

AGENDA  
BERWYN CITY COUNCIL

September 12, 2017

8:00 PM

The Mayor and City Council welcome you.

Please note: comments are permitted only during Open Forum and only for items not already on the agenda. When called upon by the Mayor, kindly state your name and address for the record. Thank you for your participation.

- A. Pledge of Allegiance and Moment of Silence**
- B. Open Forum**
- C. Approval of Minutes**
  - 1. Regular City Council and Committee of the Whole meetings held on 8/22/2017 Pg 2
- D. Bid Openings**
- E. Berwyn Development Corp., Berwyn Township/Health District**
  - 1. BDC: Contract for Services Pg 6
- F. Reports from the Mayor**
  - 1. Proclamation recognizing Greg DiMenna Pg 10
  - 2. Appointment of Frank Cimaglia to the position of Police Division Commander Pg 11
  - 3. Resignation of John Novacek from the Berwyn Department of Homeland Security and Emergency Management Pg 12
  - 4. Request to Establish Illinois Dreamers Bill of Rights – Resolution Pg 14
- G. Reports from the Clerk**
  - 1. Updating and Codification of Ordinances – Ordinance Pg 17
  - 2. CMAP Memo regarding 8/17/2017 Public Hearing Pg 19
- H. Zoning Boards of Appeals**
  - 1. Request for a Variation of a Two-Family Duplex in the A-1 Single Family Zoning District at 1215 S. Cuyler Pg 29
- I. Reports from the Aldermen, Committees and Board**
- J. Reports from the Staff**
  - 1. Fire Chief: Introduction and Swearing-in of Probationary Firefighter/Paramedic Jacob Bulthuis Pg 39
  - 2. Fire Chief: Request Permission to contact the Fire & Police Commission to hire the next Lieutenant Pg 41
  - 3. Fire Chief: Request Permission for Seniority Promotion to Engineer Pg 42
  - 4. Fire Chief: Request Permission to contact the Fire & Police Commission to hire a Probationary Firefighter/Paramedic Pg 43
  - 5. City Administrator: Public Works Employee Retirement Incentive Program Pg 44
  - 6. Assistant City Administrator: Bid Award for the 2017 Holiday Decorations Pg 52
  - 7. Assistant City Administrator: Bid Award for the Abatement of 3400 S. Oak Park Pg 54
  - 8. Assistant City Administrator: Bid Award for the Demolition of 3400 S. Oak Park Pg 56
  - 9. City Attorney: Settlement of Case No. 16CV08571 Pg 58
  - 10. DelGaldo Law Group: Memorandum Regarding Signage, Building Permit and Zoning Related Legislation – Ordinances Pg 59
- K. Consent Agenda**
  - 1. Payroll: 8/23/17 - \$1,164,523.85 and 9/6/17 - \$1,257,973.48 Pg 261
  - 2. Payables: 9/12/2017 \$2,281,060.47 Pg 262
  - 3. Knights of Columbus: ID Tootsie Roll Drive 9/15/2017 through 9/17/2017 Pg 269
  - 4. St. Michael and all Angels Church: Rummage Sale 9/30/2017 & 10/1/2017 Pg 270
  - 5. Christian Congregation of Jehovah's Witnesses: Community Service 10/1/2017 through 12/30/2017 Pg 271
  - 6. Girl Scouts: Fall & Cookie Programs 10/1/2017 through 3/9/2018 Pg 272
  - 7. Building and Local Improvement Permits issued in the month of August, 2017 Pg 273

- Margaret Paul City Clerk

Total items: 26

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Minutes  
Berwyn City Council  
August 22, 2017

1. The regular meeting of the Berwyn City Council was called to order by Mayor Lovero at 8:00 p.m. Upon the call of the roll, the following responded present: Lennon, Ramirez, Reardon, Fejt, Santoy, Ruiz, Avila and Garcia.
2. The Pledge of Allegiance was recited and a moment of silence was given for the family of Dr. Alice C. Zimmerman, grandmother-in-law of Detective Nicholas Schiavone; Gussie May Robinzine, mother of Police Officer Carlos Robinzine; Vincent Cione, father of Public Works employee Scott Cione and former Division Commander Mark Cione; Pete Swanson, father of Township Trustee Cynthia Hayes and for the men and women protecting our safety on the streets of Berwyn, in the Armed Forces and all Veterans.
3. The Open Forum portion of the meeting was announced. Andy Sotiropoulos from Connie's spoke regarding the Piper's Playground Luau Fundraiser on tonight's consent agenda. Former Alderman Nona Chapman spoke on behalf of the Depot District's Special Event Committee requesting funds for the Oktoberfest's children's area. Avila reminded everyone of the 7<sup>th</sup> Ward meeting on August 23<sup>rd</sup> at 6pm until 8pm at New Life Church of Berwyn located; 1900 Oak Park Ave. Ruiz reminded everyone of the 6<sup>th</sup> Ward meeting on August 24<sup>th</sup> at 6:30pm at the Italian-American Civic Organization. Reardon reminded everyone of the 3<sup>rd</sup> Ward meeting on August 24<sup>th</sup> at 6:30pm at City Hall. Ramirez announced a 2<sup>nd</sup> Ward meeting on Thursday, September 14<sup>th</sup> at 6pm at First Congregational Church, 6500 W. 34<sup>th</sup> Street. Santoy announced the 5<sup>th</sup> Ward meeting on Thursday, August 31, at 6:30 pm at the Department of Community Development, 6420 W. 16th Street.
4. The minutes of the regular Berwyn City Council and of the Committee of the Whole meetings held on August 8, 2017 were submitted. Thereafter, Avila made a motion, seconded by Lennon, to approve the minutes as submitted and place same on file for audit. The motion carried by a voice vote.
5. Avila made a motion, seconded by Lennon, to suspend the rules and bring forward agenda item J-1. The motion carried. Item J-1 is a communication from Police Chief Cimaglia requesting to swear in Probationary Police Officers Dominic R. Monaco and John P. Wilson. Avila made a motion, seconded by Fejt, to concur and approve the appointment as submitted. The motion carried by a voice vote. Thereafter, Clerk Paul administered the Oath of Office.
6. The Health District submitted a request for parking restrictions for their upcoming Health & Fitness Fair on September 30, 2017. Thereafter, Fejt made a motion, seconded by Reardon, to concur and approve as submitted. The motion carried by a voice vote.
7. The Berwyn Development Corporation submitted a request to change the date of their previously approved Zombie Walk to October 28, 2017. Thereafter, Avila made a motion, seconded by Lennon, to concur and approve as submitted. The motion carried by a voice vote.
8. Deferred item from City Clerk Margaret Paul regarding Handicap Parking Application #1124 – 3746 S. Oak Park was resubmitted. Thereafter, Lennon made a motion,

**BERWYN CITY COUNCIL MINUTES**  
**August 22, 2017**

second by Santoy, to concur, grant permission to override the staff's recommendation and deny the application due to the location of a bus stop. The motion carried by a voice vote.

9. City Clerk Margaret Paul submitted an amended communication on behalf of Kenneth Edwards, Esq. who requested permission for the IUOE, Local 150 to peacefully protest at the intersections of Roosevelt and Oak Park Avenue on August 23, 2017. Thereafter, Garcia made a motion, seconded by Avila, to concur and approve as amended. The motion carried by a voice vote.
10. The Board of Appeals submitted a request for Conditional Use to locate a Business/Professional Office Use in a Retail Overlay District at 6450 W. Cermak Road and an attached ordinance entitled: **An Ordinance Approving a Conditional Use for a Business/Professional Office within a Retail Overlay District in the C-2 General Commercial Zoning District at 6450 W. Cermak Road, Berwyn, Illinois – Help At Home, LLC.** Thereafter, Ruiz made a motion, seconded by Santoy, to concur, **adopt** the ordinance and authorize the corporate authorities to affix their signatures thereto. The motion carried by a unanimous roll call vote.
11. Alderman Ruiz submitted a communication on behalf of Chicagoland Association of Realtors. The Mayor recognized Brian Bernadoni and Antony Nowak who then presented Building Director Charles Lazzara and staff with a plaque in appreciation of the department's public service.
12. Assistant City Administrator Ruth Volbre submitted a communication requesting permission for Empire/20<sup>th</sup> Century Fox Television to film at City Hall for their upcoming show. The Mayor recognized Ruth Volbre who reviewed same. Thereafter, Garcia made a motion, seconded by Avila, to concur and approve as submitted.
13. The Finance Director submitted a communication regarding the 2016 Comprehensive Annual Financial Report. Thereafter, Lennon made a motion, seconded by Fejt, to accept as informational. The motion carried by a voice vote
14. Library Director Keshia Garnett submitted a communication requesting authorization to advertise and hire library staff to fill the vacancies of Readers' Advisory/Teen Librarian II (40 hours); Maintenance Assistant (21 hours) and Readers' Advisory/Teen Library Assistant II (18 hours). Thereafter, Lennon made a motion, seconded by Avila, to concur and approve as submitted. The motion carried by a voice vote.
15. Building Director Charles Lazzara submitted a communication regarding the Demolition of the 3309 S. Home. Thereafter, Lennon made a motion, seconded by Avila, to concur, waive the Bid process and grant permission for the demolition of said property. The motion carried by a voice vote.
16. Avila made a motion, seconded by Lennon, to include items K-10 and K-11 onto the consent agenda. The motion carried. The consent agenda, items K-1 through K-11 were submitted:
  1. Payroll: 8/9/2017 \$1,263,534.30
  2. Payables: 8/22/2017 \$2,070,819.75
  3. Connie's: Piper Playground Fundraiser 8/24/2017
  4. Dedicated to Youth Ministries: Sidewalk Sale 8/25/2017 & 8/26/2017
  5. Unity Lutheran Church: Annual 1<sup>st</sup> Responders Car Wash 9/10/2017

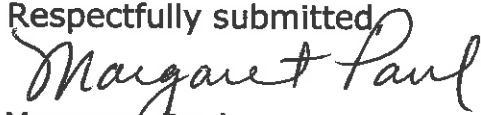
**BERWYN CITY COUNCIL MINUTES**  
**August 22, 2017**

6. Block Party: 1200 block of Wenonah 8/26/2017
7. Block Party: 1500 block of Home 9/3/2017 Rain date 9/4/2017
8. Block Front Yard Sale: 1900 block of Clinton 9/9/2017 Rain date 9/16/2017
9. Handicap Parking Application #1159 – 3642 S. Harvey – Denied
10. Block Party: 2800 block of Wenonah 8/26/2017 Rain date 9/2/2017
11. Block Party: 1800 block of Maple 9/9/2017 Rain date 9/16/2017

Thereafter, Avila made a motion, seconded by Fejt, to concur, approve as amended and approve by omnibus vote designation. The motion carried by a voice vote.

17. Alderman Santoy called an Ad-hoc Lead Poisoning Committee meeting for Tuesday, September 5, 2017 at 6:30 pm.
18. There being no further business to come before the Council, Lennon made the motion, seconded by Ruiz, to adjourn at the hour of 8:31 p.m. The motion carried by a voice vote.

Respectfully submitted,

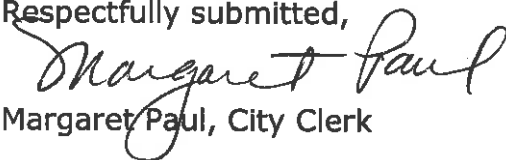


Margaret Paul  
City Clerk

**MINUTES  
BERWYN CITY COUNCIL  
COMMITTEE OF THE WHOLE  
August 22, 2017**

1. Mayor Lovero called the Committee of the Whole Order at 6:00 p.m. A roll call was taken. Lennon, Ramirez, Reardon, Fejt, Santoy, Avila, Ruiz, and Garcia answered present.
2. Mayor Lovero recognized Finance Director Rasheed Jones who introduced Mr. John Wysocki of GW & Associates, PC. Mr. Wysocki presented the City of Berwyn Single Audit for year ending December 31, 2016 and the City of Berwyn Comprehensive Annual Financial Report for Fiscal Year Ended December 31, 2016.
3. On a motion by Avila, seconded by Lennon, the Committee of the Whole adjourned to go into closed session. The motion passed on a unanimous voice vote and the council withdrew to the closed session at 6:17 p.m.
4. At 6:35 Santoy made the motion, seconded by Lennon to resume the open session of the Committee of the Whole. Therein, the Clerk called the roll which was answered by Lennon, Ramirez, Reardon, Fejt, Santoy, Avila, Ruiz, and Garcia.
5. The Mayor recognized BDC Director Anthony Griffin and Jacob Seid of the Chicago Metropolitan Agency for Planning for the purpose of discussing proposed changes to the Zoning Code and results of the August 17, 2017 public meeting regarding same. Discussion ensued.
6. Reardon made the motion, seconded by Avila, to adjourn the Committee of the Whole at 7:35 p.m. The motion carried by a unanimous voice vote.

Respectfully submitted,

  
Margaret Paul, City Clerk

E-1  
**September 8, 2017**

**Robert J. Lovero, Mayor**  
**Members of the Berwyn City Council**  
**Berwyn City Hall**  
**6700 W. 26<sup>th</sup> Street**  
**Berwyn, IL 60402**

**Re: BDC Contract for Services**

Dear Mayor and Council:

In the spirit of the continuing cooperation of the BDC and the City, I submit the accompanying Berwyn Development Corporation Agreement to you and the City Council for consideration. The Agreement is modeled off the existing agreement that expires on January 1, 2018. The Agreement term is a four-year period beginning on January 1, 2018 and expiring on December 31, 2021.

During the current contract term (2014-2017), we have hosted over 70 ribbon cuttings for new businesses in Berwyn. Data is still coming in for 2017 but for the first three years of the contract, the sales volume from retail sales in Berwyn has increased by over 37% and the commercial districts have seen over \$30M in private investment through over 800 permits. We have also facilitated the process for updating the comprehensive plan and the City's Zoning Ordinance along with timely and accurate State required reporting on the City's Tax Increment Finance districts. During the previous contract term (2010-2013), we hosted 68 ribbon cuttings for new businesses in Berwyn. The sales volume from retail sales in Berwyn grew by 14% during this period. The City saw over \$25M in private investment through over 940 permits in the commercial districts. We also facilitated the Roosevelt Road streetscape project, construction of the landscaped center median on Cermak Road, termination of the Cermak TIF District, creation of the Harlem TIF District along with timely and accurate State required reporting on the City's Tax Increment Finance districts.

Under the terms of the Agreement, the BDC will continue to administer the City's TIF district programs and projects, Commercial Loan Program, Marketing Program, and any additional projects as assigned by the City Council along with providing services of special events and business retention services. Other services will continue to be provided in an on-going and as requested basis by the Mayor and City Council like the Comprehensive Plan, Transit Oriented Design Plan, Roosevelt Road Revitalization Plan, and Zoning Ordinance.

The Village of Oak Park uses a similar system for business attraction and funds the OPDC through a four year contract at an annual rate of \$721,500 for business



attraction services but then also spends another \$515,500 on their planning department in the municipal budget for TIF administration, zoning, and comprehensive planning.

The BDC appreciates the support of the City and we look forward to many years of continued cooperation to ensure the economic vitality of our City.

Respectfully submitted for your consideration,

  
Anthony W. Griffin

3322 S. Oak Park Avenue  
Second Floor  
Berwyn, IL 60402  
708.788.8100  
fax: 708.788.0966  
www.berwyn.net

**Contract for Tax Incremental District Administration, Economic Development and Urban Planning Services, Marketing and Tourism Program Management**

This agreement is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between the City of Berwyn, an Illinois Home Rule Corporation (City) and the Berwyn Development Corporation (BDC)

**Whereas**, the City is a Home Rule Municipality, Article 7 Section 6, of the Illinois Constitution of 1270; and

**Whereas**, the Legislature has expressly authorized the exercise of the powers herein; Pursuant to the Illinois Municipal Code (65 ILCS 5/11-11.2-2), which provides the corporate, authorities may make contract for Planning, Zoning and Urban rehabilitation; and

**Now, therefore**, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

The City grants to the BDC the right, privilege and license for the administration of the City's TIF district programs and projects, Marketing Program and additional projects as assigned by the City Council during the term of and in accordance with the provisions contained in this Agreement, commencing on January 1, 2018 until and through December 31, 2022.

The BDC shall annually submit a budget to the City administration for review no later than October 31. The City will fund the amounts agreed to in the budget not to exceed \$729,500 for TIF administration, business attraction services, City marketing, special events, and business retention services and no more than \$86,000 for commercial loan administration in the following manner:

- One half of the TIF funded amounts will be paid to the BDC no later than March 31 of the current year
- The Second half of the TIF funded amounts will be paid to the BDC no later than September 30 of the current year.
- The General Fund portion of the BDC's budget, to administer to the Commercial Loan Program, will be paid within 30 days of the receipt of the BDC's audited financial statements.

The Mayor shall appoint a city liaison to the BDC board on an annual basis or provide this authority to the current BDC President. In the event that there is a vacancy for the executive director role then the City liaison that sits on the Board of Directors shall sit on a three BDC



Board member search committee who will be charged with making a recommendation to the BDC Board of Directors.

In addition, the BDC will provide audited financial statements to the City. The BDC shall attempt to have these financial statements issued by May 31, annually. If they are unable to complete the audit by May 31, the City may request that the BDC change the contract with the auditing firm to ensure compliance with that date or use a different auditing firm.

The City and Berwyn Development Corporation will work on the creation of reasonable benchmarks that center on the BDC's mission of ensuring the economic vitality of Berwyn. If benchmarks are not achieved then the City has the right to submit a corrective action plan with supporting timeline to the BDC Board of Directors. If the agreed upon corrective action plan is not achieved by the respective timeline then the City may terminate the contract by providing six months' notice.

CITY OF BERWYN, ILLINOIS

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
City Clerk

BERWYN DEVELOPMENT CORPORATION

\_\_\_\_\_  
President

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Executive Director




F-1

A Century of Progress with Pride

PROCLAMATION

- Whereas; Greg DiMenna has been employed by the City of Berwyn since April of 1982, working under former Mayors Joseph Lanzillotti, Thomas Shaughnessy, Michael A. O'Connor, and present Mayor Robert J. Lovero and,
- Whereas; Greg began his service to Berwyn as an Emergency Medical Technician, was hired as a sworn member of the Fire Department in June of 1984, was promoted to the rank of Lieutenant in January of 2001, serving as the Department Training officer for 1 ½ years and as a company officer for 7 ½, was promoted to his current rank of Deputy Chief, or as a long ago passed away co-worker used to say "Banana got his white shirt", in February of 2010, and,
- Whereas; Greg, along with his siblings Jackie, Mark, and Paul, were raised in Berwyn by their late parents, 8<sup>th</sup> Ward Alderman, Anthony "Moe" and long-time City Hall Employee, Lorie DiMenna and,
- Whereas; Greg attended St. Mary of Celie grammar school where he developed a fondness for science, focusing on Herpatology (the study of reptiles), and continued his education at Morton West High School, where he learned there was no money in Herpatology, and
- Whereas; Greg DiMenna's life journey led him to the love of his life, Sue, his wife of 33 years (not money... which may be a close second), and
- Whereas; Together Greg and Sue raised a terrific family, their eldest Greg Jr. (a.k.a. Sonny), followed shortly thereafter by two beautiful daughters Marisa & Gianna, and his four legged sons Augie and Baxter, and
- Whereas; The City of Berwyn would like to extend its best wishes to a devoted, employee for a retirement filled with joy, the love of his family and friends, and the good health to pursue whatever plans with his family he may have in the future, and
- Therefore; I, Mayor Robert Lovero and the Aldermen of the City of Berwyn would like to extend its appreciation and thank Greg for his 35 1/2 years of service and do hereby proclaim September 12, 2017 as Greg DiMenna Day in the City of Berwyn.

Dated this twelfth day of September, 2017

  
Robert J. Lovero, Mayor

  
Margaret Paul, City Clerk



The City of Berwyn

F-2



Robert J. Lovero  
Mayor

A Century of Progress with Pride

September 12, 2017

Members of City Council

**Re: Appointment of Frank Cimaglia to the position of Division Commander**

Council Members:

Since the voluntary reassignment of Division Commander Joseph Santangelo to Traffic Fleet Supervisor, there exists a vacancy in the Police Administration position of Division Commander.

I am requesting the advice and consent of Council of my appointment of Unit Commander Frank Cimaglia to the position of Division Commander effective this 12<sup>th</sup> day of September, 2017.

Thank you for your anticipated cooperation and consent.

Respectfully,

Robert J. Lovero  
Mayor

The City of Berwyn

F-3



Robert J. Lovero  
Mayor

**A Century of Progress with Pride**

Date: September 12, 2017

To Members of City Council

Re: **Resignation from the Berwyn Department of Homeland Security and Emergency Management**

Please join me in thanking Mr. John Novacek for his loyal service to the City of Berwyn.

After 40 years of "On-call" service to the agency, I have received John Novacek's notification of resignation as Director of the Berwyn Department of Homeland Security and Emergency Management (see attached). I request your concurrence in the temporary appointment of Anthony Laureto as interim executive manager to supervise the period of transition within the Berwyn Department of Homeland Security and Emergency Management.

Sincerely,

Robert J. Lovero  
Mayor

Mayor Lovero,

08-29-2017

As I remain a loyal servant of the City of Berwyn, you have indicated an interest in moving in another direction with the Berwyn Department of Homeland Security and Emergency Management. I hope we together have made a difference in trying to bring people together. Retirement as a volunteer doesn't diminish a want or desire to be of service. I have been "on-call" with the agency since the 1977. I respectfully offer my resignation as Director effective upon your acceptance.

Respectfully,

A handwritten signature in black ink, appearing to read "John L. Novacek", with a large, stylized flourish at the end.

John L. Novacek

FA



A Century of Progress with Pride

Date: September 12, 2017

To: Berwyn City Council

Ref: **APPROVE ATTACHED RESOLUTION ASKING ON GOVERNOR RAUNER AND THE ILLINOIS GENERAL ASSEMBLY TO ESTABLISH AN ILLINOIS DREAMER BILL OF RIGHTS**

I am introducing the attached Resolution to call on Illinois Governor Bruce Rauner and the Illinois General Assembly to establish an Illinois Dreamers Bill of Rights. The bill would enshrine protections for Deferred Action for Childhood Arrivals (DACA) - also known as Dreamers - guaranteeing them access to state financial aid and scholarships, professional licenses and certifications for jobs and additional protections against deportation.

President Trump's decision to end DACA is not only harmful to these young people; it strikes a blow against our core American values. Illinois and the City of Berwyn are comprised of immigrants including Dreamers. We do not want to participate in national policies and laws that tear families apart or deport children who have placed their faith in the promise of America. Not only will Berwyn continue to welcome dreamers, we are asking the State to create legislation that protects our immigrants and to remain a welcoming place for the more than 40,000 DACA youth that live, work, and study in Illinois.

This attached resolution, presented at the Berwyn City Council, calls on the Governor to enact the following to protect Dreamers:

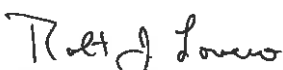
**Ensure that Dreamers can remain in their jobs:** In Illinois, Dreamers can become bar-certified attorneys but lack access to licenses and certifications in other fields such as health care, education, social work, and real estate. Governor Rauner and the Illinois General Assembly should change the law to allow Dreamers to enter additional professions and remain in those professions even after DACA expires.

**Allow more Dreamers to go to college:** Today, the State of Illinois does not allow Dreamers to access financial aid or scholarships to attend college at a more affordable price. Governor Rauner must fight to pass the Student Access Bill (SB2196), which would open up state aid programs to nearly 2,000 Dreamers. In addition, the State should also review and strengthen tax incentives for individuals to donate to scholarship funds that support Dreamers.

This resolution is the latest in a series of actions the Lovero Administration has taken to remind all residents that they are welcome in the City of Berwyn.

**ACTION REQUESTED: Approve the attached Resolution calling on Governor Rauner and the Illinois General Assembly to establish an Illinois Dreamer Bill of Rights.**

Respectfully,

  
Robert J. Lovero  
Mayor

**CITY OF BERWYN, ILLINOIS  
RESOLUTION OF THE BERWYN CITY COUNCIL  
REQUESTING GOVERNOR RAUNER AND THE ILLINOIS GENERAL ASSEMBLY  
TO EATABLISH A DREAMER BILL OF RIGHTS**

WHEREAS, the City Council (the "Council") of the City of Berwyn, Illinois (the "City") wishes to adopt the recommendation of the Mayor and Council to establish an Illinois Dreamer Bill of Rights; and

WHEREAS, in counterpoint to the destructive efforts of the Trump administration, Mayor Lovero is calling upon Governor Rauner and state leadership to establish an Illinois Dreamers Bill of Rights which will ensure that the State of Illinois is doing all that it can to remain a welcoming place for the more than 40,000 Dreamers that live, work, and study in our state; and

WHEREAS, we urge Governor Rauner to pass the Student Access Bill (SB2196), which would open up state aid programs to nearly 2,000 Dreamers; and

WHEREAS, in Illinois, Dreamers can become bar-certified attorneys but lack access to licenses and certifications in other fields such as health care, education, social work, and real estate. Governor Rauner and the Illinois General Assembly should change the law to allow Dreamers to enter additional professions and remain in those professions even after their DACA permits expire; and

WHEREAS, Governor Rauner recently signed into law the Illinois Trust Act, which prohibits local governments from detaining undocumented residents on behalf of ICE. We urge Governor Rauner and the General Assembly to further strengthen the Trust Act to prohibit any cooperation or communication with ICE when it involves Dreamers and disallow any local governments from exempting themselves from these new Dreamer protections;

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby approves this Resolution calling on Governor Rauner and the Illinois General Assembly to further strengthen the Trust Act to prohibit any cooperation or communication with ICE when it comes to Dreamers and disallow any local governments from exempting themselves from these new Dreamer protections.

I, \_\_\_\_\_, Clerk of the City Council of the City of Berwyn, Illinois, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council at a regular meeting of that City Council duly called, assembled and conducted, at which a quorum was present and acted as reported below, on the \_\_\_\_ day of \_\_\_\_\_, 2017, and such Resolution remains in full force and effect:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent/Abstentions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk

City Council of the City of Berwyn, Illinois

Date: \_\_\_\_\_, 2017



The City of Berwyn

G-1



Margaret Paul  
City Clerk

September 5, 2017

To: Mayor and Berwyn City Council Members

From: Margaret Paul, City Clerk

Re: Updating and Codification of Ordinances

Ladies and Gentlemen:

Attached is an ordinance approving the "Editing and Inclusion of Certain Ordinances as Parts of the Various Component Codes of the Codified Ordinances; and Repealing Ordinances and Resolutions in Conflict Therewith," to include Ordinances 17-17, 17-22, 17-23, 17-24 and 17-25.

I respectfully request your concurrence on adopting the attached ordinance.

Sincerely,

Margaret Paul  
City Clerk

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; AND REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.

WHEREAS, American Legal Publishing Corporation completed its most recent updating of the Codified Ordinances of the City; and

WHEREAS, various ordinances of a general and permanent nature that have been passed by Council since the date of the last updating of the Codified Ordinances (April 30, 2017) have been included in the Codified Ordinances of the City;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERWYN, ILLINOIS:

**SECTION 1.** The editing, arrangement and numbering or renumbering of the following ordinances are hereby approved as parts of the various component codes of the Codified Ordinances of the City, so as to conform to the classification and numbering system of the Codified Ordinances:

<u>Ord. No.</u>	<u>Date</u>	<u>C.O. Section</u>
17-17	5-23-2017	1060.05
17-22	6-14-2017	208.01-208.07
17-23	6-13-2017	484.02
17-24	6-13-2017	484.08A
17-25	6-27-2017	Adopting Ordinance

**SECTION 2.** Pursuant to State law, three copies of the 2017 S-28 Supplement Pages for the Codified Ordinances have been filed for a period of thirty days prior to the adoption of this ordinance.

**SECTION 3.** This ordinance shall be in full force and effect upon its adoption, approval, recording and publication as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_

BY: \_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_, City Clerk

Published this \_\_\_\_\_ day of \_\_\_\_\_, 2017, in the City, Berwyn, Illinois.

\_\_\_\_\_, City Clerk

The City of Berwyn

G-2



Margaret Paul  
City Clerk

**A Century of Progress with Pride**

6700 West 26<sup>th</sup> Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675  
www.berwyn-il.gov

Mayor Robert J. Lovero, and  
Members of the Berwyn City Council

August 25, 2017

Re: Please Consider as Informational:

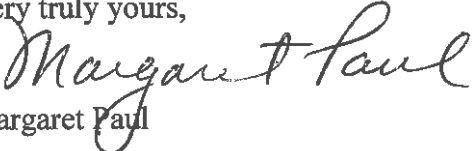
CMAP Memo: Responses to Comments Received at Public Hearing: Update to City of Berwyn Zoning and Sign Ordinances August 17, 2017, and

Minutes of the Public Hearing of August 17, 2017 Regarding the Adoption of an Omnibus Text Amendment to the Zoning Code of the City of Berwyn and Omnibus Text Amendment to Chapter 1476 of the Codified Ordinances of the City of Berwyn.

Ladies and Gentlemen:

The two attached documents referenced above provide information on comments made by the public attending the August 17, 2017 Public Hearing. Please consider this communication as informational.

Very truly yours,

  
Margaret Paul

# MEMO: Responses to Comments Received at Public Hearing: Update to City of Berwyn Zoning and Sign Ordinances August 17, 2017

To: Mayor Robert Lovero, City Council, City Staff, Berwyn Development Corporation Staff

From: CMAP, City of Berwyn Zoning Ordinance Update Project Team

Date: August 21, 2017

## Purpose

This memo summarizes comments received at the August 17, 2017 public hearing regarding the proposed draft of the City of Berwyn Zoning and Sign Ordinances. The text below provides a summary of each comment received at the public hearing in the order they were provided at the hearing. For each comments, CMAP has provided a response where applicable.

## Comments and Responses

### 3.1 Resident at 1933 Maple

- **Comment:** Was concerned about requiring a setback for octagon bungalows. Would like clarification on difference between an addition and a dormer as used in the Code.
- **Response:** § 1254.02 (Definitions) of the proposed Ordinance defines "Addition" as "construction that increases the size of a building or structure in terms of height, length, width, floor area, or impervious coverage." The term "Dormer" is not defined, however "any words not defined in this Chapter shall be interpreted as defined in normal dictionary usage" (§ 1240.05.F (Undefined Terms)), therefore, any additions to this bungalow would require the setback regardless of what type of bungalow.

### 3.2 Resident at 2720 Clinton

- **Comment:** Did not see any reason to change the existing Code. Expressed concerns over illegal dwelling units and increased residential population, which may overwhelm on-street parking, schools, and sanitary services.
- **Response:** The goal of the Ordinance is to implement the goals of the Comprehensive Plan, which sets out the City's vision for investment and redevelopment over a 10 to 20 year planning horizon.

### 3.3 Resident at 2525 Ridgeland

- **Comment:** Requested clarification of matrix on page 46 of the draft Ordinance for the R-1 District. Did not understand distinction for building height between bungalows and single-family homes.
- **Response:** Table 1246.10-A. R-1 District Requirements is correct as written. Buildings other than bungalows may have a maximum building height of 30 ft. Bungalows without additions may have a maximum building height of 20 ft. Bungalows with additions may have a building height of 30 ft.

### 3.4 Resident at 1322 Maple

- **Comment:** Concerned about bright lights from businesses shining into the windows of adjacent homes in residential districts. Cited examples such as Culver's (6943 Roosevelt Rd) and Extra Space Storage (1301 Harlem Ave). Noted that the Ordinance talks about fully-shielded lighting, but that these standards are not enforced.
- **Response:** § 1250.08.C.4 (Fixtures) states "all new and replacement outdoor lighting shall employ full cut-off or fully shielded fixtures." Existing light fixtures would be exempt from this requirement however, the Environmental Performance Standards of the proposed Ordinance (§ 1244.06) could be used to abate this nuisance with § 1244.06.D (Glare and Heat), "light sources shall be shielded so as not to cause a nuisance across lot lines."

### 3.5 Resident at 3707 Wenonah

- **Comment:** Concerned about the scale of new residential construction in contrast to the established homes in the neighborhood. New residential construction seems too tall, the yards seem too narrow, and the character of the home seem out of character.
- **Response:** The bulk and setback standards for the R-1 and R-2 Districts are based on the character of established homes in the neighborhood as shown in § 1246.10 (R-1 Single-Family Residence District Requirements) and § 1246.11 (R-2 Bungalow District Requirements). During the assessment phase of this project, CMAP did extensive research to determine appropriate requirements for setbacks, building height, and impervious coverage based on the City's existing character.

### 3.6 Resident at 6945 Riverside

- **Comment:** Moved from south Berwyn to Riverside Drive and is concerned about the effects that changes to bungalows would have on residents' investments in their homes.
- **Response:** The objective of the bungalow addition standards for the R-2 District (§ 1246.11 (R-2 Bungalow District Requirements)) have been incorporated to allow investments in these historic buildings while maintaining the character of their height, roof pitch, and building materials.

### 3.7 Resident at 3500 Euclid

- **Comment:** Zoning map is incorrect. Oak Park Avenue from 16<sup>th</sup> Street to 18<sup>th</sup> Street should be part of the R-3 District on both sides of the street.
- **Response:** This change can be made to the zoning map.

### 3.8 Resident at 1532 Harvey

- **Comment:** Two comments: 1) Concerned that City Council would be voting on the Ordinance without having enough time to respond to public comment at this hearing. 2) Did not like the idea of allowing brick homes to have additions that are not also made of brick.
- **Response:** 1) The item is not on the City Council agenda for a vote on the Ordinance on August 22, 2017. This item will be discussed at the open committee of the whole meeting on August 22, 2017 to review the comments from the public hearing. 2) With modern building practices, brick construction is often too expensive and labor intensive to be standard practice for modern residential construction.

### 3.9 Resident at 1932 Maple

- **Comment:** Three comments: 1) Parking is an issue in the community because people use their garages for storage. 2) Property owners should have the right to invest and change their bungalow based on their personal preferences and what suits their family. 3) Zoning enforcement is too lax, and when the Ordinance is enforced, conscientious property owners are targeted, rather than absentee landlords.
- **Response:** 1) The Comprehensive Plan and the Zoning Ordinance recognize that parking issues are a major issue in the City. Off-street parking issues are carefully addressed in Chapter 1248 (Off-Street Parking and Loading). 2) No response necessary. 3) Following adoption of the proposed Zoning Ordinance, consistent enforcement should be a major focus for City staff.

### 3.10 Resident at 2507 Harvey

- **Comment:** Concerned about proposed Ordinance allowing certain types of trees on the parkway where the canopy is so low that pedestrians cannot pass underneath.
- **Response:** The City's list of preferred tree species for street trees is outside the scope of the proposed Ordinance. The City can update this list based on the recommendations of an arborist.

### 3.11 Resident at 2405 Euclid

- **Comment:** Two comments: 1) Spoke in favor of allowing homeowners to expand their homes over time as the needs of their families change. 2) Highlighted the availability of city and state funds to help owners of historic homes to maintain the character of their homes.
- **Response:** 1) No response necessary. 2) The availability of these funds, such as historic preservation tax incentives, are outside the scope of this project.

### 3.12 Resident at 3002 Wisconsin

- **Comment:** Three comments: 1) Thanked CMAP for their work on this project. 2) Felt that the definition of "Bungalow" was too vague and that it would require too much interpretation by the Zoning Administrator. 3) Did not understand the utility of the difference between the second story setback of 6 ft versus 15 ft.
- **Response:** 1) No response necessary. 2) The definition of "Bungalow" was based on the standards provided by the nonprofit Chicago Bungalow Association. Residents and applicants for additions to bungalows may file a Zoning Interpretation (§ 1252.03.G) to clarify and/or explain the standards of the Ordinance and to ensure that these standards are applied consistently. 3) The first draft of the Ordinance only had a setback requirement in the designated historical bungalow district. Adding a setback for bungalows outside of the designated bungalow district was a policy decision made by the City as part of their review of the draft Ordinance.

### 3.13 Resident at 1849 East

- **Comment:** Four comments: 1) Merge the R-1 and R-2 Districts so that all bungalows have a 20 ft setback. 2) The Ordinance should address historic homes that are not bungalows. 3) The definition of dormer should include front facing attic windows. 4) Do not allow brick or limestone to be painted.
- **Response:** 1) The second floor setback standards were a policy decision made by the City as part of their review of the draft Ordinance. 2) The Comprehensive Plan addresses the historic character of the residential architecture of the City of Berwyn. It addresses historic bungalows specifically, but not other types of historic architecture, such as Tudors, Four-Squares, and Queen Anne's. Preservation of these homes would be applicable to the City's historic

preservation standards, but is outside the scope of the Zoning Ordinance update. Creating blanket historic preservation standards for wide swaths of the City would have an enormous effect on the property rights of many property owners in the community. Such an endeavor would require significant public outreach to understand the wants and needs of Berwyn residents. 3) This is a policy decision that should be decided by the City. 4) Brick shall not be painted according to the standards of § 1246.11 (R-2 Bungalow District Requirements). The Ordinance does not address limestone, but this could be added to the Ordinance with guidance from the City.

#### **3.14 Resident at 3014 S Wisconsin**

- **Comment:** Expressed the importance of additions to homes throughout the City, including historic bungalows, to allow families like his to grow as the need arises.
- **Response:** No response necessary.

#### **3.15 Resident at 2408 Ridgeland**

- **Comment:** Concerned about City allowing incongruous building styles that do not fit the established character of existing neighborhoods.
- **Response:** The bulk and yard setbacks of the proposed Ordinance address additions to historic bungalows, but do not provide design guidelines for new residential construction.

#### **3.16 Resident at 3608 Wenonah**

- **Comment:** Spoke as a contractor that has worked on historic bungalows in the community and reminded attendees that there are many ways to renovate these types of buildings while maintaining their historic character.
- **Response:** No response necessary.

#### **3.17 Resident at 2405 Euclid**

- **Comment:** The City should provide tax incentives for historic buildings.
- **Response:** The availability of these funds, such as historic preservation tax incentives, are outside the scope of this project.

#### **3.18 Resident at 6945 Riverside**

- **Comment:** Resident recently completed paperwork to receive tax relief for her historic home.
- **Response:** No response necessary.

#### **3.19 Resident at 3477 Clinton**

- **Comment:** Requested more information about how the City chose to put some bungalows in the proposed R-2 District and others in the proposed R-1 District.
- **Response:** The boundaries of the proposed R-2 District were based on the Central Berwyn Bungalow Historic District was listed on the National Register of Historic Places by the National Park Service in 2015. The proposed R-2 District also includes contiguous whole blocks and half blocks where a majority of the homes are historic bungalows.

#### **3.20 Resident**

**Comment:** Concerned where outdoor dining is allowed, particularly in the Depot District. Often there is minimal space to walk on the sidewalk.

**Response:** This comment is outside the scope of this Ordinance.

### 3.21 Representatives of Illinois Realtors (via email)

- **Comment:** Three comments: 1) Overly restrictive setbacks will make renovations and additions to homes nearly impossible. 2) The Ordinance's provisions regarding stormwater management lack flexibility. The City should focus more on a comparison of pre-development and post-development conditions. 3) We recommend adding a 10 to 12 day period for the determination of completeness.
- **Response:** 1) The second floor setback standards were a policy decision made by the City as part of their review of the draft Ordinance. 2) Localized flooding is a major issue in Berwyn. These standards were carefully crafted in collaboration with the City Engineer. 3) A timeline for this determination can be provided per City guidance.

### 3.22 Alderman Robert Fejt

- **Comment:** Five comments: 1) Would like to include a minimum size for posted notice. 2) Would like City to provide mailed notice, rather than the applicant. 3) Would like to clarify the role of the Zoning Board of Appeals. 4) Feels that the Zoning Administrator has too much authority. 5) Concerned that larger homes would have significant parking impacts.
- **Response:** 1) The City can certainly have a minimum requirement for the size of signs used for posted notice, but since this will be the responsibility of the City, it can be included as an in-house practice, rather than codified in the Ordinance. 2) According to our understanding of the requirements for notice in the existing Ordinance, the responsibility is currently the applicant's. We could change this provision with the guidance of the City. 3) A policy decision was made at the outset of this project to replace the Zoning Board of Appeals with the Zoning, Planning, and Development Commission. The duties of this body are outlined in § 1252.01.C (Zoning, Planning, and Development Commission). 4) The authority of the Zoning Administrator is virtually the same in the proposed Ordinance as it is in the existing Ordinance. Please provide additional information about your reservations on his/her authority. Please note, that for the purposes of this Zoning Code, the term Zoning Administrator shall be inclusive of his or her designees, such as the City Engineer, or other members of City staff (§ 1252.01.D (Zoning Administrator)). 5) The proposed off-street parking requirements for single-family dwellings include a minimum parking requirement of one space. The proposed Ordinance does not include a cap on the total number of parking spaces for the use.

### 3.23 Alderman Edgar Garcia

- **Comment:** Concerned about the brightness of LED window signs.
- **Response:** The maximum size of a window sign in the proposed Ordinance is 20 percent of the total ground floor window area on each building façade in § 1476.05.B.10 (Window Signs). Light level for LED signs is regulated in the proposed Ordinance in § 1476.03.D (Illumination).

### 3.25 Alderman Jose Ramirez

- **Comment:** Three comments: 1) Thanked CMAP for their work on this project. 2) Does not understand why the 2900 block of Maple Street is not within the R-2 District boundary. 3) Does not understand the need for both R-1 and R-2 Districts when many residents care so deeply about maintaining the integrity of historic bungalows regardless of where they are located in the City.



- **Response:** 1) No response necessary. 2) The zoning map can be amended to reflect this change if necessary. 3) The second floor setback standards were a policy decision made by the City as part of their review of the draft Ordinance.

*Informational  
& C-MAF memo  
for 9/17 meeting*

MINUTES  
PUBLIC HEARING  
August 17, 2017

PUBLIC HEARING

**Adoption of an Omnibus Text Amendment to the Zoning Code of the City of Berwyn and Omnibus Text Amendment to Chapter 1476 of the Codified Ordinances of the City of Berwyn**

1. The Public Hearing for consideration of omnibus text amendments to the City of Berwyn Zoning Code and Ch. 1476 regarding signage was called to order at 7:02 p.m. by City Clerk Margaret Paul. City Officials and Department Heads in attendance: Aldermen Lennon, Ramirez, Fejt, Avila, and Garcia. Ms. Tiffany Nelson-Jaworski of the Del Galdo Law Group and Mr. Anthony Griffin of the Berwyn Development Corporation were also in attendance. Approximately 100 members of the public were present. Forty-four members of the public signed in. A copy of the sign-in sheet was included with the record. Clerk Paul read the legal notice into record and provided certification of publication.
2. The Clerk recognized Alderman Avila who emphasized that today's meeting was the third presentation made available to the public on the matter. The Clerk then recognized Mr. Jacob Seld of the Chicago Metropolitan Agency for Planning who gave a presentation on aspects of the changes to the Zoning Code and Signage Code under City Council Consideration.
3. The Clerk opened up the floor for public comment. Attorney Nelson-Jaworski advised the attendees that the public could voice their concerns and comments regarding the topics but that there would be no question or answer period during the meeting.

Public Comment:

- 3.1 Resident at 1933 Maple: Would like clarification on difference between an addition and a dormer as used in the code.
- 3.2 Resident at 2720 Clinton: Spoke against any change to the zoning code as it is adequate.
- 3.3 Resident at 2525 Ridgeland: Pointed out error in the Matrix for Single Family Residence on page 46 and spoke in favor of more set back requirements for bungalows listed on page 48.
- 3.4 Resident 1322 Maple: Asked what is being done regarding brightness of signage used in commercial districts abutting residential districts: too intrusive.

MINUTES  
PUBLIC HEARING  
August 17, 2017

3.5 Resident at 3707 S. Wenonah: Raised concerns about the building going up next to her home and asked that pictures be made a part of record. (The pictures depict a multi-family home being built next to her single-family home.) She is concerned about code enforcement.

3.6 Resident at 6945 Riverside Drive: Would like builders/owners prohibited from building home that destroys character of block.

3.7 Resident at 3500 S. Euclid: Concerned about error in zoning map specifically the 1600 through 1800 blocks of Oak Park as they are depicted as single-family homes when entire section is comprised of multi-family homes.

3.8 Resident at 1532 Harvey: Concerned that "this is a done deal" and is upset that solid brick homes may be allowed to incorporate other materials and brick homes are no longer being built in city.

3.9 Resident at 1932 Maple: Concerned about lack of parking. He wants to be able to do whatever he wants to his home. He says zoning enforcement is the problem.

3.10 Resident at 2507 Harvey: Concerned about city allowing certain landscape on parkways particularly trees where canopy is so low people cannot pass underneath.

3.11 Resident at 2405 Euclid: Spoke in favor of allowing homeowners to expand home as family needs and raised the issue that city or state could help finance repair of historic homes.

3.12 Resident at 3002 Wisconsin: Voiced general favor with document. Concerned that the definition of "Bungalow" as used in the code is too vague and code leaves too much to the Zoning Administrator's discretion.

3.13 Resident at 1849 East: Would like to see the R-2 be implemented city-wide. Would like to see protections given to bungalows given to other homes. Concerned about the definition of dormer as used in the code. Resident had prepared remarks and asked that they be made a part of the record.

3.14 Resident at 3014 S. Wisconsin: He is a bungalow owner and as his family grew, he made additions to his home to make family comfortable and not have to move out of the city.

3.15 Resident at 2408 Ridgeland: Concerned about city allowing incongruous "tacky looking" building styles to be allowed on block.

3.16 Resident at 3608 Wenonah: Stated that she is a rehabber and homes can be built with proper setbacks in a way that is 'sympathetic' to the neighborhood and neighboring housing styles.

MINUTES  
PUBLIC HEARING

August 17, 2017

3.17 Resident at 2405 Euclid: City should have tax incentives for historic homes.

3.18 Resident at 6945 Riverside Drive: City should have tax relief for historic/significant homes.

3.19 Resident at 3744 Clinton: Concerned about the difference between R-1 homes and R-2 homes and wanted to know how adjustments to the new code could be made.

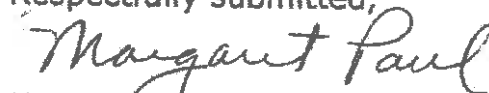
Alderman Robert Fejt: Voiced concern about the notice requirement in the new zoning code; applicant shouldn't be the one responsible for giving notice. Asked what is happening to the Zoning Board of Appeals. Its role is not clear in the new code. Concerned that too much authority is being given to the Building Director. Voiced concern about parking when we allow home to be built to accommodate more people.

Alderman Edgar Garcia: Voiced concern about LED signage brightness being allowed to be too bright.

Alderman Jose Ramirez: Voiced concern that once we lose a bungalow it is gone forever; no one will reconvert home with a "pop top". He concerned about the 2900 block of Maple not being protected as it falls outside scope. Questioned why an R-1 and R-2 is needed when everyone cares for bungalow style homes.

4. There being no further comments or discussions, the Public Hearing was adjourned at the hour of 8:10 p.m.

Respectfully submitted,



Margaret Paul  
City Clerk

H-1

Mayor  
**Robert J. Lovero**



City Clerk  
**Margaret M. Paul**

**A CENTURY OF PROGRESS WITH PRIDE**

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**Zoning Board of Appeals**

Joel Chrastka  
Douglas Walega  
Richard F. Bruen, Jr.  
Lance C. Malina  
Don Miller  
Rosina LaPietra  
Cathy Norden

September 7, 2017

**Re: Request for a Variation to Allow the Construction of a Two-Family Duplex at Property Located in the A-1 Single-Family Residential Zoning District at 1215 S. Cuyler Avenue**

Mayor Lovero and Members of the City Council:

Attached for your consideration are Findings of Fact from the Zoning Board of Appeals relative to a request for a Variation to allow the construction of a two-family duplex at 1215 S. Cuyler, located in the A-1 Single-Family Zoning District. A two-family building is not a permitted or conditional use under the City of Berwyn Zoning Code in the A-1 Single-Family Residential Zoning District, and a variation from the use requirements in Sections 1248.01 and 1248.02 of the Code is therefore required in order to build the requested two-family residential duplex. The Petition was filed by Petitioner Reina Salto/Gapal Investment. Attached to the Findings of Fact are Exhibits from the Public Hearing.

**The recommendation of the ZBA in this matter was to APPROVE the request for a Variation on a vote of 5-0.**

Respectfully,

A handwritten signature in black ink that reads "Lance C. Malina". The signature is written in a cursive style and is underlined with a horizontal line.

Lance C. Malina  
Executive Secretary,  
Berwyn Zoning Board of Appeals

CITY OF BERWYN

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A VARIATION TO ALLOW THE CONSTRUCTION OF A TWO-FAMILY DUPLEX AT PROPERTY LOCATED IN THE A-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT AT 1215 S. CUYLER AVENUE, BERWYN, ILLINOIS – REINA SALTO/GAPAL INVESTMENT**

**WHEREAS**, an application (the “Application”) from Petitioner Reina Salto/Gapal Investment (“Petitioner”) requesting a Variation to allow the construction of a two-family duplex at the Property located in the A-1 Single-Family Residential Zoning District, at 1215 S. Cuyler Avenue, Berwyn, Illinois (the “Subject Property”), was filed with the City of Berwyn; and

**WHEREAS**, the Petitioner seeks to demolish the existing single-family home and detached garage located on the Subject Property and to construct a new duplex in their place. A two-family building is not a permitted or conditional use under the City of Berwyn Zoning Code in the A-1 Single-Family Residence Zoning District, and a variation from the use requirements in Sections 1248.01 and 1248.02 of the Berwyn Zoning Code is therefore required in order to build the requested two-family residential duplex; and

**WHEREAS**, the Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, the Application has been referred to the Zoning Board of Appeals of the City (“Board of Appeals”) and has been processed in accordance with the Zoning Code, as amended; and

**WHEREAS**, on August 16, 2017, the Board of Appeals held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the Board of Appeals recommended approval of the Variation requested in the Application by a vote of five (5) in favor and none (0) opposed, subject to the condition that there be only a single garage structure serving both units in the duplex, all as set forth in the Findings and Recommendation of the Board of Appeals in this matter (“Findings and Recommendation”), a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the City Council of the City has duly considered the Findings and Recommendation of the Board of Appeals, and all of the materials, facts and circumstances affecting the Application, and, finds that the Application, with the condition specified, satisfies the standards set forth in Section 1244.07 of the Zoning Code relating to variations.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Berwyn, Cook County and State of Illinois, as follows:

**Section 1: Incorporation.** The foregoing recitals are incorporated into this Section 1 by reference as findings of the City Council.

**Section 2: Approval of Variation to Allow Construction of a Duplex Use.** The City Council, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approve and adopt the findings of fact and recommendation of the Zoning Board of Appeals, a copy of which is attached hereto as **Exhibit B**, and incorporate such findings and recommendation by reference as if fully set forth herein. The City Council further approves a Variation from the permitted uses in an A-1 Single-Family Residential Zoning District in order to allow a two-family duplex use at the Subject Property legally described in **Exhibit A**, subject to the condition that there be only a single garage structure serving both units of the duplex.

**Section 3: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the City shall be grounds for the immediate rescission by the City Council of the approvals made in this Ordinance.

**Section 4: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**Section 5: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Robert J. Lovero, Mayor

ATTEST:

\_\_\_\_\_  
Margaret M. Paul, City Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Margaret M. Paul, City Clerk



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

**LOTS 43 AND 44 IN BLOCK 22 IN WALLECK'S SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT THE EAST ¼ THEREOF) OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN: 16-20-101-011-0000 & 16-20-101-012-0000**

**COMMONLY KNOWN AS: 1215 S. Cuyler Avenue, Berwyn, Illinois**

**EXHIBIT B**

**FINDINGS OF FACT  
(ATTACHED)**

**FINDINGS OF FACT AND RECOMMENDATION OF THE  
CITY OF BERWYN ZONING BOARD OF APPEALS TO  
THE MAYOR AND CITY COUNCIL**

**August 16, 2017**

**APPLICATION:** For a Variation to allow construction of a Two-Family Duplex at property located in an A-1 Single-Family Residential Zoning District, at 1215 S. Cuyler Avenue, Berwyn, Illinois.

**PETITIONERS:** Reina Salto/Gapal Investment

**PROPERTY:** 1215 S. Cuyler Avenue, Berwyn, Illinois (the "Property")

**SUMMARY OF REQUEST AND RECOMMENDATION:** The City of Berwyn has received a request from Petitioner Reina Salto/Gapal Investment ("Petitioner") for a variation (the "Variation") to allow the construction of a two-family duplex at the Property, which is located in the A-1 Single-Family Residential Zoning District, at 1215 S. Cuyler Avenue. A two-family building is not a permitted or conditional use under the City of Berwyn Zoning Code in the A-1 Single-Family Residence Zoning District, and a variation from the use requirements in Sections 1248.01 and 1248.02 of the Berwyn Zoning Code is therefore required in order to build the requested two-family residential duplex.

Following a public hearing held on August 16, 2017, the Zoning Board of Appeals of the City of Berwyn ("ZBA") recommended approval of the requested Variation on a vote of 5-0.

**BACKGROUND:** The Property is comprised of two nonconforming twenty-five (25) foot wide lots for a total lot frontage of fifty (50) feet. The Petitioner would need zoning relief in order to build individual single-family homes on the two lots.

**PUBLIC HEARING:** A public hearing related to the Variation request took place at the August 16, 2017, ZBA meeting. At the public hearing, Petitioner testified that there is currently a small house on the Property. The house is non-conforming due to encroaching into the required front and side yards. The existing house needs substantial renovations. Petitioner desires to demolish the existing house and rear garage and to build a brick and frame duplex in its place. While duplexes are not a permitted or conditional use in the A-1 single-Family Residential Zoning District, there is a duplex on the property next door. The duplex on the adjacent property was built in 2004.

Because the two existing nonconforming twenty-five (25) foot wide lots comprising the Property are nonconforming, the Petitioner would need zoning relief in order to build individual single-family homes on the two lots. Building a single large home on the Property would not be in keeping with the character of the neighborhood, which is

comprised generally of modestly-sized homes and is close to Roosevelt Road. The proposed duplex use will match the duplex use on the adjacent property, which, in turn, abuts commercial property. There are other two-family units in the neighborhood.

The existing residence and garage are eyesores and would be demolished. An existing driveway access to the street would be eliminated, resulting in an additional street parking space. One of the two lots is currently a driveway for the principal structure on the other lot. The proposed duplex will straddle the two lots that comprise the Property. It will be a frame structure, with brick facing and concrete stairs. The proposed duplex will adhere to required setbacks and height limitations. The Petitioner will live in one of the duplex units. She has a son who attends DePaul. The proposed duplex will be a mirror image of the one next store. Petitioner would consider building one garage structure for the duplex, rather than two separate garages, to maximize open space.

Exhibits marked during the course of the Public Hearing included: **Group Exhibit 1**, the building elevations and full application for relief sought by Petitioner and accompanying correspondence with the City regarding the denial of a building permit and need for a variation, and **Exhibit 2**, the published legal notice for the public hearing, and the accompanying Certificate of Publication.

There being no further questions, comments or members of the public wishing to speak on the application, the Public Hearing was closed.

The Area Investigator appointed in this matter was ZBA member Douglas R. Walega. Mr. Walega discussed his investigation and provided a thorough written report summarizing his investigation.

The other members of the ZBA each then in turn expressed their views on the proposed Variation. Following a motion to approve the Variation by Member Walega, seconded by Member Miller, the ZBA recommended that the City Council approve the requested Variation by a vote of 5-0, subject to the condition that there be only a single garage structure serving both units of the duplex.

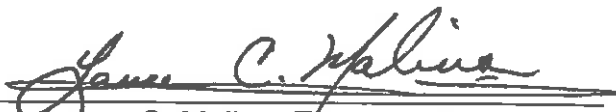
**FINDINGS:** The ZBA makes the following Findings as to the proposed Variation:

- (A) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Zoning Code were carried out. The members of the ZBA felt that this standard had been met. The existing small house is in disrepair and is nonconforming, the two existing lots comprising the Property are nonconforming, which would prevent the construction of two separate single-family homes on the lots absent additional zoning relief, and the proposed duplex use is more appropriate to the neighborhood than a single larger home on the Property would be.
- (B) The conditions upon which an application for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to

other property within the same zoning classification. Having an existing duplex on the adjacent property, the nonconforming existing lots comprising the Property, and nonconforming existing house that is an eyesore and needs to be demolished, all combine to make this a unique application.

- (C) The purpose of the variation is not based primarily upon a desire to increase financial gain. The Petitioner has chosen a cost-effective plan to remedy the existing blighted house on the Property, and to replace it with a design that is appropriate to the size of the Property and that will mirror the existing duplex next door.
- (D) The alleged difficulty or hardship is caused by the Zoning Code, and has not been created by any persons presently having an interest in the Property. The nonconforming house and nonconforming lots comprising the Property are long existing. This standard has been met.
- (E) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. It is anticipated that the demolition of the existing blighted house and construction of a new duplex will improve property values in the neighborhood. A new street parking space will be created by elimination of a driveway curb cut. The design of the proposed duplex will mirror that of the duplex next door. There are other duplexes in the area.
- (F) The granting of the variation will not alter the essential character of the neighborhood. There are other duplexes in the area, including on the adjacent property. The residential use is consistent with the neighborhood. The proposed duplex is more suited to the block and neighborhood than a single large house or two single-family houses on the Property. The duplex units will be served by a single garage structure. This standard has been met.
- (G) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public streets, increase the danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed duplex will conform to all setback and height requirements of the zoning district. The duplex will impact drainage less than two single-family homes would. Property values should increase due to the demolition of the existing blighted house and due to the new construction. The ZBA members felt that this requirement had been met.

**RECOMMENDATIONS:** Based upon the foregoing Findings, the ZBA, by a vote of 5-0, recommends to the Mayor and City Council that the request of Petitioner Reina Salto/Gapal Investment, to allow the construction of a two-family duplex at the Property located in the A-1 Single-Family Residential Zoning District, at 1215 S. Cuyler Avenue, Berwyn, Illinois, be approved, subject to the condition that there be only a single garage structure serving both duplex units.

Signed:   
Lance C. Malina, Executive Secretary  
Zoning Board of Appeals  
City of Berwyn



# BERWYN FIRE DEPARTMENT

6700 W. 26th Street • Berwyn, IL 60402-0701  
708.788.2660 ext 6474  
FAX 708.788.3039 • Emergency 9-1-1



Mayor Robert J. Lovero

**Denis O'Halloran**  
Fire Chief  
do'halloran@ci.berwyn.il.us

**Sam Molinaro**  
Assistant Fire Chief  
smolinaro@ci.berwyn.il.us

September 6, 2017

To: Honorable Mayor Robert Lovero  
Members of City Council

From: Denis O'Halloran  
Fire Chief

Re: Introduction and swearing in of Probationary Firefighter/Paramedic Jacob  
Bulthuis

Mayor Lovero & Members of City Council,

Please be advised that we will be introducing newly hired probationary firefighter Jacob Bulthuis and presenting them to Council for the official swearing in by the City Clerk.

This has been previously approved by City council.

Respectfully,

Fire Chief  
Denis O'Halloran



City of Berwyn Police and Fire Commission

Carl Reina, Chairman  
Gilbert Pena, Commissioner  
Tony Nowak, Commissioner  
Tony J. Laureto, Secretary



6401 WEST 31ST STREET  
BERWYN, IL. 60402  
[www.berwyn-il.gov](http://www.berwyn-il.gov)



City of Berwyn  
*The City of Homes*

Mayor Robert J. Lovero  
Alderman Ralph Avila Chairman of Police and Fire Committee  
Fire Chief Denis O'Halloran  
City Clerk Margaret M. Paul  
City Treasurer Cynthia Gutierrez  
Members of the City Council

Date: 9/6/17

RE: Probationary Paramedic / Firefighter Appointment

Jacob Bulthius has passed all of the requirements of employment for the City of Berwyn Fire Department.

As approved by the Mayor and the City Council at the request of Fire Chief Denis O'Halloran, the members of the Police and Fire Commission therefore recommend the appointment of Jacob Bulthius to the Berwyn Fire Department.

The introduction and the administration of the oath of office will be conducted at the 9/12/17 Berwyn Council meeting and the effective start date of 9/14/17

Board of Police and Fire Commissioners

Carl Reina, Chairman  
Gilbert Pena, Commissioner  
Tony Nowak, Commissioner

Tony J. Laureto  
Secretary BPFC  
[ALaureto@ci.berwyn.il.us](mailto:ALaureto@ci.berwyn.il.us)  
[tony@laureto.com](mailto:tony@laureto.com)





# BERWYN FIRE DEPARTMENT

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Mayor Robert J. Lovero

**Denis O'Halloran**  
*Fire Chief*  
do'halloran@ci.berwyn.il.us

**Sam Molinaro**  
*Assistant Fire Chief*  
smolinaro@ci.berwyn.il.us

September 6, 2017

To: Honorable Mayor Robert Lovero

Members of City Council

From: Fire Chief Denis O'Halloran

Re: Request permission for the next Lieutenant Candidate on the Promotional List The Fire and Police Commission to hire the next Lieutenant Candidate on the Promotional list

Honorable Mayor Lovero & Members of City Council:

I am respectfully requesting permission to contact the Fire and Police Commission to hire the next lieutenant on the Promotional List. A vacancy has been created by the retirement of Deputy Chief Greg Dimenna September 12, 2017. This replacement position has been planned for in the 2017 budget.

Respectfully submitted,

Fire Chief Denis O'Halloran

Cc Berwyn Police & Fire Commission



J-3

# BERWYN FIRE DEPARTMENT

6700 W. 26th Street • Berwyn, IL 60402-0701  
708.788.2660 ext 6474  
FAX 708.788.3039 • Emergency 9-1-1



**Mayor Robert J. Lovero**

**Denis O'Halloran**  
*Fire Chief*  
do'halloran@ci.berwyn.il.us

**Sam Molinaro**  
*Assistant Fire Chief*  
smolinaro@ci.berwyn.il.us

September 6, 2017

To: Honorable Mayor Robert Lovero  
Members of City Council  
From: Fire Chief Denis O'Halloran  
Re: Request permission for Seniority Promotion to Engineer.

Honorable Mayor Lovero & Members of City Council:

I am respectfully requesting permission for Seniority Promotion to Engineer. A vacancy has been created by the retirement of Deputy Chief Greg Dimenna September 12, 2017. This replacement position has been planned for in the 2017 budget.

Respectfully submitted,

Fire Chief Denis O'Halloran



# BERWYN FIRE DEPARTMENT

6700 W. 26th Street • Berwyn, IL 60402-0701  
708.788.2660 ext 6474  
FAX 708.788.3039 • Emergency 9-1-1



Mayor Robert J. Lovero

**Denis O'Halloran**  
*Fire Chief*  
do'halloran@ci.berwyn.il.us

**Sam Molinaro**  
*Assistant Fire Chief*  
smolinaro@ci.berwyn.il.us

September 6, 2017

To: Honorable Mayor Robert Lovero

Members of City Council

From: Fire Chief Denis O'Halloran

Re: Request permission to contact The Fire and Police Commission to hire a Probationary Firefighter /Paramedic.

Honorable Mayor Lovero & Members of City Council:

I am respectfully requesting permission to contact the Fire and Police Commission to hire the next qualified candidate on the eligibility list for the vacancy in the Firefighter/Paramedic rank. A vacancy has been created by the retirement of Deputy Chief Greg Dimenna September 12, 2017. This replacement position has been planned for in the 2017 budget.

Respectfully submitted,

Fire Chief Denis O'Halloran

Cc Berwyn Police & Fire Commission

J-5



**A Century of Progress with Pride**

**Date:** September 12, 2017

**To:** Mayor Robert J. Lovero  
Members of City Council

**Re:** Public Works Employee Retirement Incentive Program

In 2015, staff developed an early retirement program for Public Works employees that was ultimately approved by council and accepted by three senior employees resulting in a yearly savings of \$105,000 not including IMRF, longevity and overtime savings.

I am proposing that we adopt another incentive program for those employees who meet the following requirements and retire before January 1, 2018. Public Works' employees would receive the incentive if they choose to retire under the following conditions. To be eligible for this program, the Public Works' employee must have completed 10 or more consecutive years with the City of Berwyn and currently work in the Public Works department. This program, if adopted, will pay the employee \$750 for each year of service at the end of his employment. We anticipate some of the more tenured employees to take advantage of the program. In addition to the annual salary savings per retiree, we would also realize the following savings: IMRF Tier 1 versus Tier 2, overtime based on starting salary and Plan B longevity savings as detailed in the union contract.

If approved, the below early retirement program rules would be followed:

Program rules:

- Step 1: Notify the employees of the program.
- Step 2: Employee completes the non binding application.
- Step 3: Discussion and explanation with any interested Public Work's employee about the program.
- Step 4: Completion and submission of the election form. They can decide to withdraw their application for this program at this point.
- Step 5: Employee submits the completed Separation and Release Agreement. The submission of this Agreement should be on the separation date to ensure the incorporation of all benefits / claims due. The employee can only release claims that may have arisen on facts that have occurred prior to signing the Agreement. Submit the executed Agreement as soon as practical. Although this Agreement is binding, there is a 7 day rescission period.

**Recommendation:** Approve the attached Resolution authorizing the Mayor and City Administrator to implement and administer the Retirement Incentive Program for the City with full authority and discretion to act on behalf of the City and City Council.

Sincerely,

Brian Pabst  
City Administrator

**CITY OF BERWYN, ILLINOIS  
RESOLUTION OF THE  
BERWYN CITY COUNCIL  
ADOPTING THE  
RETIREMENT INCENTIVE PROGRAM**

WHEREAS, the City Council (the “Council”) of the City of Berwyn, Illinois (the “City”) wishes to adopt the recommendations of the City Administrator to establish a Retirement Incentive Program (the “RIP”) to offer eligible employees severance pay as an additional benefit if they elect to retire from the City in accordance with the RIP;

WHEREAS, it is within the governmental authority of the City, acting through the Council, to adopt and implement the RIP;

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby approves and adopts an early separation window program in the form of the City of Berwyn Retirement Incentive Program plan document attached to this Resolution as Exhibit A, and the Mayor of the City is hereby authorized and directed to execute said RIP plan document and any subsequent amendments to it, on behalf of the City, to take effect as of \_\_\_\_\_, 2017; and

BE IT FURTHER RESOLVED, that the Council hereby elects and appoints the Mayor to implement and administer the RIP for the City with full authority and discretion to act on behalf of the City and the Council to: (i) approve and accept or disapproved and reject each election by an eligible employee to participate in the RIP; (ii) determine and approve the benefits payable under the RIP to eligible employees whose elections to participate in the RIP are accepted; (iii) accept and execute separation and release agreements timely proffered by eligible employees whose elections to participate in the RIP and cease City service have been accepted; and (iv) direct and cause the City to pay RIP benefits to former City employees who elected to and did separate from employment with the City in accordance with the RIP; and

BE IT FURTHER RESOLVED, that the Separation Agreement and Release for use under the RIP are hereby approved in the form attached to this Resolution.

I, \_\_\_\_\_, Clerk of the City Council of the City of Berwyn, Illinois, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council at a regular meeting of that City Council duly called, assembled and conducted, at which a quorum was present and acted as reported below, on the \_\_\_\_ day of \_\_\_\_\_, 2017, and such Resolution remains in full force and effect:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent/Abstentions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk

City Council of the City of Berwyn, Illinois

Date: \_\_\_\_\_, 2017

4819-9428-7145, v. 1

## Exhibit A

### City of Berwyn Retirement Incentive Program

---

The City of Berwyn, Illinois (the “City”) has established this limited program to provide an incentive for eligible employees to consider retiring early in order to receive enhanced benefits. Early retirement incentive programs are frequently used by government entities to accommodate employees who are looking to voluntarily end their employment for personal or other reasons while also managing the entity’s staffing and budget needs. We hope this program provides a valuable opportunity to eligible employees who wish to take advantage of it.

Participation in this program is voluntary and is available only as specified below. This document sets forth the terms of the City’s Retirement Incentive Program (“RIP” or “Program”).

The Program provides a window for eligible employees to elect to retire or separate from employment with the City. Those who elect to retire under the Program will, subject to the terms and conditions of the Program, become eligible upon separation to a cash benefit (the “Incentive Benefit” described below) based on years of service.

#### **I. ELIGIBILITY**

The special Incentive Benefit offered under the Program is available only to the following group of eligible employees:

- Full-time Public Works employees of the City who have:
  - At least 10 continuous years of full-time service with the City,
  - Are employed on the Effective Date of this Program in the City’s Public Work’s Department, and
  - Elect to leave the City’s employment under this Program and in compliance with its terms.

Although referred to as a “retirement” incentive, it is completely voluntary and does not require retirement eligibility. It is not a requirement that the eligible employee immediately begin to receive a retirement pension. An eligible employee who elects to participate is required to permanently separate from City service, agree not to re-apply for a similar full-time position with the City, and otherwise comply with the terms of the Program.

#### **II. RETIREMENT INCENTIVE BENEFITS**

The RIP benefit provided to eligible participants, subject to the terms of the Program, consists of the following incentive benefit:

Eligible employees whose proper election to participate in this Program is accepted by the City will, subject to their compliance with all obligations and conditions for this benefit, be entitled to receive from the City a single sum cash payment equal in gross to \$750 multiplied times the number of fully completed, consecutive years of service the employee has with the City, measured from date of hire (or most recent date of rehire) and each subsequent 12-month

anniversary of that starting date. This benefit will be payable by payroll check, and shall be subject to applicable income and other tax withholdings. Payment will be made no less than 30 days after the later of: (i) the date on which the former employee's Separation and Release Agreement first takes effect following the expiration of the applicable revocation period, or (ii) the employee's separation date under the Program. Any accrued but unused sick, vacation or other personal time off pay to which the employee may be entitled upon termination of employment may be paid earlier.

### III. APPLICATION PROCESS

Any eligible employee interested in the RIP must fully complete and timely return a City-approved form of Non-Binding Application for Early Retirement Benefits indicating his or her interest by \_\_\_\_\_, 2017. At that point in the process, the Application is not binding on either the employee or the City. There will be no negative repercussions taken based on an employee's interest in applying for the Program and/or the withdrawal of the Non-Binding Application prior to submitting a binding Election to Voluntarily Retire under the next paragraph below.

The purpose of the Non-Binding Application process is to formalize an employee's interest in the Program, allow the employee and the City to engage in discussions regarding pension, insurance and other retirement-related issues, and to discuss the date the employee will separate from City service if he or she decides to participate in the Program. After the Non-Binding Application of interest is received and these discussions have taken place, the City will determine if it will accept the application. If it does, the employee will be required to fill out a binding Election to Voluntarily Retire form by \_\_\_\_\_, 2017. On or before such Election, the City will deliver a Separation Agreement and Release that will describe the RIP benefit, the anticipated retirement date, and a number of other conditions required by law. The employee will have at least twenty (20) days to consider and sign the Separation Agreement and Release, and also will be given a period of seven (7) days after signing it within which to notify the City that he or she has decided to revoke the Separation Agreement and Release. The Separation Agreement and Release will not be binding on either the employee or the City until after the seven (7) day revocation period has expired (and provided all other conditions have been satisfied), without the Separation Agreement and Release being revoked. The Separation and Release Agreement may not be accepted if signed before the employee's separation date.

### IV. RETIREMENT DATE

The completed application and completed Election to Voluntarily Retire form must include a requested date that the employee would like to separate from service, which must be *no later than* \_\_\_\_\_, 2017 unless the City requests a later date. Once the application is received, the City will consider the request in light of the needs of the City in order to minimize the disruption to City operations while facilitating the operation of the Program. The final separation date will be determined at the sole discretion of the Mayor and the Public Works Department Director.

### V. APPLICATION DEADLINE

Non-Binding Applications for Early Retirement Benefits to be considered for separation under the Retirement Incentive Program must be submitted *no later than* \_\_\_\_\_, 2017 and, if



the Non-Binding Application form is approved, then a binding Election to Voluntarily Retire is due \_\_\_\_\_, 2017. The City reserves the right to limit the number of individuals permitted to retire under the RIP. *The ultimate decision as to whether to retire from City service is significant and should be carefully considered before accepting participation in the Program.* Employees should discuss this opportunity with the City Administrator if they have any questions about this Program or any other retirement-related issue. Eligible employees also are encouraged to consult with an attorney or other advisor as they deem appropriate regarding this decision and the Separation Agreement and Release.

## **VI. DISCLAIMER AND ADMINISTRATION**

Please understand that nothing in this Program is designed to constitute an offer or promise of employment for any specific period of time. Eligible Employees must remain employed in good standing with the City Public Works Department through their designated separation date in order to qualify for the Incentive Benefit under this Program. Decisions about participation in this Program are within the discretion of City management, considering all of the circumstances involved at the time.

