surface not less than 0.3 meters (1') wide at the edge of the pool and shall be designed to drain surface water away from the pool.

D. Overhead Electrical:

No overhead electrical conductors shall be maintained above any pool and above an area extending 4.5 meters (15') from any edge of any permanent pool. All fences, enclosures or railings adjacent to or near said pools which may become electrically alive as a result of contact with broken overhead conductors, or from any other cause, shall be effectively grounded.

E. Electrical Accessories:

All accessories connected to an electrical circuit such as underwater lights, pumps, filters and other mechanical and electrical equipment shall be properly grounded and installed in accordance with the electrical code of the City. Accessories shall be enclosed in such a manner to be accessible only to authorized persons and not to bathers. Accessories shall be located to avoid accumulated water.

F. Steps and Ladders:

All public pools shall be equipped with one or more permanent means of egress in the form of steps or ladders.

G.. Recirculation System:

All public pools shall be equipped with a recirculation and filtration system.

H. Pool Heaters

Pools equipped with heaters or boilers shall comply with minimum standards of the American Standards Association (ASA) ; American Gas Association (AGA) ; American Society of Mechanical Engineers (ASME); Underwriters Laboratories; or other nationally recognized testing agencies.

I. The Building Commissioner may require such other construction standards as is deemed necessary by related conditions upon issuance of each permit.

14.10.06 WATER SUPPLY AND DRAINAGE:

All water used in filling and operating all pools shall come from the water distribution system of the City or equivalent. There shall be no direct physical connection between the water supply line of the City water system and pool system. All permanently installed fill spouts shall be installed at a point at least 15 cm (6") above the over-flow level of the pool. Such spouts shall be located so as not to be a hazard to bathers. The hose or flexible piping method of pool filling shall be approved only with the proper installation of an acceptable vacuum breaker at the point where such hose or flexible piping is connected to the water source. There shall be no cross connections between the water supply for any pool and any portable water source.

Pool drainage shall not be permitted to discharge into any sanitary sewer line unless such drain lines are provided with

approved valve controls designed to prevent backflow into the pool.

14.10.07 WATER TREATMENT:

The water in all pools shall be kept in a clean and sanitary condition and shall afford a clear view of the bottom at all times when the pool is in use. Gaseous disinfection equipment is not permitted.

The water in public pools shall be treated as follows:

Chlorine disinfection by a disinfectant approved by the State of Illinois, Department of Health shall be applied daily by hand or mechanical feeder in such a manner to maintain an amount of excess or residual chlorine of not less than 1/10th PPM nor more than 6/10th PPM at all times while the pool is in use.

An alkaline reaction of no less than 7.2 PH nor more than 7.6 PH shall be maintained at all times when pools are in use.

14.10.08 INSPECTION:

All public pools shall pass an inspection by the City within 10 days prior to opening the pool to the public. A request for inspection shall be made to the City Clerk at least 5 days prior to opening the pool to the public.

14.10.09 OPERATION AND MAINTENANCE:

A. Artificial lighting of all pools shall be so shielded and shaded that no appreciable amount of light extends beyond the lot lines.

B. All pools shall be maintained in a clean and sanitary condition and all equipment shall be maintained in a satisfactory operating condition during periods when such pools are in use.

C. No pool shall be used, kept, maintained or operated in the City if such use, keeping, maintaining, or operation shall be the occasion of any nuisance, danger to life, or detriment to health.

14.10.10 AUTHORITY TO INSPECT AND CLOSE:

If the City has reasonable cause to believe that requirements of this Article are not being complied with or that the health or safety of bathers or the City water system is endangered, the Building Commissioner and/or Health Officer of the

city shall be authorized to inspect such pool.

if the inspecting officer finds that conditions of the pool do not meet applicable requirements of this Article, he shall direct that the pool be closed, and may direct that it be drained until such time a the requirements of this Article are met. It shall be a violation of this Article to deny access to the pool area to the aforementioned authorities during any reasonable hour.

ARTICLE 11

BUILDING SECURITY AND ACCESSIBILITY

14.11.01 PURPOSE

To provide standards for security by establishing minimum controls and guidelines for regulating the design, construction and quality of materials for resistance to unlawful entry to all buildings within the City of Country Club Hills, and the use of certain types of equipment specified herein.

14.11.02 SCOPE:

The provisions of this Chapter shall apply to:

- A. All new construction.
- B. All additions, alterations or repairs made to any existing building or structure.
- C. The entire structure when additions or repairs within a 12-month period exceed 50% of the replacement value of existing building or structure.
- D. Specific business premises which are subject to an actual illegal entry or exit, even though no additions, alterations or repairs have been contemplated wherein it is determined by the enforcing authorities of this Chapter that such illegal entry or exit would not have occurred had the provisions of this Chapter been implemented prior to such actual illegal entry or exit.

14.11.03 DEFINITIONS

For the purpose of this Chapter, certain terms are defined as follows:

A. Accessible

Refers to any opening in the exterior of a building larger than 20 cm by 30 cm (8" x 12"); including a door, window, transom, vent, duct or skylight that is within either:

5.5 meters (18') above the ground or the roof of an adjoining structure.

4.25 meters (141) directly from or diagonally opposite windows, fire escapes, ledges or roofs.

