

**NEW CONSTRUCTION – MULTI-FAMILY PERMIT
INFORMATION PACKET**

RETAIN THIS PACKET FOR YOUR INFORMATION ONLY

REVISED
1/1/2015

STANDARDS CITED

INTERNATIONAL BUILDING CODE - 2012

INTERNATIONAL MECHANICAL CODE - 2012

INTERNATIONAL RESIDENTIAL CODE – 2012

NATIONAL ELECTRICAL CODE - 2011

IDOT SPECIFICATIONS

VILLAGE OF NEW LENOX MUNICIPAL CODE

ILLINOIS STATE PLUMBING CODE - 2014

ILLINOIS ACCESSIBILITY CODE- LATEST EDITION

INTERNATIONAL PROPERTY MAINTENANCE CODE – 2012

INTERNATIONAL FUEL GAS CODE – 2012

INTERNATIONAL FIRE CODE – 2012

INTERNATIONAL ENERGY CONSERVATION CODE 2012

NOTE:

**LOCAL AMENDMENTS TO THE ABOVE CODES
ARE AVAILABLE AT THE VILLAGE OF NEW LENOX OFFICE**

01-01-2015

OPEN SPACE FEES BY SUBDIVISION

| Subdivision | Elementary District | Elementary Const. Fee | High School District | High School Const. Fee | Park | Village | Fire | Library | LWCC | VIII. Hall Fee | Trans. Fee | Trees |
|--------------------------------|---------------------|-----------------------|----------------------|------------------------|-----------------|---------|---------------|---------------|------|----------------|------------|-------|
| Ashton Estates | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X * - N.L. | X | X - N.L. | X - N.L. | X | X | | LOC |
| Berens Field | X - Union 81 | | X - L-W 210 | | X * - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Bristol Park | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Calistoga | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | | LOC |
| Carrie Oaks | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | | | | | | LOC |
| Cherry Hill Meadows Unit 1A | X - N.L. 122 | | X - L-W 210 | | X - N.L. | | | | | | | B.P. |
| Cherry Hill Meadows Unit 2 | X - N.L. 122 | | X - L-W 210 | | X - N.L. | | | | | | | Pre |
| Cherry Hill South | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Corinthian Way | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | | | | | | LOC |
| Crossing at Jackson Creek | X - Manhattan | X - Manhattan | X - L-W 210 | X - L-W 210 | X * - Manhattan | X | X - Manhattan | X - Manhattan | X | X | X | LOC |
| Crown Fox P.U.D. | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | LOC |
| Crystal Cove | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | \$537 | | LOC |
| Crystal Springs | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Deer Point South | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Elizabeth Estates | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Falcon Ridge | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | LOC |
| Gibbons | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | Pre |
| Heather Glen | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X * - N.L. | X | X - N.L. | X - N.L. | X | X | | LOC |
| Heather Glen Townhomes | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X * - N.L. | X | X - N.L. | X - N.L. | X | X | X * | LOC |
| Hilbernia Estates Units 2-5 | X - N.L. 122 | | X - L-W 210 | | X * - N.L. | X | X - N.L. | X - N.L. | X | | | LOC |
| Horizon Meadows | X - N.L. 122 | | X - L-W 210 | | X * - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Jacob's Field | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Kammerer | X - Union 81 | X - Union 81 | X - L-W 210 | X - L-W 210 | X * - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| La Poca Sicilia | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | Pre |
| Laraway Ridge Unit 2 | | | X - L-W 210 | | | X | X - N.L. | X - N.L. | X | | | LOC |
| Laraway Ridge Units 3, 4 and 5 | | | X - L-W 210 | | | X | X - N.L. | X - N.L. | X | | | LOC |
| Leigh Creek South | X - Frankfort 157C | X - Frankfort 157C | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Linden Oaks Estates | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | \$537 | \$724 | LOC |
| Melody Ridge | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X * - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Nelson Ridge | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Old Homestead | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | | | | | | LOC |
| Palmer Ranch Unit 5 | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | \$537 | \$724 | LOC |
| Palmer Ranch Unit 6 | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |

X * indicates a combination of cash and land donation
12/2013

* B.P. = paid with building permit
LOC = Letter of Credit
Pre = Pre-paid by Developer

OPEN SPACE FEES BY SUBDIVISION

| Subdivision | Elementary District | Elementary Const. Fee | High School District | High School Const. Fee | Park | Village | Fire | Library | LWCC | Vill. Hall Fee | Trans. Fee | Trees |
|--|---------------------|-----------------------|----------------------|------------------------|---------------|-----------|----------|----------|------|----------------|------------|-------|
| Prairie Crossings | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | LOC |
| Prairie Lakes | X - N.L. 122 | | X - L-W 210 / Joliet | | | | X - N.L. | X - N.L. | X | \$537 | \$724 | LOC |
| Prairie Meadows | X - Manhattan | X - Manhattan | X - L-W 210 | X - L-W 210 | X - Manhattan | X* | X - Man. | X - Man. | X | X | X | LOC |
| Prairie Ridge Estates | X - Homer 33C | | X - Lockport 205 | | X* - N.L. | X | | | | | | LOC |
| Rachel Ridge | X - N.L. 122 | | X - L-W 210 | X - L-W 210 | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Royal Meadows Unit 3 | X - N.L. 122 | | X - L-W 210 | | X* - N.L. | X | X - N.L. | X - N.L. | X | | | B.P. |
| Sanctuary Pointe | X - N.L. 122 | | X - L-W 210 | | | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Sky Harbor | X - N.L. 122 | | X - L-W 210 | | X* - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Soave Colline | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X* - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Steeple Run | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X - N.L. | X + \$555 | X - N.L. | X - N.L. | X | X | X | LOC |
| Sylvan Meadows Unit 1 | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | Pre |
| Sylvan Meadows Units 2-5 | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | | | LOC |
| Taylor Glen | X - N.L. 122 | | X - L-W 210 | | X* - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Village Station | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X* - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Walker Country Estates Units 1 and 2 | X - N.L. 122 | | X - L-W 210 | | | X | X - N.L. | X - N.L. | X | | | B.P. |
| Walker Country Estates Unit 3 | X - N.L. 122 | | X - L-W 210 | | | X | X - N.L. | X - N.L. | X | | | LOC |
| Walker Country Estates Unit 4 | X - N.L. 122 | | X - L-W 210 | | | X | X - N.L. | X - N.L. | X | | | B.P. |
| Walker City Estates N Phase I Unit 1 | | | | | | X | X - N.L. | X - N.L. | X | | | LOC |
| Walker City Est N Phase II Units 2 & 3 | | | | | | X | X - N.L. | X - N.L. | X | | | LOC |
| Water Chase Estates | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X* - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Wattland | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | | | | | | B.P. |
| Western and Michigan | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Whispering Trails | X - N.L. 122 | X - N.L. 122 | X - L-W 210 | X - L-W 210 | X* - N.L. | X | X - N.L. | X - N.L. | X | X | X | LOC |
| Wildflower Estates | X - N.L. 122 | | X - L-W 210 | | | X | | | | | | LOC |
| Wildwood Units 8A, 9 and 10 | X - N.L. 122 | | X - L-W 210 | | | X | | | | | | LOC |
| Wildwood Unit 8B | X - N.L. 122 | | X - L-W 210 | | | | | | | | | LOC |
| Windermere Lakes | | | X - L-W 210 | | | | X - N.L. | X - N.L. | X | \$537 | \$724 | LOC |
| WyndRidge Downs | X - N.L. 122 | | X - L-W 210 | | X - N.L. | X | X - N.L. | X - N.L. | X | \$537 | \$724 | Pre |

X* indicates a combination of cash and land donation
12/2013

* B.P. = paid with building permit
LOC = Letter of Credit
Pre = Pre-paid by Developer

**NEW LENOX CONSTRUCTION FEES AND CHARGES
MULTI-FAMILY DWELLING**

BUILDING PERMIT

| | | | | | |
|-----------------------|---|---------------|---|---------|------------|
| SQ.FT.LIVING AREA | X | 117.71 | X | 0.008 = | permit fee |
| SQ.FT. BASEMENT AREA | X | 15.00 | X | 0.008 = | permit fee |
| SQ.FT. OF GARAGE AREA | X | 44.15 | X | 0.008 = | permit fee |
| Example: | | | | | |
| 2000 SQ.FT. | X | 117.71 SQ.FT. | X | 0.008 = | \$1,883.00 |
| 1000 SQ.FT. | X | 15.00 SQ.FT. | X | 0.008 = | \$120.00 |
| 575 SQ.FT. | X | 44.15 SQ.FT. | X | 0.008 = | \$203.00 |
| TOTAL | | | | | \$2,206.00 |

| | |
|---------------------------------|--|
| SEWER TAP-ON FEE | \$8,345.00 |
| WATER TAP-ON FEE | \$5,580.00 |
| TEMPORARY WATER USAGE | \$50.00 |
| WATER METER DEPOSIT | \$50.00 |
| WATER METER EQUIPMENT | \$569.00 |
| PLAN REVIEW | \$150.00 First review \$35.00 for each additional review required |
| INSPECTION FEES | \$350.00 |
| CERTIFICATE OF OCCUPANCY | \$30.00 |
| TRANSPORTATION FEE * ** | \$1,019.00 |
| VILLAGE HALL FEE* ** | \$851.00 |
| INFRASTRUCTURE FEE | \$100.00 |

*** APPLIES ONLY TO SUBDIVISIONS WITH ANNEXATION AGREEMENTS APPROVED AFTER MAY 1, 1997.**

**** PER RESOLUTION #12-34 - A 50% REDUCTION MAY APPLY**

FEE EFFECTIVE DATE: 5/1/2014

NOTE: IN ADDITION TO THE ABOVE FEES AN OPEN SPACE CONTRIBUTION MAY APPLY IN ACCORDANCE WITH ORDINANCE # 833.

MAKE CHECK PAYABLE TO VILLAGE OF NEW LENOX

BUILDING CHECKLIST - MULTI-FAMILY PERMIT

INSTRUCTIONS: Each applicant is responsible for submitting all of the following items and initialing each item. Drawings shall be architectural or engineering quality with dimensions appropriately shown. **APPLICATION FOR A BUILDING PERMIT SHALL NOT BE ACCEPTED AS COMPLETE UNTIL ALL DETAILS PLANS ON THE CHECKLIST HAVE BEEN COMPLETED.**

Applicant should initial each applicable submittal

- _____ 1. Three sets of drawings .
- _____ 2. Site plan detail sheet. **(15Copies)**
(See Attached ORD.#1248 for submittal requirements)
- _____ 3. Parking plan detail sheet.
- _____ 4. Foundation detail sheet.
- _____ 5. Floor plans
- _____ 6. Wall construction detail sheet
- _____ 7. Floor construction detail sheet.
- _____ 8. Roof/ceiling construction detail sheet.
- _____ 9. Chimney/fireplace and chase detail.
- _____ 10. Mechanical detail sheet.
- _____ 11. Plumbing detail sheet.
- _____ 12. Electrical detail sheet.
- _____ 13. Handicap accessibility detail sheet.
- _____ 14. Sign detail sheet.
- _____ 15. Use group classification is _____.
- _____ 16. Type of construction classification is _____.
- _____ 17. Architectural seal.
- _____ 18. Drainage certificate, completed.
- _____ 19. Erosion control permit, completed.
- _____ 20. Open space fee receipts.
- _____ 21. Authorization for third party plan review service.
- _____ 22. Landscape Plan

OFFICE MEMORANDUM

DATE: February 20, 2013
TO: New Lenox Builders
FROM: Building Department
RE: Final Inspection Requirements

Due to the State of Illinois requirement that all new construction be in compliance with the 2012 IECC, there are a few new submittal requirements prior to occupancy. As you are aware, all homes are required to be tested and verified as having an air leakage rate not to exceed five air changes per hour. In addition, all duct work that is installed outside the building thermal envelope is required to be tested for tightness.

Both of these tests are to be conducted by an individual third party agency and their test results submitted to the Village for approval. These air leakage tests are required after the creation of all penetrations in the thermal envelope and basically when the home is nearly complete and ready for occupancy.

In order to schedule final inspections, requests must be made in person at the Village of New Lenox Building Department. In addition to the open space fee receipts that were previously required, the following test reports must also be submitted:

1. Report from a third party agent for the blower door test.
2. Report on duct tightness (required when duct work is installed outside the building thermal envelope)

Final inspections cannot be scheduled over the telephone unless the above requirements have already been submitted. Final re-inspections can be scheduled over the telephone. Once these reports and receipts have been submitted and approved, the typical inspection process is required with the certificate of occupancy application submittal and payment of outstanding reinspection fees being the final step in the approval of your home.



VILLAGE OF NEW LENOX

1 VETERANS PARKWAY
NEW LENOX, ILLINOIS 60451

VILLAGE OFFICE 815.462.6400
FAX NUMBER 815.462.6449
BUILDING DEPT. FAX 815.462.6469

MAYOR
TIMOTHY BALDERMANN

ADMINISTRATOR
KURT T. CARROLL

VILLAGE CLERK
LAURA RUHL

TRUSTEES
ANNETTE BOWDEN
DAVID BUTTERFIELD
NANCY DYE
KEITH MADSEN
DAVID SMITH
RAY TUMINELLO

April 23, 2013

Dear New Lenox Builder:

Please be advised that ordinance #2333 was approved by the Village Board at the April 22, 2013 meeting. This ordinance modifies the procedures for submitting permits for single family dwellings. Effective May 1, 2013 a non-refundable plan review deposit of \$150 per dwelling will be assessed and collected when you submit a single family permit application. The plan review deposit will be applied to the plan review fee portion of the permit and any additional review fees will be collected with the permit. Once the building permit has been approved, the remaining balance of the entire building permit fees must be paid within thirty days or the permit will be considered void and a new building permit application and plan review deposit will be required. Please note that this is not a new fee, but is a change in the process of when the plan review fee is collected.

Also note that the State of Illinois has passed a new law requiring all new single family homes constructed after June 1, 2013 to be provided with a passive radon control system. All building permits submitted after June 1, 2013 will require this system and the construction method must be indicated on the building plans.

