

CHAPTER 24
BUILDING CODE

24.01 BUILDING CODES

(a) "The 2018 International Building Code" as published by the International Code Council, Inc. is hereby adopted as the Building Code of the City with the following changes, additions or insertions:

Section 101.1, insert "City of Hickory Hills".

Section 101.4.3, change the words "International Plumbing Code" to "Illinois Plumbing Code". Change the last sentence to read "Private sewage disposal systems are prohibited". Add the following sentence: "Whenever the International Plumbing Code is referenced, the reference shall be to the Illinois Plumbing Code".

Section 102.4, change the last sentence to read "In the event of conflict between this code and any referenced code or other ordinance of the City, the most stringent provisions shall be applied unless the building official otherwise determines".

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section 105.2, delete paragraph 1, 2, 4, and 6 under Building.

Section 109.4, add the following to read "The additional fee for commencing work without obtaining the necessary permits shall be \$50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued".

Section 113.1, delete the last two sentences and add "The board of appeals shall be the City Council".

Section 113.2, change the last sentence to read "The board shall have the authority to waive the requirements of this Code for due cause in hardship situations, which decision to waive shall not be subject to further appeal".

Section 114.4, add the following, "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code".

Section 903.2, add the following: "Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code."

Section 1208.1, add the following, "The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier."

Section 1208.2, add the following, "Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening."

Section 1612.3, change the second sentence to read “The flood hazard map shall be the most recent flood insurance rate map issued by the Federal Emergency Management Agency, as amended from time to time”.

Section 1807.1, add the following, “All foundations and foundation walls shall be concrete foundations and no other materials may be used.”

Section 1807.1.3, delete in full.

Section 1807.1.4, delete in full.

Section 1807.1.5, add the following, “Masonry foundation walls are not permitted.”

Section 1809.9, delete in full.

Section 1809.12, delete in full.

The following Appendixes are hereby declared to be mandatory: Appendix D, Appendix F, Appendix G, Appendix I, Appendix J, Appendix K

Appendix D, Fire Districts, Section D101.1, change first sentence to read “The fire district shall include all territory within the City”.

Appendix F, Rodentproofing, Section F101.6, delete in full.

Appendix H, Signs, is hereby adopted, but nothing therein shall permit the erection or maintenance of any sign unless permitted by the zoning ordinance.

Appendix K, Administrative Provisions, Section K101.1, is changed by adding a sentence to read “The Chicago Electrical Code shall apply within the City and shall be the electrical code and govern all electrical installation and maintenance”.

(b) The “2015 International Residential Code”, as published by the International Code Council, Inc. is hereby adopted as the International Residential Code (for One- and Two-Family Dwellings) of the City with the following changes, additions or insertions:

Section R101.1, insert “City of Hickory Hills”.

Section R102.4, change the last sentence to read “In the event of conflict between this code and any referenced code or other ordinance of the City, the most stringent provisions shall be applied unless the building official otherwise determines”.

Section R103.1, delete in full.

Section R103.2, change first sentence to read “The building official shall be the Building Commissioner”.

Section R105.2, delete paragraph 1, 2, 3, and 5 under Building.

Section R108.6, add the following to read “The additional fee for commencing work without obtaining the necessary permits shall be \$50 per day measured from the time that work began until the required permits are obtained. This fee shall be paid at the time that the permits are issued.”

Section R112, delete in full. All appeals shall be taken as provided in the Building Code.

Section R113.4, add the following, “A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code.”

Table R301.2, Insert, “The building official shall determine the applicable criteria from the referenced tables and figures.”

Section R401.2, insert “All foundations and foundation walls shall be poured concrete and no other materials may be used.”

Section R404.1.2, delete in full.

Section R402.1, delete in full.

Section R402.3, delete in full.

Section R403.1, add the following, “All footings shall be poured concrete footings and no other materials may be used.”

Section R404.1, add the following, “All foundation walls and retaining walls shall be poured concrete and no other materials may be used.”

Section R404.1.1, delete in full.

Section R404.1.8, delete in full.

Section R404.2, delete in full.

Section R404.5, delete in full.

Section R408.4, add the following, “The minimum height for a crawl space shall be 3 feet. All crawl spaces shall have a minimum 2 inch concrete cement floor with vapor barrier.”

Section R807.1, add the following, “Where a furnace is located in an attic, the furnace shall be located in an enclosed insulation room of not less than 64 square feet of flat area with a walkway of a minimum 24 inches wide to the furnace from the access opening.”

Section P2603.6.1, delete in full as private sewage disposal systems are not permitted.

Section P2904.1, add the following: “Automatic sprinkler systems are required to be installed in residential structures only as provided in Section 24-15 of the Hickory Hills Municipal Code.”

Part VII - Plumbing. Only methods, materials, construction and systems allowed by the Illinois Plumbing Code are permitted.

Part VIII - Electrical. Only wiring methods, materials, construction and systems allowed under the Chicago Electrical Code are permitted.

The following Appendixes are hereby declared to be mandatory: Appendix A, Appendix B, Appendix C, Appendix D, Appendix G, Appendix H, Appendix J, Appendix K, Appendix M, Appendix N and Appendix P.

24.02 BUILDING PERMIT FEES

The fees to be charged for building permits for erecting, altering, repairing, or adding to buildings or structures shall be as follows:

(a) The fees for building permits shall be as follows:

1. for single-family and multi-family residential structures the fee shall be \$20 per \$1,000 of "construction cost" with a minimum of \$250;

2. for all other structures the fee shall be \$30 per \$1,000 of "construction cost" with a minimum of \$500; and

3. the building permit fee does not include inspection fees, plan examination fee, engineering fee, occupancy permit fee and water/sewer connection fees.

(b) The fee to renew a building permit which has expired for failure to complete construction within 1 year or the failure to commence construction within 6 months shall be an additional fee of 5 percent of the original building permit fee for each month construction continues after the above periods.

(c) For remodeling or additions, the plan examination fee shall be \$150 for an existing single-family residential structure and \$300 for all other existing structures. For new construction, the plan examination fee shall be \$250 for single-family residential structures and \$500 for all other structures.

(d) The building permit fee for detached garages shall be \$300 which includes all costs for inspection and occupancy.

(e) The permit fee for a new driveway or extension of existing driveway shall be \$60.

(f) The permit fee for a utility or storage shed shall be \$25.

(g) The permit fee for demolition of a primary structure shall be \$300 and the permit fee for the demolition of an accessory structure shall be \$100.

(h) The permit fee for a fence shall be \$25.

(i) The permit fee for a removal and replacement of curb and gutter adjacent to any driveway shall be \$40.

The term "construction cost" means the reasonable value of all services, labor, materials, and use of scaffolding and other devices entering into and necessary to the prosecution and completion of the work ready for occupancy. The construction cost is provided by the permittee subject to final approval of the Building Commissioner. The construction cost does not include City permit and other fees. The Building Commissioner may use construction cost data from RSMeans to determine "construction cost". Prior to the issuance of a certificate of occupancy or occupancy permit, the Building Commissioner may require that the permittee submit a sworn contractor's statement showing the actual cost of construction which shall be used to determine the construction cost.