The City, acting through its Mayor, shall administer the RIP in accordance with its terms and in compliance with applicable law. The Mayor shall have exclusive power and discretion to interpret, construe and apply the terms of the RIP and to determine all questions that arise in connection with its administration, interpretation and application. The Mayor shall interpret the RIP in a consistent manner with respect to similarly situated Participants. All determinations by the Mayor shall be binding and conclusive on all affected persons and may not be overturned unless found by a court of competent jurisdiction to be arbitrary and capricious.

## **VII. AMENDMENT AND TERMINATION**

The RIP may be amended at any time by a written instrument stating that intent and duly adopted for that purpose by the City Council of the City or by any City officer delegated that amendment authority by the City Council. No amendment shall reduce any Participant's benefit rights except as deemed necessary or appropriate in the discretion of the City to comply with, or avoid a material violation of, applicable law.

The City reserves the right to terminate the RIP at any time by written action of the City Council or of a City officer to whom that termination authority has been duly delegated by the City Council. Termination of the RIP shall not affect benefit rights with respect to employment separations that have been approved by the Mayor before the date the RIP termination action is taken.

## **VIII. MISCELLANEOUS**

- a. Claims Procedures. Any claims, complaints or disputes, regarding RIP rights or benefits payable to or on behalf of participants shall be addressed and resolved by means of a claim and appeal process that conforms to the requirements of ERISA Section 514 and corresponding regulations, even though ERISA is not applicable to this governmental plan. The Mayor shall decide all such claims, complaints, disputes and appeals but may consult with the City Council on any appeals.

- b. Governing Law. The laws of the State of Illinois shall govern the RIP, to the extent not preempted or overridden by applicable federal laws cited or referenced in the RIP, without regard to Illinois conflict of law rules.
- c. Jurisdiction. No legal action may be taken by or on behalf of any participant without first exhausting the RIP claim and appeal procedures. All legal action involving the RIP shall be conducted by appropriate federal or state courts located in Cook County, Illinois.
- d. Alienation. No benefit under the RIP shall be subject in any manner to alienation, assignment, pledge, encumbrance, transfer or other means of payment to any creditor of the participant or any other person to whom the participant is liable due to any debt, contract, liability, engagement, tort or other obligation of the participant, nor shall any benefit be subject to attachment or legal process to satisfy any debt, liability or other obligation of a participant, and any attempt to alienate or attach RIP benefits or Trust assets for purposes other than fulfillment of the RIP shall be null, void and of no force and effect.
- e. Protection of Plan Providers. The Mayor, the City Council, and its members individually shall not be personally liable to provide any benefits under the RIP. No City Council member, officer, employee, representative or agent of the City shall be personally responsible for any benefit, loss or expense incurred by any Participant, nor for any liability incurred by the City with respect to this Program. The Mayor and City Council shall be permitted to rely in good faith on information, records and instructions which appear to be validly prepared or produced by the City or any participant.
- f. No Employment Rights. Nothing in the RIP or its administration shall be deemed to constitute a contract of employment between the City and any participant, or to be a consideration or an inducement for the employment of any employee. Nothing contained in the Program shall be deemed to give any employee the right to be retained in the service of the City or to interfere with the right of the City to discharge any employee at any time, regardless of the effect such discharge shall have upon him as a participant of the RIP.
- g. Gender and Number. Wherever any words are used herein in the masculine, feminine or neuter gender, they shall be construed as though they were also used in another gender in all cases where they would so apply. Whenever any words are used herein in the singular or plural form, they shall be construed as though they were also used in the other form in all cases where they would so apply.

IN WITNESS WHEREOF, this RIP plan document, having been first duly adopted by the City Council of the City, is hereby executed below by a duly authorized officer or other representative of the City on the date given below, to take effect as of \_\_\_\_\_, 2017.

**Date:** \_\_\_\_\_ **CITY OF BERWYN**

**Employee  
Signature:**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

JL



A Century of Progress with Pride

September 12, 2017

To: Mayor Robert J. Lovero & City Council Members

From: Ruth Volbre, Assistant City Administrator

Re: 2017 Holiday Decoration RFP

Dear Mayor and Council:

At the August 8<sup>th</sup> meeting, City Council authorized the issuance of the annual Holiday Decoration RFP; bids were opened on September 1<sup>st</sup>. Two different contractors submitted bids, and the lowest bid was Arte Verde Garden in the amount of \$31,337.00. This bid is in line with estimates. Arte Verde was also the low bidder in 2012, 2013, 2014, 2015, and 2016; the company successfully executed the contract in each of these years. Finally, staff requests that Council authorize an additional 10% (\$3,133.70) to the bid price as a contingency for any unforeseen circumstances.

**Recommended Actions:**

Staff recommends authorization to execute a contract with Arte Verde Gardens to provide holiday decorations to the City of Berwyn in an amount not to exceed \$34,470.70.

Sincerely,

A handwritten signature in blue ink that reads "Ruth E. Volbre".

Ruth Volbre  
Assistant City Administrator

**CITY OF BERWYN**

**PROJECT NAME: 2017 HOLIDAY DECORATIONS**

**BID DATE: SEPTEMBER 1, 2017**

**BID TIME: 10:30AM**

DATE RECEIVED	VENDOR / ADDRESS			AMOUNT
08/30/17 @ 04:10PM	ARTE VERDE 15630 IL RT 76 POPLAR GROVE, IL 61065		ROOSEVELT RD CERMAK RD OGDEN AVE DEPOT DISTRICT TOTAL	\$ 3,950.00 \$10,352.00 \$ 5,779.00 \$11,256.00 <b>\$31,337.00</b>
09/01/17 @ 09:04AM	LIBERTY FLAG AND BANNER 5344 W. DIVERSEY CHICAGO, IL 60639		ROOSEVE RD CERMAK RD OGDEN AVE DEPOT DISTRICT TOTAL	\$ 3,900.00 \$11,095.00 \$ 6,000.00 \$10,746.00 <b>\$31,911.00</b>

The City of Berwyn

5-7



Ruth E. Volbre  
Assistant City  
Administrator

A Century of Progress with Pride

September 12, 2017

To: Mayor Robert J. Lovero  
Members of City Council

Re: Abatement re. 3400 S. Oak Park Ave.

With the pending acquisition of 3400 S. Oak Park Ave, Council approved administration to go out to bid for abatement services for the property. After abatement is completed, the building will be demolished; the property will be sodded until a decision is made regarding the future of the empty parcel.

Two bids were received for the abatement (see attached) with KLF Enterprises, Inc. coming in as the lowest bidder. After reviewing the proposal and checking on references, I recommend awarding the abatement of 3400 S. Oak Park Ave. to KLF Enterprise Inc.

**Recommendation:** Staff recommends that council authorize the City Administrator to execute a contract with KLF Enterprise Inc. in the amount of \$32,000.00 for the abatement of 3400 S. Oak Park Ave.

Sincerely,

Ruth Volbre – Assistant City Administrator

# CITY OF BERWYN

**PROJECT NAME: HAZARDOUS REMOVAL 3400 OAK PARK AVENUE**

**BID DATE: AUGUST 9, 2017**

**BID TIME: 10:00AM**

DATE RECEIVED	VENDOR / ADDRESS	\$5,000k BID BOND or CHECK	CK # / AMT DATE RETURNED	AMOUNT
08/09/17 @ 9:03AM	COVE REMEDIATION 5316 W. 124 <sup>th</sup> Street Alsip, IL 60802	YES		\$36,350.00
08/09/17 @ 9:57AM	KLF 2044 W. 163 <sup>rd</sup> Street Markham, IL 60428	YES		\$32,000.00



A Century of Progress with Pride

September 12, 2017

To: Mayor Robert J. Lovero  
Members of City Council

Re: Demolition re. 3400 S. Oak Park Ave.

With the pending acquisition of 3400 S. Oak Park Ave, Council approved administration to go out to bid for demolition services for the property. After demolition, the property will be sodded until a decision is made regarding the future of the empty parcel.

Four bids were received for the demolition (see attached) with KLF Enterprises, Inc. coming in as the lowest bidder. After reviewing the proposal and checking on references, I recommend awarding the demolition of 3400 S. Oak Park Ave. to KLF Enterprise Inc.

**Recommendation:** Staff recommends that council authorize the City Administrator to execute a contract with KLF Enterprise Inc. in the amount of \$42,425.00 for the demolition of 3400 S. Oak Park Ave.

Sincerely,



Ruth Volbre – Assistant City Administrator



# CITY OF BERWYN

**PROJECT NAME: BULDING DEMOLITION 3400 OAK PARK AVENUE**

**BID DATE: AUGUST 9, 2017**

**BID TIME: 10:00AM**

DATE RECEIVED	VENDOR / ADDRESS	\$5,000k BID BOND or CHECK	CK #/ AMT DATE RETURNED	AMOUNT
08/08/17 @ 5:02PM	MIDWAY CONSTRUCTION 800 Ravinia Place, Suite 2 Orland Park, IL 60462	YES		\$53,000.00
08/09/17 @ 9:23AM	BECHSTEIN CONSTRUCTION COMPANY P. O. Box 277 Tinley park, IL 60477	YES		\$57,450.00
08/09/17 @ 9:56AM	AMERICAN DEMOLITION CORPORATION 305 Ramona Ave. Elgin, IL 60120-8029	YES		\$75,500.00
08/09/17 @ 9:57AM	KLF 2044 W. 163 <sup>rd</sup> Street Markham, IL 60428	YES		\$42,425.00

The City of Berwyn

J-9



Anthony T. Bertuca  
City Attorney

**A Century of Progress with Pride**

6700 West 26<sup>th</sup> Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2567  
www.berwyn-il.gov

September 12, 2017

Margaret M. Paul

City Clerk

City of Berwyn

6700 W. 26<sup>th</sup> Street

Berwyn, Illinois 60402

Re: 16CV08571

Dear Ms. Paul:

Please put this item on the September 12, 2017 agenda, authorizing the settlement of the above referenced matter for the total of \$30,000 based upon the City Council authority granted in Executive session.

Very truly yours,

*Anthony T. Bertuca*

Anthony T. Bertuca

City Attorney

J-10



**DEL GALDO LAW GROUP, LLC**

*Attorneys & Counselors*

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1441 S. Harlem Avenue  
Berwyn, Illinois 60402  
Telephone (708) 222-7000 – Facsimile (708) 222-7001  
www.dlglawgroup.com

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**• MEMORANDUM •**

**TO: THE HONORABLE MAYOR ROBERT J. LOVERO  
THE HONORABLE CITY COUNCIL**

**FROM: DEL GALDO LAW GROUP, LLC**

**DATE: SEPTEMBER 8, 2017**

**RE: MEMORANDUM REGARDING SIGNAGE, BUILDING PERMIT AND  
ZONING RELATED LEGISLATION**

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The following legislation will be presented to the City Council (the “City Council”) for its consideration on September 12, 2017:

- An Ordinance Amending Part 12, Title 4 Of The Codified Ordinances Of Berwyn Regarding Zoning For The City Of Berwyn, County Of Cook, State Of Illinois (the “Revised Zoning Ordinance”).
- An Ordinance Adopting A Revised Zoning Map For The City Of Berwyn, County Of Cook, State Of Illinois (the “Zoning Map Ordinance”).
- An Ordinance Amending Part 14, Title 6, Chapter 1476 Of The Codified Ordinances Of Berwyn Regarding Signs For The City Of Berwyn, County Of Cook, State Of Illinois (the “Sign Ordinance”).
- An Ordinance Adopting Part 2, Title 8, Chapter 290 Of The Codified Ordinances Of Berwyn Regarding The Zoning, Planning, And Development Commission For The City Of Berwyn, County Of Cook, State Of Illinois (the “Zoning Commission Ordinance”).
- A Resolution Appointing Certain Individuals To The Planning, Zoning, And Development Commission For The City Of Berwyn, County Of Cook, State Of Illinois (the “Appointment Resolution”).
- An Ordinance Adopting Part 14, Title 4, Chapter 1442 Of The Codified Ordinances Of Berwyn Regarding Building Permits For The City Of Berwyn, County Of Cook, State Of Illinois (the “Building Permit Ordinance”).

The Chicago Metropolitan Agency for Planning (“CMAP”) assisted the City of Berwyn (the “City”) in preparing the text of the Zoning Ordinance, the Zoning Map Ordinance and the Sign Ordinance. The City published notice and thereafter held a public hearing on these Ordinances on August 22, 2017. These Ordinances completely replace the City’s existing Zoning

Code (“Zoning Code”), Zoning Map and sign regulations in accordance with the changes recommended by CMAP and discussed at the public hearing. If approved, these Ordinances shall take effect ten (10) days after their adoption.

The Zoning Commission Ordinance converts the existing Zoning Board of Appeals (“ZBA”) to a Zoning, Planning, and Development Commission (the “Commission”). All powers and duties of the existing ZBA are identical to the new powers and duties of the Commission. There shall be seven (7) Commissioners, which is the same number of members currently serving on the ZBA. Commissioners must be residents of the City of Berwyn. The Appointment Resolution appoints members to the Commission. The Zoning Commission Ordinance and the Appointment Resolution, if approved, shall take effect ten (10) days after their adoption.

The Building Permit Ordinance moves existing building permit regulations from the existing Zoning Code to the newly created Chapter 1442. The Building Permit Ordinance makes no substantive changes to existing City regulations.

Please contact the Firm with any questions regarding these legislative items.

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**THE CITY OF BERWYN**  
**COOK COUNTY, ILLINOIS**

**ORDINANCE**  
**NUMBER \_\_\_\_\_**

**AN ORDINANCE AMENDING PART 12, TITLE 4 OF THE CODIFIED  
ORDINANCES OF BERWYN REGARDING ZONING FOR THE CITY OF  
BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**Robert J. Lovero, Mayor**  
**Margaret Paul, City Clerk**

**Scott Lennon**  
**Jose D. Ramirez**  
**Jeanine L. Reardon**  
**Robert W. Fejt**  
**Cesar A. Santoy**  
**Alicia M. Ruiz**  
**Rafael Avila**  
**Edgar Garcia**  
**Aldermen**

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this \_\_\_\_  
day of \_\_\_\_\_, 2017.

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE AMENDING PART 12, TITLE 4 OF THE CODIFIED ORDINANCES OF BERWYN REGARDING ZONING FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

**WHEREAS**, the City previously adopted the Zoning Code of the City of Berwyn, Illinois (the “Zoning Code”); and

**WHEREAS**, the Mayor (the “Mayor”) and the City Council (the “City Council” and with the Mayor, the “Corporate Authorities”) recognize the need to update the Zoning Code from time to time in order to continue to encourage economic vitality within the City; and

**WHEREAS**, pursuant to Section 1242.07 of the Zoning Code, the Corporate Authorities have the authority to recommend text amendments to the Zoning Code, and have original and sole jurisdiction over said petitions; and

**WHEREAS**, Section 1242.07 of the Zoning Code further provides that no public hearing and/or publication of notice in a newspaper of general circulation in Cook County shall be required for said petitions; and

**WHEREAS**, notwithstanding the foregoing, the City published notice and held a public hearing on August 22, 2017 regarding the proposed text amendments to the Zoning Code; and

**WHEREAS**, those members of the public who wished to address the City were given the opportunity to do so; and

**WHEREAS**, based on the foregoing, the Corporate Authorities have determined that the Codified Ordinances of Berwyn (the “City Code”) should be amended by replacing the existing Zoning Code with the revised Zoning Code as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, in light of the foregoing and pursuant to the City’s home rule powers, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the City and its residents to delete Part 12, Title 4 of the City Code in its entirety and replace the same with the revised Zoning Code as set forth in Exhibit A (the “Amendment”);

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City’s home rule powers, as follows:

**Section 1.** The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

**Section 2.** Part 12, Title 4 of the City Code is hereby deleted in its entirety and the Amendment is hereby adopted. The Corporate Authorities hereby approve the amendments and the additions to the Zoning Code, as described in Exhibit A.

**Section 3.** The officers, employees and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with the amendments contemplated by this Ordinance.

**Section 4.** All prior actions of the City's officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

**Section 5.** The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 7.** This Ordinance shall be in full force and effect ten (10) days after passage, approval and publication or as otherwise provided by law. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

[THIS SPACE INTENTIONALLY LEFT BLANK]



**ADOPTED** by the City Council of the City of Berwyn, Cook County, Illinois on this \_\_\_ day of \_\_\_\_, 2017, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Garcia				
(Mayor Lovero)				
<b>TOTAL</b>				

**APPROVED** this \_\_\_ day of \_\_\_\_, 2017.

**ATTEST:**

\_\_\_\_\_  
 Robert J. Lovero  
 MAYOR

\_\_\_\_\_  
 Margaret Paul  
 CITY CLERK

**EXHIBIT A**

**City of Berwyn**  
**TITLE 4: ZONING**  
ADOPTION DRAFT  
September 12, 2017



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## **CHAPTER 1240: TITLE AND APPLICABILITY**

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§ 1240.03	Applicability
§ 1240.04	Transition Rules
§ 1240.05	Interpretation
§ 1240.06	Enforcement
§ 1240.07	Severability
§ 1240.08	Effective Date

### **§ 1240.01 Title**

This Title Four of Part Twelve of the Codified Ordinances of the City of Berwyn as amended shall be known, referred to, and cited as the “Zoning Code of the City of Berwyn,” “Zoning Code,” or “Code.”

### **§ 1240.02 Authority and Purpose**

The provisions of this Zoning Code are adopted pursuant to the City’s home rule authority under Article VII of the Constitution of the State of Illinois (1970), and the authority granted to the City by the Illinois Municipal Code, for the following purposes:

- A. Protect and promote the health, safety, comfort, convenience, and general welfare of the public.
- B. Ensure adequate light, air, open space, privacy, and access to property.
- C. Implement the goals and objectives of the City’s Comprehensive Plan and the other land use policies of the City.
- D. Maintain and promote orderly land use patterns and development.
- E. Facilitate the provision of adequate public services and infrastructure.
- F. Protect the City’s quality of life and the character of its neighborhoods by ensuring that development is compatible and cohesive.
- G. Protect and enhance the taxable value of land, buildings, and structures.
- H. Promote development that sustainably manages environmentally sensitive issues.
- I. Define the responsibilities of the City’s administrative bodies and establish procedures for the effective use of the provisions of this Code.

**§ 1240.03 Applicability**

- A. **Jurisdiction.** This Code shall apply to all land, uses, and structures within the corporate boundaries of the City, including those owned by other municipal corporations and governmental bodies.
- B. **General Applicability.** The provisions of this Code shall be interpreted and applied as the minimum requirements for the promotion and protection of the public health, safety, convenience, comfort, and general welfare to achieve the purposes for which this Code was adopted.
- C. **General Prohibition.** No structure, use of any structure or land, lot of record, or zoning lot shall be established, enlarged, extended, altered, moved, divided, or maintained in any manner contrary to the provisions of this Code.
- D. **Private Agreements.** This Code is not intended to nullify any easement, covenant, or other private agreement. In cases where this Code is more restrictive than a private agreement, this Code shall control. The City shall not enforce any private agreements.
- E. **Other Laws and Regulations.** Unless specifically stated, this Code shall control over less restrictive ordinances, regulations, and statutes, while more restrictive ordinances, regulations, and statutes shall control over the provisions of this Code. The more restrictive provision is the provision that imposes more stringent controls.

**§ 1240.04 Transition Rules**

The following transition rules shall apply in determining the applicability of this Code with respect to the previously applicable zoning regulations.

- A. **Existing Illegal Uses, Structures, and Lots.** Any use, structure, or lot that was established illegally as of the effective date of this Zoning Code, or its subsequent amendments, shall remain illegal if it does not conform with the requirements of this Zoning Code.
- B. **Permitted Uses Rendered Special Uses.** If a use was classified as a permitted use prior to the effective date of this Code, and is classified as a special use as of the effective date of this Code, or its subsequent amendments, that use shall be deemed a lawful special use. Any subsequent addition, enlargement, or expansion of that use shall conform to this Code's requirements for special uses.
- C. **Special Uses Rendered Permitted Uses.** If a use was classified as a special use prior to the effective date of this Code, and is classified as a permitted use as of the effective date of this Code, or its subsequent amendments, that use shall be deemed a lawful permitted use. Any subsequent addition, enlargement, or expansion of that use shall conform to this Code's requirements for such permitted use and is no longer subject to the special use ordinance under which it was originally approved.
- D. **Uses Rendered Nonconforming.** If a use was classified as a permitted or special use prior to the effective date of this Code, and this Code no longer classifies that use as either a permitted or special use in the zoning district in which it is located, that use shall be deemed a legal nonconforming use and shall be controlled by the provisions of § 1252.05 (Nonconformities).

- E. **Structures and Lots Rendered Nonconforming.** If a structure or lot existing on the effective date of this Code was conforming prior to the effective date of this Code, and such structure or lot does not meet all standards set forth in this Code, that structure or lot shall be deemed legally nonconforming and shall be controlled by the provisions of § 1252.05 (Nonconformities).
- F. **Previously Issued Building Permits.** If a building permit for a building or structure was lawfully issued prior to the effective date of this Code, and if construction has begun within three months of the issuance of that permit and diligently pursued to completion, the structure may be completed based on the previously issued building permit, and may be occupied under an occupancy permit for the use originally intended upon completion.
- G. **Previously Granted Special Uses and Variations.** All special uses and variations granted prior to the effective date of this Code shall remain in effect. The recipient of the special use or variation may proceed to develop the property in accordance with the plans and any applicable conditions approved by the City Council (refer to § 1252.01.B (City Council) or Zoning, Planning, and Development Commission (refer to § 1252.01.C (Zoning, Planning, and Development Commission))). If the recipient has failed to act on the special use or variation before the approval expires, including any periods of extension granted, the provisions of this Code shall govern.
- H. **Pending Applications.** If an application has been submitted to the City, but has not been scheduled for a public hearing or other required review prior to the effective date of this Code, then the provisions of this Code shall govern the application.

#### **§ 1240.05 Interpretation**

- A. **Graphics, Tables, and Text.** The graphics, tables, and text in this Code are regulatory. In case of a conflict, text shall control over tables and graphics, and tables shall control over graphics.
- B. **Tense and Form.** Words used in the present tense include the past and future tenses.
- C. **Number.** The singular number includes the plural number, and vice versa.
- D. **Lists.** Lists of examples prefaced with “including the following,” “such as,” or other similar phrases shall not be construed to be exclusive or preclude the Zoning Administrator from interpreting the list to include similar, unspecified examples.
- E. **Shall and May.** The word “shall” is mandatory, while the word “may” is permissive. “Shall not” and “may not” are both prohibitive.
- F. **Undefined Terms.** Any words not defined in this Chapter shall be interpreted as defined in normal dictionary usage.



**§ 1240.06 Enforcement**

- A. **Enforcement.** This Code shall be enforced by the Zoning Administrator (refer to § 1252.01.D (Zoning Administrator)). The Zoning Administrator may seek the assistance of the City Attorney to enjoin, abate, or stop any violation of this Zoning Code. The Zoning Administrator may seek the assistance of the Police Department to enforce this Zoning Code. The property owner charged with a violation of this Zoning Code may be held responsible for any legal expenses incurred by the City as may be permitted by law.
- B. **Penalties and Fines.** Any person, firm, or corporation who does not comply with any of the provisions of this Zoning Code, or who resists the enforcement thereof, shall be fined for each offense in accordance with the Municipal Code. Each day that a violation continues shall constitute a separate offense. The accumulation of penalties for violations shall cease upon correction of the violation, but the obligation to pay for violations already committed shall not.

**§ 1240.07 Severability**

If any chapter, section, provision, clause, or portion of this Zoning Code is adjudged by any court of competent jurisdiction to be invalid, that judgment shall not affect, impair, invalidate, or nullify the validity of the remainder of this Code. The effect of the judgment shall be confined to the chapter, section, provision, clause, or portion of the Code immediately involved in the judgment rendered.

**§ 1240.08 Effective Date**

The effective date of this Code is **September 22, 2017**.

## CHAPTER 1242: ESTABLISHMENT OF ZONING DISTRICTS

§ 1242.01	Purpose
§ 1242.02	Establishment of Zoning Districts
§ 1242.03	Zoning Map
§ 1242.04	Annexed Land
§ 1242.05	Use of Land and Buildings

### § 1242.01 Purpose

The purpose of this Chapter is to establish the various zoning districts applicable to the City and to introduce the Zoning Map.

### § 1242.02 Establishment of Zoning Districts

In order to carry out the purpose and intent of this Zoning Code, the City is hereby divided into the following zoning districts.

#### A. Commercial Districts.

1. **C-1: Neighborhood Mixed-Use District.** The C-1 Neighborhood Mixed-Use District is established to apply to small-scale mixed-use areas of the City that primarily serve the surrounding neighborhoods. The C-1 District allows commercial, mixed-use, and office uses, as well as a variety of residential uses.
2. **C-2: Traditional Mixed-Use District.** The C-2 Traditional Mixed-Use District is established to accommodate moderate-intensity mixed-use and pedestrian-oriented development primarily along Cermak and Roosevelt Roads. The C-2 District allows a range of retail, service, office, and institutional uses.
3. **C-3: Depot Mixed-Use District.** The C-3 Depot Mixed-Use District is established to accommodate higher-intensity mixed-use and pedestrian-oriented development in the City's Depot District area. The C-3 District allows a range of retail, service, office, and institutional uses.
4. **C-4: Corridor Commercial District.** The C-4 Corridor Commercial District is established to accommodate moderate-scale, auto-oriented commercial development primarily along Harlem and Ogden Avenues that serves Berwyn and surrounding communities. The C-4 District allows commercial, office, and institutional uses, as well as multi-family uses.

B. **Industrial District.** The I Industrial District is established to provide for low-intensity industrial development in limited areas of the City. The I District allows industrial uses, such as assembly, warehousing, distribution of goods, and light manufacturing, as well as institutional and limited commercial uses.

C. **Public Areas District.** The P Public Areas District is established to accommodate public-serving uses, such as governmental, educational, cultural, recreational, and community facilities uses, throughout the City.

#### D. Residential Districts.

1. **R-1: Single-Family Residence District.** The R-1 Single-Family Residence District is established to accommodate residential development in a manner consistent with the character of existing

single-family neighborhoods in the City. Single-family dwellings, along with limited civic and institutional uses, are allowed.

2. R-2: Bungalow District. The R-2 Bungalow District is established to accommodate residential development and improvements in a manner congruent with the character of existing bungalow housing stock in the City. Single-family dwellings and limited civic and institutional uses are allowed.
3. R-3: Two-Family Residence District. The R-3 Two-Family Residence District is established to accommodate the character of existing neighborhoods that consist predominantly of two-family and single-family dwellings in the City. Single-family and two-family dwellings, along with limited civic and institutional uses, are allowed.
4. R-4: Multi-Family Residence District. The R-4 Multi-Family Residence District is established to accommodate a variety of housing types, including single-family, two-family, and multi-family residences. Limited civic and institutional uses are allowed.

### **§ 1242.03 Zoning Map**

- A. Establishment of Zoning Map. The location and boundaries of the districts established in § 1242.02 (Establishment of Zoning Districts) are hereby established on the map designated as the Zoning Map of the City of Berwyn and referred to herein as "Zoning Map." The Zoning Map is adopted by reference and declared to be part of this Code.
  1. Location of Map. The Zoning Map shall be kept for reference on the City's public website and in the offices of both the City Clerk and Zoning Administrator.
  2. Zoning Map Amendments. All amendments to this Code (refer to § 1252.03.E (Zoning Text and Map Amendment) which involve a change to the district designation of a lot shall be recorded on the City's official Zoning Map.
- B. Interpretation of Boundary Lines. The boundaries of all zoning districts shown on the Zoning Map shall be determined in accordance with the following rules:
  1. Right-of-Way Lines. Where zoning district boundary lines coincide with streets, alleys, railroads, easements, or similar rights-of-way, the centerline of the right-of-way shall be considered the boundary line of the district.
  2. Lot Lines. Where zoning district boundary lines coincide with a lot line, the lot line shall be considered the boundary line of the district.

### **§ 1242.04 Annexed Land**

Any property annexed to the City shall be classified as R-1 Single-Family Residence District upon annexation and shall be subject to the requirements of the R-1 Single-Family Residence District, unless otherwise provided for in the annexation agreement or until the territory is rezoned.

### **§ 1242.05 Use of Land and Buildings**

- A. Number of Buildings on a Lot. In the R-1, R-2, R-3, and R-4 Districts, no more than one principal building may be located on a single lot. In all other districts, more than one principal building may be

located on a lot provided that each building complies with the applicable requirements of Chapter 1246 (Zoning District Regulations) as though it were a principal building on an individual lot.

**B. Applicability of District Regulations.**

1. **Applicability of Use Regulations.** No building, structure, or land shall be utilized for any use other than a use allowed as either a permitted or special use in the zoning district in which such building, structure, or land is located. Buildings, structures, or land may also be used for a temporary use or an accessory use in accordance with the requirements of § 1244.04 (Accessory Structures and Uses) and § 1244.05 (Temporary Structures and Uses).
2. **Applicability of Lot and Setback Regulations.** No lot or setback shall be reduced in dimension or area below the minimum requirements of this Code. Lots or setbacks created after the effective date hereof shall meet the minimum requirements established by this Code. All setbacks allocated to a building shall be located on the same zoning lot as such building.
3. **Applicability of Bulk and Height Regulations.** All buildings and structures erected after the effective date of this Code shall meet the bulk and height requirements for the zoning district in which the structure is located. No existing structure shall be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the zoning district in which the structure shall be located.

**C. Visibility Obstruction.** Nothing in any residential district shall be erected, placed, or allowed to grow in a manner that will create a visibility obstruction for motorists, bicyclists, or pedestrians.

1. **Visibility Obstructions at Intersecting Streets.** No building, structure, or landscape element shall exceed three feet in height within the sight triangle area formed by 25 feet of the intersecting streets measured along the curb line, or edge of pavement where no curbs are present (see Figure 1242.05-A. Visibility Obstruction at Intersecting Streets).
2. **Visibility Obstructions at Driveways.** No building, structure, sign, or landscape element shall obstruct the area within the sight triangle, between three feet and seven feet in height, on either side of any driveway. Beginning at the intersection of the lot line with the driveway, the sight triangle shall be formed by measuring 10 feet along the lot line in the opposite direction of the driveway and 10 feet along the driveway in the opposite direction of the lot line, then connecting the endpoints of the lines across the subject property (see Figure 1242.05-B. Visibility at Driveways).

Figure 1242.05-A. Visibility Obstruction at Intersecting Streets

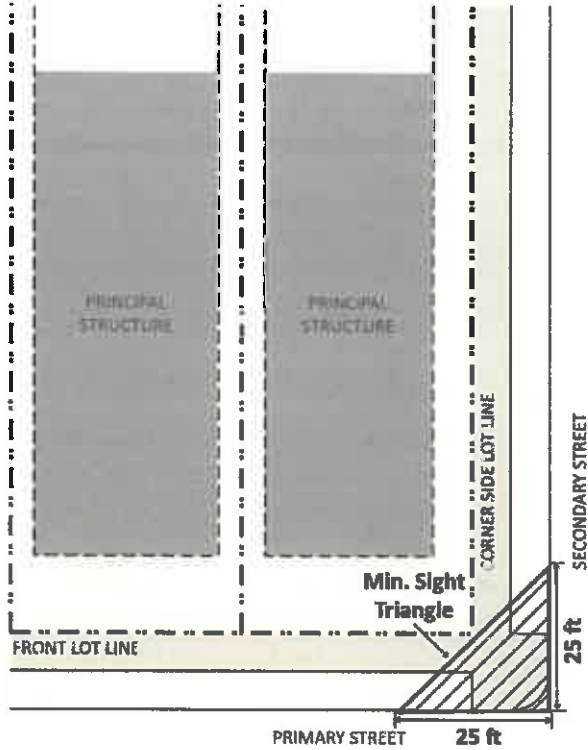
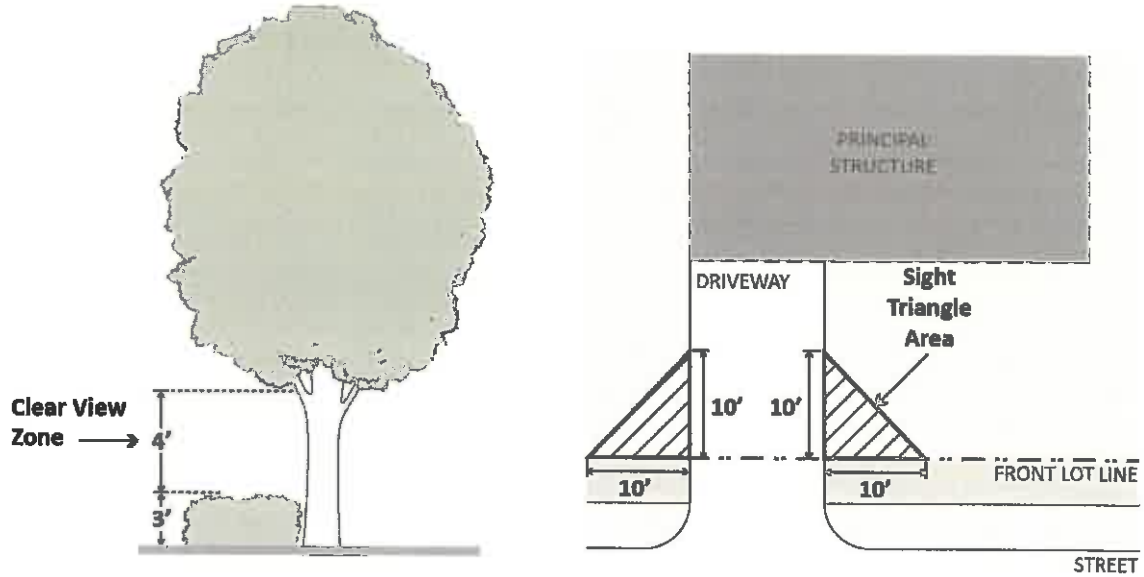


Figure 1242.05-B. Visibility Obstruction at Driveways



## CHAPTER 1244: USES

§ 1244.01	General Provisions
§ 1244.02	Use Table
§ 1244.03	Use Standards
§ 1244.04	Accessory Structures and Uses
§ 1244.05	Temporary Structures and Uses
§ 1244.06	Environmental Performance Standards

### § 1244.01 General Provisions

- A. Purpose. The purpose of this Chapter is to establish the uses of land allowed by this Code.
- B. General Standards. The following standards apply generally to the uses allowed by this Code.
1. Federal, State, and Local Requirements. All uses shall comply with relevant federal, state, and local standards including licensing, health, and safety requirements.
  2. Number of Uses. A lot may contain more than one principal use.
  3. Principal, Accessory, and Temporary Uses. Each use may function as a principal, accessory, or temporary use on a lot, unless otherwise specified.
  4. Uses within Enclosed Buildings or Structures. Each use shall be located within an enclosed building or structure, unless otherwise specified in this Code. All buildings and structures shall comply with the applicable requirements of this Chapter and Chapter 1246 (Zoning District Regulations).
  5. Exempt Public Uses. The following public uses are allowed to be erected, constructed, altered, or maintained in any zoning district:
    - a. Traffic signals, fire hydrants, and other similar public safety devices.
    - b. Street signs.
    - c. Utility poles, wires, mains, drains, pipes, conduits, and cables necessary for public services.
- C. Interpretation. Some of the uses included in this Chapter are defined as broad, generic categories that contain clusters of similar uses. See Chapter 1254 (Definitions) for definitions of the uses included in this Chapter.
1. Unlisted Similar Use. If a use is not listed in this Chapter, but is similar in nature and impact to a permitted or special use allowed within a zoning district, the Zoning Administrator may interpret the unlisted use as an allowed use.
    - a. The unlisted use shall be subject to any use standards that apply to the similar allowed use.
    - b. The Zoning Administrator may interpret the unlisted use as requiring the approval of a special use permit if the similar allowed use requires the approval of a special use permit.
  2. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted or special use, the use is not allowed and may only be approved through an amendment of this Code (refer to § 1252.03.E (Zoning Text and Map Amendment)).

**§ 1244.02 Use Table**

A. Use Table. Table 1244.02-A. Use Table establishes the uses allowed in each zoning district. Each use is given one of the following designations for each zoning district.

1. Permitted Use (“P”). A “P” indicates that a use is allowed by right within the designated district provided that it meets all applicable use standards set forth in § 1244.03 (Use Standards).
2. Special Use (“S”). An “S” indicates that the use requires the approval of a special use permit (refer to § 1252.03.C (Special Use Permit)) and must meet the use standards set forth in § 1244.03 (Use Standards) in order to be allowed within the designated district.
3. No Designation. The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated district.

B. Use Standards. Uses that are designated as “Permitted Use” or “Special Use” may have use standards that must be met, as established in § 1244.03 (Use Standards).

**Table 1244.02-A. Use Table**

Uses	Districts										Use Standards	
	C-1	C-2	C-3	C-4	I	P	R-1	R-2	R-3	R-4		
<b>Residential</b>												
Community Residence	P						P	P	P	P		See § 1244.03.E
Dwelling Above the Ground Floor	P	P	P	P								None
Multi-Family Dwelling	S	S	S	P						P		See § 1244.03.Q
Residential Care Facility	P	P	P	P						P		None
Single-Family Dwelling	P						P	P	P	P		None
Townhouse Dwelling	P	S	S							P		None
Two-Family Dwelling	P								P	P		None
<b>Civic and Institutional</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>I</b>	<b>P</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>		
Community Garden	P	P	P	P		P	P	P	P	P		See § 1244.03.D
Cultural Facility	S	S	S	S		S						None
Government Facility	P	P	P	P	P	P	P	P	P	P		See § 1244.03.J
Hospital	S	S	S	S		S						None
Park	P	P	P	P	P	P	P	P	P	P		None
Place of Worship	S	S	S	S	P	P	P	P	P	P		None
Preschool or Elementary School	S	S	S	S		S	S	S	S	S		See § 1244.03.W
Secondary School	S	S	S	S		S						See § 1244.03.W
<b>Commercial</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>I</b>	<b>P</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>		
Adult Use					S							None
Animal Boarding				S	P							See § 1244.03.A
Animal Hospital	P	P	P	P	P							None
Banquet Hall		S	S	S								See § 1244.03.B
Bar/Tavern	S	P	P	P								None
Car Wash				S	P							See § 1244.03.C
Credit Union, Loan Company, or Mortgage Broker		S	S	P								See § 1244.03.F
Currency Exchange or Payday Loan		S		P	P							See § 1244.03.G
Day Care Center	S	S	S	S								None
Day Care Home							P	P	P	P		See § 1244.03.H
Financial Institution	P	P	P	P	P							None
Funeral Home	S	P	S	P								None
Gas Station	S	S		P	P							See § 1244.03.I
Hotel or Motel		S	S	S								None

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<b>Commercial</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>I</b>	<b>P</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>Use Standards</b>
Indoor Entertainment or Recreation	S	S	S	S	P						See § 1244.03.K
Medical/Dental Office With Dispensary				S	S						None
Medical/Dental Office Without Dispensary	P	P	P	P	P						None
Medical Marijuana Dispensary				S	S						See § 1244.03.L
Microbrewery / Micro-Distillery	S	S	S	S	S						See § 1244.03.M
Motor Vehicle Rental		S	S	P	P						See § 1244.03.N
Motor Vehicle Repair and/or Service	S	S	S	P	P						See § 1244.03.O
Motor Vehicle Sales				P	P						See § 1244.03.P
Nursery				P	P						None
Outdoor Entertainment or Recreation	S	S	S	S	S						See § 1244.03.S
Pawn Shop		S		P	S						See § 1244.03.U
Personal Services Establishment	P	P	P	P	P						None
Professional Office	P	P	P	P	P						None
Research / Development Facility		P	P	P	P						None
Restaurant	P	P	P	P	P						None
Retail Goods Establishment	P	P	P	P	P						None
Self-Service Storage		P		P	P						See § 1244.03.X
Tattoo Parlor		S	S	P	P						None
Tobacco Shop	P	S	S	P	P						See § 1244.03.Z
Transitional Treatment Facility With Dispensary				S	S						See § 1244.03.AA
Transitional Treatment Facility Without Dispensary	S	S	S	S	P						See § 1244.03.AA
<b>Manufacturing</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>I</b>	<b>P</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
General Manufacturing					P						None
Small Food Manufacturing		P	P	P	P						See § 1244.03.Y
Warehousing, Storage, or Distribution Facility				S	P						None
Wholesale Establishment				S	P						None
<b>Other Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>I</b>	<b>P</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
Club, Lodge, or Hall	S	S	S	S	S	S				S	None
Off-Street Parking Lot	S	S	S	P	P	P				S	See § 1244.03.R
Parking Garage		S	S	P	P	P					See § 1244.03.T
Planned Development	S	S	S	S	S	S	S	S	S	S	See § 1244.03.V
Utility	S	S	S	S	S	S				S	See § 1244.03.BB
Wireless Telecommunication Facility or Tower	S	S	S	S	S	S	S	S	S	S	See § 1244.03.CC

**Table Key**

P: Allowed by right and shall meet requirements of § 1244.03 (Use Standards) when applicable.

S: Allowed with special use permit and shall meet requirements of § 1244.03 (Use Standards) when applicable.



**§ 1244.03 Use Standards**

The following standards apply to the uses designated in the "Use Standards" column of Table 1244.02-A, Use Table.

- A. **Animal Boarding.** The following standards apply to the C-4 District only.
  - 1. **Location.** Animal boarding is not allowed directly adjacent to any residential use.
  - 2. **Outdoor Boarding.** One outdoor dog run per establishment is allowed. All outdoor animal boarding facilities shall be located in the interior side and/or rear yard and shall be enclosed with an opaque fence with a minimum height of six feet.
  - 3. **Noise.** Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with § 1244.06.A (Noise) and all other local noise regulations.
  
- B. **Banquet Hall: Location.** In the C-1 District, banquet halls are allowed along 26<sup>th</sup> Street only.
  
- C. **Car Wash.**
  - 1. **Frontage Requirement Exemption.** Outdoor car washes not located within an enclosed structure are allowed and shall be exempt from the minimum street frontage requirements established in Chapter 1246 (Zoning District Regulations).
  - 2. **Stacking Spaces.** Stacking spaces associated with a car wash must comply with the requirements of § 1248.07 (Vehicular Stacking Requirements).
  - 3. **Screening.** The street frontage adjacent to any outdoor car wash area shall be screened per the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard).
  - 4. **Drainage.** A car wash shall not drain onto adjacent properties or into the right-of-way.
  
- D. **Community Garden.**
  - 1. **Site Design.** A community garden shall be designed and maintained to minimize the amount of water and/or fertilizer that drains or runs off onto adjacent property.
  - 2. **Sales.** There shall be no retail sales of produce on-site unless a temporary use permit for a seasonal sale is obtained in accordance with § 1252.03.H (Temporary Use Permit).
  
- E. **Community Residence.**
  - 1. **Residential Character.** The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.
  - 2. **Number of Residents.** In the R-1, R-2, and R-3 Districts, a maximum of eight residents per facility is allowed, including live-in staff.
  
- F. **Credit Union, Loan Company, or Mortgage Broker: Minimum Spacing.** In the C-2 and C-3 Districts, a credit union, loan company, or mortgage broker may not be located within 500 feet of another credit union, loan company, or mortgage broker.
  
- G. **Currency Exchange or Payday Loan: Minimum Spacing.** In the C-2 District, a currency exchange or payday loan may not be located within 500 feet of another currency exchange or payday loan.

H. Day Care Home.

1. Residential Character. The location and operation of a day care home shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.
2. Minimize Adverse Impacts. The design of the facility shall minimize traffic congestion, pedestrian hazards, noise, and other adverse impacts on surrounding properties.

I. Gas Station.

1. Location. The gas station shall be located on a corner lot.
2. Minimum Street Frontage Requirement. Gas stations shall be exempt from the minimum street frontage requirements established in Chapter 1246 (Zoning District Regulations).
3. Light Pollution. Lighting shall be designed with luminaires recessed under the canopy to minimize light pollution. The illuminance of the canopy shall not exceed 10 foot-candles as measured at any location.
4. Screening. Street frontage not occupied by building or driveways shall be treated with landscape screening per the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard).

J. Government Facility: Driveway Width. Fire stations and public works facilities are exempt from the maximum driveway widths established in § 1248.08 (Site Access).

K. Indoor Entertainment or Recreation.

1. Minimum Area. In the C-1, C-2, C-3, and C-4 Districts, indoor entertainment or recreation uses shall have a minimum area of 40,000 square feet.
2. Minimize Adverse Impacts. The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
3. Noise. Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with § 1244.06.A (Noise) and all local noise regulations.

L. Medical Marijuana Dispensary.

1. Compliance with State Regulations. Medical marijuana dispensaries must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements and minimum spacing of 1,000 feet from preschools, elementary schools, secondary schools, day care centers, day care homes, and group day care homes.
2. Location. In the C-4 District, medical marijuana dispensaries are only allowed along Harlem Avenue with a special use permit.
3. Minimum Spacing. A medical marijuana dispensary shall not be located within one mile of another medical marijuana dispensary.
4. Security. The site design shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

M. Microbrewery / Micro-Distillery.

1. Size. The microbrewery and/or micro-distillery shall be no greater than 5,000 square feet in area.
2. Beverage Sales. No more than 25 percent of the gross floor area of the facility may be dedicated to the retail sale of alcoholic and/or non-alcoholic beverages for either on-site or off-site consumption.

**N. Motor Vehicle Rental: Outdoor Storage.** In all zoning districts, motor vehicles may not be stored in the public right-of-way. In the C-2 and C-3 Districts, the outdoor storage of vehicles is prohibited.

**O. Motor Vehicle Repair and/or Service.**

1. **Outdoor Storage.** Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met.
  - a. **Location.** Outdoor storage of vehicles is prohibited in the front yard. Motor vehicles may not be stored in the public right-of-way.
  - b. **Screening.** To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening per the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard).
  - c. **Storage Duration.** Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than 20 days.
2. **Service Bays.** In the C-2 and C-3 Districts, vehicular service bays, including garages and car wash bays, shall not be located on the front facade.
3. **Outdoor Activities.** All repairs must occur inside an enclosed building.

**P. Motor Vehicle Sales.**

1. **Location.** Vehicles may not be stored in the public right-of-way.
2. **Screening.** The street frontage adjacent to any outdoor sales and display area shall be improved with landscape screening in accordance with the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard).
3. **Light Pollution.** The illuminance of any outdoor sales and display area shall not exceed 10 foot-candles as measured at any location.

**Q. Multi-Family Dwelling: Location.** In the C-4 District, multi-family dwellings are allowed along Harlem Avenue only.

**R. Off-Street Parking Lot.**

1. **Location.** The off-street parking lot shall not be located on a corner lot.
2. **Single Family.** An off-street parking lot shall not be associated with a single-family or two-family use.
3. **Screening.** The requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard) shall apply.

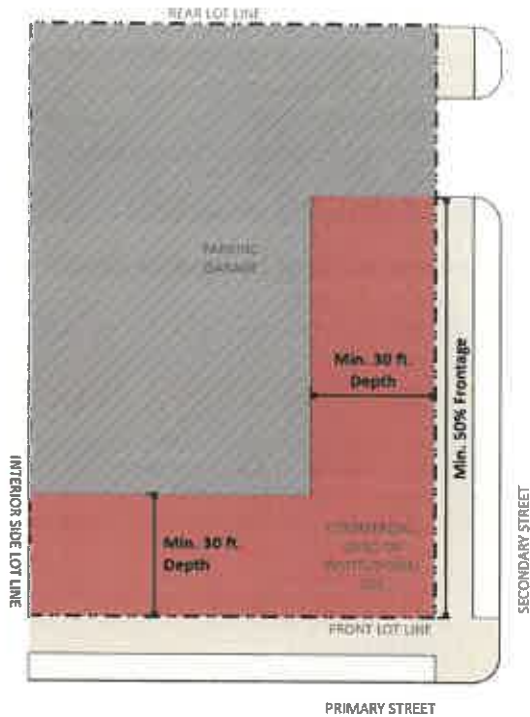
**S. Outdoor Entertainment or Recreation.** In the districts where outdoor entertainment or recreation is allowed as a special use, the following standards apply.

1. **Minimum Area.** In the C-1, C-2, C-3, and C-4 Districts, outdoor entertainment or recreation uses shall have a minimum area of 40,000 square feet.
2. **Minimize Adverse Impacts.** The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
3. **Noise.** Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with § 1244.06.A (Noise) and all other local noise regulations.

**T. Parking Garage: Ground Floor Uses.** In the C-2 and C-3 Districts, a use listed in Table 1244.02-A. Use Table as an allowed commercial, civic, or institutional use must occupy the first 30 feet of building

depth on the ground floor along a minimum of fifty percent of the street-facing facade. Refer to Figure 1244.03-A. Parking Garage.

**Figure 1244.03-A. Parking Garage**



- U. Pawn Shop: Minimum Spacing. In the C-2 District, a pawn shop may not be located within one mile of another pawn shop.
- V. Planned Development: Refer to the requirements of § 1252.04 (Planned Developments).
- W. Preschool, Elementary, or Secondary School: Minimize Adverse Impacts. The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
- X. Self-Service Storage: Location. In the C-2 District, self-service storage is only allowed on upper stories.
- Y. Small Food Manufacturing: Size. A small food manufacturing establishment shall be no greater than 5,000 square feet in area.
- Z. Tobacco Shop: Minimum Spacing. In the C-2 and C-3 Districts, a tobacco shop may not be located within 500 feet of another tobacco shop.
- AA. Transitional Treatment Facility With or Without Dispensary.
  1. Location. Transitional treatment facilities with or without dispensary are only allowed along Harlem Avenue with a special use permit.
  2. Special Use Permit. The special use permit application shall include the qualifications of the operating agency and the number of anticipated employees and residents.

**BB. Utility.**

1. **Required Yard.** Aboveground utilities may not encroach into the required front yard.
2. **Screening.** The street frontage adjacent to the utility shall be treated with landscape screening per the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard).

**CC. Wireless Telecommunication Facility and/or Tower.**

1. **General Requirements.** All wireless telecommunication facilities and towers shall be subject to the following.
  - a. **Lighting.** A wireless telecommunication facility or tower shall not include lights unless required by the Federal Communications Commission, the Federal Aviation Administration, or the City.
  - b. **Signs.** A wireless telecommunication facility or tower shall not display signs except that such facilities or towers may include information required for government regulation, such as Federal Communications Commission registration information.
  - c. **Screening.** A wireless telecommunication facility or tower shall be treated with landscape screening per the requirements of § 1250.05.C (Buffer Yard Requirements) with the exception that the fence height shall be a minimum of six feet and maximum of eight feet.
2. **Wireless Telecommunication Facility.**
  - a. **Height.** The maximum height of a wireless telecommunication facility shall be 12 feet.
  - b. **Use.** A wireless telecommunication facility may house equipment and supplies for operation of a wireless telecommunication tower. Such facility shall be unstaffed and shall not be used for equipment that is not part of the operation of the facility.
3. **Wireless Telecommunication Tower.**
  - a. **Height.** The maximum height of a wireless telecommunication tower shall not exceed the minimum height required to function satisfactorily, but in no circumstances shall exceed 100 feet above ground.
  - b. **Design.** A wireless telecommunication tower shall be designed to accommodate at least three telecommunication providers and their accompanying wireless telecommunication facilities. A wireless telecommunication tower shall have a galvanized gray or silver finish unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration, or the City.

**§ 1244.04 Accessory Structures and Uses**

- A. **General Provisions for Accessory Structures.** Accessory structures shall be subject to the following standards, unless otherwise established by this Code.
  1. **Construction Phasing.** No accessory structure shall be constructed prior to the construction of the principal building to which it is accessory.
  2. **Location.** Accessory structures are allowed in front, corner side, interior side, and rear yards.
  3. **Height.** The maximum height of an accessory structure shall be 10 feet.
  4. **Setbacks.** Accessory structures shall be located a minimum of three feet from any rear lot line and three feet from any interior side lot line.
- B. **Accessory Structures Table.** Table 1244.04-A. Accessory Structures establishes the accessory structures allowed in each zoning district. Table 1244.04-A. Accessory Structures is not an exhaustive list of accessory structures that may be located within the City. Each structure is given one of the following designations for each zoning district.

1. Permitted (“P”). A “P” indicates that the accessory structure does not require a building permit and is allowed by right within the designated district provided that it meets all applicable standards set forth in this Section.
2. Permitted with Building Permit (“B”). A “B” indicates that the accessory structure requires the approval of a building permit in accordance with Chapter 1443 (Permits and Certificates of Occupancy) and shall meet the use standards set forth in this Section in order to be allowed within the designated district.
3. No Designation. The absence of a letter (a blank space) indicates that the structure is not allowed within the designated district.
4. Use Standards. Accessory structures that are designated as “Permitted” or “Permitted with Building Permit” may have use standards that must be met, as established in § 1244.04.C (Use Standards for Accessory Structures).

**Table 1244.04-A. Accessory Structures**

Accessory Structure	Districts										Use Standards
	C-1	C-2	C-3	C-4	I	P	R-1	R-2	R-3	R-4	
Antenna and/or Satellite Dish	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.1
Arbor, Pergola, or Trellis	B	B	B	B	B	B	B	B	B	B	None
Ball Court	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.2
Chicken Coop							B	B	B		See § 1244.04.C.3
Deck or Patio	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.4
Drive-Through Facility		B		B	B						See § 1244.04.C.5
Fence or Wall	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.6
Flag Pole	B	B	B	B	B	B	B	B	B	B	None
Garage	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.7
Gazebo, Greenhouse, or Shed	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.8
Mechanical Equipment or Electrical Generator	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.9
Outdoor Storage	B	B	B	B	B	B					See § 1244.04.C.10
Rainwater Cistern	P	P	P	P	P	P	P	P	P	P	None
Recreational Equipment	P	P	P	P	P	P	P	P	P	P	None
Small Wind Energy System	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.11
Solar Energy Collection System	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.12
Swimming Pool	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.13
Wireless Telecommunication Antenna	B	B	B	B	B	B	B	B	B	B	See § 1244.04.C.14

**C. Use Standards for Accessory Structures.** The following standards apply to accessory structures designated as Permitted (“P”) or Permitted with Building Permit (“B”) in the districts noted in the “Use Standards” column of Table 1244.04-A. Accessory Structures.

1. Antenna and/or Satellite Dish: Location. Allowed on the interior side or rear facade. If a location on the interior side or rear facade would prevent the device from functioning properly, the antenna and/or satellite dish may be located on the front or corner side facade provided that evidence of need is provided to the Zoning Administrator prior to installation.

2. **Ball Court: Location.** Allowed in the rear yard, except that one basketball standard and backboard shall be allowed in any yard in the R-1, R-2, R-3, and R-4 Districts.
3. **Chicken Coop.** Chickens may be kept in chicken coops, chicken runs, and similar such enclosures in accordance with the following standards.
  - a. **Permit.** Prior to erecting a chicken coop, an applicant must obtain a chicken coop permit from the Zoning Administrator and provide notice to all adjacent property owners. Such permits must be renewed annually.
  - b. **Location.** Chicken coops are allowed in the rear yard of any single-family use in the R-1, R-2, or R-3 District.
  - c. **Setback.** Chicken coops shall be located a minimum of 10 feet from any lot line and a minimum of 10 feet from the principal structure on the lot.
  - d. **Number.** No more than two hens are permitted per zoning lot. Roosters are not permitted.
  - e. **Maintenance.** Chicken coops shall be maintained in a manner that provides adequate lighting and ventilation, and protects chickens from cold weather, precipitation, rodents, predators, and trespassers. Chicken coops must be maintained in a sanitary condition and shall be cleaned of droppings, uneaten feed, feathers, and other waste so as not to become a nuisance.
  - f. **Slaughter.** On-site slaughtering of chickens is prohibited.
4. **Deck or Patio.**
  - a. **Location.** Allowed in the interior side and/or rear yard.
  - b. **Setback.** The deck or patio shall follow the setback requirements for the zoning district in which it is located, except that a deck or patio may encroach up to 10 feet into the required rear yard in the R-1, R-2, R-3, and R-4 Districts.
5. **Drive-Through Facility.** Refer to Figure 1244.04-A. Drive-Through Facility.
  - a. **Location.** The drive-through facility shall be located on the interior side or rear facade of the principal structure.
  - b. **Screening.** The drive-through facility shall be screened from view of the street by building and/or landscape screening per the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard). Screening shall be designed in such a way as to avoid interference with visibility or access. If site orientation prevents the direct application of the standards of § 1250.05.A (Parking Lot Perimeter Landscape Yard), alternative configurations for screening may be approved by the Zoning Administrator.
6. **Fence or Wall.** The following requirements apply to fences and walls unless otherwise specifically established in this Code. Refer to Figure 1244.04-B. Fence or Wall.
  - a. **Location.** Fences and walls, including all posts, bases, and other structural parts, shall be located completely within the boundaries of the lot on which it is located.
    - (1) **Front Yard.** Fences and walls are prohibited in the front yard.
    - (2) **Corner Side Yard, Interior Side Yard, and Rear Yard.** Fences and walls are allowed in the interior side and rear yards and setbacks, and in the corner side yard and setback between the principal structure's rear facade and the rear lot line.
    - (3) **Second Fence.** A second fence may not be attached or installed parallel to an existing fence at the same lot line.
  - b. **Height.** The maximum height of a fence or wall shall be measured from the ground at the base of the fence or wall and shall be subject to the following limitations.
    - (1) **Maximum Height.** The maximum height of a fence or wall shall be five feet, with one additional foot of decorative open trellis allowed on top of the fence or wall for a total height not to exceed six feet.
    - (2) **Maximum Height Adjacent to Commercial or Industrial Districts.** A residential lot located directly adjacent to or across an alley from a Commercial or Industrial District may erect a

- solid fence or wall in the rear yard not to exceed a maximum height of six feet, including any decorative open trellis.
- c. **Materials.** The following requirements for materials apply to the construction of fences and walls, as well as any associated gates.
    - (1) **Allowed Materials.** Brick, stone, treated wood, simulated wood, PVC, chain link, and metal mesh are allowed materials.
    - (2) **Prohibited Materials.** No fence or wall may incorporate sharp or dangerous components. Barbed wire, exposed cinder block, exposed concrete block, corrugated metal, and razor wire are prohibited materials, except that chain link or barbed wire fencing may be allowed in the Commercial, Industrial, and Public Areas Districts with Zoning Administrator approval.
    - (3) **Finished Face.** The finished side of a fence or wall shall face outward from the lot.
7. **Garage.** These standards apply to detached garages only. Attached garages are considered part of the principal structure and must comply with the requirements of Chapter 1246 (Zoning District Regulations).
- a. **Location.** Garages are allowed in the rear yard and setback and in the corner side yard and setback between the principal structure's rear facade and the rear lot line.
  - b. **Height.** The maximum height of a garage shall be 16 feet for a garage with a pitched roof and 14 feet for a garage with a flat roof.
  - c. **Uses.** Garage area shall not be used as habitable space and may not contain a kitchen, bathroom, or sleeping area.
8. **Gazebo, Greenhouse, or Shed.**
- a. **Location.** Gazebos, greenhouses, and sheds are allowed in the rear yard only.
  - b. **Height.** The maximum height of a gazebo, greenhouse, or shed shall be 12 feet.
  - c. **Gazebo Design.** Each side of a gazebo shall be at least 25 percent open.
9. **Mechanical Equipment or Electrical Generator.**
- a. **Deemed Conforming.** Notwithstanding § 1244.04-C.9.b (Location), existing ground-based mechanical equipment that is located in a setback where it is not permitted as of the effective date of this Code shall be considered legally conforming and may be replaced and repaired. Such conforming status shall expire if the principal structure is demolished.
  - b. **Location.** Ground-mounted mechanical equipment and electrical generators shall be located in the rear yard and shall be located at least five feet from the rear and interior side lot lines. Roof-mounted mechanical equipment shall be located a minimum of six feet from any supporting wall to facilitate safe access.
  - c. **Screening.** Mechanical equipment and electrical generators shall be screened from view of the street with opaque fencing, landscaping, or building.



Figure 1244.04-A. Drive-Through Facility

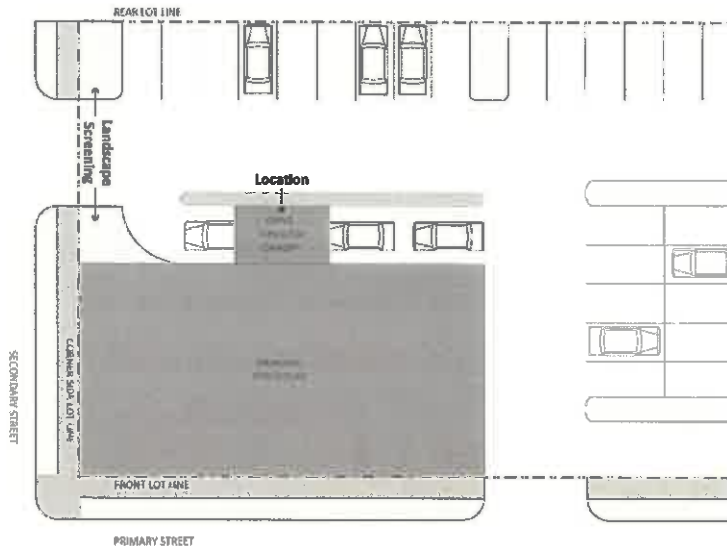
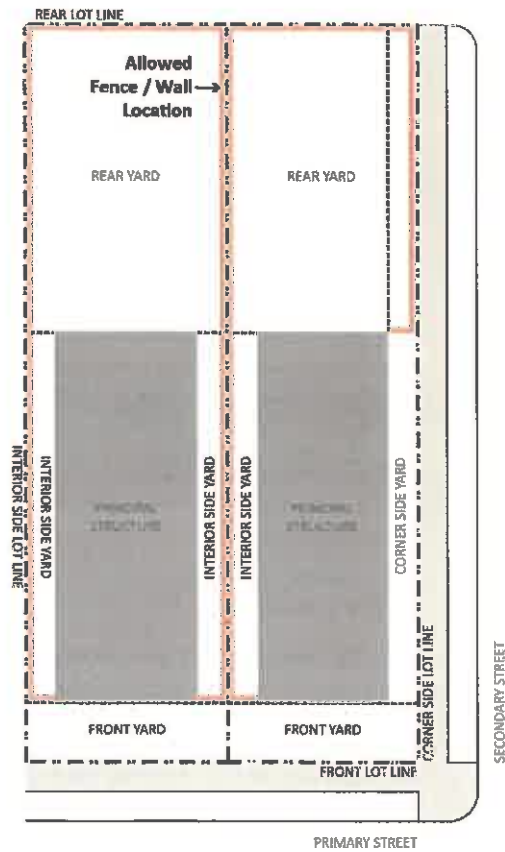


Figure 1244.04-B. Fence or Wall



10. **Outdoor Storage.**
  - a. **Height.** Outdoor storage materials shall not exceed six feet in height.
  - b. **Uses.** Allowed outdoor storage uses include those listed below. Additional uses may be approved by the Zoning Administrator.
    - (1) Growing and/or displaying plants associated with a greenhouse and/or nursery.
    - (2) Storage associated with motor vehicle fueling, sales, rental, repair, and/or service in accordance with § 1244.03.I (Gas Station), § 1244.03.N (Motor Vehicle Rental), § 1244.03.O (Motor Vehicle Repair and/or Service), and § 1244.03.P (Motor Vehicle Sales).
    - (3) General manufacturing.
    - (4) Contractor storage yards.
  - c. **Screening.** The requirements of § 1250.07 (Screening Requirements) shall apply to outdoor storage.
11. **Small Wind Energy System.** Small wind energy systems are intended primarily to reduce on-site consumption of utility power and consist of a wind turbine, tower or mounting device, and associated control or conversion electronics. Systems may be roof-mounted or ground-mounted in accordance with the following standards.
  - a. **General Requirements.** All small wind energy systems shall be subject to the following.
    - (1) **Building Permit Application.** The application for a building permit shall include drawings of the wind turbine structure, including the tower, base, footings, and location on the site, and a line drawing of the electrical components in sufficient detail to determine whether the proposed system conforms to pertinent electrical codes.
    - (2) **Capacity.** Systems shall have a rated capacity of 100 kilowatts or less.
    - (3) **Noise.** Systems shall not exceed 60 dBA, as measured at the closest lot line. This level may be exceeded during short-term events such as utility outages and/or severe storms.
  - b. **Roof-Mounted System.** Roof-mounted systems shall adhere to the following.
    - (1) **Districts.** Roof-mounted systems are allowed in the C-1, C-2, C-3, C-4, I, P, R-1, R-3, and R-4 zoning districts.
    - (2) **Location.** Systems are allowed on the interior side or rear roof face of a principal structure, accessory structure such as a garage, gazebo, greenhouse, or shed, or other structure as allowed by the Zoning Administrator.
    - (3) **Height.** The maximum height of a roof-mounted system shall be 15 feet above the height of the principal or accessory structure to which the turbine is attached.
  - c. **Ground-Mounted System.** Ground-mounted systems shall adhere to the following.
    - (1) **Districts.** Ground-mounted systems are allowed in the C-1, C-2, C-3, C-4, I, and P Districts.
    - (2) **Location.** System is allowed in all yards.
    - (3) **Height.** The maximum height of a ground-mounted system shall be the height limit of the applicable zoning district.
    - (4) **Setback.** All components of the ground-mounted system, such as the tower, blade, and guy wire anchors, shall be located a minimum of 10 feet from any lot line.
    - (5) **Clearance.** A ground-mounted system shall have a minimum of 15 feet of clearance.
12. **Solar Energy Collection System.** Solar energy collection systems may be roof-mounted or ground-mounted in accordance with the following standards and those of Chapter 1424 (City of Chicago Electrical Code).
  - a. **Roof-Mounted System.** Roof-mounted systems shall adhere to the following.
    - (1) **Districts.** Roof-mounted systems are allowed in all zoning districts.
    - (2) **Location.** A roof-mounted system shall not be located on a roof face that runs parallel to and faces the front lot line.

- (3) Height. The maximum height of a roof-mounted system shall be five feet above the overall height of the principal or accessory structure to which the system is attached.
    - (4) Angle. A roof-mounted system must be mounted at the same angle as or flush with the roof of the structure when visible from the street, excluding alleys.
  - b. Ground-Mounted System. Ground-mounted systems shall adhere to the following.
    - (1) Districts. Ground-mounted systems are allowed in the C-1, C-2, C-3, C-4, I, and P Districts.
    - (2) Location. Ground-mounted systems are allowed in the interior side and rear yards.
    - (3) Height. The maximum height of a ground-mounted system shall be the height limit of the applicable zoning district.
    - (4) Screening. System shall be screened from view of the street by building or landscape screening per the requirements of 1250.05.A (Parking Lot Perimeter Landscape Yard).
- 13. Swimming Pool. The following standards apply to swimming pools with a maximum depth equal to or greater than 24 inches.
  - a. Building Code. The installation or replacement of a swimming pool shall comply with all requirements of the International Building Code, including those for swimming pool enclosures and safety devices.
  - b. Location. Swimming pools are allowed in the rear yard and setback, but shall be located at least three feet from the rear lot line and shall not extend into the corner side or interior side yards.
  - c. Height. Aboveground pools shall not exceed six feet in height, including attached fences, railings, and/or other structural or decorative additions, and shall not be in close proximity to any telephone or electrical lines and cables, as determined by the Zoning Administrator.
  - d. Distance from Other Structures. A swimming pool shall be a minimum of five feet from any other structure or building on the lot, with the exception of an attached permanent deck or patio.
- 14. Wireless Telecommunication Antenna.
  - a. General Requirements. Wireless telecommunication antennas shall meet the requirements established in § 1244.03.CC.1 (General Requirements).
  - b. Height. The maximum height of a wireless telecommunication antenna shall not exceed 10 percent of the overall height of the building or structure on which it is mounted. A wireless telecommunication antenna attached to a wireless telecommunication tower shall not cause the overall height of the tower to exceed 100 feet.
  - c. Stealth Design. All wireless telecommunication antennas, including those co-located on a wireless telecommunication tower, shall utilize stealth design to blend into the surrounding environment.
    - (1) A wireless telecommunication antenna must be enclosed, camouflaged, screened, or obscured so that it is not readily apparent to a casual observer.
    - (2) A wireless telecommunication antenna shall blend into another part of the structure upon which it is mounted, such as a rooftop, tower, spire, or other similar feature.
- D. Home Occupations. Home occupations are allowed in the C-1, C-2, C-3, C-4, R-1, R-2, R-3, and R-4 Districts, subject to the following standards.
  - 1. Certificate and Fee Required. Home occupations shall meet the requirements of the Municipal Code (§ 802.15 Certificates for Home Occupations; Fee).
  - 2. Location. A home occupation may not be located in an accessory structure.
  - 3. Uses. Examples of allowed home occupations include artist, consultant, counselor, craftsperson, designer, tutor, writer, and instructor of music, craft, or fine art.

4. **Space Limitation.** No more than 25 percent of the total square footage of the dwelling unit may be used for the home occupation. All activities associated with the home occupation shall occur entirely within the dwelling unit.
5. **Hours of Operation.** Allowed hours of operation are from 7:00 AM to 9:00 PM for home occupations with outside visitors.
6. **Residency of Operator.** The operator of the home occupation shall reside in the dwelling unit where the home occupation is located.
7. **Employees.** One additional nonresident employee is allowed.
8. **Visitors.** A maximum of four visitors, such as clients, customers, or pupils, may be present within the home occupation at any given time.
9. **Parking.** Any parking needs associated with the home occupation shall be accommodated on-site within an existing driveway or garage.
10. **Deliveries.** Deliveries and shipments are not allowed from the premises, with the exception of carriers that typically provide service to residential neighborhoods, such as the U.S. Postal Service and/or express shipping services (UPS, FedEx, DHL).
11. **Signs.** Signs associated with the home occupation must comply with the requirements of the Municipal Code (Chapter 1476 Signs).

#### **§ 1244.05 Temporary Structures and Uses**

Temporary structures and uses shall be subject to the requirements of this section.

- A. **Temporary Structures and Uses Table.** Table 1244.05-A. Temporary Structures and Uses establishes the allowed temporary structures and uses for each zoning district. Table 1244.05-A. Temporary Structures and Uses is not an exhaustive list of temporary structures and uses that may be located within the City, but rather those that have additional development requirements or require City approval. Each structure or use is given one of the following designations for each zoning district.
  1. **Permitted ("P").** A "P" indicates that the temporary structure or use is allowed by right within the designated district provided that it meets all applicable use standards set forth in this Section.
  2. **Permitted with Temporary Use Permit ("T").** A "T" indicates that the temporary structure or use requires the approval of a temporary use permit (refer to § 1252.03.H (Temporary Use Permit)) and must meet any applicable use standards set forth in this Section in order to be allowed within the designated district.
  3. **No Designation.** The absence of a letter (a blank space) indicates that the use is not allowed within the designated district.
  4. **Use Standards.** Temporary structures or uses that are designated as "Permitted" or "Permitted with Temporary Use Permit" may have use standards that must be met, as established in § 1244.05.B (Use Standards for Temporary Structures and Uses).