Please feel free to contact the Building Department at (815) 462-6490 if you have any questions or comments.

Sincerely,

Warren Rendleman
Building & Zoning Administrator

WR/cp



TREE CITY USA

PLAN REVIEW SERVICE

The initial plan review requires ALL essential information for fast and accurate processing. Use the guide below as a convenient reference when sending plans for review.

BUILDING MECHANICAL PLUMBING ELECTRICAL SPRINKLER

Plans are reviewed for conformance to the following codes:

| | | |
|-------------------------------|--------------------------------------|-----------------------------|
| International Building Code | National Electrical Code | Illinois State Plumbing |
| International Mechanical Code | International Fire Code | International Fuel Gas Code |
| New Lenox Zoning Code | Local Amendments | |
| | Illinois Handicap Accessibility Code | |

Building Plan Review

Building Plans –3 sets (signed and sealed)

- Complete building plans showing use of all areas, equipment layout and aisles.
- Title block to include: type of construction, use group, installed fire protection, design options.
- Occupant load for all areas, exiting system plan.
- Complete door schedule with catalog cuts for all doors, hardware and locksets.
- All appropriate wall, floor, and foundation sections.
- List all rated assemblies, diagram assembly, design numbers.
- Window and glazing schedule, interior finish schedule, flame spread ratings.
- List all building design loads
- Shop drawings for steel supported system prior to work start
- Indicate shop drawings for all fire protection systems, will be provided prior to work start
- Structural calculations
- Details for all special occupancy requirements (open well, atriums, and floor openings, high rise covered mall, etc.)
- Details for all special structures (sky lights, roof panels, awnings)
- Sequence of operation for all special systems (smoke control, elevator recall, etc.)
- Electrical plans show: location of egress lighting, exit signs, wiring panel size, service and transformer, show protection of devices.
- Details showing all state handicapped requirements, catalog cuts for fixtures

Soil Report

- Soil test, show requirements for accurate footings and support loads
- Footing and foundation requirements and recommendations
- Soil engineer's requirements for appropriate footings and walls to support loads

Site Plan (3 sets)

- Show setbacks, elevations, drainage, parking, outside lighting, lot grading, sanitary sewer, Location of fire hydrants, storm water calculations, benchmark information.

Specifications

- Building, components, equipment, etc.

PLUMBING PLANS, MECHANICAL PLANS – 3 SETS (SIGNED AND SEALED)

- Complete water piping system and sizes.
- Gas piping plans, show location, pipe sizes, shut off locations.
- Diagram for waste, drainage and vent system,
- Indicate drinking fountains or bottled water.
- Ventilation schedule, show amount of supply, exhaust and outside air.
- Smoke duct detection (if HVAC exceeds 2000cfm)
- Fire protection working drawings (if required)
- Cleaning schedule for commercial kitchen exhaust hood and duct, show method of construction
- Mechanical equipment and appliances.
- Manufacturer's installation instructions.
- Show 110v outlet for rooftop appliances.
- If copper tubing is to be installed, indicate that the solder for copper tubing (for potable water distribution) is to be lead-free.

Specifications

- Fixtures, pipe materials, joints, connections for all plumbing systems
- Equipment and appliances
- Commercial kitchen exhaust hood suppression, show pipe sizes (minimum, maximum)

ELECTRICAL PLAN REVIEW

Electrical Plans – 3 sets (signed and sealed)

- Show location of all electrical devices: lighting, receptacles, outlets, equipment, transformers, panels and sub panels.
- Size and type of all wire and number of conductors in conduit or raceway
- Size and type of all conduit and/or raceways and piping to transformer
- Use of and amperage of each circuit
- Number of circuits, size of circuit breakers, location and size of main disconnect
- Location of convenience outlets at all appliance and rooftop outlets
- Load calculation charts for all panel boards
- Emergency lighting to all rooms, spaces, corridors and access routes
- Type of connection and locations for grounding wiring.
- Size of grounding connectors and wires
- Indicate method of connecting exit and emergency lighting to building electrical system
- Location of GFI outlets
- Type of electrical cooking appliances and/or equipment to be used

Specifications

- Description of electrical equipment
- Demand for each device

SPRINKLER PLAN REVIEW

Sprinkler Plans 3 sets (signed and sealed)

- Water flow test: pressure, location, time, date witness and seasonal adjustment
- Type of pipes, joints and fittings, dimensions, and lengths.
- Show sprinkler protection for all areas and square footage for each sprinkler
- Number, type and temperature ratings for all sprinklers
- Catalog cuts for special sprinklers
- Building occupancy, details for process and storage materials.
- Section and plan reviews of racks, or shelving and storage heights.
- Description of special systems, show valves and trim
- Location of gauges test valves, main and auxiliary drains
- Show arrangement, drainage, piping, threads and height for fire department connection
- Indicate all flushing and tests to be completed.
- Location and detail for hangers.
- Hose rack layouts (storage areas in compliance with NFPA 231
- Supervision of valves and flow switches
- Hydraulically calculated systems: complete calculations, sprinkler system summary sheet flow diagram (show reference points or nodes)

STATE ACCESSIBILITY (HANDICAPPED)

Determine elements required for accessibility

New Buildings and Additions:

- | | |
|-----------------------------|------------------------|
| • Accessible Routes | Drinking Foundations |
| • Means of egress | Restrooms/Bathrooms |
| • Parking | Storage |
| • Ramps & Curb Ramps | Controls and Alarms |
| • Stairs & Elevators | Detectable Warnings |
| • Platform Lifts | Signage, Telephones |
| • Windows, Doors, Entrances | Seating, Work Surfaces |

Determine additional requirements for special occupancies Public Facilities

Special Occupancies

- | | |
|-----------------------------|--------------------------|
| • Assembly | Museums |
| • Educational | Children's Facilities |
| • Health Care | Recreational |
| • Governmental Unit Housing | Restaurants |
| • Libraries | Temporary Buildings |
| • Lodging | Tenant Work |
| • Mercantile/Business | Transportation Terminals |

Unique Use Requirements

- *Provide cuts of all plumbing fixtures*
- *Dwelling unit requirements*
- *Provide details for bathtubs and shower stalls in buildings other than dwelling units*
- *Auditorium and Assembly area requirements*

HANDICAPPED REQUIREMENTS

Exterior Requirements

- 1.) Indicate handicapped accessible routes.
- 2.) Indicate each parking space to be of the minimum allowed.
- 3.) Indicate the sidewalk size from parking lot to building.
- 4.) Indicate the size and slope of the curb ramps from parking lots to sidewalks.
- 5.) Indicate the required entrance doors that have thresholds of ½ inch.
- 6.) Indicate lever type or other approved design door hardware on doors with latches or locks.
- 7.) Indicate the drawing of the above ground handicapped sign(s) and the applicable fine.

Interior Requirements

- 1.) Indicate egress doors into occupiable spaces to have lever handles or other approved designs.
- 2.) Indicate adequate maneuvering clearances at doors to gain access to rooms.
- 3.) Indicate required handrails on both sides of stairs.
- 4.) Indicate locations of hall call buttons. Lanterns, floor destinations, tactile characters for elevator lobbies.
- 5.) Indicate knurled knobs on doors that lead into hazardous areas.
- 6.) Indicate detectable warnings at the top of stair runs.
- 7.) Indicate size of floor access to public telephones in public areas, height of the operable parts and hearing impaired equipment.
- 8.) Indicate any objects protruding into walks, halls, corridors, passageways or aisles to project not more than the minimum above the finished floor of walking surface.
- 9.) Indicate height of the threshold on any means of egress door required to be accessible
- 10.) Indicate the height of the drinking fountain spout above the finished floor.
- 11.) Indicate the clear floor and knee space for the handicapped drinking fountains
- 12.) Indicate the water closet location in relation to the walls and other fixtures
- 13.) Indicate the height to the top of the water closet seat for the handicapped fixture(s)
- 14.) Indicate height above the finished floor surface, bar sizes, length of the bars and distances from the wall for required grab bars at the water closet.
- 15.) Indicate the height and location of the required toilet paper dispensers.
- 16.) Indicate the height to the bottom of the apron of the lavatory.

ORDINANCE NO. 1375

AN ORDINANCE AMENDING CHAPTER 106 OF THE
MUNICIPAL CODE OF THE VILLAGE OF NEW LENOX, ILLINOIS
(Concrete Driveway Aprons)

WHEREAS, the New Lenox Village Board of Trustees has deemed it to be in the best interest of the Village of New Lenox, Illinois, to amend certain portions of Chapter 106 as they pertain to driveway aprons; and,

WHEREAS, the New Lenox Village Board of Trustees has determined that requiring concrete driveway aprons is to the best advantage of the entire municipality; and,

WHEREAS, a public hearing was held before the New Lenox Plan Commission on November 5, 2001, for the purpose of soliciting public comment on the ordinance amendments.

NOW, THEREFORE, be it ordained by the Mayor and Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Section 106-132 (f) (6) R-1 single-family residence district shall be amended to read as follows:

- (6) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 2: That Section 106-133 (f) (6) R-2A single-family residence district shall be amended to read as follows:

- (6) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 3: That Section 106-134 (f) (6) R-2 single-family residence district shall be amended to read as follows:

- (6) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 4: That Section 106-135 (f) (11) R-3 multi-family residence district shall be amended to read as follows:

- (11) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the

property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 5: That Section 106-136 (f) (9) R-4 two-unit residence district shall be amended to read as follows:

- (9) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 6: That Section 106-137 (f) (10) R-5 three and four-unit residence district shall be amended to read as follows:

- (10) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the

permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 7: That Section 106-138 (f) (6) R-1A single-family residence district (estate transition) shall be amended to read as follows:

(6) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 8: That Section 106-139 (f) (6) R single-family residence district (medium density estate) shall be amended to read as follows:

(6) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 9: That Section 106-140 (f) (6) E single-family residence district (low density estate) shall be amended to read as follows:

- (6) *Garage and driveway.* All dwellings in this zoning district with a signed sales contract or application for building permit which shall bear a date later than February 26, 1992, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials resulting in a dust-free surface. All driveways constructed after December 12, 2001 shall have aprons a minimum of 20 feet wide from the property line to the curb. All driveway aprons shall be constructed of concrete. All driveways and aprons shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the Village with a cash bond to cover the cost of driveway and apron improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six-bag mix concrete with wire reinforcement and seven-percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 10: That Section 106-294 off-street parking design, use and maintenance shall be amended to add the following:

- (12) Driveway aprons shall be constructed of 8-inch concrete with w.w.f. reinforcement when installed with off-street parking areas.

Section 11: Severability: That each section and part hereof of this ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity of constitutionality of the remaining portion(s) of this ordinance.

Section 12: Repeal of Inconsistent Ordinances: That all ordinances or parts thereof in conflict with the terms of this ordinance are hereby repealed and of no further force and effect to the extent of any such conflict.

Section 13: Publication: That the Village Clerk is hereby directed to publish this ordinance in pamphlet form.

Section 14: Effective Date: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Ordinance No. 1375

PASSED THIS 11th day of December, 2001
with six members voting AYE, with -0- members voting NAY, and with
-0- members ABSENT, the Mayor voting aye; and said vote being BATSON aye,
BALDERMANN aye, BOWDEN aye, SMITH aye, SKINIOTES aye, and
WEIGEL aye.

Marcia Engert
VILLAGE CLERK

APPROVED this 12th day of December, 2001.

Don Smith
MAYOR

ATTEST:

Marcia Engert
VILLAGE CLERK

ORDINANCE NO. 1349

AN ORDINANCE AMENDING CHAPTER 106 OF THE
MUNICIPAL CODE OF THE VILLAGE OF NEW LENOX, ILLINOIS
(Minimum Size of Dwellings)

WHEREAS, the New Lenox Village Board of Trustees has deemed it to be in the best interest of the Village of New Lenox, Illinois, to amend certain portions of Chapter 106 as they pertain to minimum sizes of dwellings; and,

WHEREAS, the New Lenox Village Board of Trustees has determined that increasing the minimum dwelling sizes in the Village's residential zoning districts is necessary for the conservation of property values and is to the best advantage of the entire municipality.

WHEREAS, a public hearing was held before the New Lenox Plan Commission on June 4, 2001 for the purpose of soliciting public comment on the ordinance amendments.

NOW, THEREFORE, be it ordained by the Mayor and Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Section 106-132, R-1 single-family residence district, (f) (5) shall be amended to read as follows:

(5) *Minimum size of dwellings.* Minimum size of principal structures shall be as follows:

- a. Subdivisions for which final plats were applied for prior to March 24, 1993: 1,500 square feet, exclusive of basement or garage area.
- b. Subdivisions for which final plats were applied for between March 24, 1993 and June 26, 2001: 1,800 square feet, exclusive of basement or garage area.
- c. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,800 square feet, exclusive of basement or garage area, for ranch units and 2,000 square feet, exclusive of basement or garage area, for all other housing styles.

Section 2: That Section 106-133, R-2A single-family residence district, (f) (5) shall be amended to read as follows:

(5) *Minimum size of dwellings.* Minimum size of principal structures shall be as follows:

- a. Subdivisions for which final plats were applied for prior to June 26, 2001: 1,500 square feet, exclusive of basement or garage area.

- b. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,800 square feet, exclusive of basement or garage area, for ranch units and 2,000 square feet, exclusive of basement or garage area, for all other housing styles.

Section 3: That Section 106-134, R-2 single-family residence district, (f) (5) shall be amended to read as follows:

(5) *Minimum size of dwellings.* Minimum size of principal structures shall be as follows:

- a. Subdivisions for which final plats were applied for prior to June 26, 2001: 1,300 square feet, exclusive of basement or garage area.
- b. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,500 square feet, exclusive of basement or garage area, for ranch units and 1,800 square feet, exclusive of basement or garage area, for all other housing styles.