Within 1 meter (3.25') of another opening larger than 20

cm x 30 cm (8" x 12"), fire escape or ledge in or projecting from the same wall, or an adjacent wall and leading to another building or structure.

B. Burglary Resistant Material:

Framed glass or polycarbonate material which comply or exceed the Underwriters Laboratories standards for burglary resistant glazing material or the standards of other nationally recognized testing or inspection agencies.

C. Cylinder Guard:

A hardened steel ring or plate surrounding the otherwise exposed portion of a lock cylinder to prevent cutting, drilling, prying, pulling or wrenching with common tools.

D. Central Alarm Station:

Any main office or headquarters of a private security firm, the operations of which are signaled to, recorded in, maintained or supervised by competent and experienced observers and operators in attendance at all times whose duty it shall be, upon receipt of such a signal, to take such action as shall be required under the rules established for their guidance.

E. Door Scope:

A system of lenses encased for convenient installation in entrance doors permitting an inside view to observe a 180 degree area of the outside with the door closed.

F. Flush Bolt:

A metal rod mounted in a channel which can be used for secure engagement of doors or the inactive leaf of a double door.

G. Insert:

A hardened steel roller inside a bolt designed to prevent cutting through the bolt with common tools.

H. Padlock:

A security padlock constructed of hardened steel with a minimum 0.76 cm (9/32") shackle, double locking mechanism, heel and toe, a minimum 5 pin tumblers. A type which prevents removing the key while lock is open.

I. Rated:

Describes any mechanism, alarm system or component thereof or material, method of construction or installation that is listed by Underwriters Laboratories or other nationally recognized testing or inspection agencies.

J. Security Strike:

A stationary metal plate of stainless or hardened steel at least 10 cm (4") in length, and secured with at least 2 screws of sufficient length to extend minimum 2.5 cm (1") into the stud behind the door jam. Designed for final secure engagement of a dead bolt or a spring latch locking device.

K. Stud Hinge:

A specific type hinge which has a non-removable pin or a pin inserted between leaves to preclude the hinges being separated if the pins are removed.

14.11.04 RESPONSIBILITY FOR COMPLIANCE:

If the buildings or other premises are owned by one party and occupied by another under lease or otherwise, the orders issue in connection with the enforcement of this code shall apply directly to the occupant thereof, except where the rules or orders require the making of additions to, or changes in, the premises themselves such as would immediately become real estate and be property of the owner of the premises; in such cases the rules or orders shall affect the owner and not the occupant, unless otherwise agreed between the owner and the occupant.

14.11.05 MAINTENANCE:

All devices, safeguards and procedures required by this Chapter in a building shall be maintained in good working order. The owner or his designated agent shall be responsible for the maintenance of such devices, safeguards and procedures.

14.11.06 ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION:

The provisions of this Article are not intended to prevent the use of any material or method of construction not specifically prescribed by this Article, provided such alternate is approved satisfactory as an alternate design, material, method or work offered and equivalent of that prescribed in this Article in quality, strength, effectiveness, burglary-resistant durability and safety by the enforcing authority. The burden of proving that such alternate meets or surpasses the provision of this code, shall be upon the party requesting its approval.

14.11.07 TESTS:

Whenever there is insufficient evidence of compliance with the provisions of this article, or evidence that any material, or any construction, does not conform to the requirements of this Article, or in order to substantiate claims for alternate materials or methods of construction, the enforcing authority may require tests as proof of compliance. These tests are to be made at the expense of the owner or agent by an approved agency. If there are no appropriate test methods specified in this Article, the enforcing authorities shall determine the test procedure.

14.11.08 ENFORCEMENT:

This Article shall be administered and enforced by the Building Commissioner of the City of Country Club Hills, or his authorized agent.

14.11.09 APPEALS:

The Zoning Board of Appeals is hereby invested with the authority to hear and decide appeals from any order, requirement, decision or determination made by the Building Commissioner under this Article.

14.11.10 RESIDENTIAL SECURITY PROVISIONS:

A. Exterior Doors

Exterior doors and doors leading from garage areas into private dwellings shall be of solid core or metal construction not less than 4.4 cm (1 3/4") thickness.

Exterior doors and doors leading from garage areas into private family dwellings shall be secured with a single cylinder dead bolt lock with a minimum throw of 2.5 cm

Exterior pairs of doors shall be secured at the active leaf with the type of lock required for a single door as described in the paragraph above. The inactive leaf shall be equipped with flush bolts protected by hardened material with a minimum throw of 1.6 cm (5/8") and located at the top and bottom rail.

In-swinging exterior doors shall have rabbeted jambs.

Exterior doors swinging out shall have nonremovable hinge pins and/or steel dowels projecting a minimum of 1.25 cm (1/2") into each hinge plate.

Lock cylinders shall be protected by a cylinder guard.

Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb jointed by a rabbet.

Other openable windows shall be provided with substantial locking devices which the Building Commissioner finds will render the building as secure as the devices required by this section.

14.11.11 ACCESS TO CRAWL SPACE AND ATTIC AREAS:

Crawl space and attic areas must not be blocked or have locking devices which require keys or special knowledge. They shall be easily accessible to both the Fire District and Police Department.

Minimum attic access size is 30" x 22"; and

Minimum crawl space access is 24" x 24".