**Table 1244.05-A. Temporary Structures and Uses**

Temporary Structures and Uses	Districts										Use Standards	
	C-1	C-2	C-3	C-4	I	P	R-1	R-2	R-3	R-4		
Contractor Trailer or Model Unit	P	P	P	P	P	P	P	P	P	P	P	See § 1244.05.B.1
Farmers Market	T	T	T	T		T						See § 1244.05.B.2
Garage or Yard Sale							P	P	P	P		See § 1244.05.B.3
Seasonal Sale	T	T	T	T	T	T						See § 1244.05.B.4
Sidewalk Sales	T	T	T	T								See § 1244.05.B.5
Temporary Outdoor Entertainment		T	T	T	T	T						See § 1244.05.B.6
Temporary Storage Container	P	P	P	P	P	P	P	P	P	P	P	See § 1244.05.B.7

- B. Use Standards for Temporary Structures and Uses.** The following standards apply to temporary structures and uses designated as Permitted (“P”) or Permitted with Temporary Use Permit (“T”) in the districts noted in the “Use Standards” column of Table 1244.05-A. Temporary Structures and Uses. Temporary uses may be located outdoors or within an enclosed building or structure.
1. **Contractor Trailer or Model Unit: Duration.** Contractor trailers shall be limited to the period of active construction of the project. Model units, including temporary real estate offices, shall be limited to the period of active selling and/or leasing of space in the development, or six months after issuance of the final occupancy permit, whichever is less.
  2. **Farmers Market: Products for Sale.** The following products may be offered for sale if they are grown or produced by the vendor: fresh dairy goods, fruits, vegetables, meats, juices, flowers, plants, herbs, spices, baked goods, and/or arts and crafts.
  3. **Garage or Yard Sale: Duration.** Garage and yard sales shall be limited to a period of two consecutive days. A maximum of two garage and/or yard sales shall be allowed for the same residence within a 12-month period. Garage or yard sales may be held between the months of March and October only.
  4. **Seasonal Sales.**
    - a. **Temporary Use Permit Application.** Approval of a temporary use permit for a seasonal sale shall be based on the adequacy of the lot area, provision of parking and traffic access, and public safety, as well as the absence of undue adverse impacts on other properties.
    - b. **Duration.** Seasonal sales shall be limited to a period of up to 45 days. The Zoning Administrator may grant additional time or successive permits through the temporary use permit process.
  5. **Sidewalk Sales.**
    - a. **Duration.** Sidewalk sales shall be limited to a period of three consecutive days. A maximum of three sidewalk sales shall be allowed for the same retailer within a 12 month period.
    - b. **Sidewalk Clearance.** A minimum of five feet of sidewalk clearance must remain available for pedestrians.
    - c. **Storage.** Merchandise must be stored inside the building during non-business hours.
  6. **Temporary Outdoor Entertainment.**
    - a. **Other Local Regulations.** Temporary outdoor entertainment shall comply with the requirements of the Municipal Code (Chapter 802 Business Regulation Certificates) and other local regulations.
    - b. **Temporary Use Permit Application.** Approval of the temporary use permit shall be based on the adequacy of the lot area, provision of parking, traffic access, and public safety, as well as the

absence of undue adverse impacts on adjacent properties. The temporary use permit application shall include the following:

- (1) **Site Plan.** As part of the temporary use permit application, the operator of the event must submit a site plan to the City prior to the event that illustrates the location of major site components and ingress and egress routes for emergency vehicles.
  - (2) **Proof of State Inspection.** The operator of the event shall provide proof that all amusement devices have been inspected and approved by the State of Illinois Department of Labor.
  - c. **Location.** Temporary outdoor entertainment shall not be located directly adjacent to a residential district.
  - d. **Bulk and Yard Requirements.** Temporary outdoor entertainment is exempt from Chapter 1246 (Zoning District Regulations).
7. **Temporary Storage Container.**
- a. **Duration.** Temporary storage containers shall be located on a lot for a period of no more than seven consecutive days, unless used in conjunction with an approved building permit.
  - b. **Number.** No more than one temporary storage container is permitted per zoning lot.
  - c. **Improved Surface.** The temporary storage container shall be located on an improved surface. Containers shall not be permanently attached to the ground, have permanent utility service, or be stacked atop one another.

#### **§ 1244.06 Environmental Performance Standards**

All uses shall comply with the performance standards established in this Section unless any federal, state, county, or local regulation establishes a more restrictive standard, in which case, the more restrictive standard shall apply.

- A. **Noise.** No activity or use shall be conducted in a manner that generates a level of sound, as measured on another property, greater than that allowed by federal, state, county, and local regulations, as amended. These limits shall not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads, and aircraft.
- B. **Odor.** No activity or use shall be conducted in a manner that generates odors of such intensity and character as to be harmful to the health, welfare, or comfort of the public. Any such use shall be stopped or modified so as to remove the odor.
- C. **Dust and Air Pollution.** Dust and air pollution carried by the wind from sources such as storage areas, yards, roads, equipment, and the like, within lot boundaries, shall be kept to a minimum by appropriate landscaping, screening, paving, wetting, or other acceptable means.
- D. **Glare and Heat.** No activity or use shall be conducted in a manner that generates glare or heat that may be detected at any point off the lot on which the use is located. Light sources shall be shielded so as not to cause a nuisance across lot lines.
- E. **Vibration.** No activity or use shall be conducted in a manner that generates earthborn vibration which can be detected at any point off the lot on which the use is located.

- F. Fire and Explosion Hazards.** Materials that present potential fire and explosion hazards shall be transported, stored, and used only in conformance with all applicable federal, state, county, and local regulations.
- G. Hazardous, Radioactive, and Toxic Materials.** No activity or use shall produce hazardous, radioactive, or toxic material without prior notice to the City. Notice shall be given to the City at least 30 days before the operation is commenced. The transport, handling, storage, discharge, clean up, and disposal of all hazardous, radioactive, or toxic materials, including waste, shall comply with applicable federal, state, county, and local regulations.

## CHAPTER 1246: ZONING DISTRICT REGULATIONS

§ 1246.01	General Provisions
§ 1246.02	Design Requirements for Commercial Zoning Districts
§ 1246.03	Summary Table of Zoning District Requirements
§ 1246.04	C-1 Neighborhood Mixed-Use District Requirements
§ 1246.05	C-2 Traditional Mixed-Use District Requirements
§ 1246.06	C-3 Depot Mixed-Use District Requirements
§ 1246.07	C-4 Corridor Commercial District Requirements
§ 1246.08	I Industrial District Requirements
§ 1246.09	P Public Areas District Requirements
§ 1246.10	R-1 Single-Family Residence District Requirements
§ 1246.11	R-2 Bungalow District Requirements
§ 1246.12	R-3 Two-Family Residence District Requirements
§ 1246.13	R-4 Multi-Family Residence District Requirements
§ 1246.14	Principal Structure Encroachments

### § 1246.01 General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish the development standards for a principal structure on a zoning lot by zoning district.
- B. **Applicability.** The provisions of this Chapter apply to all new construction and significant exterior renovation of existing structures. The provisions of § 1252.05 (Nonconformities) apply to nonconforming structures.
- C. **Roosevelt Road Form-Based Zoning.** In addition to the requirements of this Code, parcels along Roosevelt Road shall comply with the requirements of the Roosevelt Road Form-Based Zoning overlay, as adopted by the City. The Roosevelt Road Form-Based Zoning overlay may be obtained from the City Clerk. Where a conflict exists between the provisions of this Code and those requirements, the provisions of the Roosevelt Road Form-Based Zoning overlay shall control.
- D. **General Requirements.** In addition to the requirements of this Chapter, the development requirements in the following code sections must be met.
  1. **Site Plan Review.** All development, redevelopment, and additions to existing structures that result in an increase in gross floor area, capacity, or number of dwelling units by 15 percent or more, with the exception of single-family and two-family developments, require approval of a site plan review application by the Zoning Administrator in accordance with § 1252.03.B (Site Plan Review).
  2. **Uses.** See Chapter 1244 (Uses) for principal, accessory, and temporary use requirements as well as standards for accessory structures.
  3. **Parking and Loading.** See Chapter 1248 (Off-Street Parking and Loading) for off-street parking, loading, and access requirements.
  4. **Landscaping and Buffering.** See Chapter 1250 (Landscape Standards) for landscaping, buffering, and screening requirements.
  5. **Municipal Code.** Refer to the Municipal Code (Part 14: Building and Housing Code) for additional requirements for development outside the purview of this Zoning Code.



**§ 1246.02 Design Requirements for Commercial Zoning Districts**

- A. **Applicability.** The design requirements in this Section apply to all new construction and significant exterior renovation of existing structures for non-residential and multi-family uses within the City's C-1, C-2, C-3, and C-4 Districts. See § 1246.04, § 1246.05, § 1246.06, and § 1246.07 for additional design requirements specific to each commercial zoning district.
- B. **Design Requirements.** Refer to Figure 1246.02-A. Design Requirements.
1. **Facade Design.**
    - a. **Hold the Corner.** A principal structure on a corner parcel shall locate the intersection of the structure's front and corner side facades within the area defined by the intersection of the front and corner side maximum front setbacks. Refer to Figure 1246.02-B. Hold the Corner Requirement.
    - b. **Defined Base, Middle, and Top.** Multi-story buildings shall be designed with a distinct base, middle, and top. A horizontal expression line shall define the base (ground story) of the building from the upper stories. An expression line is a decorative, three dimensional linear element protruding or indented at least two inches from a building facade.
    - c. **Vertical Facade Articulation.** Architectural or structural elements shall be incorporated to vertically divide large flat planes along all street-facing facades in excess of 50 feet.
      - (1) **Architectural or Structural Elements.** Architectural or structural elements may include color change, texture change, material change, or wall articulation change, such as an offset, pilaster, column, reveal, or vertical expression line, of no less than six inches.
      - (2) **Spacing.** Facade articulation elements shall be incorporated at intervals of no less than 25 feet.
  2. **Materials.**
    - a. **Allowed Materials.** The following materials are allowed on the ground story facade: durable and natural materials, such as stone, brick, stucco, metal, concrete, burnished concrete masonry units, and non-reflective glass, unless otherwise prohibited in § 1246.02.B.2.b (Limitation on Materials).
    - b. **Limitation on Materials.** The following materials may be utilized for trim or architectural details but shall not exceed 20 percent of the total facade area: utility brick, vinyl or metal siding, metal wall panels, exposed aggregate (rough finish) concrete wall panels, exterior insulation and finishing systems (EIFS), fiberglass, plastic, untreated wood, non-burnished concrete masonry units, and mirror glass. EIFS is not allowed on the ground floor.

Figure 1246.02-A. Design Requirements

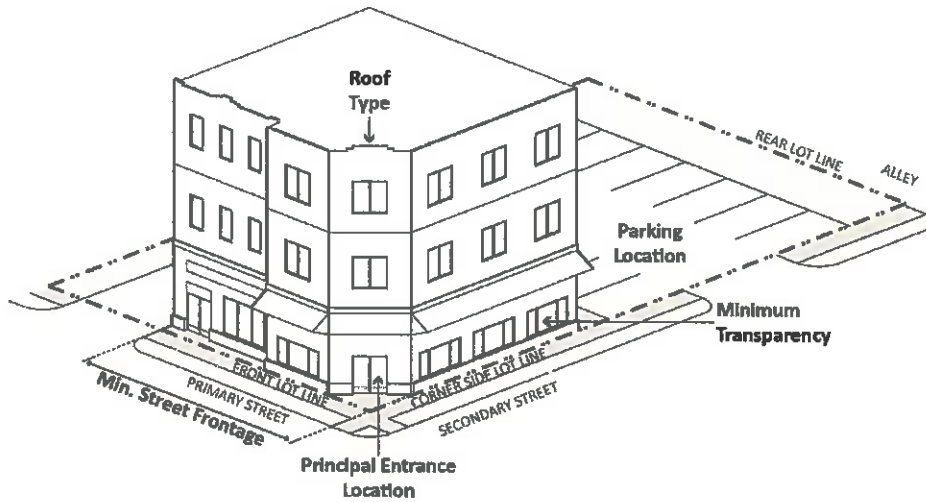
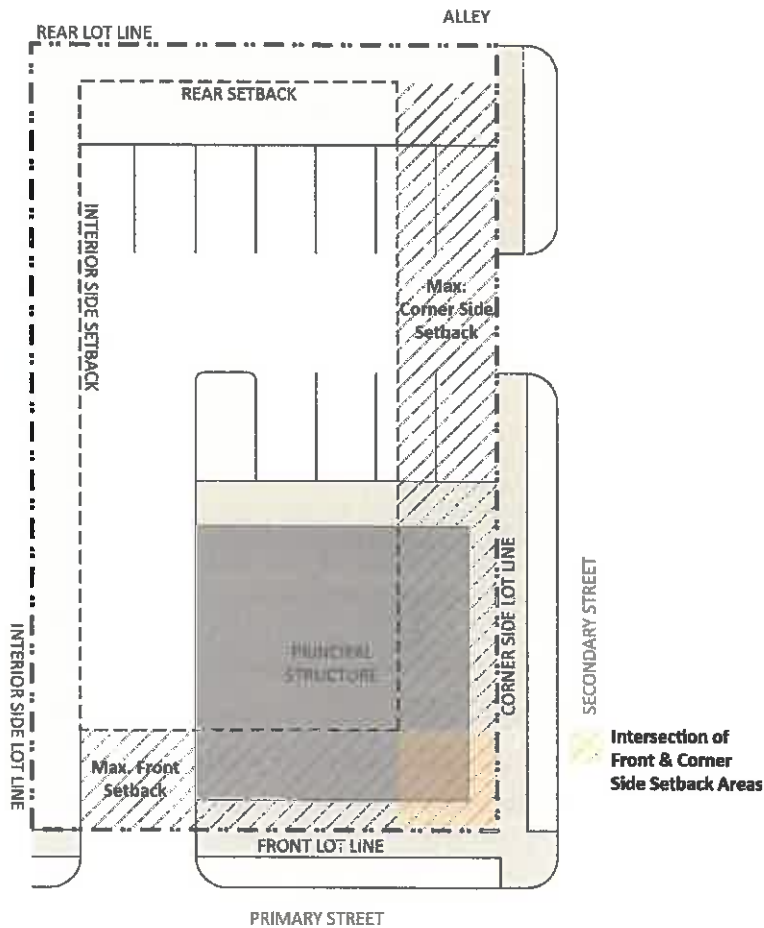


Figure 1246.02-B. Hold the Corner Requirement



- C. Explanation of Table Requirements. The following provisions explain and define the commercial design requirements established in Tables 1246.04-A, 1246.05-A, 1246.06-A, and 1246.07-A. Refer to Figure 1246.02-A. Design Requirements.
1. Minimum Street Frontage. Proportion of street frontage that must be occupied by the principal building's front facade. The requirement in each table establishes the minimum percentage of the front lot line that must be occupied by the front façade of the principal building.
  2. Parking Location. The yard in which an off-street parking lot is allowed.
  3. Minimum Transparency. The amount of transparency (highly transparent, non-reflective glass) required as a percentage of the total area of the street-facing ground story facade. Tinting in excess of 20 percent is not allowed.
  4. Principal Entrance Location. The facade on which the principal building entrance must be located.
  5. Roof Type. Roof types may include pitched roofs, parapet roofs, or flat roofs. If a parapet roof is constructed, it shall have a minimum height of two feet and maximum height of six feet, as measured from the top of the upper story to the top of the parapet.

**§ 1246.03 Summary Table of Zoning District Requirements**

Table 1246.03-A. Summary Table of Zoning District Requirements provides a summary of the bulk and setback requirements for each zoning district, which are established in § 1246.04 through § 1246.13.

**Table 1246.03-A. Summary Table of Zoning District Requirements**

	C-1	C-2	C-3	C-4	I	P	R-1	R-2	R-3	R-4
<b>Bulk Requirements</b>										
Minimum Lot Area	3,000 sf	3,000 sf	3,000 sf	4,000 sf	6,250 sf	3,750 sf	3,750 sf	3,750 sf	3,750 sf	3,750 sf
Minimum Lot Width	25 ft	25 ft	25 ft	40 ft	50 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Maximum Principal Building Height	45 ft and 3 stories	65 ft and 5 stories	65 ft and 5 stories; 78 ft and 6 stories with structured parking	65 ft and 5 stories	50 ft and 3 stories	45 ft and 3 stories	See Table 1246.10-A	See Table 1246.11-A	See Table 1246.12-A	See Table 1246.13-A
Maximum Impervious Coverage	85% for residential uses; does not apply for non-residential	Does not apply	Does not apply	Does not apply	Does not apply	85%	65%	65%	75%	85%
<b>Setback Requirements</b>										
Minimum Front Setback	10 ft <sup>1</sup>	None	None	0 ft	None	0 ft	15 ft <sup>3</sup>	15 ft <sup>3</sup>	10 ft	10 ft
Maximum Front Setback	15 ft <sup>2</sup>	10 ft	5 ft	None	15 ft	None	None	None	None	None
Minimum Corner Side Setback	None; 5 ft if res. use	None	None	0 ft	None	0 ft	5 ft	5 ft	5 ft	5 ft
Maximum Corner Side Setback	15 ft <sup>2</sup>	10 ft	5 ft	None	15 ft	None	None	None	None	None
Minimum Interior Side Setback	0 ft; 10 ft if res. district adjacent or res. use	0 ft	0 ft	0 ft; 10 ft if res. district adjacent	0 ft; 10 ft if res. district adjacent	0 ft; 10 ft if res. district adjacent	3 ft	3 ft	3 ft	3 ft
Minimum Rear Setback	5 ft	5 ft	0 ft	5 ft; 10 ft if res. district adjacent	20 ft	5 ft	25 ft	25 ft	25 ft	20 ft

<sup>1</sup> In the C-1 District, the minimum front setback only applies to single-family and two-family dwellings.<sup>2</sup> In the C-1 District, the maximum front and corner side setbacks only apply to non-residential and multi-family uses.<sup>3</sup> See R-1 and R-2 District standards for front setback and height restrictions for second-story additions.

**§ 1246.04 C-1 Neighborhood Mixed-Use District Requirements**

Table 1246.04-A. C-1 District Requirements, Figure 1246.04-A. C-1 District Requirements: Plan, and Figure 1246.04-B. C-1 District Requirements: 3-D establish bulk, setback, and design requirements for the C-1 District. See § 1246.02 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts.

**Table 1246.04-A. C-1 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	3,000 sf
A	Minimum Lot Width	25 ft
B	Maximum Principal Building Height	45 ft and 3 stories
	Maximum Impervious Coverage	85% for residential uses; does not apply for non-residential uses
<b>Setback Requirements</b>		
C	Minimum Front Setback (single-family and two-family uses only)	10 ft
D	Maximum Front Setback (non-residential and multi-family uses only)	15 ft
	Minimum Corner Side Setback	None; 5 ft if residential use
E	Maximum Corner Side Setback (non-residential and multi-family uses only)	15 ft
F	Minimum Interior Side Setback	0 ft; 10 ft if residential district is adjacent or if residential use
G	Minimum Rear Setback	5 ft
<b>Design Requirements<sup>1</sup></b>		
H	Minimum Street Frontage	50%
I	Parking Location	Interior side or rear yards
	Minimum Transparency	35% of street-facing facades between 2 ft and 8 ft above grade
	Principal Entrance Location	Front or corner side façade
	Roof Types	Pitched, parapet, flat
<sup>1</sup> These requirements apply to non-residential and multi-family developments only.		

Figure 1246.04-A. C-1 District Requirements: Plan

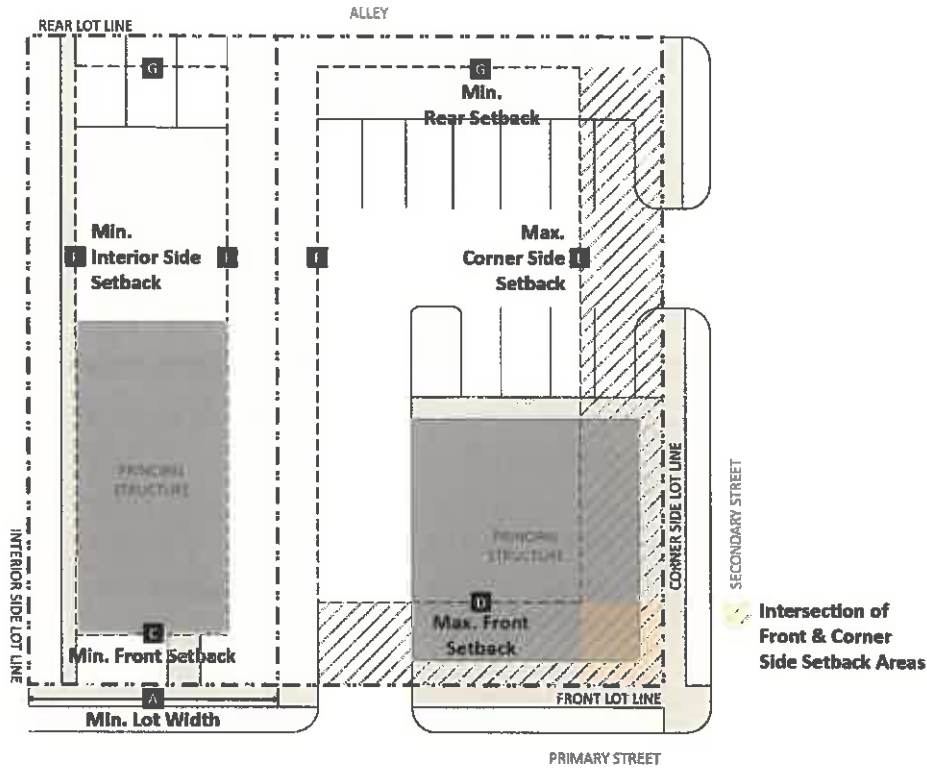
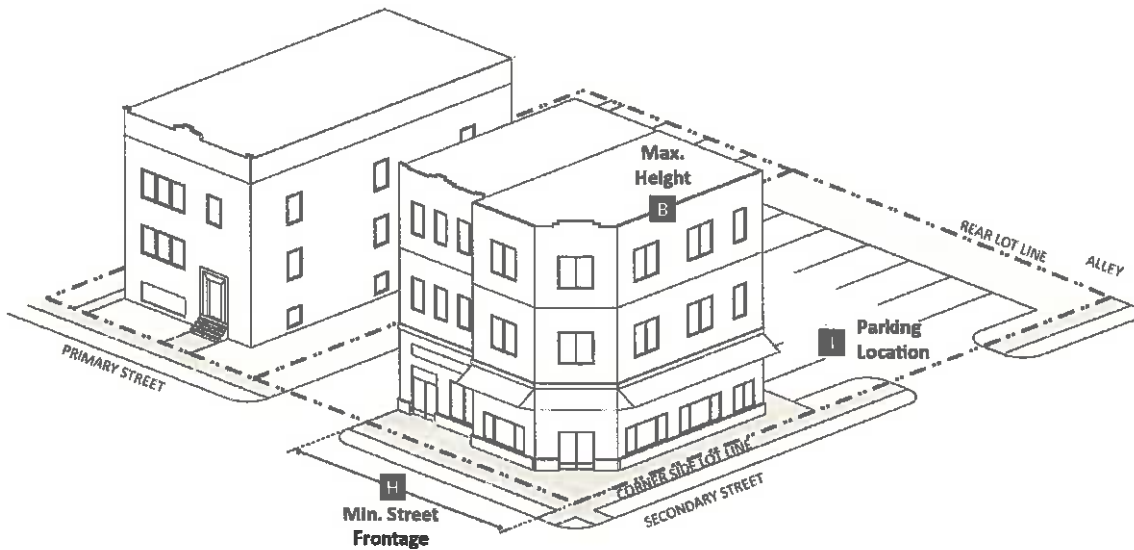


Figure 1246.04-B. C-1 District Requirements: 3-D



**§ 1246.05 C-2 Traditional Mixed-Use District Requirements**

Table 1246.05-A. C-2 District Requirements, Figure 1246.05-A. C-2 District Requirements: Plan, and Figure 1246.05-B. C-2 District Requirements: 3-D establish bulk, setback, and design requirements for the C-2 District. See § 1246.02 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts.

**Table 1246.05-A. C-2 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	3,000 sf
<b>A</b>	Minimum Lot Width	25 ft
<b>B</b>	Maximum Principal Building Height	65 ft and 5 stories
	Maximum Impervious Coverage	Does not apply
<b>Setback Requirements</b>		
<b>C</b>	Maximum Front Setback	10 ft
<b>D</b>	Maximum Corner Side Setback	10 ft
<b>E</b>	Minimum Interior Side Setback	0 ft
<b>F</b>	Minimum Rear Setback	5 ft
<b>Design Requirements</b>		
<b>G</b>	Minimum Street Frontage	75%
<b>H</b>	Parking Location	Rear yard; 1 double loaded bay permitted in interior side yard
	Minimum Transparency	50% of street-facing facades between 2 ft and 8 ft above grade
	Principal Entrance Location	Front or corner side facade
	Roof Types	Parapet or flat

Figure 1246.05-A. C-2 District Requirements: Plan

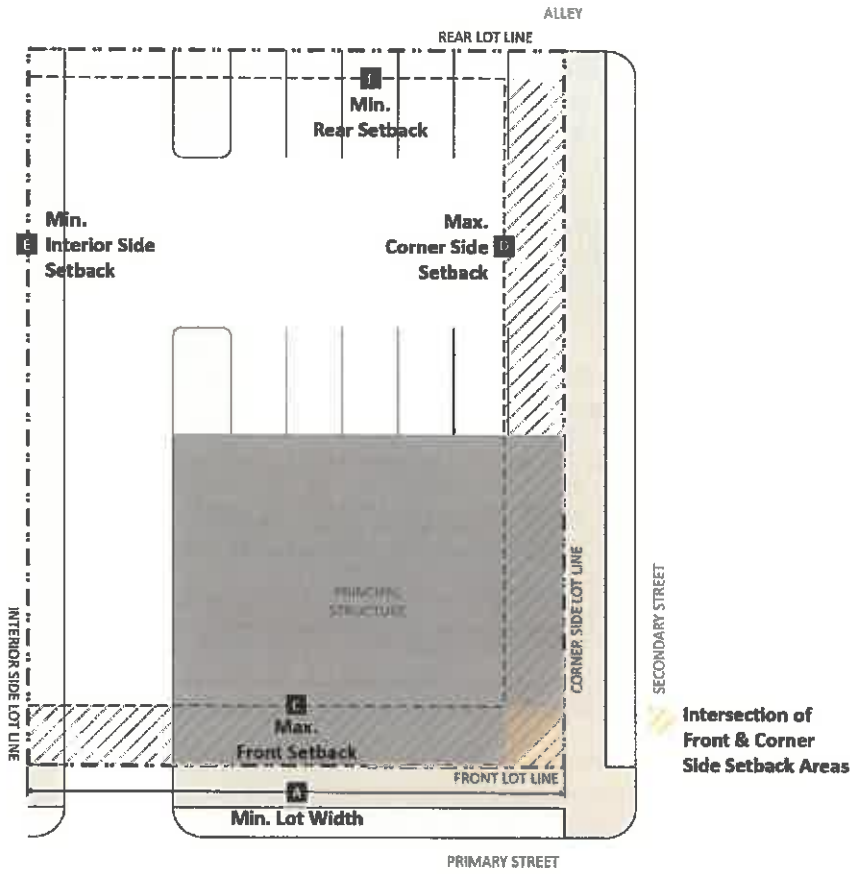
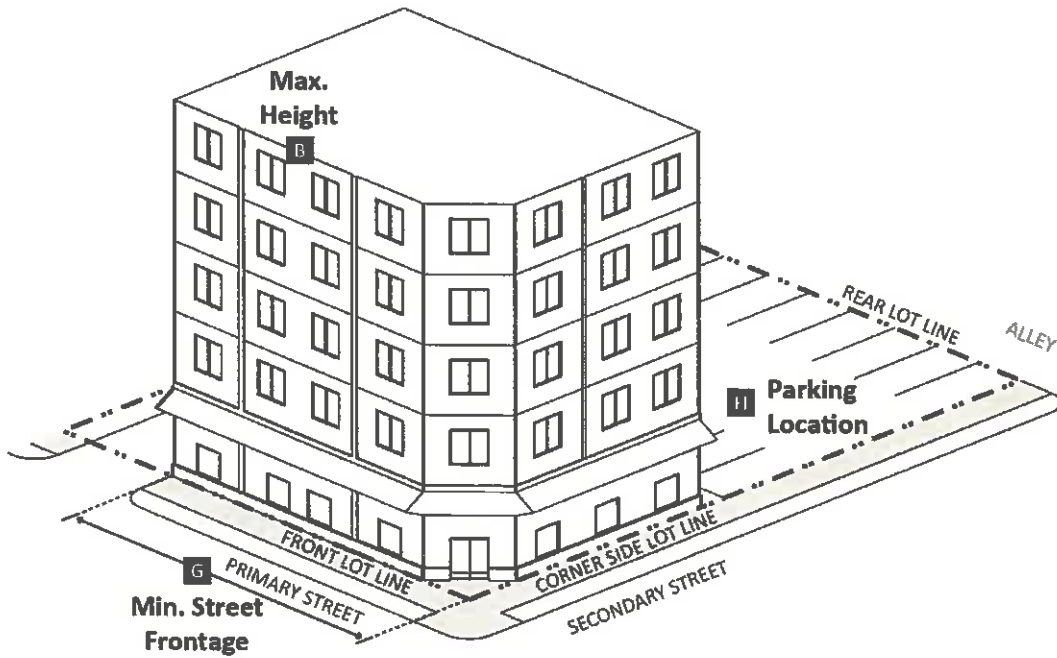


Figure 1246.05-B. C-2 District Requirements: 3-D





**§ 1246.06 C-3 Depot Mixed-Use District Requirements**

Table 1246.06-A. C-3 District Requirements, Figure 1246.06-A. C-3 District Requirements: Plan, and Figure 1246.06-B. C-3 District Requirements: 3-D establish bulk, setback, and design regulations for the C-3 District. See § 1246.02 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts.

**Table 1246.06-A. C-3 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	3,000 sf
<b>A</b>	Minimum Lot Width	25 ft
<b>B</b>	Maximum Principal Building Height	65 ft and 5 stories; 78 ft and 6 stories if a minimum of 50% of required parking spaces are provided as structured parking
	Maximum Impervious Coverage	Does not apply
<b>Setback Requirements</b>		
<b>C</b>	Maximum Front Setback	5 ft
<b>D</b>	Maximum Corner Side Setback	5 ft
<b>E</b>	Minimum Interior Side Setback	0 ft
<b>F</b>	Minimum Rear Setback	0 ft
<b>Design Requirements</b>		
<b>G</b>	Minimum Street Frontage	95%
<b>H</b>	Parking Location	Rear yard
	Minimum Transparency	60% of street-facing facades between 2 ft and 8 ft above grade
	Principal Entrance Location	Front or corner side facade
	Roof Types	Parapet or flat

Figure 1246.06-A. C-3 District Requirements: Plan

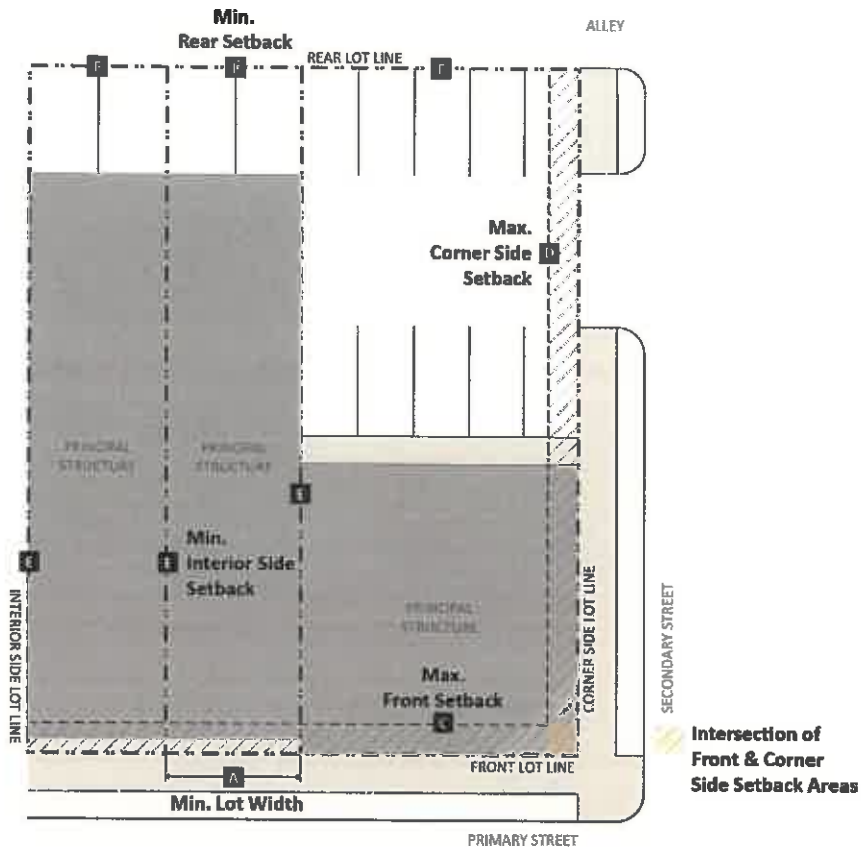
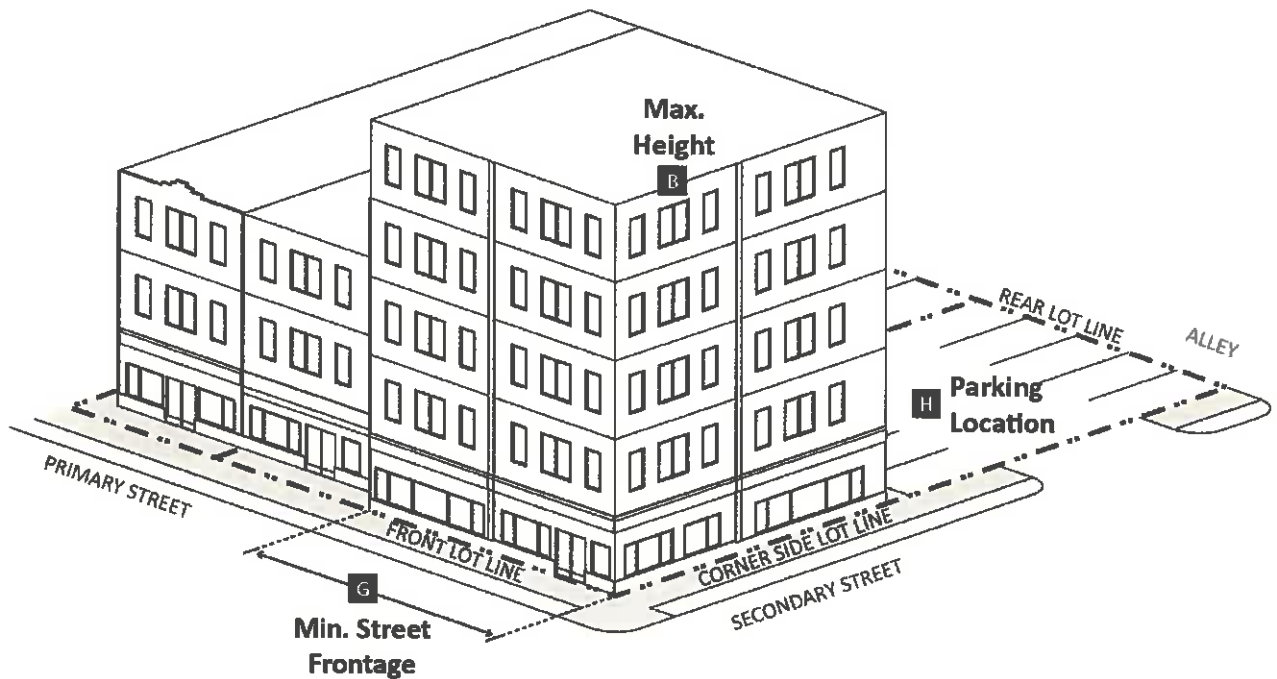


Figure 1246.06-B. C-3 District Requirements: 3-D



**§ 1246.07 C-4 Corridor Commercial District Requirements**

Table 1246.07-A. C-4 District Requirements, Figure 1246.07-A. C-4 District Requirements: Plan, and Figure 1246.07-B. C-4 District Requirements: 3-D establish bulk, setback, and design regulations for the C-4 District. See § 1246.02 (Design Requirements for Commercial Zoning Districts) for additional design requirements that apply to all commercial districts.

**Table 1246.07-A. C-4 District Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	4,000 sf
<b>A</b>	Minimum Lot Width	40 ft
<b>B</b>	Maximum Principal Building Height	65 ft and 5 stories
	Maximum Impervious Coverage	Does not apply
<b>Setback Requirements</b>		
<b>C</b>	Minimum Front Setback	0 ft
<b>D</b>	Minimum Corner Side Setback	0 ft
<b>E</b>	Minimum Interior Side Setback	0 ft; 10 ft if residential district is adjacent
<b>F</b>	Minimum Rear Setback	5 ft; 10 ft if residential district is adjacent
<b>Design Requirements</b>		
	Minimum Street Frontage	None
<b>G</b>	Parking Location	All yards
	Minimum Transparency	35% of street-facing facades between 2 ft and 8 ft above grade
	Principal Entrance Location	Front or corner side façade
	Roof Types	Pitched, parapet, flat

Figure 1246.07-A. C-4 District Requirements: Plan

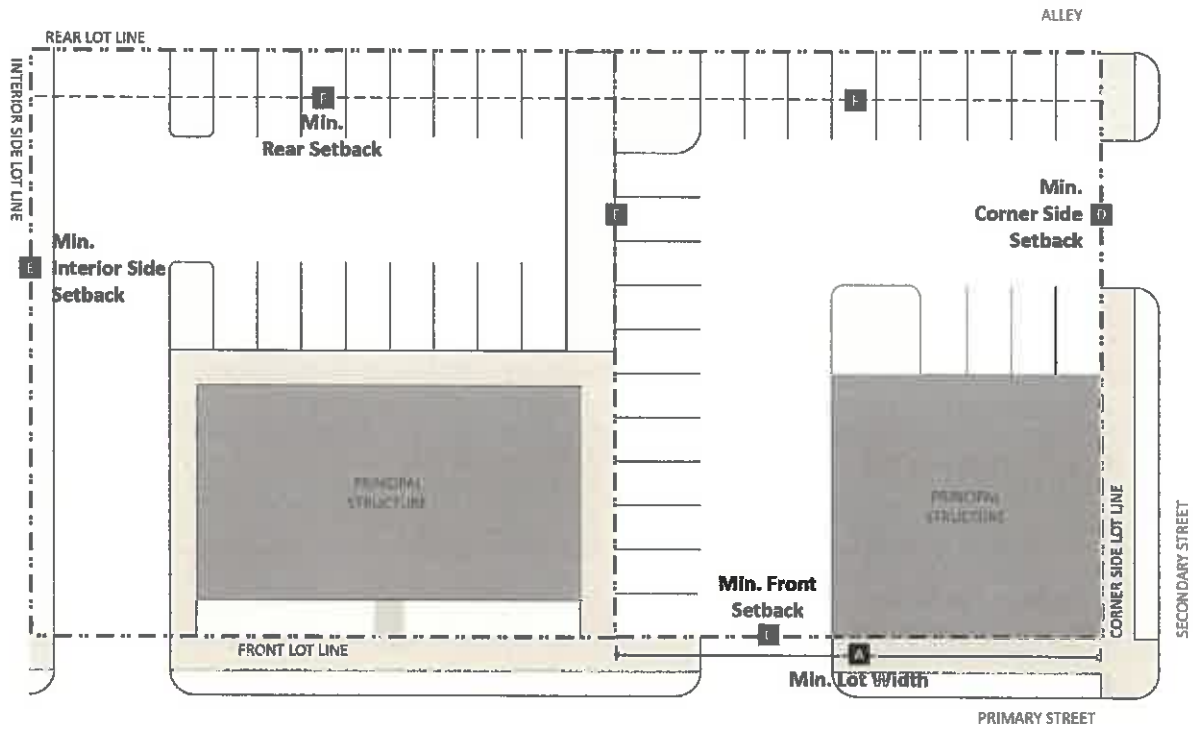
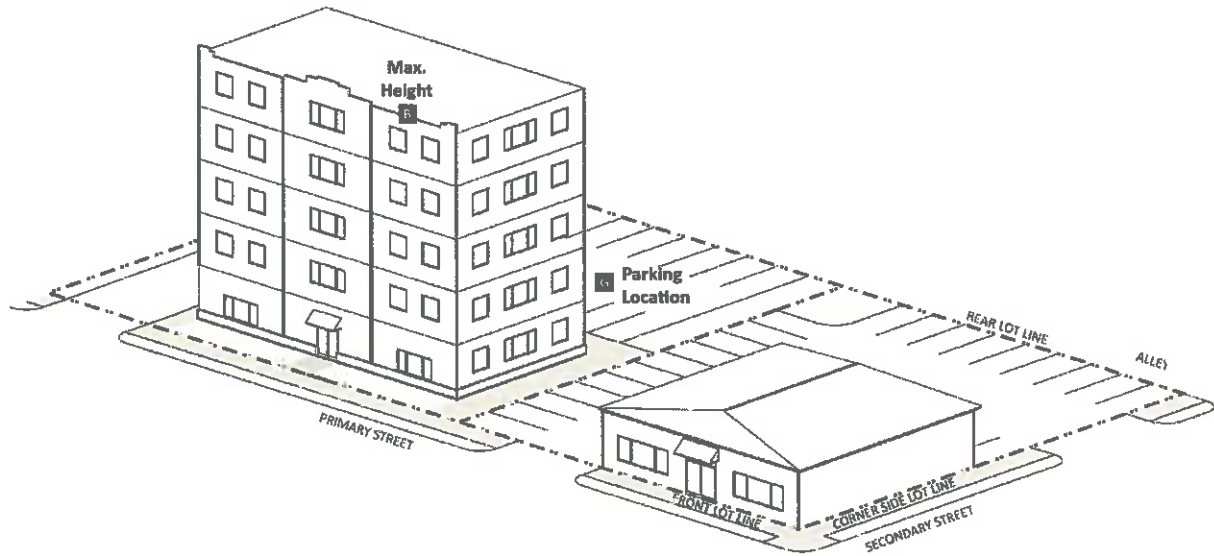


Figure 1246.07-B. C-4 District Requirements: 3-D



**§ 1246.08 I Industrial District Requirements**

Table 1246.08-A. I District Requirements, Figure 1246.08-A. I District Requirements: Plan, and Figure 1246.08-B. I District Requirements: 3-D establish bulk and setback regulations for the I District.

**Table 1246.08-A. I District Bulk and Setback Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	6,250 sf
<b>A</b>	Minimum Lot Width	50 ft
<b>B</b>	Maximum Principal Building Height	50 ft and 3 stories
	Maximum Impervious Coverage	Does not apply
<b>Setback Requirements</b>		
<b>C</b>	Maximum Front Setback	15 ft
<b>D</b>	Maximum Corner Side Setback	15 ft
<b>E</b>	Minimum Interior Side Setback	0 ft; 10 ft if residential district is adjacent
<b>F</b>	Minimum Rear Setback	20 ft

Figure 1246.08-A. I District Requirements: Plan

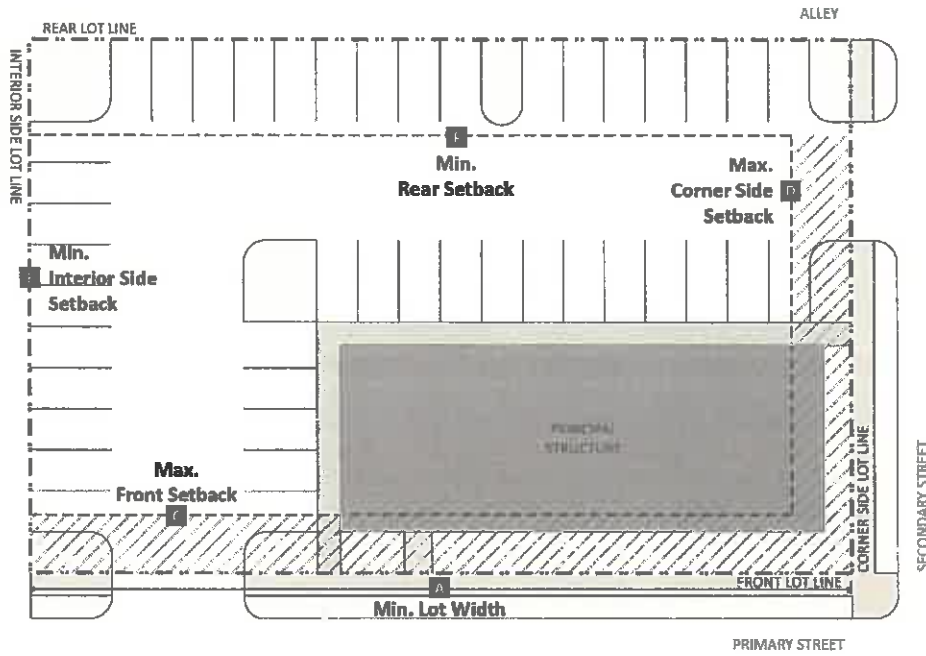
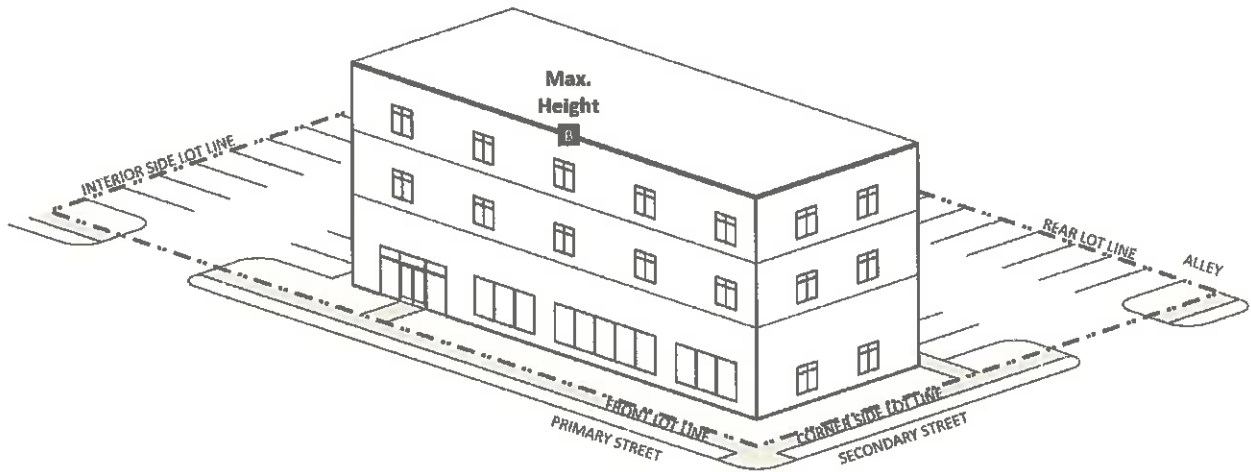


Figure 1246.08-B. I District Requirements: 3-D



**§ 1246.09 P Public Areas District Requirements**

Table 1246.09-A. P District Requirements, Figure 1246.09-A. P District Requirements: Plan, and Figure 1246.09-B. P District Requirements: 3-D establish bulk and setback regulations for the P District.

**Table 1246.09-A. P District Bulk and Setback Requirements**

<b>Bulk Requirements</b>		
	Minimum Lot Area	3,750 sf
<b>A</b>	Minimum Lot Width	30 ft
<b>B</b>	Maximum Principal Building Height	45 ft and 3 stories
	Maximum Impervious Coverage	85%
<b>Setback Requirements</b>		
<b>C</b>	Minimum Front Setback	0 ft
<b>D</b>	Minimum Corner Side Setback	0 ft
<b>E</b>	Minimum Interior Side Setback	0 ft; 10 ft if residential district is adjacent
<b>F</b>	Minimum Rear Setback	5 ft

Figure 1246.09-A. P District Requirements: Plan

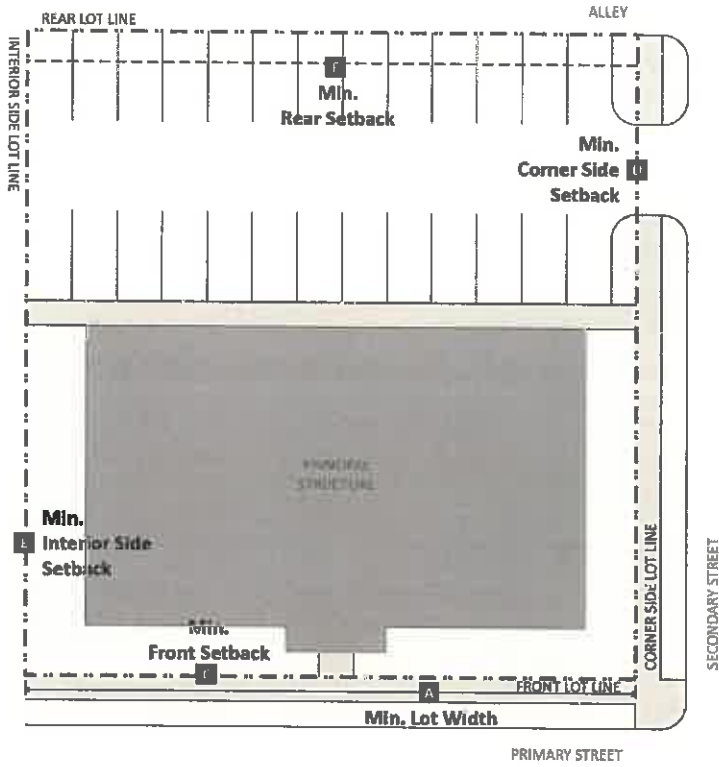
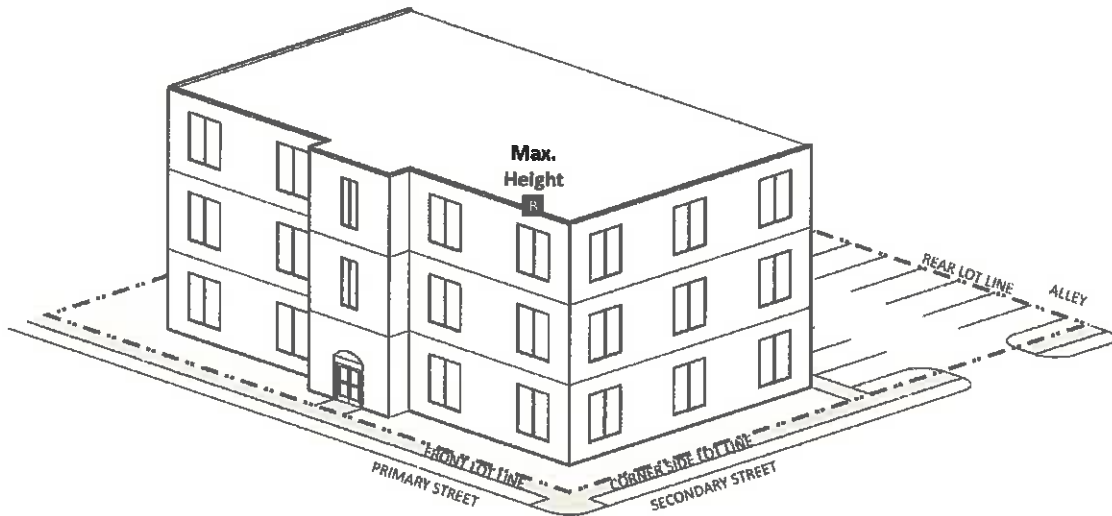


Figure 1246.09-B. P District Requirements: 3-D





**§ 1246.10 R-1 Single-Family Residence District Requirements**

- A. Bulk and Setback Regulations. Table 1246.10-A. R-1 District Requirements, Figure 1246.10-A. R-1 District Requirements: Plan, and Figure 1246.10-B. R-1 District Requirements: 3-D establish bulk and setback regulations for the R-1 District.
- B. Standards for Additions to Existing Bungalows. The following requirements pertain to second story additions to existing bungalows in the R-1 District.
  - 1. Minimum Addition Setback. The bungalow addition shall be set back a minimum of six feet from the front façade and shall maintain the existing front dormer, when applicable.
  - 2. Maximum Height. After the six-foot setback, the maximum height of the bungalow shall be 30 feet.
  - 3. Roof Pitch. The roof pitch of the addition shall be similar to the roof pitch of the bungalow.
  - 4. Materials. The exterior walls of the addition shall be clad with material that has an analogous color to the original bungalow. Shingles and vinyl siding are not permitted cladding materials for the exterior walls of any bungalow addition.

**Table 1246.10-A. R-1 District Requirements**

Bulk Requirements		
	Minimum Lot Area	3,750 sf
<b>A</b>	Minimum Lot Width	30 ft
<b>B</b>	Maximum Principal Building Height at Front Facade	30 ft for buildings other than bungalows; 20 ft, 15 ft to the gutter for bungalows
<b>C</b>	Maximum Height for Second Story Addition to a Bungalow	30 ft
<b>D</b>	Minimum Setback for a Second Story Addition to a Bungalow	6 ft
	Maximum Impervious Coverage	65%
Setback Requirements		
<b>E</b>	Minimum Front Setback	15 ft
<b>F</b>	Minimum Corner Side Setback	5 ft
<b>G</b>	Minimum Interior Side Setback	3 ft
<b>H</b>	Minimum Rear Setback	25 ft

**Figure 1246.10-A. R-1 District Requirements: Plan**

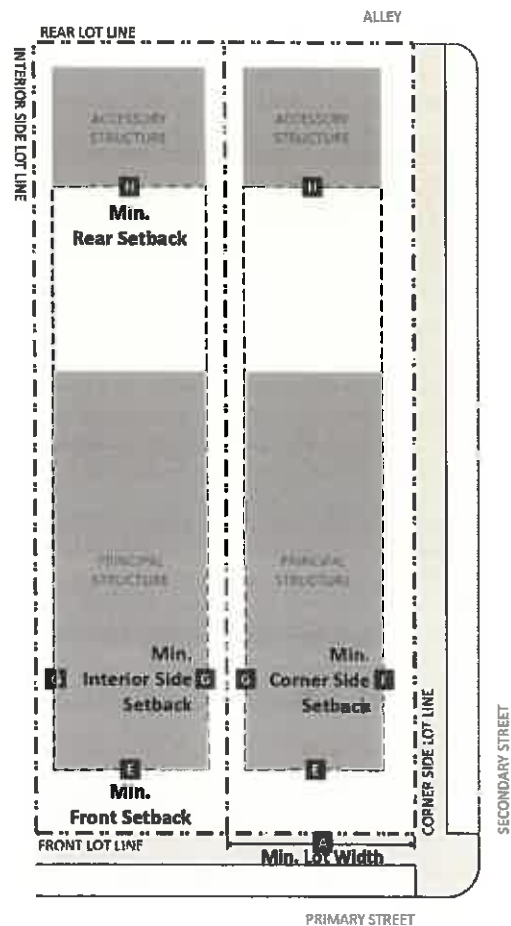
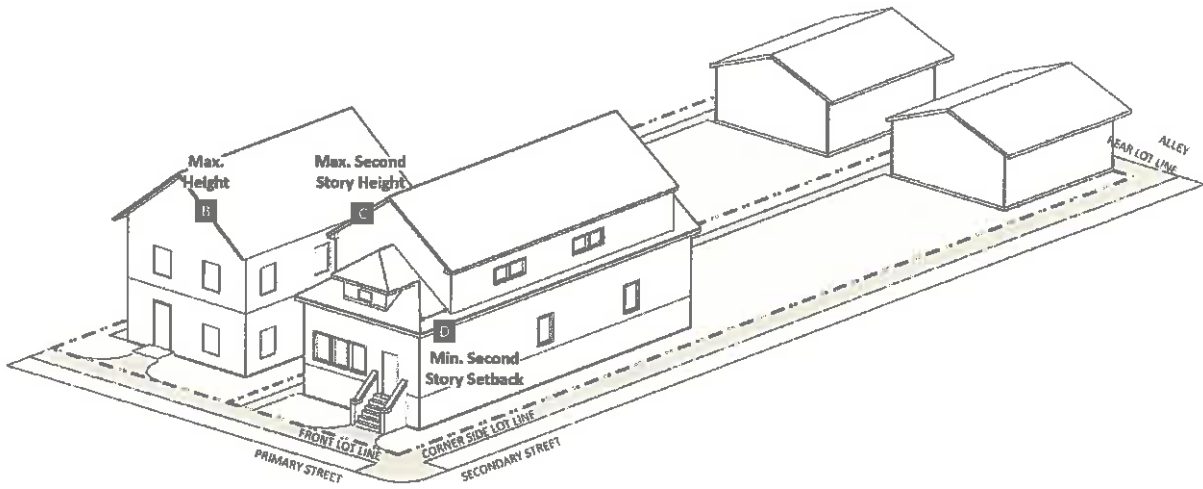


Figure 1246.10-B. R-1 District Requirements: 3-D



**§ 1246.11 R-2 Bungalow District Requirements**

- A. Bulk and Setback Regulations. Table 1246.11-A. R-2 District Requirements, Figure 1246.11-A. R-2 District Requirements: Plan, and Figure 1246.11-B. R-2 District Requirements: 3-D establish bulk and setback regulations for the R-2 District.
- B. Standards for Additions to Existing Bungalows. The following requirements pertain to second story additions to existing bungalows in the R-2 District.
  - 1. Minimum Addition Setback. The bungalow addition shall be set back a minimum of 15 feet from the front façade and shall maintain the existing front dormer, when applicable.
  - 2. Maximum Height. After the 15-foot setback, the maximum height of the bungalow shall be 28 feet.
  - 3. Roof Pitch. The roof pitch of the addition shall be similar to the roof pitch of the bungalow.
  - 4. Materials. The exterior walls of the addition shall be clad with material that has an analogous color to the original bungalow. Shingles and vinyl siding are not permitted cladding materials for the exterior walls of any bungalow addition.

**Table 1246.11-A. R-2 District Requirements**

Bulk Requirements		
	Minimum Lot Area	3,750 sf
<b>A</b>	Minimum Lot Width	30 ft
<b>B</b>	Maximum Principal Building Height at Front Façade	28 ft for buildings other than bungalows; 20 ft, 15 ft to gutter for bungalows
<b>C</b>	Maximum Height for Second Story Addition to a Bungalow	28 ft
<b>D</b>	Minimum Setback for Second Story Addition to a Bungalow	15 ft
	Maximum Impervious Coverage	65%
Setback Requirements		
<b>E</b>	Minimum Front Setback	15 ft
<b>F</b>	Minimum Corner Side Setback	5 ft
<b>G</b>	Minimum Interior Side Setback	3 ft
<b>H</b>	Minimum Rear Setback	25 ft

**Figure 1246.11-A. R-2 District Requirements: Plan**

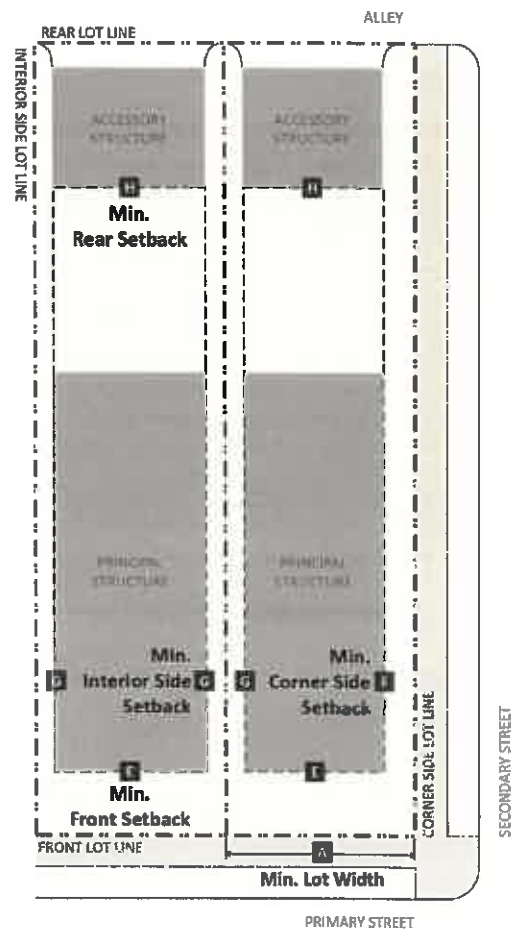
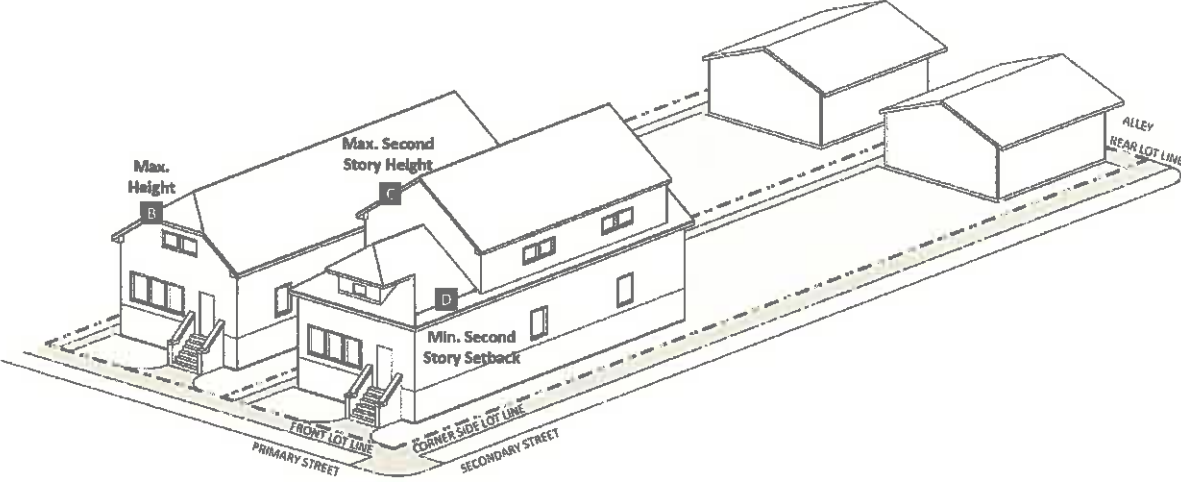


Figure 1246.11-B. R-2 District Requirements: 3-D



**§ 1246.12 R-3 Two-Family Residence District Requirements**

A. Table 1246.12-A. R-3 District Requirements, Figure 1246.12-A. R-3 District Requirements: Plan, and Figure 1246.12-B. R-3 District Requirements: 3-D establish bulk and setback regulations for the R-3 District.

B. Standards for Additions to Existing Bungalows. The following requirements pertain to second story additions to existing bungalows in the R-3 District.

1. **Minimum Addition Setback.** The bungalow addition shall be set back a minimum of six feet from the front façade and shall maintain the existing front dormer, when applicable.
2. **Maximum Height.** After the six-foot setback, the maximum height of the bungalow shall be 30 feet.
3. **Roof Pitch.** The roof pitch of the addition shall be similar to the roof pitch of the bungalow.
4. **Materials.** The exterior walls of the addition shall be clad with material that has an analogous color to the original bungalow. Shingles and vinyl siding are not permitted cladding materials for the exterior walls of any bungalow addition.

**Table 1246.12-A. R-3 District Requirements**

Bulk Requirements		
	Minimum Lot Area	3,750 sf
<b>A</b>	Minimum Lot Width	30 ft
<b>B</b>	Maximum Principal Building Height at Front Façade	35 ft and 2.5 stories for buildings other than bungalows; 20 ft, 15 ft to the gutter for bungalows
	Maximum Height for a Second Story Addition to a Bungalow	30 ft
	Minimum Setback for a Second Story Addition to a Bungalow	6 ft
	Maximum Impervious Coverage	75%
Setback Requirements		
<b>C</b>	Minimum Front Setback	10 ft
<b>D</b>	Minimum Corner Side Setback	5 ft
<b>E</b>	Minimum Interior Side Setback	3 ft
<b>F</b>	Minimum Rear Setback	25 ft

**Figure 1246.12-A. R-3 District Requirements: Plan**

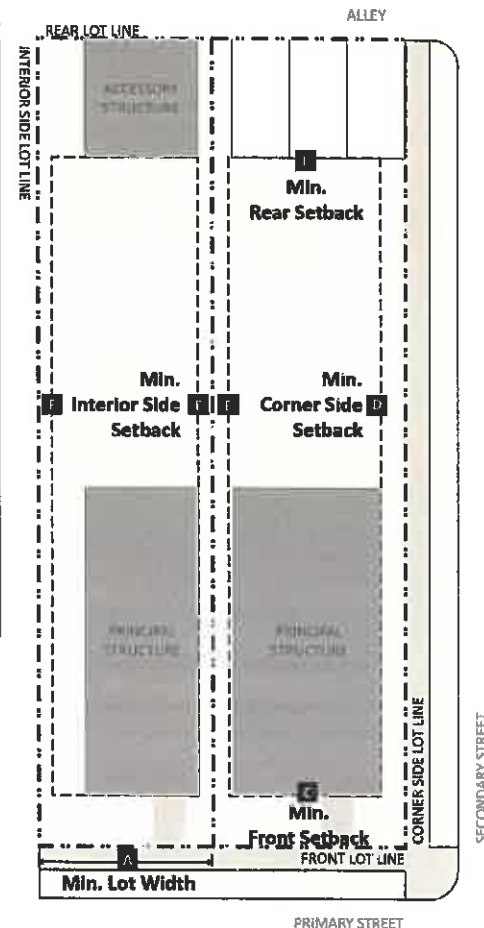
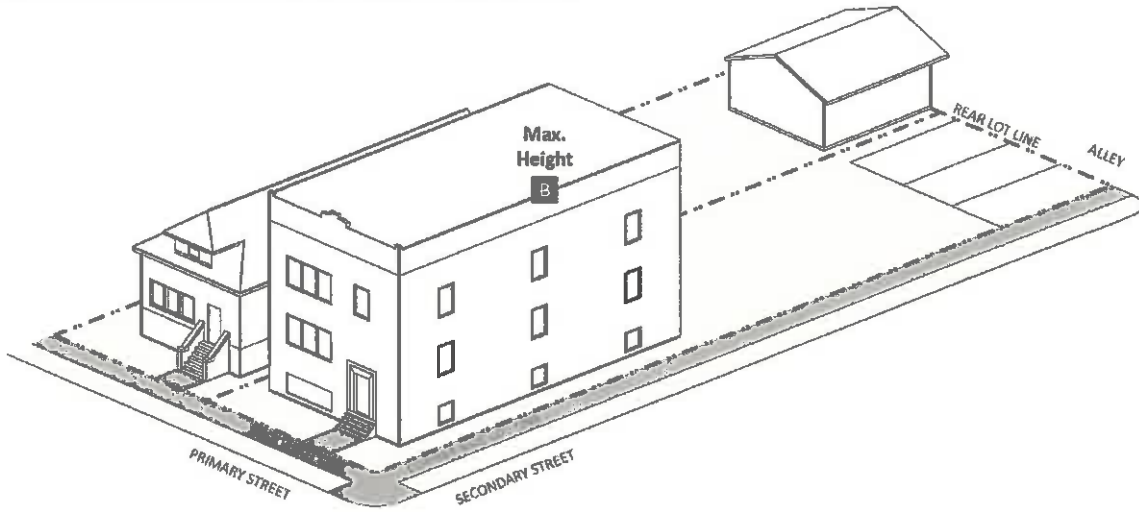


Figure 1246.12-B. R-3 District Requirements: 3-D



**§ 1246.13 R-4 Multi-Family Residence District Requirements**

- A. Table 1246.13-A. R-4 District Requirements, Figure 1246.13-A. R-4 District Requirements: Plan, and Figure 1246.13-B. R-4 District Requirements: 3-D establish bulk and setback regulations for the R-4 District.
- B. Standards for Additions to Existing Bungalows. The following requirements pertain to second story additions to existing bungalows in the R-4 District.
  - 1. **Minimum Addition Setback.** The bungalow addition shall be set back a minimum of six feet from the front façade and shall maintain the existing front dormer, when applicable.
  - 2. **Maximum Height.** After the six-foot setback, the maximum height of the bungalow shall be 30 feet.
  - 3. **Roof Pitch.** The roof pitch of the addition shall be similar to the roof pitch of the bungalow.
  - 4. **Materials.** The exterior walls of the addition shall be clad with material that has an analogous color to the original bungalow. Shingles and vinyl siding are not permitted cladding materials for the exterior walls of any bungalow addition.

**Table 1246.13-A. R-4 District Requirements**

Bulk Requirements		
	Minimum Lot Area	3,750 sf
<b>A</b>	Minimum Lot Width	30 ft
<b>B</b>	Maximum Principal Building Height at Front Facade	45 ft and 4 stories for buildings other than bungalows; 20 ft, 15 ft to the gutter for bungalows
	Maximum Height for a Second Story Addition to a Bungalow	30 ft
	Minimum Setback for a Second Story Addition to a Bungalow	6 ft
	Maximum Impervious Coverage	85%
Setback Requirements		
<b>C</b>	Minimum Front Setback	10 ft
<b>D</b>	Minimum Corner Side Setback	5 ft
<b>E</b>	Minimum Interior Side Setback	3 ft
<b>F</b>	Minimum Rear Setback	20 ft

**Figure 1246.13-A. R-4 District Requirements: Plan**

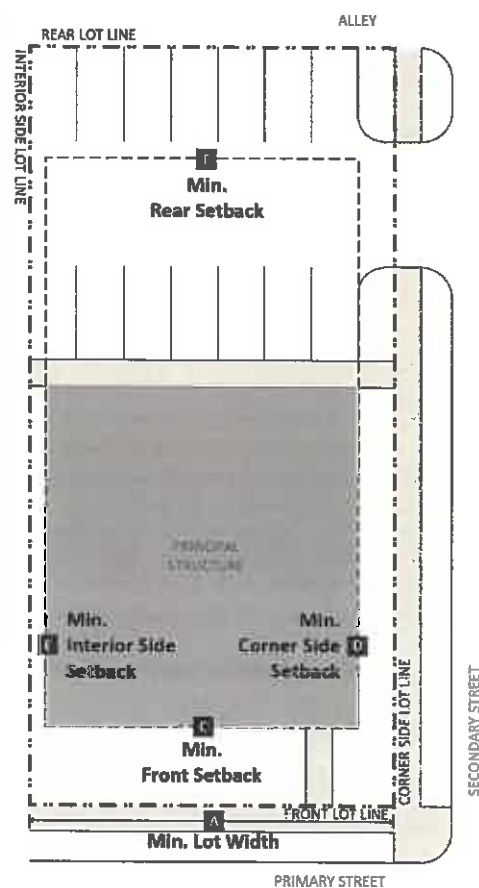
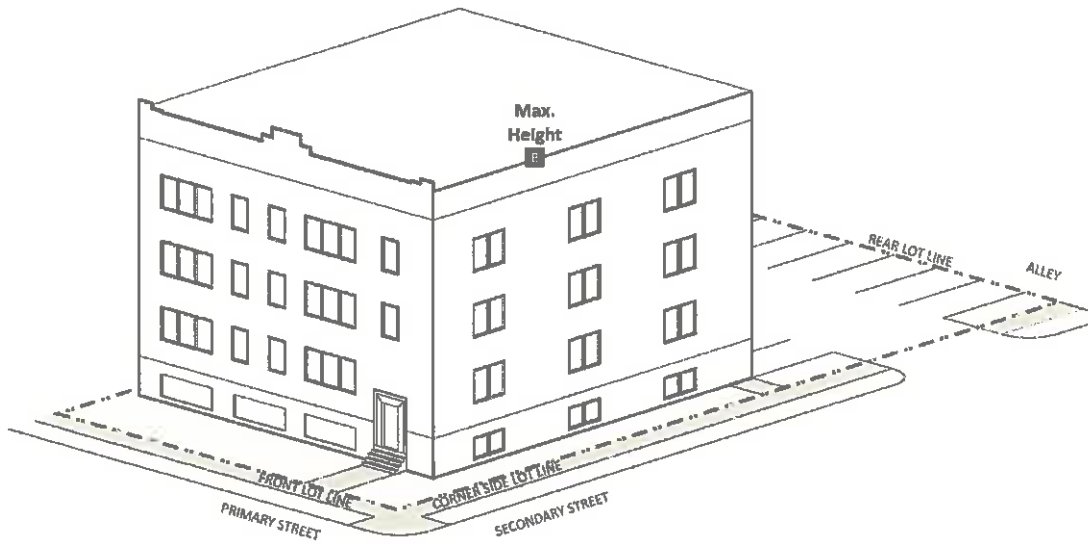


Figure 1246.13-B. R-4 District Requirements: 3-D





**§ 1246.14 Principal Structure Encroachments**

The following components of a principal structure are permitted to encroach into required yards provided that all established conditions are met. Accessory structures are permitted to encroach into required yards in accordance with § 1244.04 (Accessory Structures and Uses).

- A. Accessibility Ramps. Permitted to encroach into any required yard.
- B. Awning or Canopy (Residential Use). See § 1476.05.B.1 (Awning Signs) for regulations pertaining to awning signs.
  - 1. Encroachment. Permitted to encroach up to two feet into any required yard.
  - 2. Clearance. Minimum clearance of eight feet is required.
- C. Balcony.
  - 1. Encroachment. Permitted to encroach up to five feet into the required front, corner side, or rear yard.
  - 2. Location. Balconies shall be located a minimum of two feet above ground in residential districts and eight feet in commercial districts.
  - 3. Right-of-Way Encroachment. In the C-1, C-2, C-3, and C-4 Districts, balconies may be permitted to extend beyond the front or corner side lot line and encroach upon the City right-of-way with Zoning Administrator approval.
- D. Bay Window.
  - 1. Encroachment. Permitted to encroach up to three feet into the required front, corner side, or rear yard.
  - 2. Right-of-Way Encroachment. In the C-1, C-2, C-3, and C-4 Districts, bay windows above the ground floor may be permitted to extend beyond the front or corner side lot line and encroach upon the City right-of-way with Zoning Administrator approval.
- E. Chimney. Permitted to encroach up to two feet into any required yard.
- F. Eave or Gutter. Permitted to encroach up to two feet into any required yard.
- G. Fire Escape. Permitted to encroach into the required corner side, interior side, or rear yard.
- H. Porch (Roofed or Unroofed), Stairs, and/or Stoop. Permitted to encroach into any required yard but shall be no closer than five feet from any lot line.
- I. Window Well. Permitted to encroach up to two feet into the required corner side, interior side, or rear yard.

