

Residential Redevelopment

White Paper

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Executive Summary

Residential redevelopment has emerged as an important issue, as Lombard has seen a significant number of new homes constructed within established neighborhoods over the past decade. As part of the Village's Strategic Plan, Board of Trustees identified issues relating to residential redevelopment as a priority to be addressed. Pursuant to the Village Board's directive, the Community Development Department has reviewed issues related to residential redevelopment. The findings and recommendations are included as a part of this white paper. The following is a summary of the five sections that have been included within this white paper.

Residential Development Survey

In May 2007, a survey was sent out to solicit thoughts from residents regarding residential redevelopment. The survey was sent to every property owner that is either immediately adjacent to, behind, or directly across the street from a property where a residential demolition has occurred within the last three years. The survey asked questions regarding problems and inconveniences experienced during construction, stormwater drainage, and overall appearance of new residential construction. The Community Development received an overwhelming number of responses accounting for a response rate of approximately 42%. The key issues that were identified from the survey responses were construction site maintenance, stormwater drainage, and the size of the new homes in relation to existing homes.

Focus Groups

After receiving an overwhelming response from the Residential Development Survey, the Community Development Department conducted various focus groups in September 2007 with builders, real estate professionals, and residents to discuss issues related to residential redevelopment. Three representatives from the Village, including the Village President and the Assistant Village Manager, were present to facilitate the focus groups. Again, construction site maintenance, stormwater drainage, and overall aesthetics of the new homes were the main topics discussed at the resident focus group. At the focus group with builders, the main focus was construction site maintenance standards and how they are enforced.

Construction Site Maintenance

Construction site maintenance standards were identified as a high priority issue at both the resident focus group and the builders focus group. The Building Code should clearly outline construction site maintenance standards and a process whereby these standards can be consistently enforced. While the Building Code currently has some provisions pertaining to construction site maintenance, those provisions are scattered throughout different subsections of the Code. A separate subsection within the Building Code should be adopted outlining all of the applicable regulations for construction site maintenance, making it easier for residents and developers to understand what is expected in terms of construction site maintenance. The following construction site standards should be incorporated into the Building Code amendment:

- Fencing
- Construction Traffic and Parking
- Hours of Construction
- Noise
- Litter
- Street & Sidewalk Cleaning

- Sanitation Facilities
- Weeds & Long Grass
- Site Restoration
- Construction Site Signage
- Temporary Mailboxes (for issuing tickets)

Stormwater Drainage

Stormwater drainage was an important issue that was identified in the Residential Redevelopment survey and the resident focus groups. Many residents indicated that they have experienced increased stormwater runoff as a result of new construction on an adjacent property. Existing residents complained about sump pumps running continuously. In many cases new single family residences are constructed at a higher elevation than the existing homes on adjacent properties. Also, new homes constructed as a result of a residential redevelopment are usually significantly larger than the previous home on the property and increase the amount of lot coverage existing on the property.

In 2001, the Village adopted stormwater requirements for new single family residential development. The Code requires swales to be constructed if the property is determined to be a low spot or known flooding location. The ordinance also requires either a direct connection to the Village's storm sewer or a drywell. Drywells are employed when in areas that do not have a separated storm sewer. Overall, the Code does improve the local drainage of the areas; however a further review of the concerns raised will be worthwhile to address issues that are commonly raised during new home construction.

Bulk Regulations

Staff did receive a lot of feedback from the Residential Development survey regarding aesthetics. The majority of the negative comments regarding the overall appearance of new homes were related to bulk regulations. The main issues identified were:

- New houses are built too close to the property line.
- New houses are too tall relative to the existing houses in the neighborhood.
- The garage is the dominant feature in the front elevation.
- New houses are too large for the lot.

The bulk regulations for the R2 District should be reviewed further. The review should look at requirements for front yard setbacks, attached garages, Floor Area Ratio (FAR), and lot coverage.

Recommendations

- Amend the Building Code to include a new subsection outlining Construction Site Maintenance Standards. Standards should be outlined relative to the following:
- Review stormwater control requirements for new single family residences. Recommendations should be brought before the Public Works Committee.
- Review bulk regulations for the R2 Single Family Residence District. Recommendations should be brought before the Plan Commission

Introduction

Over the past decade, Lombard has seen a significant number of new homes constructed within established neighborhoods. Many of these new homes are a result of a residential redevelopment or “teardown” whereby an existing house is demolished to allow for a new home to be constructed on the lot. Since 1998 the Village of Lombard has issued more than 300 demolition permits and more than 500 building permits for single family residences. In some instances, the demolished homes were on lots greater than 15,000 sq. ft., which in the R2 District allows for them to be replaced by at least two new single-family homes not requiring subdivision approval. Residential redevelopment has emerged as an important issue affecting the community.

The Village Board of Trustees identified Development and Code Review as a strategic direction for the 2006 Strategic Plan. In the Fall of 2006, the Village Board of Trustees approved a focus group process for addressing issues regarding residential redevelopment and developing related guidelines. The Village’s 2007 Strategic Plan identified issues relating to residential redevelopment as a priority to be addressed. The Action Plan called for a review of potential code changes as it relates to the following:

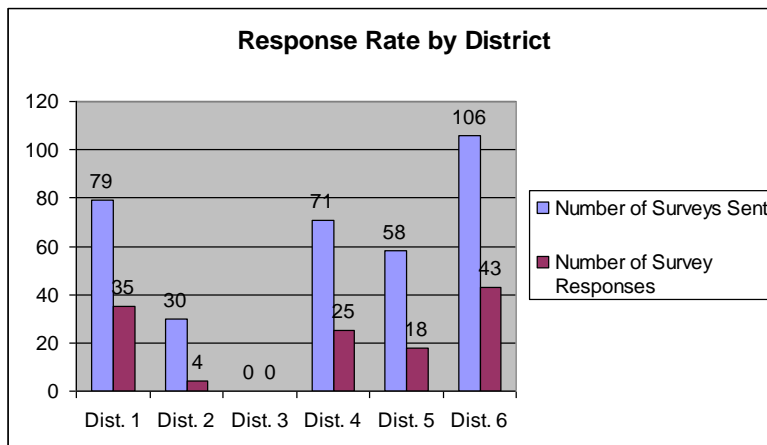
- Redevelopment, teardowns, and building additions;
- Setback requirements, comparing averages with a specific limit;
- Elevation restrictions as related to water run off;
- Restrictions on attached garages in front of a house;
- Design review of residential height limits and lot coverage;
- Transitional zoning districts; and
- Other engineering and site design issues.

The purpose of this white paper is to outline the process that was taken to review the residential development standards and to report the findings and recommendations of the Community Development Department based on this review. The first step in the process involved gathering input from residents through a Residential Development Survey. A summary of the survey results are included in Part I of this white paper. Following the Residential Development survey several focus groups were conducted with residents, realtors, and builders. Part II includes a summary of each focus group. Part III offers an analysis of the building code as it pertains to construction site maintenance standards. Part IV discusses storm water drainage issues and offers items that should be reviewed further. Part V offers discussion for a future review of the bulk regulations in the R2 Single Family Residential District.

I. Residential Development Survey

The Residential Redevelopment survey was sent out on May 23, 2007 to solicit thoughts from residents regarding residential redevelopment. The survey was sent to every property owner that is either immediately adjacent to, behind, or directly across the street from a property where a residential demolition has occurred within the last three years. A total of 345 surveys were sent out. The survey asked questions regarding problems and inconveniences experienced during construction, stormwater drainage, and overall appearance of new residential construction.

Out of the 345 surveys that were sent out, the Community Development Department received 135 survey responses and 23 returned surveys (that the Post Office was not able deliver), resulting in a 42% response rate. Of the responses that were received, 15 were not counted in the analysis because they were incomplete. Also, seven surveys were received from property owners that were not sent a survey, but were still included in the analysis. A total of 120 surveys were used in the Community Development Department's analysis.