24.03 ADDITIONAL FEES

(a) No person shall dig, excavate for or install any water line or sewer line on the dedicated public right-of-way. All such work shall be done by the City plumber at rates authorized by the City.

(b) The fees to be charged for a permit to tap or otherwise make a connection to any water line shall be established by the Building Commissioner and set forth on a schedule. Fees shall include a charge for a water meter, which water meter shall remain the property of the City. In addition, a fee shall be charged for making the actual tap, including digging, backfilling, corporation stop, roundway, B box installed, and cutting and repairing of street and right-of-way. Said fee shall be based upon the size of connection and the distance of installation. Fees for auguring shall be extra and stated separately.

(c) The fees to be charged for a permit to tap or otherwise make a connection to any sewer line shall be established by the Building Commissioner and set forth on a schedule. Fees shall include a charge for making the actual tap, cut in tee or coring hole, digging, backfilling, and cutting and repairing of street and right-of-way.

24.04 BUILDING INSPECTION FEES

A building inspection fee of \$50 is established for each building inspection.

24.05 BOND REQUIRED

(a) **Generally.** The following bonds shall be deposited, in cash, with the city before a building permit or plumbing permit is issued which requires said bonds. The bond inspection fee is for inspection of the site and is not refundable. The cash bonds shall be refunded after the operating departments have inspected the site and have certified that all requirements of this chapter have been complied with by the permittee, except in the case of restoration or repair of streets or other public property. The cash bonds shall not be refunded if work remains to be completed by the permittee to meet the requirements of this chapter. If the permittee refuses or is unable to complete the work, the city shall send written notice to the permittee at his address listed on the permit that work remains to be done. If the work is not satisfactorily completed within 30 days after notice, the city shall cause the work to be completed, payment for said work to be deducted from the cash bonds and any remainder refunded to the permittee. In cases involving the repair or restoration of the street or public property to its condition prior to the opening, the city shall do all the work, and the cost thereof, together with the sum of 25 percent for overhead, shall be deducted from the cash bond on deposit and the balance returned to the depositor. In the case of public utilities, the city shall do all the work and the public utilities billed on the same basis for the work done. If the bonds are not sufficient to cover the payment, the full amount of the bonds shall be used or be forfeited and the permittee shall be billed for the difference. All bonds shall remain on deposit for a minimum period of two years, except bonds issued under subsection (b)(1) and (2) below, which bonds shall be refundable within 30 days after the certificate of occupancy is issued.

(b) **Single-Family Buildings.** For new construction, the general contractor shall deposit a \$3,000 cash bond for each single family residence being constructed, which bond shall cover the drainlayer and plumbing contractor, lot grading, landscaping, required tree in parkway, restoration of parkway, and repair of street, curb, gutter and sidewalk. The Building Commissioner may waive or reduce the amount of the cash bond where the public improvements (sanitary sewer, water, storm sewer and streets) are being installed by the developer of a subdivision where a letter of credit has been provided.

(c) **Multi-Family Buildings.** For new construction, the general contractor shall deposit a cash bond in the sum of \$5,000 for each multi-family building. The bond covers the drainlayer and plumbing contractor.

(d) **Commercial and Industrial Buildings.** For new construction or for substantial remodeling, the general contractor shall deposit a cash bond in the sum of \$5,000 for each commercial and industrial building. The bond covers the drainlayer and plumbing contractor.

(e) **Applicability.** The above bonds as required in subsections (a) through (d) shall only apply in cases of new construction. In all other cases the required surety bond must be in effect for each contractor as set forth in this code.

(f) **Temporary Occupancy Permit.** In cases where weather prohibits the completion of certain work to be performed on the public right-of-way for public improvements, or other improvements outside of the structure on private property, the Building Commissioner may issue a temporary occupancy permit providing that everything except the above is completed. A cash bond in the amount of 125 percent of the cost of the improvements as determined by the city shall be posted.

(g) **Forfeiture of Bond.** In the event that there is noncompliance with the terms or conditions of a cash bond, the cash bond shall be forfeited to the City if such noncompliance shall continue for a period of 6 months after written notice is provided detailed the noncompliance. Any cash bond which has not been refunded within 3 years after deposit shall be forfeited to the City except in cases where the Building Commissioner extends such date because of the unexpected delays in construction.

24.06 TIME LIMITATIONS FOR BUILDING PERMITS

(a) Construction of any building for which a building permit has been issued must be started within 6 months of the date of the issuance of the permit.

(b) Construction of any building for which a building permit has been issued must be completed within two years of the date of the issuance of the permit.

(c) If the holder of any building permit fails to comply with the provisions of this section, the permit shall be null and void.

(d) The Building Commissioner shall send notice in writing to the holder of any such building permit at least 30 days prior to the expiration of such permit of the impending expiration.

24.07 FENCES

(a) It shall be unlawful for any person to build, construct or erect any fence within the city without a fence construction permit from the Building Commissioner. The application for a fence construction permit shall be accompanied by a sketch showing the proposed location of the fence in relation to lot lines, and existing permanent improvements, the type of construction, the material to be used, and the proposed height of the fence.

(b) A fence is defined as a man-made structure forming a barrier which is not a part of any building or structure, and is more than two feet in height over existing grade.

(c) Every fence shall be designed and constructed to resist a horizontal wind pressure of not less than twice that required for buildings as set forth in the Building Code.

(d) Residential Requirements. The maximum fence height in a residential use district shall not exceed 6 feet between buildings, and shall not exceed 6 feet in height in the rear yard behind the building, and shall not exceed 3 feet in the front yard setback. All height dimensions shall be measured from the established grade to the topmost section of the fence. A gate or opening shall be provided in all fence enclosures. Any suitable construction material may be used for a fence except: chicken wire, square welded mesh wire, barbed wire, electrically charged wire, temporary snow fence, or solid concrete block, or be topped with sharp-edged material except that this shall not be construed to prohibit picket fences. All fences in the front-yard setback shall be of chain-link or other "clear vision" material. The entire length of the fence shall be constructed of the same or harmonious material.

(e) All fences shall be constructed so that the posts are not located on the outside thereof in relation to the property on which the fence is being constructed.

24.08 SMOKE DETECTORS

(a) Smoke detectors on new construction of residential units or all units having mixed occupancy with residential units in the City of Hickory Hills shall be equipped with approved smoke detectors in the manner described in this section.

(b) At least one approved smoke detector shall be installed on each living level in every single family residential unit and in each unit of multi-family dwelling units including the residential units contained in buildings of mixed occupancy with commercial zoning classifications or other zoning classifications. The smoke detectors shall be installed on the ceiling and at least 6 inches from any wall located 6 to 12 inches from the ceiling and within 15 feet of all rooms used for sleeping purposes.

(c) All multi-dwelling buildings and buildings of mixed occupancy having any residential units shall contain not less than one approved smoke detector at the uppermost ceiling of all interior stairwells. All approved smoke detectors herein required shall be installed on the ceiling at least 6 inches from the wall or a wall located 6 to 12 inches from ceilings.