14.11.12 COMMERCIAL AND MANUFACTURING BUILDING SECURITY PROVISIONS:

A. Exterior Doors

All exterior doors shall be secured as follows:

A single door shall be secured with either a double cylinder deadbolt or a single cylinder deadbolt without a turnpiece with a minimum throw of 2.5 cm (1"). A hook or expanding bolt may have a throw of 1.9 cm (3/4"). Any deadbolt must contain hardened insert or be equipped with an astragal.

On pairs of doors, the active leaf shall be secured with the type lock required for a single door in the paragraph above. The inactive leaf shall be equipped with a flush blot protected by hardened material with a minimum throw of 1.6 cm (5/8") at head and foot.

Any single or pair of doors requiring locking at the bottom or top rail shall have locks

with a minimum 1.6 cm (5/8") throw bolt at both the top and bottom rails.

Exterior sliding commercial entrances shall be secured in a manner equivalent to the requirements above with special attention given to safety regulations.

Lock Cylinders shall be protected by cylinder guard-

Rolling overhead doors, solid overhead swinging, sliding or accordian garage type doors shall be secured with a cylinder lock or padlock on the inside, when not otherwise controlled or locked by electric power operation. If a padlock is used, it shall contain a steel ball locking device, heel and toe type, and shall have hardened steel shackle, with minimum five pin tumbler operation with non-removable key when in an unlocked position.

Metal accordian grate or grill type doors shall be equipped with metal guide track at top and bottom, and a cylinder lock and/or padlock with hardened steel shackle and steel ball locking device, heel and toe, with nonremovable key when in an unlocked position. The bottom track shall be so designed that the accordion grate or grill type door, cannot be lifted from the track when the door is in a locked position.

Outside hinges on all exterior doors shall be provided with nonremovable pins using pin type hinges, or stud hinges, and/or steel dowels projecting a minimum of 1.25 cm (1/2") into each hinge plate.

Doors with glass panels and doors that have glass panels adjacent to the door frame shall be secured as follows:

- Rated burglar resistant glazing material where:
- The glazing shall be covered with iron bars of at least 1.25 cm (1/2") round or 2.5 cm x 0.6 cm (1" x 1/4") flat steel material, spaced not more than 12.75 cm (5") apart, secured with rounded head flush bolts, or
- Iron or steel grills of at least 0.3 cm (1/8") material of 5 cm (2") mesh secured with rounded head flush bolts.

In-swinging doors shall have rabbeted jambs.

Wood doors, not of solid core construction, or with panels therein less than 3.5 cm (1 3/8") thick, shall be covered on the inside with at least 16 gauge sheet steel or its equivalent attached with wood screws on minimum 15 cm (6") centers.

Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.

All exterior doors shall have a light fixture capable of accepting a 100 watt light bulb over the outside of the door.

Strike plates on all wood frame doorways shall be of steel construction a minimum of 10 cm (4") in length and held in place with at least two screws in the minimum length of which shall be sufficient to extend 2.5 cm (1") into the stud directly adjacent to the door frame.

B. Accessible Windows

Accessible windows shall be rated burglar resistant glazing material.

If the window is of the openable type, it shall be secured on the inside with a locking device capable of withstanding a force of 125 kilograms (300 lbs.) applied in any direction.

Louvered windows shall not be used.

Outside hinges shall be provided with nonremovable pins or hinge screws and/or steel dowels projecting 1.25 cm (1/2") from each hinge plate.

C. Accessible Transoms

Accessible transoms shall be secured as follows:

- Rated burglar resistant glazing material, or
- Outside iron bars of at least 1.25 cm (1/2") in diameter or 2.5 x 0.6 cm (1" x 1/4") flat steel material, spaced no more than 12.75 cm (5") apart, or
- Outside iron or steel grills of at least 0.3 cm (1/8") material, but not more than 5 cm (2") mesh.
- The window barrier shall be secured with rounded head flush bolts on the outside.

D. Roof Openings

All skylights on the roof of any building or premise used for business purposes shall be provided with:

- Rated burglar resistant material meeting code requirements, or
- Iron bars of at least 1.25 cm (1/2") in diameter or 2.5 cm x 0.6 cm (1" x 1/4") flat steel material spaced no more than 12.75 cm (5") apart, under the skylight securely fastened, or
- A steel grill of at least 0.3 cm (1/8") material of 5 cm (2") mesh under the skylight and securely fastened.

All hatchway openings on the roof shall be secured as follows:

- If the hatchway is of wooden material, it shall be covered on the inside with at least 16 gauge sheet steel or its equivalent attached with screws of minimum 15 cm (6") centers.
- The hatchway shall be secured from the inside with a slide bar of slide bolts. The use of a crossbar or padlock must be approved by the City.
- Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin type hinges and/or steel dowels projecting a minimum of 1.25 cm (1/2") into each hinge plate.

E. Building Openings

All air duct or air vent openings exceeding 20 cm x 30 cm (8" x 12") on roof or exterior

wall of any building or premise used for business purpose, shall be secured by covering the same with the following:

Iron bars of at least 1.25 cm (1/2") in diameter or 2.5 cm x 0.6 cm (1" x 1/4") flat steel material spaced no more than 12.75 cm (5") apart and securely fastened, or, a steel grill of at least 0.3 cm (1/8") material of 5 cm (2") mesh and securely fastened.