Section 4: That Section 106-135, R-3 multi-family residence district, (f) (8) shall be amended to read as follows:

(8) *Minimum size of dwellings.* Minimum size of dwelling units shall be as follows:

- a. Subdivisions for which final plats were applied for prior to June 26, 2001: 1,000 square feet of livable floor area for each single-family detached dwelling unit, 800 square feet of livable floor area for each two-family dwelling unit, and 600 square feet of livable floor area for each multi-family dwelling unit.
- b. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,200 square feet of livable floor area for each single-family detached dwelling for ranch units, 1,500 square feet of livable floor area for each single-family detached dwelling for all other housing styles, 1,200 square feet of livable floor area for each two-family or multi-family dwelling unit containing two bedrooms, and 1,400 square feet of livable floor area for each two-family or multi-family dwelling unit containing three bedrooms.

Section 5: That Section 106-135, R-3 multi-family residence district, (f) shall be amended to add the following:

- (11) *Garage and driveway.*** All dwelling units in this zoning district located in subdivisions for which final plats were applied for on June 27, 2001, or thereafter, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials, resulting in a dust-free surface. All driveways shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the village with a cash bond to cover the cost of driveway improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six bag mix concrete with wire reinforcement and

seven percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 6: That Section 106-136, R-4 two-unit residence district, (f) (8) shall be amended to read as follows:

(8) *Minimum size of dwellings.* Minimum size of dwelling units shall be as follows:

- a. Subdivisions for which final plats were applied for prior to June 26, 2001: 1,000 square feet of livable floor area for each single-family detached dwelling unit, and 800 square feet of livable floor area for each two-family dwelling unit.
- b. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,200 square feet of livable floor area for each single-family detached dwelling for ranch units, 1,500 square feet of livable floor area for each single-family detached dwelling for all other housing styles, 1,200 square feet of livable floor area for each two-family containing two bedrooms, and 1,400 square feet of livable floor area for each two-family dwelling unit containing three bedrooms.

Section 7: That Section 106-136, R-4 two-unit residence district, (f) shall be amended to add the following:

- (9) *Garage and driveway.*** All dwelling units in this zoning district located in subdivisions for which final plats were applied for on June 27, 2001, or thereafter, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials, resulting in a dust-free surface. All driveways shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the village with a cash bond to cover the cost of driveway improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six bag mix concrete with wire reinforcement and seven percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 8: That Section 106-137, R-5 three- and four-unit residence district, (f) (8) shall be amended to read as follows:

(8) *Minimum size of dwellings.* Minimum size of dwelling units shall be as follows:

- a. Subdivisions for which final plats were applied for prior to June 26, 2001: 1,000 square feet of livable floor area for each single-family detached dwelling unit, 1,000 square feet

of livable floor area for each two-family dwelling unit, and 800 square feet of livable floor area for each three and four-family dwelling unit.

- b. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,200 square feet of livable floor area for each single-family detached dwelling for ranch units, 1,500 square feet of livable floor area for each single-family detached dwelling for all other housing styles, 1,200 square feet of livable floor area for each two-, three- or four-family dwelling unit containing two bedrooms, and 1,400 square feet of livable floor area for each two-, three- or four-family dwelling unit containing three bedrooms.

Section 9: That Section 106-137, R-5 three- and four-unit residence district, (f) shall be amended to add the following:

- (10) *Garage and driveway.* All dwelling units in this zoning district located in subdivisions for which final plats were applied for on June 27, 2001, or thereafter, shall have driveways and garages. Garages shall be wide enough to accommodate at least two automobiles and shall in no event be less than 20 feet in width. The garages shall have a connecting driveway a minimum width of 20 feet, with such width to be maintained from the property line to the garage. All driveways shall be constructed of asphalt, concrete, pavers or other similar materials, resulting in a dust-free surface. All driveways shall be installed prior to the issuance of an occupancy permit. A temporary occupancy permit may be issued for occupancies granted from October 1 to April 30 provided the permit applicant presents the village with a cash bond to cover the cost of driveway improvements. The cash bond shall be based upon 150 percent of the then-current industry estimates for five inches of six bag mix concrete with wire reinforcement and seven percent air entrainment. The expiration date on any such bond shall be no later than August 1 following the issuance of the temporary occupancy permit. The bond will be called by the village if the subject improvements are not completed by the August 1 date.

Section 10: That Section 106-138, R-1A single-family residence district estate transition, (f) (5) shall be amended to read as follows:

- (5) *Minimum size of dwellings.* Minimum size of principal structures shall be as follows:
 - a. Subdivisions for which final plats were applied for prior to June 26, 2001: 1,800 square feet, exclusive of basement or garage area.
 - b. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,800 square feet, exclusive of basement or garage area, for ranch units and 2,000 square feet, exclusive of basement or garage area, for all other housing styles.

Section 11: That Section 106-139, R single-family residence district minimum density estate, (f) (5) shall be amended to read as follows:

- (5) *Minimum size of dwellings.* Minimum size of principal structures shall be as follows:

- a. Subdivisions for which final plats were applied for prior to March 24, 1993: 1,500 square feet, exclusive of basement or garage area.
- b. Subdivisions for which final plats were applied for between March 24, 1993 and June 26, 2001: 1,800 square feet, exclusive of basement or garage area.
- c. Subdivisions for which final plats were applied for on June 27, 2001, or thereafter: 1,800 square feet, exclusive of basement or garage area, for ranch units and 2,000 square feet, exclusive of basement or garage area, for all other housing styles.

Section 12: Severability: That each section and part hereof of this ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity of constitutionality of the remaining portion(s) of this ordinance.

Section 13: Repeal of Inconsistent Ordinances: That all ordinances or parts thereof in conflict with the terms of this ordinance are hereby repealed and of no further force and effect to the extent of any such conflict.

Section 14: Publication: That the Deputy Village Clerk is hereby directed to publish this ordinance in pamphlet form.

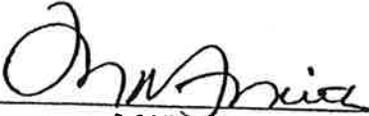
Section 15: Effective Date: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 26th day of June, 2001
with four members voting AYE, with one member voting NAY, and with
one member ABSENT, the Mayor voting ---; and said vote being BATSON aye,
BALDERMANN aye, BOWDEN absent, SMITH aye, SKINIOTES aye, and
WEIGEL nay.

Marcia Endert
DEPUTY VILLAGE CLERK

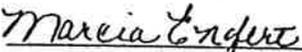
Ordinance No. 1349

APPROVED this 27th day of June, 2001.



MAYOR

ATTEST:



DEPUTY VILLAGE CLERK

ORDINANCE NO. 1359

AN ORDINANCE AMENDING SECTION 18
OF THE MUNICIPAL CODE OF THE
VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS
(CABO and BOCA Building Code Changes)

WHEREAS, it has been deemed to be in the best interest of the citizens of the Village of New Lenox to amend certain portions of the Building Code.

NOW, THEREFORE, be it hereby ordained by the President and Village Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Section 18-132 be amended to add the following:

320.1 Two Family Dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies of not less than 2-hour fire-resistive rating. Fire-resistive-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the footing to the underside of the roof sheathing. All fire-resistive rated walls shall be constructed of masonry and all fire-resistive-rated floor-ceiling assemblies shall be of the pre-cast concrete type or poured in place concrete with a 2-hour fire rating.

Section 2: That Section 18-32 be amended to add the following:

Add to Sec. 313.1.2 Separated use groups:

Exception: Where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1, the required fire resistance rating of *fire separating assemblies* separating areas of other than Use Group H, shall be reduced from those indicated in Table 313.1.2 by 1 hour but to not less than 1 hour and to not less than that required by Table 602 for floor construction. This section does not apply to dwelling units.

Add Sec. 310.7 to read as follows:

310.7: All attached single family structures and multi-family structures containing two or more dwelling units or one or more dwelling unit in a structure containing any other type of use such as Commercial or Industrial shall have two hour fire-rated wall/floor/ceiling assemblies between uses. All fire-resistive rated walls shall be constructed of masonry and all fire-resistive rated floors (ceiling assemblies) shall be of the pre-cast concrete type or poured in place concrete.

Amend Sec. 310.5 to read as follows:

310.5 Use Group R-3 structures:

Exceptions:

1. In *multiple single-family dwellings* that are equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 906.2.1 or 906.2.2, the fire resistance rating of the *dwelling unit* separation shall not be less than two hour. *Dwelling unit* separation walls shall be constructed as *fire separation assemblies* (See Section 711.0).
2. In *multiple single family dwellings* that are equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 906.2.3, the fire resistance rating between each *dwelling unit* shall not be less than two hour and shall be constructed as a *fire separation assemblies*.

Amend Table 602 (line 5) to read:

5. Dwelling unit and guest room separations
(Sections 711.0, 713.0 and Notes f and j)

Change 1-hour fire rating to 2-hour fire rating for all construction types.

Add Section 709.8 to read:

- 709.8. All attached single family structures and multi-family structures containing two or more dwelling units or one or more dwelling unit in a structure containing any other type of use such as Commercial or Industrial shall have two hour fire-rated wall/floor/ceiling assemblies between uses. All fire-resistive rated walls shall be constructed of masonry and all fire-resistive rated floor (ceiling assemblies) shall be of the pre-cast concrete type or poured in place concrete.

Amend Section 711.1 Exception to read:

- Exception: *Dwelling unit* and guest room separations in buildings of Types 2C, 3B, and 5B, construction shall have fire resistance ratings of not less than two-hour in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1 or Section 906.2.2, provided that *sprinklers* are installed in all closets located against tenant and guest room separation walls and in all bathrooms.

Add Section 711.8 to read:

711.8. All attached single family structures and multi-family structures containing two or more dwelling units or one or more dwelling units in a structure containing any other type of use such as Commercial or Industrial shall have two hour fire-rated wall/floor/ceiling assemblies between uses. All fire resistive rated walls shall be constructed of masonry and all fire-resistive rated floor (ceiling assemblies) shall be of the pre-cast concrete type or poured in place concrete.

Add Section 713.1 to read:

Exception: *Dwelling unit* and guest room separations in buildings of Types 2C, 3B, and 5B construction shall have fire resistance ratings of not less than two-hour in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1 or Section 906.2.2, provided that *sprinklers* are installed in all closets located against tenant separation walls and in all bathrooms.

Add Section 713.6 to read as follows:

713.6. All attached single family structures and multi-family structures containing two or more dwelling units or one or more dwelling unit in a structure containing any other type of use such as Commercial or Industrial shall have two hour fire-rated wall/floor/ceiling assemblies between uses. All fire-resistive rated walls shall be constructed of masonry and all fire-resistive rated floors (ceiling assemblies) shall be of the pre-cast concrete type or poured in place concrete.

Section 3: Severability: That each section and part hereof of this ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity of constitutionality of the remaining portion(s) of this ordinance.

Section 4: Repeal of Inconsistent Ordinances: That all ordinances or parts thereof in conflict with the terms of this ordinance are hereby repealed and of no further force and effect to the extent of any such conflict.

Section 5: Publication: That the Village Clerk is hereby directed to publish this ordinance in pamphlet form.

Section 6: Effective Date: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Ordinance No. 1359

PASSED THIS 25th day of September, 2001
with six members voting AYE, with -0- members voting NAY, and with
one member ABSENT, the Mayor voting aye; and said vote being BATSON aye,
BALDERMANN aye, BOWDEN aye, SMITH aye, SKINIOTES aye, and WEIGEL
absent.

Marcia Engert
VILLAGE CLERK

APPROVED this 26th day of September, 2001.

Orman
MAYOR

ATTEST:

Marcia Engert
VILLAGE CLERK

VILLAGE OF NEW LENOX

ORDINANCE NO. 1640

AN ORDINANCE AMENDING TITLE 18 OF THE
MUNICIPAL CODE OF THE
VILLAGE OF NEW LENOX, COUNTY OF WILL, STATE OF ILLINOIS

(Fire Walls)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF NEW LENOX
THIS 10th DAY OF MAY, 2005

Published in pamphlet form by authority of the Board of
Trustees of the Village of New Lenox, Will County, Illinois

This 11th day of May, 2005

ORDINANCE NO. 1640

AN ORDINANCE AMENDING TITLE 18 OF MUNICIPAL CODE
OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS
(Fire Walls)

WHEREAS, it has been deemed to be in the best interests of the citizens of the Village of New Lenox that Title 18 of the Municipal Code be amended.

NOW, THEREFORE, be it hereby ordained by the Mayor and Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Section 18-32 be amended to add 706.3.6:

All attached single family structures and multi-family structures containing two or more dwelling units or one or more dwelling units in a structure containing any other use shall have 2-hour fire-rated wall/floor ceiling assemblies between uses. All fire-rated walls shall be constructed of masonry; or gypsum when designed in accordance with U-336 of the U.L. fire resistance directory; or thermacrete when designed in accordance with U-210 of the U.L. fire resistance directory.

Section 2: Severability: That each section and part hereof of this ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity of constitutionality of the remaining portion(s) of this ordinance.

Section 3: Repeal of Inconsistent Ordinances: That all ordinances or parts thereof in conflict with the terms of this ordinance are hereby repealed and of no further force and effect to the extent of any such conflict.

Section 4: Publication: That the Village Clerk is hereby directed to publish this ordinance in pamphlet form as provided by law.

Section 5: Effective Date: That this ordinance shall be in full force and effect on June 1, 2005.

PASSED THIS 10th day of May, 2005

with six members voting AYE, with -0- members voting NAY, and with -0- members ABSENT, the Mayor voting ----; and said vote being WALTER aye, TUMINELLO aye, BOWDEN aye, SMITH aye, DYE aye, and MADSEN aye.

Ordinance No. 1640

Marcia Longuet
VILLAGE CLERK

APPROVED this 11th day of May, 2005.

Don Drisk
MAYOR

ATTEST:

Marcia Longuet
VILLAGE CLERK

ORDINANCE NO. 1370

AN ORDINANCE AMENDING CHAPTER 106 OF THE
MUNICIPAL CODE OF THE VILLAGE OF NEW LENOX, ILLINOIS
(Landscape Regulations)

WHEREAS, the New Lenox Village Board of Trustees has deemed it to be in the best interest of the Village of New Lenox, Illinois, to amend certain portions of Chapter 106 as they pertain to landscape requirements; and,

WHEREAS, a public hearing was held before the New Lenox Plan Commission on November 5, 2001 for the purpose of soliciting public comment on the ordinance amendments.