(d) Smoke detectors shall be approved by Underwriters Laboratory Inc. All approved smoke detectors shall be permanently wired to the electric service of each dwelling.

(e) In all instances where a building permit is required and issued for remodeling of any main structure which contains a residential unit and the cost of the remodeling shall exceed \$500, then the provisions of this section shall be applicable, except that the smoke detector may be of a battery type, and such structure shall be required to be equipped with a smoke detector as provided for in this section.

(f) The provisions of this section shall also be applicable to buildings which contain an automatic sprinkling system throughout.

24.09 EXTERIOR WALLS, INDUSTRIAL AREAS

All new construction in the I-1 Industrial Zoning Classification in the City of Hickory Hills shall have at least 70 percent of the exterior walls constructed of solid masonry or of brick veneer with at least one course of face brick as approved by the Building Department.

24.10 EXCAVATIONS, GRADING, DUMPING, AND FILLING

It shall be unlawful for any person or the owner of a property to allow any excavation, dumping, grading, filling or change in the contour of any property without securing a permit from the city. The fee for such permit shall be \$25 unless the work is done in conjunction with a building permit issued for the property, in which case there shall be no permit fee.

All grades shall be established by the Building Commissioner. No grading will be allowed which causes flooding or drainage onto adjacent properties or impedes the natural flow of water. If the Building Commissioner determines that such prohibited acts will occur, the owner will be required to install the necessary internal drainage structures or other construction to protect others.

24.11 FOUNDATIONS

It shall be unlawful for any person to use a wood foundation in any construction.

24.12 GARAGES

All attached garages in residential zoning districts shall not exceed 900 square feet or more than 3 garage spaces. All detached garages in residential zoning districts shall not exceed 900 square feet in area, have more than 3 garage spaces, nor have a garage door opening exceeding 8 feet in height. The height of a detached garage shall not exceed 16 feet or the height of the main building on the zoning lot, whichever is lesser, but the height of the garage may be at least 12 feet in any event. Only one detached garage shall be allowed for each single family dwelling or on any one residential zoning lot.

No garage shall be located closer than 10 feet to any structure located on the lot. No garage shall be erected within 3 feet of any side yard lot line, within 5 feet of any rear yard lot line, within 15 feet of any street or in such a manner that any portion of the garage extends past the front of the principal structure on the lot.

24.13 UTILITY AND STORAGE SHEDS

No utility or storage shed shall exceed 192 square feet in area, 12 feet in height, or have a wall which exceeds 8 feet in height. All sheds shall be erected on a permanent concrete or a treated wood floor to which they shall be bolted or otherwise attached. All sheds must comply with the setback requirements set forth in Section 24.08 for garages. Only one storage or utility shed shall be allowed for each single family dwelling or on any one residential zoning lot. All sheds shall be located only to the rear of the principal building on the premises.

24.14 GARBAGE AND REFUSE FACILITIES

All buildings, except single family dwellings, shall have a fenced in or otherwise shielded area for all garbage and refuse containers where the same are visible from the street or from a window of another building.

24.15 AUTOMATIC SPRINKLER SYSTEMS

(a) **New Construction and Additions.** All newly constructed structures (including additions to existing structures other than in Residential Group R) in Assembly Group A, Business Group B, Educational Group E, Factory Industrial Group F, High-Hazard Group H, Institutional Group I, Mercantile Group M, Residential Group R and Storage Group S shall have an automatic sprinkler system installed conforming to the following requirements:

1. Automatic sprinkler systems (except in Residential Group R structures) shall be designed and installed in accordance with NFPA 13 (Installation of Sprinkler Systems), 2013 Edition, and Section 903.3 of the International Fire Code, 2012 Edition.

2. Automatic sprinkler systems for single family residences, 2-family residences and attached townhouses where no portion of a dwelling unit is located above or below any portion of another dwelling unit shall be designed and installed in accordance with NFPA 13D (Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes), 2012 Edition, provided further that sprinklers shall not be required in bathrooms, clothes closets, linen closets and pantries (regardless of size) where the walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220 (Standard on Types of Building Construction), 2012 Edition.

3. Automatic sprinkler systems for Residential Group R (excluding single family residences, 2-family residences and attached townhouses where no portion of a dwelling unit is located above or below any portion of another dwelling unit) shall be designed and installed in accordance with NFPA 13R (Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height), 2010 Edition, provided further that sprinklers shall not be required in bathrooms, clothes closets, linen closets and pantries (regardless of size) where the walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220 (Standard on Types of Building Construction), 2012 Edition.

4. Automatic sprinkler systems shall be installed in accordance with manufacturers' recommendations and must be connected to the City water supply system through an approved backflow prevention device.

(b) **Structures Being Substantially Reconstructed.** In the event that 100% of the aggregate floor area of a structure is remodeled, reconstructed or undergoes alteration, then such structure shall require the installation of an automatic sprinkler system conforming to the above requirements. For the purpose of this section the following words shall mean:

1. **Alteration:** Alteration shall include, but not be limited to, alteration of floors, walls, partitions, ceilings, electrical, plumbing or mechanical systems. Alterations to decorative coverings of floors, walls, partitions and ceilings shall not be included, nor shall the alteration or replacement of electrical fixtures, plumbing fixtures or trims be included, so long as the underlying piping, electrical raceways, and conduit are not altered. Exterior façade alterations shall not be included, unless egress capacity is reduced.

2. **Aggregate net floor area:** The total of the area contained within the exterior walls of a structure on all stories, including portions of stories below grade that are occupied for purposes other than storage or mechanical equipment. For dwellings, areas normally exempt from fire sprinkler requirements shall not be included.

3. **Aggregate area of alteration:** For the purposes of determining the area affected by alteration, the Building Commissioner shall include the floor area of all rooms and areas reduced or enlarged by such work, the floor area of all rooms and areas whose electrical, plumbing or mechanical systems or infrastructure are altered, and the floor area of all rooms whose egress capacity or travel distance is adversely affected. Floor areas shall include all interior walls, columns, hallways, partitions and stairways. Exterior walls shall not be included.

(c) **Structures Being Converted into Condominiums.** In the event that a multi-family residential structure is being converted into condominiums, automatic sprinkler systems shall be designed and installed in accordance with NFPA 13R (Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height), 2010 Edition, provided further that sprinklers shall not be required in clothes closets, linen closets and pantries where the walls and ceilings are surfaced with noncombustible or limited-combustible materials as defined in NFPA 220 (Standard on Types of Building Construction), 2012 Edition.

24.16 CARPORTS PROHIBITED

Carports are prohibited and may not be constructed on any zoning lot.

24.17 FIRE RESISTANCE

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

Exterior wall construction shall be of masonry. Brick veneer construction shall not be permitted. All floors shall be of the flexi-core type, precast concrete type, poured concrete type, or other type having at least a two hour fire resistance rating.

