

ORDINANCE 7891

PAMPHLET

**TEXT AMENDMENTS TO SECTIONS 150.141 THROUGH 150.247
OF THE VILLAGE CODE
CERTIFICATES OF OCCUPANCY**



PUBLISHED IN PAMPHLET FORM THIS 4TH DAY OF DECEMBER 2020, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Sharon Kuderna

Sharon Kuderna
Village Clerk

ORDINANCE NO. 7891

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150 OF THE LOMBARD VILLAGE CODE
RELATIVE TO BUILDING OCCUPANCY AND BUILDING PERMIT FEES**

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 4, 2020; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 150, Section 150.141 (C)(5) of the Lombard Village Code is hereby amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strike through~~:

ARTICLE XVII. - BUILDING PERMITS; FEES

§ 150.141 - Permit fees.

(C) Residential single family/two family dwelling; new construction and additions - Fees.

(5) Miscellaneous.

Certificate of Occupancy/ Certificate of Completion	\$75.00 <u>100.00</u>
Conditional Certificate of Occupancy	\$100.00 <u>125.00</u>
Right-of-Way Restoration Cash Bond	\$1,000.00
Erosion Control Bond	\$200.00

SECTION 2: That Title 15, Chapter 150, Section 150.141 (G)(5) of the Lombard Village Code is hereby amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

(G) New construction commercial, industrial, multi-family structures and additions permit fees.

(5) Miscellaneous.

Certificate of Occupancy/Certificate of Completion	\$100.00 <u>125.00</u>
Conditional Certificate of Occupancy	\$125.00 <u>150.00</u>
<u>Administrative Fee (only applies to ownership changes and other form changes that do not warrant an inspection)</u>	<u>\$50.00</u>
Erosion Construction Bond	\$200.00
Right-of-Way Restoration Cash Bond	
Small and medium developments	\$2,000.00
Large and major developments shall follow the required completion guarantee requirements per § 155.601 et. seq. of Village Code and is based on the 115% of the Engineer's Opinion of Probable Cost.	

SECTION 3: That Title 15, Chapter 150, Sections 150.220 through 150.235 of the Lombard Village Code is hereby amended as follows with text amendment additions in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE XXI. - ~~PARTIAL~~ OCCUPANCY

§ 150.220 - ~~Partial~~ Occupancy of buildings.

(A) The Community Development Director and Fire Chief, or their designees, shall determine that any building under construction shall be completed in a manner as described hereinafter before any occupancy whatsoever shall be permitted whether whole or in part.

(B) ~~Due to architectural characteristics and design it may be required that additional protection and fire separation shall be proved for the health, safety, and welfare of the occupants before any partial occupancy is permitted.~~ **A Certificate of Occupancy permit is required whenever any building or structure is used for any purpose other than the construction of that building or structure. A Certificate of Occupancy permit shall not be issued to an applicant who has not**

complied with all of the building, health, subdivision, zoning, and any other local ordinance of the village or laws of the state.

(C) A Conditional Certificate of Occupancy permit for partial occupancy of the building is also required whenever any building or structure is determined to be safe and habitable but may not meet all provisions of Village Code due to weather conditions, an established phasing or stocking plan, or other minor conditions, as determined by the Village, that warrants such a Conditional Certificate of Occupancy issuance. Due to architectural characteristics and design it may be required that additional protection and fire separation shall be proved for the health, safety, and welfare of the occupants before any partial occupancy is permitted. In such cases, said applicant, upon a showing that the building is safe for occupancy, may set up an escrow account with the Village wherein sufficient funds, as determined by the Village, are deposited to guarantee that the building or site shall be completed in compliance with Village Code or laws of the State.

(D) A Certificate of Occupancy or Conditional Certificate of Occupancy shall be signed by the Fire Chief or his/her designee and the Community Development Director or his/her designee. No building or structure or any part thereof shall be used or occupied until a Certificate of Occupancy or Conditional Certificate of Occupancy has been issued by the Community Development Director and Fire Chief or their designees. They shall jointly issue such certificate only if, after inspection, he/she finds that such building or structure complies with the provisions of this title and all other laws of the Village and the State of Illinois, and that said building or structure has been completed in accordance with the approved plans and documents filed in support of the approved Building Permit relating to said building or structure. Such Certificates shall also identify the permitted use for the building or structure.