NOW, THEREFORE, be it ordained by the Mayor and Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Section 106 Article IX. Landscaping Requirements shall be replaced with the following:

ARTICLE IX. LANDSCAPING REQUIREMENTS

Sec. 106-421. Purpose of article; applicability of article.

This article is established to create uniform landscape, screening and tree preservation standards for development of property in the village and to provide for review of plans therefor, in order to ensure that the village remains attractive, safe and comfortable. This article governs all single-family detached and two-family attached developments receiving preliminary plat approval after December 18, 2001, and all commercial, industrial and multi-family developments. All requirements contained in this article shall be provided on-site for the affected development, except those pertaining to the exterior parkway.

Sec. 106-422. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The definitions in this section apply uniquely to this article and supersede any conflicting definitions found in section 106-2. The rules for interpretation found in section 106-2 (a) shall be applicable to these definitions.

Exterior parkway means the unpaved portion of the public street right-of-way or private road easement adjacent to a property (see figures 1 and 2).

Foundation area means the ground area immediately adjacent to a building on all sides thereof. Foundation areas extend a minimum of six feet in all directions from the foundation of the building (see figures 1 and 2).

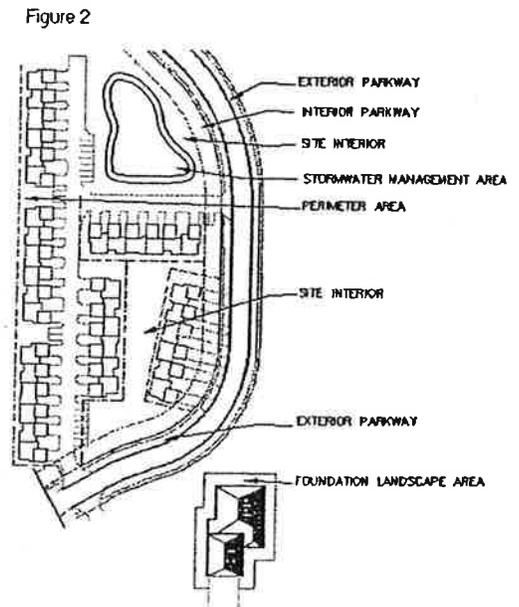
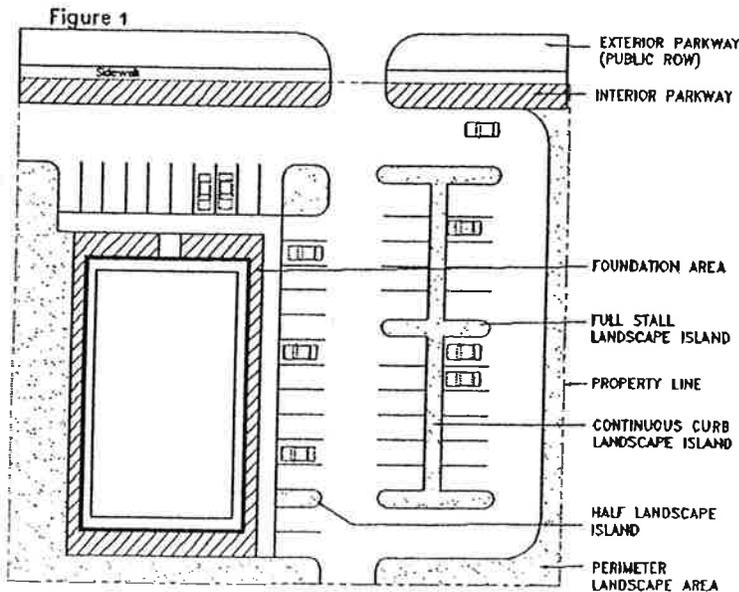
Interior parkway means a landscaped open space extending a specified distance from all public street rights-of-way or private street easements as shown in table 1, below (see figures 1 and 2).

TABLE 1. INTERIOR PARKWAY REQUIREMENTS

| Zoning Classification | Minimum Interior Parkway (feet) |
|-----------------------|---------------------------------|
| Commercial/C-1 | 30 |
| Commercial/C-2 | 20 |
| Commercial/C-3 | 20 |
| Commercial/C-4 | 20 |
| Commercial/C-5 | 20 |
| Office Park/C-6 | 100 |
| Commercial/C-7 | 50 |
| Industrial/I-1 | 30 or 50 |
| PUD* | 20-100 |

* Property zoned PUD shall meet or exceed perimeter screening required of the most appropriate standard zoning district as determined by the zoning administrator.

Landscaped open space means land covered by trees, shrubs, turf grasses or ground cover. Impervious surfaces such as buildings, parking lots, walkways or patios are not considered landscaped open space.



Perimeter landscape area means an area around the periphery of a property not facing a public road. The perimeter landscape area extends from the property line to the nearest building face, parking area or access drive, exclusive of the foundation area and the interior parkway (see figures 1 and 2).

Protected tree means an existing tree designated on the landscape plan to remain after construction.

Site interior means the open space area behind and between buildings on a site with multiple structures, excluding the interior parkway, foundation area and perimeter landscape area (see figures 1 and 2).

Sec. 106-423. Plan requirements; installation of landscaping.

- (a) *Plan requirements.* The following shall establish the standards for the preparation and submission, if required, of plans for landscaping, screening and tree preservation:
- (1) *Uses requiring landscape plan.* A landscape plan approved by the village's contracted consultant on the basis of the standards set forth in this article shall be required for all multi-family, commercial and industrial development, and single-family and two-family residential developments receiving preliminary plat approval after December 18, 2001.
 - (2) *Contents of plan.* All landscape plans shall include or have attached thereto the following information:
 - a. North arrow, scale, and date of plan and any subsequent revisions.
 - b. The location and dimensions of all existing and proposed buildings, structures, parking lots and driveways, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuse disposal areas, fences, freestanding electrical equipment, light fixtures, other surface utility structures, and other freestanding structural features as determined by the community development department, such as tot lots and other recreational facilities, setbacks and easements. The landscape plan shall be drawn at a scale not smaller than one inch equals 50 feet.
 - c. The location, quantity, size, and both scientific and common names of all proposed plant materials.
 - d. Existing and proposed contours, including the location of all proposed berming, at a one-foot contour interval. Also included shall be the location, extent and general elevations of all detention and retention areas and drainageways.
 - e. Specification of the type and boundaries of all proposed ground cover, including both scientific and common names of all proposed plant materials.
 - f. The designation, location, type and size of all existing trees four inches and larger in diameter measured one foot above natural grade. Any trees to

be removed shall be clearly identified. Trees measuring between two and one-half and four inches in diameter, which will be used to meet landscape requirements, shall also be indicated. If required for reasons of clarity, this information may be placed on an additional illustration. Where existing trees are grouped in a dense cluster, an overall tree mass may be used without a specific delineation of individual trees. If this technique is used, protected trees used to meet site landscape requirements must be tagged on-site and identified on the plan in tabular form.

- g. A table indicating the total plant units summarized by species and type. Existing trees to be preserved and credit given towards the requirements of this article should be so noted.
 - h. Details of all fences and walls proposed to be constructed on the site.
 - i. Elevations, cross sections and other site or construction details determined to be necessary by the community development department.
- (b) *Installation of landscaping.* All required landscaping for residential developments shall be treated as public improvements; the developer shall post a letter of credit as surety for the satisfactory completion of these improvements as approved by the Village Board and processed in accordance with the procedures adopted as Resolution 98-13. For non-residential developments, landscaping shall be installed prior to the issuance of a certificate of occupancy. A temporary certificate of occupancy may be issued for non-residential developments with occupancies granted from October 1 to April 30 provided the applicant presents the village with a cash bond to cover the cost of the landscape improvements. The cash bond shall be based upon 150 percent of a certified quote or the bid from the landscape contractor. The expiration date of any such bond shall be no later than November 1 following the issuance of the temporary occupancy permit. The village will call the bond if the subject improvements are not completed by the November 1 date.

Sec. 106-424. Design standards.

The following shall establish standards for the landscape improvements required to be installed as part of the development of new subdivisions, buildings, structures and uses of land governed by this chapter:

- (1) *General standards and objectives.* Every development shall provide sufficient landscaping so that:
 - a. Neighboring properties are shielded from the negative visual influence of that development.
 - b. The development is shielded from the negative impacts of adjacent uses, including streets or railroads.
 - c. The appearance and desirability of the development contributes to the overall attractiveness and economic health of the village.

- (2) *Minimum landscaped open space.* For each parcel of land to be developed, the minimum landscaped open space shall comply with the standards established in Section 106-425 of this chapter. In zoning districts for which no minimum landscaped open space requirements are specified, a minimum of 15 percent of the total parcel shall be devoted to landscaped open space area. Section 106-425 of this chapter details landscape requirements for various portions of the total landscaped open space.
- (3) *Flexibility in applying standards.* To meet the objectives outlined in subsection (1) of this section, the landscape requirements in this section are hereby established. These standards provide specific requirements for site landscaping. However, the village recognizes that, because of the wide variety of types of developments and the relationships between them, some flexibility in applying the standards set forth in Section 106-425 of this section are appropriate as long as the intent of the specified requirements is met. The Planning and Development Administrator or his/her designee may administratively vary up to 25% of any specific requirement of this chapter. Any deviation of 25 percent or more from the requirements of any specific requirement of this article shall require a variation. Whenever the village allows or requires deviation from the requirements set forth in this section, it shall enter on the face of the landscape plan the reasons for allowing or requiring deviation from the requirements of this section.

Sec. 106-425. Required landscaping.

- (1) *Requirements for specific areas.* This article regulates landscaping of seven distinct areas of a parcel as follows: exterior parkway, interior parkway, perimeter area, foundation area, parking lots, site interior, and stormwater management areas. Figures 1 and 2 provide graphic illustrations of each area. Some landscaping quantities are given in plant units. Table 2 provides plant unit values for plant types. All parcels subject to landscaping requirements must incorporate a minimum number of plant species in the design as shown in table 3.

TABLE 2: PLANT UNIT VALUES

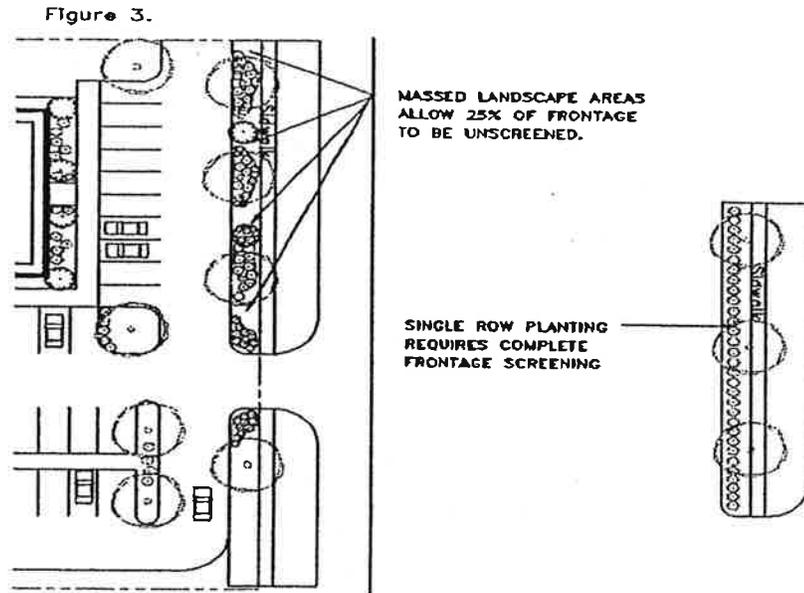
| Plant Type | Unit Value Per Plant |
|---|-----------------------|
| Large Deciduous Tree (Overstory) | 10 |
| Evergreen Tree | 5 |
| Ornamental Tree (Understory) | 5 |
| Large Shrub (48" and greater in height) | 2 |
| Medium Shrub (Over 24" and under 48") | 1 |
| Small Shrub (Under 24 " in height) | ½ |
| Ground Cover, annuals, and perennials (excludes seed and sod) | ½ per 10 square yards |

* Note: Where a linear length may result in a fraction of a plant unit required, the required number of plant units shall be rounded up to the next whole value. Height is at time of planting.

TABLE 3: REQUIRED NUMBER OF SPECIES

| Parcel Size | Number of Shrub Species | Number of Tree Species |
|---|-------------------------|------------------------|
| Under 5 acres | 5 | 2 |
| 5 acres up to but not including 15 acres | 7 | 4 |
| 15 acres up to but not including 30 acres | 9 | 5 |
| 30 acres or more | 11 | 7 |

- (2) Each area shall be landscaped in accordance with the following criteria:
- a. *Exterior parkway landscaping.* Except for access drives, exterior parkways shall be landscaped per the following requirements:
 1. *Number of Trees.* One tree shall be required for each 40 lineal feet of street frontage.
 2. *Location.* Trees shall be planted halfway between the curb and sidewalk, no less than 30 feet apart, at least 10 feet from all driveways, streetlights and fire hydrants. No tree shall be planted closer than 30 feet to the intersection of two right-of-way lines and/or edge of private road easements.
 3. *Size.* Trees planted shall be at least 2 ½ inches in caliper measured six inches above grade.
 4. *Species.* All trees planted in exterior parkways shall be chosen from the list of large deciduous trees found in table 6, section 106-427.
 5. All trees shall comply with the specifications found in chapter 78, article IV, section 78-145.
 - b. *Interior parkway landscaping.* An interior parkway shall be provided in all nonresidential zoning districts with the depths specified in table 1, above. Except for access drives, interior parkways shall be landscaped as follows:
 1. *Sites with parking between a public right-of-way or private road easement and the building .* Where parking is provided between a public right-of-way or private road easement and the building, landscaping in a quantity equal to seventy-five (75) plant units per one hundred (100) lineal feet of perimeter length shall be provided. Species and design considerations shall determine plant spacing. A maximum of 25 percent of the parking lot frontage may be left unscreened to permit design flexibility (see figure 3). However, when the landscape plan indicates a single row of shrubs, the entire parking lot frontage shall be screened. The remainder of the interior parkway shall be planted with ground cover, flowers or grass. Whenever the grade level of a parking lot after construction is three feet or more below the existing grade of the adjacent public street or private road, the required number of plant units in the interior parkway shall be 50.