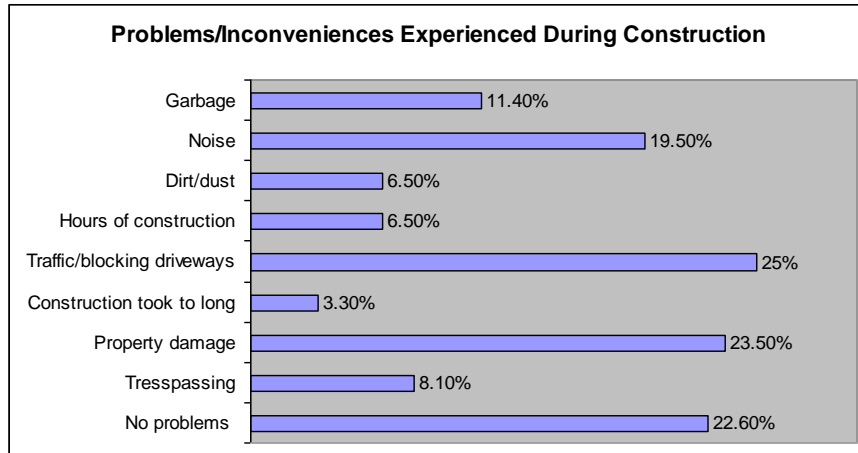


Trustee District 1 and District 6 had the most responses. However, those two districts also received the most surveys. District 1 had the best response rate at 44%, followed by District 6 with 41%.

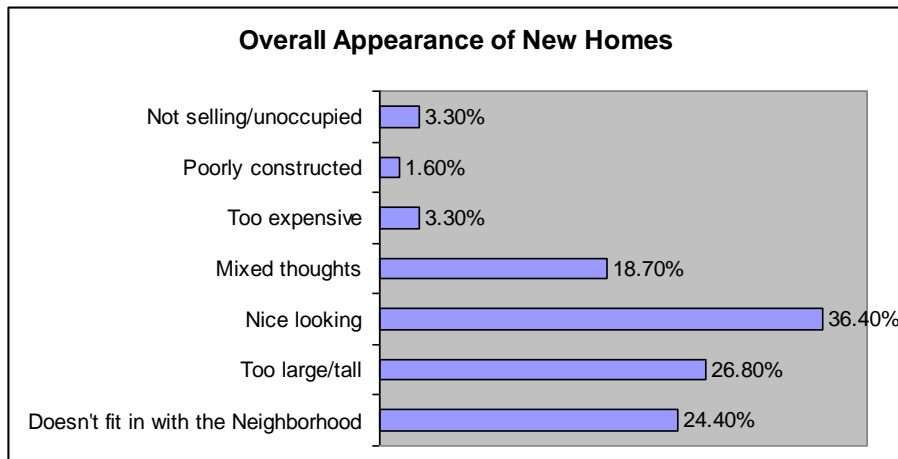
Approximately one-third of the residents responded in Question 7 that they have experienced problems with stormwater drainage as a result of the new homes that have been constructed on their block. However, it is important to note that the Lombard area received an unseasonably high amount of rainfall between October 2006 and April 2007. Only 8% of the respondents mentioned flooding in their responses to other questions. Additionally, 30% of the residents responded that they would be interested in participating in a focus group to discuss issues related to residential redevelopment. Please find a list of those residents attached.

Of the residents who responded to the survey, 23% indicated that they did not experience any problems beyond what would be typically expected during construction. However, nearly 24% of the residents who responded reported that they incurred damages to their property as a result of a residential redevelopment project. The most common problem or inconvenience experienced was related to poorly maintained construction sites. One-quarter of the residents

commented on heavy construction traffic and blocked driveways. Other popular responses related to noise and garbage from the construction site.



With regard to the overall appearance of the new homes, 36% of the respondents felt that the new homes are generally nice looking or attractive. Additionally, 18.7% of the respondents had mixed feelings about the appearance of new homes and provided both positive and negative comments. More than 26% of the residents commented that the new homes are either too large, too close together, or too tall. Approximately 24% of the residents felt that the new homes don't fit in with the surrounding neighborhood.



II. Focus Groups

After receiving an overwhelming response from the Residential Development Survey, the Community Development Department continued to review issues related to residential redevelopment and conducted various focus groups with builders, real estate professionals, and residents. Three representatives from the Village, including the Village President and the Assistant Village Manager, were present to facilitate conduct the focus groups

RESIDENTS

Focus groups with residents were held on September 11 and September 19, 2007. A total of 23 residents participated in the focus groups. The discussion focused on storm water drainage, construction site maintenance and aesthetics. The main points as a result of the focus group were:

Storm Water Drainage

- Increased storm water drainage from the new construction.
- Residents adjacent to new homes experience flooding, especially those homes without overhead sewers.
- New homes are built at higher elevation than the adjacent property because homes are being built with taller basement ceiling heights.
- Some residents have had to spend a lot of money to fix damage and address drainage problem.
- Sump pumps on new homes run frequently and generate a lot of noise.
- Many times swales or ditches that are meant to direct water flow to the storm drain in the street don't work properly.
- Residents feel that storm water problems are a result of the new homes being much larger and taking up more lot coverage.

Construction Site Maintenance

- Construction sites are secured.
- Construction fences don't stay up.
- Parked construction vehicles make it difficult to drive down the street.
- Damaged sidewalks create safety hazards.
- Construction causes mud all over street and the driveways of adjacent property.

- Fences and landscaping on adjacent properties are damaged.
- Contractors trespass on adjacent properties to access the construction site
- Contractors used electric from existing homes without permission.
- Builders use the existing resident's property to access construction site.
- Construction takes a long time to complete. Builders do the minimal amount of work every 30 days to be considered "continually working".

Aesthetics

- New houses are too big for the lots that they are built on.
- New houses don't fit in with the existing neighborhood.
- Houses appear too close to the street.
- Lots are deeper than they are wide and new homes look like they are too close to each other.
- New homes have large garages that are almost as big as the houses.

REALTORS

The focus group with realtors was held on September 12, 2007. Invitations were sent to every local real estate office in addition to numerous personal invitations that were sent to realtors who do a lot of work in Lombard. Only three realtors participated in the focus group. The discussion mainly focused on the current trend in the real estate market. The main points to come out of the focus group were:

- Too many spec houses have been built resulting in an oversupply in the market.
- Many long-time Lombard residents are moving to suburbs further west because houses are less expensive.
- Cost of land is high. Builders are building more luxury homes so they can increase their profit margin.
- Taxes make it difficult for first-time home buyers and seniors.
- People want to move to Lombard because it is not a "cookie-cutter" town.
- People are looking for larger homes with 4 bedrooms and 3 car garages.

BUILDERS

The focus group with builders was held on September 19, 2007. Invitations were sent to all of the local builders that have obtained a building permit for a new single family residence in the past two years. Only two builders participated in the focus group. One responded to set up an individual meeting with the Village President and Assistant Village Manager because he was out of town the date the focus group was held. The discussion focused on building and construction regulations and how they are enforced. The main points to come out of the focus group were:

- General Contractor doesn't always receive tickets especially if they are left on the construction site or given to a subcontractor.
- Want to be in compliance. Need to know what the code is and what is expected.
- Would like consistent enforcement.
- Cyclone fencing doesn't stay up. Nearly impossible to ensure that the fence is always up.
- Chain link stays up better and the posts can be farther apart. Most builders won't use it unless it is required because it is so expensive.
- Dry wells don't work that well and they are an extra cost of \$5,000 - \$6,000 extra per house to put in.
- People want taller basement ceilings. If the elevation can't be raised then the basement has to be sunk further into the ground, putting more pressure on the water table.
- Large garages are in high demand.

III. Construction Site Maintenance

Construction site maintenance was a major topic discussed at both the resident's focus group and the builder's focus group. Both the residents and the builders were unclear as to what is exactly required by the Village in terms of construction site maintenance. The Building Code should clearly outline construction site maintenance standards and a process whereby these standards can be consistently enforced. While the Building Code currently has some provisions pertaining to construction site maintenance, those provisions are scattered throughout different subsections of the Code. For example, regulations for construction site signage and street and sidewalk cleaning are included in the Building Permit Fees subsection. Regulations for construction fencing and sanitation facilities are located within the Special Residential Requirements subsection. Regulations for litter, weeds and noise are not even within the Building Code and are in other chapters of the Village Code of Ordinance such as Chapter 94: Nuisances, Chapter 92: Health and Sanitation, and Chapter 93: Noise. A separate subsection within the Building Code should be adopted outlining all of the applicable regulations for construction site maintenance. This would make it easier for residents and developers to understand what is expected in terms of construction site maintenance.