If the barrier is on the outside, it shall be secured with rounded head flush bolts on the outside.

14.11.13 SPECIAL SECURITY MEASURES:

A. Safes

Commercial establishments having \$1,000 or more in cash on the premises after closing hours shall lock such in a class 'E' safe, after closing hours.

B. Office Building (Multiple Occupancy)

All entrance doors to individual office, suites shall have a deadbolt lock with a minimum 2.5 cm (1") throw bolt which can be opened from the inside.

14-11.14 INTRUSION DETECTION. DEVICES

A. If it is determined by the enforcing authority that the security measures and locking devices described in this Article do not adequately secure the building he may require the installation and maintenance of an intrusion detection device or burglar alarm system classified below as Installation No. 1, 2 or 3.

B. Extent of Premise Protection

Installation No. 1 - completely protecting all windows, doors, transoms, skylights and other openings leading from the premises, and all ceilings, floors, halls, party partitions or building walls which are exposed to street or public highway and except that part of any building wall which is at least two stories above the roof of an adjoining building or grade level, whichever is less.

Installation No. 2 - completely protecting all accessible windows, doors, transoms, skylights and other openings leading from the premises, which contacts only, all inaccessible windows and also protecting all ceilings and floors not constructed of concrete and all hall, party and partition walls enclosing the premises, or

- Protecting with contacts only all movable openings leading from the premises, and providing a system of invisible radiation to all sections of the enclosed area so as to detect four-step movement.
- Protecting with contacts only all movable openings leading from the premises, and providing a sound detection system in all sections of the enclosed area.

- Completely protecting all accessible windows, doors, transoms, skylights, and other openings leading from the premises with contacts only and providing a network of invisible beams to subdivide the floor space of each floor or separate section of the protected area into three approximately equal areas, and more where necessary to provide at least one subdivision per 93 square meters (1000 sq ft) of floor space.
- When merchandise is concentrated in wall cases, the beam arrangement shall provide for spanning the entire front of the wall cases in addition to accomplishing the required subdivision. The requirement for subdivision shall not apply to washrooms, lavatories, clothes closets, dressing and alteration room, furnace and coal room, basements and other portions of the premises where valuables are not stored.

Installation No. 3 - completely protecting all accessible windows, doors, transoms, skylights, and other openings leading from the premises, or

- Protecting with contacts only, all movable accessible openings leading from the premises and providing one or more invisible rays or channels of radiation, with the minimum overall length of the rays or radiation equivalent to the longest dimensions of the area or areas to detect movement through the channel.
- Protecting with contact only, all doors leading from the premises and providing a system of invisible radiation to all sections of the enclosed area, so as to detect four-step movement.
- Protecting with contact only, all movable openings leading from the premises, and providing a sound detection system around the perimeter of the area, with additional microphones located near fixed and movable floor and ceiling openings.
- Any area irregular in shape, other than a simple rectangle or approximation hereof, shall, for the purpose of applying this rule be divided in to two or more sections approximately rectangles as closely as possible and covering the entire area to be protected. The minimum overall length of rays or channels of invisible radiation shall be taken as the sum of the longest dimensions of all such sections.

C. Establishments having specific type inventories shall be protected by the following minimum type alarm service

Alarm with a direct line to the Police Station:

- Jewelry Stores - Retail and Wholesale
- Sporting Goods Store Selling Guns and Ammunition
- Wholesale Liquor
- Wholesale Drugs
- Wholesale Tobacco
- Banking Establishments and Currency Exchanges

Alarm with a direct line to the Police Station or to other Central Station:

- Retail Liquor Store
- Electronic Equipment
- Clothing (new)
- Coins and Stamps
- Industrial Tool Supply House
- Camera Stores

- Precious Metal Storage Facility

Local Alarm with no direct line to Police Station or other Central Station:

- Antique Dealers
- Art Galleries
- Service Stations

D. Dial Alarm Receiving Equipment

No automatic protection device that automatically or electronically selects a telephone line connected to a central alarm station or police headquarters and reproduces a prerecorded message to report a criminal act or other emergency requiring police response, commonly known as 'Dial-Alarms' or 'Dialers' shall be installed by any person on premises of any kind in the City.

All automatic protection devices described in the paragraph above, that were keyed on that date to a police emergency truckline or to the line used by the public for emergency or general information requests shall be disconnected therefrom. The owner or lessee of any such device shall be responsible for the disconnecting of it.

ARTICLE 12

SIGN PERMITS

14.12.01 ERECTION, ALTERATION OR MOVING OF SIGNS:

- A. No sign, awning, marquee or canopy, whether permanent, temporary or real estate, shall be altered, erected or moved until the person proposing to erect, alter or move such sign shall have obtained a permit from the City.

- B. Any person desiring such a permit shall file an application upon a form which shall contain or have attached thereto the following information:
 - 1) Name, address and telephone number of the applicant and property owner, if different;
 - 2) A scale drawing showing the location of the building, structure, or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings and thoroughfares;
 - 3) A plan drawn to scale showing the design of the sign, materials used, and method of construction, and means of attachment to the building or the ground;
 - 4) The name of the person, firm, corporation or association erecting, altering or moving said sign; and
 - 5) Written consent of the owner of the land on which the sign is to be erected, altered or relocated.