## **CHAPTER 1248: OFF-STREET PARKING AND LOADING**

§ 1248.01	General Provisions
§ 1248.02	Required Off-Street Parking Spaces
§ 1248.03	Parking Reductions
§ 1248.04	Bicycle Parking
§ 1248.05	Parking Design Standards
§ 1248.06	Loading Facility Requirements
§ 1248.07	Vehicular Stacking Requirements
§ 1248.08	Site Access

### **§ 1248.01 General Provisions**

- A. Purpose. The purpose of this Chapter is to ensure an appropriate quantity of vehicular and bicycle parking to support a variety of land uses and transportation modes, and provide for adequate site access and loading facilities.
- B. Applicability. The requirements of this Chapter shall apply to the following:
1. New developments.
  2. Planned developments.
  3. Alteration of an existing principal or accessory structure or a change in use that results in an increase in the number of required parking spaces.
  4. The construction of new parking facilities, loading facilities, drive-throughs, and/or driveways.
  5. The reconfiguration, expansion, or reconstruction of an existing parking lot that results in a total of 15 spaces or more.
- C. General Requirements. The following requirements apply to all parking and loading areas.
1. Site Plan Approval. Site plan review approval is required prior to either the construction of a new parking lot or drive-through, or the expansion of an existing parking lot that results in a total of 15 spaces or more (see § 1252.03.B (Site Plan Review)).
  2. Occupancy Permit. Off-street parking lots and loading areas required by this Chapter shall be completed prior to the issuance of an occupancy permit for the uses served by the parking lots and loading areas.
  3. Change in Use. When an existing use is changed to a new use, parking and loading spaces shall be provided as required for the new use. Additional parking and/or loading spaces shall be required in the amount by which the requirements for the new use exceed the existing number of parking spaces. If the number of existing parking spaces is greater than the number of spaces required for the new use, the number of parking spaces may be decreased to meet the minimum requirement for the new use.
  4. Materials. All off-street parking lots, loading areas, and driveways shall be constructed using a hard surface, all-weather, dustless material. Semi-pervious materials and permeable pavements may also be used, subject to the prior written approval of the Zoning Administrator.
  5. Encroachment. Parking lots are allowed to encroach into the required interior side and/or rear yard but shall not be less than one foot from the interior side lot line, provided no buffer yard is required, in accordance with § 1250.06 (Buffer Yards).

6. **Maintenance Responsibility.** All parking and loading areas shall be maintained and kept in good repair by the owner of record.

#### **§ 1248.02 Required Off-Street Parking Spaces**

- A. **General Requirements.** Off-street parking spaces shall be provided in accordance with the following standards.
  1. **Availability of Spaces.** All parking spaces approved as part of the issuance of an occupancy permit shall be made available to the residents, customers, employees, guests, and/or other users of the principal use. Spaces shall not be utilized for long-term storage or display of vehicles, materials, or goods, unless otherwise stated in this Code.
  2. **Commercial Vehicles in Residential Areas.** Medium and heavy-duty commercial vehicles and trucks with flatbeds or trailers are not permitted to park on lots in the R-1, R-2, R-3, and R-4 Districts.
  3. **Accessible Parking.**
    - a. **State Requirement.** Accessible parking spaces shall be designed and provided as required by the Illinois Accessibility Code, as amended from time to time, and all additional applicable laws.
    - b. **Applicability.** Accessible parking shall be provided for all off-street parking lots that provide parking for employees, visitors, or both, with the exception of single-family, two-family, and townhouse dwellings.
    - c. **Minimum Parking Requirements.** The number of accessible parking spaces may be counted toward the total number of off-street parking spaces required. In the event of a conflict between this Section and any applicable state law or regulation, the provision requiring the greatest number of accessible parking spaces shall control.
  4. **Off-Premises Parking.** Parking facilities for uses other than single-family, two-family, and townhouse dwellings that are provided off-premises shall be located within 600 feet of the building or use served, as measured along a dedicated pedestrian path. Distances greater than 600 feet may be permitted with Zoning Administrator approval.
  5. **Tandem Parking.** Tandem parking is permitted with the approval of the Zoning Administrator through the site plan review process (see § 1252.03.B (Site Plan Review)).
- B. **Computation.** Off-street parking spaces shall be calculated using the following standards.
  1. **Units of Measurement.** The following shall be utilized to calculate the number of required parking spaces.
    - a. **Gross Floor Area.** Unless otherwise stated, parking standards for non-residential uses shall be calculated on the basis of gross floor area (GFA) in square feet.
    - b. **Occupancy- or Capacity-Based Requirements.** Parking spaces required per seat, employee, student, or occupant shall be calculated based on the maximum number of employees on the largest shift, maximum number of students enrolled, or maximum fire-rated capacity, whichever measurement is applicable.
    - c. **Bench Seating.** For uses in which patrons or spectators occupy benches, pews, bleachers, or similar seating facilities, each 24 inches of such seating shall be counted as one seat.
  2. **Fractions.** When computation of required parking spaces results in a fractional number, a fraction of less than one-half shall be disregarded, and a fraction of one-half or more shall be counted as one parking space.
  3. **Multiple Uses on a Lot.** When there are multiple uses on a lot, the amount of parking required shall be the sum of the parking requirements for each individual use, unless the use qualifies for shared parking or other parking reductions as established in § 1248.03 (Parking Reductions).

4. **Use of Off-Street Loading Area.** Area allocated to any off-street loading spaces shall not be used to satisfy parking space requirements or portions thereof. Area associated with off-street parking spaces shall not be used to satisfy loading space requirements or portions thereof.
- C. **Off-Street Parking Requirements.** Table 1248.02-B. Off-Street Parking Requirements establishes the minimum vehicular parking requirements for the listed uses. Any use not specified in Table 1248.02-B. Off-Street Parking Requirements shall adhere to the requirements provided for the most similar use, as determined by the Zoning Administrator.

**Table 1248.02-B. Off-Street Parking Requirements**

Uses	Parking Requirement
<b>Residential</b>	
Above the Ground Floor Dwelling	1 per dwelling unit
Community Residence	0.5 per bed
Multi-Family Dwelling	1 per dwelling unit
Residential Care Facility	As shown below
Assisted Living Facility	0.5 per dwelling unit
Congregate Care Facility	0.5 per dwelling unit
Independent Living Facility	1 per dwelling unit
Nursing Home or Hospice	0.5 per bed
Single-Family Dwelling	1 per dwelling unit
Townhouse Dwelling	1 per dwelling unit
Two-Family Dwelling	1 per dwelling unit
<b>Civic and Institutional</b>	
Community Garden	None
Cultural Facility	1 per 1,000 sf of GFA
Government Facility	1 per 500 sf of GFA
Hospital	3 per bed
Park	None
Place of Worship	1 per 10 seats or 10% of maximum capacity if seating is not utilized
Preschool or Elementary School	1 per classroom + 1 per 200 sf of office space
Secondary School	1 per classroom, 1 per 200 sf of office space +1 per 10 students based on maximum enrollment
<b>Commercial</b>	
Adult Use	1 per 500 sf of GFA
Animal Boarding	1 per 500 sf of GFA
Animal Hospital	1.5 per exam room
Banquet Hall	10% of maximum capacity
Bar/Tavern	1 per 60 sf of public area
Car Wash	1 per bay
Credit Union, Loan Company, or Mortgage Broker	1 per 500 sf of GFA
Currency Exchange or Payday Loan	1 per 500 sf of GFA
Day Care Center	1 per 500 sf of GFA
Day Care Home	None
Financial Institution	1 per 500 sf of GFA
Funeral Home	10 per chapel or parlor + 1 per business vehicle
Gas Station	1 per 500 sf of GFA of any accessory convenience retail and/or food service use

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Uses	Parking Requirement
Hotel or Motel	1 per room plus additional spaces as required for office space, restaurants, meeting rooms + retail uses
Indoor or Outdoor Entertainment	10% of maximum capacity
Indoor or Outdoor Recreation	1 per 300 sf of GFA
Bowling Alley	2 per lane plus additional spaces as required for restaurant and/or bar
Medical/Dental Office With or Without Dispensary	1 per 300 sf of GFA
Medical Marijuana Dispensary	1 per 500 sf of GFA
Microbrewery / Micro-Distillery	1 per 1,000 sf of GFA + 1 per 300 sf of GFA of any public tasting area
Motor Vehicle Rental	1 per 1,500 sf of office area
Motor Vehicle Repair and/or Service	2 per service bay + additional spaces as required for retail uses
Motor Vehicle Sales	1 per 600 sf of GFA
Nursery	1 per 1,000 sf of combined GFA + outdoor sales and display area
Pawn Shop	1 per 300 sf of GFA
Personal Services Establishment	1 per 500 sf of GFA
Gym/Health Club	1 per 200 sf of exercise area
Laundromat	1 per 4 washing and/or drying machines
Professional Office	1 per 500 sf of GFA
Research/Development Facility	1 per 500 sf of GFA
Restaurant	1 per 60 sf of public area
Retail Goods Establishment	1 per 300 sf of GFA
Grocery Store	1 per 200 sf of GFA
Self-Service Storage	1 per 1,000 sf of GFA up to 20,000 sf, then 1 per 2,000 sf of GFA in excess of 20,000 sf
Tattoo Parlor	1 per 300 sf of GFA
Tobacco Shop	1 per 300 sf of GFA
Transitional Treatment Facility With or Without Dispensary	1 per 500 sf
<b>Manufacturing</b>	
General Manufacturing	1 per 1,000 sf of GFA up to 20,000 sf, then 1 per 2,000 sf of GFA in excess of 20,000 sf
Small Food Manufacturing	1 per 1,000 sf of GFA up to 20,000 sf, then 1 per 2,000 sf of GFA in excess of 20,000 sf
Warehousing, Storage, or Distribution Facility	1 per 500 sf of office GFA + 1 per 20,000 sf of warehouse or storage space GFA
Wholesale Establishment	1 per 600 sf of GFA
<b>Other Uses</b>	
Club, Lodge, or Hall	10% of maximum capacity
Utility	1 per 3 employees

**§ 1248.03 Parking Reductions**

- A. **Parking Reductions.** The off-street parking requirements established in Table 1248.02-B. Off-Street Parking Requirements may be reduced by the following measures, as applicable.
1. **On-Street Parking Spaces.** On-street parking spaces that are located directly adjacent to the front and/or corner side lot line or within 125 feet of said lot line may count towards the off-street parking requirement for a non-residential use. On-street spaces must be located along the same side of the street as the property and a minimum of 50 percent of the parking space must fall within 125 feet of the lot line. Where on-street parking spaces are unmarked, the number of spaces shall be calculated by dividing the linear feet of the on-street parking area adjacent to the lot line by 22.
  2. **Proximity to a Transit Station.** Uses that are located within 600 feet of a commuter rail station or bus stop, as measured from any point along the lot line, may reduce the total number of required off-street parking spaces by 15 percent.
  3. **Proximity to a Municipal Parking Lot.** In the C-2 District along Cermak Road only, developments that are located within 400 feet of a municipal parking lot, as measured from any point along the lot line, may reduce the total number of off-street parking spaces required for nonresidential uses by 15 percent.
  4. **Shared Parking.** For multiple uses that share a parking lot, a reduction of up to 25 percent of the total required off-street parking spaces may be granted by the Zoning Administrator through site plan review. Applicants must demonstrate that uses have different peak demand for parking (weekday, weekend, or evening hours). A shared parking agreement between uses must be filed with the City and approved by the City Attorney. Any subsequent change in ownership or use shall meet the minimum parking requirements established by this Chapter or arrange a new shared parking agreement.
  5. **Fee-In-Lieu.** A property in the C-2 or C-3 District may satisfy any off-street parking requirement for a non-residential use through payment of a fee-in-lieu of providing parking spaces, subject to approval by the Zoning, Planning, and Development Commission and in conformance with the following standards.
    - a. **Approval Required.** The Zoning, Planning, and Development Commission may approve or deny any application for fee-in-lieu based on the following criteria:
      - (1) Approval will facilitate new development or redevelopment of property within the C-2 or C-3 District.
      - (2) Approval will facilitate a pedestrian-oriented environment.
      - (3) Approval will relieve constraints in providing the required parking due to lot size and configuration.
      - (4) The property has adequate access to public parking spaces and public transportation, or future opportunities exist to provide public parking in the area.
    - b. **Dedicated Parking Fund.** The fee required shall be based upon a uniform fee per parking space established annually by the Zoning, Planning, and Development Commission. Such payment shall be placed into a dedicated parking fund to be used by the City for the acquisition, construction, and maintenance of public off-street parking lots within the same general area as the property for which the fee was collected.
    - c. **Certificate of Waiver.** Evidence of the issuance of a parking waiver shall be in the form of a certificate of waiver, recorded with the Cook County Recorder of Deeds at the property owner's expense and issued in the name of the property owner to which the waiver is granted.

Full payment shall be made in advance to the dedicated parking fund as a condition of the certificate of waiver issued by the City and prior to issuance of a certificate of occupancy.

- d. **Applicability of Certificate.** The certificate of waiver shall be applicable only to the structure and use for which it is issued. New development or additions, or any construction that results in additional square footage or an increased number of dwelling units, shall be required to comply with the parking requirements for said additions or obtain another waiver.

#### **§ 1248.04 Bicycle Parking**

- A. **Applicability.** When off-street parking lots are provided for new construction, bicycle parking shall be provided as established in Table 1248.04-A. Bicycle Parking Requirements.
- B. **Computation.** When the bicycle parking requirement established in Table 1248.04-A. Bicycle Parking Requirements is based on the number of vehicle spaces, the total number of bicycle spaces required shall be based on the total number of vehicular spaces required as established in Table 1248.02-B. Off-Street Parking Requirements, absent any parking reductions permitted in § 1248.03 (Parking Reductions).
- C. **Parking Exemptions.** Certain uses in Table 1248.04-A allow a minimum threshold below which no parking is required (for example, personal services establishments under 7,500 square feet are not required to provide parking). Uses that have a total gross floor area above the minimum threshold may subtract the exemption from the total gross floor area to calculate the minimum parking requirement.
- D. **Minimum Requirement.** Where bicycle parking is required, a minimum of two spaces shall be provided.
- E. **Location.** Bicycle parking shall be located on the same zoning lot as the use served, unless the Zoning Administrator approves its location in the public right-of-way. With Zoning Administrator approval, existing bicycle parking spaces located within the public right-of-way and directly adjacent to the lot may be counted toward the bicycle parking requirement. Bicycle parking for multi-family dwelling uses may be provided in secure common areas for residents such as garages or storage rooms.
- F. **Design.**
  1. **Dimensions.** Each bicycle parking space shall have a minimum width of two feet, minimum length of six feet, and minimum vertical clearance of seven feet.
  2. **Access.** An aisle with a minimum width of five feet shall be provided behind bicycle parking facilities to ensure adequate maneuvering space.
  3. **Racks and Structures.** Secure racks and supporting structures shall be provided for each unprotected bicycle parking space, and shall be designed to accommodate both chain and U-shaped locking devices.
  4. **Parking Areas.** Areas used for bicycle parking shall be designed and maintained to be reasonably free from standing water, mud, and dust, and shall be well-lit.
  5. **Signage.** If bicycle parking required for nonresidential uses is not visible from the street, signage shall be posted to indicate the location of such parking.

**Table 1248.04-A. Bicycle Parking Requirements**

Uses	Bicycle Spaces Required
Civic and Institutional Uses	1 per 10 vehicle spaces
Indoor or Outdoor Recreation or Entertainment	1 per 10 vehicle spaces
Multi-Family Dwelling, 8 units or more	1 per 2 dwelling units
Personal Services Establishment, over 7,500 sf GFA	1 per 10 vehicle spaces
Professional Office, over 7,500 sf GFA	1 per 10 vehicle spaces
Retail Goods Establishment, over 7,500 sf GFA	1 per 10 vehicle spaces

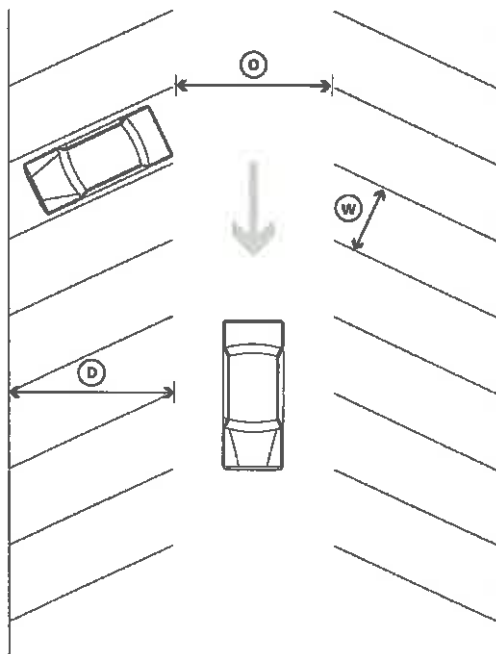
**§ 1248.05 Parking Design Standards**

A. Dimensions. All off-street parking aisles and spaces shall be designed in compliance with the requirements established in Table 1248.05-A. Off-Street Parking Dimensions and Figure 1248.05-A. Parking Lot Layout.

**Table 1248.05-A. Off-Street Parking Dimensions**

Angle	Stall Width (W)	Stall Depth (D)	Aisle Width: One Way (O)	Aisle Width: Two Way
0°	9 ft	18 ft	14 ft	24 ft
45°	9 ft	20 ft	14 ft	24 ft
60°	9 ft	21 ft	18 ft	24 ft
90°	9 ft	18 ft	24 ft	24 ft

**Figure 1248.05-A. Parking Lot Layout**





- B. **Vertical Clearance.** Each parking space shall have a minimum vertical clearance of seven feet.
- C. **Access.**
  - 1. **Vehicular Access to Parking Lots.** Parking lots shall be designed with adequate means of vehicular access from a driveway, street, or alley in a manner that minimizes interference with traffic movement.
  - 2. **Vehicular Access to Parking Spaces.** Each parking space within a parking lot shall open directly into an aisle or driveway of sufficient width to provide adequate means of vehicular access to the parking space.
- D. **Striping.** Off-street parking lots shall delineate parking spaces with paint or another permanent, durable material, which shall be maintained in order to remain clearly visible.
- E. **Snow Storage.**
  - 1. **Provision for Snow Storage.** Snow storage areas shall be provided on or adjacent to all off-street parking areas subject to the standards of this Section to ensure public safety and accommodate transportation.
  - 2. **Obstructions.** Snow shall be stored in a manner that does not restrict access, circulation, or sight lines for pedestrians or vehicles at driveways, sidewalks, or other access points. Required off-street parking spaces, driveways, access aisles, and walkways shall not be used for the purpose of snow storage.
  - 3. **Storage in Landscape Areas.** Landscape areas shall not be used for snow storage unless designed for that use, with non-compacted soils, adequate area to accommodate snow piles and containing plantings selected for salt-tolerance and durability.
  - 4. **Storage in Stormwater Facilities.** Snow shall not be stored on top of storm drain catch basins or stormwater management facilities, as plowed snow can contain pollutants and debris that accumulate in the area and block the system, causing localized flooding.
  - 5. **Off-Site Snow Storage.** If appropriate snow storage cannot be accommodated on-site, snow shall be stored off-site, with information on this arrangement submitted to the Zoning Administrator with sufficient detail to ensure adequate safety and parking facilities during snow events.
- F. **Wheel Stops.** Bumper stops, wheel stops, or curbing shall be permanently and securely installed along the perimeter of the parking lot to prevent vehicle overhang from encroaching on sidewalks, landscape areas, fencing, walls, or buildings.
- G. **Landscape Requirements.** Parking areas shall meet the applicable requirements of Chapter 1250 (Landscape Standards).
- H. **Drainage.** Off-street parking lots shall be graded for proper drainage and meet the stormwater management requirements of § 1250.03 (Stormwater Management).
- I. **Lighting.** Parking lots shall be illuminated in accordance with the standards of § 1250.08 (Outdoor Lighting).

**§ 1248.06 Loading Facility Requirements**

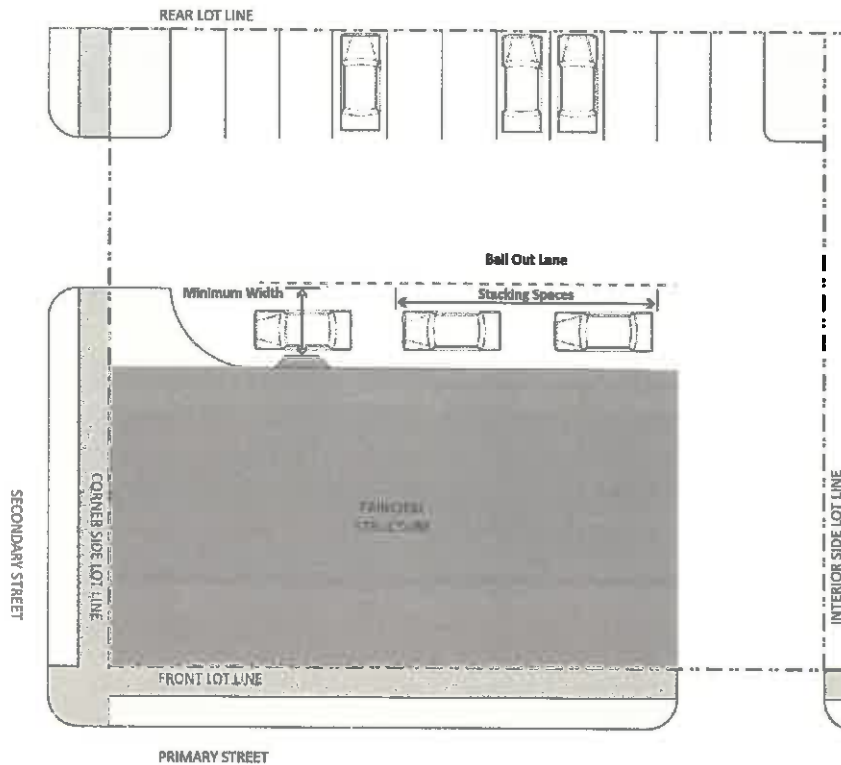
- A. **Applicability.** Manufacturing, commercial, civic, institutional, and multi-family dwelling uses shall provide off-street loading spaces as established in Table 1248.06-A. Loading Requirements. The Zoning Administrator may approve a reduction in the minimum loading requirements, or approval for shared use of loading spaces for multiple users, through the site plan review process (see § 1252.03.B (Site Plan Review)).
- B. **Computation.** Off-street loading spaces shall be calculated on the basis of gross floor area (GFA) in square feet.
  - 1. **Fractions of Loading Spaces.** When computation of required loading spaces results in a fraction, any fraction of less than one-half shall be disregarded, and any fraction of one-half or more shall be counted as one loading space.
  - 2. **Maximum Number Required.** The maximum number of loading spaces required of a development shall be four spaces.
- C. **Dimensions.** All required loading spaces shall have a minimum width of 10 feet, minimum length of 26 feet, and minimum vertical clearance of 14 feet.
- D. **Location.** All loading spaces shall be located on the same zoning lot as the use served, unless an alternate location has been approved by the Zoning Administrator through the site plan review process (see § 1252.03.B (Site Plan Review)).
  - 1. **Interior Side or Rear Facade.** Loading facilities shall be located on the interior side and/or rear facade of the building and shall not project into any required yards.
  - 2. **Drive Aisle.** With prior written Zoning Administrator approval, a designated loading area may be located within a drive aisle.
  - 3. **Residential Districts.** No loading space shall be closer than 50 feet to any property in the R-1, R-2, R-3, or R-4 District unless the space is screened by a solid fence or wall with a minimum of six feet in height.
- E. **Access.** Each required off-street loading space shall have appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement. No loading space shall project into or block a street, alley, access drive, or parking area.
- F. **Materials.** Off-street loading areas shall be paved with a hard surface, all-weather dustless material. Semi-pervious materials and permeable pavements may also be used, subject to the approval of the Zoning Administrator.

**Table 1248.06-A. Loading Requirements**

Gross Floor Area	Loading Spaces Required
<b>Commercial, Civic, and Institutional</b>	
10,000 to 100,000 sf	1
Each additional 100,000 sf	1
<b>Manufacturing</b>	
5,000 to 40,000 sf	1
Each additional 60,000 sf	1
<b>Multi-Family Dwellings</b>	
20,000 sf or greater	1

**§ 1248.07 Vehicular Stacking Requirements**

- A. **Space Requirements.** Each drive-through facility shall provide a minimum of two stacking spaces per bay, with the exception that restaurant uses shall provide a minimum of four stacking spaces per drive-through lane. Refer to Figure 1248.07-A. Stacking Spaces.
- B. **Dimensions.** All stacking spaces shall have a minimum width of nine feet, as measured from the outermost point of any service window to the edge of the drive-through lane, and minimum length of 18 feet.
- C. **Location.** Stacking spaces shall be located behind the vehicle parked at the last point of service, such as a drive-through window or car wash bay, and shall be placed in a line within the drive-through lane. Stacking spaces shall be located so that they do not obstruct ingress or egress to the site or to required parking and loading spaces, or encroach onto the public right-of-way. The vehicle space directly adjacent to the last point of service (such the space next to a drive-through window) shall not count towards the total stacking space requirement.
- D. **Bail Out Lane.** Drive through lanes shall include a bailout lane, which shall run parallel to the drive through lane, have a minimum width of 10 feet, and provide unobstructed exit capability to all vehicles that have entered the drive-through lane. A drive aisle may also serve as the bailout lane provided it meets the requirements of this Section.

**Figure 1248.07-A. Stacking Spaces****§ 1248.08 Site Access**

Driveways providing site access from a street, alley, or other vehicular right-of-way shall adhere to the following.

- A. **Location.** Driveways are permitted to encroach into the required interior side and/or rear yard but shall be no closer than one foot from the interior side lot line, except when the driveway provides shared access for two adjacent properties.
- B. **Quantity.** One driveway per street frontage is allowed, provided that the minimum street frontage requirements established in Chapter 1246 (Zoning District Regulations) are met. Lots with a minimum of 150 linear feet of street frontage may incorporate one additional driveway along that frontage. When more than one driveway is permitted, the distance between the driveways shall be a minimum of 25 feet.
- C. **Driveway Width.** Driveways shall be constructed in compliance with Table 1248.08-A. Maximum Driveway Width. Driveway width shall be measured at the lot line.
- D. **Driveway Flares.** Driveway flares shall not exceed a width of three feet, measured along the curb line.
- E. **Residential Driveways.** A driveway apron the width of the garage, carport, or parking pad is permitted to extend up to 20 feet in depth from the garage doors or rear edge of the carport or parking pad before tapering back to the required driveway width.

F. Driveway Parking. Single-family, two-family, and townhouse dwellings are permitted to park on private driveways provided that the parked vehicle does not encroach into the right-of-way.

**Table 1248.08-A. Maximum Driveway Width**

Uses	One-Way Driveway	Two-Way Driveway
Commercial, Civic and Institutional	13 ft	26 ft
Manufacturing	15 ft	30 ft
Residential, Multi-Family	12 ft	24 ft
Residential, Other	12 ft	12 ft

## CHAPTER 1250: LANDSCAPE STANDARDS

§ 1250.01	General Provisions
§ 1250.02	Design, Installation, and Maintenance
§ 1250.03	Stormwater Management
§ 1250.04	Street Trees
§ 1250.05	Parking Lot Landscape
§ 1250.06	Buffer Yards
§ 1250.07	Screening Requirements
§ 1250.08	Outdoor Lighting

### § 1250.01 General Provisions

- A. **Purpose.** The purpose of this Chapter is to establish landscape requirements that will enhance the City's character and livability, improve air quality, reduce the heat island effect, reduce stormwater runoff, reduce noise, and provide buffers between different types of uses.
- B. **Applicability.** The requirements of this Chapter apply to the following, unless otherwise specified:
1. New developments that require site plan approval.
  2. Planned developments.
  3. The construction of any new parking lot of 15 spaces or more.
  4. The expansion or reconstruction of any existing parking lot that results in a total of 15 aggregate spaces or more.
- C. **Occupancy Permit.** The requirements of this Chapter shall be met and landscape elements and stormwater management facilities shall be fully installed prior to the issuance of an occupancy permit.
1. **Seasonal Conditions.** If seasonal conditions preclude the completion of landscape installation, the applicant shall provide the City with a letter of credit, escrow, performance bond, or other surety as approved by the Zoning Administrator equal to 125 percent of the remaining costs of installation as estimated by a qualified professional in order to receive an occupancy permit.
  2. **Permit Revocation.** Failure to implement the approved landscape plan or maintain installed landscape elements shall be cause for revocation of the occupancy permit and/or the application of fines and penalties. All landscape elements are subject to periodic inspection for compliance with the approved landscape plan.
- D. **Landscape Plan.** A landscape plan shall be submitted to the City as part of any site improvement that meets the criteria of § 1250.01.B (Applicability), and shall be approved by the Zoning Administrator. The landscape plan shall be evaluated and approved based on the standards included in this § 1250.01 (General Provisions).
1. **Licensed Landscape Architect.** The landscape plan shall be prepared by a licensed landscape architect registered in the State of Illinois if the project involves 15 parking spaces or more.
  2. **Contents.** The landscape plan shall contain the following:
    - a. Location and dimensions of all existing and proposed structures, parking spaces, landscape islands, buffer yards, street lights, utilities, easements, and other site elements as determined by the Zoning Administrator.

- b. Location, quantity, size, and name, both botanical and common, of all existing plant material, including trees and plant material in the right-of-way. The landscape plan shall indicate whether existing plant material will be retained or removed.
  - c. Location, quantity, size, and name, both botanical and common, of all proposed plant material.
  - d. Existing and proposed grading of the site indicating contours at one-foot intervals.
  - e. Elevations of all fences and retaining walls proposed for the site.
  - f. Location of snow storage areas.
3. **Operations and Maintenance Plan.** Maintenance of all elements of a landscape plan located on private property shall be the responsibility of the property owner. Prior to approval of a landscape plan, an Operations and Maintenance Plan including detail on the maintenance procedures to ensure ongoing compliance with this Chapter must be signed by the owner, notarized, and submitted to the City.
- E. **Stormwater Management Plan.** A stormwater management plan shall be submitted to the City as part of any site improvement that meets the criteria of § 1250.01.B (Applicability), and shall be approved by the Zoning Administrator. The stormwater management plan shall be evaluated and approved based on the standards included in this Section and § 1250.03 (Stormwater Management).
1. **Plan Certification.** The stormwater management plan shall be prepared by a professional engineer registered in the State of Illinois.
  2. **Contents.** The stormwater management plan shall contain the following:
    - a. Location and dimensions of all existing and proposed structures, utilities, easements, and other site elements.
    - b. Description of the proposed development, including land cover, contours, and expected pollutant load.
    - c. All storm drainage systems, including existing and proposed drain lines, culverts, catch basins, headwalls, hydrants, manholes, and temporary and permanent stormwater best management practices (BMPs). Site BMPs shall consist primarily of green infrastructure features for the purpose of extending the time of concentration to the drainage system, filtering runoff through plants and soil and reducing total runoff.
    - d. All pertinent calculations and specifications used in the design and construction of the permanent stormwater BMPs to retain, detain, and filter the 50-year storm event and to provide means to manage and direct overflows to the public right-of-way.
    - e. A plan showing site sub-catchment areas, retention BMP areas and capacities, detention BMP areas and capacities, conveyance BMPs, and stormwater runoff treatment of BMPs in which runoff is directed before leaving the site (surface or sub-surface). The applicant shall also describe the receiving stream, canal, pipe, culvert, ditch, or other drainage structure into which the runoff from the property flows.
    - f. The estimated and itemized cost of proposed drainage and stormwater BMPs.
    - g. The anticipated timeline for implementation of the stormwater management plan.
    - h. An Operations and Maintenance (O&M) Plan containing a specific inspection and maintenance schedule for each site BMP.

**§ 1250.02 Design, Installation, and Maintenance****A. Design and Installation.**

1. **National Standards.** All landscape elements shall be installed in accordance with the practices and procedures established by AmericanHort. Landscape materials shall be healthy and hardy upon installation, and installed with appropriate soils to ensure sustained growth.
2. **Plant Size Requirements.** Landscape materials shall be installed at or above the minimum sizes specified in Table 1250.02-A. Required Landscape Material Size at Installation, unless otherwise noted in this Code.
3. **Native Species.** Tree and plant species that are native or naturalized to northeastern Illinois, as well as drought- and salt-tolerant plant materials, are preferred. Refer to the list of preferred plant and tree species, available from the Public Works Department.
4. **Tree Species Diversity.** Trees that are native or naturalized to northeastern Illinois shall be used as follows for sites of 0.5 acres or more.
  - a. One family shall not comprise more than 70 percent of trees planted on a site.
  - b. One genus shall not comprise more than 50 percent of trees planted on a site.
  - c. One species shall not comprise more than 30 percent of trees planted on a site.
5. **Irrigation.** Permanent irrigation systems are not required but may be installed as recommended by a landscape architect or the Zoning Administrator. All irrigation systems shall be designed to minimize the use of water, and require submittal of certification that the system is water efficient (e.g. EPA WaterSense certified).

**Table 1250.02-A. Required Landscape Material Size at Installation**

Landscape Material Type	Minimum Size
Deciduous Shade Tree, Single Trunk	2.5 in caliper
Deciduous Shade Tree, Multiple Trunks	10 ft height
Evergreen Tree	4 ft height
Ornamental Tree, Single Trunk	2 in caliper
Ornamental Tree, Multiple Trunks	6 ft height
Shrubs	18 in height

**B. Maintenance.** All landscape elements shall be maintained in good condition at all times to ensure healthy vegetation and an orderly appearance.

1. **Maintenance Responsibility.** Landscape elements, such as vegetation and trees, irrigation systems, fences, walls, and stormwater management facilities shall be maintained with the same care and attention as buildings, parking, and other site improvements. The owner of record shall be responsible for the maintenance, repair, and replacement of landscape elements to keep them in good condition for the lifespan of the development and/or parking lot.
2. **Surety.** A letter of credit, escrow, performance bond, or other surety as approved by the Zoning Administrator equal to 125 percent of the value of the landscaping shall remain in place for one year after installation to ensure proper maintenance in accordance with this Chapter.
3. **Establishment of Landscape Elements.** All installed landscape material shall be watered, fertilized, and replaced as needed until fully established.
4. **Ongoing Maintenance.** All landscape elements shall be maintained in good condition and shall have a healthy, neat, and orderly appearance. Any landscape element that is removed due to disease, damage, death, or any other reason shall be replaced within 30 days of the beginning of



the growing season in accordance with the requirements of this Chapter and the approved landscape plan.

### **§ 1250.03 Stormwater Management**

- A. **Purpose.** The purpose of this Section is to establish stormwater management regulations that reduce the volume and rate of stormwater runoff entering the storm sewer system and help prevent flood damages.
- B. **Applicability.** The standards of this Section shall apply to all development that meets the criteria stated in § 1250.01.B. (Applicability). The standards of this Section shall not replace any stormwater management controls required by any other agency. If any development is subject to the standards of this Section as well as the stormwater management requirements of another regulating agency, the standards of this Section shall be met in addition to any applicable requirements of such agency. If the provisions of this Section are inconsistent with the stormwater management requirements of another regulating agency, the more restrictive provision shall govern.
- C. **Stormwater Management Controls.**
1. **Runoff Detention.** All stormwater conveyance and retention measures shall be designed to manage the 50-year, 24-hour return frequency storm event and to provide measures to manage and direct overflows to the public right-of-way. Detention shall be achieved through incorporation of green infrastructure, post-construction stormwater management measures, and BMPs designed to increase permeable areas and to reduce pollution. Detention shall be provided as part of a stormwater management plan to accommodate the allowable size of a stormwater connection to the City sewer system.
  2. **Discharge Rate.** The maximum allowable discharge rate shall be 0.15 cubic feet per second per acre (cfs/ac). The maximum discharge rate (cfs) from the regulated development shall be based on the maximum release rate (cfs/ac) times the disturbed land area (ac).
  3. **Sheet Flow.** Runoff from impervious surface area shall not sheet flow to the public right-of-way.
  4. **Fee-In-Lieu.** Any property may satisfy City stormwater management requirements for any use through payment of a fee-in-lieu of providing stormwater management controls, subject to approval by the Zoning, Planning, and Development Commission and in conformance with the following standards. This provision shall not be allowed in-lieu of stormwater management controls required by any other agency except those required by this Chapter.
    - a. **Approval Required.** The Zoning, Planning, and Development Commission may approve or deny any application for fee-in-lieu based on the following criteria:
      - (1) Approval will facilitate new development or redevelopment of property.
      - (2) Approval will remedy constraints in providing the required stormwater management controls due to lot size and configuration.
    - b. **Dedicated Stormwater Management Fund.** The fee required shall be based upon a calculation made by the Department of Public Works for construction and ongoing maintenance of the required on-site controls. Such payment shall be placed into a dedicated stormwater management fund to be used by the City for the acquisition, construction, and maintenance of stormwater management controls within the same general area as the property for which the fee was collected.

- c. Certificate of Waiver. Evidence of the issuance of a stormwater management controls waiver shall be in the form of a certificate of waiver, recorded with the Cook County Recorder of Deeds at the property owner's expense and issued in the name of the property owner to which the waiver is granted. Full payment shall be made in advance to the dedicated stormwater management fund as a condition of the certificate of waiver issued by the City and prior to issuance of a certificate of occupancy.
  - d. Applicability of Certificate. The certificate of waiver shall be applicable only for the limits of the development for which it is issued. New development or additions, or any construction that results in applicability of this Section, shall be required to comply with the parking requirements for said additions or obtain another waiver.
5. Operations and Maintenance Plan. Maintenance of stormwater management facilities located on private property shall be the responsibility of the property owner. An Operations and Maintenance Plan (O&M Plan) must be signed by the owner and notarized, and submitted to the City. A copy of the O&M Plan must be provided to each new owner before the a sale is finalized, and the O&M Plan must be signed by the new owner, notarized, and submitted to the City to be kept on record. The O&M Plan shall include the following:
- a. Maintenance Easement. Prior to approval of a stormwater management plan, the applicant must execute a maintenance easement agreement that shall be binding on all subsequent landowners served by the stormwater management facility. The easement shall provide for access to the facility at reasonable times for periodic inspection by the City to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this Article. The easement shall be recorded by the grantor with the Cook County Recorder of Deeds after approval by the City.
  - b. Maintenance After Construction. The owner or operator of permanent stormwater management facilities installed in accordance with this Article shall be responsible for the operation and maintenance of such facilities to achieve the goals of this Article. Proper operation and maintenance shall include, at a minimum, the following:
    - (1) A preventative/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of this Article.
    - (2) Written procedures for training personnel in the operation and maintenance of the facilities.
    - (3) Discharge from facilities shall not exceed design criteria or cause or contribute to water quality standard violations.

#### **§ 1250.04 Street Trees**

- A. Purpose. The purpose of this Section is to aid in beautifying and shading the City by providing consistent and appropriately spaced street trees.
- B. Applicability. The requirements of this Section apply to existing and/or proposed parkway areas adjacent to new developments that require site plan or planned development approval.
- C. Street Tree Requirements. Refer to the list of preferred plant species, available from the Public Works Department.

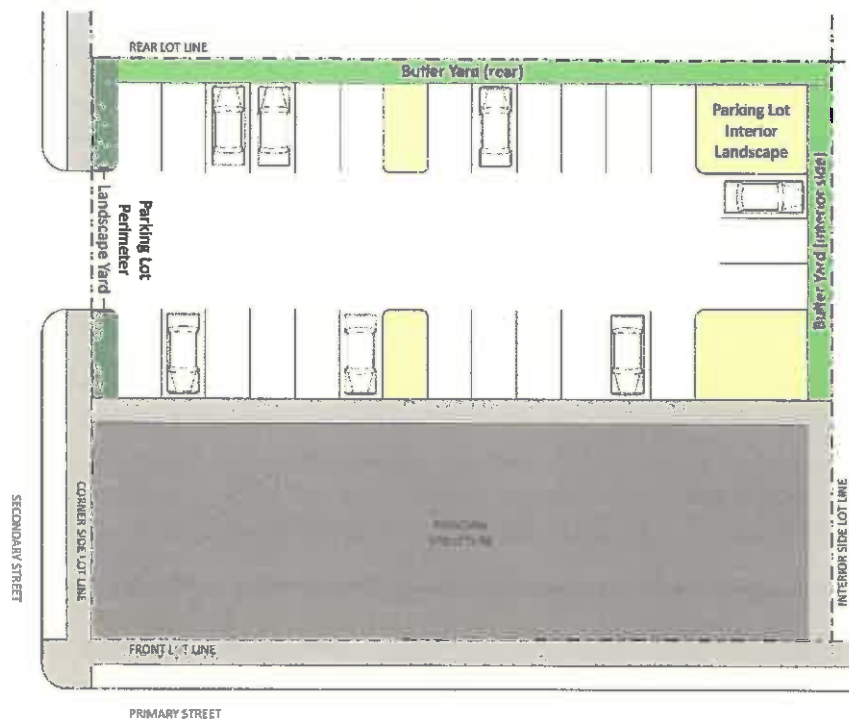
1. Frequency. Shade trees shall be installed at a minimum rate of one tree per 25 linear feet of street frontage, center to center, or at a rate that matches the existing tree spacing pattern on adjacent parkways, whichever results in a greater density of tree plantings.
2. Tree Wells. Tree wells shall be utilized in commercial districts where the sidewalk extends from the back of curb to the lot line.
3. Clear View Zones. Tree plantings shall be installed in compliance with Illinois Department of Transportation Bureau of Local Roads and Streets (BLRS) Manual visibility standards at intersections.

#### **§ 1250.05 Parking Lot Landscape**

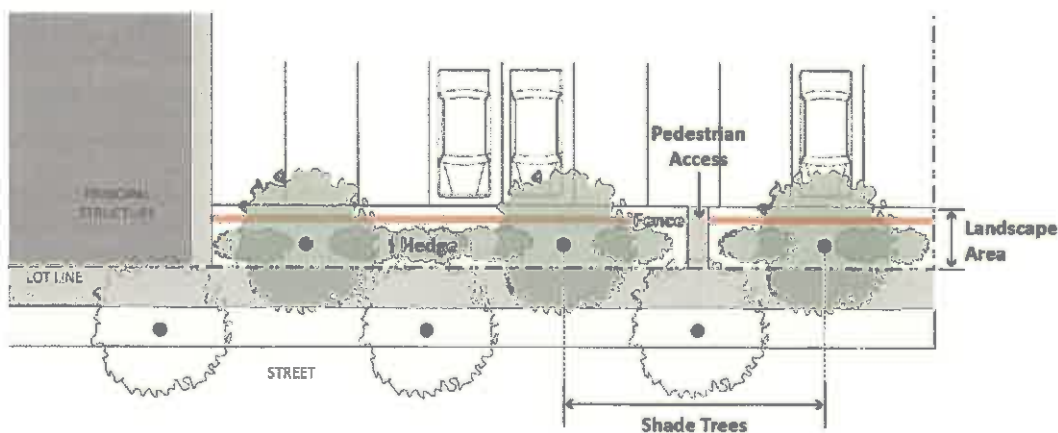
##### **A. Parking Lot Perimeter Landscape Yard. Refer to Figure 1250.05-A. Location of Landscape Requirements and Figure 1250.05-B. Parking Lot Perimeter Landscape Yard.**

1. Purpose. The purpose of this Section is to soften the visual impact of parking areas that are visible from the street.
2. Applicability. The requirements of this Section apply to properties in all zoning districts where a parking lot is located adjacent to the front and/or corner side lot line.
3. Landscape Requirements.
  - a. Location. The landscape yard shall be located between the front and/or corner side lot line and the back of the parking lot curb.
  - b. Minimum Landscape Yard. A landscape yard with a minimum depth of eight feet is required along the length of the parking lot that abuts the front and/or corner side lot line, excluding any driveways.
  - c. Landscape Elements. The landscape yard shall include the following:
    - (1) A continuous hedge comprised of individual small shrubs with a minimum width of 24 inches, spaced 36 inches on center, and maximum height at maturity of 30 to 42 inches.
    - (2) One medium or large shade tree for every 25 linear feet of perimeter area. Trees may be spaced evenly or grouped.
    - (3) Any portion of the landscape yard not covered by hedges and trees shall be planted with turf or other groundcover, or mulched.
  - d. Fence. Fencing is required to further screen the parking lot from view of the street and shall be subject to the following.
    - (1) The fence shall be located a minimum of two feet from the back of the parking lot curb to allow for vehicle overhang. The required landscape yard shall be located between the fence and sidewalk to provide visual interest from the street.
    - (2) The fence shall be a minimum of three feet and maximum of four feet in height. Solid masonry fences shall have a minimum of two feet, six inches in height and maximum of three feet in height.
    - (3) A paved opening with a minimum width of three feet shall be provided at least every 50 feet to allow pedestrian access to the parking lot.
    - (4) The fence shall be at least 30 percent open, unless solid masonry is used.
    - (5) Ornamental metal, masonry, and wood are permitted fence materials. Chain link is prohibited.

**Figure 1250.05-A. Location of Landscape Requirements**



**Figure 1250.05-B. Parking Lot Perimeter Landscape Yard**

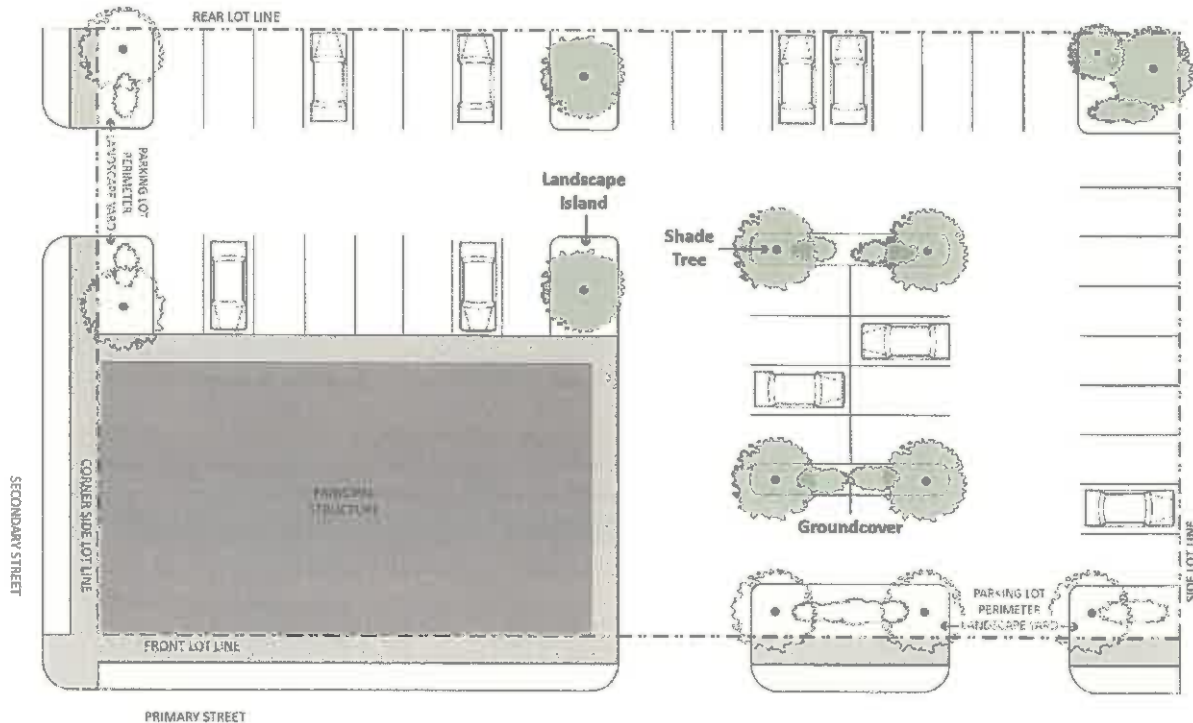


**B. Parking Lot Interior Landscape.** Refer to Figure 1250.05-A. Location of Landscape Requirements and Figure 1250.05-C. Parking Lot Interior Landscape.

1. **Purpose.** The purpose of this Section is to improve the aesthetic appeal of parking lots as well as minimize paving and stormwater runoff via increased pervious surface coverage.
2. **Applicability.** The requirements of this Section apply to all new parking lots with 15 or more parking spaces or existing lots that are expanded or reconstructed to contain 15 or more spaces.
3. **Landscape Island Requirements.**
  - a. **Spacing.** One landscape island shall be provided for every 15 contiguous parking spaces. All rows of parking shall be terminated by a landscape island or landscape area.

- b. **Minimum Island Size.** Each landscape island shall have a minimum width of six feet and minimum area of 100 square feet. Landscape islands provided for double rows of parking shall have a minimum width of eight feet and a minimum area of 200 square feet.
- c. **Alternate Configuration.** In conjunction with landscape plan approval, the Zoning Administrator may permit a different configuration of landscape islands and landscape areas to allow for more efficient site design or permit larger landscape areas that support tree health or stormwater management objectives. However, the overall area required for landscape islands shall be met.
- d. **Trees.** A minimum of one shade tree shall be provided per landscape island. Landscape islands provided for double rows of parking shall include a minimum of two shade trees.
- e. **Groundcover.** A minimum of 80 percent of each landscape island shall be planted with turf or other live groundcover, perennials, or ornamental or native grasses.
- f. **Curbing.** Landscape islands shall be located at least six inches above the surface of the parking lot and protected with concrete curbing, except as approved for stormwater management facilities by the Zoning Administrator.

**Figure 1250.05-C. Parking Lot Interior Landscape**



**§ 1250.06 Buffer Yards**

Refer to Figure 1250.06-A. Buffer Yards and Figure 1250.05-A. Location of Landscape Requirements.

- A. **Purpose.** The purpose of this Section is to buffer more intensive zoning districts and uses from less intensive zoning districts and uses, and to provide for transitions between zoning districts.
- B. **Applicability.** A buffer yard is required adjacent to lot lines where the proposed development meets one or more of the following criteria. Properties shall not be considered directly adjacent to one

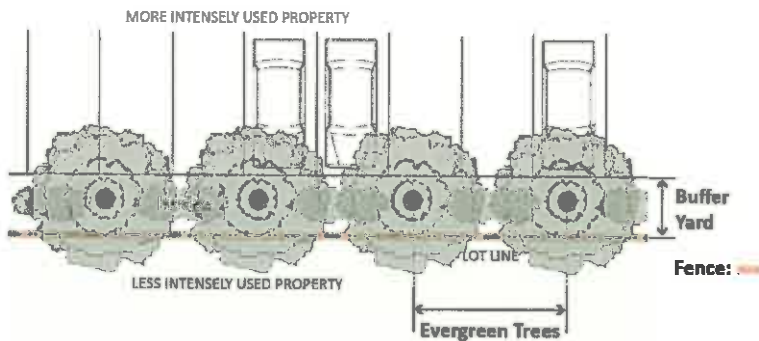
another if a public right-of-way or alley separates the properties. Reconstruction of existing parking lots of less than 50 parking spaces shall be exempt from buffer yard requirements.

1. Non-Residential District. The property is located in the C-1, C-2, C-3, C-4, I, or P District and is directly adjacent to property located in the R-1, R-2, R-3, and/or R-4 Districts.
2. C-1 District. The property contains a non-residential use in the C-1 District and is directly adjacent to residential uses in the C-1 District.
3. Non-Residential Use in Residential District. The property contains a non-residential use in the R-1, R-2, R-3, or R-4 District and is directly adjacent to residential uses in the R-1, R-2, R-3, and/or R-4 Districts. Parks are exempt from this requirement.
4. R-4 District. The property contains a use other than a single-family or two-family dwelling, is located in the R-4 District, and is directly adjacent to property located in the R-1, R-2, and/or R-3 Districts.

**C. Buffer Yard Requirements.**

1. Location. The buffer yard shall be located directly adjacent to the affected interior side and/or rear lot line, along the entire length of the lot line. A buffer yard is not required where the interior side and/or rear facade of the building is located on the interior side and/or rear lot line.
2. Minimum Buffer Yard Area. The buffer yard shall have a minimum depth of eight feet.
3. Landscape Elements. The buffer yard shall include the following:
  - a. A continuous hedge comprised of individual small shrubs with a minimum width of 24 inches, spaced 36 inches on center, and maximum height at maturity of 30 to 42 inches.
  - b. One evergreen tree for every 15 linear feet of buffer area. Trees may be spaced evenly or grouped.
  - c. Any portion of the buffer yard not covered by hedges and trees shall be planted with turf or other groundcover, or mulched.
  - d. A continuous hedge of individual shrubs may be allowed in lieu of providing evergreen trees within a buffer yard with prior written Zoning Administrator approval, provided that the hedge height at maturity is taller than 42 inches.
4. Fence. Fences in buffer yards are required for uses in all applicable zoning districts, except for residential uses in the R-4 District.
  - a. Location. The fence shall be located along the entire length of the affected interior side and/or rear lot line.
  - b. Height. The fence shall be a minimum of five feet and maximum of eight feet in height.
  - c. Opacity. Semi-opaque fencing with a minimum of 30 percent opacity and opaque fencing are permitted.
  - d. Materials. Steel and painted PVC are permitted materials for semi-opaque fencing. Wood and masonry are permitted materials for opaque fencing.
5. Credit for Existing Vegetation. The Zoning Administrator may reduce the required area of the buffer and/or modify the landscape element requirements based on the presence of existing on-site vegetation.

**Figure 1250.06-A. Buffer Yards**



**§ 1250.07 Screening Requirements**

- A. Purpose. The purpose of this Section is to screen refuse areas, outdoor storage areas, and outdoor sales and display areas from view of the street and adjacent properties.
- B. Applicability. The requirements of this Section apply to refuse areas, outdoor storage areas, and outdoor sales and display areas.
- C. Refuse and Outdoor Storage Area Screening Requirements.
  - 1. Location. Refuse areas and outdoor storage areas shall be located in the interior side or rear yards.
  - 2. Opaque Fence or Wall. The refuse area or outdoor storage area shall be completely screened by an opaque masonry wall or simulated wood fence on three sides. The wall of a principal structure may serve as one of the screening walls.
    - a. Height. The fence or wall shall have a minimum height of six feet or an equivalent to the height of the refuse or outdoor storage area to be screened, whichever is greater.
    - b. Gate. The enclosure of the refuse area or outdoor storage area shall be gated.
  - 3. Drainage. Refuse areas shall comply with any applicable state and local code requirements for proper drainage.
- D. Off-Street Loading Areas, Outdoor Sales and Display Area Screening Requirements. The area adjacent to any off-street loading areas, outdoor sales and display areas shall be treated with landscaping and buffering per the requirements of § 1250.05.A (Parking Lot Perimeter Landscape Yard).

**§ 1250.08 Outdoor Lighting**

- A. Purpose. The purpose of this Section is to prevent light trespass, promote energy efficiency, and minimize light pollution.
- B. Applicability. The requirements of this Section apply to all new or replacement outdoor lighting, with the exception of unshielded lighting for holiday decorations or permitted temporary uses as established in § 1244.05 (Temporary Structures and Uses). The Zoning Administrator may impose

reasonable restrictions on the use of outdoor lighting as necessary to protect the health, safety, and welfare of the public.

**C. General Requirements.**

1. **Photometric Plan.** A photometric plan prepared by a licensed professional shall be approved by the Zoning Administrator prior to installation of outdoor light fixtures for nonresidential uses.
2. **Prohibited Lighting.** Any outdoor lighting that may be confused with a traffic control device shall be prohibited except as authorized by federal, state, county, or local government. Flashing lights, strobe lights, and laser lights are prohibited.
3. **Design That Prevents Glare.** All lighting shall be designed to prevent glare and interference with residential property, and motor vehicle, bicycle, and pedestrian traffic.
4. **Fixtures.** All new and replacement outdoor lighting shall employ full cut-off or fully shielded fixtures.
5. **Facade Illumination.** Building façade illumination shall be limited to fully shielded fixtures directed towards the facade. All light from such fixtures shall be concentrated on the exterior wall surface of the building being illuminated.
6. **Automatic Lighting Controls.** All outdoor lighting on non-residential properties shall be controlled by a photo sensor, occupancy sensor, or timer to automatically reduce outdoor lighting when sufficient daylight is available and automatically extinguish lights no more than one hour following the close of business, excluding security lighting.
7. **Energy-Efficient Technology.** The use of light emitting diodes (LED) or similar technology is encouraged.

**D. Illumination Standards.**

1. **Illumination.**
  - a. **Non-Residential Uses.** Outdoor lighting shall not exceed one foot-candle at any point on a lot line for a lot containing a non-residential use.
  - b. **Residential Uses.** Outdoor lighting shall not exceed one-half foot-candle at any point on a lot line for a lot containing a residential use.
  - c. **Sign Illumination.** Sign illumination shall conform to the provisions of Chapter 1476 (Signs).
2. **Height.** The maximum height of light poles and building-mounted lighting is established herein unless otherwise required by the Building Code.
  - a. **Non-Residential Uses.** Light poles and building-mounted fixtures shall not exceed 16 feet in height for non-residential uses. Light poles for educational facilities or outdoor recreational facilities shall not exceed 60 feet in height. Outdoor lighting for all outdoor recreation areas is subject to site plan review.
  - b. **Residential Uses.** Light poles shall not exceed eight feet in height for residential uses. Building-mounted fixtures, including under-soffit lighting, shall not exceed 15 feet in height.



## **CHAPTER 1252: ADMINISTRATION**

- § 1252.01 Administrative Bodies
- § 1252.02 Administrative Procedures
- § 1252.03 Zoning Applications
- § 1252.04 Planned Developments
- § 1252.05 Nonconformities

### **§ 1252.01 Administrative Bodies**

- A. Purpose. The purpose of this Section is to establish the specific duties and responsibilities of the City Council, Zoning, Planning, and Development Commission, and Zoning Administrator as they relate to this Zoning Code.
- B. City Council. The City Council shall have the following specific duties and responsibilities pursuant to this Zoning Code.
  - 1. Make final decisions on applications for special use permits § 1252.03.C (Special Use Permit).
  - 2. Make final decisions on applications for major zoning variations § 1252.03.D (Variation).
  - 3. Make final decisions on applications for zoning text and map amendments § 1252.03.E (Zoning Text and Map Amendment).
  - 4. Make final decisions on applications for planned developments § 1252.04 (Planned Developments).
  - 5. Other responsibilities as designated by this Zoning Code.
- C. Zoning, Planning, and Development Commission. The Zoning, Planning, and Development Commission shall have the following specific duties and responsibilities pursuant to this Zoning Code.
  - 1. Make final decisions on applications for zoning appeals (refer to § 1252.03.F (Zoning Appeal)).
  - 2. Make recommendations to the City Council on applications for special use permits (refer to § 1252.03.C (Special Use Permit)).
  - 3. Make recommendations to the City Council on applications for major zoning variations (refer to § 1252.03.D (Variation)).
  - 4. Make recommendations to the City Council on applications for zoning text and map amendments refer to (§ 1252.03.E (Zoning Text and Map Amendment)).
  - 5. Make recommendations to the City Council on applications for planned developments (refer to § 1252.04 (Planned Development)).
  - 6. Prepare and recommend to the City Council a comprehensive plan for the City and propose needed amendments to the plan from time to time.
  - 7. Other responsibilities as designated by this Zoning Code or by the City Council.
- D. Zoning Administrator. The Building Director shall be considered the Zoning Administrator and shall have the following duties and responsibilities pursuant to this Zoning Code. For the purposes of this Zoning Code, the term Zoning Administrator shall be inclusive of his or her designees.
  - 1. Review and make final decisions on applications for site plan review (refer to § 1252.03.B (Site Plan Review)).
  - 2. Review and make decisions on applications for minor zoning variations (refer to § 1252.03. D (Variation)).

3. Review and make decisions on applications for zoning interpretations (refer to § 1252.03.G (Zoning Interpretation)).
4. Review and make decisions on applications for temporary use permits (refer to § 1252.03.H (Temporary Use Permit)).
5. Review and forward applications for special use permits (refer to § 1252.03.C (Special Use Permit)), major zoning variations (refer to § 1252.03.D (Variation)), zoning text and map amendments (refer to § 1252.03.E (Zoning Text and Map Amendment)), zoning appeals (refer to § 1252.03.F (Zoning Appeal)), planned developments (refer to § 1252.04 (Planned Developments)), and other administrative reviews required by this Zoning Code to the Zoning, Planning, and Development Commission or City Council, as specified.
6. Maintain and make available permanent and current records of the City's Zoning Code and Zoning Map.
7. Maintain and make available permanent and current records as required by this Zoning Code including, but not limited to, all relevant information and official action regarding zoning applications.
8. Other responsibilities as designated by this Zoning Code, the City Council, or the Zoning, Planning, and Development Commission.

#### **§ 1252.02 Administrative Procedures**

- A. Purpose. The purpose of this Section is to establish the application, notice, and public hearing procedures for the zoning applications and approvals of this Zoning Code.
- B. Application Procedure.
  1. Authorization. Any property owner in the City, or individual expressly identified by the owner in writing, is authorized to file an application for a site plan review, special use permit, major variation, minor variation, zoning appeal, or planned development. An owner of any property in the City, an individual expressly identified by any owner in writing, or the City is authorized to file an application for a zoning text amendment, zoning map amendment, or zoning interpretation.
  2. Pre-Application Consultation. Prior to filing a zoning application, the applicant may arrange an optional pre-application consultation with the Zoning Administrator to discuss the application. At the pre-application consultation, the Zoning Administrator shall provide the applicant with guidance on the application procedure and the evaluation of applications.
  3. Filing. All applications shall be filed with the Zoning Administrator on forms provided by the City. Applications shall be filed in such number as requested by the City, with plans at a scale sufficient to allow a clear understanding of the proposal, and with all of the contents required by the application and this Chapter.
  4. Fees. Every application shall be accompanied by the required filing fee as established and modified from time to time in the City Code of Ordinances. Until the fee is paid, no steps shall be taken to process the application. Applications initiated by the City shall be exempt from fees.
  5. Completeness. The Zoning Administrator shall determine whether the application is complete within 15 days after receipt of the application. Upon determining that the application is complete, the Zoning Administrator shall notify the applicant and the application shall be scheduled for consideration by the appropriate board, commission, or official. Upon determining that the application is deficient, the Zoning Administrator shall notify the applicant and no steps shall be taken to process the application until the deficiencies are rectified.

6. **Failure to Act.** The Zoning Administrator or Zoning, Planning, and Development Commission's failure to issue a decision or make a recommendation on any application within the applicable period established by this Zoning Code shall be deemed approval of, or a recommendation of approval of, such application. City Council's failure to issue a decision on any application within the applicable period specified by this Zoning Code shall be deemed denial of such application.
  7. **Withdrawal of Application.** An applicant shall have the right to withdraw an application at any time prior to the decision on the application by a board, commission, or official. Fees for withdrawn applications will not be refunded.
  8. **Successive Application.** A successive application for an application that has been denied shall not be reviewed or heard within one year after the date of denial, except if substantial new information has become known since the denial. A successive application filed within one year of the date of denial shall include detailed information that justifies its consideration. The Zoning Administrator shall determine whether a successive application is appropriate for submittal.
  9. **Public Examination of Application.** Any person may examine any zoning application and any of the application's supporting materials subject to the Freedom of Information Act. Upon reasonable request, any person shall be entitled to copies of the application and related documents subject to any fee specified by the City.
- C. **Notice.** The administrative body conducting a hearing shall not hear a zoning application unless the applicant complies in all respects to the notice requirements established herein.
1. **Published Notice.**
    - a. **Applicability.** Published notice of a public hearing shall be provided by the Zoning Administrator for applications for special use permits, major variations, zoning text amendments, zoning map amendments, zoning appeals, and planned developments.
    - b. **Time Frame.** Published notice shall be provided in a newspaper of general circulation within the City no less than 15 days, but no more than 30 days, in advance of the scheduled hearing date.
    - c. **Contents.** The notice shall include the date, time, location, and purpose of the hearing, the name of the body holding the hearing, the name of the applicant, and the address of the subject property. The City may provide additional forms of published notice, including, but not limited to, notice of the hearing on the City's website.
  2. **Mailed or Delivered Notice.**
    - a. **Applicability.** Mailed or delivered notice of a public hearing shall be provided by the applicant for applications for special use permits, major variations, and zoning map amendments.
    - b. **Time Frame.** The notice shall be provided no less than 15 days, but no more than 30 days, in advance of the scheduled hearing date.
    - c. **Notice to Neighboring Properties.** Mailed notice shall be provided to the owners of all properties located within 250 feet of the property line of the subject property. The applicant responsible for the mailed or delivered notice shall provide an affidavit to the Zoning Administrator stating that notice was provided to every property within 250 feet of the subject property as well as the names, addresses, and property identification numbers of all notice recipients. The requirements of this Section shall not prevent the applicant from giving additional notice to properties located more than 250 feet from the property line of the subject property as the applicant may deem appropriate.
    - d. **Contents.** The notice shall include the date, time, location, and purpose of the hearing, the name of the body holding the hearing, the name of the applicant, and the address of the subject property.
    - e. **Minor Variations.** Mailed or delivered notice of Zoning Administrator review shall be provided by the applicant for applications for minor variations. The notice shall be provided to the

owners of all properties located adjacent to and across the street from the subject property at least 15 days prior to the date that the Zoning Administrator indicates that a decision will be rendered on the application. The applicant responsible for the mailed or delivered notice shall provide an affidavit to the Zoning Administrator stating that notice was provided to each property and shall provide the City with the names, addresses, and property identification numbers of all notice recipients.

3. Posted Sign Notice.

- a. **Applicability.** Posted sign notice of a public hearing shall be provided by the Zoning Administrator for applications for special use permits, major variations, zoning map amendments, and planned developments.
- b. **Time Frame.** The notice shall be provided no less than 15 days, but no more than 30 days, in advance of the scheduled hearing date.
- c. **Location.** Posted sign notice shall be located on the property so that it is visible to passersby. A minimum of one sign shall be provided per street frontage.
- d. **Contents.** The notice shall include the date, time, location, and purpose of the hearing, the name of the body holding the hearing, the name of the applicant, and the address of the subject property.
- e. **Requirement Modifications.** The Zoning Administrator may modify the posted sign notice requirements when these requirements are found to be inappropriate or ineffective in providing the intended notice to passersby. Modifications to the posted sign notice may include content, quantity, and location.

D. Public Hearing.

1. **Call for Public Hearings.** All public hearings shall be held at the call of the chairperson and shall be open to the public.
2. **Testimony.** Any person who attends a public hearing may appear and present testimony regarding an application. All testimony shall be given under oath or by affirmation.
3. **Voting.** The hearing body shall keep minutes of its proceedings that show the vote of each member of the hearing body upon each application, or if absent, or failing to vote, indicating that fact.
4. **Meetings and Records.** The hearing body shall keep records of its hearings and evaluation standards shall be included in the minutes of each application specifying the reasons for the hearing body's decision. Every determination of the hearing body shall be part of the public record.
5. **Rules of Procedure.** The hearing body's rules of procedure shall not conflict with this Zoning Code or with state statutes.

**§ 1252.03 Zoning Applications**

A. **Purpose.** The purpose of this Section is to establish the applicability, procedures, requirements, and approval standards for each of the City's zoning applications.

B. **Site Plan Review.**

1. **Purpose.** The purpose of this site plan review application is to ensure development and redevelopment that is harmonious with surrounding properties, and consistent with the intent of the Comprehensive Plan and this Zoning Code.

2. **Applicability.** Approval of a site plan review application shall be required for the following:
  - a. All development and redevelopment, with the exception of single-family and two-family developments.
  - b. Additions to existing structures that result in an increase in gross floor area, capacity, or number of dwelling units by 15 percent or more, with the exception of single-family and two-family developments.
  - c. Construction of a new parking lot or expansion of an existing parking lot that results in a total of 15 spaces or more.
3. **Procedure.**
  - a. Applications for site plan review shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall evaluate the application based upon each of the standards of § 1252.03.B.4 (Standards for Site Plan Review).
  - c. The Zoning Administrator shall prepare a report and render a decision within 45 days after receipt of a complete application and take action in the form of approval, approval with conditions, or denial of the application. The 45-day period may be extended with the written consent of the applicant.
  - d. If the Zoning Administrator denies an application for site plan review, the applicant may appeal the Zoning Administrator's decision to the Zoning, Planning, and Development Commission in accordance with § 1252.03.F (Zoning Appeal).
4. **Standards for Site Plan Review.** The Zoning Administrator shall evaluate applications for site plan review with specific written findings based on each of the standards of this Section.
  - a. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
  - b. The site plan for the proposed development will not adversely impact adjacent properties and other property within the immediate vicinity of the proposed development.
  - c. The site plan for the proposed development will be provided with adequate utilities, access roads, circulation systems, parking, drainage, exterior lighting, and/or other necessary facilities.
  - d. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
  - e. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this Zoning Code, and the other land use policies of the City.
5. **Amendment to Approved Site Plan.**
  - a. An application to amend an approved site plan shall include a written description and explanation of the requested amendment and shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall evaluate the application to establish whether the amendment is a minor modification to the approved site plan or a major modification to the approved site plan.
  - c. If the Zoning Administrator determines that the amendment is a major modification, the applicant must submit a new application for site plan review in accordance with § 1252.03.B.3 (Procedure).
  - d. If the Zoning Administrator determines that the amendment is a minor modification consistent with the scope and intent of the approved site plan, the applicant shall revise the site plan prior to completing an application for a building permit in accordance with Chapter 1443 (Permits and Certificates of Occupancy).

- e. The determination of the Zoning Administrator may be appealed to the Zoning, Planning, and Development Commission in accordance with § 1252.03.F (Zoning Appeal).
  - 6. Expiration of Approved Site Plan. Site plan approval shall expire and be revoked if either of the following conditions occur.
    - a. A building permit has not been obtained for the use within one year after approval of the site plan. The applicant may request one extension of this period, which may be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the expiration of the one-year period.
    - b. The standards of this Zoning Code or any of the terms and conditions of the site plan approval are violated.
- C. Special Use Permit.
- 1. Purpose. The purpose of this special use application is to provide for uses that may have a special, unique, or unusual impact upon the use of neighboring property.
  - 2. No Presumption of Approval. A use established as a special use in Chapter 1244 (Uses) does not constitute a presumption that an application for such special use will be approved. Each proposed special use shall be evaluated on an individual basis with regard to the applicable standards of this Zoning Code to determine whether approval of the special use is appropriate at the particular location in the manner proposed.
  - 3. Procedure.
    - a. Action by the Zoning Administrator
      - (1) An application for a special use permit shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
      - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Zoning, Planning, and Development Commission based upon the standards of § 1252.03.C.4 (Standards for Special Use Permits), and schedule the application for consideration by the Zoning, Planning, and Development Commission.
    - b. Action by the Zoning, Planning, and Development Commission
      - (1) The Zoning, Planning, and Development Commission shall conduct a public hearing on the application at a regularly scheduled meeting in accordance with § 1252.02.D (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
      - (2) The Zoning, Planning, and Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and each of the standards of § 1252.03.C.4 (Standards for Special Use Permits).
      - (3) The Zoning, Planning, and Development Commission shall recommend approval, approval with conditions, or denial of the application. In recommending approval, the Zoning, Planning, and Development Commission may:
        - (a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest.
        - (b) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
      - (4) The Zoning, Planning, and Development Commission shall forward its recommendation and the minutes of its public hearing to the City Council within 60 days after the close of the public hearing.

- c. Action by the City Council
  - (1) The City Council shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Zoning, Planning, and Development Commission. The 60-day period may be extended with the written consent of the applicant.
  - (2) The City Council shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Zoning, Planning, and Development Commission, the evidence presented at the public hearing, and each of the standards of § 1252.03.C.4 (Standards for Special Use Permits).
  - (3) The City Council shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Zoning, Planning, and Development Commission for further consideration. In approving a special use permit, the City Council may:
    - (a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary to protect the public interest.
    - (b) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
- 4. Standards for Special Use Permits. The City Council, Zoning, Planning, and Development Commission, and Zoning Administrator shall evaluate applications for special use permits with specific written findings based on each of the standards of this Section.
  - a. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
  - b. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
  - c. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.
  - d. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.
  - e. The proposed special use is consistent with the intent of the Comprehensive Plan, this Zoning Code, and the other land use policies of the City.
- 5. Transferability. Special use approval runs with the land and is not affected by changes of ownership, tenancy, or management except in unique situations specified by the conditions of the approved special use permit.
- 6. Expiration of Special Use Permit Approval. Special use permit approval shall expire and be revoked if any of the following conditions occur.
  - a. The use has not commenced or a building permit has not been obtained for the use within one year after approval of the special use permit. The applicant may request one extension of this period, which may be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the expiration of the initial one-year period.
  - b. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
  - c. The standards of this Zoning Code or any of the terms and conditions of the special use permit are violated.
  - d. The operation of the use for which a special use permit has been issued ceases for a minimum continuous period of six months.