The purpose of this analysis is to review all regulations pertaining to construction site maintenance and propose any necessary amendments. Staff has reviewed construction site maintenance regulations adopted by other communities in the western suburbs that have experienced a significant amount of residential redevelopment. These communities include Downers Grove, Hinsdale, Naperville, and Winfield. Each of these communities has a separate subsection within their building code that pertains to construction sites. They are titled as follows:

- Downers Grove- Demolition/Construction Site Management (7.11.1)
- Hinsdale- Standards & Conditions Applicable to All Work (9-1-7)
- Naperville- Safety & Work Requirements (5-2B-8)
- Winfield- Building Construction Nuisances (9-8)

The Table that follows lists the construction site standards Lombard and other neighboring municipalities have adopted as part of their Building Code. The language that each municipality has used for its standards or regulations is included within Appendix A of this white paper. Please note that Lombard does have some regulations that can be applied to construction site maintenance, but are not within the Building Code.

Construction Site Standards included with Municipal Building Codes

| ISSUE | Lombard | Downers Grove | Hinsdale | Naperville | Winfield |
|----------------------------------|---------|---------------|----------|------------|----------|
| Fencing | x | x | x | x | x |
| Construction Traffic and Parking | | x | x | x | x |
| Hours of Construction | | x | | x | |
| Noise | | x | x | | x |
| Liter | | x | x | x | x |
| Street and Sidewalk Cleaning | | x | x | | x |
| Sanitation Facilities | x | x | x | x | x |
| Weeds and Long Grass | | | x | | |
| Site Restoration | | x | x | | x |
| Construction Site Signage | x | x | x | x | x |

FENCING

Fencing was a significant issue discussed at the resident focus group and home builder focus group. The current ordinance does not require a specific kind of fencing, but recommends 4' high orange vinyl safety fencing or chain link fencing. Most contractors have been using the vinyl silt fencing, which falls over very easily. Regulating the spacing between support posts would help the fences stay up better, but would be rigorous to enforce. The support posts for vinyl silt fences can be dangerous if there isn't some sort of safety cap or cover placed over the top. Inspecting each fence support for a safety cap would also be rigorous from a code enforcement stand point. Downers Grove, Hinsdale, Naperville, and Winfield all require chain link safety fences.

- The regulations should specify the type of fencing required. For new construction, chain link fences should be required for safety fencing. It may be helpful from an enforcement standpoint to specify a minimum gauge requirement for the chain link. For residential additions, vinyl silt fencing would be sufficient and practical. Vinyl silt fences would be the type of fencing required for parkway trees.
- The current requirement outlining where fencing must be installed should be included. Current code requires fencing around the perimeter of the entire property. Some communities only require fencing around structures that are under construction or the construction area.
- The regulations should include the current regulation specifying when the fence should be installed. The code requires fences to be installed not more than seven (7) days or less than four (4) days prior to the commencement of any demolition and/or construction of a proposed structure on the subject property. Hinsdale and Winfield

have the same requirement in their code. When fencing is installed several days prior, it gives notice to neighboring properties that construction will be starting soon.

- Currently, the Code requires safety fencing to remain until the structure is weather-tight and secure from unauthorized entry. Many times, building materials and equipment that can pose as safety hazards, are still stored for a period of time after the house is made weather tight. The regulations should require safety fencing to remain until final grading is completed.
- The Code should require fencing to be closed and secured when no demolition or construction activity is being performed on site.

CONSTRUCTION TRAFFIC AND PARKING

A common complaint from residents is that construction vehicles block driveways and make it difficult for traffic to pass down the street. Some communities only require that a parking plan be submitted for approval with the building permit application. Therefore, requirements for compliance would be different for each construction site.

- The code should state that no pavement or sidewalk shall be unavailable for public use at any time except when such pavement or sidewalk is removed and replaced. The code should include a provision limiting the number of days the pavement or sidewalk can be out of service when it is being removed and replaced. The Hinsdale and Winfield Building Codes allow no more than 3 days for the pavement or sidewalk to be out of service. The code should allow for exceptions as determined by the Director of Public Works or the Building Commissioner.
- The regulations should include a provision that allows the Village to forbid or limit parking on a public right-of-way if such parking creates obstructions for sight clearance or has an adverse impact on neighboring property or on traffic control.

HOURS OF CONSTRUCTION

The Building Code doesn't include any regulations pertaining to the hours of construction. However, there is a provision in Chapter 93 pertaining to noise which essentially limits construction from 7 AM to 10 PM. Section 93.02(B) includes the following language:

It is unlawful to conduct any operations (construction, repair, reconstruction, or maintenance), other than within a fully enclosed building or structure, or exterior property maintenance work (including, but not limited to landscaping and landscaping maintenance work), which involves the operation of any steam shovels, hammers (including power hammers, pneumatic hammers and jackhammers), tractors, bulldozers, pile drivers, chain saws, graders, riveters, earth movers, tree and stump grinders, trenchers, cement mixers, power hoists or derricks, demolition balls, power shovels, trucks, power equipment on wheels or traction chains, power lawnmowers, power edgers, power weed wackers or power hedge/bush trimmers, gasoline powered pumps, directional boring machines, and generators, between the hours of 10:00 p.m. and 7:00 a.m. at any location within the Village in relation to which the buildings within a three hundred (300) foot

radius are used exclusively for residential purposes. (The 300-foot radius is measurable to the actual structure and not the property line.) The provisions of this subsection shall not be applicable to emergency situations where the building operations or property maintenance work are being undertaken in response to a situation that poses an immediate danger to the building or threat to the health, safety and welfare of the surrounding residents or occupants. Nor does this provision apply to street openings or work performed by the Village of Lombard's Public Works Department.

The hours of construction should be further restricted to the hours of 7 AM to 8 PM. Many residents have complained that the permitted hours of construction run too late into the evening. The current language should be used to specify that the hours of construction only apply to outdoor construction activities.

NOISE

Regulations for noise are already within Chapter 93 of the Lombard Code of Ordinances. The construction site standards should reference Chapter 93. It is important to note that Section 93.02(A) adopts the standards for noise emissions adopted by the Illinois Pollution Control Board, Title 35, Subtitle H, Chapter 1, Part 900 of the Illinois Administrative Code. In addition, Section 93.02(B) limits the hours of construction noise (see Hours of Construction above).

LITTER

Regulations prohibiting litter and debris are already included within Chapter 94 of the Lombard Code of Ordinance. These regulations essentially encompass those regulations that would be applicable to construction sites. The construction site standards should include a reference to the Section 94.02(B), (C), and (D) which reads as follows:

- (B) (1) To create or permit to be created or remain upon any premises within the village for a period of more than 30 days, the storing, piling, scattering, accumulating, heaping, amassing or collecting of bricks, concrete blocks, straw, lumber, structural iron, pipe, roofing materials, or any building materials where the same is in public view and where the same may or does constitute a safety hazard to children playing in the area, or that may or does become an attraction to or haven for vermin or rodents.
- (2) Building material stored outdoors on any site for construction authorized by a building permit shall not be permitted to remain more than 30 days after completion of construction upon a job site;
- (C) To allow, cause, or permit garbage, rubbish, or waste materials to be set out in containers which are not covered, which permit or allow the contents of such containers to be accessible to rodents or animals, or that permit the contents thereof to be scattered or blown about;
- (D) For any person to dump, deposit, store, or place any garbage, rubbish, trash, or refuse upon property within the village, except in covered containers;

STREET AND SIDEWALK CLEANING

Mud and gravel on sidewalk and in the street from construction activity was a common complaint heard from residents. The Building Code currently requires that any mud or gravel deposited within the right-of-way be cleaned up within 24 hours. A provision is included that allows the Village to clean the sidewalk and/or street and charge the general contractor or deduct the cost from a construction deposit. The current language should be included within the construction site standards.