2. *Sites without parking between a public right-of-way or private road easement and the building.* Where no parking spaces will be located between a public right-of-way or private road easement and the building, landscaping in a quantity equal to fifty (50) plant units per one hundred (100) lineal feet of perimeter length shall be provided. Species and design considerations shall determine plant spacing. The remainder of the interior parkway shall be planted with shrubs, ground cover, flowers or grass.

c. *Perimeter landscape area.*

1. *Generally.* The appropriateness of proposed perimeter landscaping will depend upon the relationship between the proposed use of the property and adjacent properties, and adjacent street classification. Three types of perimeter screening have been defined. Type 1 screening shall generally be required between residential and nonresidential uses. Type 2 perimeter landscape screening shall generally be required to provide screening of parking areas between adjacent nonresidential uses. Type 3 perimeter landscape screening shall generally be required between multi-family uses and all other residential areas, and for all residential developments adjacent to an arterial or collector as designated in the Comprehensive Plan. For any screening with a wood or masonry fence, required landscape elements must be installed between the fence and the property line. No perimeter landscaping shall be installed in the public right-of-way or on land designated for private roads.
2. *Required screening when adjacent property is developed.* Tables 4 and 5 in this section shall be used to determine the requirements for perimeter screening between uses. Where the adjacent property has already been developed, the required screening shall be governed by the existing use. Table 4 details screening and buffering requirements where the adjacent

property has been developed. In cases where a mixed-use development exists on the adjacent parcel, the predominant use on that site shall determine the required screening.

TABLE 4. PERIMETER SCREENING REQUIREMENTS ADJACENT TO EXISTING USE
Adjacent Property Existing Use

| Proposed Use | Single- Or two-family residence | Multifamily residence | Office | Commercial | Industrial | Public |
|---|---------------------------------|-----------------------|--------|------------|------------|--------|
| Single- or two-family residence, detached | 3* | 3* | 3* | 3* | 3* | 3* |
| Multifamily residence | 3 | 2* | 3* | 3* | 3 | 3* |
| Office | 1 | 2 | 2 | 2 | 2 | 2 |
| Commercial | 1 | 1 | 2 | 2 | 2 | 2 |
| Industrial | 1 | 1 | 2 | 2 | 2 | 2 |
| Public | 2 | 2 | 2 | 2 | 2 | 2 |

Notes:

1. Type 1 screening.
2. Type 2 screening.
- 2*. Type 2 screening unless site is adjacent to an arterial or collector designated in the Comprehensive Plan, in which case type 3 screening shall be required.
3. Type 3 screening.
- 3*. Type 3 screening shall only be required when the site is adjacent to an arterial or collector designated in the Comprehensive Plan.

When a proposed use is adjacent to a property zoned PUD, the zoning administrator shall determine appropriate screening required based on the most appropriate standard zoning district.

3. *Required screening when adjacent property is undeveloped.* Table 5 in this section shall be used to determine required screening where the adjacent property is undeveloped. Current county or village zoning shall determine the appropriate screening treatment unless the property is zoned Ag, in which case the comprehensive plan shall be used to determine the anticipated use and the resulting screening requirements.

TABLE 5 . PERIMETER SCREENING REQUIREMENTS ADJACENT TO UNDEVELOPED PROPERTY

Adjacent Property Existing Zoning

| Proposed Use | E | R | R-1 | R-2A | R-2 | R-3 | R-4 | R-5 | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | I-1 |
|---|----|----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Single- or two-family residence, detached | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* | 3* |
| Multifamily residence | 3 | 3 | 3 | 3 | 3 | 3 | 2* | 2* | 2* | 2* | 2* | 2* | 2* | 2* | 2* | 2* |
| Office | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Commercial | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Industrial | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Public | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |

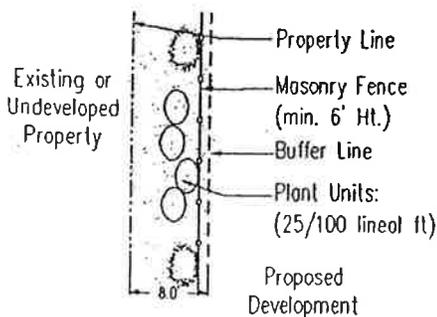
Notes:

1. Type 1 screening.
2. Type 2 screening.
- 2*. Type 2 screening unless site is adjacent to an arterial or collector designated in the Comprehensive Plan, in which case type 3 screening shall be required.
3. Type 3 screening.
- 3*. Type 3 screening shall only be required when the site is adjacent to an arterial or collector designated in the Comprehensive Plan.

When a proposed use is adjacent to a property zoned PUD, the zoning administrator shall determine appropriate screening required based on the most appropriate standard zoning district.

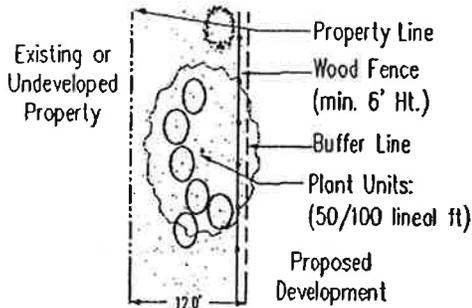
4. *Type 1 screening.* Type 1 perimeter landscape requirements are designed to provide a substantial buffer between uses. Where type 1 screening is required on tables 4 or 5, one of the following three buffering alternatives shall be required. The property owner may select the buffering alternative that best meets the configuration of the site and the proposed development. All fences, walls and hedges shall comply with section 106-11(7).

- i. **Alternate A:** The buffering area shall be a minimum of eight feet in width for this alternative. An opaque brick or other approved masonry wall six feet high shall be constructed along the entire perimeter, excluding the area within the required front yard setback. The wall may be continued within the front yard provided the height is reduced to three feet. If the proposed usage is for a mining operation or for a related building or structure for screening, crushing, mining, washing or storage, the required masonry wall shall be eight feet high. In addition, landscaping in a quantity equal to twenty-five (25) plant units per one hundred (100) lineal feet of perimeter length shall be provided. Species and design considerations shall determine plant spacing. A minimum of 30% of the required plant units must be from evergreen species.



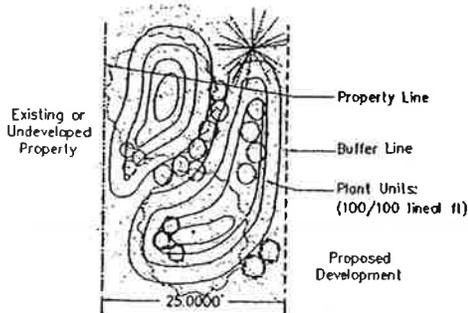
Type I Screening, Alternative A

- ii. Alternate B: A minimum 12-foot buffer area shall be required for this alternative. A fence of wood or other approved material six feet high and at least 75 percent opaque shall be constructed along the entire perimeter, excluding the area within the required front yard setback. The fence may be continued within the front yard provided the height is reduced to three feet. If the proposed use is for a mining operation or for a related building or structure for screening, crushing, mining, washing or storage, the required wood fence shall be eight feet high. In addition, landscaping in a quantity equal to fifty (50) plant units per one hundred (100) lineal feet of perimeter length shall be provided. Species and design considerations shall determine plant spacing. A minimum of 30% of the required plant units must be from evergreen species.



Type I Screening, Alternative B

- iii. Alternate C: A minimum 25-foot buffer area shall be required for this alternative. A berm at least three feet in height measured from both sides with a maximum 3:1 slope shall be constructed along the entire perimeter. Breaks in the berm may be provided as appropriate to accommodate drainage. Landscaping in a quantity equal to one hundred (100) plant units per one hundred (100) lineal feet of perimeter length shall be provided. Species and design considerations shall determine plant spacing. The berm shall be screened along at least 75 percent of the perimeter length. A minimum of 30% of the required plant units must be from evergreen species.

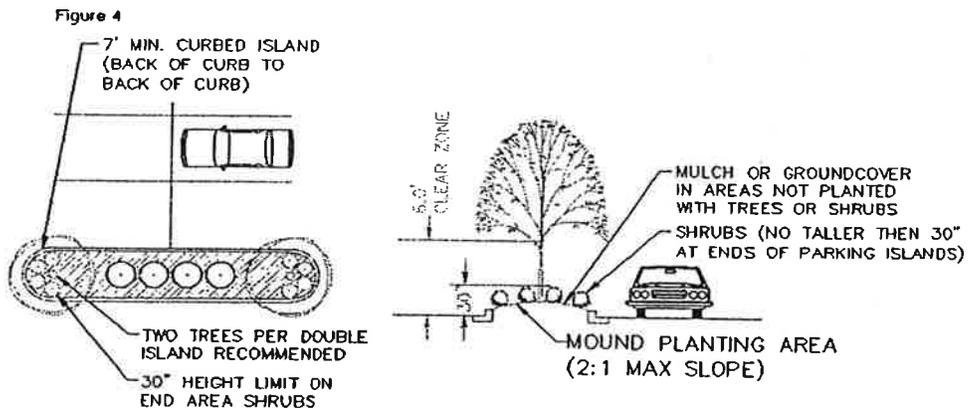


Type I Screening, Alternative C

5. *Type 2 screening.* Type 2 perimeter landscape screening is generally required between adjacent nonresidential uses to screen parking areas from adjacent uses. A minimum 10-foot buffer area shall be required for this type. Where a parking lot will be placed along a perimeter such that parked cars will face the abutting property, landscaping in a quantity equal to fifty (50) plant units per one hundred (100) lineal feet of perimeter length shall be provided. A minimum of 30% of the required plant units must be from evergreen species. Species and design considerations shall determine plant spacing. Landscape screening shall be continuous along the entire parking area. Shrubs shall be a minimum of three feet in height when planted to screen a parking lot from adjacent nonresidential uses. If the proposed use is for a mining operation or for a related building or structure for screening, crushing, mining, washing or storage, an eight-foot-high fence or wall shall be provided along the perimeter in lieu of parking lot screening.
6. *Type 3 screening.* Type 3 perimeter landscape screening is generally required between multi-family uses and all other residential areas, and for all residential developments adjacent to an arterial or collector designated in the Comprehensive Plan. Where a type 3 screen is required according

to tables 4 or 5, berming, trees and shrubs shall be provided to create a visual separation between properties. A minimum 20-foot buffer area shall be required for this type. Minimum berm height shall be three feet, with no berm having a slope greater than 3:1. Landscaping in a quantity equal to seventy-five (75) plant units per one hundred (100) lineal feet of perimeter length shall be provided. Species and design considerations shall determine plant spacing. A minimum of 30% of the required plant units must be from evergreen species.

- d. *Foundation area landscaping.* A minimum six-foot wide landscape area is required adjacent to building walls, exclusive of driveways, access walks, and service and delivery areas. Planting should emphasize softening large expanses of building walls, accenting building entrances and architectural features, and screening mechanical equipment. Where extended roofs or canopies are used to provide a covered walkway adjacent to buildings, foundation plantings are not required. However, landscaping is recommended to separate vehicular areas from buildings.
- e. *Parking lot landscaping.* Landscaping shall be required within all parking lots containing 20 or more parking spaces, to meet the following standards:
 - 1. There shall be a minimum seven-foot wide (measured from back of curb) curbed planting island at the end of every parking row. The depth of the planting island shall be equal to the depth of the parking stall. There shall be a minimum of one large deciduous tree per island. Branching shall start no less than six feet above the pavement measured from pavement level (see figure 4).

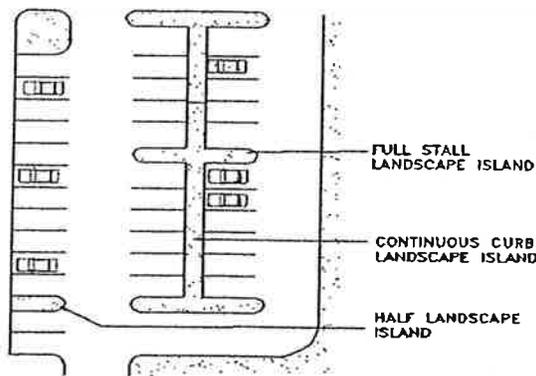


- 2. To break up long expanses of parking rows, landscape islands are required. One of the following three alternatives shall be used to divide rows of 20 or more parking spaces (see figure 5):
 - i. *Alternative A:* A continuous curbed landscape island between rows may be provided in lieu of full stall planting islands between parking bays. Where such a continuous island is provided, it shall

be a minimum of seven feet in width and shall contain a minimum of one large deciduous tree per 20 spaces (see figure 5). Branching shall start no less than six feet above the pavement measured from pavement level.

- ii. Alternative B: A maximum of 20 parking spaces is permitted in any length of parking bay. A curbed island at least seven feet wide, and as deep as the parking stalls, shall be provided to divide the bay length. There shall be a minimum of one large deciduous tree per island. Branching shall start no less than six feet above the pavement, measured from pavement level.
- iii. Alternative C: Smaller curbed islands at the head of and between parking stalls may be permitted. If smaller curbed planting islands are appropriate, they shall be a minimum of 6-1/2 feet by 6-1/2 feet (measured from back of curb to back of curb) and shall be provided at the rate of two small islands for every full-size island required under alternative B. There shall be a minimum of one large deciduous tree per island. Branching shall start no less than six feet above the pavement, measured from pavement level.