24.18 CABLE TV

(a) **Permit Required.** It shall be unlawful to construct or erect any portion of a cable TV system prior to obtaining a permit from the city. An application shall be filed with the office of the Building Commissioner upon such forms as he shall deem necessary. Said application shall be accompanied by a complete set of plans showing the location of all work to be performed and the certification of a licensed electrical contractor that the plans and specifications comply with the applicable Hickory Hills electrical ordinances.

(b) **Contractors.** Any and all persons constructing or erecting a cable TV system shall obtain a license as a general contractor.

(c) **Occupation of streets.** No street shall be blocked or occupied by any person constructing or erecting any portion of a cable TV system without obtaining a street occupation permit. For the purposes of cable TV, tie locations to be blocked or occupied shall be given to the Building Commissioner and the Director of Public Works at least two business days prior to their blockage or occupation. Adequate warning devices, including barricades, shall be supplied to direct traffic to other areas by the contractor.

(d) **Fees.** The permit fee for the construction and erection of a cable TV system shall be equal to the city's reasonable costs and expenses for the supervision and inspection thereof, but in no event shall exceed \$100.00 per mile of cable installed or mile of strand installed. The distance of cable to and from any residence or building from the main line shall not be calculated for the per mile cost. In addition, an inspection fee equal to the city's reasonable costs and expenses for the supervision and inspection thereof, but in no event in excess of \$5.00 per building to which a connection is made from the main line shall be paid, except in the case of buildings wherein more than one dwelling unit or more than one commercial unit is being serviced, in which case the inspection fee shall not exceed \$5.00 per building nor \$2.50 for each additional unit serviced therein. The permit per mile fee shall be paid at completion of work performed, but may be paid in installments if work is to be by sections. The inspection fee shall be paid at completion of inspection performed on a weekly basis. The fee for the blockage of a street shall be \$5.00 per location per week. In addition, a \$500.00 cash bond shall be posted by such person at the city. The permit fees herein are in lieu of all other permit fees required. The provisions of this article shall apply to the construction of any and all cable TV systems from and after the date of its passage, regardless of whether or not a portion of that cable TV system may have already been erected.

24.19 ROOM ADDITION FOUNDATIONS

All room addition foundations shall be constructed as an inverted "T". The footing shall be at least 20" wide and 10" high with an 8" foundation wall extending upwards a minimum of 3'6" from the bottom to 6" above the established grade for the site. The foundation wall shall be keyed into the footing.

24.20 WATER METERS

Only water meters approved by the City shall be installed in any new construction or shall replace any present meter. For all buildings any newly installed meter shall be of the remote reading type.

24.21 BATHROOM OUTLETS

All electrical outlet receptacles located in bathrooms shall be of the ground fault type. Wherever the Building Commissioner determines that there is a danger or risk of electrical shock or electrocution due to the location of an electrical outlet receptacle, he can order the receptacle to be of the ground fault type.

24.22 ILLEGAL OCCUPANCY

(a) No building or structure shall be used or occupied in whole or in part until a certificate of occupancy (also known as a certificate of use and occupancy under BOCA) has been issued by the City.

(b) The cash bond deposited with the City pursuant to Section 24.026 shall also serve as a deposit to ensure that no occupancy of any building or structure is made prior to the issuance of a certificate of occupancy. In the event of occupancy of a building or structure prior to the issuance of a certificate of occupancy, whether such occupancy be by the contractor, owner, lessee, buyer, agent or other party, the sum of \$50.00 per day shall be forfeited to the City to be taken out of the cash bond in payment for the violation. The Building Commissioner is hereby authorized to issue citations for a violation of this section. The minimum amount of the fine on said citation shall be \$50.00 per offense. Each day that a violation exists shall be deemed a separate offense.

24.23 SATELLITE EARTH STATIONS

(a) Satellite earth station means an antenna with a radius of more than one foot or containing a surface area of more than 10 square feet designed for receiving communication or other signals from satellites. Said antenna may have a low-noise amplifier (LNA) and be connected with coaxial cable to a television or other receiver. A satellite earth station is also commonly referred to as an earth station, a ground station, or a satellite dish.

(b) No person shall erect a satellite earth station without a permit.

(c) An application for permit shall be on such forms as required by the Building Commissioner and shall be accompanied with a current survey showing the dimensions of the lot, the location of all buildings or structures thereon, and the proposed location of the satellite earth station. In addition, plans and specifications describing the earth station and its structural and engineering components (the manufacturer's specifications) shall be attached. All such applications shall be signed by the property owner and shall be accompanied by a fee of \$75.00. The exact location, height and other proposed construction of the satellite earth station shall not be varied without written approval of the Building Commissioner.

(d) No satellite earth station shall be erected:

1. In any front yard.
2. In any side yard forward of the rear wall of the main structure located on the lot.
3. Within 15 feet of the side lot lines.
4. In any required side yard.
5. Within 15 feet of the rear lot line.

(e) All satellite earth stations shall meet the following construction requirements:

1. The dish shall not exceed 4 meters in diameter.
2. Galvanized metal supports or equivalent must be used.
3. Installation must conform to the provisions of the Chicago Electrical Code.
4. A concrete base or caissons extending not less than 42 inches below the surface must be used to anchor the dish to the ground.
5. The maximum height of the highest part of the dish shall not exceed 15 feet above the ground on which it is constructed.
6. The dish and structure shall be designed to withstand a wind force of 75 miles per hour without the use of supporting guy wires.
7. No linkage, physically or electronically, shall be permitted to a receiver not located on the same lot.
8. Wiring to the satellite earth station shall be placed at least 4 inches beneath the surface of the ground.

9. Any driving motor shall be limited to 125-volt maximum design voltage and be encased in protective guards. Grounding to a grounding rod must be provided.

10. No satellite earth station exceeding 3 feet in diameter shall be mounted on any roof of a residential structure. Any dish of less than 3 feet in diameter may be mounted upon a roof of a primary or accessory structure on the lot but shall not be mounted on chimneys, towers, trees, poles, or spires. A roof-mounted dish shall be mounted directly to the part of the roof not visible from the street immediately in front of the structure or from the side street in case of a corner lot. Roof-mounted dishes may only be mounted on the rear portion of any roof and not on the front or side of any roof. Any roof-mounted dish must be designed to withstand a wind support of 85 miles per hour.

(f) The provisions of this section may be varied in cases of hardship or impracticability by the City Council by the passage of a motion at a committee meeting or regular meeting to that effect.

24.24 ENTRY OF EXTRANEOUS FLOWS INTO SANITARY SEWER SYSTEM

(a) All down spouts or roof drains (including gutters) shall discharge onto the ground, into a dry well, or into the storm sewer system. Connections of down spouts or roof drains to a sanitary sewer, or into the ground are prohibited. Down spouts and roof drains may be connected into a dry well or storm sewer system only after approval by the Building Commissioner and the issuance of a permit.

(b) Footing drains shall be connected to sump pumps, and discharge shall be made into storm sewers (non-residential), drainage ditches or onto the ground. No footing drains or drainage tile shall be connected to the sanitary sewer.

(c) Floor drains in basements shall be connected directly to sanitary sewers or to sump pumps which discharge to the sanitary sewer.