**D. Variation.**

- 1. Purpose. The purpose of this variation application is to grant relief from the regulations of this Zoning Code to the extent that literal enforcement of such regulations creates particular hardships

or practical difficulties in developing property due to the unique attributes of the property. The purpose of the variation process is not to provide relief from the use regulations of this Zoning Code.

2. **Applicability.** This Zoning Code classifies variation applications as either major variations approved by the City Council or minor variations approved by the Zoning Administrator.
  - a. **Minor Variations.** Any variation that is established in this Section shall be considered a minor variation.
    - (1) A reduction of the minimum required lot area by not more than 20 percent.
    - (2) A reduction of the minimum required lot width by not more than 20 percent.
    - (3) An increase in the maximum permitted impervious coverage by not more than 10 percentage points.
    - (4) A reduction of the minimum required front setback by not more than 20 percent.
    - (5) An increase in the maximum permitted front setback by not more than 20 percent.
    - (6) A reduction of the minimum required rear setback by not more than 20 percent.
    - (7) A reduction of the minimum required street frontage by not more than 10 percentage points.
    - (8) A reduction of the minimum required off-street parking by not more than 10 percent, or six spaces, whichever is higher.
    - (9) A reduction of the minimum required yard width established in § 1250.05.A.3.b (Minimum Landscape Yard), § 1250.05.B.3.b (Minimum Island Size), or § 1250.06.C.2 (Minimum Buffer Yard Area) by not more than one foot.
3. **Major Variations.** Any variation that is not established as a minor variation in § 1252.03.D.2.a (Minor Variations) shall be considered a major variation.
4. **Procedure.**
  - a. **Minor Variations**
    - (1) An application for a minor variation shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure). Notice of Zoning Administrator review shall be in accordance with § 1252.02.C.2.e (Minor Variations).
    - (2) Upon determining that the application is complete, the Zoning Administrator shall evaluate the application based upon each of the standards of § 1252.03.D.6 (Standards for Variations).
    - (3) Due to the nature of an application for a minor variation, the Zoning Administrator may determine that the application must be resubmitted as a major variation in accordance with § 1252.03.D.4.b (Major Variations) even if it meets the criteria for a minor variation in § 1252.03.D.2.a (Minor Variations).
    - (4) A property owner that receives notice of a minor variation application may object to the application by written submission to the Zoning Administrator, prior to the Zoning Administrator's decision on the application. Any minor variation application that receives an objection from a noticed property owner shall be resubmitted as a major variation in accordance with § 1252.03.D.4.b (Major Variations).
    - (5) The Zoning Administrator shall prepare a report and render a decision within 30 days after receipt of a complete application and take action in the form of approval, approval with conditions, or denial of the application. In approving a minor variation, the Zoning Administrator may:
      - (a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a minor variation as deemed necessary to protect the public interest.



- (b) Grant a variation less than the variation requested by the applicant if the Zoning Administrator finds that the applicant is entitled to some relief, but not to the entire relief requested, based on each of the standards of § 1252.03.D.6 (Standards for Variations).
    - (c) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.
  - (6) If the Zoning Administrator denies an application for a minor variation, the applicant may resubmit the application as a major variation in accordance with § 1252.03.D.4.b (Major Variations).
- b. Major Variations
- (1) Action by the Zoning Administrator
    - (a) An application for a major variation shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
    - (b) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Zoning, Planning, and Development Commission based upon each of the standards of § 1252.03.D.6 (Standards for Variations), and schedule the application for consideration by the Zoning, Planning, and Development Commission.
  - (2) Action by the Zoning, Planning, and Development Commission
    - (a) The Zoning, Planning, and Development Commission shall conduct a public hearing on the application at a regularly scheduled meeting in accordance with § 1252.02.D (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
    - (b) The Zoning, Planning, and Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and each of the standards of § 1252.03.D.6 (Standards for Variations).
    - (c) The Zoning, Planning, and Development Commission shall recommend approval, approval with conditions, or denial of the application. In recommending approval, the Zoning, Planning, and Development Commission may:
      - i. Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a major variation as deemed necessary to protect the public interest.
      - ii. Recommend approval of a variation from the regulations of this Zoning Code less than the variation requested by the applicant if the Zoning, Planning, and Development Commission finds that the applicant is entitled to some relief, but not to the entire relief requested, based upon each of the standards of § 1252.03.D.6 (Standards for Variations).
      - iii. Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
    - (d) The Zoning, Planning, and Development Commission shall forward its recommendation and the minutes of its public hearing to the City Council within 60 days after the close of the public hearing.
  - (3) Action by the City Council
    - (a) The City Council shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Zoning, Planning, and Development Commission. The 60-day period may be extended with the written consent of the applicant.
    - (b) The City Council shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Zoning, Planning, and Development Commission,

- the evidence presented at the public hearing, and each of the standards of § 1252.03.D.6 (Standards for Variations).
- (c) The City Council shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Zoning, Planning, and Development Commission for further consideration. In approving a major variation, the City Council may:
- i. Recommend conditions upon the establishment, location, construction, maintenance, and operation of the property that receives a major variation as deemed necessary to protect the public interest.
  - ii. Grant a variation from the regulations of this Ordinance less than the variation requested by the applicant, if the City Council finds that the applicant is entitled to some relief, but not to the entire relief requested, based upon each of the standards of § 1252.03.D.6 (Standards for Variations).
  - iii. Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.
5. A two-thirds favorable vote of the City Council is required to approve the application if the Zoning, Planning, and Development Commission recommends denial of the application.
  6. Standards for Variations. The City Council, Zoning, Planning, and Development Commission, and Zoning Administrator shall evaluate applications for variations with specific written findings based on each of the standards of this Section.
    - a. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
    - b. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
    - c. The proposed variation will not substantially diminish the value of adjacent properties and other property within the immediate vicinity of the proposed variation.
    - d. The proposed variation alleviates a particular hardship created by the literal enforcement of this Zoning Code that would prevent the applicant from yielding a reasonable return from the subject property.
    - e. The proposed variation is necessary due to the unique attributes of the subject property, which were not deliberately created by the applicant, and are not shared by adjacent properties and other properties within the immediate vicinity of the proposed variation.
    - f. The proposed variation is necessary to permit a reasonable use of land, but does not confer a special privilege on the applicant which is denied to the owners of adjacent properties and other properties within the immediate vicinity of the proposed variation.
    - g. The proposed variation represents the minimum deviation from established standards necessary to accomplish the desired improvement of the subject property.
    - h. The proposed variation is consistent with the intent of the Comprehensive Plan, this Zoning Code, and the other land use policies of the City.
  7. Transferability. Variation approval runs with the land and is not affected by changes of ownership, tenancy, or management.
  8. Expiration of Variation Approval. Variation approval shall expire and be revoked if any of the following conditions occur.
    - a. A building permit has not been obtained for the use within six months after approval of the variation. The applicant may request one extension of this period, which may be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the expiration of the initial six-month period.

- b. The standards of this Zoning Code or any of the terms and conditions of the variation for the use are violated.

E. Zoning Text and Map Amendment.

1. Purpose. The purpose of this zoning text or map amendment application is to allow modifications to the text of the Zoning Code and the boundaries of the Zoning Map in response to changing conditions and/or policies in the City.
2. Procedure.
  - a. Action by the Zoning Administrator
    - (1) An application for a zoning text or map amendment shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
    - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Zoning, Planning, and Development Commission based upon a balance of the standards of § 1252.03.E.3 (Standards for Zoning Amendments) and schedule the application for consideration by the Zoning, Planning, and Development Commission.
  - b. Action by the Zoning, Planning, and Development Commission
    - (1) The Zoning, Planning, and Development Commission shall conduct a public hearing on a proposed zoning amendment at a regularly scheduled meeting in accordance with § 1252.02.D (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
    - (2) The Zoning, Planning, and Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and the standards of § 1252.03.E.3 (Standards for Zoning Amendments).
    - (3) For zoning text amendments, the Zoning, Planning, and Development Commission shall recommend approval, approval with conditions, or denial of the application.
    - (4) The Zoning, Planning, and Development Commission shall forward its recommendation and the minutes of its public hearing to the City Council within 60 days after the close of the public hearing.
  - c. Action by the City Council
    - (1) The City Council shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Zoning, Planning, and Development Commission. The 60-day period may be extended with the written consent of the applicant.
    - (2) The City Council shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Zoning, Planning, and Development Commission, the evidence presented at the public hearing, and the standards of § 1252.03.E.3 (Standards for Zoning Amendments).
    - (3) For zoning text amendments, the City Council shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Zoning, Planning, and Development Commission for further consideration.
    - (4) For zoning map amendments, the City Council may take action in the form of approval, denial, or referral of the application back to the Zoning, Planning, and Development Commission for further consideration.
    - (5) A two-thirds favorable vote of the City Council is required if a written protest is filed with the City Clerk against the proposed zoning text or map amendment, signed by the owners of no less than 20 percent of the frontage along, immediately adjacent to, immediately across an alley from, or directly across the street from the subject property. A copy of any such protest shall be served by the protestor on the applicant for the proposed

amendments and the applicant's attorney, if applicable, by certified mail at the address shown in the application for the proposed amendment.

3. Standards for Zoning Amendments. The City Council, Zoning, Planning, and Development Commission, and Zoning Administrator shall evaluate applications for zoning text or map amendments with specific written findings based on a balance of the standards of this Section.
    - a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.
    - b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
    - c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
    - d. The proposed amendment makes it more feasible to develop property relative to the present zoning classification of the property.
    - e. The proposed amendment facilitates the development of property, including vacant property, in contrast to the development of other property in the vicinity.
    - f. The proposed amendment addresses the community need for a specific use.
    - g. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
    - h. The proposed amendment rectifies existing nonconformities and, if so, the extent of such nonconformities.
    - i. The proposed amendment is consistent with the intent of the Comprehensive Plan, this Zoning Code, and the other land use policies of the City.
- F. Zoning Appeal.
1. Purpose. The purpose of this zoning appeal application is to provide for the review of decisions made by the Zoning Administrator in the course of carrying out the duties and responsibilities associated with this Zoning Code.
  2. Limitation. A zoning appeal may be proposed by an individual who has been affected by a decision of the Zoning Administrator pursuant to this Zoning Code, or by a decision of the Building Director pursuant to Chapter 1476 (Signs) in accordance with § 1252.02.B.1 (Authorization). A zoning appeal must be proposed within 45 days after the action being appealed.
  3. Procedure.
    - a. Action by the Zoning Administrator
      - (1) An application for a zoning appeal shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
      - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Zoning, Planning, and Development Commission and schedule the application for consideration by the Zoning, Planning, and Development Commission.
    - b. Action by the Zoning, Planning, and Development Commission
      - (1) The Zoning, Planning, and Development Commission shall conduct a public hearing on a proposed zoning appeal at a regularly scheduled meeting in accordance with § 1252.02.D (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
      - (2) The Zoning, Planning, and Development Commission shall take action in the form of reversing, affirming, or modifying the decision made by the Zoning Administrator.

**G. Zoning Interpretation.**

1. **Purpose.** The purpose of this zoning interpretation application is to provide a process by which the standards of this Ordinance can be clarified and explained in order to ensure consistent interpretation and application. Zoning interpretations are not intended to amend or modify the content of this Zoning Code.
2. **Limitation.** All zoning interpretation requests shall be associated with an existing development project.
3. **Procedure.**
  - a. An application for a zoning interpretation shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall render an interpretation within 15 days after receipt of the complete application.
  - c. The determination of the Zoning Administrator may be appealed to the Zoning, Planning, and Development Commission in accordance with § 1252.03.F (Zoning Appeal).

**H. Temporary Use Permit.**

1. **Purpose.** The purpose of this temporary use permit application is to accommodate reasonable requests for temporary uses that are desirable for the community in the short term.
2. **Applicability.** An applicant must obtain a temporary use permit to establish a temporary use in accordance with § 1244.05 (Temporary Structures and Uses).
3. **Procedure.**
  - a. An application for a temporary use permit shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure).
  - b. Upon determining that the application is complete, the Zoning Administrator shall approve, approve with conditions, or deny the temporary use permit based on the standards of § 1244.05 (Temporary Structures and Uses). Temporary uses not established in § 1244.05 (Temporary Structures and Uses) shall require approval by the City Council.
4. **Expiration of Temporary Use Permit Approval.** Temporary use permit approval shall expire and be revoked if any of the following conditions occur.
  - a. The use has not commenced or a building permit has not been obtained for the use within six months after approval of the temporary use permit. The applicant may request one extension of this period, which may be approved by the Zoning Administrator, by means of a written request filed at least 30 days prior to the initial expiration of the six-month period.
  - b. The licenses or permits required for the operation or maintenance of the use are not obtained or are subsequently terminated.
  - c. The standards of this Zoning Code or any of the terms and conditions of the temporary use permit are violated.

**§ 1252.04 Planned Developments**

- A. Purpose.** Planned developments are a distinct category of special use permits intended to allow flexibility in the application of the standards of the Zoning Code for significant development proposals that provide amenities to the community which are not required from conventional development applications. The planned development process seeks to achieve the following specific purposes:
1. Encourage creativity, flexibility, and environmental sensitivity in the development of land and the design of structures.
  2. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, utilities, circulation systems, parking, and other facilities.
  3. Facilitate development that is consistent with City land use policies, particularly in areas designated for potential redevelopment.
  4. Encourage development that preserves and enhances the natural features, environmental resources, watercourses, and topography of the site.
  5. Facilitate the provision of public and private open space, recreational facilities, and other amenities that will enhance the character of the site.
- B. Applicability.**
1. **Special Use Permit Standards.** A planned development shall be granted in accordance with the procedures, standards, and requirements of this Section and § 1252.03.C (Special Use Permit). The ordinance granting or amending the planned development as a special use may depart from the procedures, standards, and requirements of this Zoning Code.
  2. **Zoning District Standards.** A planned development may be granted as a special use in accordance with Chapter 1244 (Uses). The requirements of the underlying zoning district shall apply to the planned development unless exceptions from these requirements are specifically granted in the ordinance approving the planned development.
  3. **Subdivision Plats and Building Permits.** A planned development must be granted prior to the applicant receiving a subdivision plat in accordance with Chapter 1220 (Subdivision Regulations) or a building permit in accordance with Chapter 1443 (Permits and Certificates of Occupancy).
- C. Procedure.** An application for a planned development shall follow a four-step procedure, which includes a required pre-application consultation, an optional concept plan consultation, a required preliminary plan, and a required final plan.
1. **Pre-Application Consultation.** The purpose of the required pre-application consultation is to allow the applicant to receive advice and assistance from the Zoning Administrator and appropriate City staff prior to preparation of the optional concept plan or required preliminary plan. Action by the Zoning Administrator shall have the following process:
    - a. Prior to filing a formal application for a planned development, the applicant shall arrange a pre-application consultation with the Zoning Administrator to discuss the proposed planned development.
    - b. The Zoning Administrator and appropriate City staff shall meet with the applicant to discuss the proposed planned development in accordance with § 1252.04.D (Application Contents).
    - c. The Zoning Administrator shall provide advice and assistance to the applicant after determining the nature of the exceptions required from this Zoning Code and whether the proposal is

- consistent with the intent of the Comprehensive Plan and the other land use policies of the City.
- d. Any advice and assistance provided by the Zoning Administrator and City staff shall not be binding upon the City Council or Zoning, Planning, and Development Commission with respect to the formal planned development application.
2. **Optional Concept Plan Consultation.** The purpose of the optional concept plan consultation is to allow the applicant to obtain information and guidance from the City Council prior to preparation of the required preliminary plan. Action by the City Council shall have the following process:
    - a. Prior to filing a formal application for a planned development, the applicant may arrange a concept plan consultation with the City Council to discuss the proposed planned development.
    - b. The City Council shall meet with the applicant to discuss the proposed planned development in accordance with § 1252.04.D (Application Contents).
    - c. The City Council shall provide information and guidance to the applicant after determining the nature of the exceptions required from this Zoning Code and whether the proposal is consistent with the intent of the Comprehensive Plan and the other land use policies of the City.
    - d. Any information and guidance provided by the City Council shall not be binding upon the City Council or Zoning, Planning, and Development Commission with respect to the formal planned development application.
  3. **Preliminary Plan.** The purpose of the required preliminary plan is to allow the applicant to obtain a preliminary recommendation from the Zoning, Planning, and Development Commission and preliminary approval from the City Council prior to preparation of the required final plan.
    - a. **Action by the Zoning Administrator**
      - (1) Applications for a special use permit and preliminary plan for a planned development shall be filed concurrently with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure) and § 1252.04.D (Application Contents). Applications shall not be filed prior to completion of the required pre-application consultation.
      - (2) Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Zoning, Planning, and Development Commission based upon the standards of § 1252.04.F (Standards for Planned Developments) and § 1252.03.C.4 (Standards for Special Use Permits), and schedule the application for consideration by the Zoning, Planning, and Development Commission.
    - b. **Action by the Planning, Zoning, and Development Commission**
      - (1) The Zoning, Planning, and Development Commission shall conduct a public hearing on a proposed preliminary plan for a planned development and a special use permit at a regularly scheduled meeting in accordance with § 1252.02.D (Public Hearing) within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant. Notice for the public hearing shall be in accordance with § 1252.02.C (Notice).
      - (2) The Zoning, Planning, and Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public hearing, and the standards of § 1252.04.F (Standards for Planned Developments) and § 1252.03.C.4 (Standards for Special Use Permits).
      - (3) The Zoning, Planning, and Development Commission shall recommend approval, approval with conditions, or denial of the applications.
        - (a) In recommending approval of a special use permit and preliminary plan for a planned development, the Zoning, Planning, and Development Commission may recommend conditions upon the establishment, location, construction, maintenance, and operation

of the planned development and the special use as deemed necessary to protect the public interest.

(b) In recommending approval of a special use permit and preliminary plan for a planned development, the Zoning, Planning, and Development Commission may require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.

(4) The Zoning, Planning, and Development Commission shall forward its recommendation and the minutes of its public hearing to the City Council within 60 days after the close of the public hearing.

c. Action by the City Council

(1) The City Council shall consider the application at a regularly scheduled meeting within 60 days after receiving the recommendation of the Zoning, Planning, and Development Commission. The 60-day period may be extended with the written consent of the applicant.

(2) The City Council shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Zoning, Planning, and Development Commission, the evidence presented at the public hearing, and the standards of § 1252.04.F (Standards for Planned Developments) and § 1252.03.C.4 (Standards for Special Use Permits).

(3) The City Council shall take action in the form of approval, approval with conditions, denial, or referral of the application back to the Zoning, Planning, and Development Commission for further consideration. In approving a special use permit and preliminary plan for a planned development, the City Council may:

(a) Recommend conditions upon the establishment, location, construction, maintenance, and operation of the planned development and the special use as deemed necessary to protect the public interest.

(b) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.

(4) Following approval of the special use permit and preliminary plan for a planned development, the applicant shall submit a final plan for the planned development.

4. Final Plan. The purpose of the required final plan is to allow the applicant to obtain final approval of the final plan from the City Council.

a. Action by the Zoning Administrator

(1) Applications for a special use permit and final plan for a planned development shall be filed with the Zoning Administrator in accordance with § 1252.02.B (Application Procedure) and § 1252.04.D (Application Contents). Applications shall be filed within two years after approval of the required pre-application consultation, optional concept plan consultation, or required preliminary plan.

(2) Upon determining that the application is complete, the Zoning Administrator shall determine whether the final plan is in conformance with the approved preliminary plan and any conditions and guarantees deemed necessary by the City Council.

(3) If the final plan is in substantial conformance with the approved preliminary plan, the Zoning Administrator shall prepare a report for the City Council recommending approval of the final plan and schedule the application for consideration by the City Council.

(4) If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator shall allow the applicant to revise any parts of the application that are not in substantial conformance with the preliminary plan prior to preparing the report, and shall allow the applicant to resubmit the application as a final plan in accordance with the requirements of this Section.



**b. Action by the City Council**

- (1)** The City Council shall consider the application at a regularly scheduled meeting within 60 days after receiving the report of the Zoning Administrator recommending approval of the final plan. The 60-day period may be extended with the written consent of the applicant.
- (2)** The City Council shall take action in the form of approval, approval with conditions, or denial of the application.
- (3)** Upon approval of the final plan by the City Council, the use of land and the construction or modification of any buildings or structures on the site will be governed by the approved final plan rather than by other provisions of this Zoning Code.

**D. Application Contents.**

- 1. Pre-Application Consultation.** An application for a pre-application consultation for a planned development shall include a site plan drawn to an appropriate scale including the following information:
  - a. The current ownership of the site.
  - b. A conceptual layout of the proposed planned development.
  - c. The location of the property and rights-of-way immediately adjacent to the proposed planned development.
  - d. The location and use of all existing and proposed buildings and structures within the proposed planned development.
  - e. The location of any proposed public or private improvements.
  - f. A statement establishing any known exceptions to this Zoning Code, including the section number of each standard from which an exception is sought.
  - g. Any other information necessary to clearly explain the planned development.
- 2. Optional Concept Plan Consultation.** An application for an optional concept plan consultation for a planned development shall include a site plan drawn to an appropriate scale including the following information:
  - a. The current ownership of the site.
  - b. A conceptual layout of the proposed planned development.
  - c. The location of the property and rights-of-way immediately adjacent to the proposed planned development.
  - d. The location and use of all existing and proposed buildings and structures within the proposed planned development.
  - e. The location of any proposed public or private improvements.
  - f. A statement establishing any known exceptions to this Zoning Code, including the section number of each standard from which an exception is sought.
  - g. Any other information necessary to clearly explain the planned development.
- 3. Preliminary Plan.** An application for a preliminary plan for a planned development shall include the following information:
  - a. Proof of ownership establishing that the proposed planned development shall be in single ownership or under unified control so that all owners of the property shall be included as joint applicants.
  - b. A plat of survey drawn to an appropriate scale showing the location of the zoning lot associated with the planned development, including all lots within the zoning lot.
  - c. A site plan drawn to an appropriate scale that includes the following information:
    - (1)** The location of property and rights-of-way immediately adjacent to the proposed planned development.

- (2) The location, height, and use of all existing buildings and structures immediately adjacent to the proposed planned development.
  - (3) The location, area, height, bulk, and dimensions of all existing and proposed buildings and structures within the proposed planned development.
  - (4) The general land uses of all existing and proposed buildings and structures within the proposed planned development.
  - (5) The location and dimensions of all setbacks within the proposed planned development.
  - (6) The location and dimensions of all walkways, driveways, streets, parking facilities, and loading facilities within the proposed planned development.
  - (7) The location and dimensions of all external lighting fixtures within the proposed planned development.
  - (8) The location and dimensions of any areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, schools, public buildings, or any other public uses within the proposed planned development.
  - (9) A statement establishing any proposed exceptions to this Zoning Code to be requested as part of the proposed planned development, including the section number of each standard from which an exception is sought.
- d. Building elevations and schematic designs indicating the general architectural character of all proposed buildings and structures.
  - e. A traffic circulation plan and traffic impact analysis indicating the proposed movement of motorists, bicyclists, and pedestrians within the site, access to and from adjacent streets, off-street parking facilities, and the impact of the proposed planned development upon existing traffic patterns.
  - f. A utilities and drainage plan indicating the adequacy of the utilities serving the proposed planned development, including water distribution lines, sanitary sewers, and stormwater management facilities.
  - g. A preliminary landscape plan in accordance with the requirements of § 1250.01.D (Landscape Plan).
  - h. A statement establishing the amenities to be included in the proposed planned development.
4. Final Plan. An application for a final plan for a planned development shall include the following information:
- a. All covenants, easements, agreements, and provisions required to govern the ownership, use, maintenance, and continued protection of the planned development, including an agreement assuring that the applicant, any subsequent owner, and/or any applicable homeowners association will be responsible for all street, utility, and common open space maintenance within the planned development.
  - b. All plats, certificates, seals, and signatures required for the dedication or vacation of land, the dedication or vacation of public rights-of way, and for the recording of the final site plan.
  - c. A plat of subdivision prepared in a format suitable to be recorded with the Cook County Recorder of Deeds if subdivision of the development site is included in the planned development.
  - d. A final site plan in a format suitable to be recorded with the Cook County Recorder of Deeds including the following information:
    - (1) A legal description of the zoning lot associated with the planned development, including a legal description of each lot within the zoning lot.
    - (2) Final designation of the location, area, height, bulk, and dimensions of all existing and proposed buildings and structures within the proposed planned development.

- (3) Final designation of the general land uses of all existing and proposed buildings and structures within the proposed planned development. Projects with residential land uses shall include the total number of residential dwelling units within the proposed planned development and the residential density of the site.
  - (4) The final location and dimensions of all setbacks within the proposed development.
  - (5) The final location and dimensions of all walkways, driveways, streets, parking facilities, and loading facilities within the proposed planned development.
  - (6) The final location, dimensions, and design and illumination characteristics of all external lighting fixtures within the proposed planned development.
  - (7) The legal description, location, and dimensions of any areas proposed to be conveyed, dedicated, or reserved for parks, playgrounds, schools, public buildings, or any other public uses within the proposed planned development.
  - (8) A final statement establishing any proposed exceptions to this Zoning Code requested as part of the proposed planned development, including the section number of each standard from which an exception is sought.
- e. Final building elevations and schematic designs indicating the specific architectural character of all proposed buildings and structures.
  - f. A final traffic circulation plan and traffic impact analysis indicating the proposed movement of motorists, bicyclists, and pedestrians within the site, access to and from adjacent streets, off-street parking facilities, and the impact of the proposed planned development upon existing traffic patterns.
  - g. A final utilities and drainage plan indicating the size and location of all water distribution lines, sanitary sewers, and stormwater management facilities.
  - h. A final landscape plan in accordance with the requirements of § 1250.01.D (Landscape Plan).
  - i. A final sign plan indicating the location and dimensions of all signs, including the design and illumination characteristics of all signs.
  - j. A final statement establishing the amenities to be included in the proposed planned development.
  - k. A construction schedule indicating the following:
    - (1) If the planned development is going to be developed in a single phase, the date construction will begin, the date construction will be completed, and the date when specific uses will be established on the site.
    - (2) If the planned development is going to be developed in multiple phases, the date that construction of the initial phase will begin, the dates when final plans are expected to be submitted for each subsequent phase, the date that construction is expected to be completed for each phase, and the date when specific uses are expected to be established on the site.
- E. Amendment to Approved Planned Development. A final plan for an approved planned development may be amended in accordance with the requirements of this Section.
1. Major Amendments. During construction of the planned development, any change to an approved final plan that substantially affects the essential design, composition, and character of the planned development shall be considered a major amendment. The City Council shall make a decision on a request for a major amendment after receiving a recommendation from the Zoning, Planning, and Development Commission in accordance with § 1252.04.C.3 (Preliminary Plan). Major amendments may include, but shall not be limited to, the following:
    - a. Any change in the location of land uses within the development.

- b. Any change in the proportion of land uses in the development by 10 percentage points or more.
  - c. Any change in the gross floor area of the development by five percent or more.
  - d. Any change in the building height of the development by five percent or more.
  - e. Any change in the proportion of the impervious coverage of the development by 10 percentage points or more.
  - f. Any change in the number of dwelling units within the development.
  - g. Any change in the location or dimensions of walkways, driveways, streets, parking facilities, and loading facilities within the development by 10 feet or more.
  - h. Any change in the number of off-street parking spaces provided within the development by 10 percent or more.
  - i. Any change in the amount of open space provided within the development or in the location of open space from that shown on the approved final plan.
  - j. Any change to the landscape plan that reduces the amount of material planted within the development.
2. Minor Amendments. During construction of the planned development, any change to an approved final plan that minimally affects the essential design, composition, and character of the planned development shall be considered a minor amendment. Any amendment that is not established as a major amendment in § 1252.04.E.1 (Major Amendments) shall be considered a minor amendment. The Zoning Administrator shall make a decision on a request for a minor amendment in accordance with § 1252.04.D.3 (Preliminary Plan). The Zoning Administrator may determine that the application shall be resubmitted as a major amendment in accordance with § 1252.04.E.1 (Major Amendments).
- F. Standards for Planned Developments. The City Council, Zoning, Planning, and Development Commission, and Zoning Administrator shall evaluate applications for planned developments with specific written findings based on a balance of both the standards of this Section and the standards for special use permits in accordance with 1252.03.C.4 (Standards for Special Use Permits).
- 1. The proposed planned development will provide walkways, driveways, streets, parking facilities, and loading facilities that adequately serve the uses within the development and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.
  - 2. The proposed planned development will provide landscaping and screening that enhances the City's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.
  - 3. The proposed planned development will protect the community's natural environment to the greatest extent practical, including existing natural features, watercourses, trees, and native vegetation.
  - 4. The proposed planned development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.
- G. Zoning District Exceptions and Provision of Community Amenities.
- 1. Zoning District Exceptions. Planned developments are subject to the regulations of the zoning district in which they are located unless exceptions from these regulations are specifically recommended by the Zoning, Planning, and Development Commission, granted by the City Council, and found to be in accordance with § 1252.04.F (Standards for Planned Developments).
  - 2. Provision of Community Amenities. Planned developments may be granted exceptions from zoning district regulations if the applicant demonstrates that the development will provide

amenities to the City that are not required from conventional development applications. The amenities to be considered by the City Council, Planning, Zoning, and Development Commission, and Zoning Administrator shall be appropriate for the scale of the planned development and may include, but shall not be limited to, the following:

- a. Establishment of community amenities such as plazas, gardens, public art features, outdoor seating areas, pedestrian facilities, and transit facilities.
- b. Establishment of open space amenities such as playing fields, playgrounds, swimming pools, and fitness facilities.
- c. Enhancement of the community's natural environment, including existing natural features, watercourses, trees, and native vegetation.
- d. Preservation and enhancement of the community's historic places and cultural resources.
- e. Provision of public infrastructure improvements that exceed the requirements of the planned development, such as enhancements to rights-of-way, stormwater management systems, and sewer systems.
- f. Incorporation of sustainable development techniques, such as meeting the requirements of LEED or LEED-equivalent rating systems.
- g. Provision of residential dwelling units for affordable housing or senior housing.
- h. Provision of residential dwelling units with accessible features that exceed the requirements of the Americans with Disabilities Act.

**H. Expiration of Approved Planned Developments.**

1. **Preliminary Plan Expiration.** Preliminary plan approval shall expire and be revoked if a complete application for the final plan has not been filed within two years after approval of the preliminary plan by the City Council. The applicant may extend this two-year period by means of a written request filed with the Zoning Administrator at least 30 days prior to the expiration of the period, which shall be approved by the City Council.
2. **Final Plan Expiration.** Final plan approval shall expire and be revoked if a building permit has not been filed within two years after approval of the preliminary plan by the City Council. The applicant may extend this two-year period by means of a written request filed with the Zoning Administrator at least 30 days prior to the expiration of the period, which shall be approved by the City Council.

**§ 1252.05 Nonconformities**

**A. Purpose.** The purpose of this Section is to regulate uses, structures, and lots that were in compliance with previous zoning regulations, but do not conform to current zoning regulations as a result of adoption of or amendments to this Zoning Code. The intent of this Section is to specify the circumstances under which nonconforming uses, structures, and lots may be continued, altered, or expanded as well as circumstances under which such nonconformities shall be gradually eliminated.

**B. Applicability.**

**1. Authority to Continue.**

- a. Any use, structure, or lot that was established legally as of the effective date of this Zoning Code, or its subsequent amendments, may continue as long as it remains lawful.
- b. Any use, structure, or lot that was established legally as of the effective date of this Zoning Code, or its subsequent amendments, and has been made nonconforming due to the regulations of this Zoning Code, or its subsequent amendments, is a legal nonconforming use,

structure, or lot and may continue subject to the provisions of this Section as long as it remains otherwise lawful.

- c. Any use, structure, or lot that was established illegally as of the effective date of this Zoning Code, or its subsequent amendments, shall remain illegal if it does not conform with the requirements of this Zoning Code.
2. **Nonconforming Status.** The nonconforming status of a nonconforming use, structure, or lot rests with the property and shall not be affected by changes in property ownership, tenancy, or management.
3. **Burden of Establishing Legal Status.** The burden of establishing the legal status of a nonconforming use, structure, or lot under the provisions of this Zoning Code shall be the responsibility of the owner of such use, structure, or lot.

**C. Nonconforming Uses.**

1. **Applicability.** A legal nonconforming use is the use of land or a structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Code.
2. **Expansion of Use.** A legal nonconforming use shall not be expanded, enlarged, or increased in intensity to include any land area or structure not previously occupied by such legal nonconforming use.
3. **Relocation of Use.** A legal nonconforming use shall not be relocated on the same lot or any other lot unless the relocation of such use meets the requirements of the zoning district in which the use is relocated.
4. **Damage or Destruction of Use.** In the event that any structure devoted in whole or in part to a legal nonconforming use is damaged or destroyed to the extent of 50 percent or more of its replacement value, then the use cannot be continued unless it meets the requirements of the zoning district in which the use is located.
5. **Change of Use.** A legal nonconforming use shall not be changed to any other use unless the use is allowed within the zoning district in which the use is located.
6. **Discontinuation or Abandonment of Use.** If a legal nonconforming use is discontinued, or the structure that it occupies becomes vacant or remains unoccupied for a continuous period of at least six months, such use shall be deemed abandoned and shall not be reestablished regardless of the intent to continue the use. Any period of discontinuance or abandonment caused by a government action or an act of nature shall not be included in the six-month period. Any subsequent use or occupancy of such land or structure shall meet the requirements of the zoning district in which the use is located.
7. **Multi-Family Dwelling Units in the R-3 District.** Multi-family dwelling units consisting of three dwelling units shall be deemed a legal nonconforming use in the R-3 District.

**D. Nonconforming Structures.**

1. **Applicability.** A legal nonconforming structure is a principal or accessory structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Code. For the purposes of this Section, legal nonconforming structures shall include nonconforming on-site development, off-street parking and loading facilities, and landscape characteristics.
2. **Ordinary Maintenance and Repair.** Ordinary maintenance and repair may be performed on any legal nonconforming structure provided that such activities will not create any new nonconformity or increase the degree of any existing nonconformity.

3. **Structural Alterations, Enlargements, and Additions.** Structural alterations, enlargements, and additions shall not be performed on any legal nonconforming structure, except in the following situations:
  - a. When the alteration, enlargement, or addition is required by law or is necessary to restore the structure to a safe condition upon the order of any official representative of the City.
  - b. When the alteration, enlargement, or addition is for the purpose of creating a conforming structure.
  - c. When the alteration, enlargement, or addition will not create any new nonconformity or increase the degree of any existing nonconformity.
  - d. When the alteration, enlargement, or addition expands the existing perimeter walls of a legal nonconforming single-family or two-family residential structure provided that it meets the following conditions:
    - (1) The resulting structure will not create any new nonconformity or increase the degree of any existing nonconformity.
    - (2) The resulting interior side setback is no less than 50 percent of the required interior side setback.
    - (3) The resulting front, corner side, or rear setback is no less than 75 percent of the required front, corner side, or rear setback.
4. **Relocation.** A legal nonconforming structure shall not be relocated on the same lot or any other lot unless the relocation of such structure meets the requirements of the zoning district to which the structure is relocated.
5. **Damage or Destruction.**
  - a. In the event that a legal nonconforming structure is damaged or destroyed to the extent of 50 percent or more of its replacement value, then the structure may not be repaired unless it meets the requirements of the zoning district in which the structure is located.
  - b. In the event that a legal nonconforming structure is damaged or destroyed to the extent of less than 50 percent of its replacement value, the structure may be repaired provided that:
    - (1) The repairs will not create any new nonconformity or increase the degree of any existing nonconformity.
    - (2) A building permit is obtained for such repairs within one year of the date of damage or destruction, and such repairs are completed within one year of issuance of the building permit.
  - c. The replacement value of the legal nonconforming structure shall be established by:
    - (1) The sale of the structure within the previous year, or if that is not applicable;
    - (2) An appraisal of the structure within the last two years, or if that is not available;
    - (3) The amount for which the structure was insured prior to the date of damage or destruction, or if that is not available;
    - (4) An alternative method determined acceptable by the City.
- E. **Nonconforming Lots of Record.**
  1. **Applicability.** A legal nonconforming lot of record is a lot of record that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Code.
  2. **Contiguous Nonconforming Lots of Record.** If two or more contiguous lots of record are owned by a single party, or by related parties, and one or more of the lots does not meet the requirements for lot area or lot width as established by this Zoning Code, then the lots of record shall be developed as a single entity. A building permit shall not be issued for the development of such contiguous lots of record in violation of this Section.

3. **Individual Nonconforming Lots of Record in Residential Districts.** In the R-1, R-2, and R-3 Districts, a single-family dwelling unit may be developed on a legal nonconforming lot of record provided that the owner of that lot of record, or a related party, does not own any lots of record that are contiguous to the subject lot of record and that the principal structure meets all of the bulk and yard requirements of the zoning district in which it is located.



## CHAPTER 1254: DEFINITIONS

§ 1254.01	Purpose
§ 1254.02	Definitions

### § 1254.01 Purpose

The purpose of this Chapter is to define the terms used throughout this Code.

### § 1254.02 Definitions

**Accessory Structure:** A structure located on the same lot as a principal structure that is subordinate in structure and use to the principal structure.

**Accessory Use:** A use located on the same lot as a principal use that is subordinate to the principal use.

**Addition:** Construction that increases the size of a building or structure in terms of height, length, width, floor area, or impervious coverage.

**Adjacent:** Property or right-of-way that touches a lot line of the subject property. Properties shall not be considered adjacent to one another if a public alley or other right-of-way separates the properties.

**Adult Cabaret:** An establishment that features any of the following: persons who appear nude or seminude; live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "Specified Anatomical Areas" or the conduct or simulation of "Specified Sexual Activities"; or films, motion pictures, videos, slides, or other visual representations or recordings that emphasize "Specified Anatomical Areas" or "Specified Sexual Activities."

**Adult Store:** An establishment having a substantial or significant portion of its sales or stock in trade devoted to books, magazines, periodicals, other printed matter, instruments, novelties, devices, paraphernalia, films, motion pictures, videos, digital materials, or other visual representations that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas." This shall include any establishment with a segment or section devoted to the sale or display of such materials, or an establishment that publicly claims itself as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of booths, or any other factors showing the establishment's primary purpose is to purvey such material.

**Adult Theater:** An establishment that, as a substantial or significant portion of its business, presents films, motion pictures, videos, digital materials, or other visual representations that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."

**Adult Use:** "Adult Use" shall include "Adult Cabarets," "Adult Stores," "Adult Theaters," and other similar uses.

**Alley:** A narrow right-of-way typically located at the side and rear of lots that provides a means of access to adjacent properties.

**Alteration:** A change in the supporting members of a building or structure, such as bearing walls, partitions, columns, beams, or girders, or a substantial change to the roof or exterior walls.

**Animal Boarding:** An establishment where pet animals are temporarily boarded. "Animal Boarding" does not include "Animal Hospitals."

**Animal Hospital:** An establishment for the care and treatment of ill or injured pet animals that may be temporarily boarded during the period of care and treatment.

**Antenna:** A linear antenna designed to send and/or receive television, radio, communication, data, or other similar signals from other antennas.

**Apron:** A widened portion of a driveway adjacent to a garage, carport or parking pad.

**Arbor:** A freestanding structure often used to define an access point to a garden that serves to support climbing plants.

**Assisted Living Facility:** A residential facility that provides daily assistance and long-term residence for disabled and/or elderly individuals, but does not provide regular in-patient medical or nursing care. Such facilities provide a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individuals who need help with common daily activities, such as dressing, grooming, and bathing. An "Assisted Living Facility" does not include "Community Residence," "Independent Living Facility," or "Nursing Home."

**Awning:** A roof-like cover, often constructed of flexible fabric and/or metal, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element.

**Balcony:** A platform that projects from the exterior wall of a building, which is exposed to the open air, has direct access to the interior of the building, and is not supported by columns extending to the ground.

**Ball Court:** A paved area used to play sports and/or games.

**Banquet Hall:** An establishment that provides accommodations for private functions, such as weddings, anniversaries, or other similar celebrations. Such use may include facilities for the preparation of food, on-premises consumption of alcoholic beverages, and provision of both indoor and outdoor reception facilities.

**Bar/Tavern:** An establishment that sells alcoholic beverages for consumption on the premises and may also serve food for consumption on the premises in a manner that is incidental to the sale of alcoholic beverages.

**Basement:** A portion of a building located partly underground that has no more than one half of its height above grade with the exception of a “Bungalow,” which may have more than one half of the height of the basement above grade.

**Best Management Practice (BMP):** A structural device, measure, or program used to reduce pollution in stormwater runoff. BMPs regulate the quantity of stormwater runoff and improve the quality of the runoff before it enters the groundwater.

**Bicycle Parking Space:** An area used to park a bicycle that may or may not be located on a right-of-way.

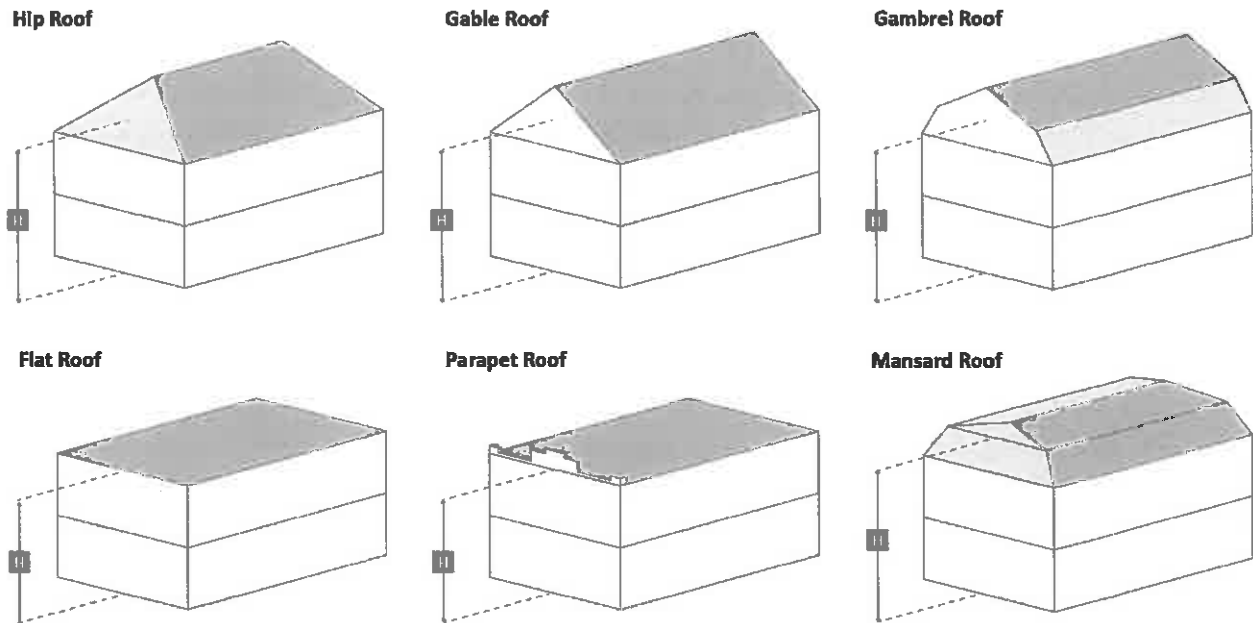
**Block:** Land bounded on all sides by street rights-of-way, utility rights-of-way, and/or physical barriers such as bodies of water or public open spaces.

**Buffer Yard:** A yard or landscape component used to separate uses or structures, diminish light trespass, or fulfill other similar purposes.

**Building:** A structure with substantial walls and a substantial roof that is securely affixed to land and separated on all sides from similar structures by space or by walls that do not have communicating doors, windows, or similar openings.

**Building Height:** For a building with a flat roof, the vertical distance measured from the ground immediately adjacent to the building to its highest point. For a building with a gable, hip, or gambrel roof, the vertical distance measured from the ground immediately adjacent to the building to the mean point between the eaves and the ridge. For a building with a mansard roof, the vertical distance measured from the ground immediately adjacent to the building to the deck line. Regardless of roof type, the following projections shall not be included when determining building height: chimneys, towers, spires, steeples, parapet walls, staircase enclosures, elevator enclosures, tanks, cooling towers, mechanical equipment, and similar projections. See Figure 1254.02-A. Building Height and Roof Types.

**Figure 1254.02-A. Building Height and Roof Types**



**Bungalow:** A single-family dwelling, generally built between 1910 and 1950, with a maximum of one and one-half stories at original construction and possessing distinctive architectural features, including a low-pitched roof with overhang, front porch, dormer windows, and brick facing with stone trim.

**Canopy:** A rigid roof-like cover, often constructed of metal and/or glass, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element. A canopy may include ground-mounted support posts.

**Car Wash:** An establishment engaged in the cleaning of motor vehicles, recreational vehicles, and/or other similar vehicles whether automatic or by hand.

**Carnival or Circus:** A traveling group of rides, animal displays, shows, games, and/or concessions.

**City:** The City of Berwyn, Illinois.

**Club, Lodge, or Hall:** A meeting, recreational, or social facility established primarily for the use of the members and guests of a non-profit or private organization.

**Commercial Vehicle:** A motor vehicle operated for the transportation of people or property as part of a commercial enterprise.

**Community Garden:** Land that is collectively cultivated and maintained by a group of people.

**Community Residence:** A group residence consisting of a group home or specialized residential care home licensed, certified, or accredited by the appropriate state or federal agencies. Such residence shall serve as a single housekeeping unit for the housing of unrelated people with functional disabilities who

share responsibilities, meals, social activities, and other aspects of residential living. "Community Residence" does not include "Assisted Living Facility," "Independent Living Facility," "Nursing Home," or "Transitional Treatment Facility."

**Conforming Structure:** A structure that complies with the bulk and setback regulations of this Zoning Code for the zoning district in which such structure is located.

**Conforming Use:** A use that complies with the use regulations of this Zoning Code for the zoning district in which such use is located.

**Congregate Care Facility:** A residential facility that contains small individual dwelling units that include a kitchen, but have common dining, housekeeping, recreational, and social facilities. Such facilities do not provide regular in-patient medical or nursing care but may provide 24-hour non-medical care, assistance, and services essential for sustaining the activities of daily living or for the protection of the individual. "Congregate Care Facility" does not include "Assisted Living Facility," "Community Residence," "Independent Living Facility," "Nursing Home," or "Transitional Treatment Facility."

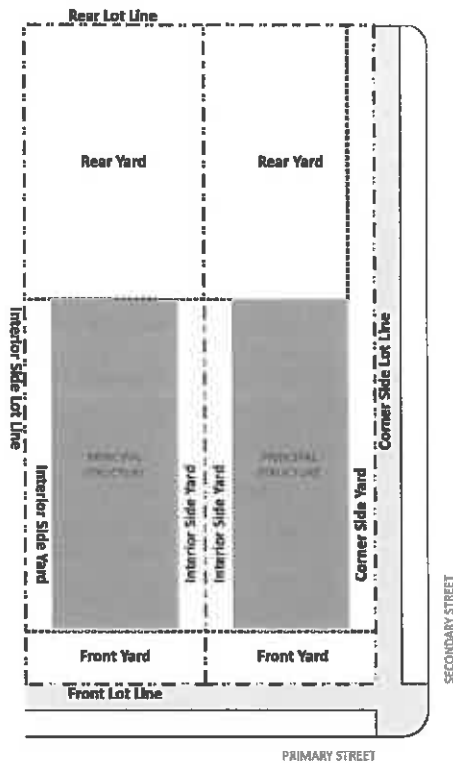
**Contractor Trailer:** A portable building or structure that may include office space and/or facilities for equipment storage for a construction project.

**Corner Lot:** A parcel of land located at the intersection of at least two streets and that has frontage on each street.

**Corner Side Facade:** Any facade that faces and is most closely parallel to the corner side lot line.

**Corner Side Lot Line:** The boundary of a lot that is approximately perpendicular to the front and rear lot lines, which separates the longest frontage of a corner lot from the right-of-way. Refer to Figure 1254.02-B. Lot Lines and Yards.

Figure 1254.02-B. Lot Lines and Yards



**Corner Side Yard:** The area on a lot extending from the corner side façade of a building to the corner side lot line between the front yard and the rear lot line. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Credit Union:** A financial cooperative establishment, or an automated teller machine established by such an entity. “Credit Union” does not include “Currency Exchange,” “Financial Institution,” “Loan Company,” “Mortgage Broker,” or “Payday Loan.”

**Cultural Facility:** A use that provides cultural services including, but not limited to, museums, cultural centers, historical societies, and libraries.

**Currency Exchange:** An establishment engaged in providing services to cash checks, issue money orders, and prepare cashier’s checks for a fee. “Currency Exchange” does not include “Credit Union,” “Financial Institution” or “Loan Company,” “Mortgage Broker,” or “Payday Loan.”

**Day Care Center:** An establishment providing care for more than three children or adults in a protective setting for less than 24 hours per day that is not located within a residential dwelling unit. “Day Care Center” does not include day care programs operated by a “Place of Worship.”

**Day Care Home:** A facility within a residential dwelling unit that provides care for up to eight children, including the family’s natural or adopted children, or adults in a protective setting for less than 24 hours per day.

**Deck:** A roofless outdoor platform often constructed of wood or composite wood that is elevated from the ground and connects to the exterior wall of a building.

**Drive-Through Facility:** A facility used to provide products or services through a window, attendant, or automated machine to people in motor vehicles. A “Drive-Through Facility” may be established in combination with other uses, such as a “Financial Institution,” “Personal Services Establishment,” “Restaurant,” or “Retail Goods Establishment.” A “Drive-Through Facility” shall not be considered to be established in combination with uses such as a “Car Wash,” “Gas Station,” and “Motor Vehicle Repair and/or Service.”

**Driveway:** An unobstructed area that provides access to a parking or loading space.

**Driveway Flare:** A sloped surface that flanks a curb ramp providing a graded transition between the ramp and the sidewalk.

**Dwelling:** A structure, or portion of a structure, designed for occupancy by one family or household for residential purposes as a single housekeeping unit. “Dwelling” does not include a motor home, trailer, tent, or portable building.

**Dwelling Above the Ground Floor.** One or more dwelling units located on the upper floors of a building that contains non-residential uses on its ground floor.

**Easement:** Land that has been designated by lawful agreement between the owner of the land and another person for a specified use by such person.

**Eave:** The projecting lower edge of a roof that overhangs the wall of a building.

**Electrical Generator:** A device that generates electrical power.

**Encroachment:** The location of a structure within a required setback.

**Environmental Performance Standards:** Criteria established to regulate noise, odor, dust, air pollution, glare, heat, vibration, fire, explosion hazards, or hazardous materials generated by the use of land or buildings.

**Facade:** The exterior face of a building including, but not limited to, the wall, windows, windowsills, doorways, and design elements.

**Family:** One or more individuals who are related by blood, marriage, civil union, legal adoption, or legal guardianship living together and maintaining a common household including domestic guests and employees, or six or fewer individuals not so related.

**Farmers Market:** An outdoor market located in a designated area for the sale of agricultural products by the vendors who typically produce such items.

**Fence:** A barrier typically constructed of brick, stone, treated wood, simulated wood, PVC, steel, or a combination of materials, that is erected to separate, screen, or enclose an area.

**Financial Institution:** A bank or savings and loan office, or an automated teller machine established by such an entity. "Financial Institution" does not include "Credit Union," "Currency Exchange," "Loan Company," "Mortgage Broker," or "Payday Loan."

**Flat Roof:** A roof with no visible slope from any street-facing facade, which may or may not have overhanging eaves. See Figure 1254.02-A. Building Height and Roof Types.

**Foot-candle:** A measure of the illuminance cast upon a surface that is one foot from a uniform light source of one candela, and which is equal to one lumen per square foot.

**Front Facade:** Any facade that faces and is most closely parallel to the front lot line.

**Front Lot Line:** The boundary of a lot that is adjacent to a right-of-way. For corner lots, the front lot line shall be the shortest street frontage of the lot. For irregularly shaped lots, the front lot line shall be the entire length of the lot line that is adjacent to a right-of-way. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Front Yard:** The area on a lot extending from the front façade of a building to the front lot line between the side lot lines. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Fully Shielded Lighting:** A fixture that prevents light from being emitted above a horizontal plane running from the lowest point of the fixture that emits light.

**Funeral Home:** An establishment where services are conducted for the deceased, including facilities and chapels to prepare the deceased for display, burial, and cremation.

**Garage:** A building, either attached or detached, which is used or designed for the parking and storage of motor vehicles.

**Garage or Yard Sale:** The sale of a variety of used household items, which is typically held in the garage or front yard of a residential dwelling.

**Gas Station:** A business where motor vehicle fuel is stored and dispensed from fixed equipment into motor vehicles. "Gas Station" does not include "Motor Vehicle Repair and/or Service."

**Gazebo:** A freestanding open-sided structure, often hexagonal or octagonal in shape, that provides shade and shelter in outdoor areas.

**General Manufacturing:** An establishment where products are manufactured from processed or unprocessed raw materials, which may include activities such as processing, fabrication, assembly, treatment, and packaging of such products. "General Manufacturing" may include incidental storage, sales, and distribution of such products.

**Government Facility:** A building or structure owned, operated, and/or occupied by a governmental agency to provide government services to the public. "Government Facility" includes public safety facilities, public works facilities, post offices, and administrative offices, but does not include "Park," "Preschool or Elementary School," or "Secondary School."



**Grade:** The elevation of the sidewalk in front of the building as measured from the center of the front of the building.

**Greenhouse:** A building for the cultivation and protection of plants, which is typically constructed of transparent glass, metal, and/or plastic.

**Green Infrastructure:** A water management technique that uses natural systems, such as landscaping and vegetation, to filter and control runoff.

**Gross Floor Area:** The total horizontal area of the floors of a building as measured from the outside face of the walls.

**Half Story:** The portion of a building under a gable, hip, or gambrel roof with exterior walls that are no more than four-and-a-half feet above the floor.

**Higher Education School:** A post-secondary educational institution that grants associate's, bachelor's, master's, and/or doctoral degrees. "Higher Education Schools" may include professional schools, theological schools, and/or research facilities.

**Home Occupation:** An occupation carried on in a dwelling by a resident which is accessory to the residential use of the dwelling.

**Hospital:** An institution that provides healthcare and medical services for the sick and injured, which may include, but shall not be limited to, in-patient facilities, out-patient facilities, training facilities, offices, and laboratories.

**Hotel/Motel:** An establishment that provides sleeping accommodations and lodging services on a short-term basis for a fee and amenities which may include, but shall not be limited to, restaurants, meeting rooms, health clubs, and swimming pools.

**Household:** A number of individuals that live together on the premises as a single housekeeping unit.

**Impervious Coverage:** The proportion of the gross area of a lot occupied by surfaces that do not allow stormwater filtration, such as principal structures, accessory structures, walkways, paved driveways, and paved parking lots.

**Independent Living Facility:** A residential facility that contains dwellings where at least one of the residents occupying a unit is 55 years or older. Such facilities do not provide regular in-patient medical or nursing care but may provide common areas for meals or socializing and limited convenience services. An "Independent Living Facility" does not include "Assisted Living Facility," "Community Residence," or "Nursing Home."

**Indoor Entertainment:** An enclosed building where spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "Indoor Entertainment" uses include, but shall not be limited to, indoor theaters, indoor music venues, and indoor sports arenas. "Indoor Entertainment" uses may include refreshment stands that provide products for consumption on the premises. "Indoor Entertainment" does not include "Adult Use" or "Indoor Recreation."

**Indoor Recreation:** An enclosed building where recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "Indoor Recreation" uses may include, but shall not be limited to, bowling alleys, pool halls, children's play facilities, arcades, indoor miniature golf courses, indoor swimming pools, indoor tennis courts, and indoor skating facilities. "Indoor Recreation" uses may include refreshment stands that provide products for consumption on the premises. "Indoor Recreation" does not include "Indoor Entertainment," "Park", "Preschool or Elementary School," or "Secondary School."

**Interior Lot:** A parcel of land that has street frontage along at least one lot line and is flanked by lots along its side lot lines.

**Interior Side Facade:** Any facade that faces and is most closely parallel to the interior side lot line.

**Interior Side Lot Line:** The boundary of a lot that is approximately perpendicular to the front and rear lot lines and is not adjacent to the right-of-way. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Interior Side Yard:** The area on a lot extending from the interior side façade of a building to the interior side lot line between the front yard and the rear yard. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Library:** An institution that provides literary, musical, artistic, and reference material to the public.

**Loading Space:** An unobstructed area provided and maintained for the temporary parking of motor vehicles in order to load and unload materials.

**Loan Company:** A financial institution principally engaged in providing loans. "Loan Company" does not include "Credit Union," "Currency Exchange," "Financial Institution," "Mortgage Broker," or "Payday Loan."

**Lot:** A parcel or tract of land intended to be separately owned, developed, or otherwise used.

**Lot Area:** The area of a zoning lot contained within its lot lines.

**Lot Depth:** The mean distance between the front and rear lot lines of a lot.

**Lot Line:** The boundary line of any lot.

**Lot of Record:** A legally created lot established by plat, deed, or contract as recorded by the Cook County Recorder of Deeds.

**Lot Width:** The minimum width of a lot, measured at the front lot line.

**Maximum Corner Side Setback:** The maximum distance that a building or structure shall be located from a corner side lot line, as required by the zoning district regulations.

**Maximum Front Setback:** The maximum distance that a building or structure shall be located from a front lot line, as required by the zoning district regulations.

**Mechanical Equipment:** Ground-mounted equipment such as heating, ventilating, and air-conditioning (HVAC) units.

**Medical/Dental Office With Dispensary:** A facility operated by one or more physicians, dentists, physical therapists, or other licensed health professionals that provides outpatient treatment of people and also dispenses pharmaceutical products for off-site use. "Medical/Dental Office with Dispensary" does not include "Medical/Dental Office Without Dispensary," "Medical Marijuana Dispensary," "Transitional Treatment Facility With Dispensary," or "Transitional Treatment Facility Without Dispensary."

**Medical/Dental Office Without Dispensary:** A facility operated by one or more physicians, dentists, physical therapists, or other licensed health professionals that provides outpatient treatment of people that may not dispense pharmaceutical products for off-site use. "Medical/Dental Office Without Dispensary" does not include "Medical/Dental Office With Dispensary," "Medical Marijuana Dispensary," "Transitional Treatment Facility With Dispensary," or "Transitional Treatment Facility Without Dispensary."

**Medical Marijuana Dispensary:** An establishment licensed, certified, or accredited by the appropriate state agencies to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients.

**Microbrewery/Micro-Distillery:** An establishment of no greater than 5,000 square feet that produces alcoholic and/or non-alcoholic beverages on site, which may include an accessory or adjacent taproom where customers are allowed to sample and purchase products manufactured on-site. The sale of beer or liquor manufactured outside the premises is prohibited.

**Minimum Corner Side Setback:** The minimum distance a building or structure shall be located from a corner side lot line, as required by the zoning district regulations.

**Minimum Interior Side Setback:** The minimum distance a building or structure shall be located from an interior side lot line, as required by the zoning district regulations.

**Minimum Front Setback:** The minimum distance that a building or structure shall be located from a front lot line, as required by the zoning district regulations.

**Minimum Rear Setback:** The minimum distance that a building or structure shall be located from a rear lot line, as required by the zoning district regulations.

**Minimum Street Frontage:** The minimum proportion of a building required to be located adjacent to a right-of-way, expressed as a percentage of the overall lot frontage.

**Model Unit:** A building or structure displayed as an example of the dwellings available for sale or rental in a residential development. A "Model Unit" may include sales or rental offices.

**Mortgage Broker:** An establishment that arranges the terms of mortgages. "Mortgage Broker" does not include "Credit Union," "Currency Exchange," "Financial Institution," "Loan Company," or "Payday Loan."

**Motor Vehicle Parking Space:** An area used to park a motor vehicle that may or may not be located on a right-of-way.

**Motor Vehicle Rental:** An establishment that rents motor vehicles, including incidental facilities for parking and servicing such vehicles.

**Motor Vehicle Repair and/or Service:** An establishment that provides services to adjust, align, repair, repaint, and/or replace motor vehicle parts and systems. "Motor Vehicle Repair and/or Service" includes facilities that sell motor vehicle parts and supplies in an incidental manner to the establishment's repair facilities. "Motor Vehicle Repair and/or Service" does not include "Gas Station" or "Motor Vehicle Sales."

**Motor Vehicle Sales:** An establishment that sells or leases new or used motor vehicles, including incidental facilities for parking and servicing such vehicles.

**Multi-Family Dwelling:** A building that contains three or more dwelling units where each unit has an individual entrance to a common stairway, hallway, or to the outdoors. "Multi-Family Dwelling" does not include "Townhouse Dwelling" or Two-Family Dwelling."

**Native Species:** A plant or animal that occurs naturally within an area, and was not introduced through human assistance.

**Nit:** A measure of the luminance cast from a surface that is equal to one candela per square meter.

**Nonconforming Lot:** A lot of record that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Code.

**Nonconforming Structure:** A principal or accessory structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Code. "Nonconforming Structure" shall also include including nonconforming on-site development, off-street parking and loading facilities, and landscape characteristics.

**Nonconforming Use:** A use of land or a structure that at one time conformed to applicable zoning regulations, but no longer conforms due to subsequent amendments to this Code.

**Nursery:** An establishment that sells plants grown or stored on site.

**Nursing Home:** A residential facility that provides ongoing medical care and inpatient services for people requiring regular medical attention. Such facilities do not provide emergency medical services, surgical services, or treatment for alcoholism, drug addiction, or mental illness. A "Nursing Home" does not include "Assisted Living Facility," "Community Residence," "Independent Living Facility," or "Transitional Treatment Facility."

**Off-Street Parking:** An area used to park a motor vehicle that is not located on a right-of-way.

**Off-Street Parking Lot:** An area not located on a right-of-way that is used to park motor vehicles, including surface parking lots. "Off-Street Parking Lots" may or may not be available to the public and/or charge users a fee.

**On-Street Parking:** An area used to park a motor vehicle that is located on a right-of-way.

**Outdoor Entertainment:** An open air or partially enclosed structure in which spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "Outdoor Entertainment" uses include, but shall not be limited to, outdoor theaters, outdoor music venues, outdoor sports arenas, and amusement parks. "Outdoor Entertainment" uses may include refreshment stands that provide products for consumption on the premises. "Outdoor Entertainment" does not include "Outdoor Recreation."

**Outdoor Recreation:** An open air or partially enclosed structure where recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical "Outdoor Recreation" uses may include, but shall not be limited to, outdoor miniature golf courses, outdoor swimming pools, outdoor tennis courts, and outdoor skating facilities. "Outdoor Recreation" uses may include refreshment stands that provide products for consumption on the premises. "Outdoor Recreation" does not include "Outdoor Entertainment," "Park," "Preschool or Elementary School," or "Secondary School."

**Outdoor Sale.** The display and sale of products and services outside of a building or structure.

**Outdoor Storage:** An area for the storage of materials, equipment, machinery, or motor vehicles used in the conduct of a business.

**Owner:** The legal or beneficial title-holder of land, or the holder of a written option to contract or purchase the land.

**Parapet Roof:** A low wall that projects above a roof along the perimeter of the building. See Figure 1254.02-A. Building Height and Roof Types.

**Park:** An area for active recreation, passive recreation, and/or resource protection that is open to the public. "Park" may include, but shall not be limited to, baseball fields, football fields, soccer fields, basketball courts, tennis courts, playgrounds, water parks, and field houses. "Park" does not include "Indoor Recreation" or "Outdoor Recreation."

**Parking Garage:** A parking structure that is used to park motor vehicles. "Parking Garages" may or may not be available to the public and/or charge users a fee.

**Parking Lot Perimeter Landscape Yard.** A planted area located around the boundary of a parking lot that is located between the parking lot and a right-of-way.

**Parkway:** The area between the lot line and the nearest edge of the curb excluding the sidewalk, or in the absence of a curb, between the lot line and the nearest edge of the street. A "Parkway" typically includes low ground cover and/or street trees.

**Patio:** A roofless hard surfaced area typically constructed of masonry, brick, or concrete that is attached to the ground adjacent to the wall of a building.

**Pawn Shop:** An establishment licensed, certified, or accredited by the appropriate local and state agencies that lends money in exchange for personal property that is used as collateral. "Pawn Shops" may purchase personal property outright or on the condition of selling it back to a customer with interest. "Pawn Shops" may include cash for gold establishments, which have the primary business of purchasing precious metals, jewelry, watches, and other similar items. "Pawn Shop" does not include "Retail Goods Establishments" such as antique stores and consignment stores.

**Payday Loan:** An establishment that provides loans to individuals in exchange for personal checks or titles to motor vehicles. "Payday Loan" does not include "Credit Union," "Currency Exchange" "Financial Institution," "Loan Company," or "Mortgage Broker."

**Pergola:** A freestanding structure with columns or posts topped with beams and open rafters, which may or may not be connected to the wall of a building.

**Permeable Pavement:** A pavement system designed to collect and absorb stormwater runoff.

**Permitted Use:** A use that is allowed to be established by right in a zoning district, and does not require administrative review or approval.

**Person:** An individual, firm, corporation, partnership, or other similar entity.

**Personal Services Establishment:** A commercial enterprise primarily engaged in the provision of services of a personal nature. "Personal Service Establishment" uses may include, but shall not be limited to, dry cleaners, laundromats, barbershops, beauty salons, massage therapy establishments, animal grooming establishments, health clubs, shoe repair shops, and tailor shops. "Personal Service Establishment" includes facilities that sell products and goods in an incidental manner to the establishment's provision of services. "Personal Services Establishment" does not include "Adult Use" or "Tattoo Parlor."

**Pitched Roof:** A pitched or sloped roof, including hipped roofs, gabled roofs, roofs with a combination of hips and gables, gambrel roofs, and mansard roofs. See Figure 1254.02-A. Building Height and Roof Types.

**Place of Worship:** An institution maintained by a religious body where people assemble for religious purposes, ceremonies, and other similar events. "Place of Worship" may include housing for members of religious orders and "Day Care Centers."

**Planned Development:** A distinct category of special use permits intended to allow flexibility in the application of the standards of this Zoning Code. "Planned Developments" are intended for significant development proposals that provide amenities to the community which are not required from conventional development applications.

**Porch:** An unenclosed roofed platform projecting from the exterior wall of a building.

**Preschool or Elementary School:** A public or private educational facility offering instruction to preschool, elementary, and/or junior high school students with a full range of curricular programs.

**Principal Structure:** A structure where the primary use of the lot is conducted.

**Principal Use:** The primary use of a lot or building as distinguished from an accessory use.

**Professional Office:** An establishment that engages in the application, processing, or manipulation of business information or professional expertise, which may or may not offer services to the public. A "Professional Office" shall not manufacture, assemble, warehouse, or repair goods and products for the retail or wholesale market or engage in the repair of products or the provision of retail services. "Professional Office" may include, but shall not be limited to, law firms, insurance agencies, accounting firms, real estate agencies, investment firms, and non-profit organizations. "Professional Office" does not include government offices, which are considered a "Government Facility."

**Rainwater Cistern:** A container for storing rainwater.

**Rear Facade:** Any facade that faces and is most closely parallel to the rear lot line.

**Rear Lot Line:** The boundary of a lot that is most distant from and approximately parallel to the front lot line. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Rear Yard:** The area on a lot extending from the rear façade of a building to the rear lot line between the side lot lines on an interior lot, and between the side lot line and the corner side yard on a corner lot. Refer to Figure 1254.02-B. Lot Lines and Yards.

**Recreation Equipment:** Structures typically used for children's active recreation, which may include, but not be limited to swing sets and jungle gyms.

**Research / Development Facility:** A facility where ideas and technologies are investigated, tested, and refined in industries that may include, but shall not be limited to, electronics, computer hardware and software, communications, information technology, biotechnology, and pharmaceuticals. "Research / Development Facility" may include the incidental manufacture and/or sale of products developed at the facility.

**Residential Care Facility:** A group care facility licensed for 24-hour medical or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A "Residential Care Facility" includes "Assisted Living Facility," "Congregate Care Facility," "Independent Living Facility," "Nursing Home," hospice, and continuum of care facilities.

**Restaurant:** An establishment that prepares and sells food and beverages for consumption on the premises and/or for carryout. "Restaurant" shall not include refreshment stands incidental to "Indoor Entertainment," "Indoor Recreation," "Outdoor Entertainment," or "Outdoor Recreation" uses.

**Retail Goods Establishment:** A commercial enterprise primarily engaged in providing physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. "Retail Goods Establishment" may include, but shall not be limited to, grocery stores, clothing stores, jewelry stores, appliance stores, electronics stores, furniture stores, office supply stores, bookstores, and sporting goods stores. "Retail Goods Establishment" does not include "Adult Use" or "Tobacco Shop."

**Right-of-Way:** Land dedicated or utilized for a street, trail, sidewalk, utility, railroad, or other similar purpose.

**Satellite Dish:** A parabolic antenna designed to send and/or receive television, radio, communication, data, or other similar signals from satellites and antennas.

**Seasonal Sale:** An area for the outdoor sale of merchandise of a seasonal nature, such as pumpkins or Christmas trees.

**Secondary School:** A public or private educational facility offering instruction to high school students with a full range of curricular programs.

**Self-Service Storage:** A facility used for the storage of personal property where individuals rent storage spaces of various sizes on an individual basis.

**Shade Tree:** A deciduous tree, generally having a single stem, planted primarily for shade. Trees with an expected canopy of over 40 feet are considered large shade trees. Trees with an expected canopy of 30 to 40 feet are considered medium shade trees.

**Shed:** A relatively small building typically used to store lawn, garden, and/or swimming pool equipment.

**Sidewalk Sale:** The temporary outdoor sale of merchandise by businesses that typically occurs on the sidewalk within the public right-of-way.

**Single-Family Dwelling:** A building that contains one dwelling unit, which is not attached to any other dwelling units.

**Small Food Manufacturing:** A facility primarily engaged in the preparation and production of food items for off-premises consumption and/or resale by others. Typical uses include caterers, wholesale bakeries, commissary kitchens, and specialty food packaging and/or processing shops. "Small Food Manufacturing" does not include "Brewery/Distillery," "General Manufacturing," "Restaurant," or "Wholesale Establishment."

**Small Wind Energy System:** A structure that converts wind energy to electric or mechanical power with a rated capacity of not more than 100kW.

**Solar Energy Collection System:** A structure that converts sunlight into electric or mechanical power.

**Special Use:** A use that has unique characteristics inherent to its operation that may be allowed in a zoning district following administrative review and approval.

**Specified Anatomical Areas:** Less than completely and opaquely covered human genitals, pubic region, buttocks, or female breasts below a point immediately above the top of the areola; and human genitals, or any device worn to simulate human genitals, in a discernibly turgid state, even if completely and opaquely covered.



**Specified Sexual Activities:** Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; and fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts.

**Stacking Space:** A space designated as a waiting area for vehicles at a drive-through establishment.

**Story:** The portion of a building included between a floor and the floor above it, or if there is no floor above it, the space between the floor and the ceiling above the floor. A basement shall not be counted as a story.

**Structure:** Anything constructed or erected that requires location on the ground or must be attached to something located on the ground.

**Swimming Pool:** An in-ground or aboveground basin of water constructed for swimming or wading.

**Tandem Parking:** A parking area consisting of two or more parking spaces placed one behind the other, with the space nearest to the driveway or street access serving as the only means of access to the other space.

**Tattoo Parlor:** An establishment that provides the service of permanently marking the skin with designs, symbols, or other markings using ink and needles, and may also offer body-piercing services.

**Temporary Storage Container:** A temporary, moveable structure that may be used for the storage of possessions or products prior to being transported to a storage facility, or for collecting waste and other material associated with the construction and renovation of a structure.

**Temporary Structure:** A structure that is intended to be in place for a limited period of time, which is typically constructed without a foundation.

**Temporary Use:** A use that is intended to be in place for a limited period of time.

**Through Lot:** An interior lot having frontage on two parallel streets that do not intersect.

**Tobacco Shop:** An establishment that specializes in the sale of tobacco products and related goods, and may sell other products in a manner that is incidental to the sale of tobacco products.