(E) "As built" plans and drawings of any new commercial construction, additions and interior alterations in a electronic format compatible with Village electronic data storage systems shall be required to be submitted to the Community Development Department

when the project is completed and approved by the Community Development and Fire Departments.

(F) Prior to or concurrent with the issuance of any Certificate of Occupancy or occupancy permit, the Community Development Director of the Village shall make said Certificates, along with any companion approved plans and documentation available to the respective Township Assessor for the purpose of determining any impacts a development may have on the property assessment.

§ 150.221 - Exterior of building.

(A) The exterior of the building shall be complete in every detail, including roof, gutters, downspouts, glazing, painting and masonry cleaning, and any other work that will require the use of cranes, ladders, and scaffolds shall be completed.

(B) Where work is to continue on buildings over five stories an exterior lift may be used to transport building materials to the higher floors and additional protection shall be provided not only at the base of the lift but on each floor it vertically services.

§ 150.222 - Grading.

Grading will be completed with the exception of final landscaping. All rubbish and excess building material shall be removed from the site. Each day that rubbish or excess building material shall remain on the site shall constitute a separate violation of this section.

§ 150.223 - Sidewalks to be in place.

All sidewalks shall be in place as necessary to provide adequate ingress and egress.

§ 150.224 - Stairways.

~~(A) All stairways are a required means of ingress and egress and shall be maintained free of any obstruction or materials including rubbish. Railings will be required and illumination maintained.~~
Stairway doors leading to unfinished floors shall be installed and provided with a locking

device or hardware so as not to permit trespassing except authorized workers and shall be locked at the close of each working day.

~~(B) Entrances to stairways shall be properly separated by doors as required by code with closures and hardware.~~

~~(C) Stairway doors leading to unfinished floors shall be installed and provided with a locking device or hardware so as not to permit trespassing except authorized workers and shall be locked at the close of each working day.~~

~~(D) Exit signs and emergency lights shall be provided, illuminated, and maintained.~~

§ 150.225 - Entrance doorway; front and rear.

All entrance areas shall be illuminated and maintained.

§ 150.226 - Hallways and corridors.

All hallways shall be maintained in the same manner as stairways, including emergency lighting and alarm boxes if required.

§ 150.227 - Fire protection.

~~Fire extinguishers and other fire protection apparatus shall be operable and in place, including smoke detectors where required.~~

~~(A) Sprinkler systems shall be charged and approved by the Fire Prevention Bureau in all required sections of the building.~~

~~(B)~~ **(A)** Sprinkler systems need not be completed and charged in the entire building if the below criteria have been met and approved by the Fire Prevention Bureau:

(1) The building is a one-story building.

(2) The sprinkler system is installed and fully operable in all occupied portions.

(3) At least two sides of the unsprinklered space must be exterior walls or one exterior wall with not more than 100 feet of unsprinklered depth.

(4) The unsprinklered space must have external access and at least 15 feet external clearance.

(5) Storage or any type of use will not be permitted in the unsprinklered space.

(6) The Fire Department may require the installation of temporary fire protection during construction in an unsprinklered space.

§ 150.228 - Heating and air-conditioning.

- (A) All heating units shall be installed and completed in working condition, including air-conditioning if supplied.
- (B) In the event building is supplied by a central unit for heating or air-conditioning it shall be so installed to permit extension to the system without interrupting the service to all previous occupancies.

§ 150.229 - Plumbing services.

- (A) Water service.
 - (1) Any and all water meters shall be installed before any occupancy.
 - (2) Valves must be installed so service to occupied areas will not be interrupted upon extension of service to additional units.
 - (3) Hot water service must be completed.
 - (4) All applicable fees and deposits as set forth in Chapter 51, shall be paid before any occupancy is permitted.
- (B) Sanitary sewer. Main vent stack must be completed through roof. All open closet bends, kitchen, lavatories, and shower and tub drains will be sealed to prevent spread of sewer gas.
- (C) Gas service. Shut-off valves will be supplied in place for each appliance and service when extended will be installed in the same manner as for water.