(d) Sump pumps installed to receive and discharge ground waters or storm waters shall be connected to the storm sewer or discharge into a drainage ditch or onto the ground. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewers. A sump pump shall be used for one function only, either the discharge of storm waters or the discharge of sanitary sewage.

(e) No window well or area-way drains shall be connected to the sanitary sewer.

(f) All water discharged onto the ground shall be directed so as not to flood neighboring properties.

24.25 HOURS OF CONSTRUCTION

(a) No person shall perform any construction operation except during the hours of 7:00 a.m. to 7:00 p.m.

(b) No person shall allow another person to perform on property owned or occupied by them any construction operation except during the hours of 7:00 a.m. to 7:00 p.m.

(c) No person shall perform any construction operation on any Sunday.

(d) No person shall perform any construction operation on any holiday.

(e) "Construction operation" means the erection, alteration, repair, renovation, demolition or removal of any building or structure; and the excavation, filling, grading and regulation of lots.

(f) "Holiday" means New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas.

(g) Nothing in this section shall prohibit the occupant of property from performing, by himself only, construction operations not requiring any building permit on Sundays and holidays.

24.26 FLOOD PLAINS

See Ordinance No. 08-4.

24.27 MOBILE HOMES, PERMANENT STRUCTURES

No person shall live in any mobile home, motor home, mini motor home, van camper or other temporary structure.

24.28 MECHANICAL CODE

The "2015 International Mechanical Code" as published by the International Code Council, Inc. is hereby adopted as the Mechanical Code of the City with the following changes, additions or insertions:

Section 101.1, insert "City of Hickory Hills".

Section 103.1, delete in full.

Section 103.2, change first sentence to read "The building official shall be the Building Commissioner".

Section 106.5.2, change to read "The building official shall establish a schedule of permit fees and plan review fees."

Section 106.5.3, change to read "The building official may authorize a refund of fees".

Section 108.4, change the first sentence to read "A penalty of not less than \$100 nor more than \$750 is hereby imposed for each violation of this Code".

Section 108.5, change the last sentence to read: "Any person violating a stop work order shall be liable for a fine of not less than \$100 nor more than \$750 for each violation."

Section 109, delete in full. All appeals shall be taken as provided in the Building Code.

Section 603.6, change by adding the first sentence to read: "Flexible air ducts shall only be allowed in limited cases by specific request and approval of the building official."

24.28.1 MECHANICAL INSPECTION FEES

An inspection fee of \$50 is established for each mechanical (HVAC) inspection.

24.29 RESIDENTIAL CONSTRUCTION REQUIREMENTS

(a) **Single-Family Detached Dwellings.** All single-family detached residential dwelling units shall have exterior walls constructed of solid face brick masonry or face brick veneer for the first ground level floor thereof extending at least eight feet or to the underside of the roof soffit, whichever is higher. If a floor is partially in the ground, then the exterior walls above ground level shall also be constructed of

solid face brick masonry or face brick veneer extending to the underside of the level constructed on top of that floor.

(b) **Existing Single-Family Frame Detached Dwellings.** Frame additions without any type of brick masonry may be constructed to existing single-family detached residential dwelling units.

(c) **Single-Family Detached Garages and Storage Sheds.** Detached garages and storage sheds for single-family residential dwelling units may be of frame construction.

(d) **Multi-Family Dwelling Units.** All multi-family residential structures shall have exterior walls constructed of solid face brick masonry and floors constructed of precast concrete or poured concrete with a minimum fire resistance rating of two hours. A townhouse multi-family dwelling unit (where a separate dwelling unit is not located on top of another) may be constructed to conform to the requirements for single-family detached dwellings provided that the wall between dwelling units has a minimum fire resistance rating of two hours.

(e) **Multi-Family Detached Garages and Storage Sheds.** Detached garages and storage sheds for multi-family residential dwelling units shall have exterior walls constructed of solid face brick masonry or face brick veneer.

24.30 PERMITS REQUIRED FOR OUTSIDE HOME IMPROVEMENTS

(a) It shall be unlawful for any person to replace, resurface or install siding upon a structure without a permit from the Building Commissioner.

(b) It shall be unlawful for any person to replace, resurface or install a roof covering upon a structure without a permit from the Building Commissioner. No more than one roof covering is permitted upon any structure.

(c) All contractors who replace, resurface or install siding or a roof covering upon a structure shall be licensed by the City.

(d) The permit fee for the outside home improvements designated in (a) and (b) above shall be \$50.00.

24.31 PARKING LOT DESIGN AND MAINTENANCE

All areas used for parking of vehicles, including driveways, shall meet the following requirements of design, construction and maintenance:

(a) All parking areas shall be improved with an asphalt or concrete surface (except for single family residences which may be improved with paver bricks) over a proper base. All parking areas shall be maintained so as to be free of potholes, broken curbs and other damaged areas.

(b) Concrete or other all-weather bumpers shall be installed on all parking areas so as to prevent access or damage to any public sidewalk, building, fence, adjoining property or landscaping except where there is not less than a 4-foot setback from the parking area.

24.32 ARCHITECTURAL DESIGN STANDARDS

(a) **Purpose.** The purpose of this Section is to create an aesthetically pleasing character of the single-family residential districts in the City in order to protect and enhance property values. The construction of single-family residences which are substantially similar in appearance to other nearby single-family residences are prohibited in accordance with the provisions of this Section.

(b) **Similarity in Appearance Prohibited in Single-Family Residential Construction.**

1. No building permit shall be issued for any new dwelling unit (the "Subject Lot") in the R-1, R-2, R-3 and R-4 Single-Family Residential Districts which is similar in front facade appearance to any dwelling unit meeting the following requirements:

A. The Subject Lot shall be dissimilar to the dwelling units on the immediately adjacent lots on the same side of the street;

B. The Subject Lot shall be dissimilar to the dwelling unit directly across the street;

C. With respect to lots with frontage on the bulb of a cul-de-sac, the Subject Lot shall be dissimilar to dwelling units on the immediately adjacent lots or directly across the cul-de-sac from the Subject Lot;

D. With respect to front yards, in the event the lot adjacent on either side of the Subject Lot, the lot directly across the street from the Subject Lot has a different yard type (i.e., side, rear) adjacent to the shared street, then the restrictions shall not apply to those lots; and

E. When calculating lots for purposes of dissimilarity, an intervening street shall be counted as the adjacent lot.

2. No building permit shall be issued for any new dwelling unit in the R-1, R-2, R-3 and R-4 Single-Family Residential Districts which is similar in side or rear facade appearance to the adjacent dwelling on the same side of the street.

3. A single-family dwelling on a corner lot may be considered dissimilar to another if the front of the two dwelling units face different streets.

4. Single-family dwelling units must comply with the dissimilarity provisions which are applicable to the front facade, side facades, and rear facade.