**Townhouse Dwelling:** A building that contains three or more dwelling units where each unit has an individual entrance to the outdoors and each unit is attached vertically using one or more party walls. "Townhouse Dwelling" does not include "Multi-Family Dwelling" or "Two-Family Dwelling."

**Transitional Treatment Facility With Dispensary:** A facility that provides supervision, counseling, and therapy for individuals recovering from addiction that is licensed, certified, or accredited by the appropriate state or federal agencies, and also dispenses pharmaceutical products for off-site use. "Transitional Treatment Facility With Dispensary" does not include any residential facility. "Transitional Treatment Facility With Dispensary" does not include "Medical/Dental Office With Dispensary," "Medical/Dental Office Without Dispensary," "Medical Marijuana Dispensary," or "Transitional Treatment Facility Without Dispensary."

**Transitional Treatment Facility Without Dispensary:** A facility that provides supervision, counseling, and therapy for individuals recovering from addiction that is licensed, certified, or accredited by the appropriate state or federal agencies, and that may dispense pharmaceutical products for off-site use. “Transitional Treatment Facility Without Dispensary” does not include any residential facility. “Transitional Treatment Facility Without Dispensary” does not include “Medical/Dental Office With Dispensary,” “Medical/Dental Office Without Dispensary,” “Medical Marijuana Dispensary,” or “Transitional Treatment Facility With Dispensary.”

**Trellis:** A vertical latticework structure used in a garden to support climbing plants.

**Two-Family Dwelling:** A building that contains two dwelling units where each unit has an individual entrance to a common stairway, hallway or to the outdoors. “Two-Family Dwelling” does not include “Multi-Family Dwelling” or “Townhouse Dwelling.”

**Unshielded Lighting:** A fixture that allows light to be emitted above a horizontal plane from the lowest point of the fixture that emits light.

**Use:** The purpose or activity for which a lot, building, or structure is designed, intended, occupied, or maintained.

**Utility:** The use of land for infrastructure facilities including, but not limited to, services for gas, electricity, water treatment and storage, sewage treatment and storage, telephone, and cable television.

**Variation:** Authorization granted by the City to allow development that deviates from the specific regulations of this Zoning Code.

**Wall:** A vertical structure, typically constructed of concrete, stone, brick, masonry, or other similar material, that creates a physical barrier for light and air.

**Warehousing, Storage, or Distribution Facility:** An establishment that stores and transports products or equipment, including, but not limited to warehouses, moving companies, storage facilities, freight transportation, and truck terminals.

**Wholesale Establishment:** A commercial enterprise primarily engaged in providing physical goods, products, or merchandise to commercial, industrial, and institutional businesses, rather than directly to the consumer. “Wholesale Establishment” does not include “Retail Goods Establishment.”

**Wireless Telecommunication Antenna:** A structure used to transmit and/or receive communication, data, or other similar signals in order to facilitate the use of wireless devices. “Wireless Telecommunications Antenna” does not include “Antenna” or “Satellite Dish.”

**Wireless Telecommunication Facility:** A structure used to protect the equipment that processes communication, data, or other similar signals in order to facilitate the use of wireless devices.

**Wireless Telecommunication Tower:** A structure designed and constructed to support one or more “Wireless Telecommunications Antennas” and all devices attached to it. “Wireless Telecommunication Towers” are typically freestanding and may be of either lattice or monopole construction.

**Yard:** The area on a lot between the principal structure and the lot line.

**Zoning District:** A designation given to each lot within the City under which certain development regulations and requirements are uniform.

**Zoning Lot:** One or more lots located within a block that is under single ownership and is designated as a unit of land for development by the owner of such land.

**Zoning Map:** The map incorporated into this Zoning Code that designates the boundaries of the zoning districts of the City.

**THE CITY OF BERWYN**  
**COOK COUNTY, ILLINOIS**

**ORDINANCE**  
NUMBER \_\_\_\_\_

**AN ORDINANCE ADOPTING A REVISED ZONING MAP FOR THE CITY  
OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**Robert J. Lovero, Mayor**  
**Margaret Paul, City Clerk**

**Scott Lennon**  
**Jose D. Ramirez**  
**Jeanine L. Reardon**  
**Robert W. Fejt**  
**Cesar A. Santoy**  
**Alicia M. Ruiz**  
**Rafael Avila**  
**Edgar Garcia**  
**Aldermen**

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this \_\_\_\_  
day of \_\_\_\_\_, 2017.**

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE ADOPTING A REVISED ZONING MAP FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

**WHEREAS**, the City previously adopted the Zoning Code of the City of Berwyn, Illinois (the “Zoning Code”) and a Zoning Map (the “Zoning Map”) for the City of Berwyn, Illinois; and

**WHEREAS**, the Mayor (the “Mayor”) and the City Council (the “City Council” and with the Mayor, the “Corporate Authorities”) recognize the need to update the Zoning Map from time to time in order to continue to encourage economic vitality and the efficient use of property within the City; and

**WHEREAS**, pursuant to Section 1242.07 of the Zoning Code, the Corporate Authorities have the authority to recommend amendments to the Zoning Map, and have original and sole jurisdiction over said petitions; and

**WHEREAS**, Section 1242.07 of the Zoning Code further provides that no public hearing and/or publication of notice in a newspaper of general circulation in Cook County shall be required for Zoning Map amendments initiated by the City Council; and

**WHEREAS**, notwithstanding the foregoing, the City published notice and held a public hearing on August 22, 2017 regarding the proposed Zoning Map amendment; and

**WHEREAS**, those members of the public who wished to address the City were given the opportunity to do so; and

**WHEREAS**, based on the foregoing, the Corporate Authorities have determined that the existing Zoning Map should be replaced with the revised Zoning Map as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, in light of the foregoing and pursuant to the City's home rule powers, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the City and its residents to replace the existing Zoning Map with the revised Zoning Map as set forth in Exhibit A (the "Amendment");

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City's home rule powers, as follows:

**Section 1.** The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

**Section 2.** The Amendment is hereby adopted. The Corporate Authorities hereby approve the revised Zoning Map, as set forth in Exhibit A.

**Section 3.** The officers, employees and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with the amendments contemplated by this Ordinance.

**Section 4.** All prior actions of the City's officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

**Section 5.** The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.** All ordinances, resolutions, zoning maps, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 7.** This Ordinance shall be in full force and effect immediately upon passage, approval and publication or as otherwise provided by law. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the City Council of the City of Berwyn, Cook County, Illinois on this \_\_\_ day of \_\_\_\_, 2017, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Garcia				
(Mayor Lovero)				
<b>TOTAL</b>				

**APPROVED** this \_\_\_ day of \_\_\_\_, 2017.

**ATTEST:**

\_\_\_\_\_  
 Robert J. Lovero  
**MAYOR**

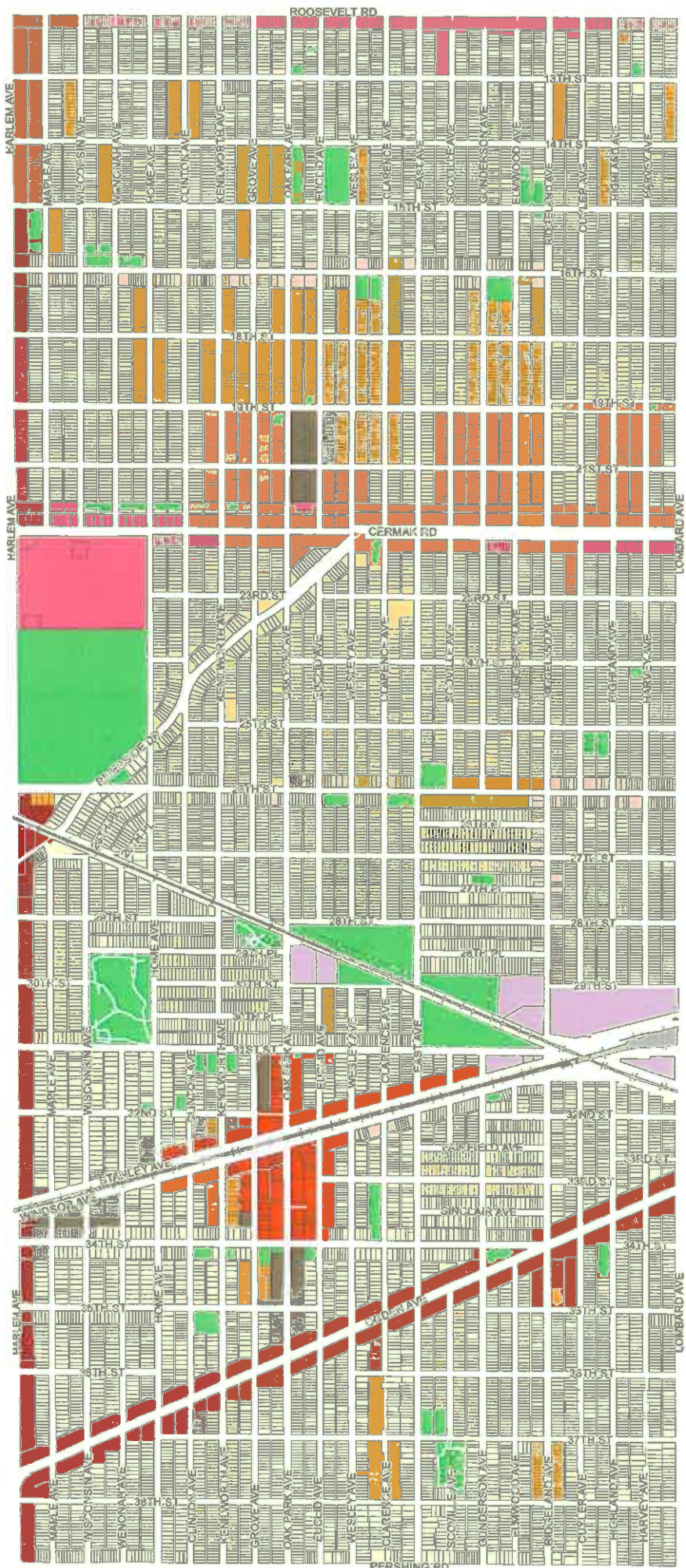
\_\_\_\_\_  
 Margaret Paul  
**CITY CLERK**



**EXHIBIT A**

# City of Berwyn Zoning Map

- C-1 Neighborhood Mixed-Use District
- C-2 Traditional Mixed-Use District
- C-3 Depot Mixed-Use District
- C-4 Corridor Commercial District
- I Industrial District
- P Public Areas District
- R-1 Single-Family Residence District
- R-2 Bungalow District
- R-3 Two-Family Residence District
- R-4 Multi-Family Residence District



Updated: August 28, 2017  
GMAPR103



**THE CITY OF BERWYN**  
**COOK COUNTY, ILLINOIS**

**ORDINANCE**  
**NUMBER \_\_\_\_\_**

**AN ORDINANCE AMENDING PART 14, TITLE 6, CHAPTER 1476 OF THE  
CODIFIED ORDINANCES OF BERWYN REGARDING SIGNS FOR THE  
CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**Robert J. Lovero, Mayor**  
**Margaret Paul, City Clerk**

**Scott Lennon**  
**Jose D. Ramirez**  
**Jeanine L. Reardon**  
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Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this \_\_\_\_  
day of \_\_\_\_\_, 2017.

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE AMENDING PART 14, TITLE 6, CHAPTER 1476 OF THE CODIFIED ORDINANCES OF BERWYN REGARDING SIGNS FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

**WHEREAS**, the City previously adopted regulations regarding signs within the City (the “Existing Regulations”); and

**WHEREAS**, the Mayor (the “Mayor”) and the City Council (the “City Council” and with the Mayor, the “Corporate Authorities”) recognize the need to update the Existing Regulations from time to time in order to continue to encourage economic vitality within the City and the appropriate use of signage; and

**WHEREAS**, the City published notice and held a public hearing on August 22, 2017 regarding the proposed amendments to the Existing Regulations; and

**WHEREAS**, those members of the public who wished to address the City were given the opportunity to do so; and

**WHEREAS**, based on the foregoing, the Corporate Authorities have determined that the Codified Ordinances of Berwyn (the “City Code”) should be amended by replacing the Existing Regulations as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, in light of the foregoing and pursuant to the City’s home rule powers, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the City and its residents to delete Title 6, Chapter 1476 of the Codified

Ordinances of Berwyn (the “City Code”) in its entirety and replace the same with the revised Title 6, Chapter 1476 as set forth in Exhibit A (the “Amendment”);

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City’s home rule powers, as follows:

**Section 1.** The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

**Section 2.** The Amendment is hereby adopted. The Corporate Authorities hereby approve the amendments and the additions to the City Code, as described in Exhibit A.

**Section 3.** The officers, employees and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with the amendments contemplated by this Ordinance.

**Section 4.** All prior actions of the City’s officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

**Section 5.** The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 7.** This Ordinance shall be in full force and effect ten (10) days after passage, approval and publication or as otherwise provided by law. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the City Council of the City of Berwyn, Cook County, Illinois on this \_\_\_ day of \_\_\_\_, 2017, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Garcia				
(Mayor Lovero)				
<b>TOTAL</b>				

**APPROVED** this \_\_\_ day of \_\_\_\_, 2017.

\_\_\_\_\_  
 Robert J. Lovero  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
 Margaret Paul  
**CITY CLERK**



**EXHIBIT A**

## **CHAPTER 1476: SIGNS**

### **§ 1476.01 Purpose**

### **§ 1476.02 Sign Permits and Variations**

### **§ 1476.03 General Construction and Design Standards**

### **§ 1476.04 Sign Measurement Standards**

### **§ 1476.05 Permanent Signs**

### **§ 1476.06 Temporary Signs**

### **§ 1476.07 Prohibited Signs**

### **§ 1476.08 Outdoor Advertising Signs**

### **§ 1476.09 Classic Sign Designation**

### **§ 1476.10 Nonconforming Signs**

### **§ 1476.11 Enforcement**

### **§ 1476.12 Definitions**

### **§ 1476.01 Purpose**

The purpose of this Chapter is to establish regulations to govern the display, design, construction, installation, maintenance, and removal of signs. The regulations in this Chapter shall:

- A. Promote and protect the health, safety and general welfare of the City from signs that are unsafe, conflict with traffic control devices, or interfere with motorists, bicyclists, or pedestrians.
- B. Improve the appearance of signs to create a more attractive economic climate in the City.
- C. Ensure that signs are compatible with surrounding land uses and architecture.
- D. Discourage signs that are excessive in area or number, unsightly, or inappropriate.

### **§ 1476.02 Sign Permits and Variations**

- A. Sign Permit. The following establishes the process for obtaining a sign permit and the criteria by which a sign permit shall be approved.
  - 1. Applicability. An applicant must obtain a sign permit in order to erect, construct, alter, or relocate a sign, except for certain exempt permanent and temporary signs as specified in this Chapter.
  - 2. Authority and Execution. The Building Director shall be responsible for determining compliance with this Chapter and for issuing sign permits.
  - 3. Permit Issuance and Expiration.
    - a. Application for a sign permit for the erection, construction, alteration, or relocation of a sign shall be submitted to the Building Director.

- b. The Building Director shall determine whether the application is complete and examine the plans and specifications for the proposed sign, including any electronic components and the proposed location of the sign.
  - c. Within 30 days after the submission of the complete application, the Building Director shall approve, approve with conditions, or deny the sign permit based on whether the sign complies with the requirements of this Chapter and all other applicable ordinances of the City.
  - d. If the application is denied, the applicant may reapply for a sign permit without incurring an additional fee if the application is submitted within 30 days after the denial or appeal of the decision to the Zoning, Planning, and Development Commission in accordance with § 1252.03.F (Zoning Appeal) of the Zoning Code.
  - e. A sign permit shall expire six months from the date the permit is issued if the work authorized by the permit has not yet begun.
4. Revocation of Permit. The Building Director may revoke a permit if the permittee does not comply with the provisions of this Chapter. If the permit is revoked, the permittee shall remove the sign without expense to the City. If the sign is not removed or the condition is not corrected within the required time period, the City may enforce this order through permitted enforcement procedures.
5. Fees. Every application shall be accompanied by the required filing fee established in the Municipal Code.

B. Sign Insurance. Sign insurance may be required as established by the City of Berwyn Municipal Code.

C. Sign Variations.

- 1. Purpose. To grant relief from the literal enforcement of the regulations of this Chapter that may create hardships or practical difficulties in developing signs in the City.
- 2. Applicability. This Chapter classifies sign variation applications as either major sign variations approved by the City Council, or minor sign variations approved by the Building Director.
  - a. Major Sign Variations. Any variation that is not included in § 1476.02.C.2.b (Minor Sign Variations) shall be considered a major sign variation.
  - b. Minor Sign Variations. The following shall be considered minor sign variations.
    - (1) An increase in the maximum permitted sign area by not more than 10 percent.
    - (2) An increase in the maximum permitted sign height by not more than 10 percent.
    - (3) An increase in the number of wall signs permitted per street frontage, provided that the total area does not exceed the allowance established in § 1476.05.B.9.c (Size).
- 3. Procedure.
  - a. Major Sign Variations.
    - (1) An application for a major sign variation must be filed with the Building Director with an application for a sign permit. Upon determining that the application is complete, the Building Director shall prepare a report for the City Council based upon the standards of § 1476.02.C.4 (Standards for Sign Variations), and schedule the application for consideration by the City Council.
    - (2) The City Council shall consider the application within 60 days of receiving the application from the Building Director. The City Council shall evaluate the application based upon the Building Director's report, the evidence presented at the public hearing, and the standards of § 1476.02.C.4 (Standards for Sign Variations). The City Council shall take action in the form of approval, approval with conditions, or denial of the application.

- (3) The City Council may establish conditions upon the location and construction of the sign receiving a major sign variation as deemed necessary to protect the public interest.
- b. Minor Sign Variations.
- (1) An application for a minor sign variation must be filed with the Building Director with an application for a sign permit. Upon determining that the application is complete, the Building Director shall evaluate the application based upon the standards of § 1476.02.C.4 (Standards for Sign Variations).
  - (2) The Building Director shall prepare a report and render a decision no more than 30 days following receipt of a complete application and take action in the form of approval, approval with conditions, or denial of the application.
  - (3) Due to the nature of an application for a minor sign variation, the Building Director may determine that the application must be resubmitted as a major sign variation in accordance with § 1476.02.C.3.a (Major Sign Variations) even if it meets the criteria of § 1476.02.C.3.b (Minor Sign Variations).
  - (4) If the Building Director denies an application for a minor sign variation, the applicant may resubmit the application as a major sign variation in accordance with § 1476.02.C.3.a (Major Sign Variations).
4. Standards for Sign Variations. The City Council and Building Director shall evaluate applications for sign variations with specific written findings based on the standards of this section.
    - a. The proposed sign variation is compatible with the character and development of adjacent properties and other property in the immediate vicinity of the proposed variation.
    - b. The proposed sign variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
  5. Expiration of Sign Variation Approval. Variation approval shall expire and be revoked if any of the following conditions occur.
    - a. A sign permit is not obtained for the sign within six months of approval of the sign variation.
    - b. The sign for which the sign variation was approved is removed or replaced.

### **§ 1476.03 General Construction and Design Standards**

- A. General Requirements. All signs shall meet the construction and design standards of this Chapter and Part 14 (Building and Housing) of this Code.
- B. Installation. Sign installation shall comply with the following standards.
  1. Identification. Every permanent sign shall be installed with a prominently located identification plate that includes the date of erection of the sign, its permit number, and the voltage of any electrical equipment connected to the sign.
  2. Supports and Braces. All signs shall be installed so that necessary supports and braces are an integral part of the sign design.
  3. Attachment to Building. All signs attached to a building shall be installed and maintained so that wall penetrations are watertight and the sign installation does not exceed the allowable stresses of the building materials.

4. **Wind Pressure.** All signs shall be designed and installed to withstand wind pressure of at least 30 pounds per square foot of net surface area, and to receive dead loads as required by Part 14 (Building and Housing) of this Code.
- C. **Location.** All signs shall comply with the following standards.
1. **Public Property.** Signs may only be placed on public property by a government agency, as authorized by this Chapter, or the Building Director. Any sign placed on public property without authorization may be removed without notice.
  2. **Private Property.** Signs may only be placed on private property with prior consent of the property owner and, if applicable, an approved sign permit issued by the City.
  3. **Building Exterior.** A sign mounted on the exterior of a building shall not conceal any windows, doors, or unique architectural features. This does not apply to window signs.
  4. **Visibility Obstruction.**
    - a. A sign shall not obstruct free and clear vision at any street, intersection, driveway, or parking lot entrance or exit.
    - b. In any residential district, no sign shall be placed in a manner that will create a visibility obstruction for motorists, bicyclists, or pedestrians. No sign shall exceed three feet in height within 25 feet of two or more intersecting streets measured along the curb line, or edge of pavement if no curbs are present.
- D. **Illumination.** All signs shall comply with the following illumination standards.
1. **Electrical Components.** All electrical components used in the construction of a sign shall be installed and maintained as required by Chapter 1424 (National Electrical Code) of this Code.
  2. **Light Level.**
    - a. **LED Lighting.** The light level of an illuminated sign lit with LED bulbs shall be no greater than 5,000 nits of luminance from dawn to dusk and no greater than 150 nits of luminance from dusk to dawn.
    - b. **Non-LED Lighting.** The light level of an illuminated sign lit with bulbs other than LED bulbs shall be no greater than one footcandle at any time of day as measured at the curb line.
  3. **Direct Light and Glare.** All sign illumination shall be located, shielded, and directed to illuminate only the sign face and to prevent direct light or glare from being cast upon adjacent rights-of-way and surrounding properties. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.
  4. **External Illumination.** Signs shall be externally illuminated with steady, stationary, fully shielded light sources concentrated on the face of the sign so as not to cause glare.
  5. **Neon Signs.** Marquee signs may be illuminated with neon. Window signs that are illuminated with neon are permitted per the standards of § 1476.05.B.10 (Window Signs). Pole and monument signs that are illuminated with neon are only permitted in the C-4 District along Ogden Avenue.
  6. **Hours of Operation.** Illuminated signs shall be turned off from 11:00 p.m. until 7:00 a.m., or 30 minutes after close of business, whichever is later. Uses that remain in operation between 11:00 p.m. until 7:00 a.m. are exempt from this requirement during the period of operation only.
- E. **Items of Information.** Refer to Figure 1476.03-A. Items of Information.
1. **Applicability.** The following standards apply to all permanent signs, with the exception of drive-through signs.

2. **Limitation.** No sign face shall include more than six items of information, except as provided in this Section. Each of the following items is considered one item of information: business name, business logo, telephone number, website, slogan, and products or services offered. If the sign advertises products or services, each product or service is considered one item of information. The following exceptions apply:
  - a. **Street Address.** The street address of a business is not considered an item of information.
  - b. **Electronic Message Signs and Manually Changeable Copy Signs.** An electronic message sign or manually changeable copy sign shall be counted as one item of information. A sign that includes an electronic message sign or manually changeable copy sign component shall include no more than three items of information.
  - c. **Multi-Tenant Commercial Building Signs.** Monument and pole signs for multi-tenant commercial buildings are limited to one item of information per tenant, which may exceed six items of information in total, in addition to the name and address of the development.
3. **Commercial and Non-Commercial Signs.** All items of information on a commercial sign must be related to the products and services offered on the premises. This limitation on items of information is not applicable to non-commercial signs.

**Figure 1476.03-A. Items of Information**



**F. Maintenance, Inspection, and Removal.**

1. **Maintenance.** All signs, support structures, and the area immediately adjacent to signs, shall be regularly maintained, including cleaning, repainting, and repairs. No sign may be constructed, erected, or maintained in a manner that is unsafe, insecure, or a danger to the public.
2. **Inspection.** The Building Director may inspect any sign regulated by this Chapter at any time to determine whether the sign is in need of repair or removal, or whether it is in conformance with the provisions of this Chapter.
3. **Removal.** Any sign that is an immediate peril to persons or property may be removed by the City without prior notice to the owner thereof.

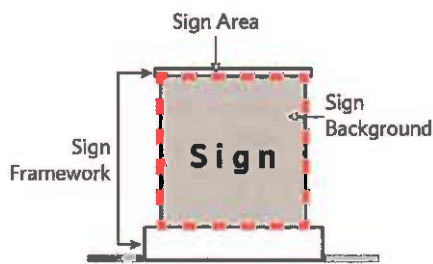
**§ 1476.04 Sign Measurement Standards**

The following standards shall control the measurement of sign area and sign height.

**A. Measurement of Sign Area. Refer to Figures 1476.04-A. Sign Area Measurement and 1476.04-B. Measurement for Signs with Multiple Faces.**

1. **Signs with Backgrounds.** For signs mounted upon a background, sign area is measured as the entire area of the sign face or background of the sign used to distinguish the sign from the structure upon which it is placed, unless otherwise noted in this Chapter. Sign area does not include any supporting framework or bracing, unless such framework or bracing is part of the message or sign face.
2. **Signs with Freestanding Letters and/or Logos.** For signs consisting of freestanding letters and/or logos, sign area is measured as the total area of the smallest geometric shapes that will encompass the largest elements of the display. Sign area does not include any supporting framework or bracing, unless the framework or bracing is part of the message or sign face.
3. **Signs with Multiple Faces.** For signs with multiple faces, if the interior angle between the sign faces is 45 degrees or less, sign area is the area of one sign face. If the angle between the sign faces is greater than 45 degrees, sign area is the sum of the areas of the two sign faces. Sign area does not include any supporting framework or bracing, unless such framework or bracing is part of the message or sign face.

**Figure 1476.04-A. Sign Area Measurement**

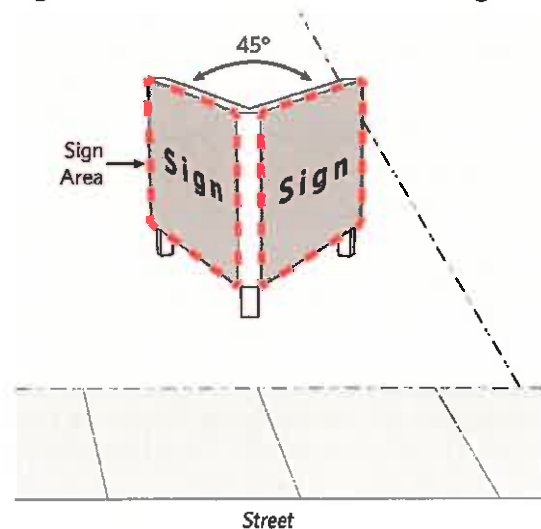


*Measuring a Sign on a Background*



*Measuring a Sign with Freestanding Letters and/or Logos*

**Figure 1476.04-B. Measurement for Signs with Multiple Faces**



**B. Measurement of Sign Height.**

1. **Ground-Mounted Signs.** The height of a ground-mounted sign shall be calculated as the vertical distance measured from grade to the highest point of the sign.
2. **Building-Mounted Signs.** The height of a building-mounted sign shall be calculated as the vertical distance from the base of the sign face to the highest point of the sign face, unless otherwise noted in this Chapter.

**§ 1476.05 Permanent Signs**

**A. Permanent Signs Exempt from Permit Requirement.** The following permanent signs and activities are exempt from the sign permit requirements of this Chapter and are permitted in all zoning districts provided that they comply with the following standards.

1. **Alteration and Maintenance Activities.** Alteration and maintenance activities may include cleaning, painting, repairing, changing advertising copy, changing permitted items of information, or modifying the copy of changeable copy signs, but shall not involve structural changes.
2. **Flags.**
3. **Government Signs.** Government signs shall be exempt from sign permit requirements but shall be subject to approval by the City Council.
4. **Headstones.**
5. **Historical Markers.** Historical markers shall be cut into a masonry surface or constructed of bronze or other incombustible materials and shall not exceed four square feet in area per sign.
6. **Home Occupation Signs.** Home occupation signs shall denote only the name and profession of the occupant or name of the business and shall not exceed two square feet in area. One wall sign or window sign shall be permitted per lot, and such sign shall not be illuminated.
7. **Miscellaneous Information Signs.**
8. **Parking Lot Signs.** Parking lot signs shall not exceed six square feet in area per sign.
9. **Street Address Signs.** Street address signs shall not be illuminated and shall not exceed two square feet in area per sign.
10. **Warning Signs.** Warning signs shall not exceed two square feet in area per sign.

**B. Permanent Signs with Permit Requirement.** The following permanent signs require a sign permit, per § 1476.02 (Sign Permits and Variations), and shall comply with the following standards.



1. **Awning Signs.** Awnings that do not display signs are not subject to the regulations of this Section. Refer to Figure 1476.05-A. Awning Sign.
  - a. **Location.**
    - (1) Awning signs are permitted in the C-1, C-2, C-3, C-4, I, P, and R-4 Districts.
    - (2) An awning sign may project from the front or corner side façade of the building to which it is attached, but shall not project more than five feet.
    - (3) Awning signs shall be located at least eight feet above grade.
    - (4) Awning signs shall be generally aligned with awning signs attached to adjacent buildings to maintain a sense of visual continuity.
  - b. **Size.** An awning sign shall not exceed 50 percent of the area of the awning on which it is located. The area of an awning sign is measured as the total area of the smallest geometric shapes that will encompass the largest elements of the display.
  - c. **Illumination.** Externally illuminated awning signs are permitted only in accordance with § 1476.03.D (Illumination). Awning signs shall not be backlit.
  - d. **Display Standards.**
    - (1) Awning signs shall be displayed on standard planar awnings constructed out of durable, weather-resistant material such as canvas, nylon, vinyl-coated fabric, or metal.
    - (2) Awning signs shall not be displayed on round, arched, casement, bullnose, bubble, box, or waterfall awnings.

**Figure 1476.05-A. Awning Sign**



*Front View*

*Side View*

2. Canopy-Mounted Signs. Refer to Figure 1476.05-B. Canopy-Mounted Sign.

a. Location.

- (1) Canopy-mounted signs are permitted in the C-1, C-2, C-3, C-4, I, and P Districts, and in all residential districts for non-residential uses.
- (2) The canopy upon which the canopy-mounted sign is displayed may project from the front or corner side façade of the building to which it is attached, but shall not project more than five feet.
- (3) The canopy upon which the canopy-mounted sign is displayed shall be located at least eight feet above grade.

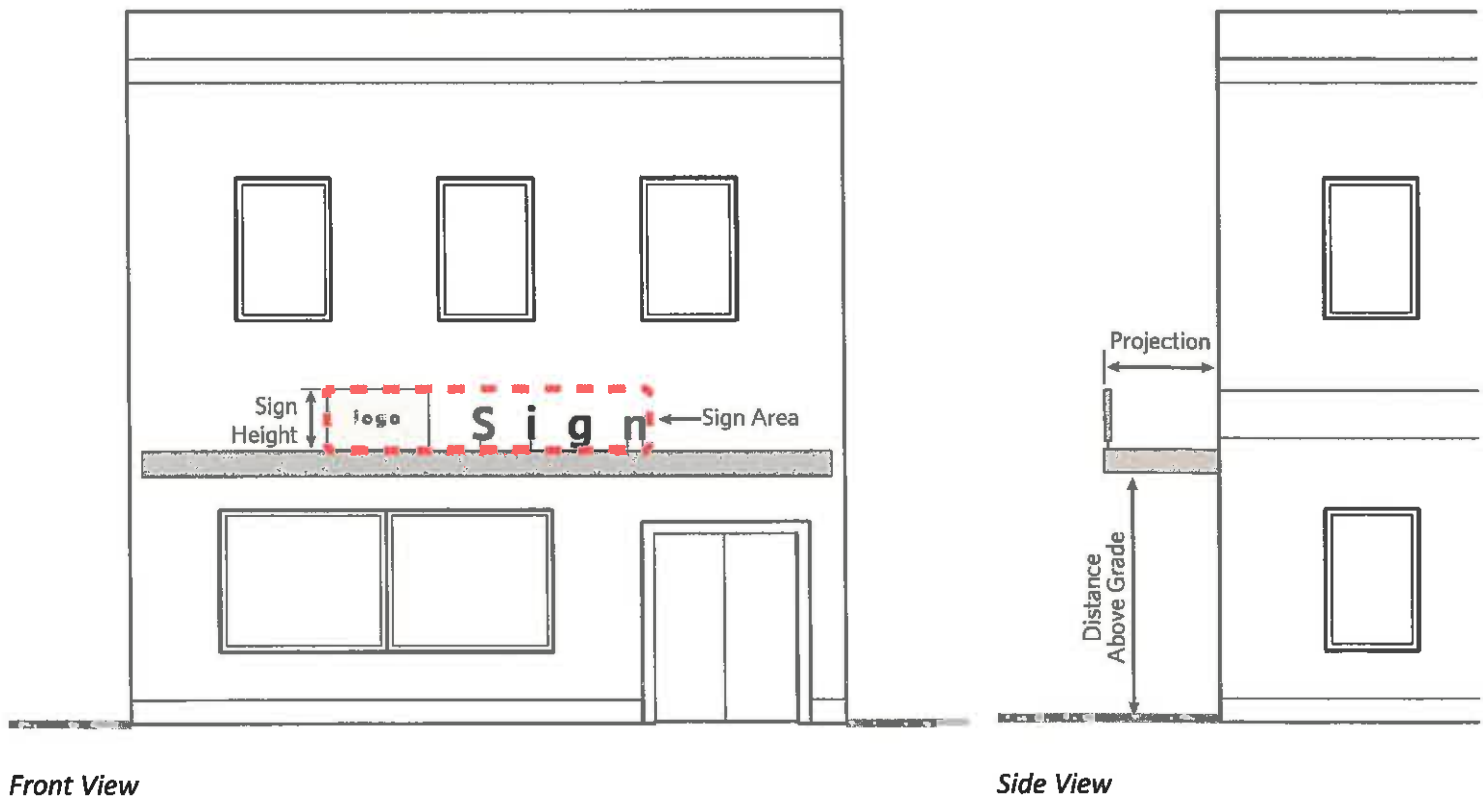
b. Quantity. One canopy-mounted sign is permitted per street frontage.

c. Size.

- (1) The total area of canopy-mounted signs on the front and corner side facades shall not exceed one square foot of sign area per linear foot of zoning lot frontage as measured along either the front or corner side lot line.
- (2) Canopy-mounted signs shall not exceed two feet in height as measured from the top of the canopy.

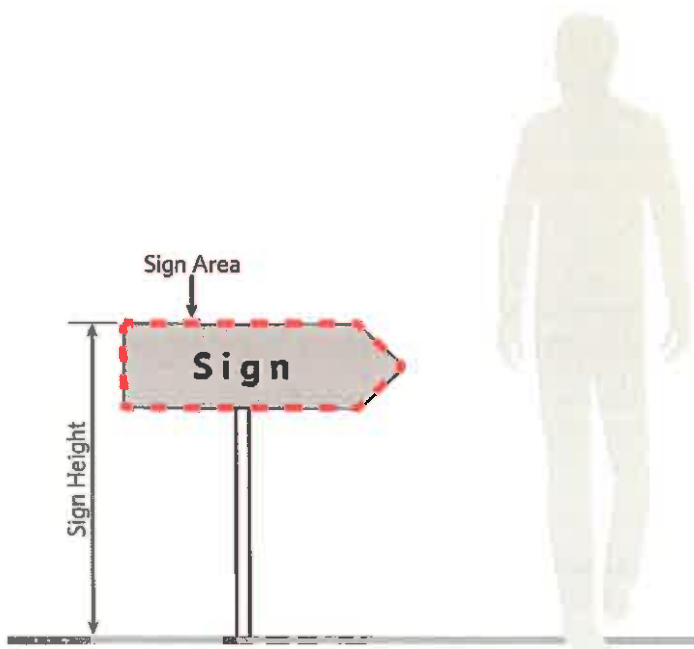
d. Illumination. Internally and externally illuminated canopy-mounted signs are permitted only in accordance with § 1476.03.D (Illumination).

Figure 1476.05-B. Canopy-Mounted Sign



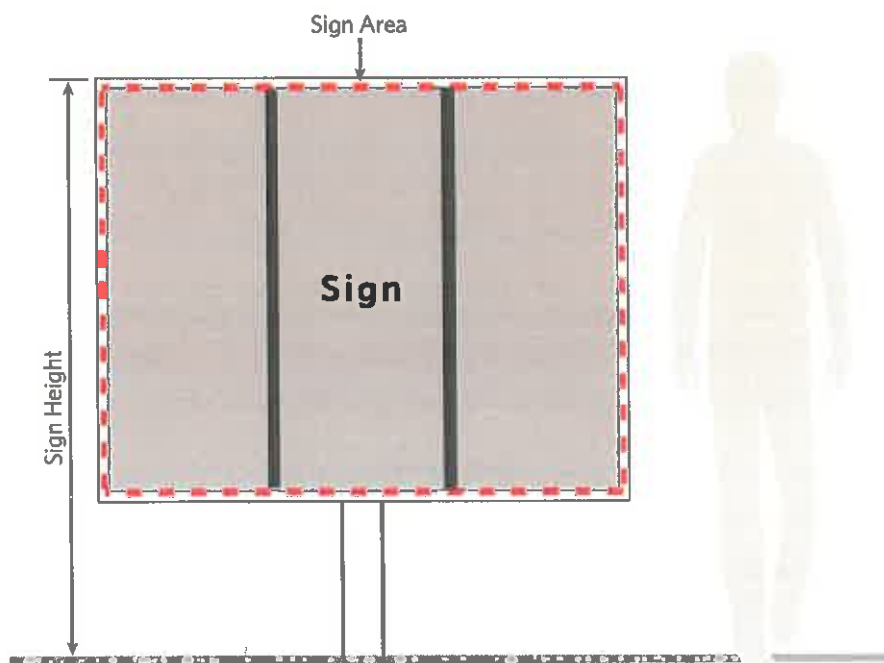
3. Driveway Entrance/Exit Signs. Refer to Figure 1476.05-C. Driveway Entrance/Exit Sign.
- a. Location. Driveway entrance/exit signs are permitted in the C-1, C-2, C-3, C-4, I, and P Districts for zoning lots wider than one hundred (100) feet.
  - b. Quantity. One driveway entrance/exit sign is permitted per driveway access from a public street, and one additional driveway entrance/exit sign is permitted per intersection of driveways within a site to identify traffic routing.
  - c. Size. Driveway entrance/exit signs shall not exceed four square feet in area per sign and four feet in height.
  - d. Illumination. Internally illuminated driveway entrance/exit signs are permitted only in accordance with § 1476.03.D (Illumination).
  - e. Display Standards.
    - (1) Driveway entrance/exit signs shall be displayed as pole signs or monument signs. In the event of a conflict between the provisions of § 1476.05.B.3 (Driveway Entrance/Exit Signs) and the applicable provisions of § 1476.05.B.6 (Monument Signs) or § 1476.05.B.7 (Pole Signs), the provisions of this § 1476.05.B.3 (Driveway Entrance/Exit Signs) shall control.
    - (2) Driveway entrance/exit signs may identify the use of a zoning lot by means of a logo, shape, or color, but shall not use words other than those included in a logo to identify the use or to advertise products or services sold on the premises.

Figure 1476.05-C. 3. Driveway Entrance/Exit Sign



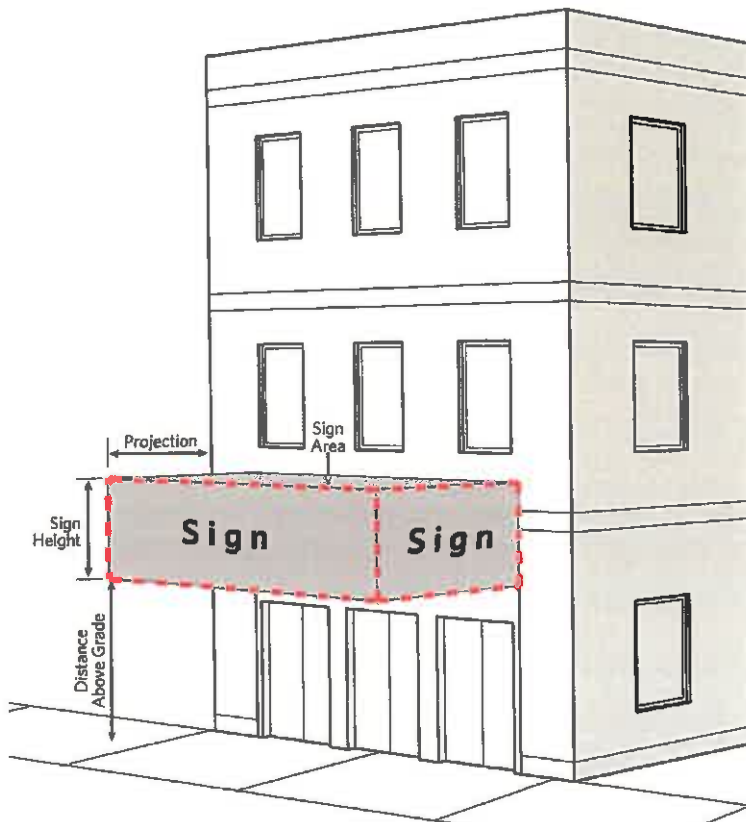
4. Drive-Through Signs. Refer to Figure 1476.05-D. Drive-Through Sign.
- a. Location.
    - (1) Drive-through signs are permitted for any drive-through establishment.
    - (2) Drive-through signs shall be located a minimum of 15 feet from any residential zoning district lot line.
  - b. Quantity. One drive-through sign is permitted per drive-through lane.
  - c. Size. Drive-through signs shall not exceed 50 square feet in area and seven feet in height.
  - d. Illumination.
    - (1) Internally illuminated drive-through signs are permitted only in accordance with § 1476.03.D (Illumination).
    - (2) Drive-through signs may include an electronic screen to display information to customers.
  - e. Display Standards. Drive-through signs shall be displayed as pole signs or monument signs. In the event of a conflict between the provisions of § 1476.05.B.4 (Drive-Through Signs) and the applicable provisions of § 1476.05.B.6 (Monument Signs) or § 1476.05.B.7 (Pole Signs), the provisions of this § 1476.05.B.4 (Drive-Through Signs) shall control.

**Figure 1476.05-D. Drive-Through Sign**



5. Marquee Signs. Refer to Figure 1476.05-E. Marquee Sign.
  - a. Location.
    - (1) Marquee signs are permitted in the C-2, C-3, and C-4 Districts.
    - (2) A marquee sign may project from the front or corner side facade of the building to which it is attached, but shall not project beyond the curb line.
    - (3) A marquee sign must be set back a minimum of one foot from the edges of the front or corner side facade to which it is attached, except for marquee signs that wrap around a building corner.
    - (4) Marquee signs shall be located at least eight feet above grade.
    - (5) Marquee signs shall be permitted on buildings of three or more stories.
  - b. Quantity. One marquee sign is permitted per zoning lot.
  - c. Size. Marquee signs shall not exceed eight feet in height, including any individual letters, logos, and/or representation mounted on top of the roof of the marquee.
  - d. Components. An electronic message sign or manually changeable copy sign is permitted as a component of a marquee sign, in accordance with § 1476.05.B.11 (Electronic Message Signs) and § 1476.05.B.12 (Manually Changeable Copy Signs).
  - e. Illumination. Internally illuminated marquee signs are permitted in accordance with § 1476.03.D (Illumination).
  - f. Display Standards. A marquee sign shall be supported solely by the building to which it is attached and shall not be supported by ground-mounted columns or posts.

**Figure 1476.05-E. Marquee Sign**



6. Monument Signs. Refer to Figure 1476.05-F. Monument Sign.

a. Location.

- (1) Monument signs are permitted in the C-1, C-2, C-3, C-4, I, P, and R-4 Districts, and in the R-1, R-2, and R-3 Districts for non-residential uses.
- (2) Monument signs shall be set back a minimum of 10 feet from any interior side lot line.

b. Quantity.

- (1) For zoning lots with less than 300 feet of lot width, one monument sign is permitted per street frontage.
- (2) For zoning lots with 300 feet or more of lot width, two monument signs are permitted per street frontage. A minimum distance of 50 feet is required between monument signs on a zoning lot.
- (3) A zoning lot with a monument sign shall not be permitted to erect a pole sign.

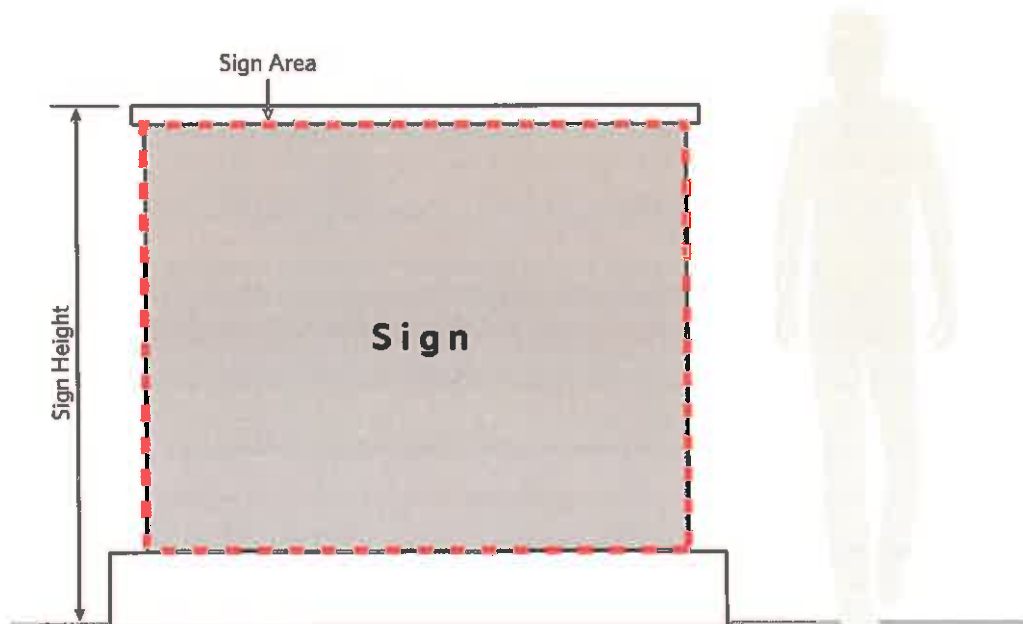
c. Size.

- (1) In the C-1, C-2, C-3, P, R-1, R-2, R-3, and R-4 Districts, monument signs shall not exceed 32 square feet in area per sign and six feet in height.
- (2) In the C-4 and I Districts, monument signs shall not exceed 48 square feet in area per sign and eight feet in height.

d. Components. An electronic message sign or manually changeable copy sign is permitted as a component of a monument sign, in accordance with § 1476.05.B.11 (Electronic Message Signs) and § 1476.05.B.12 (Manually Changeable Copy Signs).

e. Illumination. Internally and externally illuminated monument signs are permitted only in accordance with § 1476.03.D (Illumination).

Figure 1476.05-F. Monument Sign



7. Pole Signs. Refer to Figure 1476.05-G. Pole Sign.

a. Location.

- (1) Pole signs are permitted in the C-1, C-2, C-4, I, and P Districts.
- (2) Pole signs shall be set back a minimum of five feet from any interior side lot line.
- (3) Pole signs mounted on one pole shall be located at least eight feet above grade.
- (4) Pole signs mounted on two poles shall be located at least two feet above grade.

b. Quantity.

- (1) One pole sign is permitted per zoning lot.
- (2) A zoning lot with a pole sign shall not be permitted to erect a monument sign.

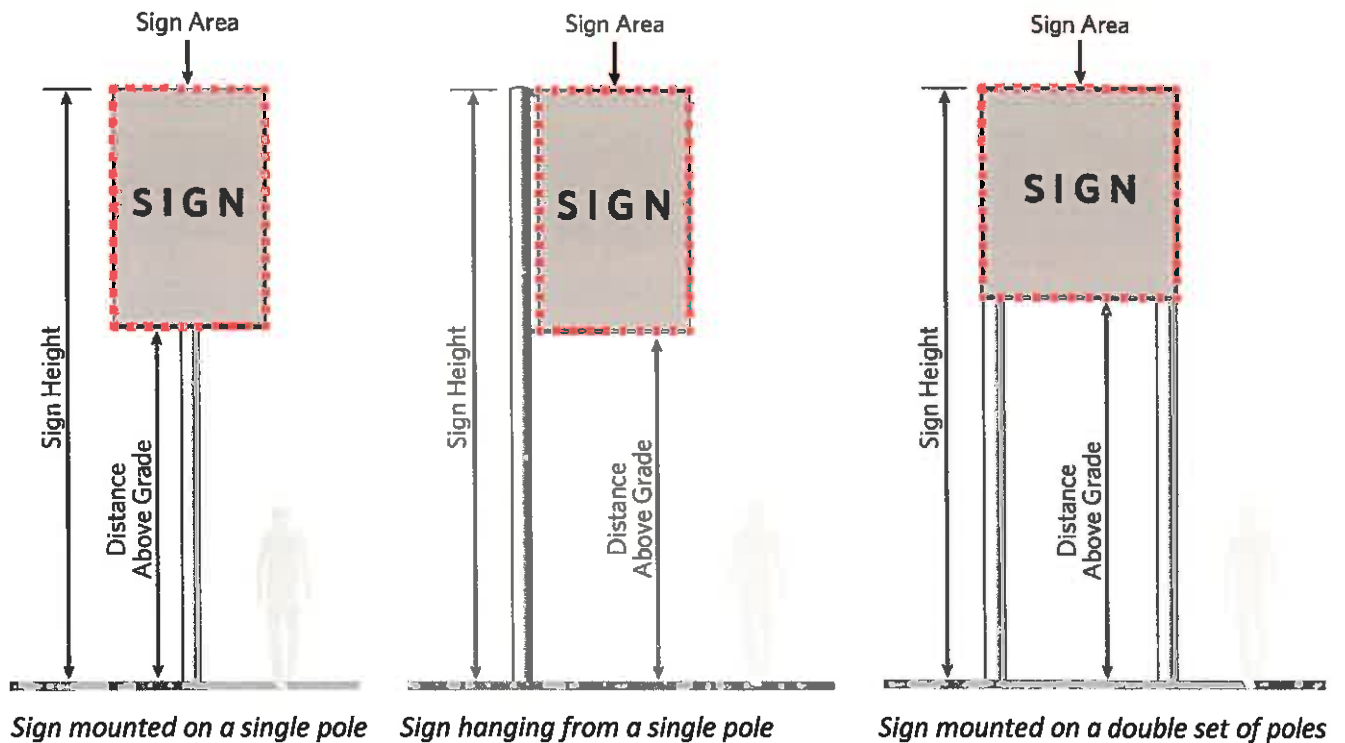
c. Size.

- (1) In the C-1, C-2, and P Districts, pole signs shall not exceed 40 square feet in area and 20 feet in height.
- (2) In the C-4 and I Districts, pole signs shall not exceed 48 square feet in area and 32 feet in height with the exception that in the C-4 District on Ogden Avenue, pole signs shall not exceed 56 square feet in area.

d. Components. An electronic message sign or manually changeable copy sign is permitted as a component of a pole sign, in accordance with § 1476.05.B.11 (Electronic Message Signs) and § 1476.05.B.12 (Manually Changeable Copy Signs).

e. Illumination. Internally illuminated pole signs are permitted only in accordance with § 1476.03.D (Illumination).

Figure 1476.05-G. Pole Sign



8. Projecting Signs. Refer to Figure 1476.05-H. Projecting Sign.

a. Location.

- (1) Projecting signs are permitted in the C-1, C-2, C-3, C-4, and I Districts.
- (2) Projecting signs shall be located at least eight feet above grade.
- (3) A projecting sign shall not project more than five feet from the face of the building to which it is attached, including the area between the sign and the face of the building.
- (4) A projecting sign and its structural supports shall not project above the roof of the building to which the sign is attached. All structural supports shall be attached to the facade of the building and shall not be attached to the roof.

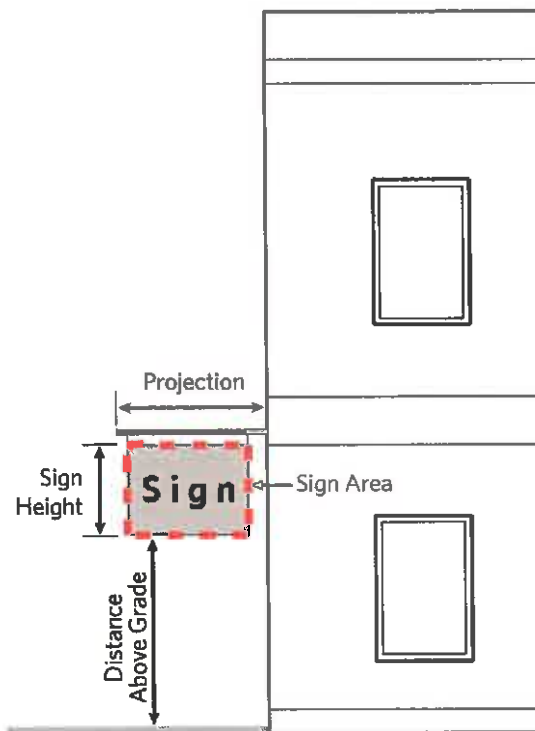
b. Quantity. One projecting sign is permitted per street frontage per tenant located on the ground floor.

c. Size.

- (1) In the C-1 and C-3 District, projecting signs shall not exceed 16 square feet in area per sign and six feet in height.
- (2) In the C-2, C-4, and I Districts, projecting signs shall not exceed 24 square feet in area per sign and eight feet in height.

d. Illumination. Internally and externally illuminated projecting signs are permitted only in accordance with § 1476.03.D (Illumination).

Figure 1476.05-H. Projecting Sign



Side View



9. Wall Signs. Refer to Figure 1476.05-I. Wall Sign.

a. Location.

- (1) Wall signs are permitted in all non-residential districts, and in all residential districts for non-residential uses.
- (2) Wall signs shall be installed on the building façade at least eight feet above grade and shall not project more than one foot from the face of the building.
- (3) Wall signs shall be located at a generally uniform height throughout multi-tenant commercial developments.
- (4) A wall sign shall not project above the top of the wall to which it is attached.
- (5) Painted wall signs displaying a business name, products, or services may be displayed on building facades facing a corner side, interior side, or rear yard if such signs are professionally painted.

b. Quantity.

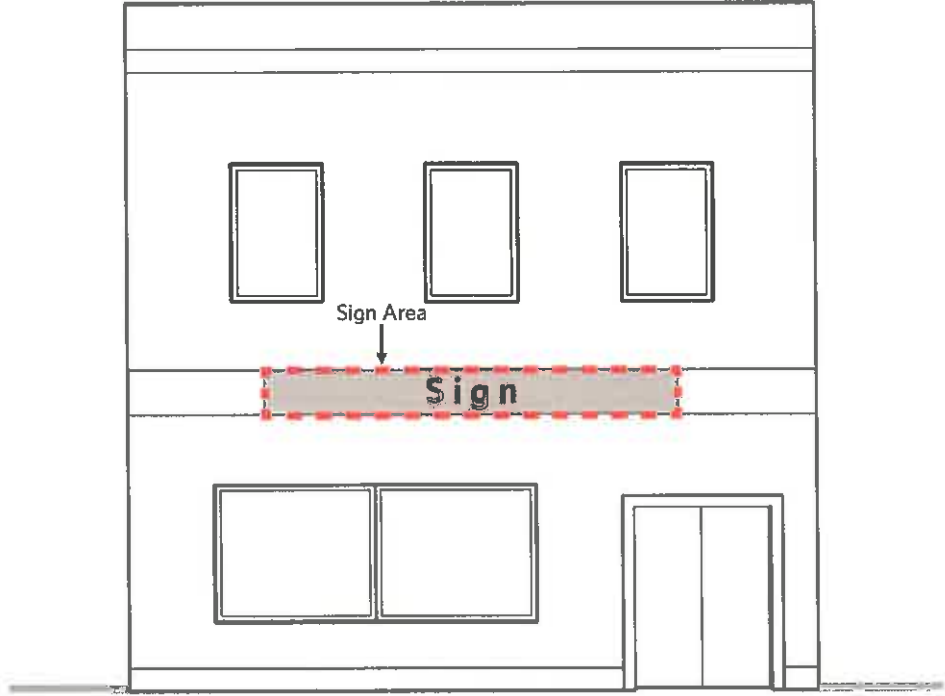
- (1) One wall sign is permitted per street frontage per tenant on the ground floor.
- (2) One additional wall sign is permitted per ground floor tenant on the side or rear facade adjacent to an off-street parking lot that serves the building.
- (3) Wall signs may be located on no more than three facades of a building.

c. Size.

- (1) The total area of wall signs on the front or corner side facades shall not exceed 40 square feet, or one and one-half square feet of sign area per linear foot of zoning lot frontage as measured along either the front or corner side lot line, whichever is greater. The total area of a cabinet sign used as wall sign on the front or corner side facades shall not exceed five feet in width, three feet in height, or a total of 15 square feet.
- (2) The total area of wall signs on rear or interior side facades shall not exceed one square foot of sign area per linear foot of zoning lot frontage as measured along either the rear or interior side lot line. Cabinet signs shall not be used as wall signs on the rear or interior side facades.
- (3) The allowable wall sign area measured for any façade shall only be applicable for use on that façade, and is not transferable to other façades.

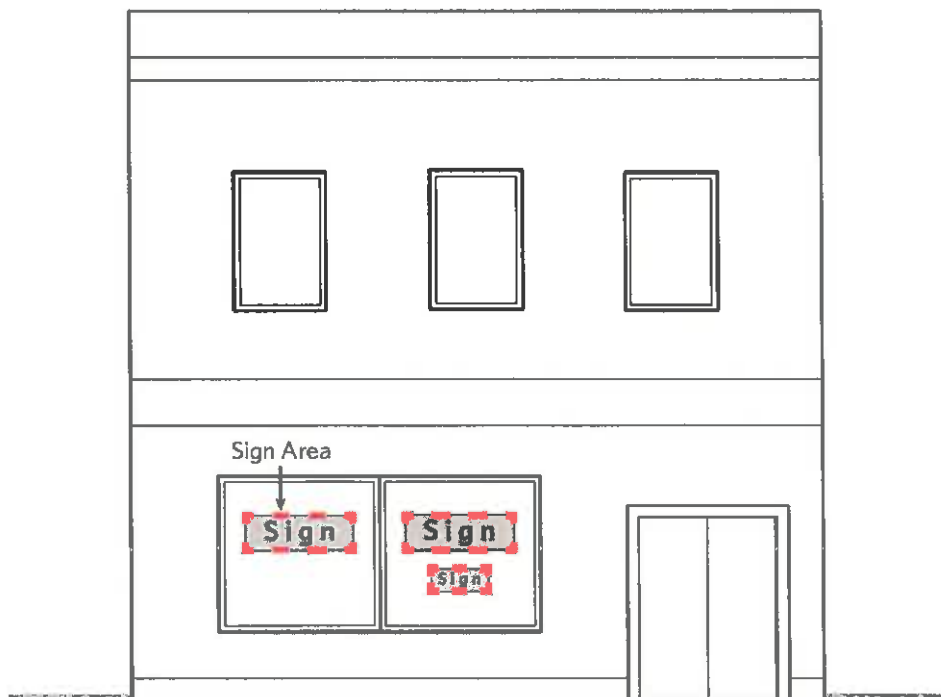
d. Illumination. Internally and externally illuminated wall signs are permitted only in accordance with § 1476.03.D (Illumination).

Figure 1476.05-I. Wall Sign



10. **Window Signs.** The following regulations apply to both permanent and temporary window signs. Refer to Figure 1476.05-J. Window Sign.
- a. **Location.** Window signs are permitted in all non-residential districts on all building facades, and in all residential districts for non-residential uses.
  - b. **Size.** Window signs shall not occupy more than 20 percent of the total ground floor window area on each building facade.
  - c. **Illumination.** Internally illuminated window signs, including neon signs that do not exceed six square feet in area per sign and electronic message signs that do not exceed four square feet in total area, are permitted only in accordance with § 1476.03.D (Illumination).

**Figure 1476.05-J. Window Sign**



11. Electronic Message Signs. Refer to Figure 1476.05-K. Electronic Message Sign.

a. Location.

- (1) Electronic message signs are permitted in the C-2, C-3, C-4, I, and P Districts, and in the C-1 District if displayed by a non-residential use.
- (2) Electronic message signs shall be permitted as components of marquee, monument, or pole signs, or as a window sign as permitted in § 1476.05.B.10 (Window Signs). An electronic message sign is subject to the regulations pertaining to the sign type upon which it is located.

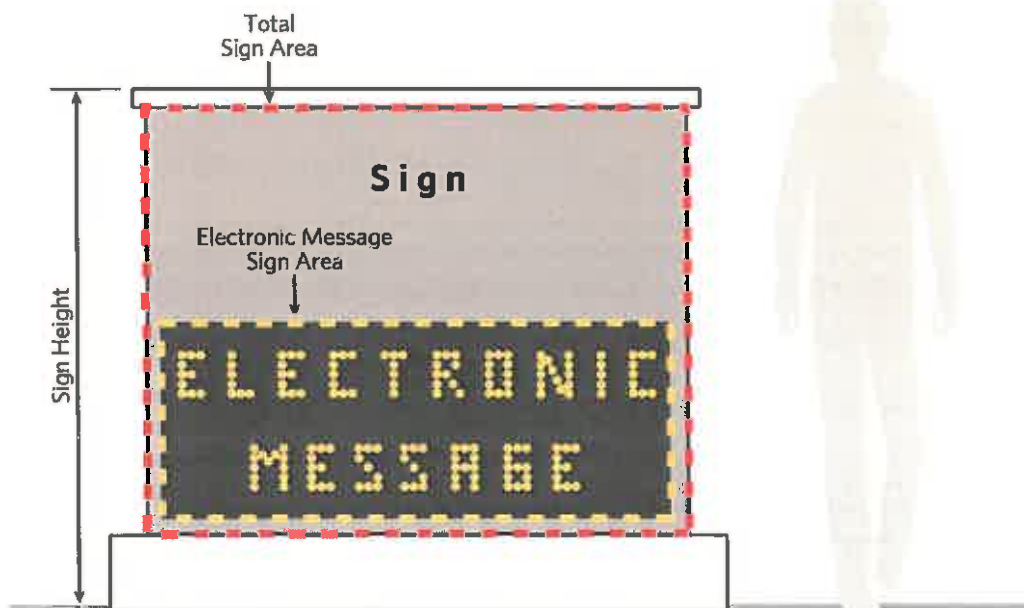
b. Quantity. One electronic message sign or manually changeable copy sign is permitted per zoning lot.

c. Size. An electronic message sign shall not occupy more than 50 percent of the total sign area of the marquee, monument, or pole sign on which it is displayed.

d. Illumination.

- (1) Internally illuminated electronic message signs are permitted only in accordance with § 1476.03.D (Illumination).
- (2) Electronic message signs are permitted to change their message no more than once every 10 seconds, and the transitions between messages shall be instantaneous.
- (3) Electronic message signs shall display static messages that do not contain a light source that flashes, blinks, strobos, travels, chases, rotates, or changes in intensity, brightness, or color.
- (4) Electronic message signs shall be designed to default to a static display in the event of mechanical failure.

Figure 1476.05-K. Electronic Message Sign



12. Manually Changeable Copy Signs. Refer to Figure 1476.05-L. Manually Changeable Copy Sign.

a. Location.

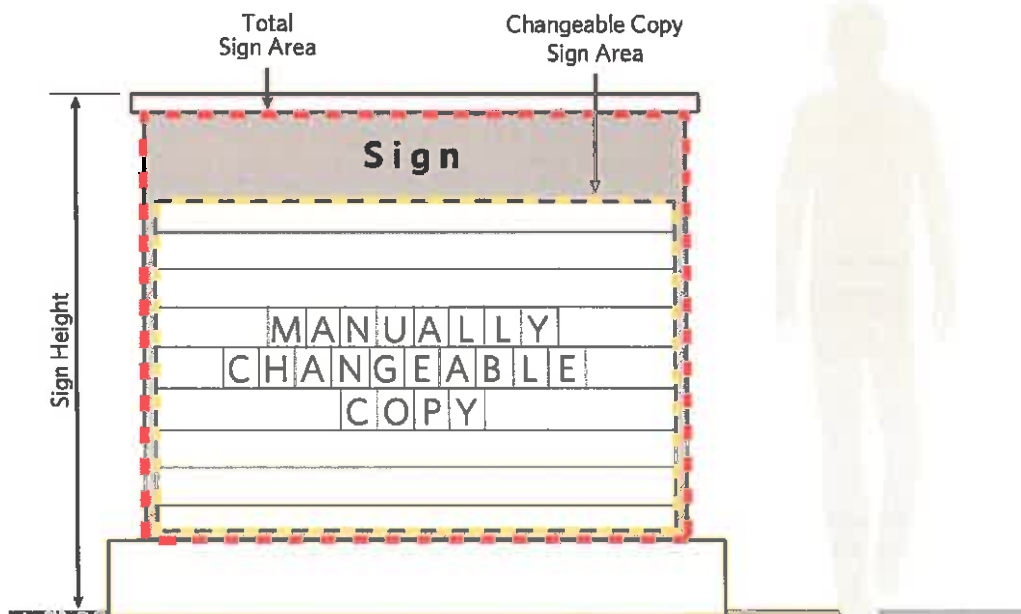
- (1) Manually changeable copy signs are permitted in the C-1, C-2, C-3, C-4, I, and P Districts, and in all residential districts for non-residential uses.
- (2) Manually changeable copy signs shall be permitted as components of marquee, monument, pole, or wall signs. A manually changeable copy sign is subject to the regulations pertaining to the sign type upon which it is located.

b. Quantity. One manually changeable copy sign or electronic message sign is permitted per zoning lot.

c. Size. A manually changeable copy sign shall not occupy more than 80 percent of the total sign area of the marquee, monument, pole, or wall sign on which it is displayed.

d. Illumination. Internally illuminated manually changeable copy signs are permitted only in accordance with § 1476.03.D (Illumination).

Figure 1476.05-L. Manually Changeable Copy Sign



## § 1476.06 Temporary Signs

Temporary signs are permitted in accordance with the provisions of this Section, except that where other Sections of this Chapter regulate such signs, the more restrictive regulation shall apply.

A. General Provisions. All temporary signs shall comply with the following standards.

1. Illumination. Temporary signs shall not be illuminated.
2. Relation to Products or Services. Temporary commercial signs must be related to the products or services sold on the premises. Temporary non-commercial or political signs may not be related to the products or services sold on the premises.

B. Temporary Signs Exempt from Permit Requirement. The following temporary signs are exempt from the sign permit requirements of this Chapter and shall comply with the following standards.

1. A-Frame Signs.

a. Location.

(1) A-frame signs are permitted in all non-residential districts, and in all residential districts for non-residential uses.

(2) A-frame signs may be located on the sidewalk, but must maintain at least four feet of sidewalk width so as not to interfere with pedestrian traffic or accessibility.

(3) A-frame signs must be located within 15 feet of the primary entrance of the building.

b. Quantity. One A-frame sign is permitted per zoning lot.

c. Size. A-frame signs shall not exceed six square feet in area and four feet in height.

d. Display Period.

(1) A-frame signs may be displayed on a daily basis, but this display shall be limited to business hours. A-frame signs must be stored indoors at all other times.

(2) A-frame signs shall not be displayed when severe weather conditions exist, such as high winds or heavy snow.

2. Construction Signs.

a. Location. Construction signs are permitted in all zoning districts.

b. Quantity. One construction sign is permitted per street frontage.

c. Size.

(1) In residential districts, construction signs shall not exceed 12 square feet in area per sign and four feet in height.

(2) In non-residential districts, construction signs shall not exceed 32 square feet in area per sign and eight feet in height.

d. Display Period. Construction signs shall be displayed only after approval of a building permit. Construction signs shall be removed no later than seven days after construction is complete, or issuance of an occupancy permit, whichever occurs first.

3. Garage or Yard Sale Signs.

- a. Location. Garage and yard sale signs are permitted in all residential zoning districts.
- b. Quantity. One garage or yard sale sign is permitted per street frontage.
- c. Size. Garage and yard sale signs shall not exceed 12 square feet in area per sign.
- d. Display Period. Garage and yard sale signs may be displayed for up to two days prior to the event, and shall be removed within one day after the event.

4. Political Signs.

- a. Location. Political signs are permitted in all zoning districts.
- b. Size. Political signs shall not exceed 16 square feet in area per sign and six feet in height.

5. Pennant Signs. Pennant signs are permitted for motor vehicle sales uses located in the C-4 District along Ogden Avenue only.

6. Real Estate Signs.

- a. Location. Real estate signs are permitted in all zoning districts.
- b. Quantity. One real estate sign is permitted per street frontage.
- c. Size.
  - (1) In residential districts, real estate signs shall not exceed six square feet in area per sign and six feet in height.
  - (2) In non-residential districts, real estate signs shall not exceed 32 square feet in area per sign and eight feet in height.
- d. Display Period.
  - (1) Real estate signs that direct persons to property or buildings for sale, rental, or lease shall be removed no later than seven days after the sale, rental, or lease agreement is signed.
  - (2) Real estate signs that direct persons to open houses may be displayed for two days prior to the event, and shall be removed within two hours after the event.

7. Window Signs. Temporary window signs do not require a sign permit but shall meet the standards of § 1476.05.B.10 (Window Signs).

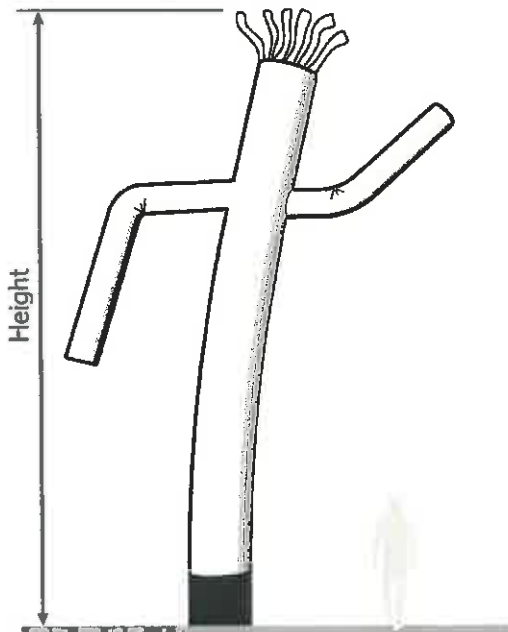
C. Temporary Signs with Permit Requirement. The following temporary signs require a sign permit, per § 1476.02 (Sign Permits and Variations), and shall comply with the following standards.

1. Banner Signs.

- a. Location.
  - (1) Banner signs are permitted for non-residential uses in all zoning districts.
  - (2) Banner signs shall not project above the roof of the building to which it is attached, or if attached to a permanent sign, higher than the top of the sign.
  - (3) Banner signs shall not encroach into the public right-of-way.

- b. Quantity. One banner sign is permitted per business, which may be displayed as a pole sign, wall sign, or window sign.
  - c. Size. Banner signs shall not exceed thirty-two (32) square feet in area.
  - d. Display Period.
    - (1) Banner signs are limited to a display period of 30 days.
    - (2) Banner signs may be displayed on a zoning lot no more than four times in one year.
2. Inflatable Devices. Refer to Figure 1476.06-A. Inflatable Device.
- a. Location.
    - (1) Inflatable devices are permitted in the C-2, C-4, and I Districts.
    - (2) Inflatable devices shall be ground-mounted, and shall not be mounted to any structure or vehicle.
    - (3) Inflatable devices shall be set back a minimum of 10 feet from the front lot line.
  - b. Quantity.
    - (1) One inflatable device is permitted per business.
    - (2) Inflatable signs may not be displayed simultaneously by adjacent businesses, or by more than one business in the same multi-tenant commercial development.
  - c. Size. Inflatable devices shall not exceed 25 feet in height.
  - d. Display Period.
    - (1) Inflatable devices are limited to a display period of seven days.
    - (2) Inflatable devices may be displayed on a zoning lot no more than two times in one year.

**Figure 1476.06-A. Inflatable Device**





**§ 1476.07 Prohibited Signs**

It shall be unlawful to erect the following prohibited signs or advertising devices in any zoning district.

A. Attention Getting Devices.

B. Banner Flag Signs.

C. Bench Signs.

D. Video Display Signs.

E. Flashing Signs.

F. Moving Signs. No sign or other advertising device shall have moving, revolving, or rotating parts. Moving signs shall not include barber poles, electronic message signs, flags, inflatable devices, pennant signs, and signs displaying time and temperature, street clocks, and other signs as established by this Chapter.

G. Obscene Signs.

H. Off-Premises Signs.

I. Portable Signs.

J. Roof Signs.

K. Signs that Interfere with Traffic. No sign or other advertising device shall interfere with, obstruct the view of, or be confused with any traffic sign, signal, or device because of its position, shape, illumination, or color.