§ 150.230 - Electrical wiring and fixtures.

- (A) All wiring shall be pulled with splices intact along with switches and receptacles mounted with cover plates on each occupied floor.
- (B) Electrical panels will be completely wired on each occupied floor and circuits properly identified with proper over current protection
- (C) Electrical panels located in distribution areas will be covered except when attended by electricians during working hours.

- (D) Where lighting fixtures are not installed prior to occupancy, lighting will be supplied by installing a keyless receptacle.
- (E) Any portion of an open circuit which can be energized by throwing a switch will not be permitted.

§ 150.231 - Occupied floors.

- (A) All unoccupied dwelling units on a floor to be occupied shall be substantially completed, with the exception where a tenant or owner are given the option as to choice of ceramic tile, floor coverings, kitchen and vanity tops, and special lighting fixtures.
- (B) Any unit to be occupied within the approved floor shall be complete in every detail and subject to final inspection before occupancy.

§ 150.232 - Elevators.

- (A) No single passenger elevator will be used to transport material and workers above the occupied level of a building under construction.
- (B) The passenger elevator shall be so installed to provide floor stops at each subsequent approved occupied floor only.
- (C) If more than one elevator is installed a sign shall specifically identify the passenger elevator at each occupied floor and the elevator used for material handling shall be isolated and capable of being locked at the close of the each working day.

§ 150.233 - Balconies or terraces.

All open balconies and terraces shall be complete with permanent protective railings as submitted on approved plans.

§ 150.234 - Screens.

Screens shall be provided on each window or exterior door opening for multi-family dwelling units.

§ 150.235 - Parking.

- (A) Parking areas and spaces shall be paved, striped and illuminated as required by **Section 155.500 et. seq. of Village Code** ~~the zoning regulations.~~
- (B) Proper screening to protect adjacent residential property shall be in place where required.
- (C) Parking areas for tenants shall be separated in a manner that construction tradespeople or equipment will not occupy these spaces.

SECTION 4: That Title 15, Chapter 150, Sections 150.245 through 150.247 of the Lombard Village Code is hereby amended as follows with text amendment additions in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE XXII.—OCCUPANCY

§ 150.245 – **Reserved.** ~~Permit required.~~

- (A) ~~An occupancy permit is required whenever any building or structure is used for any purpose other than the construction of that building or structure. An occupancy permit shall not be issued to an applicant who has not complied with all of the building, health, subdivision, zoning, and any other local ordinance of the village or laws of the state. In the event an applicant has complied with a substantial portion of the village ordinances and laws of the state, and made the building safe and habitable, but has not complied with a minor portion of the village ordinances, said applicant, upon a showing that the building is safe for occupancy, may set up an escrow account with the village wherein sufficient moneys, as determined by the village, are deposited to guarantee that the building or site shall be completed in compliance with all the building, health, subdivision, zoning, and any other ordinance of the village or laws of the state.~~
- (B) ~~An occupancy permit shall be issued to an applicant who complied with all building, health, subdivision, zoning, and any other ordinance of the village or laws of the state.~~
- (C) ~~The permit shall be signed by the Fire Chief or his/her designee and the Community Development Director or his/her designee.~~
- (D) ~~Partial occupancy of building may be allowed as defined in §§ 150.220—150.235. An occupancy permit for partial occupancy of the building is also required whenever any building or structure is used for any purpose other than the construction of that building or structure.~~

~~(E) "As built" plans and drawings of any new commercial construction, additions and interior alterations in a Computer Aided Design Drawing (CADD) format shall be required to be submitted to the Building Division when the project is completed and approved by the Fire Department and Building Division. The CADD format plans, both in paper form and CADD disk, shall be submitted prior to the issuance of any Certificate of Occupancy or Certificate of Completion to the applicant, general contractor, developer, building owner, etc.~~

~~(Ord. 2561, passed 10-28-82; Ord. 5933, passed 10/5/06)~~

~~Cross reference — Penalty, see § 150.999~~

~~§ 150.246 – **Reserved.** Issuance of certificate of occupancy or occupancy permit; filing of certified copies. —~~