(c) **Standards for Determining Similarity in Appearance.**

1. **Distinguishing Characteristics, Front Facade:** For the purpose of this subsection, the term "similar in appearance" shall mean a dwelling unit which is identical, or substantially similar, to another in any three of the following characteristics with respect to the front facade:

A. Roof type (gable, hip, mansard, gambrel, flat or combination). Mixtures of roof types and design are sufficient to render dwelling units dissimilar.

B. Roof height or roof pitch shall be significantly different.

C. Approximate dimensions (height and length) of the front wall closest to the front lot line.

D. Shape of the front elevation silhouette.

E. Relative locations, types and sizes of windows in the front elevation. The addition or subtractions of muntin bars, small gable or hip projections above windows, and window dormers are not sufficient to make adjacent structures dissimilar.

F. Relative location, design and dimensions of garage door, if included on the front elevation.

G. Type and color of front facade materials (e.g., brick veneer, lapped horizontal siding, half timber, board and batten, shakes, etc.). Changes in materials must occur throughout the front facade or elevation for a minimum of one story in height. Color change shall be made by significant changes in shades of color.

2. **Distinguishing Characteristics, Side and Rear Facades on Corner Lots, and Rear Facades Fronting a Public Right-of-Way:** For the purpose of this subsection, the term “similar in appearance” shall mean a dwelling which is identical, or substantially similar, to another type and color of side and rear facade (e.g., brick veneer, lapped horizontal siding, half timber, board and batten, shakes, etc.). Changes in materials must occur throughout the entire facade or elevation for a minimum of one story in height. Color change shall be made by significant changes in shades of color.

3. **Housing Styles:** Housing style is in and of itself a significant enough characteristic to constitute dissimilarity with respect to the Subject Lot and the similarity standards delineated in subsection (A) and (B) do not apply. Housing styles shall consist of the following: ranch, bi-level, tri-level, one and one-half story, and two-story.

(d) **Administration and Enforcement; Appeals.**

1. **Rules:** The Building Commissioner is authorized to make rules regarding the interpretation of the provisions of this Section.

2. **Determination:** The Building Commissioner shall make the initial determination as to similarity in appearance and shall not issue a building permit for any dwelling unit which violates the provisions of this Section. If a permit is denied, written reasons shall be provided detailing why the proposed dwelling unit is similar in appearance to another dwelling unit.

3. **Appeal:** A decision by the Building Commissioner denying a permit may be appealed in writing to the Zoning Board of Appeals.

4. **Waiver:** The City Council reserves the right to waive the provisions of this Section by motion approved at a Board meeting.

5. **Applicability:** The provisions of this Section apply only to the issuance of building permits for a newly constructed dwelling unit and not to remodeling or reconstruction.

24.33 POST CONSTRUCTION STORM WATER RUNOFF

(a) **General Provisions.**

1. *Findings of Fact.* It is hereby determined that:

A. Land development projects alter the hydrologic response of local watersheds and increase storm water runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition;

B. This storm water runoff contributes to increased quantities of water-borne pollutants, and;

C. Storm water runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of storm water runoff from development sites.

Therefore, the City of Hickory Hills establishes this set of water quality and quantity policies applicable to all surface waters to provide reasonable guidance for the regulation of storm water runoff for the purpose of protecting local water resources from degradation. It is determined that the regulation of storm water runoff discharges from land development

projects and other construction activities in order to control and minimize increases in storm water runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with storm water runoff is in the public interest and will prevent threats to public health and safety.

2. *Purpose.* The purpose of this Section is to establish minimum storm water management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing in watersheds within this jurisdiction. This Section seeks to meet that purpose through the following objectives:

A. Minimize increases in storm water runoff from any development in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels.

B. Minimize pollution caused by storm water runoff from development that would otherwise degrade local water quality.

C. Minimize the total annual volume of surface water runoff that flows from any specific site during and following development to not exceed the pre-development hydrologic regime to the maximum extent practicable.

D. Reduce storm water runoff rates and volumes, soil erosion and pollution, wherever possible, through storm water management controls and to ensure that these management controls are properly maintained and pose no threat to public safety.

3. *Applicability.* This Section shall apply to all sites, as defined herein provided that the following may be exempted by the City:

A. Additions or modifications to existing single family structures.

B. Repairs to any storm water treatment practice deemed necessary by the City.

Decisions on permitting shall be made by the Building Commissioner and on-site storm water requirements shall be made by the City Engineer. This determination shall be dependent upon the amount of impervious area created by the redevelopment and its impact on water quality. Final authorization of all redevelopment projects will be determined after a review by the City.

4. *Compatibility with Other Permit and Section Requirements.* This Section is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. The requirements of this Section should be considered minimum requirements, and where any provision of this Section imposes restrictions different from those imposed by any other Section, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

(b) **Definitions.**

“*Applicant*” means a property owner or agent of a property owner who has filed an application for a storm water management permit.

“*Channel*” means a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

“*Detention*” means the temporary storage of storm runoff in a storm water management practice with the goals of controlling peak discharge rates and providing gravity settling of pollutants.

“*Detention facility*” means a detention basin or alternative structure designed for the purpose of temporary storage of stream flow or surface runoff and gradual release of stored water at controlled rates.

“*Illinois Urban Manual*” means the *Illinois Urban Manual* developed by the USDA Natural Resources Conservation Service and the Illinois Environmental Protection Agency, current edition.

“*Infiltration*” means the process of percolating storm water into the subsoil.

“*Land disturbance activity*” means any activity that changes the volume or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity which bares soil or rock or involves the diversion or piping of any natural or man-made watercourse.

“*MWRDGC*” means the Metropolitan Water Reclamation District of Greater Chicago.

“*Off-site facility*” means a storm water management measure located outside the subject property boundary described in the permit application for land development activity.

“*On-site facility*” means a storm water management measure located within the subject property boundary described in the permit application for land development activity.

“*Redevelopment*” means any construction, alteration or improvement exceeding 1.0 acre in areas where existing land use is high density commercial, industrial, institutional or multi-family residential.

“*Site*” means a parcel of land or a combination of contiguous parcels containing not less than 1.0 acre where any land disturbance activity occurs as part of a common plan of development.

“*Storm water management*” means the use of structural or non-structural practices that are designed to reduce storm water runoff pollutant loads, discharge volumes, peak flow discharge rates and detrimental changes in stream temperature that affect water quality and habitat.

“*Storm water runoff*” means flow on the surface of the ground, resulting from precipitation.

“*Watercourse*” means a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

(c) Permit Procedures and Requirements.

1. *Permit Required.* No person shall conduct or permit any land disturbance activity on any site without a storm water management permit issued by the City.

2. *Application Requirements.* A permit application shall bear the name and address of the owner or developer of the site, and of any consulting firm retained by the applicant and shall be accompanied by a filing fee and a storm water management concept plan and a maintenance agreement. The filing fee shall be \$250 per acre, or part thereof, of the site, plus any review fees incurred by the City to independent contractors.

(d) Waivers to Storm water Management Requirements.

1. *Waiver Eligibility Criteria.* Every applicant shall provide for storm water management as required by this Section, unless this requirement is waived by the City. The minimum requirements for storm water management may be waived in whole or in part upon request of the applicant, provided that at least one of the following conditions applies:

A. It can be demonstrated that the proposed development is not likely to impair attainment of the objectives of this Section.