- C. Sign permits shall be valid for a period of 180 days, except that, in the case of real estate signs, said permit shall be valid only for the lesser of 180 days or until the property is placed under contract to be sold or leased.

14.12.02 BOND:

Each person, firm or corporation, maintaining such a sign, canopy, awning or marquee shall file with the Clerk a bond or indemnity policy in the sum of \$100,000 conditioned to indemnify the City for any loss or damage or liability that may result from the construction or maintenance of such sign. Such bond or policy shall have such sureties as may be required by the City. Provided that, if a blanket indemnity insurance policy

against any loss or liability due to such signs is secured for the municipality, no such bond need be filed.

14.12.03 INSPECTIONS:

It shall be the duty of the Building Department to inspect or cause to be inspected, every sign, canopy, awning or marquee, which extends over any sidewalk, street, alley or other public way. If any such sign, awning, marquee or canopy is found to be insecurely fastened, he shall report this fact to the owner of the sign or to the owner or occupant of the premises on which it is fastened. If the sign, awning, marquee or canopy is not made secure within ten (10) days after such notice, or sooner if conditions make it expedient, it may be torn down on order of the Mayor and City Council, and any costs thereby incurred by the City shall be borne by the violator hereof.

14.12.04 REMOVAL OF SIGNS, to read as follows: Any signage erected, as an approved adjunct to the business, shall be removed within thirty (30) days after the cessation of business operations. If the signage is not removed within the prescribed time frame, the City shall have the ability to remove, or have removed, the signage. All costs including administrative charges are to be paid by the business owner. Should these costs not be paid by the business owner, the City shall have the ability to lien the property to recover these costs.

ARTICLE 13

INSPECTION OF RENTAL PROPERTIES
PRIOR-TO OCCUPANCY

14.13.01 NOTICE OF RENTAL OR LEASE OF DWELLING UNITS:

No owner, agent or person in charge of a one-family dwelling unit, two-family dwelling unit or multi-family dwelling unit, shall rent or lease or allow any person to occupy any unit as a tenant or lessee, unless the owner, agent or person in charge of such dwelling unit has notified the Building commissioner of the intent to rent or lease such dwelling unit. The notice shall be in writing and must be received by the Building Commissioner not less than ten (10) working days before the proposed occupancy of the dwelling unit. The name of the proposed occupant and date of commencement of occupancy, if not submitted with the initial notice, must be submitted, in writing, to the Building Commissioner five (5) working days prior to commencement of occupancy. The term "workingdays" in this section shall mean days when normal business activities are carried on by the City Building Department. Failure to furnish notice as provided above, shall be deemed a violation of this section and penalties shall be as provided in Chapter 10 of the City Code.

14.13.02 INSPECTION UPON CHANGE IN OCCUPANCY.

Upon receiving notice of intent to rent or lease a dwelling unit, the Building commissioner or his delegates shall inspect such dwelling unit to determine whether the dwelling unit is in compliance with the BOCA Basic Property Maintenance Code in effect as set forth in Chapter 14.3.01 of the City Code. The Building Commissioner or his delegate shall make the inspection at least five (5) working days before the date of the proposed occupancy. The term five (5) working days in this instance shall mean any five (5) days when normal business activities are carried on by the City Building Department. No occupancy shall be permitted until such inspection occurs.

14.13.03 INSPECTION BY CONSENT:

The Building Commissioner or his delegate is authorized to attempt at any reasonable time to obtain consent to entry from the owner, occupant, or other person in charge of a dwelling unit subject to this ordinance. Such owner, occupant, or other person in charge shall be informed that entry by the Building commissioner or his delegate is sought for the purpose of making an inspection and performing duties under this ordinance. Failure to give consent to entry under this section shall not be punishable by fine or imprisonment.

14.13.04 INSPECTION BY WARRANT:

If the owner, agent, occupant, or person in charge of a dwelling unit does not consent to the attempted inspection, the Building Commissioner or his delegate shall seek a search warrant in the Circuit Court of Cook County. The warrant shall be for the purpose of making an inspection to determine whether the dwelling unit is in compliance with all of the provisions of this code. A search warrant obtained pursuant to this section shall be executed and an inspection shall be made at least three (3) working days before the date, of the proposed occupancy. The term three (3) days in this instance shall mean any three (3) days during a week or part thereof, when normal business activities are carried on by the City. As owner, agent, occupant, or person in charge of a dwelling unit who is presented with a search warrant obtained pursuant to this section shall not refuse, impede, inhibit, interfere with, restrict, or obstruct entry and free access to any part of the dwelling, structure or premises where an inspection authorized by the search warrant is sought to be made.