~~(A) Prior to the issuance of any certificate of occupancy or occupancy permit, the Community Development Director of the village shall:~~

~~(1) Place on file with the County Supervisor of Assessors and the York Township Assessor an unexecuted certificate of occupancy, said unexecuted copy to be in the same form and manner as the proposed certificate of occupancy save for the approval and execution by the Community Development Director.~~

~~(2) Obtain from the person applying for the certificate of occupancy or occupancy permit a receipt to be obtained by the owner from the Supervisor of Assessments or Township Assessor indicating that the unexecuted certificate of occupancy or occupancy permit has been filed as indicated in subsection (A) above.~~

~~(B) Upon the issuance of a certificate of occupancy or occupancy permit, whether the certificate or permit is of an interim or permanent nature, the Community Development Director shall file with the County Supervisor of Assessments and the York Township Assessor's offices a certified copy of the certificate of occupancy or occupancy permit. The cost for said certificates shall be as follows, effective April 20, 2004.~~

~~Single Family Residences/Multi-Family Dwellings~~

~~Conditional Certificate of Occupancy\$100.00~~

~~Final Certificate of Occupancy\$75.00~~

~~Commercial, Industrial, Assembly~~

~~Conditional Certificate of Occupancy\$125.00~~

~~Final Certificate of Occupancy\$100.00~~

§ 150.247 - Building and occupancy of accessory buildings prohibited; exceptions.

(A) It is unlawful to commence the construction of a garage, or other accessory building on residential premises in the village prior to the construction of a dwelling house on such premises; provided, that the erection of such dwelling and accessory building may be done at the same time.

~~(B) It is unlawful to occupy any vehicle, trailer, garage, shed, or accessory building as a residence in the village.~~

SECTION 5: That Title 15, Chapter 150, Sections 150.999 of the Lombard Village Code is hereby amended as follows with text amendment additions in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE XXX. - ADMINISTRATION; ENFORCEMENT

§ 150.999 - Penalty.

(A) Reserved.

(B) Reserved.

(C) Reserved.

(D) Any person who shall violate any of the provisions of the code hereby adopted in **Chapter 150 §§ 150.105—150.111, 150.284, and 150.310—150.314** or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved

thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken or who shall fail to comply with an order as affirmed or modified by the Village President and Board of Trustees, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$750.00. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, not to exceed 30 days, or as agreed upon by all parties concerned; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of this penalty shall not be held to prevent the enforced removal of prohibited conditions.

(E) Reserved.

(F) Reserved.

(G) Reserved.

(H) Reserved.

(I) Reserved.

(J) Reserved.

~~(K) Any person violating the provisions of § 150.368 shall be liable to a fine of not less than \$750.00.~~ **Reserved.**

(L) Penalty—Compliance offenses.

(1) Any person, firm or corporation accused of a violation of one of the following provisions of the Lombard Village Code: (a) Title 15, Chapter 150, Section 140 (b) Title 15, Chapter 150, Section 245

May settle and compromise the claim by paying to the village the sum of \$50.00 and showing proof of the correction of the violation, within 72 hours from the time such alleged offense was committed, or by paying \$100.00 after 72 hours but within ten days from the time such alleged offense was committed, and showing proof of the correction of the violation.

(2) When any person, firm or corporation proceeds under subsection (1) in settling and compromising a claim, it shall be the responsibility of the Building Division of the Community Development Department to verify the correction of the code violation. No

claim may be settled or compromised pursuant to subsection (1) unless the Building Division has verified that the Code violation has been corrected.

(3) The violation notices issued under subsection (1) shall be a courtesy in lieu of arrest. If the person, firm or corporation accused of the violation does not settle the claim, a complaint or notice to appear will be issued for that violation and the person, firm or corporation shall be subject to any and all applicable penalties set forth in this Village Code.

SECTION 6: That this ordinance shall be in full force and effect on January 1, 2021 after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 2020.

First reading waived by action of the Board of Trustees this 3rd day of December, 2020.

Passed on second reading this 3rd day of December, 2020, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig, Militello and Ware

Nays: None

Absent: None

Approved by me this 3rd day of December, 2020.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 4th day of December, 2020.


Sharon Kuderna, Village Clerk