B. Alternative minimum requirements for on-site management of storm water discharges have been established in a storm water management plan that has been approved by the City and the implementation of the plan is required by local Section.

C. Provisions are made to manage storm water by an off-site facility. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of storm water control that is equal to or greater than that which would be afforded by on-site practices and there is a legally obligated entity responsible for long-term operation and maintenance of the storm water practice.

D. The City finds that meeting the minimum on-site management requirements is not feasible due to the natural or existing physical characteristics of a site.

E. Non-structural practices will be used on the sites that reduce: (i) the generation of storm water from the site, (ii) the size and cost of storm water storage and (iii) the pollutants generated at the site. These non-structural practices are explained in detail in the *Illinois Urban Manual*.

2. *Assurances Required for Waiver.* In instances where one of the conditions above applies, the City may grant a waiver from strict compliance with these storm water management provisions, as long as acceptable mitigation measures are provided. However, to be eligible for a variance, the applicant must demonstrate to the satisfaction of the City that the variance will not result in the following impacts to downstream waterway.

A. Deterioration of existing culverts, bridges, dams, and other structures.

B. Degradation of biological functions or habitat.

C. Accelerated streambank or streambed erosion or siltation.

D. Increased threat of flood damage to public health, life, and property.

(e) **General Performance Criteria for Storm water Management.** Unless judged by the City to be exempt or granted a waiver, the following performance criteria shall be addressed for storm water management at all sites:

1. All site designs shall, to the maximum extent possible, establish storm water management practices to control the peak flow rates of storm water discharge associated with specified design storms and reduce the generation of storm water runoff. These practices should seek to utilize pervious areas for storm water treatment and to infiltrate storm water runoff from driveways, sidewalks, rooftops, parking lots, and landscaped areas to the maximum extent practical.

2. To protect stream channels from degradation, a specific channel protection criterion shall be provided as prescribed in the *Illinois Urban Manual*.

3. Certain industrial sites are required to prepare and implement a storm water pollution prevention plan, and shall file a notice of intent (NOI) under the provisions of the National Pollutant Discharge Elimination System (NPDES) general permit. The storm water pollution prevention plan requirement applies to both existing and new industrial sites.

4. Prior to design, applicants are required to consult with the City to determine if they are subject to additional storm water design requirements.

5. The calculations for determining peak flows as required by the MWRDGC shall be used for sizing all storm water management practices where applicable.

(f) **Basic Storm Water Management Design Criteria.**

1. Detention basins shall incorporate design features to capture stormwater runoff pollutants. In particular, designers shall give preference to wet bottom and wetland designs in locations adjacent to or near existing wetlands or in other areas where they are suitable and acceptable to the City and all flows from the development shall be routed through the basin.

2. Dry basins with low flow bypasses may be preferred in certain developments to enhance multiple uses where suitable and acceptable to the City. Retention and infiltration of stormwater shall be promoted throughout the property's drainage system to reduce the volume of stormwater runoff and to reduce the quantity of runoff pollutants.

3. The drainage system should incorporate multiple uses where practicable. Uses considered compatible with stormwater management include open space, aesthetics, aquatic habitat, recreation, wetlands and water quality mitigation. The applicant should try to avoid using portions of the property exclusively for stormwater management.

(g) **Post Construction Management.**

1. The requirements of Section IV (D)(2)(b) of NPDES permit No.ILR10 including management practices, controls and other provisions at least as protective as the requirements contained in the Illinois Urban Manual.

2. The long term operation and maintenance of all BMP's shall be provided for.

24.34 EROSION AND SEDIMENT CONTROL

(a) **Scope.** These regulations apply to all developments which disturb areas of not less than 1.0 acre, either alone or as part of a larger common plan of development.

(b) **Definitions.**

"City" means the City of Hickory Hills.

"Clearing" means any activity that removes the vegetative surface cover.

"Drainage way" means any channel that conveys surface runoff.

"Erosion control" means a measure that prevents erosion.

"Erosion and sediment control plan" means a plan prepared by or under the direction of a licensed professional engineer indicating the specific measures and sequencing to be used to control sediment and erosion during and after construction.

"Grading" means excavation or fill of material, including the resulting conditions thereof, whether or not materials are brought onto or taken off of site.

"IEPA" means Illinois Environmental Protection Agency.

"Illinois Urban Manual" means the *Illinois Urban Manual* developed by the USDA Natural Resources Conservation Service and the Illinois Environmental Protection Agency, current edition.

“*Perimeter control*” means a barrier that prevents sediment from leaving a site by filtering sediment-laden runoff or diverting it to a sediment trap or basin.

“*Phasing*” means clearing an area in distinct phases, with the stabilization of each phase completed before the clearing of the next.

“*Sediment control*” means measures that prevent eroded sediment from leaving a site.

“*Site*” means a parcel of land or a combination of contiguous parcels containing not less than 1.0 acre where grading work is performed as part of a common plan of development.

“*Site development permit*” means a permit issued by the City for the construction or alteration of ground improvements and structures for the control of erosion, runoff, and grading.

“*Stabilization*” means the use of practices that prevent exposed soil from eroding.

“*Start of construction*” means the first land-disturbing activity associated with a development, including land preparation such as clearing, grading, and filling; installation of streets and walkways; excavation for basements, footings, piers, or foundations; erection of temporary forms; and installation of accessory buildings such as garages.

“*Watercourse*” means any body of water, including, but not limited to lakes, ponds, rivers, streams, and bodies of water delineated by the Illinois Department of Natural Resources Office of Water Resources (IDNR/OWR), the United States Geologic Survey (USGS), the United States Army Corps of Engineers or the City.

“*Waterway*” means a channel that directs surface runoff to a watercourse or to the public storm drain.

(c) Site Development Permit Required.

1. No person shall clear, grade or disturb any site without a site development permit issued by the City or without an NPDES permit issued by the IEPA.

2. No site development permit is required for the following activities:

A. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources

B. Existing nursery and agricultural operations conducted as a permitted or accessory use.

3. Each application shall bear the name and address of the owner or developer of the site, and of any consulting firm retained by the applicant together with the name of the applicant’s principal contact at such firm and shall be accompanied by a filing fee, erosion and sediment control plan, and such other information as required by the City. The filing fee shall be \$250 per acre, or part thereof, of the site, plus any review fees incurred by the City to independent contractors.

4. The applicant may be required to file with the City a faithful performance bond, letter of credit, or other improvement security in an amount deemed sufficient by the City to cover all costs of improvements, landscaping, maintenance of improvements for such period as specified by the City, and engineering and inspection costs to cover the cost of failure or repair of improvements installed on the site.

(d) **Erosion and Sediment Control Plan.**

1. The erosion and sediment control plan shall include the following:

A. A sequence of construction of the site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.

B. All erosion and sediment control measures necessary to meet the objectives throughout all phases of construction and after completion of development of the site. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.

C. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures.

D. Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.