SANITATION FACILITIES

The current regulations for sanitation facilities should be included within the construction site standards. The current language reads as follows:

Any portable toilet on said property construction site shall be located as much as possible toward the proposed structure location and not placed near sidewalks or in the front area of the construction site so as not to cause a blight in the neighborhood. One such toilet shall be provided at every construction site of a new principle structure. During the demolition phase, the portable toilet may be located in the front of the property. Upon completion of the demolition, the portable toilet shall be removed or if construction is to immediately commence, the portable toilet shall be moved to a more suitable location on the construction site as directed by the Bureau of Inspectional Services. The portable toilet facility shall remain in place until the construction of the principle structure is nearly complete and the plumbing in the principle structure is functional. Improperly placed portable toilet facilities shall cause a “stop work order” to be issued and not lifted until the portable toilet has been moved to a satisfactory location as determined by the Bureau of Inspectional Services.

WEEDS AND LONG GRASS

Regulations for weeds and long grass are already provided within of the Lombard Code of Ordinances. The construction site standards should reference Section 92.31 which reads as follows:

It shall be unlawful for any person, firm, or corporation owning or controlling any lot or parcel of property to permit the growth of weeds/grasses or weed/grass areas in a wild/uncultivated state. All such weeds/grasses or weed/grass areas shall be cut, pulled, destroyed or sprayed with efficient chemicals by the owner or person in control of said lot or parcel of property so as not to constitute weeds/grasses in a wild/uncultivated state.

SITE RESTORATION

The Building Code does not include regulations for site restoration if construction is delayed. Section 154.408 of the Subdivision and Development Ordinance pertaining to Erosion and Sedimentation Control has been applied in order to require developers to seed a property when the commencement of construction is substantially delayed. However, these provisions are vague and don't provide a specific time period before a site has to be restored.

- The code should specify how long a property can sit after demolition before it has to be restored.
- The regulations should specify the improvements that are required for restoration (i.e. backfilling of any excavation, grading, seeding, fencing, and storm water management)

CONSTRUCTION SITE SIGNAGE

The Building Code currently requires a construction sign listing the name and address of the legal title holder or the name and address of the general contractor of the project and the general nature of the proposed use. Most builders do not comply with this regulation and the regulation isn't enforced. A construction sign should be required, but in addition to the name and contact information of the general contractor, the sign should also include the construction site standards as required by the Building Code. Many communities including Hinsdale and Naperville require a sign with the construction site regulations to be posted so that residents and contractors know what is to be expected. Naperville requires that the sign be purchased from the city as part of the building permit.

- The Code should require the construction sign to include name and phone number of the general contractor.
- The regulations should require construction signs to include the construction site standards adopted as part of the Building Code.
- The regulations should specify where the sign should be located. The current language requires the sign to be immediately outside of the construction area in a place readily visible to the general public.
- In addition, the code should specify when the sign must be erected. The current language in the Building Code requires the sign to be removed upon issuance of a certificate of occupancy, but does not specify when the sign has to be installed (i.e. prior to the commencement of construction).

ISSUING TICKETS

At the focus group with builders, the builders mentioned that they don't always receive tickets and violation notices that have been issued by the Village. They noted that they are not always at the construction site, and they may not receive a ticket if it has been given to a subcontractor working on site. Some communities require that a mailbox be kept on the construction site for the purpose of issuing tickets and violations. The Village should incorporate a requirement for a temporary mailbox to be kept on site. The requirement should specify that the mailbox needs to be accessible from the public right-of-way and that the mailbox should either be securely affixed to the safety fence or properly anchored into the ground.

IV. Stormwater Drainage

Stormwater drainage was an important issue that was identified in the Residential Redevelopment survey and the resident focus groups. The purpose of this section is to offer discussion for future review of storm water control requirements for the construction new single family residences. The following issues were raised during the focus group meetings relating to stormwater issues from new single family home construction:

- Foundations are at higher elevations than previous existing homes.
- Sump pumps run continuously.
- Homes are larger and produce more runoff.
- Existing homes experience stormwater problems after the new homes are constructed.
- Swales do not work.
- Drywells do not work.

CODE REQUIREMENTS

Chapter 151 of the Lombard Code of Ordinances Title was adopted in 1978 and provided all flood control regulations for the Village until the adoption of the DuPage County Stormwater and Floodplain Ordinance in 1994. The DuPage County Stormwater and Floodplain Ordinance supersedes the Flood Control Chapter (Chapter 151) within the Lombard Code of Ordinances. However, provisions in the Flood Control Chapter would apply when the DuPage County Stormwater and Floodplain Ordinance is not applicable.

The DuPage County Stormwater and Floodplain Ordinance only requires stormwater controls for the construction of single family residences and duplexes if the area being developed totals three (3) or more acres. The majority of residential properties in Lombard consist of existing single family lots which do not meet the threshold for applying the DuPage County ordinance. Due to the increasing numbers of teardown and infill developments, the Village adopted an amendment to Chapter 151 to manage stormwater for single family developments which reads as follows:

§ 151.54 SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Any single family residential development that shall increase the impervious areas on a lot by more than 500 square feet, cumulatively, for development occurring on or after September 1, 2001, and that is not part of a major subdivision with a stormwater detention/retention facility per Section 151.55, shall include 1% minimum slope swales along the entire length of the rear and side property lines, if physically possible. If swales are not physically possible, then drain tiles and/or storm drains shall be used to drain such flat or depressional areas into a separated storm sewer or to a swale or ditch having a continuous 1% minimum slope to a separated storm sewer or defined watercourse. The preferred location for storm drain inlets shall be a rear corner of the lot. If swales or storm drains are not possible, then dry wells shall be located and sized to contain volume equal to the new impervious area times 0.58 foot of runoff. Wells shall not be located in utility easements or public right-of-ways. The existing impervious area shall be subtracted from proposed impervious area to determine the increase in impervious area.

PERMIT REVIEW PROCESS

A building permit application for the construction of a new single family home is routed to different departments for review. The topography and grading plan are reviewed by the Private Engineering Services (PES) Division. For the site drainage of a new home, the drainage Code requires first that Staff determine to what extent a drainage improvement is necessary. This is done through a review of the Drainage Inquiry Map (see Appendix C), which shows the areas of the Village that have reported water-related issues to the PES Division over the past five years, the building files and the Village's one-foot topography maps. If an area is determined to be a low spot or known flooding location, then the Code requires first that a swale be constructed. Swales are basically grassed ditches that generally pitch towards the right-of-way at a slope of at least 1%. The Code next requires either a direct connection to the Village's storm sewer or a drywell. The drywells are employed when in areas that do not have a separated storm sewer. New homes can be raised above existing foundations, as long as the provisions within the Code are met.

ADDITIONAL CONSIDERATIONS

With this Code, Staff can allow new homes to be raised above existing foundations, as long as the provisions within the Code are met. Raising the foundation provides the new home with a full basement, a much sought after feature in the new home market. It is important to note that raising the foundation does not necessarily mean that fill is brought in around the house and the grade is changed. In some cases, when the foundation is raised, the builder will drop the siding down and over the foundation, so that the existing ground elevation remains. In other cases, raising the foundation, followed by adding some fill, allows for the front portion of the new home (and sometimes the rear) to be drained toward the right-of-way. It is also worth noting that should the foundations not be raised, the basements would be excavated to a greater depth to allow for the full height basement. This excavation would be closer to the water table, and would result in the sump pump cycling even more frequently as water is pumped away from the foundation drains. It is noted that, in general, the sump pumps for new homes do operate frequently as the water table comes to equilibrium with the new excavation. Overtime, equilibrium is achieved with most new houses and the cycling is reduced.

Overall, the Code does improve the local drainage of the areas; however a further review of the concerns raised will be worthwhile to address issues that are commonly raised during new home construction.

V. Bulk Regulations

This section offers discussion for future review of the residential bulk regulations. While the overall aesthetics of new residential development didn't dominate the discussion at the focus group meetings, staff did receive a lot of feedback from the Residential Development survey regarding aesthetics. The majority of the negative comments regarding the overall appearance of new homes were related to bulk regulations. The main issues identified were:

- New houses are built too close to the property line.
- New houses are too tall relative to the existing houses in the neighborhood.
- The garage is the dominant feature in the front elevation.
- New houses are too large for the lot.