Figure 5



- 3. In addition to required trees, an appropriate planting of shrubs, ground cover plants, flowers, sod lawn and mulch shall be provided within all landscape islands. To ensure visibility, shrubs shall not exceed a mature height of 30 inches above the pavement on landscape islands at the end of parking rows.

f. *Site interior landscaping.*

- 1. In developments with more than one structure, the open space between buildings shall be appropriately landscaped to provide:
 - i. Screening of adjacent dwelling units.
 - ii. Screening and shading to improve energy efficiency.
 - iii. A visually appealing living environment.

2. Open space areas within the interior of a site should generally contain a minimum of twenty (20) plant units per 5,000 square feet of open space .

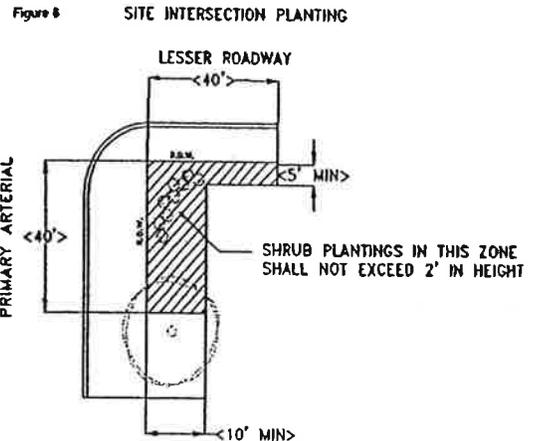
g. *Storm water management areas.*

1. In all zoning districts, storm water management areas shall be appropriately landscaped on all sides adjacent to residential uses or to a public or private roadway.
2. In all residential developments, landscaping in a quantity equal to one hundred (100) plant units per one hundred (100) lineal feet of perimeter length shall be provided along the stormwater area perimeter. In non-residential developments, landscaping in a quantity equal to seventy-five (75) plant units per one hundred (100) lineal feet of perimeter length shall be provided along the storm water area perimeter. Species and design considerations shall determine plant spacing. Designs shall encourage natural groupings of plant elements.
3. If the storm water management screening requirements conflict with requirements for other landscaping areas, then the provisions of this section shall apply.

(3) *Design requirements.* Functional activities within and adjoining the development site must be considered in the design of landscape improvements, including consideration of the following:

- a. *Service area screening.* Service areas shall be screened from view through the use of evergreen plant materials or solid structural, non-plant material walls compatible with the proposed building design.
 1. Trash dumpsters and other waste receptacles or equipment shall be screened with three-sided brick or other approved solid, non-plant material walls at least six feet in height, with a solid, attractive single or double access gate on one side only.
 2. All utility equipment (meters, transformers, etc.) shall be provided with appropriate planting screens. All ground-mounted dish antennas shall be adequately screened from adjoining properties by an opaque wall, fence, hedge or berm.
 3. All garage doors and loading areas shall be fully screened so as not to be visible from adjoining property zoned for any residential use.
 4. All outdoor storage facilities for fuel, raw materials and products within 500 feet of a residential district shall be effectively screened and enclosed by a solid wall or fence at least eight feet in height, and landscape screening shall be provided in addition to the fence or wall, installed along the outside perimeter of the fence or wall, equal to or exceeding the height of the materials to be stored outdoors.

- b. *Intersection visibility.* Landscaping must be designed and installed to minimize potential obstruction of critical sight lines. Landscape planting shall be so designed as to avoid obstruction of a motorist's vision at the intersections of outlet access drives and ring roads, access roads or municipal streets. Unobstructed visibility between two feet and six feet above the height of the paved surface of the access road must be maintained at all intersections. To maintain this visibility, no shrubs or other landscape material which will reach a mature height greater than two feet shall be permitted within ten feet of the right-of-way of a major arterial, or five feet from the right-of-way of a lesser roadway, for a distance of 40 feet from the right-of-way intersection (see figure 6). Trees are not allowed in these critical visibility areas.



- c. *Parking area planters.* All parking area planters shall be over-excavated to a two-foot depth for their entire width and length, shall be backfilled with an appropriate mix of topsoil, peat moss and nutrients to replace the excavated material, and shall be compacted, leaving a crowned or mounded top. Parking area planters shall be maintained so that the level of backfill is consistent with the top of curb.
- d. *Slope of berms.* Berming shall not exceed a maximum slope of 3:1, except in parking islands, where the maximum slopes shall not exceed 2:1.
- e. *Mulch.* Mulch materials shall be shredded bark or other organic material best suited for the area in compliance with the American Standards of Nursery Stock published by the American Association of Nurserymen. Lava rock or large diameter (1 1/2-inch diameter plus) bark chips ("chunk bark") are not acceptable. Gravel and stone mulches are not permitted, unless specifically approved in writing by the village. Mulch beds at the time of planting shall extend a minimum of two feet beyond the center of the shrub. Mulching shall be renewed on an annual basis, at a minimum, to ensure optimum plant health of the landscaping elements.
- f. *Fences.* All wood fences proposed to be used to meet perimeter screening requirements shall be of red cedar, redwood, cypress or other approved decay-resistant treated wood, at least six feet high, and of solid construction. Wood fences shall be not less than 75 percent opaque, with all supporting posts exposed to the lot interior. Stockade type fences are not permitted.

Sec. 106-426. Standards for plant materials; planting guidelines.

The following guidelines shall be considered in reviewing design and implementation of landscape plans in conjunction with review of site plans and special use permits:

- (1) *General standards for plant materials.* Materials plans in any development shall comply with the following requirements:
 - a. The quality and size of plant material selected shall comply with the latest edition of the American Standards of Nursery Stock, published by the American Association of Nurserymen, unless otherwise indicated.
 - b. No artificial plants of any type shall be used to meet the requirements of this article in any landscape area within the parcel.
 - c. Minimum sizes for plant materials at time of installation for all landscape areas shall be as follows:
 1. Deciduous trees shall be a minimum size of 2 1/2 inches caliper when installed. Evergreen trees shall be a minimum of six feet in height when installed.
 2. Deciduous shrubs (other than dwarf varieties) shall be a minimum of four feet in height at time of installation if used as a perimeter screen planting, and 30 inches in height for all other installations. Dwarf varieties and plants normally measured by spread shall be a minimum of 24 inches in height/spread.
 3. Ground cover shall be so planted and spaced that complete coverage can be obtained within two years after the date of installation.
 - d. Property owners shall be responsible for maintaining all landscaping shown on the approved landscape plans throughout the life of the development. In particular, landscaping shall be watered as often as needed to maintain optimum plant health. All dead plants shall be replaced with plants that meet original requirements. No changes shall be permitted without the approval of the village staff. Annual flowerbeds shall be replanted each year with flowers adapted to the village.
- (2) *Guidelines for planting trees.* The trees recommended in subsection (4) of this section have minimal maintenance requirements. However, all trees must receive a certain degree of care, especially during and immediately after planting. To protect an investment in a new tree, the developer shall ensure that proper horticultural techniques are followed. The following recommendations are provided as a guide for planting based on current horticultural practice:
 - a. The best times for planting are early spring and each fall.
 - b. Planted trees and shrubs shall be at least three feet from the back of curb along head-in parking spaces to prevent damage from car overhangs. Mulch, lawn or

planted ground cover shall be utilized in this three-foot area. Aligning trees with the strip between parking stalls will further help avoid damage.

- c. Tree pits should be dug at least one foot wider than the root ball.
 - d. Especially in areas where construction activity compacted the soil, the bottom of the pit shall be scarified or loosened with a pickaxe or shovel.
 - e. After a pit is dug, subsurface drainage conditions should be observed. Where poor drainage exists, special provisions shall be made to ensure proper drainage around the tree.
 - f. Backfill shall include a proper mix of soil, peat moss and nutrients. All roots must be completely covered. Backfill shall be thoroughly watered as it is placed around the roots.
 - g. Plants shall remain plumb and level. Newly planted trees must be supported with stakes and ties to hold the tree firmly in place. Stakes and ties should be removed after one year.
 - h. At least two inches of mulch should be spread over plant beds in order to retain moisture and keep down weeds. A three-inch saucer shall be provided to form a basin around the trunk of the tree. This saucer helps catch and retain moisture.
 - i. The lower trunks of new trees must be wrapped with burlap or paper to prevent evaporation and sunscald. The wrapping shall remain on the tree for at least one year.
 - j. Conscientious post-planting care, especially watering, pruning and fertilizing, is a must for street and parking lot trees. Branches of new trees may be reduced by as much as one-third to prevent excessive evaporation.
- (3) *Guidelines for planting shrubs.* Shrubs planted for screening purposes shall be given a proper growing environment. Many of the guidelines for tree planting listed in subsection (2) of this section also apply to shrubs. However, because specific requirements vary considerably between shrub types, this section does not attempt to specify the needs of all shrubs.
- (4) *Recommended trees, shrubs and ground covers.* The lists in table 6 in section 106-427 indicate plantings that will meet the landscape requirements of this article. The lists are by no means comprehensive and are intended merely to suggest the types of flora that would be appropriate for these purposes. Plants were selected for inclusion on these lists according to four principal criteria:
- a. General suitability for the climate and soil conditions of this area;
 - b. Ease of maintenance;
 - c. Tolerance of city conditions; and
 - d. Availability from area nurseries.

Sec. 106-427. Recommended Trees, Shrubs and Ground Covers.

TABLE 6 . RECOMMENDED TREES, SHRUBS AND GROUND COVERS

(1) Large evergreen trees.

| Botanical Name | Common Name |
|----------------------|--------------------|
| <i>Picea abies</i> | Norway Spruce |
| <i>Picea pungens</i> | Colorado Spruce |
| <i>Picea glauca</i> | White Spruce |
| <i>Pinus strobus</i> | Eastern White Pine |
| <i>Pinus nigra</i> | Austrian Pine |

(2) Large deciduous trees.

| Botanical Name | Common Name |
|---|---------------------------|
| <i>Acer platanoides</i> | Norway Maple |
| <i>Acer rubrum</i> | Red Maple |
| <i>Acer saccharum</i> | Sugar Maple |
| <i>Acer nigrum</i> var. | Black Maple |
| <i>Corylus columa</i> | Turkish Filbert |
| <i>Ginkgo biloba</i> (male only) | Ginkgo or Maidenhair Tree |
| <i>Gleditsia triacanthos inermis</i> | Thornless Honey Locust |
| <i>Liriodendron tulipifera</i> | Tulip Tree |
| <i>Quercus rubra</i> | Red Oak |
| <i>Quercus macrocarpa</i> | Burr Oak |
| <i>Quercus palustris</i> | Pin Oak |
| <i>Quercus velutina</i> | Black Oak |
| <i>Tilia cordata</i> | Littleleaf Linden |
| <i>Tilia tomentosa</i> | Silver Linden |
| <i>Tilia americana</i> | American Linden |
| <i>Tilia euchlora</i> "Redmond" | Redmond Linden |
| <i>Tilia vulgaris</i> | European Linden |
| <i>Fraxinus pennsylvanica</i> | Green Ash |
| <i>Fraxinus americana</i> 'Autumn Purple' | Autumn Purple White Ash |
| <i>Fraxinus americana</i> var. | White Ash |
| <i>Fraxinus excelsior</i> | European Ash |
| <i>Fraxinus quadrangulata</i> | Blue Ash |
| <i>Platanus scerifolia</i> | London Plane Tree |
| <i>Pyrus calleryana</i> | Callery Pear |

(3) Small deciduous trees.

| Botanical Name | Common Name |
|--------------------------------------|-------------------------------------|
| <i>Malus species</i> | Crabapple |
| <i>Carpinus caroliniana</i> | American Hornbeam |
| <i>Cercis canadensis</i> | Eastern Redbud |
| <i>Cornus mas</i> | Cornelian Cherry |
| <i>Cornus alternifolia</i> | Pagoda Dogwood |
| <i>Crataegus species</i> | Hawthorn – Thornless varieties only |
| <i>Magnolia x soulangiana</i> | Saucer Magnolia |
| <i>Amelanchier x grandiflora</i> | Apple Serviceberry |
| <i>Pyrus calleryana</i> | Callery Pear |
| <i>Syringa reticulata</i> | Japanese Tree Lilac |
| <i>Acer ginnala</i> | Amur Maple |
| <i>Acer campestre</i> | Hedge Maple |
| <i>Alnus glutinosa</i> | European Black Alder |
| <i>Carpinus carolina</i> | American Hornbeam |
| <i>Corylus cornuta</i> | Hazelnut |
| <i>Magnolia x loebneri</i> "Merrill" | Merrill Loebner Magnolia |
| <i>Magnolia soulangeana</i> | Saucer Magnolia |
| <i>Magnolia stellata</i> | Star Magnolia |

(4) Large deciduous shrubs.

| Botanical name | Common Name |
|--|---------------------------------|
| <i>Acer ginnala</i> 'Compactum' | Compact Amur Maple |
| <i>Aesculus parviflora</i> | Bottlebrush Buckeye |
| <i>Berberis thunbergii</i> | Japanese Barberry |
| <i>Chionanthus virginicus</i> | White Fringetree |
| <i>Forsythia species</i> | Forsythia |
| <i>Cotinus coggygria</i> | Smokebush |
| <i>Cottoneaster lucidus</i> | Hedge Cottoneaster |
| <i>Hamamelis virginiana</i> | Common Witch Hazel |
| <i>Rhamnus frangula</i> 'Asplenifolia' | Cutleaf Glossy Buckthorn |
| <i>Spiraea x vanhouttei</i> | Vanhoutte Spirea |
| <i>Cornus species</i> | Dogwood |
| <i>Syringa species</i> | Lilac |
| <i>Myrica pennsylvanica</i> | Bayberry |
| <i>Viburnum dentatum</i> | Arrowwood Viburnum |
| <i>Viburnum lantana</i> | Wayfaringtree Viburnum |
| <i>Viburnum opulus</i> | European Cranberrybush Viburnum |
| <i>Viburnum sieboldii</i> | Siebold Viburnum |
| <i>Viburnum trilobum</i> | American Cranberrybush Viburnum |
| <i>Euonymus alatus</i> | Burningbush |

(5) Large evergreen shrubs.