L. Snipe Signs.

M. Vehicle Signs.

**§ 1476.08 Outdoor Advertising Signs**

Outdoor advertising signs are regulated as part of the Outdoor Advertising Signs Ordinance of the City of Berwyn Municipal Code.

## § 1476.09 Classic Sign Designation

- A. Purpose. The purpose of a classic sign designation is to preserve signs that have historic value or particular distinctiveness within the City.
- B. Procedure.
1. Initiation. A classic sign designation may be proposed by the owner of any property in the City, an individual expressly authorized by the owner in writing, or an official representative of the City.
  2. Action by the Building Director. An application for a classic sign designation shall be filed with the Building Director. Upon determining that the application is complete, the Building Director shall schedule the application for consideration by the Zoning, Planning, and Development Commission.
  3. Action by the Zoning, Planning, and Development Commission. The Zoning, Planning, and Development Commission shall evaluate the application, recommend approval or denial of the application, and forward its recommendation to the City Council.
  4. Action by the City Council. The City Council shall evaluate the application and take action in the form of approval or denial of the application.
- C. Standards for Classic Sign Designation. The City Council, Zoning, Planning, and Development Commission, and Building Director shall evaluate applications for classic sign designations with specific written findings based on the standards of this Section.
1. Age. The proposed sign shall be a minimum of 25 years old.
  2. Significance. The proposed sign shall possess extraordinary significance due to the historic value and/or distinctiveness of the sign.
  3. Use. The proposed sign may relate to a land use no longer located on-site.
  4. Design. The proposed sign shall possess unique physical design characteristics, including, but not limited to, size, configuration, illumination, color, and/or texture.
  5. Maintenance. The owner of the proposed sign shall provide a maintenance or restoration plan to ensure that the sign will not pose a threat to the health, safety, and general welfare of the City.
- D. Exemptions, Conformance, and Removal.
1. Exemptions. Signs designated as classic signs are exempt from all of the requirements of this Chapter in accordance with the provisions of this Section.
  2. Conformance. Signs designated as classic signs shall be deemed conforming and may:
    - a. Remain on the premises if the sign relates to a land use no longer located on-site.
    - b. Be relocated on the same lot or any other lot.
    - c. Be restored in the event that the sign is damaged or destroyed to the extent of more than 50 percent of its fair market value.
  3. Removal. Signs designated as classic signs may be removed in accordance with Section § 1476.03.F.3 (Removal) if the sign is unsafe, insecure, or a danger to the public.

### **§ 1476.10 Nonconforming Signs**

- A. Continuation of Nonconforming Sign. A nonconforming sign may remain in use as long as it remains otherwise lawful.
- B. Discontinuation or Abandonment. A nonconforming sign may not remain in use if the property is vacant and unoccupied for a period of six months or more.
- C. Relocation. A nonconforming sign shall not be relocated to any other location on the same lot or any other lot, unless the sign subsequently conforms to all regulations of the zoning district in which the sign is relocated.
- D. Alterations and Enlargements. A nonconforming sign shall not be altered or enlarged in any way that increases the nonconformity of the sign.
- E. Ordinary Maintenance and Repair. Normal maintenance and incidental repair may be performed on any nonconforming sign, but shall not increase the nonconformity of the sign.
- F. Damage or Destruction. In the event that any nonconforming sign is damaged or destroyed to the extent of more than 50 percent of the fair market value of the sign prior to the damage, the sign shall not be restored or repaired unless it subsequently conforms to all applicable regulations of the district in which the sign is located.

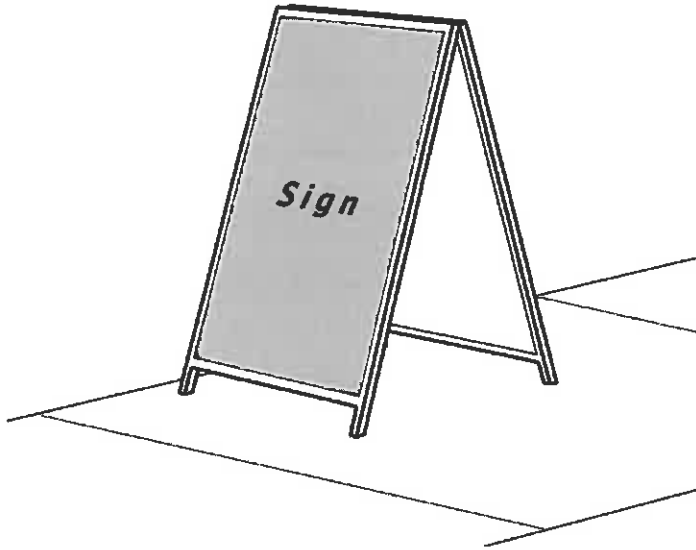
### **§ 1476.11 Enforcement**

- A. Enforcement. This Chapter shall be enforced by the Building Director. The Building Director may seek the assistance of the City Attorney to enjoin, abate, or stop any violation of this Chapter. The Building Director may seek the assistance of the Police Department to enforce this Chapter. The property owner charged with a violation of this Chapter may be held responsible for any legal expenses incurred by the City.
- B. Penalties and Fines. Any person, firm, or corporation who does not comply with any of the provisions of this Chapter, or who resists the enforcement thereof, shall be fined for each offense. Each day that a violation continues shall constitute a separate offense. The accumulation of penalties for violations shall cease upon correction of the violation, but the obligation to pay for violations already committed shall not.

**§ 1476.12 Definitions**

**A-Frame Sign:** A movable ground sign constructed in the shape of an “A” or some variation thereof. Refer to Figure 1476.12-A. A-Frame Sign.

**Figure 1476.12-A. A-Frame Sign**



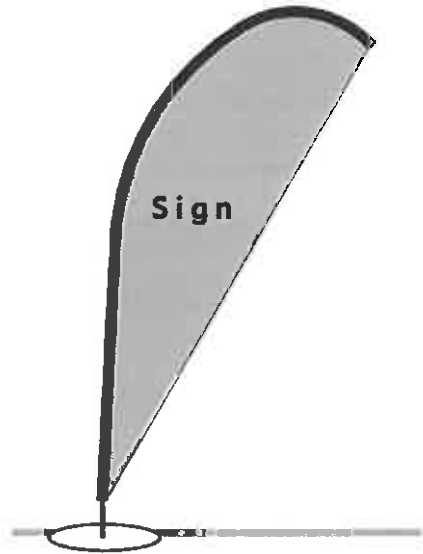
**Attention Getting Device:** A sign that directs attention to a business, product, or service using streamers, spinners, propellers, paddle wheels, or other ornamentation designed to move in the wind. “Attention Getting Devices” do not include “Banner Flag Signs” or “Inflatable Devices.”

**Awning:** A roof-like cover, often constructed of flexible fabric and/or metal, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element.

**Awning Sign:** A sign that is displayed on an awning.

**Banner Flag Sign:** A sign typically made of lightweight fabric or other flexible material that is mounted to a pole and designed to move in the wind. “Banner Flag Signs” do not include “Attention Getting Devices.” Refer to Figure 1476.12-B. Banner Flag Sign.

**Figure 1476.12-B. Banner Flag Sign**



**Banner Sign:** A sign typically made of lightweight fabric or other flexible material with or without a frame. “Banner Signs” do not include “Attention Getting Devices.”

**Bench Sign:** A sign located on a bench, seat, or similar structure that directs attention to a business, product, or service.

**Building:** A structure with substantial walls and a substantial roof that is securely affixed to land and separated on all sides from similar structures by space or by walls that do not have communicating doors, windows, or similar openings.

**Building Director.** The Building Director of the City of Berwyn.

**Cabinet Sign:** A sign designed as a boxed enclosure in which letters and logos are displayed on a flat interchangeable panel that does not individually articulate each letter or logo.

**Canopy:** A rigid roof-like cover, often constructed of metal and/or glass, which projects from the wall of a structure over a window, sidewalk, or door and is designed for protection from the weather or as a decorative element. A canopy may include ground-mounted support posts.

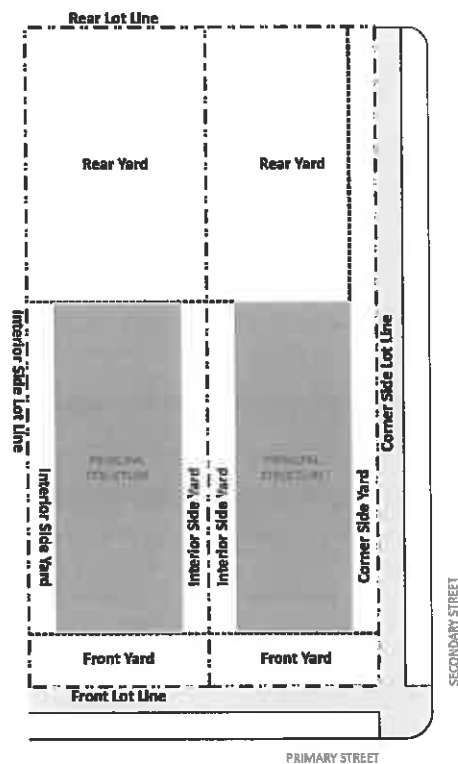
**Canopy-Mounted Sign:** A sign that is mounted on top of a canopy.

City: The City of Berwyn, Illinois.

**Construction Sign:** A sign that identifies the contractor, builder, developer, architect, engineer, or similar professional responsible for completing work on the property on which the sign is placed.

**Corner Side Lot Line:** The boundary of a lot that is approximately perpendicular to the front and rear lot lines, which separates the longest street frontage of a corner lot from the street. Refer to Figure 1476.12-C. Lot Lines and Yards.

Figure 1476.12-C. Lot Lines and Yards



**Corner Side Yard:** The area on a lot extending from the corner side façade of a building to the corner side lot line between the front yard and the rear lot line. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Drive-Through Sign:** A sign, which displays items for sale or service at an establishment with drive-through facilities.

**Driveway Entrance/Exit Sign:** A sign designating the location of parking lot entrances and/or exits, drive-throughs, and other features of a similar nature.

**Electronic Message Sign:** A sign that displays a changeable message with text, or simple images using an electronic display. "Electronic Message Signs" shall not include "Video Display Signs."

**Externally Illuminated Sign:** A sign that is lit by a source of light located outside the sign so that light shines onto the sign face.

**Flag:** Flexible material that is mounted on a pole and symbolizes any governmental, political, civic, educational, religious, or corporate organization.

**Flashing Sign:** A sign that contains an intermittent or sequential light source that may flash, blink, strobe, travel, chase, rotate, or change in intensity, brightness, or color. "Flashing Signs" do not include "Electronic Message Signs."

**Front Lot Line:** The boundary of a lot that abuts a street. For corner lots, the front lot line shall be the shortest street frontage of the lot. For irregularly shaped lots, the front lot line shall be the entire length of the lot line that abuts a street. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Front Yard:** The area on a lot extending from the front façade of a building to the front lot line between the side lot lines. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Frontage:** The portion of a building located adjacent to a right-of-way.

**Garage or Yard Sale Sign:** A sign advertising the sale of items typically held in a garage or yard.

**Government Sign:** A sign, such as a traffic control sign, public safety sign, emergency sign, or public notice, that is required by applicable federal, state, county, or local regulations.

**Headstone:** A non-commercial sign in the form of a tombstone, tablet, grave marker, statuary, or memorial plaque, that offers a remembrance of persons or events.

**Historical Marker:** A sign displaying information such as a building's name, date of erection, or location of historic significance.

**Home Occupation Sign:** A sign associated with an occupation carried on in a dwelling unit.

**Inflatable Device:** An advertising display that consists of large balloons or similar material that can be filled with air or gas and that may or may not be tethered to a specific location, and may move using a fan.

**Interior Side Lot Line:** The boundary of a lot that is approximately perpendicular to the front and rear lot lines and is not adjacent to the right-of-way. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Interior Side Yard:** The area on a lot extending from the interior side façade of a building to the interior side lot line between the front yard and the rear yard. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Internally Illuminated Sign:** A sign that is lit by a source of light located inside the sign so that light shines outward from within the sign.

**Lot:** A parcel or tract of land intended to be separately owned, developed, or otherwise used.

**Lot Line:** The boundary line of any lot.

**Lot of Record:** A legally created lot established by plat, deed, or contract as duly recorded by the Cook County Recorder of Deeds.

**Manually Changeable Copy Sign:** A sign designed to allow modifications of messages, letters, characters, illustrations, or other symbols by hand. "Manually Changeable Copy Signs" shall not include "Electronic Message Signs."

**Marquee Sign:** A sign with two or three sign faces that is mounted to a permanent roof-like structure extending from the facade of a building.

**Miscellaneous Information Sign:** A sign which displays miscellaneous information, such as hours of operation, credit cards accepted, open/closed signs, and push/pull signs, and appears on or adjacent to entry doors or in display windows. Miscellaneous information shall include information located on vending machines, automated teller machines, and gasoline pumps.

**Monument Sign:** A sign mounted to a freestanding base, not including freestanding poles, and not attached to a building.

**Moving Sign:** A sign that moves or gives the appearance of movement, including any sign that revolves, rotates, or in any way alters position by natural or artificial means. "Moving Signs" do not include "Electronic Message Signs," "Inflatable Devices," flags, "Pennant Signs," and signs displaying time and temperature.

**Nit:** A unit of luminous intensity equal to one candela per square meter.

**Nonconforming Sign:** A sign erected and maintained prior to the adoption of this Chapter that does not conform to the requirements of this Chapter.

**Obscene Sign:** A sign that displays content in which the dominant theme of the material depicts prurient representations of sexual matters that affront contemporary community standards and do not possess redeeming social value.

**Off-Premises Sign:** A sign that directs attention to a business, product, service, or activity that is conducted, sold, or offered at any location other than the premises where such sign is located.



**Owner:** The legal or beneficial title-holder of land or holder of a written option to contract or purchase the land.

**Parking Lot Sign:** A sign regulating a parking lot, with a message such as “No Parking” or “Unauthorized Users Will Be Towed,” that is oriented to an off-street parking area.

**Pennant Sign:** A sign consisting of tapered flags made of lightweight material that are hung in a series and may or may not contain a message. “Pennant Signs” do not include “Attention Getting Devices” or “Banner Flag Signs.”

**Permanent Sign:** A sign constructed of durable materials that is intended to be displayed for the duration of time that the use or occupant is located on the premises.

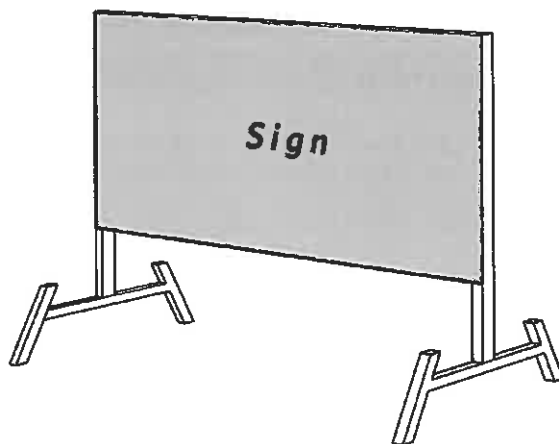
**Person:** An individual, firm, corporation, partnership, or other similar entity.

**Pole Sign:** A sign mounted to one or more freestanding poles, not including a freestanding base and not attached to a building.

**Political Sign:** A sign that endorses or opposes a candidate for public office or raises awareness regarding a public issue.

**Portable Sign:** A sign with a supporting structure that is designed to be moved or relocated for display. Portable signs include, but are not limited to, signs mounted upon a trailer or other non-motorized mobile structure, which may or may not possess wheels. “Portable Signs” do not include “A-Frame Signs.” Refer to Figure 1476.12-D. Portable Sign.

**Figure 1476.12-D. Portable Sign**



**Projecting Sign:** A sign attached to a building or other structure that extends beyond the surface of the building and is typically oriented perpendicular to the facade of the building. "Projecting Signs" do not include "Awning Signs" or "Marquee Signs."

**Real Estate Sign:** A sign advertising property for rent, lease, or sale, or announcing an open house.

**Rear Lot Line:** The boundary of a lot that is most distant from and approximately parallel to the front lot line. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Rear Yard:** The area on a lot extending from the rear façade of a building to the rear lot line between the side lot lines on an interior lot, and between the side lot line and the corner side yard on a corner lot. Refer to Figure 1476.12-C. Lot Lines and Yards.

**Roof Sign:** A sign erected on the roof of a building that projects above the highest point of the roofline or parapet wall.

**Sign:** A message, image, display, or object used to advertise, direct attention to, or promote the interests of a person, business, organization, location, product, service, or activity. "Signs" do not include flags or works of art.

**Sign Copy:** The text or images included on a sign that are used to communicate the message of the sign.

**Snipe Sign:** A sign affixed, posted, painted, or pasted to any tree, utility pole, hydrant, bench, fence, stake, trash receptacle, sidewalk, curb, parkway, street, median, or similar location, located on either public or private property.

**Street Address Sign:** A sign that displays the name or address of the occupant.

**Structure:** Anything constructed or erected that requires location on the ground or must be attached to something located on the ground.

**Temporary Sign:** A sign that is intended to be displayed for a limited period of time.

**Variation:** Authorization granted by the City to allow development that deviates from the specific regulations of this Chapter.

**Vehicle Sign:** A sign attached to or placed on a vehicle that is prominently visible from the public right-of-way where the primary purpose of the vehicle is to advertise a business, product, or service rather than to be actively used or available for the daily function of the business to which the sign relates. A "Vehicle Sign" does not include a sign advertising a vehicle for lease or sale.

**Video Display Sign:** A sign that displays a message with text, detailed images, or video using digital screens, LED screens, plasma screens, flat screens, video screens, and holographic displays. "Video Display Signs" shall not include "Electronic Message Signs."

**Wall Sign:** A sign mounted flat against the wall of a building or structure that is typically oriented parallel to the wall to which it is attached.

**Warning Sign:** A sign that communicates a message of warning, danger, or caution, such as "Private Property," "No Trespassing," or "Beware of Dog."

**Window Sign:** A sign affixed, hung, placed, posted, or printed on the interior or exterior of a building window or door that is intended to be viewed from the exterior of a building.

**Yard:** The area on a lot between the principal structure and the lot line.

**Zoning Lot:** One or more lots located within a block that is under single ownership and is designated as a unit of land for development by the owner of such land.

**Zoning, Planning, and Development Commission:** The Zoning, Planning, and Development Commission of the City of Berwyn.

**THE CITY OF BERWYN**  
COOK COUNTY, ILLINOIS

**ORDINANCE**  
NUMBER \_\_\_\_\_

**AN ORDINANCE ADOPTING PART 2, TITLE 8, CHAPTER 290 OF THE  
CODIFIED ORDINANCES OF BERWYN REGARDING THE ZONING,  
PLANNING, AND DEVELOPMENT COMMISSION FOR THE CITY OF  
BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**Robert J. Lovero, Mayor**  
**Margaret Paul, City Clerk**

**Scott Lennon**  
**Jose D. Ramirez**  
**Jeanine L. Reardon**  
**Robert W. Fejt**  
**Cesar A. Santoy**  
**Alicia M. Ruiz**  
**Rafael Avila**  
**Edgar Garcia**  
**Aldermen**

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this \_\_\_\_  
day of \_\_\_\_\_, 2017.**

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE ADOPTING PART 2, TITLE 8, CHAPTER 290 OF THE CODIFIED ORDINANCES OF BERWYN REGARDING THE ZONING, PLANNING, AND DEVELOPMENT COMMISSION FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

**WHEREAS**, the City historically established and maintained the Zoning Board of Appeals (the “ZBA”) to hear appeals related to zoning matters and to make recommendations and findings of fact to the Mayor (the “Mayor”) and the City Council (the “City Council” and with the Mayor, the “Corporate Authorities”) to consider; and

**WHEREAS**, the Corporate Authorities hereby find that it is in the best interest of the City and its residents to convert the ZBA to a Zoning, Planning, and Development Commission (the “Commission”) and to adopt rules for the Commission pursuant to which the Commission will perform substantially similar duties as the existing ZBA did in the past; and

**WHEREAS**, the ZBA shall be dissolved upon the effective date of this Ordinance; and

**WHEREAS**, based on the foregoing, the Corporate Authorities have determined that the Codified Ordinances of Berwyn (the “City Code”) should be amended replace the ZBA with the Commission; and

**WHEREAS**, the Commissioners shall be residents of the City; and

**WHEREAS**, in light of the foregoing and pursuant to the City’s home rule powers, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the City and its residents to adopt Part 2, Title 8, Chapter 290 (the “Amendment”) as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, all filing fees set forth in the Amendment are equal to those filing fees which are currently collected from land use adjustment applicants under the existing provisions of the City Code;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City’s home rule powers, as follows:

**Section 1.** The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

**Section 2.** The Amendment is hereby adopted. The Corporate Authorities hereby approve the amendments and the additions to the City Code, as set forth in Exhibit A.

**Section 3.** The officers, employees and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with the amendments contemplated by this Ordinance.

**Section 4.** All prior actions of the City’s officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

**Section 5.** The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 7.** This Ordinance shall be in full force and effect ten (10) days after its passage, approval and publication or as otherwise provided by law. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**ADOPTED** by the City Council of the City of Berwyn, Cook County, Illinois on this \_\_\_ day of \_\_\_\_, 2017, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Garcia				
(Mayor Lovero)				
<b>TOTAL</b>				

**APPROVED** this \_\_\_ day of \_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Robert J. Lovero  
MAYOR

\_\_\_\_\_  
Margaret Paul  
CITY CLERK



**EXHIBIT A**

## **CHAPTER 290: ZONING, PLANNING, AND DEVELOPMENT COMMISSION**

### **§ 290.01 ZONING, PLANNING, AND DEVELOPMENT COMMISSION**

(A) The Zoning, Planning, and Development Commission shall have the following specific duties and responsibilities pursuant to the Zoning Code.

- (1) Make final decisions on applications for zoning appeals.
- (2) Make recommendations to the City Council on applications for special use permits.
- (3) Make recommendations to the City Council on applications for major zoning variations.
- (4) Make recommendations to the City Council on applications for zoning text and map amendments.
- (5) Make recommendations to the City Council on applications for planned developments.
- (6) Prepare and recommend to the City Council a comprehensive plan for the City and propose needed amendments to the plan from time to time.
- (7) Other responsibilities as designated by the Zoning Code or by the City Council.

### **§ 290.02 MEMBERSHIP; TERMS; CHAIRPERSON; COMPENSATION.**

(A) The Zoning, Planning, and Development Commission (the “Commission”) shall consist of seven members, appointed by the Mayor, by and with the consent of the Council. The successor to each member shall serve for a term of three years. Each Commissioner shall have resided in the City for at least one year preceding their date of appointment.

(B) One of the members of the Commission shall be designated Chairperson by the Mayor, with the consent of the Council, and shall hold the office of Chairperson until his or her successor is appointed. The Chairperson, or in his or her absence the acting Chairperson, may administer oaths and compel the attendance of witnesses.

(C) The Mayor may remove a member of the Commission for cause and after a public hearing. A vacancy on the Commission shall be filled for the unexpired term of the member whose place has become vacant, in the manner provided for the appointment of the member.

(D) In addition to the Executive Secretary of the Commission, members of the Commission shall serve with compensation, if any, as set by the Mayor and the City Council.

**§ 290.03 EXECUTIVE SECRETARY.**

The Commission shall provide in its rules of procedure for the election of one of its members to serve as Executive Secretary of the Commission, the duties of whom shall be set forth and specified in the rules of procedure. The Executive Secretary shall receive compensation as determined by the Council from time to time.

**§ 290.04 MEETINGS.**

All meetings of the Commission shall be held at the call of the Chairperson and at times as the Commission may determine. All meetings of the Commission shall be open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating the fact, and shall also keep records of its examinations and other official actions. Findings of fact shall be included in the minutes of each case and the reasons for its decision shall be specified. Every rule or regulation, amendment or repeal thereof and order, requirement, decision or determination of the Commission shall be filed immediately in the office of the Commission and shall be a public record. The Commission shall adopt its own rules of procedure not in conflict with the Zoning Code or with state law. The Commission may select or appoint its own officers as it deems necessary.

**§ 290.05 PROCEDURE.**

(A) *Who may file.* An appeal may be taken from the Enforcement Officer charged with the enforcement of the Zoning Code by a person aggrieved, or by an officer, department, board or bureau of the city affected by a decision of the Enforcement Officer. The appeal shall be taken within the time as shall be prescribed by the Commission by general rule, by filing, with the Enforcement Officer from whom the appeal is taken and with the Executive Secretary of the Commission, a notice of appeal specifying the grounds thereof. The Enforcement Officer from whom the appeal is taken shall forthwith transmit to the Commission all the papers constituting the record upon which the action appealed from was taken.

(B) *Stay of proceedings.* An appeal shall stay all proceedings in furtherance of the action appealed from unless the Officer from whom the appeal is taken certifies to the Commission, after the notice of appeal has been filed with him or her, that by reason of facts stated in the certificate, a stay would, in his or her opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed other than by a restraining order, which may be granted by the Commission or by a court of record on application, on notice to the Officer from whom the appeal is taken and on due cause shown.

(C) *Time and place of hearing.* The Commission shall select a reasonable time and place for hearing the appeal, shall give due notice thereof to the parties as required by statute and shall render a decision on the appeal without unreasonable delay. An aggrieved person may appear and testify at the hearing, either in person or by his or her duly authorized agent or attorney.

(D) *Decisions subject to review.* All final administrative decisions of the Commission shall be subject to judicial review pursuant to the provisions of the Illinois Administrative Review Act 735 ILCS 5/3-101, *et seq.*, and all amendments and modifications thereof, and the rules adopted pursuant thereto. As used in this division, ADMINISTRATIVE DECISION shall be as defined in § 1 of the Administrative Review Act of the State.

#### **§ 290.06 JURISDICTION.**

(A) *Generally.* The Commission shall hear and decide appeals from, and review any order, requirement, decision or determination made by, the administrative official charged with the enforcement of the Zoning Code.

(B) *Matters referred to Commission.* The Commission shall also hear and decide all matters referred to it upon which it is required to pass under the Zoning Code.

(C) *Power to reverse or affirm.* The Commission may reverse or affirm, wholly or partly, or may modify or amend, the order, requirement, decision or determination appealed from, which does not involve a variation, conditional use or zoning change, without approval of Council, to the extent and in the manner that the Commission may decide to be fitting and proper in the premises, and to that end the Commission shall also have the powers of the Officer from whom the appeal is taken, provided that in any case which involves the interpretation of the Zoning Code, the designated city official, or any other officer of the city from whom the appeal is taken, or the Executive Secretary and/or the Chairperson of the Commission, shall request a letter of opinion from the City Attorney regarding the matter before the Commission, and the Commission will consider that letter as part of the evidence in making a final determination in any matter before the Commission.

(D) *Hearings for variations.* The Commission shall hear applications for variations from the terms of the Zoning Code in the manner and subject to the standards hereinafter prescribed.

(E) *Hearings for conditional uses.* The Commission shall hear applications for conditional uses as required by the Zoning Code in the manner and subject to the standards hereinafter prescribed.

(F) *Amendment power reserved to Council.* Nothing in this section shall be construed to give or grant to the Commission the power or authority to alter or change the Zoning Code or the zoning map, the power and authority being reserved to Council.

(G) *Determinations of Commission.* In any appeal for a conditional use, a proposed variation to this Zoning Code and/or a zoning change, the Executive Secretary shall prepare and forward a resolution on that matter, and if the Commission members vote in favor of the applicant then the Executive Secretary shall also prepare and forward a proposed ordinance on that matter to the City Clerk for final consideration by Council. The concurring vote of four members of the Commission is necessary to either reverse or affirm an order, requirement, decision or determination of the officer from whom the appeal is taken, or to decide in favor of or against the applicant on any matter upon which it is authorized by the Zoning Code to

render a decision. In the event that four votes cannot be obtained either in favor of or against any matter before the Commission, requiring the final consideration of Council, and there is a quorum present (at least four members of the Commission), the Executive Secretary shall forward the resolution and proposed ordinance to the City Clerk for presentation to Council without any specific recommendation from the Commission, the members of Council may give what weight they feel is appropriate to the facts presented in the resolution and the vote taken by the Commission to reach a final decision.

**§ 290.07 FILING FEES.**

(A) A filing fee of \$300 for residential, \$500 for commercial, plus the current costs of publishing the required notice of hearing in a qualified newspaper, shall be charged to each applicant (multiple applicants involved in the same request shall be considered as one) for a hearing as to any one zoning parcel, regarding a request for a variation, conditional use, zoning change or any other matter before the Commission, except as otherwise provided in the following divisions.

(B) The filing fee pertaining to the height, dimensions, construction, placement, location or any other matter before the Commission concerning a fence, to be used for residential purposes in a Residence District shall be \$75, plus the current costs of publishing the required notice of hearing in a qualified newspaper.

(C) The filing fee pertaining to the height, dimensions, construction, placement, location or any other matter before the Commission concerning a garage, to be used for residential purposes in a Residence District shall be \$75, plus the current costs of publishing the required notice of hearing in a qualified newspaper.

(D) The filing fee pertaining to an above-ground swimming pool shall be \$75, plus the current costs of publishing the required notice of hearing in a qualified newspaper.

(E) The filing fee pertaining to an exception from an RO regulated use shall be \$100, plus the current costs of publishing the required notice of hearing in a qualified newspaper.

**§ 290.08 VARIATIONS.**

(A) *Public hearings on applications.* The Commission shall hold public hearings upon all applications for a variation and, after a public hearing, report its recommendation to Council with findings based upon the standards prescribed in division (F) hereof.

(B) *Applications.* An application for a variation, on a form to be supplied by the Commission with the required filing fee may be made by any office, department, board or commission of the city or by any person, firm, corporation or other legal entity having a fee simple interest, an enforceable contractual interest or an option to purchase the land or land and improvements described in the application.

(C) *Accompanying documentation.* An application regarding a variation shall be accompanied by a set of drawings, including a block diagram with street numbers, lot and block numbers and street frontage, showing the character and occupancy of all property within 250 feet of the property for which the application is being filed. An applicant shall also be required to submit other documentation as may be requested by the Commission.

(D) *Fees and escrow.* In addition to the applicable fee, any applicant filing an application for a variation after commencement of construction for which a variance is required under the Zoning Code shall deposit with the Director of Finance an amount deemed necessary by the designated city official responsible for the issuance of permits, to remove and restore the subject premises to its condition prior to the commencement of construction in the event the application for a variation is denied.

(E) *Notice of hearing.* A notice of the time and place of a public hearing shall be published in a paper of general circulation in the city not more than 30 nor less than 15 days prior to the hearing. The notice shall contain the address or location of the property of which the variation is sought, as well as a brief description of the nature of the variance.

(F) *Standards for approval.* The Commission shall, after a public hearing, make findings, based upon the evidence presented to it in each specific case, that:

- (1) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Zoning Code were to be carried out;
- (2) The conditions upon which an application for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification;
- (3) The purpose of the variation is not based primarily upon a desire to increase financial gain;
- (4) The alleged difficulty or hardship is caused by the Zoning Code and has not been created by any persons presently having an interest in the property;
- (5) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- (6) The granting of the variation will not alter the essential character of the neighborhoods; and
- (7) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public streets, increase the danger of fire, impair natural drainage, create drainage problems on adjacent properties, endanger the public safety or substantially diminish or impair property values within the neighborhood.

(G) *Time limits.* No ordinance granting a variation from the Zoning Code shall be valid longer than six months after its enactment, unless a building permit is obtained within the period and the erection or alteration of the building is started and completed in accordance with the terms of the ordinance and the building permit.

**§ 290.09 REAL ESTATE TAX ARREARAGES.**

An applicant for rezoning, annexation or subdivision or other land use adjustment of real estate shall have no arrearage in real estate taxes prior to the matter being referred to the Commission for consideration. Any such application shall not be accepted when the application pertains to real estate on which real estate taxes or special assessments for which a bill was issued are due and owing.

**THE CITY OF BERWYN**  
**COOK COUNTY, ILLINOIS**

**RESOLUTION**  
**NUMBER \_\_\_\_\_**

**A RESOLUTION APPOINTING CERTAIN INDIVIDUALS TO THE  
PLANNING, ZONING, AND DEVELOPMENT COMMISSION FOR THE  
CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**Robert J. Lovero, Mayor**  
**Margaret Paul, City Clerk**

**Scott Lennon**  
**Jose D. Ramirez**  
**Jeanine L. Reardon**  
**Robert W. Fejt**  
**Cesar A. Santoy**  
**Alicia M. Ruiz**  
**Rafael Avila**  
**Edgar Garcia**  
**Aldermen**

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this \_\_\_\_  
day of \_\_\_\_\_, 2017.



**RESOLUTION \_\_\_\_\_**

**A RESOLUTION APPOINTING CERTAIN INDIVIDUALS TO THE PLANNING, ZONING, AND DEVELOPMENT COMMISSION FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

**WHEREAS**, the Mayor (the “Mayor”) and the City Council (the “City Council” and with the Mayor, the “Corporate Authorities”) previously dissolved the Zoning Board of Appeals (the “ZBA”); and

**WHEREAS**, the Corporate Authorities have converted the ZBA to a Zoning, Planning, and Development Commission (the “Commission”) and adopted rules for the Commission pursuant to which the Commission will perform substantially similar duties as the ZBA did in the past; and

**WHEREAS**, the Mayor, with the advice and consent of the City Council, has determined that it is necessary for conducting City business and for the effective administration of government to declare seven (7) vacancies on the Commission and to appoint those individuals listed on Exhibit A, attached hereto and incorporated herein, to serve on the Commission for the terms set forth therein; and

**WHEREAS**, the Corporate Authorities hereby find and determine that it is in the best interests of the City to make the make the specified appointments as set forth herein;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City's home rule powers, as follows:

**Section 1.** The statements set forth in the preambles to this Resolution are found to be true and correct and are incorporated into this Resolution as if set forth in full.

**Section 2.** The Corporate Authorities hereby declare seven (7) vacancies on the Commission and authorize the Mayor to appoint those individuals listed on Exhibit A to fill said vacancies for the terms set forth therein, and to take all steps necessary to carry out the terms of said appointments.

**Section 3.** The officers, employees and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the appointments contemplated by this Resolution and shall take all action necessary in conformity therewith.

**Section 4.** All prior actions of the City's officials, employees and agents with respect to the subject matter of this Resolution are hereby expressly ratified.

**Section 5.** The provisions of this Resolution are hereby declared to be severable, and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 7.** This Resolution shall be in full force and effect ten (10) days after its passage, approval and publication or as otherwise provided by law. A full, true and complete copy of this Resolution shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended

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**ADOPTED** by the City Council of the City of Berwyn, Cook County, Illinois on this \_\_\_ day of \_\_\_\_, 2017, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Garcia Perez				
(Mayor Lovero)				
<b>TOTAL</b>				

**APPROVED** this \_\_\_ day of \_\_\_\_, 2017.

**ATTEST:**

\_\_\_\_\_  
Robert J. Lovero  
**MAYOR**

\_\_\_\_\_  
Margaret Paul  
**CITY CLERK**

**EXHIBIT A**

<b>Name</b>	<b>Term</b>
1. Joel Chrastka, Chairman	Three Years
2. Lance C. Malina, Esq.	Three Years
3. Rosina LaPietra	Three Years
4. Don Miller	Three Years
5. Cathy Norden	Three Years
6. Douglas Walega	Three Years
7. TBD	

**THE CITY OF BERWYN**  
**COOK COUNTY, ILLINOIS**

**ORDINANCE**  
**NUMBER \_\_\_\_\_**

**AN ORDINANCE ADOPTING PART 14, TITLE 4, CHAPTER 1442 OF THE  
CODIFIED ORDINANCES OF BERWYN REGARDING BUILDING  
PERMITS FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF  
ILLINOIS.**

**Robert J. Lovero, Mayor**  
**Margaret Paul, City Clerk**

**Scott Lennon**  
**Jose D. Ramirez**  
**Jeanine L. Reardon**  
**Robert W. Fejt**  
**Cesar A. Santoy**  
**Alicia M. Ruiz**  
**Rafael Avila**  
**Edgar Garcia**  
**Aldermen**

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Berwyn on this \_\_\_\_  
day of \_\_\_\_\_, 2017.**

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE ADOPTING PART 14, TITLE 4, CHAPTER 1442 OF THE CODIFIED ORDINANCES OF BERWYN REGARDING BUILDING PERMITS FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS.**

**WHEREAS**, the City of Berwyn (the “City”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise various powers and perform numerous functions pertaining to its government and affairs in any manner not otherwise prohibited by law; and

**WHEREAS**, the City previously adopted regulations regarding building permits within the City (the “Existing Regulations”); and

**WHEREAS**, the Mayor (the “Mayor”) and the City Council (the “City Council” and with the Mayor, the “Corporate Authorities”) recognize the need to update the Existing Regulations from time to time in order to continue to encourage economic vitality within the City and to regulate the renovation and construction of structures in the City; and

**WHEREAS**, the building permit fees set forth in the Amendment are equal to those currently assessed under the Existing Regulations; and

**WHEREAS**, based on the foregoing, the Corporate Authorities have determined that the Codified Ordinances of Berwyn (the “City Code”) should be amended by adopting Part 14, Title 4, Chapter 1442 of the City Code as set forth in Exhibit A, attached hereto and incorporated herein (the “Amendment”);

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Berwyn, County of Cook, State of Illinois, in the exercise of the City’s home rule powers, as follows:

**Section 1.** The statements set forth in the preambles to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

**Section 2.** The Amendment is hereby adopted. The Corporate Authorities hereby approve the amendments and the additions to the City Code, as set forth in Exhibit A.

**Section 3.** The officers, employees and/or agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the City are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with the amendments contemplated by this Ordinance.

**Section 4.** All prior actions of the City's officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

**Section 5.** The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6.** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**Section 7.** This Ordinance shall be in full force and effect ten (10) days after passage, approval and publication or as otherwise provided by law. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.



**ADOPTED** by the City Council of the City of Berwyn, Cook County, Illinois on this \_\_\_ day of \_\_\_\_, 2017, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
Lennon				
Ramirez				
Reardon				
Fejt				
Santoy				
Ruiz				
Avila				
Garcia				
(Mayor Lovero)				
<b>TOTAL</b>				

**APPROVED** this \_\_\_ day of \_\_\_\_, 2017.

\_\_\_\_\_  
 Robert J. Lovero  
 MAYOR

ATTEST:

\_\_\_\_\_  
 Margaret Paul  
 CITY CLERK

**EXHIBIT A**

## **CHAPTER 1442: BUILDING PERMITS.**

### **§ 1442.01 BUILDING PERMIT APPLICATIONS.**

(A) *Plat to accompany application.* An application for a building permit shall be filed in writing with the designated city official and shall be accompanied by a plat, in duplicate, drawn to scale showing the actual dimensions of the lot or plot to be built upon, the size, shape and location of the building to be erected, existing buildings (if any) and areas for parking. The plat shall be prepared by and bear the seal of a surveyor registered with the state. The designated city official shall keep a careful record of the applications and plats.

(B) *Compliance with Zoning Code required.* No application for a building permit or other permit or license, or for a certificate of occupancy, shall be approved by the designated city official or his or her designee, and no permit or license shall be issued by any other city department, which would authorize the use or change in use of any land or building contrary to the provisions of the Zoning Code or the erection, moving, alteration, enlargement or occupancy of a building designed or intended to be used for a purpose or in a manner contrary to the provisions of the Zoning Code.

(C) *Buildings under construction.* Where a building permit for a building or structure has been issued in accordance with law prior to the effective date of the Zoning Code and provided that construction is begun within six months of the date of the building permit and diligently prosecuted to completion, the building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued and, further, may, upon completion, be occupied under a certificate of occupancy by the use for which it was originally designated, subject thereafter to the provisions of Chapter 1252 of the Zoning Code.

### **§ 1442.02 TIME LIMIT FOR COMPLETION OF WORK.**

If a building permit for a building or structure is issued after the enactment of the Zoning Code, the building or structure shall be completed in accordance with the approved plans within one year after the date of issuance of the permit.

### **§ 1442.03 PERMIT REQUIRED FOR CHANGE IN BUILDING USE.**

No change shall be made in the use of a building until a permit has first been issued therefor by the designated city official or his or her designee, and no permit shall be issued to make the change unless it is in conformity with the provisions of the Zoning Code.

### **§ 1442.04 PERMIT FOR TEMPORARY BUILDING.**

The Council may authorize the issuance of a written permit, upon the conditions as it shall prescribe, for a temporary building for a real estate sales office or contractor's office when the building is clearly necessary and incidental to the development of the immediate district, provided that:

(A) The permit shall be valid for six months from the date of issuance; and

(B) The person receiving the temporary permit shall give a cash bond of \$5,000, conditioned that the applicant for the permit, or his or her successor or assign, shall promptly remove the temporary building or structure for which the permit was issued at the expiration of the six months. At the time, the bond amount shall be refunded; otherwise, the bond shall be retained by the city to defray all expenses entailed on behalf of the city for the purpose of effecting the removal.

**§ 1442.05 PAINTED BRICK PROHIBITED.**

No brick building or other brick structure, whether residential, commercial or industrial, shall be painted unless in accordance with 1476.05.B.9.a(5).

K-1  
The City of Berwyn



Robert J. Lovero  
Mayor

**A Century of Progress with Pride**

6700 West 26<sup>th</sup> Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675  
www.berwyn-il.gov

September 8, 2017

Mayor Robert J. Lovero  
Members of the  
City Council  
City of Berwyn

Subject: Payroll August 23, 2017 and September 6, 2017

Ladies and Gentlemen:

The current payroll has been prepared for review by the finance department and is ready for approval at the September 12, 2017 meeting.

Payroll: August 23, 2017 in the amount of \$1,164,523.85  
**and**  
September 6, 2017 in the amount of \$1,257,973.48

Respectfully Submitted,

Finance Department

K.A

**The City of Berwyn**



**Robert J. Lovero**  
Mayor

**A Century of Progress with Pride**

6700 West 26<sup>th</sup> Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-2675  
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September 8, 2017

Mayor Robert J. Lovero Members of the City Council City of Berwyn

Subject: Payables September 12, 2017

Ladies and Gentlemen:

The current payables were prepared for review by the finance department and are ready for approval at the September 12, 2017 meeting.

Payables: September 12, 2017 in the amount of \$2,281,060.47

Respectfully Submitted,

Finance Department

# Payment Register

From Payment Date: 9/9/2016 - To Payment Date: 9/13/2017

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
01 - General Cash									
Check									
42549	08/23/2017	Open			Accounts Payable	Cintas Corporation	\$333.40		
42550	08/23/2017	Open			Accounts Payable	ROMEL & STACEY CORTEZ	\$3,500.00		
42551	08/22/2017	Open			Accounts Payable	Mariam Construction, Inc.	\$703,836.89		
42552	08/23/2017	Open			Accounts Payable	ROBERT J. LOVERO ATTORNEY AT LAW	\$3,400.00		
42553	08/23/2017	Open			Accounts Payable	ST. LEONARD PARENT ASSOCIATION	\$200.00		
42554	08/29/2017	Open			Accounts Payable	Berwyn Development Corporation	\$1,400.00		
42555	08/29/2017	Open			Accounts Payable	JAMES ACANFORA	\$264.00		
42556	09/01/2017	Open			Accounts Payable	O.D. Sports	\$3,000.00		
42557	09/01/2017	Open			Accounts Payable	HYATT PLACE	\$679.80		
42558	09/13/2017	Open			Accounts Payable	A. Freedom Flag Company	\$217.95		
42559	09/13/2017	Open			Accounts Payable	ABC Automotive Electronics	\$494.16		
42560	09/13/2017	Open			Accounts Payable	ABC Commercial Maintenance Services, Inc.	\$2,076.65		
42561	09/13/2017	Open			Accounts Payable	Across the Street Productions	\$2,700.00		
42562	09/13/2017	Open			Accounts Payable	ACS	\$3,750.00		
42563	09/13/2017	Open			Accounts Payable	AeroVista Innovations, LLC	\$3,990.00		
42564	09/13/2017	Open			Accounts Payable	AETNA	\$36,689.74		
42565	09/13/2017	Open			Accounts Payable	Air One Equipment, Inc.	\$377.97		
42566	09/13/2017	Open			Accounts Payable	Airgas USA, LLC	\$243.26		
42567	09/13/2017	Open			Accounts Payable	Alicia Ruiz	\$582.02		
42568	09/13/2017	Open			Accounts Payable	American Legal Publishing Corporation	\$1,417.00		
42569	09/13/2017	Open			Accounts Payable	American Mobile Shredding & Recycling, Inc.	\$350.00		
42570	09/13/2017	Open			Accounts Payable	American Red Cross-Health & Safety Services	\$1,632.00		
42571	09/13/2017	Open			Accounts Payable	Amsterdam Printing & Litho Corporation	\$1,213.48		
42572	09/13/2017	Open			Accounts Payable	Aqua Chill of Chicago # 22	\$119.00		
42573	09/13/2017	Open			Accounts Payable	Art Flo Shirt and Lettering	\$286.49		
42574	09/13/2017	Open			Accounts Payable	Aspire Electric Services	\$1,945.58		
42575	09/13/2017	Open			Accounts Payable	AT & T	\$18,620.42		
42576	09/13/2017	Open			Accounts Payable	AT & T Long Distance	\$3,550.06		
42577	09/13/2017	Open			Accounts Payable	AT& T	\$8,699.23		
42578	09/13/2017	Open			Accounts Payable	AT& T	\$2,419.31		
42579	09/13/2017	Open			Accounts Payable	AT& T	\$977.50		
42580	09/13/2017	Open			Accounts Payable	AT&T Global Services, Inc.	\$5,500.00		
42581	09/13/2017	Open			Accounts Payable	B. Davids Landscaping	\$3,669.99		
42582	09/13/2017	Open			Accounts Payable	Baker & Taylor Entertainment, Inc.	\$5,213.47		
42583	09/13/2017	Open			Accounts Payable	Barge Terminal & Trucking	\$400.00		
42584	09/13/2017	Open			Accounts Payable	Berwyn Development Corporation	\$362.90		
42585	09/13/2017	Open			Accounts Payable	Berwyn Garage	\$100.00		
42586	09/13/2017	Open			Accounts Payable	Berwyn Historical Society	\$799.00		
42587	09/13/2017	Open			Accounts Payable	Berwyn Park District	\$7,580.00		
42588	09/13/2017	Open			Accounts Payable	Berwyn Western Plumbing & Heating	\$269.19		
42589	09/13/2017	Open			Accounts Payable	Better Containers	\$10,910.33		
42590	09/13/2017	Open			Accounts Payable	Blades of Glory, Inc.			

# Payment Register

From Payment Date: 9/9/2016 - To Payment Date: 9/13/2017

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
42591	09/13/2017	Open			Accounts Payable	Blake Carver	\$200.00		
42592	09/13/2017	Open			Accounts Payable	BMO Harris Bank N.A.	\$2,661.60		
42593	09/13/2017	Open			Accounts Payable	Brian Cantwell	\$2,412.39		
42594	09/13/2017	Open			Accounts Payable	BSN Sports	\$1,207.12		
42595	09/13/2017	Open			Accounts Payable	Building Services of America,LLC	\$280.30		
42596	09/13/2017	Open			Accounts Payable	C & G Development, LLC	\$20,000.00		
42597	09/13/2017	Open			Accounts Payable	CablesAndKits.com	\$7,809.30		
42598	09/13/2017	Open			Accounts Payable	Carl Gray	\$2,742.47		
42599	09/13/2017	Open			Accounts Payable	CDW Government, Inc.	\$594.34		
42600	09/13/2017	Open			Accounts Payable	CenterPoint Energy Services,Inc.	\$4,349.59		
42601	09/13/2017	Open			Accounts Payable	Germak Animal Clinic	\$110.00		
42602	09/13/2017	Open			Accounts Payable	Chemsearch	\$1,511.62		
42603	09/13/2017	Open			Accounts Payable	Chicago Office Products Co.	\$1,474.80		
42604	09/13/2017	Open			Accounts Payable	Citadel	\$102.00		
42605	09/13/2017	Open			Accounts Payable	Clearchannel Outdoor	\$7,750.00		
42606	09/13/2017	Open			Accounts Payable	Comcast Cable	\$149.85		
42607	09/13/2017	Open			Accounts Payable	Commercial Maintenance Chemical Corporation	\$850.71		
42608	09/13/2017	Open			Accounts Payable	Complete Temperature Systems, Inc.	\$576.00		
42609	09/13/2017	Open			Accounts Payable	Connection	\$1,650.00		
42610	09/13/2017	Open			Accounts Payable	Conrad Polygraph, Inc.,	\$390.00		
42611	09/13/2017	Open			Accounts Payable	Continental Research Corporation	\$242.93		
42612	09/13/2017	Open			Accounts Payable	COTG	\$475.00		
42613	09/13/2017	Open			Accounts Payable	Currie Motors	\$94,860.00		
42614	09/13/2017	Open			Accounts Payable	Dearborn National Life Insurance Company	\$7,174.81		
42615	09/13/2017	Open			Accounts Payable	Del Galdo Law Group, LLC	\$34,571.75		
42616	09/13/2017	Open			Accounts Payable	Dell Marketing, LP	\$1,394.17		
42617	09/13/2017	Open			Accounts Payable	Demco Educational Corporation	\$1,433.00		
42618	09/13/2017	Open			Accounts Payable	Di Nico's Pizza	\$37.89		
42619	09/13/2017	Open			Accounts Payable	Diamond Graphics, Inc.	\$625.00		
42620	09/13/2017	Open			Accounts Payable	Discount School Supply	\$110.13		
42621	09/13/2017	Open			Accounts Payable	DuPage Topsoil, Inc.	\$1,260.00		
42622	09/13/2017	Open			Accounts Payable	Eagle Engraving	\$23.20		
42623	09/13/2017	Open			Accounts Payable	Eastern Illinois University	\$610.00		
42624	09/13/2017	Open			Accounts Payable	Empire Cooler Solutions, Inc.	\$92.00		
42625	09/13/2017	Open			Accounts Payable	Engineering Solutions Team	\$895.00		
42626	09/13/2017	Open			Accounts Payable	Frank Teutonico	\$125.36		
42627	09/13/2017	Open			Accounts Payable	Freeway Ford Truck Sales, Inc.	\$353.19		
42628	09/13/2017	Open			Accounts Payable	Georgantas Claims Services, Inc	\$1,390.00		
42629	09/13/2017	Open			Accounts Payable	Greg Hannah Plumbing	\$3,200.00		
42630	09/13/2017	Open			Accounts Payable	Gus & Sons Landscaping LLC	\$4,072.49		
42631	09/13/2017	Open			Accounts Payable	H & H Electric Company	\$8,105.90		
42632	09/13/2017	Open			Accounts Payable	Halogen Supply Company, Inc.	\$3,049.08		
42633	09/13/2017	Open			Accounts Payable	Hannah Rapp	\$32.78		
42634	09/13/2017	Open			Accounts Payable	Health Care Service Corporation	\$939,565.53		
42635	09/13/2017	Open			Accounts Payable	Heritage Funeral Home	\$380.00		
42636	09/13/2017	Open			Accounts Payable	Home Depot Credit Services	\$5.47		
42637	09/13/2017	Open			Accounts Payable	Housing Forward	\$8,000.00		
42638	09/13/2017	Open			Accounts Payable	Illinois Fire Inspectors Association	\$1,050.00		



# Payment Register

From Payment Date: 9/9/2016 - To Payment Date: 9/13/2017

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
42639	09/13/2017	Open			Accounts Payable	Illinois Office of the State Fire Marshall	\$285.00		
42640	09/13/2017	Open			Accounts Payable	Impact Networking, LLC	\$19.50		
42641	09/13/2017	Open			Accounts Payable	Ingram Library Services LLC	\$3,735.86		
42642	09/13/2017	Open			Accounts Payable	Intersection Media, LLC	\$1,713.66		
42643	09/13/2017	Open			Accounts Payable	J & L Uniforms	\$462.83		
42644	09/13/2017	Open			Accounts Payable	Jack's Rental, Inc.	\$1,017.71		
42645	09/13/2017	Open			Accounts Payable	JG Uniforms	\$539.20		
42646	09/13/2017	Open			Accounts Payable	JJ Hydraulic Service	\$292.24		
42647	09/13/2017	Open			Accounts Payable	Jo Snow	\$350.00		
42648	09/13/2017	Open			Accounts Payable	John Hadjoannou	\$1,780.42		
42649	09/13/2017	Open			Accounts Payable	John McGrath	\$2,960.00		
42650	09/13/2017	Open			Accounts Payable	Johnson, Roberts & Associates	\$13.00		
42651	09/13/2017	Open			Accounts Payable	Just Tires	\$3,218.40		
42652	09/13/2017	Open			Accounts Payable	K-Five Hodgkins LLC	\$2,149.73		
42653	09/13/2017	Open			Accounts Payable	Kathleen Behrendt	\$200.76		
42654	09/13/2017	Open			Accounts Payable	Kieft Bros., Inc.	\$274.68		
42655	09/13/2017	Open			Accounts Payable	Kiesler's Police Supply, Inc.	\$5,494.14		
42656	09/13/2017	Open			Accounts Payable	King Transmission Company	\$2,685.00		
42657	09/13/2017	Open			Accounts Payable	Kleith, Thorpe and Jenkins, LTD.	\$4,733.10		
42658	09/13/2017	Open			Accounts Payable	Kristina Ricchio	\$150.00		
42659	09/13/2017	Open			Accounts Payable	Kym Frankoveigia	\$350.00		
42660	09/13/2017	Open			Accounts Payable	L - K Fire Extinguisher Service	\$200.95		
42661	09/13/2017	Open			Accounts Payable	Lady Lightning	\$440.00		
42662	09/13/2017	Open			Accounts Payable	Lakeview Bus Lines, Inc.	\$2,195.00		
42663	09/13/2017	Open			Accounts Payable	Lawndale News	\$476.48		
42664	09/13/2017	Open			Accounts Payable	LeadsOnline	\$6,348.00		
42665	09/13/2017	Open			Accounts Payable	Leahy-Wolf	\$1,553.75		
42666	09/13/2017	Open			Accounts Payable	Lyons Tree Service, Inc.	\$1,995.00		
42667	09/13/2017	Open			Accounts Payable	Madden Media	\$600.00		
42668	09/13/2017	Open			Accounts Payable	Magic Irrigation LLC	\$229.50		
42669	09/13/2017	Open			Accounts Payable	Margaret Paul	\$544.60		
42670	09/13/2017	Open			Accounts Payable	McCann Industries, Inc.	\$2,349.20		
42671	09/13/2017	Open			Accounts Payable	Menards	\$1,443.24		
42672	09/13/2017	Open			Accounts Payable	Metro Collision Service / Metro Garage, Inc.	\$4,476.95		
42673	09/13/2017	Open			Accounts Payable	Michael Fellows	\$2,073.00		
42674	09/13/2017	Open			Accounts Payable	Micro Marketing, LLC	\$108.56		
42675	09/13/2017	Open			Accounts Payable	Midas Auto Service Experts	\$1,941.17		
42676	09/13/2017	Open			Accounts Payable	Midwest Chlorinating & Testing, Inc	\$4,975.00		
42677	09/13/2017	Open			Accounts Payable	Midwest Tape	\$1,483.39		
42678	09/13/2017	Open			Accounts Payable	Miguel A. Santiago Consulting, Inc	\$5,000.00		
42679	09/13/2017	Open			Accounts Payable	Mike & Sons	\$3,903.90		
42680	09/13/2017	Open			Accounts Payable	MRA	\$22,097.50		
42681	09/13/2017	Open			Accounts Payable	Nascar Car Wash	\$2,080.65		
42682	09/13/2017	Open			Accounts Payable	National Business Institute	\$339.00		
42683	09/13/2017	Open			Accounts Payable	Nationwide Transmission & Complete Auto Service	\$1,339.36		
42684	09/13/2017	Open			Accounts Payable	Nicholas Schiavone	\$1,399.74		

# Payment Register

From Payment Date: 9/9/2016 - To Payment Date: 9/13/2017

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
42685	09/13/2017	Open			Accounts Payable	Northeast Multi-Regional Training, Inc.	\$375.00		
42686	09/13/2017	Open			Accounts Payable	Occupational Health Centers of Illinois P.C.	\$160.00		
42687	09/13/2017	Open			Accounts Payable	Odelson & Sterk, LTD	\$407.70		
42688	09/13/2017	Open			Accounts Payable	Office Depot	\$514.85		
42689	09/13/2017	Open			Accounts Payable	Oldies.com	\$422.85		
42690	09/13/2017	Open			Accounts Payable	PACE Suburban Bus	\$400.00		
42691	09/13/2017	Open			Accounts Payable	Patrick N. Murray	\$2,537.50		
42692	09/13/2017	Open			Accounts Payable	Penguin Random House, Inc.	\$210.00		
42693	09/13/2017	Open			Accounts Payable	Peter Podgorski	\$2,506.40		
42694	09/13/2017	Open			Accounts Payable	Peters & Associates, Inc.	\$1,750.00		
42695	09/13/2017	Open			Accounts Payable	Pioneer Manufacturing	\$1,000.00		
42696	09/13/2017	Open			Accounts Payable	Plitney Bowes	\$3,449.36		
42697	09/13/2017	Open			Accounts Payable	Power Washing Pros	\$9,980.00		
42698	09/13/2017	Open			Accounts Payable	Premier Specialties	\$1,291.25		
42699	09/13/2017	Open			Accounts Payable	Professional Pest Control, Inc.	\$110.00		
42700	09/13/2017	Open			Accounts Payable	Public Engines, Inc.	\$3,588.00		
42701	09/13/2017	Open			Accounts Payable	Reliable Materials-Lyons LLC	\$1,617.00		
42702	09/13/2017	Open			Accounts Payable	Reserve Account	\$10,000.00		
42703	09/13/2017	Open			Accounts Payable	Richard C. Dahms	\$2,055.00		
42704	09/13/2017	Open			Accounts Payable	Roscoe Company	\$904.50		
42705	09/13/2017	Open			Accounts Payable	Ross Fallia	\$6,994.25		
42706	09/13/2017	Open			Accounts Payable	S & S Worldwide, Inc.	\$271.12		
42707	09/13/2017	Open			Accounts Payable	Safelite	\$75.44		
42708	09/13/2017	Open			Accounts Payable	Sam's Club / Synchrony Bank	\$658.76		
42709	09/13/2017	Open			Accounts Payable	Santo Sport Store	\$1,171.00		
42710	09/13/2017	Open			Accounts Payable	Sarah's Inn	\$10,000.00		
42711	09/13/2017	Open			Accounts Payable	Schultz Supply Company, Inc.	\$773.32		
42712	09/13/2017	Open			Accounts Payable	Scot Decal Company, Inc.	\$11,979.30		
42713	09/13/2017	Open			Accounts Payable	Sean Thornton	\$435.00		
42714	09/13/2017	Open			Accounts Payable	SEPS, Inc.	\$5,000.00		
42715	09/13/2017	Open			Accounts Payable	Sherwin Williams Company	\$117.41		
42716	09/13/2017	Open			Accounts Payable	Sirchie Finger Print Laboratories	\$149.95		
42717	09/13/2017	Open			Accounts Payable	SoySolv	\$1,017.40		
42718	09/13/2017	Open			Accounts Payable	Sprint	\$430.78		
42719	09/13/2017	Open			Accounts Payable	Squad 8-B Solutions Inc.	\$1,160.34		
42720	09/13/2017	Open			Accounts Payable	State Industrial Products	\$432.44		
42721	09/13/2017	Open			Accounts Payable	Striker Lanes	\$945.00		
42722	09/13/2017	Open			Accounts Payable	Suburban Laboratories, Inc.	\$585.00		
42723	09/13/2017	Open			Accounts Payable	SWAN	\$974.70		
42724	09/13/2017	Open			Accounts Payable	Swank Motion Picture, Inc.	\$385.00		
42725	09/13/2017	Open			Accounts Payable	SYNCB / AMAZON	\$1,614.41		
42726	09/13/2017	Open			Accounts Payable	Syserco Midwest	\$7,640.00		
42727	09/13/2017	Open			Accounts Payable	Target Auto Parts	\$4,563.73		
42728	09/13/2017	Open			Accounts Payable	Tele-Tron Ace Hardware	\$838.21		
42729	09/13/2017	Open			Accounts Payable	The Blue Line	\$298.00		
42730	09/13/2017	Open			Accounts Payable	The Sign Edge	\$104.00		
42731	09/13/2017	Open			Accounts Payable	The Urban Mutt	\$142.87		
42732	09/13/2017	Open			Accounts Payable	Thomas Fleming Company	\$2,004.00		

# Payment Register

From Payment Date: 9/9/2016 - To Payment Date: 9/13/2017

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
42733	09/13/2017	Open			Accounts Payable	Traffic Control & Protection, Inc.	\$575.00		
42734	09/13/2017	Open			Accounts Payable	Tryad Automotive	\$241.79		
42735	09/13/2017	Open			Accounts Payable	Unique Management Services, Inc.	\$53.70		
42736	09/13/2017	Open			Accounts Payable	USA Today	\$340.48		
42737	09/13/2017	Open			Accounts Payable	USJN	\$100.00		
42738	09/13/2017	Open			Accounts Payable	VCA Berwyn Animal Hospital	\$930.40		
42739	09/13/2017	Open			Accounts Payable	VCG Uniforms	\$1,323.49		
42740	09/13/2017	Open			Accounts Payable	Veritext	\$257.35		
42741	09/13/2017	Open			Accounts Payable	Verizon Wireless - Lehigh	\$1,377.85		
42742	09/13/2017	Open			Accounts Payable	Veterans Information Services	\$25.00		
42743	09/13/2017	Open			Accounts Payable	Village of Romeoville Fire Academy	\$525.00		
42744	09/13/2017	Open			Accounts Payable	Vincent Esposito	\$1,330.36		
42745	09/13/2017	Open			Accounts Payable	Vintage Tech LLC	\$604.90		
42746	09/13/2017	Open			Accounts Payable	VS Printing Services, LLC	\$285.00		
42747	09/13/2017	Open			Accounts Payable	Walgreens Company	\$3.88		
42748	09/13/2017	Open			Accounts Payable	West Central Municipal Conference	\$25,361.65		
42749	09/13/2017	Open			Accounts Payable	West Suburban Chiefs of Police Association	\$145.00		
42750	09/13/2017	Open			Accounts Payable	William Pack	\$300.00		
42751	09/13/2017	Open			Accounts Payable	Winzer	\$119.60		
42752	09/13/2017	Open			Accounts Payable	WorldPoint ECC, Inc.	\$55.00		
42753	09/13/2017	Open			Accounts Payable	ADRIAN ALEJANDRO	\$350.00		
42754	09/13/2017	Open			Accounts Payable	AURELIO ROMERO & RAUL GARZA	\$1,475.00		
42755	09/13/2017	Open			Accounts Payable	AURORA CASTANEDA	\$45.00		
42756	09/13/2017	Open			Accounts Payable	BETTY SLAD	\$75.00		
42757	09/13/2017	Open			Accounts Payable	BOB BARCAL	\$175.00		
42758	09/13/2017	Open			Accounts Payable	BRIAN DOMINICK	\$355.00		
42759	09/13/2017	Open			Accounts Payable	BRUCE SIRCHIO	\$150.00		
42760	09/13/2017	Open			Accounts Payable	DEBBIE HUTCHENS	\$625.00		
42761	09/13/2017	Open			Accounts Payable	DON KUSPER	\$600.00		
42762	09/13/2017	Open			Accounts Payable	DONALD SMITH JR	\$3,500.00		
42763	09/13/2017	Open			Accounts Payable	ENRIQUE SOLIS	\$175.00		
42764	09/13/2017	Open			Accounts Payable	FERNANDO BOCANEGRA	\$1,475.00		
42765	09/13/2017	Open			Accounts Payable	FRANK JAKUBOWSKI	\$175.00		
42766	09/13/2017	Open			Accounts Payable	FRED BAZALUDUA	\$100.00		
42767	09/13/2017	Open			Accounts Payable	GARY COPP	\$300.00		
42768	09/13/2017	Open			Accounts Payable	GINA JONES	\$200.00		
42769	09/13/2017	Open			Accounts Payable	GLEN DIVITA	\$125.00		
42770	09/13/2017	Open			Accounts Payable	GMS PLUMBING	\$2,800.00		
42771	09/13/2017	Open			Accounts Payable	GROWING MINDS MEDIA LLC	\$417.90		
42772	09/13/2017	Open			Accounts Payable	HECTOR & STACEY MENDOZA	\$1,475.00		
42773	09/13/2017	Open			Accounts Payable	IL Emergency Nurses Association	\$225.00		
42774	09/13/2017	Open			Accounts Payable	JAMES GORDON	\$550.00		
42775	09/13/2017	Open			Accounts Payable	JARICE WILEY	\$75.00		
42776	09/13/2017	Open			Accounts Payable	JESSE HERNANDEZ	\$200.00		
42777	09/13/2017	Open			Accounts Payable	JIM QUINN	\$125.00		
42778	09/13/2017	Open			Accounts Payable	JIM STEIN	\$170.00		
42779	09/13/2017	Open			Accounts Payable	JOINT CIVIC CMTE OF ILL.AMERICANS	\$100.00		
42780	09/13/2017	Open			Accounts Payable	JUAN SERRANO	\$600.00		

# Payment Register

From Payment Date: 9/9/2016 - To Payment Date: 9/13/2017

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
42781	09/13/2017	Open			Accounts Payable	JUDITH LA FROSSIA	\$1,475.00		
42782	09/13/2017	Open			Accounts Payable	LYNN FULTON	\$100.00		
42783	09/13/2017	Open			Accounts Payable	MATT ARMSTRONG	\$350.00		
42784	09/13/2017	Open			Accounts Payable	MEXICAN FOLKLORIC DANCE CO. OF CHICAGO	\$350.00		
42785	09/13/2017	Open			Accounts Payable	ROBERT HERNANDEZ	\$375.00		
42786	09/13/2017	Open			Accounts Payable	SANDRA DELGADO & HEYN NEGRETE	\$1,475.00		
42787	09/13/2017	Open			Accounts Payable	SHERRY WILSON	\$500.00		
42788	09/13/2017	Open			Accounts Payable	STACI TROTTA	\$225.00		
42789	09/13/2017	Open			Accounts Payable	TERESA PALACIOS & JUAN COMACHO	\$1,475.00		
42790	09/13/2017	Open			Accounts Payable	TRACEY BORNTEIEM	\$425.00		
42791	09/13/2017	Open			Accounts Payable	TRINITY HIGH SCHOOL CORPORATE GOLF OUTING	\$250.00		
42792	09/13/2017	Open			Accounts Payable	VICKI SICANIS	\$50.00		
Type Check Totals:									
01 - General Cash Totals							\$2,281,060.47		

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	244	\$2,281,060.47	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	244	\$2,281,060.47	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	244	\$2,281,060.47	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	244	\$2,281,060.47	\$0.00

**Grand Totals:**

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	244	\$2,281,060.47	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	244	\$2,281,060.47	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	244	\$2,281,060.47	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	244	\$2,281,060.47	\$0.00



K-3

# Knights of Columbus

Meets  
First and Third  
Wednesday

MONSIGNOR JOHN FARRELL COUNCIL, No. 4200  
P.O. Box 426  
Berwyn, Illinois 60402-2502

CITY OF BERWYN  
CLERK'S OFFICE

2017 AUG 29 P 4:10

August 26, 2017


City of Berwyn  
Margaret Paul  
City Clerk  
6700 W. 26th St.  
Berwyn, Illinois 60402

Dear Marge,

Once again the time has come to respectfully request permission to conduct our "ID TOOTSIE ROLL DRIVE" in your area. On Friday, Saturday and Sunday, September 15 16 and 17 2017 , the Msgr. John Farrell Berwyn Council # 4200 and their families, friends and volunteers will be distributing "TOOTSIE ROLLS" in return for donations for their ANNUAL INTELLECTUAL DISABILITIES DRIVE, with proceeds benefitting children and adults with mental disabilities and some physically challenged as well.

For over 50 years Msgr. John Farrell Berwyn Council # 4200 Knights of Columbus has had the honor and privelege of serving the community of Berwyn, and therefore we are thankful for the continued support you have always given to the original Berwyn Council #4200 Knights of Columbus in the past, and hopefully after these 50 plus years you would continue to do so again.

Sincerely yours,

  
PGK William J. Kareiva  
Chairman, ID Drive  
6901 W. 34th St.  
Berwyn, IL 60402-3302  
(708) 788-1110

K-4



**St. Michael and All Angels' Church**

6732 WEST THIRTY FOURTH STREET - BERWYN, ILLINOIS 60402 - PHONE (708)788-2197 / 788-3108

City of Berwyn  
6700 26th Street  
Berwyn, Illinois 60402

September 6, 2017

Dear Clerk,

St. Michael and All Angels Church, located at 6732 34<sup>th</sup> Street, Berwyn, Illinois 60402-3412, is planning to have a Rummage Sale on Saturday September 30<sup>th</sup> and Sunday October 1<sup>st</sup>, from 8:00 a.m. to 4:00 p.m. in the facilities of the church.

We would appreciate to have the City authorization to perform this activity.

If you have any question about this matter, would you please call me at 1(708)788-3108 or 1(708)788 – 2197.

Sincerely,

Fr. Carlos A. Plazas,  
Rector.

K-5

**Christian Congregation of Jehovah's Witnesses**

4108 S. Oak Park Ave  
Stickney, IL 60402  
708-945-2404 - 708-795-6526  
englishciceropw@gmail.com

August 30<sup>th</sup>, 2017

Dear City Clerk,

This is our official request to apply for permission to conduct our Community Service in Berwyn, starting **Sunday, October 1st** through **Saturday, December, 30th 2017** at the following locations, days and times to the following:

**Locations:**

Windsor & Oak Park  
Windsor & Grove  
Windsor & Harlem  
Cermak & Home  
Cermak & Elmwood  
Cermak & Scoville  
Cermak & Lombard  
3308 & Oak Park

**Days & Times:**

Monday - Friday 7am-12pm & 4:30pm-6:30pm  
Saturdays - 7am-1pm

Locations, days and times will vary due to the amount of volunteers available and weather but will not exceed the above locations, days and times.

Thank you again for your assistance and the privilege of serving the community!

Sincerely,



Art Gonzalez  
Minister of Jehovah's Witnesses

K-6



August 2017

City of Berwyn

Girl Scouts have been selling cookies for over 100 years! In our council, we have been sponsoring our Fall Product Program for at least 50 years that I am aware of! That's certainly something any organization can be proud of but something we could never do with our Girl Scouts without support from YOU! Whether you give us permission to be in your community, and/or purchased a box of Girl Scout Cookies® and/or supported our Fall Product Program, please know that YOU make a difference in girls' lives every time!

Our **Fall Product Program**, which consists of nuts, candy and magazines, gives our girls the opportunity to earn start-up money for their troops. Order taking is from **October 1-22, 2017**, with delivery before Thanksgiving.

Our **Cookie Program** strengthens our girls' 5 Skills for Daily Life which are:

Goal Setting, Decision Making, Money Management, People Skills, Business Ethics

Door to door cookie order taking is from **January 1-21, 2018**, with delivery of those pre-orders in February and cookie booths from February-May.

Most Girl Scouts participate in our **Fall Product Program** by asking family and friends for support but there are a few troops who host a booth site in a local business and still some who sell door to door. During our **Cookie Program**, our girls do much the same but participation is much higher which I'm sure you can attest to as you see Girl Scouts ringing doorbells, in front of your favorite store or at a neighborhood meeting.

Thank you for being there for our girls as we begin our 105th year of making a difference!

Most Sincerely,

Susan Rakis

**APPLICATION FOR NON-COMMERCIAL SOLICITATION - Not for Profit Organization**

**Name of Organization:** Girl Scouts of Greater Chicago and Northwest Indiana

**Corporate Address:** 20 S. Clark, Suite 200, Chicago, IL 60603

**Person to contact for information:** Linda Miller P: 855-456-8347 ext.1948 E: [lmiller@girlscoutsgcnwi.org](mailto:lmiller@girlscoutsgcnwi.org)

**Additional Contact:** Susan Rakis, Director of Product Program P: 855-456-8347 E: [srakis@girlscoutsgcnwi.org](mailto:srakis@girlscoutsgcnwi.org)

**Non-Commercial Solicitation Purpose:** Annual Girl Scout Fall Product and Cookie Programs

**Program Dates:**

**Fall Product Program:** Order Card Sales: October 1-22, 2017

Delivery of Product: November 9-12, 2017

**Cookie Program:** Door to Door Order Card Sales: January 1-21, 2018

Delivery of Product: February 19-March 9, 2018

Arrangements and permission for cookie booths are made directly with local merchants and troop leaders and take place between February and May 2018. Product is sold and paid for at the cookie booth site.