SETBACKS

For the R2 Single Family Residence District, the minimum front yard setback is 30 feet. The property owner can build as far back as they want to from the front property line provided that the 30 foot minimum setback is maintained. The code also includes a provision that would allow front porches as a permitted encroachment into the front yard, provided that the front porch maintains a minimum 25 foot front yard setback and the porch does not extend more than 7 feet from the front wall of the house. Some older subdivisions include a property covenant establishing a 40 foot building line. Even if all of the original houses on the block are setback at the 40 foot building lines, the Village can only enforce the minimum 30 foot front yard setback required by the Zoning Ordinance. Some neighborhoods end up with new homes that are setback ten feet closer than all of the existing homes in the neighborhood. Some communities have addressed this issue by requiring that new homes be constructed at the average front yard setback for the block or the average setback of the two adjacent properties. Other communities have included both a minimum setback requirement and a maximum setback.

HEIGHT

The maximum permitted building height for a single-family residence in the R2 District is 2.5 stories, or 30 feet, whichever is less. The 30 feet maximum refers to the mean roof height. In the Residential Development Survey, many residents commented that new homes are too tall in comparison to the existing homes on adjacent properties. This is really only an issue on residential blocks where a majority of the homes are either ranches or split levels. Under the current code provisions, ranches and split levels have the ability to add on a second story addition. The current regulations are not unreasonable and are in line with the height restrictions in other communities. Any further restriction of building height would be impractical.

ATTACHED GARAGES

New homes are being built with large garages, and three-car garages are becoming more common. Many households need the extra garage space because they own more than two cars or need to store boats or recreational vehicles. New homes are typically built with attached garages as homeowners don't want to walk from the garage to the house in inclement weather. With detached garages, the buildable width for the house is reduced in order to accommodate the driveway. Driveways for detached garages have a significant impact on lot coverage.

Attached garages are either front loaded with the garage door facing the street, or side loaded with the garage turned and the garage door facing the side property line. With front loaded garages, the garage door can take up a significant portion of the front elevation and reduce the character of the house. The table below demonstrates the amount of the front elevation that can be taken up by the garage.

| Lot width | Buildable width for a house | Percent of buildable width taken up by a 2 car garage (20' in width) | Portion of buildable width taken up by a 3 car garage (30' in width) |
|-----------|-----------------------------|--|--|
| 60' | 48' | 42% | 63% |
| 50' | 38' | 53% | 79% |

Even with side loaded garages, the garage has a significant impact on the view from the street. While the garage doors are not visible from the street, the garage still projects far in front of the rest of the house. Depending on the number of cars the garage is designed for, a side loaded garage can project 20 to 30 feet in front of the rest of the house.

A future review of bulk regulations should look at ways to prevent garages from dominating the front view of the house from the street. Some communities have regulations limiting the distance that a garage can project in front of the rest of the house. The Village can also consider a regulation limiting the percent of the buildable width of the lot that can be taken up by the garage.

LOT COVERAGE/ FAR

The two provisions that govern the maximum size for a house are the minimum setback requirements and the 50% minimum open space. Many communities incorporate a maximum FAR requirement for the purpose of limiting the overall bulk of the building relative to the size of lot. Since many residents have commented that new homes are too large for the lots that they are built on, any future review of bulk regulations should look at incorporating FAR standards for single family residences.

Conclusion

Pursuant to the Village Board's directive, the Community Development Department has reviewed issues related to residential redevelopment. The findings and recommendations are included as a part of this white paper.

The first two steps in the process, the Residential Development Survey and the focus groups, focused primarily on gathering input to identify the important issues that need to be addressed. The input gathered from the Residential Development Survey and the focus groups is summarized in Part I and Part II of this white paper. The primary issues that were identified can be divided into three categories:

- Construction Site Maintenance
- Stormwater Drainage
- Bulk Regulations

Part III addresses construction site maintenance standards and provides a comprehensive analysis of the building code. While the Building Code currently has some provisions pertaining to construction site maintenance, those provisions are scattered throughout different subsections of the Code. A separate subsection within the Building Code should be adopted outlining all of the applicable regulations for construction site maintenance, making it easier for residents and developers to understand what is expected in terms of construction site maintenance. As part of the review, staff looked at construction site maintenance requirements in other communities that have had a significant number of teardowns. In Part III, staff offers recommendations for incorporating the following construction site standards as part of an amendment to the Building Code:

- Fencing
- Construction Traffic and Parking
- Hours of Construction
- Noise
- Litter
- Street & Sidewalk Cleaning
- Sanitation Facilities
- Weeds & Long Grass
- Site Restoration
- Construction Site Signage
- Temporary Mailboxes (for issuing tickets)

The comments from the Residential Development Survey and the focus groups regarding stormwater drainage are reviewed in Part IV. This section also offers discussion regarding the stormwater control requirements for single family residential development. Overall, the Code improves the local drainage of the areas; however a further review of the concerns raised would be worthwhile to address issues that are commonly raised during new home construction.

Part V introduces the issues pertaining to the aesthetics of new homes. The main issues were that the homes were built too close to the property line, too tall relative to existing houses in the neighborhood, and too large for the lot that they are built on. The size and appearance of

attached garages was also an important issue. The bulk regulations for the R2 District should be reviewed further. The review should look at requirements for front yard setbacks, attached garages, Floor Area Ratio (FAR), and lot coverage.

Recommendations

- Amend the Building Code to include a new subsection outlining Construction Site Maintenance Standards. Standards should be outlined relative to the following:
- Stormwater control requirements for new single family residences should be reviewed further. Recommendations should be brought before the Public Works Committee.
- Bulk regulations for the R2 Single Family Residence District should be reviewed further. Recommendations should be brought before the Plan Commission.

Appendix A: Village of Lombard Residential Development Survey

The purpose of this survey is to gather input from residents about issues related to development in our residential neighborhoods. All information provided will remain confidential. Feel free to include your comments on addition sheets of paper if necessary.

1. How long have you lived in your current home? _____

2. How many new homes (built within the last 7 years) have been constructed or are in the process of being constructed on your block?

- 1
- 2
- 3
- More than 3

3. Where do you live in relation to the new home(s)?

- Next to
- Directly across the street from
- Behind
- Other: _____

4. What kind of problems or inconveniences, if any, did you experience during the construction of the new home(s) on your block? _____

5. Were you able to resolve any of the problems that you answered in Question 4 above, and if so how? _____

6. In terms of the grade of the property, the new residence was constructed:

- On higher ground than my home
- On Lower ground than my home
 - About the same
 - Don't know

7. Have you experienced any problems with stormwater drainage as a result of the new home(s) on your block? _____

8. What is your opinion regarding the overall appearance of the new home(s) on your block?

9. How would you like to see the Village address residential redevelopment issues?

10. Do you have any general comments about residential redevelopment in Lombard?

11. What is the address of your home? _____

12. Would you be interested in participating in a focus group to discuss issues related to residential development?

- No
- Yes If checked, please fill out the information below.
 - Name: _____
 - Address: _____
 - Phone number: _____
 - Email: _____

Appendix B: Construction Site Maintenance Regulations from Various Municipalities

FENCING

LOMBARD 150.040(A)(16)

In addition to the installation of erosion (silt) fencing, per Private Engineering Service's direction, the owner/general contractor shall cause a "safety fence" to be installed around the perimeter of the subject property, in a manner and location as approved by the Bureau of Inspectional Services (Building Department). The fencing shall be installed not more than seven (7) days nor less than four (4) days prior to the commencement of any demolition and/or construction of a proposed structure on the subject property. In addition to such safety fencing around the perimeter of the subject property, the owner/general contractor shall cause fencing to be installed around trees in the public right-of-way (parkway) abutting the subject property. Such tree fencing shall be located, if possible, at the drip line of the tree or as directed by the Bureau of Inspectional Services. The parkway fence shall remain in place until the completion of said construction on the subject property. The safety fencing shall remain on subject property until the structure is made weather-tight and safe and secure from unauthorized entry. Suggested type of fencing for the construction site and parkway tree protection would be the 4'-0" high orange vinyl safety fencing or chain link fencing.

DOWNERS GROVE (7.11.1.d)

The permit applicant for demolition and/or construction shall be required to install and maintain in good working order a six (6) foot high temporary chain link construction fence with driven posts around the perimeter of the lot for all residential construction, and an eight (8) foot high temporary chain link construction fence with driven posts around the perimeter of the lot for all commercial construction. For both residential and commercial areas, the fencing must have a gated opening which shall be closed when no construction or demolition activity is being performed on the site. Fencing must be installed prior to the commencement of any construction or demolition on the site and must remain in place until the final grading of the property commences. Erosion control measures (silt fencing) must be installed and maintained on the inside of the perimeter fence. The Director of Community Development shall have the authority to determine the fencing requirements, excluding height requirements, and/or to require a written fencing plan for construction activity. The Director shall have the discretion to determine the appropriate timing and location of the fencing requirements in order to adequately protect the health, safety and welfare of the public and the adjacent residential and commercial properties.