| Botanical Name | Common Name |
|------------------------------------|-------------------|
| <i>Thuja occidentalis</i> 'Techny' | Techny Arborvitae |
| <i>Juniperus</i> | Upright Juniper |
| <i>Taxus cuspidata</i> 'Hicksii' | Hick's Yew |

(6) Small evergreen shrubs.

| Botanical Name | Common Name |
|---------------------------------|--------------------------------------|
| <i>Pinus mugo</i> | Mugo Pine |
| <i>Thuja species</i> | Arborvitae (Globe, Little Gem, etc.) |
| <i>Juniperus species</i> | Juniper (Armstrong, Pfitzer, etc.) |
| <i>Taxus species</i> | Yew |
| <i>Buxus microphylla</i> | Boxwood |
| <i>Picea abies</i> 'Nidiformus' | Bird's Nest Spruce |

(7) Small deciduous shrubs.

| Botanical Name | Common Name |
|--|---|
| <i>Berberis thunbergii</i> 'Crimson Pigmy' | Crimson Pigmy Barberry |
| <i>Forsythia x intermedia</i> 'Arnold Dwarf' | Arnold Dwarf Forsythia |
| <i>Spirea x bumalda</i> | Bumalda Spirea (also Anthony Waterer, Frobelii, and Gold Flame) |
| <i>Euonymus alatus</i> 'Compacta' | Dwarf Burningbush |
| <i>Ribes alpinum</i> 'Green Mound' | Green Mound Alpine Currant |
| <i>Potentilla fruticosa</i> | Bush Cinquefoil |
| <i>Viburnum carlesii</i> 'Compactum' | Compact Korean-spice Viburnum |
| <i>Viburnum opulus</i> 'Compactum' | Compact Cranberrybush Viburnum |

(8) Ground covers.

| Botanical Name | Common Name |
|---------------------------------------|--------------------------|
| <i>Euyonumus fortunei</i> 'Coloratus' | Purpleleaf Wintercreeper |
| <i>Hedera helix</i> 'Thorndale' | Thorndale English Ivy |
| <i>Pachysandra terminalis</i> | Japanese Pachysandra |
| <i>Vinca minor</i> | Periwinkle |
| <i>Ajuga reptans</i> | Ajuga |

Notes:

Trees listed in italics are recommended for use as street trees or in parking areas.

Trees used in parking areas and as street trees shall be of a fruitless species.

Ordinance No. 1370

Section 2: Severability: That each section and part hereof of this ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity of constitutionality of the remaining portion(s) of this ordinance.

Section 3: Repeal of Inconsistent Ordinances: That all ordinances or parts thereof in conflict with the terms of this ordinance are hereby repealed and of no further force and effect to the extent of any such conflict.

Section 4: Publication: That the Village Clerk is hereby directed to publish this ordinance in pamphlet form.

Section 5: Effective Date: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 11th day of December, 2001

with six members voting AYE, with -0- members voting NAY, and with -0- members ABSENT, the Mayor voting aye; and said vote being BATSON aye, BALDERMANN aye, BOWDEN aye, SMITH aye, SKINIOTES aye, and WEIGEL aye.

Marcia Longfere
VILLAGE CLERK

APPROVED this 12th day of December, 2001.

Don Smith
MAYOR

ATTEST:

Marcia Longfere
VILLAGE CLERK

VILLAGE OF NEW LENOX

TYPICAL PLAN REVIEW NOTES

SMOKE ALARMS:

Dual voltage smoke detectors required on each level including basements and in all bedrooms.
920.3.2, 920.5 BOCA, 316.1, 316.2 CABO

Multiple smoke detectors shall be wired in a manner that the activation of one alarm will activate all the alarms. (920.4) BOCA;

REQUIRED GROUND FAULT CIRCUIT INTERRUPTERS:

Ground fault circuit interrupters (G.F.I) required in every bathroom;

All garage receptacles;

All exterior receptacles;

All kitchen countertop receptacles;

All basement receptacles;

Electric panel boards grounded to water line with insulated wire, #8 min. 9250.81) (200-6) NEC;

Ground jumper across water meter 9250.80250-83, 250-94) NEC.

FIRE SEPARATION WALL:

1 1/2 hr. fire rated door required between garage and residence. (Ord. 1128)

1 hour fire rated wall between garage and house;

5/8 in. fire code drywall to underside of roof or to ceiling and drywall ceiling; (Ord.#1128)

4 in. high concrete curb required between garage and residence; (Ord.# 1128)

GUARDRAILS & HANDRAILS:

Guardrails on open stairs; (R-315) CABO;

Handrails and guardrails on stairs; (1014.7)BOCA

STAIRWAYS:

6 ft.8 in. headroom required at stairways; (1014.4) BOCA, (R-314.3) CABO;

Maximum riser dimensions 7 3/4 in. (1014.6 BOCA, 314.2 CABO)

Minimum tread dimensions 10 in. (1014.6 BOCA, 314.2 CABO)

VILLAGE OF NEW LENOX

TYPICAL PLAN REVIEW NOTES

FIRESTOPS:

Firestops required in general:

- A. All interconnections between vertical and horizontal spaces such as at soffit, drop ceilings, and similar locations;
- B. Concealed spaces of stud walls and partitions including furred spaces of concrete walls;
- C. Ceiling and floor openings around vents, pipes, ducts and fireplaces at ceiling and floor levels; BOCA, CABO;
- D. Fireplace chimney and flues 2'0" minimum above any roof area within 10'0" horizontally; (M-1203.2.3, M-1205.3, M-1209.1) BOCA;

WINDOWS:

Bedroom windows require clear opening of 20" x 24" and operable area of 5.7 sq. ft.; (R-310.2.1) CABO
Sill heights of windows not to exceed 44" from finished floor; (R-310.2) CABO;
Basement escape window required with operable area of 5.7 sq. ft., Ordinance #1128

BORED HOLES & NOTCHES:

Holes bored into joists for piping or electrical cables shall not be closer than 2" to the top or bottom of the joist and the diameter of the hole shall not exceed 1/3 the depth of the joist.
Bored holes in stud walls shall not be bored more than 1/3 the depth of the stud.

Notches in the top of joists or rafters shall not exceed 1/6 the depth of the member and shall not be located in the middle third of the span, and the tension side of beams, joists and rafters shall not be notched.

PUBLIC SIDEWALKS

Public sidewalks shall be 5" thick, class "x" concrete, 6 bag mix, with a minimum compressive strength of 4000 PSI after 28 days. (Sec. 624) Standard specification for road and bridge construction. IDOT;



VILLAGE OF NEW LENOX

701 WEST HAVEN AVENUE

NEW LENOX, ILLINOIS 60451-2137

VILLAGE OFFICE — 815/485-6452

POLICE DEPARTMENT — 815/485-3188

FAX NUMBER — 815/485-7726

PRESIDENT
JOHN NOWAKOWSKI
VILLAGE CLERK
MARJORIE I. WAJCHERT
ADMINISTRATOR
RUSS LOEBE
TRUSTEES
DAVID BATSON
ANNETTE BOWDEN
KEITH HEARNS
ROBERT HOAGLUND
DAVID SMITH
TOM WEIGEL

November 15, 1993

Re: Anti-Monotony Code

Dear Contractor:

Enclosed please find a copy of Ordinance #939, the Anti-Monotony Code, which becomes effective December 1, 1993. This ordinance will effect all new housing permits that are submitted for review after this date. The purpose of this ordinance is to protect and enhance property values and at the same time encourage new dwelling construction and distinctive design.

Please note specifically sections 9-7-3 A&B, which identifies the areas of similarity and which housing characteristics can be changed to comply with the anti-monotony code. In order to review these characteristics during the permit approval process, detailed elevation views must be submitted with your permit application.

If you should have any questions or comments please feel free to contact the Village office.

Sincerely,

Warren Rendleman
Building & Zoning Administrator

WR/gw

cc: Russ Loebe, Village Administrator
cc: John Nowakowski, Village President
cc: Trustee Hearns
cc: Trustee Smith



ORDINANCE NO. 939

AN ORDINANCE AMENDING TITLE 9 OF THE MUNICIPAL CODE
OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS
(Anti-Monotony Code)

WHEREAS, the Village of New Lenox has the authority to regulate matters affecting the health, safety and welfare of the community; and,

WHEREAS, the Village Board of Trustees has deemed it to be in the best interest of the citizens of the Village of New Lenox to discourage excessive similarity and encourage distinctiveness of exterior design in single-family detached dwelling units; and

WHEREAS, variety in the exterior appearance of single-family detached dwelling units enhances the appearance of the community, increases property values, and promotes the easy identification of residences; and,

WHEREAS, a public hearing was held before the New Lenox Village Board of Trustees on September 14, 1993 for the purpose of soliciting public comments of the ordinance amendment.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of New Lenox, Will County, Illinois as follows:

Section 1:

ANTI-MONOTONY CODE

Sections:

- 9-7-1: Purpose
- 9-7-2: Residential Construction - Design Variety
- 9-7-3: Excessive Similarity - Standards
- 9-7-4: Administration
- 9-7-5: Exceptions

9-7-1: PURPOSE

The purpose of this ordinance is to preserve the aesthetically pleasing character of New Lenox's residential districts by promoting same; protect and enhance property values; and promote the easy identification of houses, by encouraging new dwelling unit construction of distinctive design and discouraging excessive similarity among adjacent dwellings.

9-7-2: RESIDENTIAL CONSTRUCTION - DESIGN VARIETY

- A. No building permit shall be issued for any new single-family detached dwelling unit which is similar in appearance to any dwelling on the same street which is within two lots distance of it. However, those single family dwellings with a signed sales contract or application for building permit bearing a date prior to December 1, 1993 shall be exempt from the provisions of this ordinance.
- B. A dwelling on a corner lot may be considered dissimilar to another if the two dwellings face different streets. On cul-de-sac turnarounds, no dwelling shall be similar in appearance to another dwelling on the turnaround.

9-7-3: SIMILARITY STANDARDS

- A. For the purpose of this ordinance, "similar in appearance" shall mean a dwelling which is identical, or nearly identical, to another in any three (3) of the following characteristics:
 - 1. Roof type (gable, hip, mansard, gambrel, flat, combination);
 - 2. Roof height;
 - 3. Approximate dimensions (height and length) of the front wall closest to the front lot line;
 - 4. Shape of the front elevation silhouette;
 - 5. Relative locations and sizes of windows in the front elevation;
 - 6. Relative location and dimensions of garage door(s), if included on the front elevation;
 - 7. Type(s) of siding (e.g. brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.

Ordinance No. 939

- B. Housing Styles: If adjacent lots as defined in this ordinance contain different housing styles as herein described, the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following:

Ranch, bi-level, tri-level, 1 and 1/2 story, two-story, and three story.

9-7-4: ADMINISTRATION

- A. If the Building and Zoning Administrator, or person acting in that capacity, finds that the dwelling for which a building permit is requested is similar in appearance to a dwelling for which a building permit has been issued within two lots distance and facing the same street, the Building and Zoning Administrator shall deny the permit request for non-compliance with this ordinance.
- B. An applicant for a building permit that has been denied based on the provisions of this ordinance may:
1. Alter the dwelling plans so that the proposed dwelling is no longer similar to another adjacent dwelling, according to the criteria specified herein;
 2. Appeal the decision of the Building and Zoning Administrator to the Village Board of Trustees.
- C. In appealing the interpretation of this Code to the Village Board of Trustees, an applicant for a building permit shall present evidence sufficient to demonstrate conformity with this ordinance, such as architectural drawings.

9-7-5: EXCEPTIONS

- A. These regulations shall not apply to dwellings for which building permits have been approved before the effective date of this ordinance, including dwellings that are being remodeled, reconstructed, or replaced after fire, windstorm or other catastrophe.
- B. These regulations may be waived in cases where the applicant for a building permit could not be expected to anticipate the design of a neighboring dwelling for which a building permit has already been issued but is not yet built. In such instances, the builder shall request, and the Village Board of Trustees may grant, an exception from the ordinance.

Ordinance No. 939

- C. These regulations may be waived for residential planned unit developments in which similarity of architectural form and style among dwellings is integral to the success of a unified plan, in which the high quality of building materials, building plans, and site plan details overcome the presumed deficiencies of similarity. In such cases, the developer shall request, and the Village Board of Trustees may grant, an exception from the ordinance as a condition of a planned unit development.

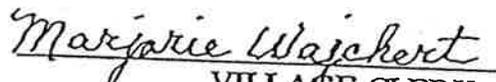
Section 2:

All ordinances or parts of ordinances conflicting with any of the provisions of this ordinance shall be and the same are hereby repealed.

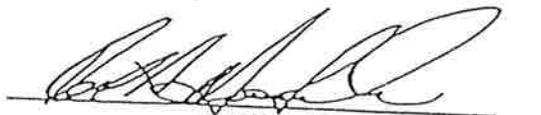
Section 3:

This ordinance shall be in effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 28th day of September, 1993
with Six members voting AYE, with -0- members voting NAY, and with
-0- members ABSENT, the President voting —; and said vote being
BATSON aye, HOAGLUND aye, BOWDEN aye, SMITH aye,
HEARNS aye, and WEIGEL aye.


VILLAGE CLERK

APPROVED this 29th day of September, 1993.


VILLAGE PRESIDENT

Ordinance No. 939

ATTEST:

Marjorie Wajchert
VILLAGE CLERK

VILLAGE OF NEW LENOX
OFFICE MEMORANDUM

DATE: March 21, 1996
TO: Warren Rendleman
FROM: Ron Franciskovich, Village Engineer *RF*
RE: Site Development Permit Applications

Please instruct all applicants for building permits to completely provide the information requested on page 2 of the Site Development Permit Application.

With regard to the legal description, especially where it gets repetitive in subdivisions, the information provided must include at a minimum the lot number, subdivision name including unit or phase and the document number under which said subdivision plat was recorded. This should avoid lengthy descriptions being repeated.

Reference to another survey or other document is no longer acceptable. Incomplete or insufficient applications will be returned unprocessed.