14.13.05 EXISTING STRUCTURE OCCUPANCY CERTIFICATE REQUIREMENTS:

When an inspection has been made, no owner, agent or person in charge of a one-family dwelling unit, two family dwelling unit or multi-family dwelling unit shall allow any person to occupy any unit as a tenant or lessee unless the Building Commissioner or his delegate has issued an Existing Structure Occupancy Certificate for such dwelling unit. An Existing Structure Occupancy Certificate shall be issued only if:

14.13.05 EXISTING STRUCTURE OCCUPANCY CERTIFICATE REQUIREMENTS

When an inspection has been made, no owner, agent or person in charge of a one-family dwelling unit two family dwelling unit or multi-family dwelling unit shall allow any person to occupy any unit as a tenant or lessee unless the Building Commissioner or his delegate has issued an Existing Structure Occupancy Certificate for such dwelling unit. An Existing Structure Occupancy Certificate shall be issued only if:

- A. The Building Commissioner or his delegate has determined that the dwelling or structure is in compliance with all of the provisions of this Code, or,
- B. (1) The Building Commissioner determines that the dwelling or structure may be safely occupied notwithstanding noncompliance with certain identified violations or items of noncompliance with the requirements of this Code; and,
- (2) The owner, agent or person in charge of the dwelling or structure has deposited in escrow an amount of money determined by the Building Commissioner to be sufficient to bring the dwelling or structure into compliance with all the requirements of this Code; and,

- (3) The owner or his agent has entered into an agreement with the City in which the City agrees to issue a Temporary Existing Structure Occupancy Certificate if the owner or his agent agrees to secure the owner's obligation to bring the dwelling unit into compliance with this Code within a time period determined by the Building Commissioner.

C. If the Building Commissioner determines that a dwelling may not yet be occupied on a temporary basis he shall notify the owner in writing as to the specific violations which must be corrected prior to the issuance of a Temporary Existing Structure Occupancy Certificate.

D. In the event an owner desires the City to enter into an agreement with the owner for the issuance of a Temporary Existing Structure Occupancy Certificate the owner must first provide the City with a sworn statement from a contractor licensed by the City setting forth the contractor's good faith estimate as to the cost of the identified repairs. Upon receipt of such estimate the Commissioner shall require a security deposit of 200% of the cost of repair completion, but in no case less than \$2,000.00.

E. (1) In the event an owner fails to fulfill the terms of the agreement described in paragraph B(3) above by failing to bring the dwelling unit into compliance with all of the provisions of this Code within the time period designated in the agreement, then the owner shall forfeit the security deposit.

(2) For good cause shown, the Building Commissioner may extend the time for compliance by up to an additional sixty (60) days. In the event the owner fails bring the dwelling unit into compliance within this additional extension period, the owner shall forfeit the security deposit.

(3) In addition, such failure shall constitute a violation of this ordinance.

(4) The Building Commissioner is authorized to release all security deposits when the structure comes into compliance.

14.13.06 RENTAL OR LEASE IN ABSENCE OF INSPECTION:

If an inspection is not made as provided herein, where failure to inspect has occurred after the City has received timely notice of intent to rent or lease, nothing herein shall prohibit the occupancy of a one-family dwelling unit, two-family dwelling unit or multi-family dwelling unit, unless an owner, agent or person in charge of such dwelling unit is interfering with or impeding an inspection authorized by a search warrant.

14.13.07 PROCUREMENT OF SEARCH WARRANT:

A search warrant shall be sought in the Circuit Court of Cook County. The Building Department may provide information to the court concerning any of the following factors along with such other matters as deems pertinent:

1. Eyewitness account of violation.
2. Citizen complaints.

3. Tenant Complaints,
4. Plain view violations.
5. Violations apparent from city records.
6. Property deterioration.
7. Age of property.
8. Nature of alleged violation.
9. Similar properties in the area.
10. Documented violations on similar properties in the area.
11. Passage of time since last inspection.
12. Previous violations on the property.

14.13.08 FEES:

- A. The fee for an inspection of a one-family dwelling shall be Fifty (\$50.00) dollars.
- B. The fee for an inspection of a two-family dwelling or multi-family apartment house shall be Fifty Dollars (\$50.00) for the inspection of a first dwelling unit within the structure and Twenty-Five Dollars (\$25.00) for each additional inspection of a dwelling unit within the same structure made on the same day.

14.13.09 ISSUANCE OF CERTIFICATE SHALL NOT BE CONSTRUED A WARRANTY:

In issuing an Existing Structure Occupancy Certificate, the City of Country Club Hills does not warrant, insure, or guarantee to the holder thereof, to his assignee or other interested party, that there are no violations of the Codified Ordinances of the City of Country Club Hills or laws of the State of Illinois or the United States of America.

ARTICLE 14

CERTIFICATE OF OCCUPANCY

14.14.01 OCCUPANCY PERMITS:

A Certificate of Occupancy inspection shall be required if a building or premise has been vacant for more than (45) forty-five days.

- A. Application shall be made by the builder or owner at least ten (10) days prior to the expected occupancy date.

- B. The new owner or renter shall not occupy the premises until the Certificate of Occupancy has been issued by the Building commissioner or his duly authorized agent.

- C. If the building remains vacant and unoccupied for more than forty-five (45) days after a Certificate of occupancy has been issued, then the Certificate of occupancy shall be considered expired and invalid and a new one shall be applied for in accordance with this section.

14.14.02 OCCUPANCY PERMIT FEE

The fee for an occupancy inspection shall be \$40.00. Such fee shall be paid to the city Collector, City of Country Club Hills at the time a request is made for an occupancy inspection.