HINSDALE (9-1-7-G)

If the permit authorizes demolition or construction of a principle structure or detached garage, or includes construction that will add six hundred (600) square feet or more of gross floor area to a principal structure, the applicant shall cause the subject property to be secured with a six (6) foot high chain link security fence to be installed around the perimeter of the subject property, in a location and manner approved by the building commissioner. The fencing shall be installed not more than seven (7) days nor less than four (4) days before commencement of any work on the subject property pursuant to any permit issued under this section or section 9-1-7-1 of this chapter. In addition to such perimeter fencing, the applicant shall cause a safety fence to be installed around every tree in the parkway abutting the subject property. Such tree fencing shall be located, so far as feasible, at the drip line of the tree, whether on public or private property; provided, however, that this subsection shall not be construed or applied to authorize placement of tree fencing on private property not owned by the applicant unless proper permission therefor has been secured from the property owner by the applicant. If placement of tree fencing is not feasible at the drip line of the tree, then such fencing shall be installed in a location approved by the building commissioner. In all cases, said safety fencing shall be neutral in color.

NAPERVILLE (5-2B-8-1)

The applicant shall install a six foot (6') chain link fence around the perimeter of either the excavation, the structure under construction, or the entire construction area in a location and manner approved by the development services team. The fencing shall be installed before commencement of any work on the subject property pursuant to any permit issued by the city of Naperville.

WINFIELD (9-8-5-B)

Site fencing in accordance with the standards below shall be installed at each site subject to a building permit to protect the general public which might venture onto the construction site from fall hazards. The fence shall be installed around the perimeter of any building activity on the subject property, in a location and manner approved by the village. All specified fencing shall be installed not more than seven (7) days or less than four (4) days before commencement of any excavation work on the subject property and shall remain in place until the building excavation area no longer poses a fall hazard. The fencing may be moved to accommodate construction activities, but must be restored at the end of the workday.

1. Commercial, industrial and in-fill single-family residential sites: The building permit holder shall cause the installation of a temporary six foot (6') high chain link safety fence.
2. New subdivision/planned unit development, single-family and multi-family residential sites: The building permit holder shall cause the installation of a temporary four foot (4') high plastic snow fence, orange in color. (Ord. 2007-2-6, 2-1-2007)

CONSTRUCTION TRAFFIC AND PARKING

DOWNERS GROVE (7.11.1.n)

No streets or sidewalks shall be blocked so as to prevent pedestrian or vehicular traffic. Permit applicants must comply with Section 19-44(i) of this Code regarding Traffic Control Procedures and must submit a construction site parking plan outlining the proposed location for all parking of contractor and worker vehicles. All vehicles shall comply with all Village ordinances. The Director of Community Development shall review the construction parking plan and shall either approve the plan as submitted, approve the plan with modifications and/or conditions or deny the plan. The applicant shall adhere to the terms and conditions of the approved construction parking plan. Failure to comply with the terms and conditions of the approved construction parking plan shall constitute a violation of this ordinance.

HINSDALE (9-1-7-I-1)

No pavement or sidewalk within any public right of way shall be unavailable for public use at any time except when such pavement or sidewalk is removed and replaced. No such pavement or sidewalk that is removed and replaced shall be out of service for more than three (3) days. No parking, loading, or storage of demolition debris, soil, or construction materials shall be permitted within any right of way, on any public property, or within ten feet (10') of any right of way or adjacent public or private property unless specifically approved by the village and shown on approved accessibility plans as required by subsection D4 of this section. The village may forbid parking in any particular location on a public right of way if the village determines that such parking has an adverse impact on neighboring property or on traffic control. All uses of vehicles shall comply with sections 6-4-6, 6-6-1, and 7-1-11 of this code related to parking and operation of vehicles. (Ord., 11-1-1994)

NAPERVILLE (5-2B-8-3)

All construction parking shall be in compliance with title 11, chapter 2 of this code in addition to the requirements of this section. The applicant shall acknowledge receipt of these regulations by signing and dating a copy to be kept on file. Prior to and as a condition of the issuance of a building permit, the builder or owner shall provide the city a written summary of a proposed parking plan that will be reviewed and approved by the city. The parking plan shall provide adequate flow of traffic, minimize disruption to existing homeowners to the extent reasonably possible and shall take into account any other construction projects within a two (2) block area. Once approved, the parking plan shall be included in the notice to adjacent property owners (subsection 5-2B-3.3.4 of this article), and a copy shall be posted on the construction site such that the information can be made available to contractors and individuals associated with the permit and the construction activity. The builder and/or owner shall be responsible for compliance with the approved parking plan and shall be subject to the penalties provided in subsection 5-2B-8.7 of this section for violations of the parking plan. (Ord. 04-227, 12-21-2004)

WINFIELD (9-8-6-A)

1. No pavement or sidewalk shall be unavailable for public use at any time except when such pavement or sidewalk is removed and replaced. No such pavement or sidewalk that is removed and replaced shall be out of service for

- more than three (3) days unless an acceptable temporary installation of stone is approved by the village and is made.
2. No storage of demolition debris, soil, or construction materials shall be permitted within ten feet (10') of any paved surface.
 3. The village may reasonably forbid or limit on street parking for contractor vehicles in the vicinity of a development site if the village determines that such parking creates obstructions for sight clearance or emergency vehicle access.
 4. The permit holder shall create a construction entry area or drive perpendicular to the adjacent street, constructed of three inch (3") stone on which vehicles would operate to deter mud and dirt accumulation on the contractor's vehicles and equipment within one week of commencement of construction under a permit.

HOURS OF CONSTRUCTION

DOWNERS GROVE (7.11.1.i)

The hours of construction/demolition are as follows: 7:00 a.m. to 7:00 p.m. Monday-Saturday. No work on Sundays.

NAPERVILLE (5-2B-8-5)

In addition to the nighttime building or construction operations regulations listed in subsection 6-14-4.1.2 of this code, it shall be unlawful to allow or permit any building or construction operations (including construction related noises, such as the delivery of equipment or material or the operation of tools, machinery, or apparatus) on private property at any time on Sundays and New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. Construction activity for Monday through Friday shall be in conformance with the regulations listed in subsection 6-14-4.1 of this code. However, construction hours on Saturdays shall only occur between the hours of eight o'clock (8:00) A.M. and four o'clock (4:00) P.M. (Ord. 04-183, 11-2-2004)

NOISE

DOWNERS GROVE (7.11.1.i)

The noise regulations contained in Section 15-5.1 of this Code shall be applicable

HINSDALE (9-1-7-O)

Limitations On Noise: All work undertaken pursuant to a permit issued under this title shall be subject to the provisions of section 9-12-2 of this title related to limitations on noise. Further, no person shall operate or cause to be operated any radio, phonograph, telecommunications device, or other such object at such a volume or in any other manner that would cause a nuisance or a disturbance to any person. Every contractor and every permittee shall be responsible for all actions of their employees, agents, and subcontractors hereunder, and shall be liable for all violations of the provisions of this subsection committed by such employees, agents, or subcontractors.

WINFIELD (9-8-6-C)

No person shall operate or cause to be operated any radio or other entertainment device at such a volume so as to violate section 4-4-2, "Excessive, Unnecessary Or Unusually Loud Sound Prohibited", of this code. Every contractor and every permittee shall be responsible for all actions of their employees, agents, and subcontractors hereunder, and shall be liable for all violations of the provisions of this chapter committed by such employees, agents, or subcontractors.

LITTER

DOWNERS GROVE (7.11.1.f)

Construction/demolition debris and refuse containment shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster or container that shall be fully covered to prevent windblown debris. Such dumpster or container shall be set back a minimum of five (5) feet from the front lot line and a minimum of five (5) feet from the side lot line. All such dumpsters or containers shall be covered at all times when no work is being performed on the property that is the subject of the permit. Such dumpster or container shall not be located on public property, including but not limited to, parkways or sidewalks.

