

(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, the 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