ARTICLE 15

APPEALS

14.15.01 APPEALS:

The Zoning Board of Appeals is, hereby, invested with the authority to hear and recommend to the City Council appeals from any order, request, decision or determination made by the Building Commissioner or his delegate under this Chapter. Any such appeal must be filed within fourteen (14) days of the decision of the Building Commissioner.

The Board of Appeals shall hear the appeal and make a recommendation to the City Council. The City Council, upon recommendation of the Board of Appeals, may grant or deny any appeal or may refer it back to the Board of Appeals for further consideration. If the Council determines to grant the appeal, it shall do so by adopting an ordinance to that effect.

ARTICLE 16

14.16.01 PENALTY

Any person, firm, or corporation who violates, disobeys, commits, neglects, refuses to comply with, or resists the enforcement of any provision of this Chapter shall be subject to a penalty as prescribed in Chapter 10 of the Municipal Code. Each day a violation is permitted to exist or continue shall constitute a separate offense.

EXHIBIT “A” ARCHITECTURAL STANDARDS CODE

ARCHITECTURAL STANDARDS CODE

Purposes.

The following are the purposes of the architectural standards code.

- A. Establish standards for the construction of high quality residential and commercial buildings in the City of Country Club Hills;
- B. Preserve the integrity of existing structures within the City;
- C. Encourage creativity and variety in residential and commercial construction within the City.
- D. To promote the orderly and harmonious growth of the City, and to protect and enhance land values, investments, and the general welfare of the citizens of the City;
- E. To protect and to stabilize the general appearance of buildings, structures, landscaping, and open space areas throughout the City;
- F. To insure adequate light, air and privacy for property throughout the City;
- G. To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the City; and
- H. To aid prospective contractors, architects, designers and developers in preparing their project plans for review by the City.

Applicability.

The design standards shall apply to all types of development, including privately and publicly owned properties.

Administration.

Administration and enforcement of the Architectural Standards Code will be the responsibility of the Building Commissioner or his/her designee.

Procedure:

- A. An applicant for development approval shall submit a site plan, proposed exterior elevation(s), and such other data deemed necessary by the Building Commissioner to evaluate a proposed architectural design.
- B. Final plans and elevations shall be drawn to scale and shall indicate the nature and extent of the work proposed.
- C. **Graphic examples are to be provided by the developer**
- D. The review of architecture and site plans provided for in this Section is intended to be only a part of the whole review procedure laid out in these regulations. Approval of architectural design does not in any way signify final approval of any portion of any project or the issuance of a building permit.

Pre-Application Conference.

An applicant for architectural design approval may request in writing that the Building Commissioner hold an informal conference to review the preliminary architectural design(s) of a proposed development. **This conference may be conducted concurrently with the conference provided for in Planned Unit Development section of the Zoning Ordinance (Article 10) if part of a Planned Unit Development and shall be conducted pursuant to the same terms and conditions set forth in that section. If not part of a Planned Unit Development the conference shall be held at the time of application for zoning compliance or Building Permit.**

Review.

The **Building Commissioner** shall review the complete application for architectural standards as provided for in this Section. Recommendations of the **Building Commissioner** shall be based upon criteria set forth below. The **Building Commissioner** shall have the authority to permit or modify design criteria provided an equivalent amount of masonry product is provided throughout the structure.

Building and Structure Design and Materials.

- A. Buildings and structures shall be consistent with the established neighborhood character and with any adjacent residential property.
- B. Building materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those, which are architecturally harmonious, for all building walls and other exterior building components that are wholly or partially visible from public ways.

- C. Building materials shall be of durable quality. Inappropriate materials or building methods, and those which will produce inconsistency with the structure and architecture of the building, shall be avoided.
- D. All residential structures shall have a minimum twelve-inch (12") eave or soffits with gutters and downspouts on all horizontal rooflines. All non-horizontal rooflines shall have a minimum six-inch (6") eave or soffits.
- E. Architecturally appropriate frame homes with wood siding, [or approved substitute](#), will be permitted, upon approval of design. All other single-family residential structures shall have brick, stone or other masonry product surfaces on the first floor, excluding windows and doors.
- F. All single family homes shall have attached garages with a minimum of 500 Square feet.
- G. All additions or attached garages converted into living space on the front exterior façade shall continue the same type of building material as the existing façade.
- H. All residential structures shall have a minimum one-half basement with the remaining area below the first floor a minimum 40" crawl space. No slab homes shall be permitted.
- I. For commercial structures, brick or other masonry materials, excluding concrete block and split-faced block, shall be used for all sides of all nonresidential development facing a street or residential area, and shall be installed per City Building Code specifications. Brick shall, at a minimum, extend from ground level to tops of first-floor windows; split-face block or other materials may be used for minor accents in place of brick subject to building codes. No mansard roofs shall be permitted. Brick shall not be painted, except if approved following architectural review and subject to [approval](#).
- J. Commercial structures adjacent to single-family residential areas shall have four-sided architecture and be sensitive to the residential neighborhood. [All mechanical equipment and refuse containers shall be properly screened](#).
- K. All two family and multi-family residential dwelling units shall contain face brick or stone on ninety (90) percent of each first floor elevation or ground levels of such units, excluding windows and doors. The Building Inspector in accordance with the City Building Code shall approve all materials for the remaining ground level wall surface. All materials used shall be compatible as a group and with the surrounding structures.
- L. All residential structures with rear yards facing a right-of-way (through lots) [or open space](#) shall have a minimum of one change of plane, vertical or horizontal, and one additional architectural feature, such as a bay/bow window, chimney or screened porch, on the rear of the structure.
- M. Building components, such as windows, doors, eaves, and parapets, shall have a good proportions and relationship to one another.
- N. Dormers on residential structures should be habitable and have symmetrical gable, hip, shed or curved roof forms, dependent on the roof form of the structure. Dormers