ORDINANCE NO. 857A

AN ORDINANCE ADDING CHAPTER 7, TITLE 7, TO THE
MUNICIPAL CODE OF THE VILLAGE OF NEW LENOX, ILLINOIS.
(EROSION CONTROL)

WHEREAS, the Village Board of Trustees has deemed it to be in the best interest of the Village of New Lenox, Illinois to add Chapter 7, Title 7 to the Municipal Code of the Village of New Lenox, Illinois.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS, as follows:

SECTION 1: That Chapter 7, Title 7 be added as follows:

7-7-1: STATEMENT OF PURPOSE

Since erosion and sedimentation of soil from areas undergoing construction endangers the health and safety of roadway users; necessitates costly repairs and maintenance; clogs sewers and ditches and limits the beneficial use of waterways, the purpose of this section of the Code is to provide minimum standards to safeguard persons; to protect property; to control the despoliation of the environment and to protect the public welfare by regulating and controlling the design, construction, quality of material and the use and maintenance of any development or other activity which disturbs or breaks the topsoil or otherwise results in the movement of earth or land situated in the Village.

7-7-2: OBJECTIVES

This section shall be construed to secure its expressed intent, which is to insure public safety, health and welfare insofar as they are effected by erosion and sedimentation.

7-7-3: DEFINITIONS

For the purpose of this section, certain terms used herein are defined as set forth below:

CUBIC YARDS means the amount of material in excavation and/or fill measured by the method of "average end areas."

CONSTRUCTION means the erection, alteration, repair, renovation, demolition, or removal of any building or structure, and the excavation, filling, grading, and regulation of lots in connection therewith.

CERTIFY or CERTIFICATION means formally attesting that the specific inspections and tests where required have been performed, and that such tests comply with the applicable

requirements of this Chapter.

EROSION means the wearing away of the land surface by the action of wind, water, or gravity.

FINAL GRADE means the vertical location of the ground or pavement surface after the grading work is completed in accordance with the site development plan.

NATURAL DRAINAGE means channels formed in the existing surface topography of the earth prior to changes made by unnatural causes.

PERMITTEE means any person to whom a site development permit is issued.

REMOVAL means cutting vegetation to the ground or stumps, complete extraction, or killing by spraying.

SEDIMENTATION means the depositing of soils that are carried by wind, water or gravity from one place to another.

SITE means a lot or parcel of land, or a continuous combination thereof, where grading work is performed as a single unified operation.

SITE DEVELOPMENT means altering terrain and/or vegetation and construction improvements.

SITE DEVELOPMENT PERMIT means a permit issued by the Village of New Lenox for the construction or alteration of ground improvements and structures for the control of erosion, runoff and grading.

STRIPPING means any activity which removes the vegetative surface cover including tree removal, clearing, and storage of topsoil.

SWALE means a channel formed through development to direct surface runoff to a specific discharge point.

VACANT means land on which there are no structures or only structures which are secondary to the use or maintenance of the land itself.

7-7-4: SITE DEVELOPMENT PERMIT

A. Permit Required: Except as otherwise provided herein, no person shall commence or perform any grading, stripping,

excavating, or filling of land without having first obtained a site development permit from the Village Engineer.

B. Exceptions: The provisions of this section shall not apply to the following construction activities:

1. Agricultural use of land, including the implementation of conservation measures included in a farm conservation plan approved by the Will-South Cook Soil Conservation District, and including the construction of agricultural structures;
2. Installation, renovation, or replacement of a septic system to serve an existing dwelling or structure;
3. Excavation, fill, or any combination thereof which is less than one hundred fifty (150) cubic yards in volume;
4. Removal of plant cover less than two thousand (2,000) square feet in area;

C. Application for Permit: Application for a site development permit shall be made by the owner of the property or his authorized agent to the Village Engineer on a form furnished for that purpose. Each application shall bear the name(s) and address(es) 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. Each application shall include certification that any land clearing, construction, or development involving the movement of earth shall be in accordance with said permit. Each permit shall also include a start date and completion date.

D. General Guidelines: No proposed construction shall be authorized unless the site development permit application indicates that measures to be taken to control erosion and sedimentation will be adequate to assure that sediment is not transported from the site. The following guidelines will be applicable to all phases of any clearing, stripping, excavating, filling, grading, construction, or other activities involving the disturbance of the natural terrain or vegetative ground cover, and to the preparation of the submissions required under this section:

1. Development should be related to the topography and soils of the site so as to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required should be avoided wherever possible, and natural contours should be followed as closely as possible.
2. Natural vegetation should be retained and protected wherever possible. Areas immediately adjacent to natural watercourses should be left undisturbed wherever possible.
3. The smallest practical area of land should be exposed for the shortest practical time during development.
4. Sediment basins, debris basins, desilting basins, or silt traps or filters should be installed and maintained to remove sediment from run-off waters from land undergoing development.
5. The selection of erosion and sedimentation control measures should be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion, and on evaluation of the risks, costs and benefits involved.
6. In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance should be considered.
7. Provision should be made to accommodate the increased run-off caused by changed soil and surface conditions during and after development. Drainage-ways should be designed so that their final gradients and the resultant velocities of discharges will not create additional erosion.
8. Permanent vegetation and structures should be installed as soon as practical during development.
9. Mulching is required for:
 - a) Dormant (outside of proper seeding dates) seedings.
 - b) Slopes longer than fifty (50) feet.
 - c) Slopes steeper than four (4) feet horizontal to one (1) foot vertical.
 - d) Seedings in soils not conducive to plant growth.

10. All disturbed areas must be stabilized.

Erosion control measures shall be designed in accordance with the standards and requirements contained in "Standards for Urban Soil Erosion and Sedimentation Control in Illinois" prepared by the Northeastern Illinois Erosion and Sedimentation Control Steering Committee and adopted by the Will-South Cook Soil Conservation District, which standards and requirements are hereby incorporated into this Chapter by reference. In the event of conflict between provisions of this Chapter and said manuals, the Chapter shall govern.

The Village Engineer may waive specified requirements for the content of submissions upon finding that the information submitted is sufficient to show that the work will comply with the objectives of this Chapter.

E. Required Information: Each site development permit application shall be accompanied by a site plan and include a description of all soil and erosion and sedimentation control measures to be taken to meet the objectives of this Chapter throughout all phases of construction and permanently after completion of development of the site.

The site plan shall include the following information:

1. The names and address of the developer and/or agent, and consulting engineer retained by the applicant, if any.
2. A map at a scale of 1" = 100' showing:
 - a) Areas to be seeded, sodded, mulched, or paved.
 - b) Areas to be left undisturbed.
 - c) Existing vegetative cover.
 - d) Acreage of areas to be vegetatively stabilized.
 - e) Final grades of proposed contours.
 - f) Size, location, and elevation of proposed culverts and storm sewers.
 - g) Direction of surface run-off.
 - h) Condition below outlet (vegetation, stable condition or active erosion.)
 - i) On- or off-site borrow and spoil areas locations and necessary erosion control

- measures..
- j) Existing grades and contours.
 - k) Size, location and elevations of existing culverts, storm sewers, ditches or swales.
 - l) Details of erosion and sedimentation control structures.
 - m) Cross sections and profiles of proposed ditches and swales.
3. Seeding, fertilizer, and mulching types and rates.
 4. Method of seedbed preparation.
 5. Estimate schedule of development, including dates for the following:
 - a) Stripping and/or clearing.
 - b) Rough grading and construction.
 - c) Final grading and landscaping.
 - d) Maintenance.
- F. Review and Approval: Each application for a site development permit shall be reviewed and acted upon according to the following procedures:
- The Village Engineer will review each application for a site development permit to determine its conformance with the provisions of this Chapter. Within fifteen (15) days after receiving an application, the Village Engineer shall, (a) approve the permit application if it is found to be in conformance with the provisions of this Chapter, and issue the permit; or (b) disapprove the permit application, indicating in writing the deficiencies and the procedure for submitting a revised application and/or submission.
- G. Responsibility: The permittee shall not be relieved of responsibility for damage to persons or property otherwise imposed by law, and the Village of New Lenox or its officers or agents will not be made liable for such damage, by (1) the issuance of a permit under this Chapter, (2) compliance with the provisions of that permit or with conditions attached to it by the Village Engineer, (3) failure of Village officials to observe or recognize hazardous or unsightly conditions, (4) failure of Village officials to recommend denial of or to deny a permit, or (5) exemptions from the permit requirements of this Chapter.

VIOLATIONS AND PENALTIES

No person shall construct, enlarge, alter, repair, or maintain any grading, excavation or fill, or cause the same to be done, contrary to or in violation of any terms of this Chapter. Any person violating any of the provisions of this Chapter shall be deemed guilty of a misdemeanor, and each day during which any violation of any of the provisions of this Chapter is committed, continued, or permitted shall constitute a separate offense. Upon conviction of any such violation, such person, partnership, or corporation shall be punished by a fine of not more than one hundred dollars (\$100) for each offense. In addition to any other penalty authorized by this section, any person, partnership, or corporation convicted of violating any of the provisions of this Chapter shall be required to restore the site to the condition existing prior to commission of the violation, or to bear the expense of such restoration.

SECTION 2:

All ordinances or parts of ordinances conflicting with any of the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3:

This ordinance shall be in effect from and after its passage, approval and publication in pamphlet form as provide by law.

7-7-5: EMERGENCY MEASURES

Special Precautions: If at any stage of the grading of any development site the Village Engineer determines by inspection that the nature of the site is such that further work authorized by an existing permit is likely to imperil any property, public way, watercourse, or drainage structure, the Village Engineer may require, as a condition of allowing the work to be done, that such reasonable special precautions be taken as is considered advisable to avoid the likelihood of such peril. "Special precautions" may include, but shall not be limited to, a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction, or cribbing, and installation of plant materials for erosion control.

ORDINANCE NO. 857A

9

PASSED this 13th day of August, 1991
with Five members voting AYE, with -0- members voting NAY, and with
One members ABSENT, the President voting -----; and said vote being:
BATSON Aye, LOVERUDE Aye, ARMSTRONG Absent, O'GORMAN Aye,
SMITH Aye, and WEIGEL Aye.

Marjorie Wajchert
VILLAGE CLERK

APPROVED this 14th day of August, 1991.

[Signature]
VILLAGE PRESIDENT

ATTEST:

Marjorie Wajchert
VILLAGE CLERK



VILLAGE OF NEW LENOX

701 WEST HAVEN AVENUE

NEW LENOX, ILLINOIS 60451-2137

VILLAGE OFFICE 815/485-6452
FAX NUMBER 815/485-7726
POLICE DEPARTMENT 815/485-3188
POLICE FAX 815/485-3884
BUILDING DEPT. FAX 815/485-3669

MAYOR
MICHAEL SMITH
ADMINISTRATOR
RUSS LOEBE
VILLAGE CLERK
MARCIA ENGLERT
TRUSTEES
TIM BALDERMANN
ANNETTE BOWDEN
NANCY BINION-DYE
DAVID SMITH
WILLIAM WALTER
TOM WEIGEL

March 27, 2003

Re: Ordinance # 1458 - Window Specs

Dear Contractors:

Please be advised that the Village Board has recently passed the above referenced ordinance, which rescinded Ordinance #1438, that was passed on November 26, 2002 changing the minimum standards for residential windows.

The attached ordinance # 1458, requires all residential windows to meet the Design Standards of ANSI/AAMA/NWDA 101/IS.2.97 with a minimum pressure of 30 lbs./sq.ft. **All windows must be labeled indicating compliance with the ANSI Standard and also indicate the minimum design pressure.**

This ordinance will be **effective** with all building permits issued **after May 1, 2003.**

It will be your responsibility to contact your window supplier to ensure that the windows installed after May 1, 2003 meet the minimum design standards of this ordinance.

If you or your window supplier have any questions or would like to review the ANSI Standard, please feel free to contact the Village office.

Sincerely,

Warren Rendleman
Building and Zoning Administrator

WR/gw

Cc: Mayor Michael Smith
Russ Loebe, Village Administrator
Trustee Walter
Trustee Smith



ORDINANCE NO. 1458

AN ORDINANCE AMENDING TITLE 18 OF MUNICIPAL CODE
OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS
(Residential Window Specifications)

WHEREAS, it has been deemed to be in the best interests of the citizens of the Village of New Lenox that Title 18 of the Municipal Code be amended.

NOW, THEREFORE, be it hereby ordained by the Mayor and Board of Trustees of the Village of New Lenox, Will County, Illinois, as follows:

Section 1: That Ordinance #1438 be rescinded in its entirety.

Section 2: That Section R613.3 be amended as follows:

“Testing and Labeling”

Exterior windows and glass doors shall be tested by an approved independent laboratory and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with ANSI/AAMA/NWDA 101/I.S.2. All exterior windows and glass doors shall be designed to a minimum designed pressure (DP) of 30 lb/sq. ft.”

Section 3: That Section R613.3 be amended to add exception No. 4 as follows:

“Residential basement windows that are completely below grade, skylights, glass block windows, and windows in accessory structures including but not limited to: screened porches, gazebos, sheds, decks, and detached garages.”

Section 4: Severability: That each section and part hereof of this ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity of constitutionality of the remaining portion(s) of this ordinance.

Section 5: Repeal of Inconsistent Ordinances: That all ordinances or parts thereof in conflict with the terms of this ordinance are hereby repealed and of no further force and effect to the extent of any such conflict.

Section 6: Publication: That the Village Clerk is hereby directed to publish this ordinance in pamphlet form.

Section 7: Effective Date: That this ordinance shall be in full force and effect on May 1, 2003.

Ordinance No. 1458

PASSED THIS 25th day of March, 2003
with six members voting AYE, with -0- members voting NAY, and with -0- members
ABSENT, the Mayor voting aye; and said vote being: WALTER aye, BALDERMANN
aye, BOWDEN aye, SMITH aye, BINION-DYE aye, and WEIGEL aye.

Marcia Langert
VILLAGE CLERK

APPROVED this 26th day of March, 2003.

Tom Orville
MAYOR

ATTEST:

Marcia Langert
VILLAGE CLERK