2. Modifications to the plan may be authorized by the City by written authorization to the permittee, and shall include:

A. Major amendments of the erosion and sediment control plan submitted to the City.

B. Field modifications of a minor nature.

(e) **Design Requirements.**

1. Grading, erosion control practices, sediment control practices, and waterway crossings shall meet the design criteria set forth in the most recent version of the *Illinois Urban Manual*, and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the City. Cut and fill slopes shall be no greater than 2:1, except as approved by the City to meet other community or environmental objectives.

2. Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code. Clearing techniques that retain natural vegetation and drainage patterns, as described in the *Illinois Urban Manual*, shall be used to the satisfaction of the City.

3. Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.

4. Phasing shall be required on all sites disturbing greater than 30 acres, with the size of each phase to be established at plan review and as approved by the City.

5. Erosion control requirements shall include the following:

A. Soil stabilization shall be completed within 14 days of clearing or inactivity in construction.

B. If seeding or another vegetative erosion control method is used, it shall become established within 14 days or the City may require the site to be reseeded or a nonvegetative option employed.

C. Special techniques that meet the design criteria outlined in the *Illinois Urban Manual* on steep slopes or in drainage, ways shall be used to ensure stabilization.

D. Soil stockpiles must be stabilized or covered at the end of each workday.

E. The entire site must be stabilized, using a heavy mulch layer or another method that does not require germination to control erosion, at the close of the construction season.

F. Techniques shall be employed to prevent the blowing of dust or sediment from the site.

G. Techniques that divert upland runoff past disturbed slopes shall be employed.

6. Sediment control requirements shall include:

A. Settling basins, sediment traps, or tanks and perimeter controls.

B. Settling basins that are designed in a manner that allows adaptation to provide long-term stormwater management, if required by the City.

C. Protection for adjacent properties by the use of a vegetated buffer strip in combination with perimeter controls.

7. Construction site access requirements shall include:

A. A temporary access road provided at all sites.

B. Other measures required by the City in order to ensure that sediment is not tracked onto public streets by construction vehicles or washed into storm drains.

(f) **Inspection.**

1. The Building Commissioner shall make inspections as hereinafter required and either shall approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the erosion and sediment control plan as approved. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the City shall be maintained at the site during the progress of the work. To obtain inspections, the permittee shall notify the City at least 2 working days prior to:

A. Start of construction,

B. Installation of sediment and erosion measures,

C. Completion of final landscaping.

2. The permittee or agent shall make regular inspections of all control measures in accordance with the inspection schedule outlined on the approved erosion and sediment control plan. The purpose of such inspections will be to determine the overall effectiveness of the control plan and the need for additional control measures. All inspections shall be documented in written form and submitted to the City at the time interval specified in the approved permit.

3. The Building Commissioner may enter the property of the applicant as deemed necessary to make regular inspections.

(g) **Stop-Work Order; Revocation of Permit.** In the event that any person violates the terms of a site development permit, clears or grades a site in violation of this Section, implements site development in such a manner as to adversely affect the health, welfare, or safety of persons or property, the City may suspend or revoke the site development permit without notice or hearing and may stop all construction work, including clearing and grading, on the site.

24.35 STORAGE CONTAINERS

(a) It shall be unlawful for any person to place or maintain a storage container (including truck trailer or PODS container) on the public right-of-way.

(b) It shall be unlawful for any person to place or maintain a storage container (including truck trailer or PODS containers) on private property except pursuant to a permit issued by the City. A permit application shall be submitted to the Building Department and shall be accompanied by a \$50.00 deposit which shall be refunded if the storage container is removed within 30 days. A permit shall be issued only when the storage container is less than 10 feet in height and being used in conjunction with the reconstruction of the residence or moving to or from the residence and shall be limited to a period of 30 consecutive days in any one calendar year. The Building Commissioner, with notice to the Aldermen of the Ward, is authorized to extend the maximum 30-day period in writing for circumstances beyond the control of the property owner which were not anticipated and foreseen when the permit was originally issued.

24.36 ELEVATOR STANDARDS

(a) **Codes Adopted.** The following are hereby adopted:

1. American Society of Mechanical Engineers (ASME):

A. Safety Code for Elevators and Escalators (ASME A17.1-2005), A17.1(a)-2005, and A17.1(s)-2005;

B. Guide for Inspection of Elevators, Escalators and Moving Walks (ASME 17.2-2004);

C. Safety Code for Existing Elevators and Escalators (ASME 17.3-2005);

D. Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2005);
and

E. Standard for the Qualification of Elevator Inspectors (ASME QEI-1-2004).

2. American National Standards:

A. Safety Requirements for Personal Hoists and Employee Elevators (ANSI A10.4-2004).

3. American Society of Civil Engineers (ASCE):

A. Automated People Mover Standards (ASCE 21-2000).

(b) **Amendment.** Should the City amend any of the standards set forth above, the City shall submit to the Office of the State Fire Marshall a copy of the amendment and its reason for the change.

(c) **Upgrades:** Upgrades required by ASME A17.3-2005, Safety Code for Existing Elevators shall be completed no later than January 1, 2009, except that upgrades to the hydraulic cylinder system and firefighter control system shall be completed by January 1, 2011.

24.37 DEMOLITION OF BUILDINGS

(a) **Demolition permits.**

1. No demolition of any structure shall be allowed without a demolition permit issued by the City of Hickory Hills and Cook County; and unless a proper Notification of Demolition and Renovation is filed with the Illinois Environmental Protection Agency, if required due to the presence of asbestos containing material.

2. All applicants for a demolition permit shall complete a rat baiting program on the property at least 10 days prior to the start of demolition and maintain the same through the completion of demolition. The rat baiting program shall be consistent with the guidelines of the City. The Building Commissioner may, in the event that a demolition is unlikely to disturb a rat harborage, exempt a demolition from the provisions of this paragraph.

(b) **Cash bond for demolition permit.**

1. In addition to any permit fees, a cash bond in the amount of \$5,000 shall be deposited with the City for any demolition where all structures on a lot will be demolished, except where a building permit has been issued for a new structure to be constructed thereon.

2. The cash bond shall be refunded upon the completion of the restoration of the demolition site and the adjoining public right-of-way as required in (c) below. In the event that the restoration is not timely completed, then the full amount of the cash bond shall be forfeited to the City to be used for such restoration and no refund shall be made. In the event that the amount of the cash bond is insufficient for such restoration, the additional cost shall be a lien on the property and no building or occupancy permits shall issue until such amount is paid in full.

(c) **Restoration of demolition site.**

1. All foundation walls, footings, concrete floors and other below grade construction must be completely removed from the site. No materials or demolition debris shall be buried below grade. All such materials shall be removed from site no more than 3 days after demolition.

2. Unless a building permit has already issued for the construction of a new structure on the demolition site, within 7 days after demolition, the site shall be graded for proper drainage consistent with adjoining properties. Organic material, dirt or top soil shall be placed in the areas of demolition and shall be planted with grass. The grass and greenery shall be maintained consistent with the requirements of the Hickory Hills Municipal Code.