- that have no functionality and are only cosmetic are discouraged.
- O. Optional porches shall be on the front elevation of all frame homes. The style of the porch shall be architecturally consistent with the vernacular of the house and shall be a minimum depth of six (6) feet.
 - P. While it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of structures in the area. Excessively bright or brilliant colors should be used only for accent. Materials and colors should withstand the weather well over a twenty-five (25) year period.
 - Q. Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings. The design of structures should display sensitivity to the best aspects of the character, quality and scale of those structures already existing in the area of a proposed project.
 - R. Monotony of design shall be avoided; however, styles should be complementary and should relate to indigenous architecture. Residences with similar floor plans and/or facades shall not be built on adjacent lots or across the street. Adjacent units across the street shall have substantial architectural changes. Substantial architectural changes shall consist of a minimum one major change plus two minor changes. Major and minor changes are as follow:
 - Major Changes
 1. Roof treatment – hip, gable, 25% or greater change in slope.
 2. Location of garage entry – side and front.
 3. Type of brick treatment – extended porticos, etc.
 4. Material treatment – full brick vs. half-and-half.
 5. Overall façade – Mediterranean vs. colonial, for example.
 6. Brick arches
 7. Brick bay projections
 8. Balconies and/or front porches
 - Minor Changes
 1. Vertical of horizontal siding
 2. Door treatment – garage and entry
 3. Window styles – casements, bows and double hung, with or without mullions
 4. Shutter treatment
 5. Ornamental treatment – lighting fixture location, or posts and fascia.
 6. Reversing plan.
 7. Soldier courses or other brick design changes
 8. Brick wing arms
 - A. On commercial buildings, facades greater than 100 feet in length must incorporate recesses and projections along at least twenty (20) percent of the length of the façade. Windows, awnings, and arcades must total at least sixty (60) percent of the façade length abutting a public street.

- B. Color, texture, and material module elements should be repeated horizontally and/or vertically on commercial buildings.
- C. Each commercial building must have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.

Landscaping

All landscaping shall conform to the City's current landscape ordinance.

Relationship of Buildings to Site.

- A. The height and scale of each building shall be compatible with its site and adjoining buildings and neighboring development. In residential districts the height shall not vary by more than fourteen (14) feet from adjacent structures.
- B. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, pedestrian movement and parking areas.

Relationship of Building and Site to Adjoining Area.

- A. The height and scale of each building shall be compatible by such means as screens, site breaks and materials.
- B. Attractive landscape transition to adjoining properties shall be provided.
- C. Harmony in texture, lines and masses shall be required.
- D. Buildings shall have similar scale to those in the surrounding area.

Utility Services.

Newly installed utility services, and service revisions that are necessitated by exterior alterations, shall be located underground.

Screening (Commercial and Industrial).

- A. Screening of service yards, utility meters and hardware, overhead doors, mechanical equipment, refuse areas, and/or other potentially unattractive structures and structural components from public view, shall be accomplished by the use of walls, fencing, plantings, or combinations of all of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls are required along street frontage and bordering residential areas that parapet walls must be at least 3 feet in height and constructed of matching building materials to the principal structure.
 - 1. Adjusting the architectural or landscape profile to screen necessary elements from view;
 - 2. Placing those elements on service courts or other locations not usable by the general public; or

3. Integrating those elements into the architecture or landscaping of the site.
 - A. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:

Cit of Country Club Hills

- I. The degree of visibility from all adjacent public ways;
- II. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
- III. Possible visibility from future buildings and public ways; and
- IV. Internal overall appearance in relation to the site.

Parking Areas.

Parking areas shall comply with the provisions of Article 9 of the City's Zoning Ordinance (Off-Street Loading and Off-Street Parking) [the Landscape Ordinance](#) and shall be treated with decorative screen, separating parking areas from view from public ways. All non-residential parking areas shall include concrete curbing along pavement edges.

Lighting.

Outdoor lighting, where provided, should enhance the building design and the adjoining landscape. Lighting standards, fixtures and all exposed accessories shall comply with the provisions of [the Electrical Codes adopted by reference](#) and shall be of a design and size that are harmonious with the design of the building and adjacent areas. If external spot or flood lighting is used, the light source should be shielded and restrained in design. Excessive brightness, flashing lights, and brilliant colors shall not be permitted.

Miscellaneous Structures.

Miscellaneous structures, such as accessory buildings, located on private property, public ways, and other public property, including light standards, utility poles, newspaper stands, bus shelters, plants, traffic signs and signals, benches, guardrails, rockeries, retaining walls, mailboxes, and fire hydrants shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale should be appropriate, and colors should be in harmony with nearby buildings and surroundings, and proportions shall be attractive.