HINSDALE (9-1-7-1-5)

Litter and debris at the subject property shall be controlled at all times. The applicant shall designate a person regularly present at the subject property as having responsibility to assure that no litter or debris leaves the subject property and that all litter and debris is removed from the subject property before the end of every day, including weekends and regardless of whether work was conducted that day on the subject property.

NAPERVILLE (5-2B-8-2)

Control and Cleanup: Litter and debris at the subject property shall be controlled within an enclosed container at all times. The applicant shall designate a person as having responsibility to assure compliance with this provision. The permit shall specify the location of the container as approved by the development services team. (Ord. 03-149, 7-1-2003)

WINFIELD (9-8-6-D)

1. Litter and debris generated from activity on the subject property shall be controlled at all times. The building permit holder shall designate a person regularly present at the subject property as having responsibility to assure that no litter or debris leaves the subject property and that all litter and debris is removed or contained on the subject property before the end of every day.
2. The building permit holder must provide a suitably sized and serviced waste receptacle at each site subject to development following backfilling of excavations, prior to starting framing, and maintain the same through construction.

STREET AND SIDEWALK CLEANING

LOMBARD 150.144

C) (1) When any earth, gravel, or other material is caused to roll, flow, or wash upon any street, the person causing or having responsibility for causing, the earth and like material to be placed or rest on the street, shall cause the same to be removed from the street within 24 hours after deposit, unless said deposit is of sufficient quantity or such a nature that would cause either a safety hazard or a spreading problem beyond which would be considered reasonable as determined by the Fire Chief or his designee. In that event the earth, gravel, or other material shall be removed immediately. In the event it is not, the Village Manager or his designee shall cause to remove said dirt, gravel, or other material and the person causing said earth, gravel, or other materials to be placed or allowing it to be placed on the street shall be billed for the cost of removal or such.

(2) If the person causing or allowing the earth, gravel, or other material to rest upon any street, is a permittee, for example, an individual who has a permit from the village, the cost of such by the village may be deducted from any type of miscellaneous deposit said permittee has. Any violation of this section shall be as provided in division (D) of this section.

DOWNERS GROVE (7.11.1.m)

The applicant shall cause all dirt, mud, gravel and other debris from the subject property or related to the work conducted on the subject property to be cleaned regularly every day from all streets and sidewalks adjoining or in the area of the subject property.

HINSDALE (9-1-7-I-6)

The applicant shall cause all dirt, mud, gravel, and other debris from the subject property or related to any work conducted on the subject property to be cleaned regularly every day from all sidewalks and streets adjoining and in the area of the subject property.

WINFIELD (9-8-6-E)

The building permit holder shall cause all dirt, mud, gravel, and other debris from the subject property or related to any work conducted on the subject property to be cleaned regularly every day from all streets adjoining and in the area of the subject property. Any permit holder who fails to comply with this requirement shall be subject to receiving a citation for violating this chapter for each day that the debris remains. In addition, the village may apply the site management deposit to costs incurred by the village to remediate the debris.

SANITATION FACILITIES

LOMBARD 150.035 and 150.040(A)(17)

Any portable toilet on said property construction site may be located in the front area of the construction site, away from any sidewalks, and as close to the principle structure as possible, so as not to cause blight in the neighborhood. One such toilet shall be provided at every construction site of a new principal structure no later than after the completion of the foundation excavation for the new structure. The portable toilet facility shall remain in place until the construction of the principle structure is nearly complete and the plumbing in the principle structure is functional. Improperly placed portable toilet facilities shall cause a “stop work order” to be issued and not lifted until the portable toilet has been moved to a satisfactory location as determined by the Bureau of Inspectional Services.

DOWNERS GROVE (7.11.1.g)

Construction sites shall be provided with a portable toilet. The location of the portable toilet shall be set back as far as possible from all property lines to within three to four feet from the excavation but not less than a minimum of five (5) feet from the front lot line and a minimum of five (5) feet from the side lot line, and whenever possible the portable toilet shall be located in the rear yard. Such portable toilet shall not be located on public property, including but not limited to, parkways or sidewalks.

HINSDALE (9-1-I-4)

Any portable toilet on the subject property shall be located and oriented as required by the building commissioner. One such portable toilet shall be provided at every site of construction of a new principal structure, not later than immediately after completion of excavation of the foundation of the new structure. The proposed location of any portable toilet shall be depicted on plans submitted at the time of application for the review and approval of the building commissioner.

NAPERVILLE (5-2B-8-4)

A minimum of one portable toilet shall be provided at the subject property. The permit shall specify the location of any portable toilet as approved by the development services team. The portable toilet shall be installed before commencement of any work on the subject property pursuant to any permit issued by the city of Naperville. (Ord. 03-149, 7-1-2003)

WINFIELD (9-8-6-B)

The building permit holder will comply with United States department of labor, occupational health and safety administration, 29 CFR 1926.51 safety and health regulations for construction; occupational safety and health administration, environmental controls; subpart D - sanitation, as may be amended from time to time. The proposed location of any portable toilet shall be depicted on site plans submitted at the time of application for the review and approval of the village manager or his or her designee.

WEEDS AND LONG GRASS

HINSDALE (9-1-7-P)

Weeds and Long Grass: All persons undertaking work pursuant to a permit issued under this title shall maintain the subject property in compliance with the standards of sections 4-4-1 and 4-4-2 of this code related to the control of weeds and long grass.

SITE RESTORATION

DOWNERS GROVE (7.11.1.u)

The applicant shall cause the demolition of a structure to be completed with due diligence, in good faith and without delay. The applicant shall notify the Village at least twenty-four (24) hours prior to the commencement of demolition. Once the work commences on the site, the applicant shall continuously pursue completion of the work.

If no substantial work is being pursued on the site for thirty (30) consecutive days or more once the work has commenced, then the site shall be deemed abandoned. Once the Village issues a notice of abandonment the applicant shall within ten (10) days from issuance of the abandonment notice either:

- (i) Commence work on the site and diligently pursue completion of the demolition; or
- (ii) Restore the property to a final grade and grass seeded condition or commence construction activities pursuant to a valid building permit.

HINSDALE (9-1-7-D-2)

If the application includes demolition of a principal structure and if commencement of construction of a new structure is not planned to occur within sixty (60) days after completion of demolition, then the application shall include a detailed site restoration plan depicting all work required to restore the subject property, within sixty (60) days after completion of demolition, to a safe, clean condition until construction of a new structure has commenced, including without limitation backfilling of any excavation, grading, seeding, fencing, stormwater management, and the like.

WINFIELD (9-7-4-G)

Where a structure has been demolished or removed and a new building permit has not been issued, the vacant lot shall be filled, graded, and maintained in conformity to the established elevation of the street grade at the curb level nearest the point of demolition or excavation. The permit holder shall take measures to prevent the accumulation of water or damage to any foundations on the premises or the adjacent property.

CONSTRUCTION SITE SIGNAGE

LOMBARD 150.147(A)

All new construction or development of any building, structure, or substantial improvement shall have posted immediately outside of the construction area in a place readily visible to the general public, a sign of a temporary nature, three feet by four feet at least ten feet from the right-of-way, listing the name and address of the legal title holder or the name and address of the general contractor of the project and the general nature of the proposed use. Such sign shall be removed upon the issuance of a certificate of occupancy.

DOWNERS GROVE (7.11.1.k)

Posted Notice of Rules and Regulations: The applicant shall post on the permitted property in a prominent place, visible from the public right-of-way, a sign containing notice of the rules and regulations applicable to demolition and construction work. The applicant shall also post notice of the contractor's name and a phone number of the individual supervising the work. Such sign shall be posted not less than four (4) nor more than seven (7) days in advance of the commencement of work. Such sign shall be maintained on the permitted property until all work on the permitted property has been completed and approved or until removal is requested by the Director. The size, shape and message of such sign shall be established by the Director of Community Development. The sign

containing notice of rules and regulations shall be obtained from the Village wherein an administrative fee shall be assessed by the Village.

HINSDALE (9-1-7-1-J)

Posted Notice Of Rules And Regulations: The applicant shall post on the subject property in a prominent place a sign containing notice of the rules and regulations applicable to demolition and construction work. Such sign shall be posted not less than four (4) days nor more than seven (7) days in advance of the commencement of demolition. Such sign shall be maintained on the subject property until all work on the subject property has been completed and approved or until removal is approved by the building commissioner. The size, shape, color, and message of such sign shall be as required by the building commissioner.

NAPERVILLE (5-2B-8-6)

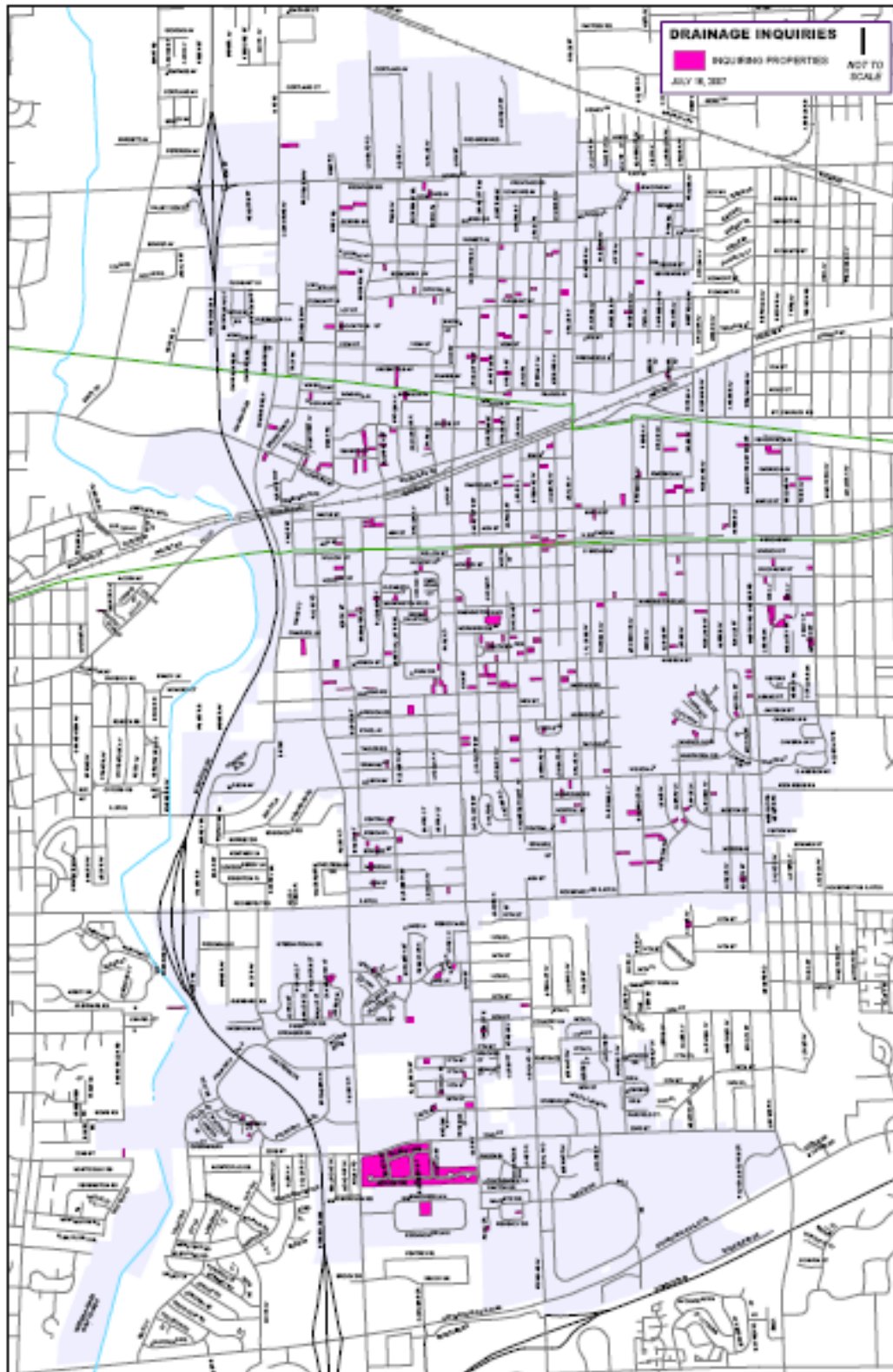
The permit applicant shall post a sign in a visible location on the subject property before commencement of any work on the subject property pursuant to any permit issued by the city of Naperville. The sign must be purchased from the city of Naperville and shall: 6.1. Be a minimum size of three feet by four feet (3' x 4'). 6.2. Include a title (i.e., "Construction Site Regulations"); address of the subject property, date of demolition, the applicable permit numbers; general construction site regulations, including construction hours, litter control and cleanup regulations, construction parking regulations, a statement indicating penalties (as listed in subsection 5-2B-8.7 of this section); petitioner and city contact information. 6.3. Include lettering to a minimum of four inches (4") high in the title, and a minimum of two inches (2") high for all other lettering.

WINFIELD (9-8-3-A)

Prior to the issuance of a building permit, a building permit holder shall install or cause to be installed an informational sign at each new construction site providing important information relative to the project. The sign shall:

1. Be thirty six inches (36") high by forty eight inches (48") wide;
2. Be constructed of a rigid material that is capable of withstanding weather conditions for the duration of the project;
3. Be mounted on two (2) posts which are capable of supporting the sign, and provide a bottom clearance of not less than thirty six inches (36");
4. Be printed on both sides; with a white background and black lettering, with a minimum height of the letters of two inches (2"), containing the following information:
 - a. Name of the owner;
 - b. Name of the general contractor, if different from owner;
 - c. Name and phone number of a contact person accountable for activities on the construction site that will be available twenty four (24) hours, seven (7) days a week; the designation of a contact can be general in nature, e.g., project manager;
 - d. Listing the permitted days and hours of work permitted by the village of Winfield, in accordance with this code; and
 - e. Contain the following wording: "In the event that you have any questions, please call the Village of Winfield, 630-933-7117"

Appendix C: PES Drainage Inquiry Map



RESIDENTS INTERESTED IN PARTICIPATING IN A FOCUS GROUP

| Address | Dir. | Street | Name |
|----------------|-------------|---------------|------------------------------|
| 407 | S | Brewster | Patricia and Kent Radtke |
| 334 | S | Edson | Debra Stuchel |
| 402 | S | Edson | Tom Bowden |
| 70 | N | Elizabeth | Jeff and Patt Mott |
| 414 | N | Elizabeth | Thomas Caputo |
| 19 | W | Goebel | Dan Menzel |
| 212 | W | Grove | Marilyn Fawell |
| 21 | W | Harrison | Laurie Kells |
| 181 | W | Hickory | Chris Maida |
| 224 | W | Hickory | Cathy Cappitelli |
| 335 | W | Harding | Romeo and Josefina Rodriguez |
| 110 | S | Charlotte | Mary Anne Eastman |
| 248 | N | Charlotte | Jim Tuffano |
| 26 | N | Chase | Marion M. Blutcher |
| 287 | N | Edgewood | Nadia Rallo |
| 383 | N | Fairfield | Tamara Lawdenski |
| 343 | S | Lombard | Sandy Matalis |
| 144 | S | Martha | Gwen & Carl Ferguson |
| 137 | S | Stewart | Debra Hope |
| 147 | E | View | Brenda Oakson |
| 432 | S | Addison | Anita Reher |
| 125 | E | Ash | Mary Newman |
| 757 | E | Division | Gordon Zaremba |
| 1107 | E | Division | Cyndi and Bill Williams |
| 1144 | E | Washington | Thomas and Norma Everett |
| 1126 | E | Washington | Kathleen Litos |
| 1128 | E | Washington | Thomas and Gwen O'Laughlin |
| 1030 | E | Woodrow | Rhonda Temeling |
| 1031 | S | Ahrens | Tim Staton |
| 625 | S | Charlotte | June Muncy |
| 821 | S | Charlotte | Robert Biddle |
| 1120 | S | Fairfield | Bob Goldin |
| 1152 | S | Fairfield | Bruce Nordstrom |
| 736 | S | Hammerschmidt | Lori Sarocka |
| 937 | S | LaLonde | Chuck Voss |
| 115 | E | Madison | Jim and Beth Van Tholen |

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|-----|---|---------|---------------|
| 636 | S | Norbury | Mike Cortese |
| 815 | S | Norbury | Rachel Padron |