**Hours of solicitation:** As described by ordinance code



**Robert J. Lovero**  
Mayor

K-7



**Charles D. Lazzara**  
Building Director

**A Century of Progress with Pride**

6700 West 26<sup>th</sup> Street Berwyn, Illinois 60402-0701 Telephone: (708) 788-2660 Fax: (708) 788-1427  
www.berwyn-il.gov

September 7, 2017

Honorable Robert J. Lovero  
Mayor of the City of Berwyn  
Members of City Council

Re: Building and Local Improvement Permits

Gentlemen:

Attached is the financial report of Building and Local Improvement Permits issued by the City of Berwyn for the month of August 2017, along with a copy of Permit Statistics for this same period.

Respectfully,

A handwritten signature in black ink, appearing to read "Charles D. Lazzara", is written over the typed name and title.

Charles D. Lazzara  
Building Director

# Report Of Building Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address	Between: 8/1/2017	And 8/31/2017	Issued	Permit No.	Improvements	Cost Of	Permit
H and G Developers	1332 S. East Avenue		8/1/2017	Bldg-B	8357-2	\$0.00	\$50.00
ELECTRICAL SERVICE/FINAL REINSPECTION --- COMPLETE GUT AND REHAB WITH DORMER - REMODEL KITCHEN AND 2 EXISTING BATHROOMS ON THE 1ST FLOOR AND BASEMENT REMODEL, ADD BATHROOM IN THE ATTIC - ATTIC REHAB TO INCLUDE 1 BATHROOM AND MASTER BEDROOM, - REMODEL BASE							
Idalis Sky Corporation	3810 S. Harvey Avenue		8/21/2017	Bldg-B	8392-1	\$0.00	\$50.00
FINAL PLUMBING REINSPECTION ---INSTALL NEW KITCHEN CABINETS AND COUNTERTOPS, REPLACE WOOD AS NEEDED, NEW CERAMIC TILE IN KITCHEN, NEW VANITY IN BATHROOMS, INSTALL DRYWALL, PAINT AS NEEDED, REPLACE INT DOORS, REPLACE CARPET, NEW CERAMIC TILE IN BATHROOM, R							
NEPHIN ROAD LLC	1636 S. Harvey Avenue		8/17/2017	Bldg-B	8415-4	\$0.00	\$100.00
FEE ONLY FOR PRELIMINARY ELECTRIC, PLUMBING UNDERGROUND							
Carlos & Julie Tafuya	2404 S. Clarence Avenue		8/3/2017	Bldg-B	8486-4	\$0.00	\$100.00
REINSPECTION FOR ELECTRICAL FINAL AND PLUMBING FINAL REMODEL OF 2 UNIT -- REMODEL 2 KITCHENS, 3 BATHROOMS - BRING ALL PLUMB AND ELECTRIC TO CODE, R/R 2 A/C UNITS - A/C UNITS MUST BE BEHIND THE HOUSE AT LEAST 3FT OFF THE LOT LINE. INSTALL DUCT WORK TO THE							
Carlos & Julie Tafuya	2404 S. Clarence Avenue		8/7/2017	Bldg-B	8486-5	\$0.00	\$50.00
plumbing reinflection fee							
R. Quintanna & M. Alvarado	1436 S. Highland Avenue		8/15/2017	Gar-B	8581-1	\$0.00	\$50.00
pre-pour fee							
AMG Realty LLC	2740 S. Wesley Avenue		8/31/2017	Bldg-B	8590-1	\$0.00	\$75.00
UPGRADE WATER METER TO 3/4"							
Marvin Peek	1313 S. Kenilworth Avenue		8/23/2017	Bldg-B	8599-3	\$0.00	\$50.00
REHAB HOUSE TO CODE - ALL NEW ELECTRIC, PLUMBING, HVAC - REMODEL EXISTING KITCHEN AND BATHROOM - REMOVE AND REPLACE BSMT BATHROOM - REPAIR FRONT PORCH - REMOVE AND REPLACE REAR DECK - REPLACE EXISTING FURNACE AND A/C (A/C UNIT TO BE AT REAR OF HOUSE - 3F							
Darien Ridge Partners, Ltd.	3739 S. Kenilworth Avenue		8/9/2017	Bldg-B	8643-1	\$0.00	\$200.00
paying for plumbing fees-3 underground (pvc, head test and bedding) and stack test							
CRM7 management Services Inc	6727 W. Cermak Road		8/3/2017	Bldg-B	8644-3	\$133,700.00	\$100.00
REINSPECTION FOR ELECTRICAL FINAL AND ELECTRICAL SERVICE INSTERIOR BUILDOUT OF VACANT STOREFRONT INTO A DRESS SHOP. ADD ON EXTERIOR STAIRS ENCLOSURE AND SWITCH FIXTURES TO MEET ADA COMPLIANT. -REMOVE BRICKS OFF THE GROUND LEVEL AND INSTALL 5 STORE FRONT W							
CRM7 management Services Inc	6727 W. Cermak Road		8/8/2017	Bldg-B	8644-4	\$0.00	\$330.00
PAYING FOR ADDITIONAL INSPECTION - ELECTRICAL SERVICE, LINTEL INSPECTION AND PRE-FINAL INSPECTION							

# Report Of Building Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address	Between: 8/1/2017	And 8/31/2017	Issued	Permit No.	Improvements	Permit	Cost Of	Cost Of	
Evaly Jerome 3441 S. Home Avenue			8/4/2017	Bldg-B	8665-3	\$2,000.00	\$85.00		
			4' PICKETT FENCE/GATE AT FRONT OF PROPERTY ON NORTHSIDE SET BACK MINIMUM 15' FROM FRONT PROPERTY LINE, 4' PICKETT FENCE/GATE ON SOUTH SIDE AND ATTACH TO NEIGHBOR FENCE-PERMISSION ON FILE, 6' WOOD FENCE/GATE AT ALLEY. JULIE DIG X2161176 (8/31/17) added A&M						
Evaly Jerome 3441 S. Home Avenue			8/10/2017	Bldg-B	8665-4	\$0.00	\$100.00		
			ADDITIONAL ROUGH PLUMBING INSPECTION AND PLUMBING UNDERGROUND REINSPECTION -- TOTAL REHAB. HOUSE WAS GUTTED BY PREVIOUS OWNER TO INCLUDE KITCHEN REMODEL, INSTALL POWDER ROOM, INSTALL 2ND FLOOR BATHROOM AND HALLWAY BATHROOM BY DEMO OF EXISTING CLOSET, BASE						
Andrzezej Jacak 2516 S. Oak Park Avenue			8/17/2017	Bldg-B	8689-2		\$50.00		
			ELECTRICAL FINAL REINSPECTION						
Andrzezej Jacak 2516 S. Oak Park Avenue			8/23/2017	Bldg-B	8689-3	\$0.00	\$150.00		
			ADDITIONAL INSPECTION GAS PRESSURE, PLUMBING UG FOR HEAD TEST AND BEDDING INSPECTION						
Rhoades Brothers Inc 3631 S. Kenilworth Avenue			8/8/2017	Bldg-B	8690-1	\$0.00	\$430.00		
			paying for plan review fee for arch drawings review						
Rhoades Brothers Inc 3631 S. Kenilworth Avenue			8/30/2017	Bldg-B	8690-2	\$0.00	\$75.00		
			PAYING FOR WATER METER UPGRADE TO 3/4"						
Breaking Ground Inc 3837 S. Cuyler Avenue			8/2/2017	Bldg-B	8696-2	\$0.00	\$50.00		
			FINAL PLUMBING REINSPECTION INTERIOR REMODELING, REMOVE PORCH/DECK IN THE BACKYARD-WILL NOT REPLACE, REMODEL THE KITCHEN AND 2 EXISTING BATHROOMS. INSTALL HOT WATER HEATER, BOILERS TO FORCED AIR-INSTALL NEW FURNACE, NEW DUCT WORK AND A/C UNIT - A/C CONDE						
Elmwood Group LLC 1915 S. Cuyler Avenue			8/29/2017	Bldg-B	8699-2	\$0.00	\$250.00		
			PAYING FOR GAS PRESSURE TEST AND CHLOROLOY INSPECTION, PLUMBING UNDERGROUND FOR MECHANICAL ROOM, 2ND STACK TEST AND 2ND PLUMBING ROUGH INSPECTION						
Highland Hustle LLC 1629 S. Highland Avenue			8/29/2017	Bldg-B	8704-1	\$0.00	\$50.00		
			reinspection plumbing rough						
3211 Scoville Inc 6535 W. 28th Street			8/31/2017	Bldg-B	8711-1	\$0.00	\$50.00		
			CHLOROLOY FEE						
L&M/C Investments 3009 S. Wesley Avenue			8/1/2017	Bldg-B	8715-1	\$0.00	\$50.00		
			electrical rough REINSPECTION complete interior rehab. Add second floor addition to include 3 bedrooms and 2 new bathrooms, basement to be finished and will include recreational room, mech/laundry room, 1 bathroom and 1 bedroom, all new electric, plumbing						
Gloria I & Enrique Gutierrez 1941 S. Highland Avenue			8/7/2017	Gar-B	8718-1	\$13,900.00	\$50.00		
			install new garage 20 x 22 height 12' Julie dig # x2180130						
JSA Renovations Ltd 2301 S. Wesley Avenue			8/2/2017	Bldg-B	8749-1	\$0.00	\$65.00		
			HVAC ROUGH REINSPECTION COMPLETE REMODEL OF THE EXISTING KITCHEN AND 2 FULL BATHROOMS. REMODEL THE BASEMENT TO INCLUDE NEW 1/2 BATH, EXISTING BEDROOM, LAUNDRY, MECHANICAL AND RECREATIONAL AREA - WINDOWS TO EGRESS CODE BACK 1/2 OF BASEMENT TO REMAIN UNFI						

# Report Of Building Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address	Between: 8/1/2017	And 8/31/2017	Issued	Permit No.	Improvements	Cost Of	Permit
Kenwood Training Center	3508 S. Clinton Avenue		8/11/2017	Bldg-B	8797-1	\$80,000.00	\$3,970.00
Berwyn Gateway Partners	7108 W. Cermak Road		8/1/2017	Bldg-B	8813-0	\$490,000.00	\$11,290.00
Rafael Delgado & Vianca Maced	2403 S. Highland Avenue		8/1/2017	Gar-B	8814-0	\$17,500.00	\$355.00
Noherri Guzman	1325 S. East Avenue		8/1/2017	Bldg-B	8815-0	\$2,500.00	\$170.00
Ana Maria Correa	1218 S. Euclid Avenue		8/2/2017	Gar-B	8816-0	\$16,600.00	\$280.00
Charles Goodbar Trust #8002372	1214 S. Wisconsin Avenue		8/3/2017	Bldg-B	8817-0	\$100,000.00	\$2,270.00
Luis Rocha	3802 S. Maple Avenue		8/3/2017	Gar-B	8818-0	\$7,500.00	\$330.00
STEVEN DUDEK	2235 S. Clarence Avenue		8/4/2017	Bldg-B	8819-0	\$25,000.00	\$1,020.00
Yadira Castro	1437 S. Ridgeland Avenue		8/7/2017	Bldg-B	8820-0	\$74,500.00	\$2,170.00
Yadira Castro	1437 S. Ridgeland Avenue		8/7/2017	Bldg-B	8820-1	\$0.00	\$50.00
Kathleen Carisi	3706 S. Euclid Avenue		8/7/2017	Gar-B	8821-0	\$21,993.00	\$355.00

# Report Of Building Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address	Between: 8/1/2017	And 8/31/2017	Issued	Permit No.	Improvements	Permit	Cost Of	Permit
Prosperous Connection LLC 3334 S. Wesley Avenue			8/8/2017	Bldg-B	8822-0	\$20,000.00	\$1,025.00	
Arnette & Magdalena Martinez 2830 S. Harvey Avenue			8/8/2017	Gar-B	8823-0	\$0.00	\$25.00	
Scott & Carolyn Cherrey 1318 S. Harvey Avenue			8/8/2017	Bldg-B	8824-0	\$9,711.00	\$0.00	
Erika Kirchgaterer 6928 W. 34th Street			8/9/2017	Bldg-B	8825-0	\$70,000.00	\$2,245.00	
Avila Real Estate Properties LLC 2215 S. Highland Avenue			8/11/2017	Bldg-B	8826-0	\$50,000.00	\$1,460.00	
Leticia & Benjamin Soto 2219 S. Elmwood Avenue			8/11/2017	Bldg-B	8827-0	\$23,150.00	\$780.00	
Leticia & Benjamin Soto 2219 S. Elmwood Avenue			8/22/2017	Bldg-B	8827-1	\$4,500.00	\$235.00	
Anthony J & Jennifer L Bertucci 3537 S. Clinton Avenue			8/11/2017	Gar-B	8828-0	\$15,395.00	\$355.00	
Kirk Diaz & Laura Peralta 1340 S. Harvey Avenue			8/14/2017	Bldg-B	8829-0	\$60,000.00	\$2,145.00	
Kirk Diaz & Laura Peralta 1340 S. Harvey Avenue			8/17/2017	Bldg-B	8829-1	\$8,000.00	\$325.00	
PMG Berwyn Investments, LLC 3200 S. Oak Park Avenue # D			8/14/2017	Bldg-B	8830-0	\$70,000.00	\$2,360.00	

( Building: Permit Report )

# Report Of Building Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address	Between: 8/1/2017	And 8/31/2017	Issued	Permit No.	Improvements	Permit	Cost Of	Cost Of
American Revival Company NFP 1336 S. Clarence Avenue			8/15/2017	Bldg-B	8831-0	\$34,000.00	\$1,105.00	
Marco Dominguez 2442 S. Wesley Avenue			8/15/2017	Gar-B	8832-0	\$0.00	\$355.00	
Agnieszka Podczerwinski 3015 S. Clarence Avenue		deconverting to single family home/deconvert second fl.; Kitchen// remodel kitchen and powder room on the 1st fl. Laundry will be installed on the 1st fl. 2nd fl dormer wt 3 new bedrooms and 2 new baths. Install windows to egress code. Brnst will be finis	8/15/2017	Bldg-B	8833-0	\$90,000.00	\$3,880.00	
Martin & Maria G. Anaya 2436 S. Grove Avenue		BUILD 2ND STORY ADDITION, ADDING 2 BATHROOMS AND 3 BEDROOMS, REMODEL KITCHEN AND EXISTING BATHROOM, R/R FURNACE AND A/C UNITS, DRYWALL, FRAME AND INSULATE AS NEEDED. UPGRADE WATER METER TO 3/4" A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROP	8/16/2017	Bldg-B	8834-0	\$16,000.00	\$1,515.00	
Julie & Eduardo Mejia 2124 S. East Avenue		ATF FOR CREATING AN ATTIC BEDROOM AND LIVING SPACE. DECONVERT ATTIC BATHROOM THAT WAS INSTALLED BUT IS NOT TO CODE. CHECK FOR EGRESS WINDOW.	8/16/2017	Bldg-B	8835-0	\$1,400.00	\$515.00	
F. Villagomez 2708 S. Euclid Avenue		CLEANING OUT BASEMENT AND GARAGE, REPLACE WOODEN STAIR TREADS ON FRONT PORCH; FRAME AND DRYWALL BASEMENT AND ADD A BATHROOM. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	8/21/2017	Bldg-B	8836-0	\$9,000.00	\$240.00	
PETE HIGHLAND REALTY 2802 S. Highland Avenue		FULL INTERIOR REMODELING, R/R KITCHEN AND BATHROOMS, NEW HVAC SYSTEMS, NEW ELECTRIC AND PLUMBING TO CODE. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER. ALL BEDROOMS REQUIRE A RETURN. BRING WINDOWS TO EG	8/22/2017	Bldg-B	8837-0	\$65,000.00	\$140.00	
Richard Georges & Marybeth Lau 3516 S. Scoville Avenue		Demolishing existing. New Garage 22 x 22' height 14' erect detached frame garage with 8' extended roof patio.	8/23/2017	Gar-B	8838-0	\$19,000.00	\$240.00	
2004 RE Series LLC 1918 S. Hig 1918 S. Highland Avenue		ADDING TO ORIGINAL PERMIT L-73664 INSTALL 2ND FLOOR FURNACE AND NEW A/C UNIT. REMODEL THE 2 KITCHENS AND 2 BATHROOM - 1 ON EACH FLOOR - BASEMENT WILL BE UNFINISHED - R/R WINDOWS TO EGRESS CODE, MOLD MITIGATION, R/R 2 VACUUM SEALS ON WASH SINKS, ALL KITCH	8/25/2017	Bldg-B	8839-0	\$15,000.00	\$680.00	
Lester and Madeline Anderson 3309 S. Home Avenue		DEMO HOUSE AND GARAGE	8/25/2017	Bldg-B	8840-0	\$19,711.00	\$0.00	

( Building Permit Report )



# Permits Issued By The Building Department

Thursday, September 07, 2017

Between: 8/1/2017 And 8/31/2017

<u>Building</u>	<b>Permits Issued:</b> 48	<b>Cost of Improvements:</b> \$1,546,172.00
<u>Dumpster</u>	<b>Permits Issued:</b> 11	<b>Cost of Improvements:</b> \$1,398.00
<u>Electrical</u>	<b>Permits Issued:</b> 26	<b>Cost of Improvements:</b> \$44,743.56
<u>Fence</u>	<b>Permits Issued:</b> 35	<b>Cost of Improvements:</b> \$91,020.00
<u>Garage</u>	<b>Permits Issued:</b> 10	<b>Cost of Improvements:</b> \$111,888.00
<u>HVAC</u>	<b>Permits Issued:</b> 10	<b>Cost of Improvements:</b> \$47,056.76
<u>Local Improvement</u>	<b>Permits Issued:</b> 252	<b>Cost of Improvements:</b> \$1,173,134.48
<u>Plumbing</u>	<b>Permits Issued:</b> 17	<b>Cost of Improvements:</b> \$49,316.00
<u>POD</u>	<b>Permits Issued:</b> 3	<b>Cost of Improvements:</b> \$0.00
<u>Roofing</u>	<b>Permits Issued:</b> 73	<b>Cost of Improvements:</b> \$614,400.08
	<b>Total Permits:</b> <u>485</u>	<b>Total Improvements:</b> <u>\$3,679,128.88</u>

## Fees Collected

Building Permit Fee	\$16,915.00
Building Final	\$9,645.00
Chimney Liner Rough	\$250.00
Chimney Liner Final	\$300.00
Gutter/Downspout Final Inspection	\$600.00
Masonry Final Inspection	\$750.00



# Permits Issued By The Building Department

Thursday, September 07, 2017

Between: 8/1/2017 And 8/31/2017

Local Improvement Permit Fee	\$21,580.00
Electrical Rough	\$3,450.00
Electrical Permit Fees	\$1,075.00
Preliminary Electric	\$250.00
Electrical Underground	\$550.00
Electrical Service	\$475.00
Electrical Final	\$4,650.00
Footing Inspection	\$130.00
Preliminary Framing	\$410.00
Framing Rough	\$2,910.00
Fence Permit Fee	\$1,300.00
Foundation Inspection	\$65.00
Plumbing Rough	\$2,050.00
Plumbing Permit Fees	\$955.00
Plumbing Final	\$3,150.00
Preliminary Plumbing	\$50.00
Plumbing Inspection Underground	\$1,000.00
Plumbing Underground-Tap	\$250.00
Plumbing Underground-Service	\$250.00
Plumbing Underground-Divorce	\$250.00
Plumbing Underground-PVC Installation	\$200.00
Plumbing Underground-Bedding Inspection	\$200.00
Plumbing Underground-Head Test	\$200.00
Chlorology Inspection	\$100.00
Post Hole/Pier Inspection	\$3,085.00
RPZ Test/DDCA Valve	\$400.00
HVAC Permit Fees	\$1,140.00
HVAC Rough	\$1,990.00
Service Charge	\$1,040.00
HVAC Final	\$2,910.00
Insulation/Fire Stopping Inspection	\$1,545.00
Water Meter Fee	\$2,000.00
Tap Fee	\$3,000.00
Demolition Fees	\$100.00
Dumpster/POD	\$1,850.00
Parkway Use	\$100.00
Parkway Inspection	\$25.00
Pre-Pour Inspection	\$2,695.00
Slab Pre-Pour	\$335.00
Stack Test	\$1,050.00

# Permits Issued By The Building Department

Thursday, September 07, 2017

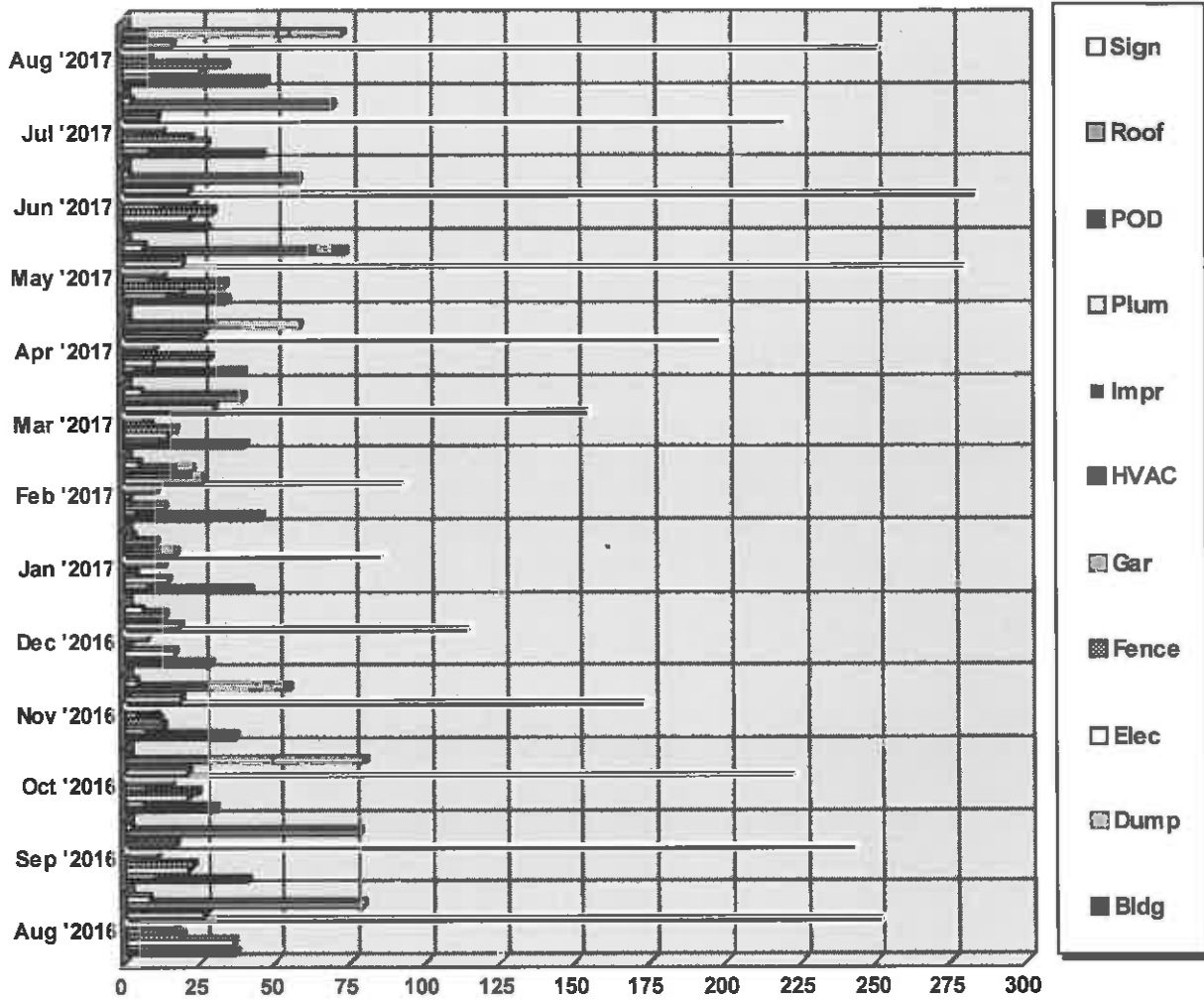
Between: 8/1/2017 And 8/31/2017

Sidewalk Opening	\$150.00
Pre-Pour Street/Sidewalk	\$200.00
Street Opening	\$300.00
Fine - Working Without Permit	\$1,250.00
Roof Covering Permit Fees	\$9,120.00
Roof Final Inspection	\$4,875.00
Siding Final Inspection	\$250.00
Garage Permit Fee	\$665.00
Gas Pressure Test	\$200.00
Water Pressure Test	\$200.00
Preliminary Fire Department	\$100.00
Rough Fire Department	\$250.00
Final Fire Department	\$350.00
Health Department	\$50.00
ATF Fine	\$615.00
Lintel Inspection	\$270.00
Restoration Inspection	\$250.00
Miscellaneous Fees	\$140.00
<b>Total Fees Collected . . . . .</b>	<b>\$116,460.00</b>

# Permits Issued

Thursday, September 7, 2017 9:04 AM

For Period Beginning 8/1/2016 And Ending 8/31/2017



## Permit Detail

2017	August	Bldg	48		2017	June	Bldg	28	
2017	August	Dump	11		2017	June	Dump	6	
2017	August	Elec	26		2017	June	Elec	22	
2017	August	Fence	35		2017	June	Fence	30	
2017	August	Gar	10		2017	June	Gar	13	
2017	August	HVAC	10		2017	June	HVAC	24	
2017	August	Impr	252		2017	June	Impr	284	
2017	August	Plum	17		2017	June	Plum	22	
2017	August	POD	3		2017	June	POD	6	
2017	August	Roof	73		2017	June	Roof	59	
			485		2017	June	Sign	2	
2017	July	Bldg	47						496
2017	July	Dump	9		2017	May	Bldg	35	
2017	July	Elec	28		2017	May	Dump	15	
2017	July	Fence	23		2017	May	Elec	20	
2017	July	Gar	6		2017	May	Fence	34	
2017	July	HVAC	14		2017	May	Gar	9	
2017	July	Impr	221		2017	May	HVAC	14	
2017	July	Plum	12		2017	May	Impr	280	
2017	July	POD	3		2017	May	Plum	20	
2017	July	Roof	70		2017	May	POD	6	
2017	July	Sign	3		2017	May	Roof	74	
			436		2017	May	Sign	7	

**Permit Detail**

2017	April	Bldg	40		2016	October	Bldg	30	
2017	April	Dump	4		2016	October	Dump	6	
2017	April	Elec	10		2016	October	Elec	21	
2017	April	Fence	29		2016	October	Fence	24	
2017	April	Gar	1		2016	October	Gar	7	
2017	April	HVAC	11		2016	October	HVAC	16	
2017	April	Impr	199		2016	October	Impr	223	
2017	April	Plum	26		2016	October	Plum	21	
2017	April	POD	4		2016	October	Roof	80	
2017	April	Roof	59		2016	October	Sign	1	
2017	April	Sign	2						429
				385					
2017	March	Bldg	41		2016	September	Bldg	41	
2017	March	Dump	12		2016	September	Dump	10	
2017	March	Elec	15		2016	September	Elec	21	
2017	March	Fence	18		2016	September	Fence	23	
2017	March	Gar	9		2016	September	Gar	8	
2017	March	HVAC	7		2016	September	HVAC	11	
2017	March	Impr	155		2016	September	Impr	243	
2017	March	Plum	30		2016	September	Plum	17	
2017	March	POD	3		2016	September	POD	2	
2017	March	Roof	40		2016	September	Roof	78	
2017	March	Sign	6		2016	September	Sign	2	
									456
				336					
2017	February	Bldg	46		2016	August	Bldg	37	
2017	February	Dump	4		2016	August	Dump	9	
2017	February	Elec	14		2016	August	Elec	36	
2017	February	Fence	2		2016	August	Fence	19	
2017	February	Gar	2		2016	August	Gar	11	
2017	February	HVAC	11		2016	August	HVAC	17	
2017	February	Impr	93		2016	August	Impr	252	
2017	February	Plum	27		2016	August	Plum	26	
2017	February	POD	2		2016	August	POD	5	
2017	February	Roof	23		2016	August	Roof	79	
2017	February	Sign	5		2016	August	Sign	8	
									499
				229					
2017	January	Bldg	42						
2017	January	Dump	8						
2017	January	Elec	15						
2017	January	Fence	4						
2017	January	HVAC	14						
2017	January	Impr	86						
2017	January	Plum	18						
2017	January	POD	2						
2017	January	Roof	11						
2017	January	Sign	3						
				203					
2016	December	Bldg	29						
2016	December	Dump	3						
2016	December	Elec	17						
2016	December	Fence	1						
2016	December	Gar	2						
2016	December	HVAC	8						
2016	December	Impr	115						
2016	December	Plum	19						
2016	December	POD	2						
2016	December	Roof	14						
2016	December	Sign	6						
				216					
2016	November	Bldg	37						
2016	November	Dump	7						
2016	November	Elec	13						
2016	November	Fence	12						
2016	November	Gar	4						
2016	November	HVAC	11						
2016	November	Impr	173						
2016	November	Plum	19						
2016	November	POD	1						
2016	November	Roof	55						
2016	November	Sign	4						
				336					

*Permit Detail*

**Total Permits Issued      5020**



# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Permit Class	Permit Issued	Permit #	Improvements Cost Of	Permit Cost Of
John Janata	2243 S. East Avenue	16-30-204-023-000		REPAIR SHINGLES AND FLASHING AROUND CHIMNEY BASE.	R	8/1/2017 Roof-L	76397-0	\$1,169.00	\$50.00
9	Robert J. Mulac, Jr. & Myrna M	3742 S. Highland Avenue	16-32-317-029-000	INSTALL EGRESS IN BASEMENT. CALL FOR INSPECTION.	R	8/1/2017 Impr-L	76398-0	\$825.00	\$90.00
10	Jose Lozano	2224 S. Harvey Avenue	16-29-102-031-000	7 replacement windows, 2 replacement wood stoops, concrete work, bring garage electric to code, underground. Work for city of Berwyn code dept. Julie dig # A2061657-00A	R	8/1/2017 Impr-L	76399-0	\$16,159.00	\$630.00
11	BREAKING GROUND INC	1515 S. Clarence Avenue	16-19-227-007-000	INTERIOR DEMO-NON STRUCTURAL BEARING. REMOVE ALL CARPETING, FLOORING, EXISTING FRAMING IN BASEMENT. REMOVE ALL PANELING AND DRYWALL AS NEEDED, REMOVE SOME WINDOWS AS NEEDED, REAR AWNING AND STAIR RAILING. THIS IS A DEMO PERMIT ONLY-NO OTHER WORK TO BE PER	R	8/1/2017 Impr-L	76400-0	\$4,500.00	\$85.00
12	Enrique & Norma Daniel	1939 S. Wenonah Avenue	16-19-319-015-000	INSTALL A PARKING SLAB ON THE NORTH SIDE OF GARAGE-MUST BE 4' INC. OFF THE LOT LINE--REMOVE THE 4FT CHAIN LINK FENCE AT ALLEY AND INSTALL A LEFT WOOD FENCE EVEN W/END OF GARAGE. ALL CONCRETE MUST BE PITCHED TOWARDS OWN PROPERTY-- JULIE DIG#X2131499	R	8/1/2017 Impr-L	76401-0	\$2,000.00	\$140.00
13	Eduardo & Marisol Morales	2701 S. Clinton Avenue	16-30-312-015-000	TEAR OFF AND RESHINGLE THE HOUSE AND GARAGE - NO POWER VENTS	R	8/1/2017 Roof-L	76402-0	\$1,800.00	\$200.00
14	GAF Properties	1547 S. Cuyler Avenue	16-20-124-018-000	JOB STOP - TUCKPOINTING	C/R	8/1/2017 Impr-L	76403-0	\$100.00	\$40.00
15	Angelique M. Garzon	2723 S. Ridgeland Avenue	16-29-308-008-000	REPLACING A POICTURE WINDOW AND AN ENTRY DOOR NO SIZE CHANGES NO EGRESS. WINDOW ABOVE DOOR IN LIVING ROOM.	R	8/1/2017 Impr-L	76404-0	\$4,291.00	\$85.00
16	Nikolai Cherry	1236 S. Wenonah Avenue	16-19-102-040-000	TUCKPOINTING ON HOUSE	R	8/1/2017 Impr-L	76405-0	\$1,000.00	\$40.00
17	J. Hernandez	1316 S. Maple Avenue	16-19-108-027-000	R/R DECKING ON PORCH AND STAIRS THREADSWHERE NEEDED ON BACK PORCH STEPS AND RISER.	R	8/1/2017 Impr-L	76406-0	\$500.00	\$105.00
18									

(Building: Permit\_County\_All)

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

		Between: <u>8/1/2017</u> And <u>8/31/2017</u>							
Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit	Cost Of	Permit	Cost Of
Anthony J. Gianni 2130 S. Highland Avenue	16-20-330-028-000	R	8/1/2017 Elec-L	76407-0	\$550.00	\$150.00			
REPAIR EMERGENCY LIGHT BULB IN FRONT LOWER HALL--APT 2W-INSTALL GCFI/ SWITCH IN BATHROOM									
19 Alberto Arjon & Erica Foidan 1848 S. Cuyler Avenue	16-20-308-035-000	R	8/1/2017 Roof-L	76408-0	\$10,200.00	\$265.00			
T/O AND RESHINGLE HOUSE AND GARAGE, R/R GUTTER AND DOWN SPOUTS HOUSE AND GARAGE. CALL FOR FINAL INSPECTION DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.									
20 Rudy & Rosario Bernal 6534 W. Sinclair Avenue	16-31-227-007-000	R	8/1/2017 Impr-L	76409-0	\$1,100.00	\$90.00			
INSTALL A CONCRETE SIDEWALK ON THE EAST SIDE OF THE GARAGE AND INSTALL A STEP AT THE ALLEY.									
21 Elmer & Yolanda Noble 1331 S. Gunderson Avenue	16-19-214-013-000	R	8/1/2017 Impr-L	76410-0	\$1,900.00	\$40.00			
INSTALL 5 VINYL WINDOW REPLACEMENTS - NO EGRESS									
22 George W. Hill 2524 S. Oak Park Avenue	16-30-117-028-000	R	8/1/2017 Impr-L	76411-0	\$45,600.00	\$1,325.00			
COMPLETE KITCHEN REMODEL WITH DUMPSTER									
23 Loretta Benes Trust 7026 W. 26th Parkway	16-30-301-007-000	R	8/1/2017 Impr-L	76412-0	\$982.00	\$40.00			
REPLACE 16 X 7 GARAGE OVER HEAD DOOR									
24 Charleen Jackson 1929 S. Gunderson Avenue	16-19-422-009-000	R	8/1/2017 Impr-L	76413-0	\$500.00	\$40.00			
SPOT TUCKPOINT SIDE OF HOUSE AND PATCH FRONT PORCH									
25 Paul Escalita 6540 W. 27th Place	16-30-411-004-000	R	8/1/2017 Impr-L	76414-0	\$600.00	\$220.00			
REPLACE GFII IN BATHROOM - REPLACE PANTRY LIGHT - REPLACE REAR PORCH LIGHT - 2ND FL BEDROOM EGRESS WINDOW - TUCK POINT HOUSE - PRELIMINARY INSPECTION TO ADVISE LOAD BEARING WALL									
26 Charles & Jeanne Campbell 3517 S. Wenonah Avenue	16-31-303-012-000	R	8/1/2017 Impr-L	76415-0	\$2,600.00	\$105.00			
INSTALL WROUGHT IRON RAILINGS ON FRONT PORCH									
27 Sammy Burgos 1823 S. Kenilworth Avenue	16-19-314-010-000	R	8/1/2017 Impr-L	76416-0	\$1,500.00	\$40.00			
ALUMINUM CAP 2ND FL WINDOWS									
28									



# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of
Breaking Ground Inc 3837 S. Cuyler Avenue	16-32-325-029-000	R	8/2/2017 Bldg-B	8696-2	\$0.00	\$50.00
FINAL PLUMBING REINSPECTION INTERIOR REMODELING. REMOVE PORCH/DECK IN THE BACKYARD-WILL NOT REPLACE, REMODEL THE KITCHEN AND 2 EXISTING BATHROOMS. INSTALL HOT WATER HEATER, BOILERS TO FORCED AIR-INSTALL NEW FURNACE, NEW DUCT WORK AND A/C UNIT - A/C CONDE						
29 JSA Renovations Ltd 2301 S. Wesley Avenue	16-30-210-001-000	R	8/2/2017 Bldg-B	8749-1	\$0.00	\$65.00
HVAC ROUGH REINSPECTION COMPLETE REMODEL OF THE EXISTING KITCHEN AND 2 FULL BATHROOMS. REMODEL THE BASEMENT TO INCLUDE NEW 1/2 BATH, EXISTING BEDROOM, LAUNDRY, MECHANICAL AND RECREATIONAL AREA - WINDOWS TO EGRESS CODE - BACK 1/2 OF BASEMENT TO REMAIN UNFI						
30 Ana Maria Correa 1218 S. Euclid Avenue	16-19-200-058-000	R	8/2/2017 Gar-B	8816-0	\$16,600.00	\$280.00
BUILD NEW GARAGE 24X22 WITH 12.8 HEIGHT JULIE DIG # A2011711						
31 Efrain Torres 1801 S. Oak Park Avenue	16-19-408-001-000	R	8/2/2017 Dump-L	76323-1	\$0.00	\$50.00
DUMPSTER ON THE STREET TO REMOVE CONSTRUCTION DEBRIS.						
32 Carlos B. Garcia 1635 S. Elmwood Avenue	16-19-407-045-000	R	8/2/2017 Roof-L	76417-0	\$2,500.00	\$175.00
Vo house roof only . new felt, new vents, ice and water shield, single layer						
33 Seguin Services 3644 S. Elmwood Avenue	16-31-413-037-000	R	8/2/2017 Roof-L	76418-0	\$9,300.00	\$50.00
T/O AND RESHINGLE HOUSE						
34 Naomi K. Hanshew 2819 S. Cuyler Avenue	16-29-317-008-000	R	8/2/2017 Fence-L	76419-0	\$2,600.00	\$135.00
INSTALL 6' WOOD FENCE/GATE AT ALLEY, INSTALL 5' WOOD FENCE/GATE ON NORTH SIDE OF PROPERTY AT REAR OF HOUSE AND 5' WOOD FENCE/GATE ON SOUTH SIDE OF PROPERTY AT REAR OF HOUSE. WILL INSTALL OWNER POSTS. JULIE DIG X2140483						
35 Victorio Velazquez 1339 S. Cuyler Avenue	16-20-108-015-000	R	8/2/2017 Impr-L	76420-0	\$1,200.00	\$90.00
replace gutters and fascia, new DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY, spot tuckpointing on sides on home.						
36 Avila Real estate LLC 2527 S. Scoville Avenue	16-30-229-010-000	R	8/2/2017 Plum-L	76421-0	\$7,000.00	\$1,615.00
INSTALL A NEW 1" WATER SERVICE. CALL WATER DEPARTMENT FOR WATER METER UPGRADE - 788-2660 EXT 6463.						
37						

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Jack & Carol Lyons	3709 S. Oak Park Avenue	16-31-415-004-000	T/O AND RESHINGLE HOUSE ROOF. CALL FOR FINAL INSPECTION.	R	8/2/2017 Roof-L	76422-0	\$9,880.00	\$200.00
Sandra Delgado & Heyn Negret	1900 S. Highland Avenue	16-20-322-016-000	REMOVE CHAINLINK FENCE AT THE ALLEY ON THE SOUTH SIDE OF THE GARAGE AND INSTALL A 6FT IRON FENCE WITH WOOD PANELS. NO SHARP POINTS. Julie dig A2142136	R	8/2/2017 Fence-L	76423-0	\$700.00	\$135.00
Anthony G. Freerney	7027 W. 26th Place	16-30-301-029-000	AFT--FINAL ELECTRICAL INSPECTION FOR METER SOCKET PER CDL.	R	8/2/2017 Elec-L	76424-0	\$500.00	\$50.00
Senada Ribic & Admir Ribic	6611 W. 31st Street	16-30-418-038-000	RESHINGLE THE HOUSE - NO POWER VENTS.	R	8/2/2017 Roof-L	76425-0	\$1,000.00	\$125.00
E. & M. Gutierrez	6411 W. 27th Street	16-30-405-053-000	REOWME ALL OLD SIDING-INSTALL MOUSTURE BARRIER-INSTALL FANFOLD INSULATION-NEW SIDING-REMOVE GUTTERS-REMOVE DOWNSPOUTS -NEW GUTTERS-NEW DOWNSPOUTS PRIVATE PROPERTY.	R	8/2/2017 Impr-L	76426-0	\$21,637.25	\$390.00
Kimberly D. Lewis & Lazaro Vel	6841 W. Riverside Drive	16-30-107-014-000	REMOVE AND REPLACE DAMAGED TILE ROOF ON THE HOUSE - REMOVE ROTTED WOOD FROM THE FRONT OF PROPERTY.	R	8/2/2017 Roof-L	76427-0	\$1,500.00	\$50.00
Adelante Community Health M.	6832 W. Ogden Avenue	16-27-232-020-000	INSTALLATION OF LOW VOLTAGE SEC SYSTEM. JOB # 93073696 CUSTOMER # 402323944 (HARD WIRED SYSTEM)	C	8/2/2017 Impr-L	76428-0	\$622.40	\$40.00
Raymundo Ginez & Natalia Gin	3322 S. Wesley Avenue	16-31-222-025-000	R/R EXISTING CONCRETE BACK OF HOUSE TO THAT ALLEY APPROX 42X2.6 ALSO EXISTING GARAGE APRON 24X4. INSTALL NEW PARKING SLAB 25X20. JULIE DIG A214935	R	8/2/2017 Impr-L	76429-0	\$5,350.00	\$150.00
Timothy Pachla & Lisa Lyczak	6830 W. 29th Place	16-30-319-008-000	R/R EXISTING SIDEWALK FROM BACK OF GARAGE TO CITY WALK.	R	8/2/2017 Impr-L	76430-0	\$2,500.00	\$105.00
Glen & Joyce Smith	1500 S. Cuyler Avenue	16-20-123-021-000	R/R SIDEWALKS ON THE SOUTH AND WEST SIDE OF THE GARAGE. SIDEWALK FROM THE HOUSE TO GARAGE AND INSTALL CONCRETE ON THE NORTH SIDE OF THE GARAGE ALONG THE ALLEY.	R	8/2/2017 Impr-L	76431-0	\$3,265.00	\$120.00

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of
Francisco L. Compos 3141 S. Harlem Avenue	16-31-100-016-000	R	8/2/2017 Elec-L	76432-0	\$0.00	\$50.00
PRELIMINARY ELECTRICAL INSPECTION PER RICK V TO MEET AND DISCUSS ELECTRICAL ISSUES TO BE BROUGHT TO CODE						
48 Familia Lopez Medina Trust 3823 S. Elmwood Avenue	16-31-424-073-000	R	8/2/2017 Impr-L	76433-0	\$100.00	\$40.00
ATF - INSTALL OF CONCRETE ON THE NORTH SIDE OF THE GARAGE --- MUST CUT THE CONCRETE 3" OFF THE LOT LINE --- DEMO AND REBUILD THE CHIMNEY FROM THE ROOF LINE UP.						
49 Pradeep Adityanil Varghese 6905 W. Roosevelt Road	99-99-999-000-053	C	8/2/2017 Roof-L	76434-0	\$5,800.00	\$140.00
T/O ROOF DOWN TO THE DECK OF BUILDING AND WATER SHIELD ALL AROUND BUILDING 36' FROM GUTTER UP AND VALLEYS-- INSTALL #30LB. OF FELT PAPER TO ALL SIDES--INSTALL A NEW ROOF WT HDL ARCH SHINGLES NAILED DOWN BY HAND GALVANIZED NAILS--NO POWER VENTS--HOUSE O						
50 Miguel Aviles & Lorena Guzman 2407 S. Highland Avenue	16-29-118-004-000	R	8/2/2017 Fence-L	76435-0	\$200.00	\$135.00
replace fence on backside of property (facing alley). 6ft solid privacy gates wood. own post holes. Julie dig # a2143593						
51 Frank J. & Ruth S. Svestika 7055 W. 29th Place	16-30-316-020-000	R	8/2/2017 Elec-L	76436-0	\$1,550.00	\$125.00
INSTALL 100AMP SERVICE WITH CIRCUIT BRAKERS						
52 David & Julie Vuu 1816 S. Oak Park Avenue	16-19-315-027-000	R	8/2/2017 Impr-L	76437-0	\$2,425.00	\$205.00
CHANGE 5 WINDOWS TO EGRESS IN BEDROOM 1ST AND 2ND FL. INSTALL 4 EMERGENCY LIGHTS						
53 Carlos & Julie Taloja 2404 S. Clarence Avenue	16-30-218-020-000	R	8/3/2017 Bldg-B	8486-4	\$0.00	\$200.00
REINSPECTION FOR ELECTRICAL FINAL AND PLUMBING FINAL REMODEL OF 2 UNIT -- REMODEL 2 KITCHENS, 3 BATHROOMS - BRING ALL PLUMB AND ELECTRIC TO CODE, R/R 2 A/C UNITS - A/C UNITS MUST BE BEHIND THE HOUSE AT LEAST 3FT OFF THE LOT LINE. INSTALL DUCT WORK TO THE						
54 CFM7 management Services I 6727 W. Cermak Road	16-30-200-042-000	C	8/3/2017 Bldg-B	8644-3	\$133,700.00	\$100.00
REINSPECTION FOR ELECTRICAL FINAL AND ELECTRICAL SERVICE INSTERIOR BUILDOUT OF VACANT STOREFRONT INTO A DRESS SHOP. ADD ON EXTERIOR STAIRS ENCLOSURE AND SWITCH FIXTURES TO MEET ADA COMPLIANT. -REMOVE BRICKS OFF THE GROUND LEVEL AND INSTALL 5 STORE FRONT W						
55						

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit	Cost Of
Charles Goodbar Trust #80023 1214 S. Wisconsin Avenue	16-19-101-024-000	R	8/3/2017 Bldg-B	8817-0	\$100,000.00	\$2,330.00	
REHAB-INSTALL NEW DECK X APPROX. RMODEL KITCHEN 2 EXSTING BATH- DECONVERT BATH IN BMST INSTALLED BY PREVIOUS OWNERS-BMST -FINISH- LAUNDRY, MECH ROOM, AND REC AREA- WINDOWS TO EGRESS CODE 2ND FL.- CONVERT 1 BEDROOM TO BATHROOM- WILL REMODEL THE 2 EXSTING BATH							
56 Luis Rocha	3802 S. Maple Avenue	R	8/3/2017 Gar-B	8818-0	\$7,500.00	\$330.00	
BULD NEW GARAGE 20X24 12' HEIGHT. JULIE DIG# A2153408							
57 Letty Pena	7003 W. Ogden Avenue	C	8/3/2017 Elec-L	75742-1	\$0.00	\$50.00	
RE-INSPECTION ELECTRICAL ROUGH FOR FIRE ALARM SYSTEM							
58 Peggy L. Slaboda	2626 S. Wesley Avenue	R	8/3/2017 Elec-L	76438-0	\$645.00	\$140.00	
COMPLIANCE REPAIRS - REPLACE ALL 2 PRONG OUTLETS IN THE HOUSE(15), ALL OF THE 3 PRONG OUTLETS THRU-OUT WILL BE CHECKED TO BE CORRECTLY POLARITY. REPAIR/REPLACE THE BATHROOM GFCI OUTLETS, REPLACE THE KITCHEN COUNTER OUTLETS WITH GFCI OUTLETS, REPLACE THE B							
59 P & L Vasilishin	1420 S. Clinton Avenue	R	8/3/2017 Impr-L	76439-0	\$2,000.00	\$140.00	
REMOVAL KITCHEN IN BASEMENT.							
60 Charles A. Threatt	2636 S. Grove Avenue	R	8/3/2017 Impr-L	76440-0	\$1,900.00	\$90.00	
INSTALL NEW PATIO AT REAR OF PROPERTY IN FRONT OF GARAGE 24.6X7 JULIE DIG #A2151443							
61 Fidel Perez	1834 S. Lombard Avenue	R	8/3/2017 Roof-L	76441-0	\$7,800.00	\$170.00	
COMPLETELY REMOVE EXISTING ROOF ON HOUSE. REPLACE ANY WOOD WHERE DEMMED NECESSARY. INSTALL A LAYER OF ICE AND WATER SHIELD. INSTALL POLYSTER BASE SHEET. INSTALL VENTS AND NEW LEADS. FINISH BY INSTALLING THE GAP LIFETIME WARRANTY TIMBERLINE ARCHITECTURAL S							
62 Walter Peterson	3130 S. Grove Avenue	R	8/3/2017 Roof-L	76442-0	\$5,600.00	\$140.00	
T/O AND RESHINGLE HOUSE ROOF							
63							

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Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Raymond A. & Suzanne R. Don 3614 S. Lombard Avenue	16-32-311-010-000	R	8/3/2017 Impr-L	76443-0	\$4,095.00	\$160.00
BRICK UP AREAS WHERE A/C UNIT USED TO BE. INSTALL GLASS BLOCK WINDOWS W/VENT IN BATHROOM. REMOVE AND REPLACE ABOUT 50 BAD BRICKS ON SIDE OF HOME. GRIND AND TUCKPOINT HOME.						
64 HN Corporation	2618 S. Ridgeland Avenue	C	8/3/2017 Fence-L	76444-0	\$1,200.00	\$135.00
R/R SOUTH SIDE FENCE ALONG 26TH STREET W/6' WOOD PANELS. JULIE DIG #A2152182						
65 Bruce & Vicky Rowell	2645 S. Wenonah Avenue	R	8/3/2017 Impr-L	76445-0	\$2,800.00	\$55.00
GRIND AND TUCKPOINT FRONT BRICK RAILS AND BOTTOM NORTH SIDE HOUSE 1-2 FEET. TEAR OUT BRICK ON BOTTOM 2-3 FT OF GANGWAY SIDE WALL AND REBUILD.						
66 John T. Mozis & Rosalie M. Mo	1816 S. Wisconsin Avenue	R	8/3/2017 Impr-L	76446-0	\$5,250.00	\$175.00
CHOP OUT DETERIORATING MORTAR AND TUCKPOINT HOUSE/CHIMNEY.						
67 Robert Lemieux & Douglas Mc	3029 S. Wesley Avenue	R	8/3/2017 Fence-L	76447-0	\$2,500.00	\$135.00
INSTALL 5FT + 1 FT OPEN LATTICE WOOD FENCE ALONG THE NORTH SIDE OF THE PROPERTY AND AT THE ALLEY ON THE SOUTH SIDE OF THE GARAGE.						
68 Berwyn Gateway Partners II, L	7100-24 W. Cermak Road		8/3/2017 Impr-L	76448-0	\$38,500.00	\$1,195.00
INSTALL SPRINKLER SYSTEMS FOR UNITS 7106, 7108 AND 7112 CERMAK--- VANILLA BOX SPRINKLER FOR 7106 & 7108. VANILLA BOX AND BUILD OUT FOR 7112.						
69 Martin J. Drechen, Trustee	2430 S. Clarence Avenue	R	8/3/2017 Impr-L	76449-0	\$1,300.00	\$40.00
6 vents repairs of window vents, 4 in closet 2 in kitchen vents only.						
70 LaTonya L. Lyons	1933 S. Wesley Avenue	R	8/3/2017 Impr-L	76450-0	\$9,500.00	\$260.00
DEMOLISH EXSTING DECK AND REPLACE AS ORIGINAL . REMOVE OF REAR DECK IN BACKYARD.REMOVE THE SIDING, GLASS DOOR ON THE 2ND FL. TO THE DECK AND INSTALL WINDOWS-PIER EXIST. REBUILD THE DECK BUT WILL BE FOR THE 1ST FLOOR.						
71 Vojislav Lukovic	6838 W. 30th Street	R	8/3/2017 Roof-L	76451-0	\$13,547.00	\$260.00
T/O AND RESHINGLE HOUSE ROOF. CALL FOR FINAL INSPECTION						
72						

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Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Peter Tinoco 6426 W. Sinclair Avenue	16-31-228-041-000	R	8/3/2017 Impr-L	76452-0	\$1,400.00	\$40.00
REPLACEMENT OF 7 WHITE VINYL WINDOWS 7/8 INSULATED GLASS AND HALF SCREEN-ALL WINDOWS ARE EXISTING SIZES FOR LIVING ROOM AND DINING ROOM ALL WINDOWS WILL BE CAPPED IN MATCHING TRIM COIL CAULKED AND INSULATED.						
73 B. C. Blahut 1626 S. Gunderson Avenue	16-19-405-027-000	R	8/3/2017 Impr-L	76453-0	\$3,600.00	\$140.00
INSTALL NEW A/C UNIT-INSTALL NEW 3 TON A/C CONDENSING DUCT WORK-INSTALL NEW COIL IN EXISTING DUCT WORK-INSTALL NEW REFRIGERANT LINE SET-INSTALL NEW LIQUID LINE FILTER DRYER-CHARGE SYSTEM TO FACTORY SPECS						
74 Eduardo Mora 3627 S. Cuyler Avenue	16-32-309-035-000	R	8/3/2017 Impr-L	76454-0	\$1,000.00	\$140.00
1) 2 prong elec outlets found throughout must be brought to code. 2) any open bulb lights in closets and storage to be made fully enclosed 3) each bedroom must have at least one egress window to code for emergency escape and rescue 4) bsmt family room mus						
75 Michael Marinos 3102 S. Wenonah Avenue	16-31-102-013-000	R	8/3/2017 Impr-L	76455-0	\$2,000.00	\$40.00
T/O GARAGE SIDING AND REPLACE. TEAR OFF OLD GARAGE DOOR AND REPLACE. REPLACE REAR ENTRY DOOR. SERVICE DOOR AND OVERHEAD SAME SIZE						
76 Gabriel A. Morales 1404 S. East Avenue	16-19-219-023-000	R	8/3/2017 Fence-L	76456-0	\$350.00	\$135.00
NORTH WIDE OF FENCE 5' SOLID IRON, NO SHARP POINTS, SOUTH SIDE 5' + 1' OPEN LATTICE WOOD OR VINYL CROSSING OVER TO NEIGHBORS LOT-MUST BE SET BACK 15F FROM FRONT LOT LINE-NEIGHBOR PERMISSION ON FILE. JULIE DIG. A2153687						
77 H. C. Stacy 3504 S. Ridgeland Avenue	16-31-409-019-000	R	8/3/2017 Impr-L	76457-0	\$1,427.00	\$0.00
R/R GARAGE OVERHEAD DOOR - NO SIZE CHANGES - HOOKING UP TO EXISTING ELECTRIC.						
78 Evaly Jerome 3441 S. Home Avenue	16-31-132-020-000	R	8/4/2017 Bldg-B	8665-3	\$2,000.00	\$85.00
4' PICKETT FENCE/GATE AT FRONT OF PROPERTY ON NORTHSIDE SET BACK MINIMUM 15" FROM FRONT PROPERTY LINE, 4' PICKETT FENCE/GATE ON SOUTH SIDE AND ATTACH TO NEIGHBOR FENCE- PERMISSION ON FILE, 6" WOOD FENCE/GATE AT ALLEY. JULIE DIG. X2161176 (8/31/17) added A&M						
79						

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Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit	Cost Of
STEPEN DUDEK 2235 S. Clarence Avenue	16-30-203-018-000	R	8/4/2017 Bldg-B	8819-0	\$25,000.00	\$1,020.00	
							1) plumbing- reipe water and drain lines, add floor drain to utility room 2) electrical- rewire to 2011 code 3) HVAC- add furnace and ductwork to separate hlg systems 4) replace kitchen cabinets, keep existing layout 5)cut bathrooms, replace fixtures, upg
80 Jarnie Salas 1619 S. Clarence Avenue	16-19-403-008-000	R	8/4/2017 Roof-L	76458-0	\$4,500.00	\$200.00	
							TEAR OFF AND RESHINGLE THE HOUSE AND GARAGE. - NO POWER VENTS. DUMPSTER MUST HAVE FLASHING BARRICADES.
81 Jose & Rose Munoz 1446 S. Scoville Avenue	16-19-220-040-000	R	8/4/2017 Impr-L	76459-0	\$1,600.00	\$40.00	
							replacing 8 windows in home: 1st floor , kitchen , living room, dining room . No size change, no egress needed.
82 Manochar Jethani 3635 S. Harlem Avenue	16-31-308-055-000	C	8/4/2017 Elec-L	76460-0	\$1,232.00	\$0.00	
							EMERGENCY ELECTRICAL WORK- REPLACED 3 PHASE ELECTRIC METER FITTING AND SERVICE ENTRANCE CONDUCTORS, INSTALL GROUND ROD AND #6 awg thn groundconductor at new meter fitting.
83 Aureliano Medina & Manuel Me 1310 S. Lombard Avenue	16-20-110-021-000	R	8/4/2017 Impr-L	76461-0	\$10,000.00	\$260.00	
							REPAIR EXISTING BACKYARD PATIO (CEMENT) AND ADD ANOTHER SQUARE ON NORTH CORNER ADJECENT TO DREWEWAY (NORTHWEST). SQUARE NEXT TO SOUTHSIDE OF PATIO 20FT X 18 FT (CONCRETE). DIG DOWN AND REPAIR FOUNDATION CRACKS ONBACK OF HOUSE. REDO STEPS TOP PLATFORM AND
84 Carlos & Julie Tafoya 2404 S. Clarence Avenue	16-30-218-020-000	R	8/7/2017 Bldg-B	8486-5	\$0.00	\$100.00	
							plumbing reinflection fee
85 Gloria I & Enrique Gutierrez 1941 S. Highland Avenue	16-20-323-017-000	R	8/7/2017 Gar-B	8718-1	\$13,900.00	\$50.00	
							install new garage 20 x 22 height 12' Julie dig # X2180130
86 Yadira Castro 1437 S. Ridgeland Avenue	16-20-115-016-000	R	8/7/2017 Bldg-B	8820-0	\$74,500.00	\$1,960.00	
							INTERIOR AND EXTERIOR REHAB, 2ND FLOOR ADDITION TO ADD 3 BEDROOM AND 2 BATHROOMS, REMODEL KITCHEN, BASEMENT ADD BATHROOM, LAUNDRY/MECHANICAL ROOM AND RECREATIONAL AREA, BOILERS TO FORCED AIR WITH ALL NEW DUCTWORK. UPGRADE WATER METER TO 3/4" A/C CONDENSE
87							

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Description	Census	Permit	Permit #	Cost Of	Cost Of
					Class	Issued		Improvements	Permit
Yadira Castro 1437 S. Ridgeland Avenue			16-20-115-016-000	DUMPSTER FOR CONSTRUCTION DEBRIS DUMPSTER MUST HAVE FLASHING BARRICADES.	R	8/7/2017 Bldg-B	8820-1	\$0.00	\$50.00
Kathleen Carlisi 3706 S. Euclid Avenue			16-31-415-021-000	DEMO AND REBUILD A NEW 22X22X12(H) GARAGE - INSTALL NEW SIDEWALKS.	R	8/7/2017 Gar-B	8821-0	\$21,983.00	\$355.00
Lisa Robinson 1836 S. Oak Park Avenue			16-19-315-037-000	rough framing REINSPECTION 3 UNITS---GUT KITCHEN AND BATHS IN FIRST AND SECOND FLOORS UNITS REMOVE ALL FIXTURES IN BASEMENT UNIT. REMOVE RADIATORS AND PIPING. R/R EXT DOORS, FRONT AND BACK. REMOVE ALL GALVANIZED WATER SUPPLY LINES. FRAME SOFFITS AROUND DJ	R	8/7/2017 Impr-L	72090-1	\$0.00	\$65.00
Judith La Frossia 6436 W. 27th Place			16-30-411-018-000	PLUMBING ROUGH FEE	R	8/7/2017 Plum-L	74541-1	\$0.00	\$50.00
Benjamin & Leticia Soto 1936 S. Elmwood Avenue			16-19-422-026-000	plumbing reinspection---REPLACE KITCHEN CABINETS AND COUNTER TOP IN UNIT 1 ONLY. TUCKPOINT WHERE NEEDED. REMOVE STORM WINDOWS AND INSTALL ALM CAPPING	R	8/7/2017 Impr-L	75853-1	\$0.00	\$50.00
JOANNA BUGYIE 6620 W. 19th Street #6			16-19-419-029-100	POD FOR STORAGE		8/7/2017 POD-L	76462-0	\$0.00	\$50.00
Devin Demby 1211 S. Ridgeland Avenue			16-20-100-005-000	EMERGENCY NEW 1" SERVICE AND UPGRADE WATER METER TO 1". CALL WATER DEPARTMENT FOR WATER METER UPGRADE - 788-2660 EXT 6463. JULIE DIG A2163218	R	8/7/2017 Plum-L	76463-0	\$6,200.00	\$340.00
A. & D. Ramos 1245 S. East Avenue			16-19-204-019-000	T/O REMOVE T/O DISPOSE SHINGLES, ARCHITECTURAL SHINGLES, ROOF VENT, TURTLE TYPE METAL, CHIMNEY FLASHING, ICE AND WATER SHIELD.	R	8/7/2017 Roof-L	76464-0	\$4,000.00	\$125.00
Jannette Rodriguez 1425 S. Ridgeland Avenue			16-20-115-011-000	ADD ONE LAYER TO EXISTING LAYER (1 ONLY) ON ROOF AND GARAGE. EAST SIDE WALL SIDING.	R	8/7/2017 Roof-L	76465-0	\$5,500.00	\$140.00
Norma Munoz 6445 W. 28th Place			16-30-413-071-000	R/R WINDOWS IN BEDROOMS-CHECK FOR EGRESS. KITCHEN HALLWAY-MUST BE TEMPERED. KITCHEN, CLOSET AND BASEMENT-LAUNDRY AND BATHROOM.	R	8/7/2017 Impr-L	76466-0	\$10,946.00	\$225.00



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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Antonio Marquez		2512 S. East Avenue	16-30-227-019-000		R	8/7/2017 Impr-L	76467-0	\$1,500.00	\$140.00
					INSTALL 15" OF CEMENT ON THE NORTH SIDE OF PROPERTY AND INSTALL A TROUGH DRAIN -- MUST PITCH TO OWN PROPERTY.				
98 Yury Golubok, Zahanna Golub		6746 W. 26th Street	16-30-400-039-000		R	8/7/2017 Fence-L	76468-0	\$1,000.00	\$135.00
					REMOVE THE CHAIN LINK FENCE ON THE WEST SIDE OF THE PROPERTY. INSTALL A 5FT + 1FT OPEN LATTICE WOOD FENCE -- WILL BE BRINGING IN THE POST THAT ARE ON THE NEIGHBOR'S PROPERTY BACK ON 6746 26TH ST PROPERTY. THE CHAIN LINK POSTS THAT ALREADY EXIST AND THAT A				
99 Alissa John		6924 W. 29th Street	16-30-317-010-000		R	8/7/2017 Roof-L	76469-0	\$2,663.00	\$55.00
					tear-off existing shingle roof over pentagonal projection to the right of front door. Remove and salvage vinyl siding on dormer. Install new 20 year GTA flat roof system (cobblestone grey) over previously shingled roof. Install GTA from docking at flat r				
100 David & Mary Howorth		1808 S. Grove Avenue	16-19-314-026-000		R	8/7/2017 Impr-L	76470-0	\$10,293.43	\$285.00
					TEAR OFF AND RESHINGLE SIDE DOOR ROOF. REPAIR BRICKS ON THE CHIMNEY AND REPLACE THE CHIMNEY CAP. REMOVE 3 SQUARES OF ALUM SIDING ON THE GARAGE AND REPLACE WITH VINYL AND R/R 3 SECTIONS OF SIDEWALK ON THE SOUTH SIDE OF THE HOUSE - CONCRETE MUST PITCH TO OW				
101 Leona Chiusina		6903 W. 29th Place	16-30-317-034-000		R	8/7/2017 Roof-L	76471-0	\$6,300.00	\$155.00
					REROOF THE HOUSE WITH SHINGLES - NO POWER VENTS.				
102 Scott Domer & Lauren Domena		1347 S. Ridgeland Avenue	16-20-107-017-000		R	8/7/2017 Roof-L	76472-0	\$9,200.00	\$200.00
					remove existing rood down to wood deck. Install new ice and water shield to code. Install new felt underlayment. New vents and new pipe flashing. Ice and water shield will be installed at all eaves and valley and must extend to point at least 24 inches in				
103 Frank & Louise Somnese		1322 S. Scoville Avenue	16-19-212-033-000		R	8/7/2017 Impr-L	76473-0	\$1,400.00	\$40.00
					R/R 7 WINDOWS IN THE 2ND FLOOR LIVING ROOM, KITCHEN, DINING ROOM AND BATHROOM. - NO SIZE CHANGES				
104 Carol J. Murphy & John Murph		2800 S. Lombard Avenue	16-29-319-021-000		R	8/7/2017 Roof-L	76474-0	\$1,000.00	\$150.00
					ADD 2ND LAYER OVER 1 EXISTING-SHINGLES. CALL FOR FINAL INSPECTION.				
105									

(Building: Permit\_County\_All)

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Ara Maria Lane 2620 S. Kenilworth Avenue	16-30-304-033-000	R	8/7/2017 Impr-L	76475-0	\$5,500.00	\$250.00
install escape window in north side of bedroom/ upgrade service electrical exist 60amp change to 100amp / electrical box , fuse change to breakers replace existing outlets in living room 2 outlets to 3. install gfci front and back of house and garage 20am						
106 Connies 3263 S. Harlem Avenue	99-99-999-000-030	C	8/7/2017 Impr-L	76476-0	\$15,000.00	\$170.00
107 Timothy Walsh 3216 S. Kenilworth Avenue	99-99-999-000-011		8/7/2017 Roof-L	76477-0	\$2,100.00	\$50.00
108 Antonio & Laorena Vences 1417 S. Cuyler Avenue	16-20-116-008-000	R	8/7/2017 Impr-L	76478-0	\$1,200.00	\$90.00
R/R SIDEWALK FOR THE CITY WALK TO THE END OF THE HOUSE, SIDEWALK BEHIND THE HOUSE AND FRONT APPROACH. ALL SAME SIZE. CONCRETE MUST PITCH TOWARDS OWN PROPERTY NOT NEIGHBORS OR CITY.						
109 James Rivera 1820 S. Ridgeland Avenue	16-19-415-027-000	R	8/7/2017 Impr-L	76479-0	\$1,200.00	\$40.00
110 Blanca Ruiz 1326 S. Lombard Avenue	16-20-110-026-000	R	8/7/2017 Impr-L	76480-0	\$7,000.00	\$115.00
TEAR OFF AND RESHINGLE THE GARAGE. REPLACE 4 SHINGLES ON THE HOUSE AND REPLACE ANY DAMAGED SIDING ON THE GARAGE.						
111 Jose Alberto Dominguez & Leif 3729 S. Wesley Avenue	16-31-417-090-000	R	8/7/2017 Impr-L	76481-0	\$500.00	\$470.00
INSTALL FRAME AND DRYWALL TO ENCLOSE FRONT ROOM ON MAIN LEVEL, KITCHEN REMODEL: REPLACED CABINETS, SINK, FAUCET, REMOVED DISHWASHER, INSTALLED NEW RANGE HOOD, EXHAUST FAN AND NEW RECESSED LIGHTING( NOT PREVIOUSLY INSTALLED), NO PLUMBING INSPECTION REQ PE						
112 CFM/7 management Services I 6727 W. Cermak Road	16-30-200-042-000	C	8/8/2017 Bldg-B	8644-4	\$0.00	\$330.00
PAYING FOR ADDITIONAL INSPECTION - ELECTRICAL SERVICE, LINTEL INSPECTION AND PRE-FINAL INSPECTION						
113 Rhoades Brothers Inc 3631 S. Kenilworth Avenue	16-31-314-005-000	R	8/8/2017 Bldg-B	8690-1	\$0.00	\$430.00
paying for plan review fee for arch drawings review						
114						

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Name and Address	P.I.N. #	Class	Permit Issued	Permit #	Improvements	Permit	Cost Of
Prosperous Connection LLC 3334 S. Wesley Avenue	16-31-222-031-000	R	8/8/2017 Bldg-B	8822-0	\$20,000.00	\$1,025.00	
INSTALL A 30 PLACE CIRCUIT BREAKER PANEL, INSTALL NEW ELECTRIC TO CODE, REMODEL THE KITCHEN AND 1 EXISTING BATHROOM - INSTALL NEW TILE FLOOR AND TUB SURROUND, R/R 22 WINDOWS AND BRING TO EGRESS CODE, INSTALL FRONT AND REAR DOOR, CANCEL OUT 2 WINDOWS IN TH							
115 Annette & Magdalena Martinez 2830 S. Harvey Avenue	16-29-318-033-000	R	8/8/2017 Gar-B	8823-0	\$0.00	\$25.00	
Emergency tear down and garage by orders of Berwyn Building Dept.							
116 Scott & Carolyn Chermey 1318 S. Harvey Avenue	16-20-109-022-000	R	8/8/2017 Bldg-B	8824-0	\$9,711.00	\$0.00	
DEMO BUILDING							
117 Miguel Nava 2330 S. Ridgeland Avenue	16-30-215-031-000	R	8/8/2017 Elec-L	75962-1	\$0.00	\$50.00	
ELECTRICAL REINSPECTION - PROPERLY WIRE BATHROOM, REPLACE GFCI OUTLET PER rdv--- IN 1ST FLOOR BATHROOM, INSTALL GFCI OUTLETS IN KITCHEN COUNTER, BASEMENT BATHROOM AND LAUNDRY, COVER PLATES ON JUNCTION BOXES NEXT TO ELECTRICAL PANEL							
118 Fernando Bocanegra 3611 S. Scoville Avenue	16-31-412-004-000	R	8/8/2017 Impr-L	76161-1	\$0.00	\$50.00	
Electric- Safely remove existing 20 space panel and install new 100 amp/30 space panel / install all new circuits to accommodate existing circuits / New grounding system install. *ATF FOR KICHEN REMODEL, MAIN LEVEL BATHROOM REMODEL AND THE RELOCATION OF T							
119 Alexander Gonzalez 3301 S. Highland Avenue	16-32-120-032-000	R	8/8/2017 Fence-L	76231-1	\$0.00	\$50.00	
adding to l-76231-0 post hole and pre pour inspection							
120 Antonio Chavarria 1818 S. Ridgeland Avenue	16-19-415-026-000	R	8/8/2017 Plum-L	76482-0	\$1,328.00	\$85.00	
R/R WATER HEATER -- ALSO INSPECT R/R BOILER ON PERMIT L40735-0							
121 George K. Cavalligos & Carolyn 6931 W. 31st Street	16-30-325-025-000	R	8/8/2017 Elec-L	76483-0	\$200.00	\$140.00	
INSTALL AN EXHAUST FAN FOR BASEMENT TOILET ROOM							
122							



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131	Donald Anthony Gagliasso & A 3035 S. Wesley Avenue	16-30-417-016-000	AC Replacement seer: 13.00 BTU: 41000 Ton: 3.5 A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	R	8/8/2017	HVAC-L	76492-0	\$4,942.76	\$140.00		
131	Chicago Title Land Trust # 492 6348 W. 26th Street	16-29-300-001-000	PRELIMINARY STRUCTURAL INSPECTION OF BUILDING THAT WAS HIT BY CAR	C/R	8/8/2017	Impr-L	76493-0	\$0.00	\$140.00		
132	Geremia & Joanne Balice 2125 S. Harlem Avenue	16-19-324-046-000	R/R BOILER AND INSTALL NEW CAST IRON BOILER, NEW RPZ VALVE.	R	8/8/2017	Impr-L	76494-0	\$6,950.00	\$250.00		
133	Olga Gamez 3515 S. Harlem Avenue B4	16-31-300-054-101	PLUMBING REPLACE WATER LINES IN THE BATHROOM AND KITCHEN, REPLACE DRAIN PIPES, CHANGE SHOWER FAUCET, NEW DRYWALL IN KITCHEN, NEW SHOWER WALLS AND TILES, R/R KITCHEN CABINETS.		8/8/2017	Impr-L	76495-0	\$2,000.00	\$90.00		
134	6316 Ogden Ave LLC 6316 W. Ogden Avenue	16-32-131-003-000	Replace 10 double hung windows with vinyl replacement windows. Cap caulk and seal all windows with insulation around sides. Egress signed.	C	8/8/2017	Impr-L	76496-0	\$5,000.00	\$135.00		
135	Erin L. Weissenborn 3242 S. Maple Avenue	16-31-108-042-000	INSTALL NEW DECK 5X25 JULIE DIG # A2161063	R	8/8/2017	Impr-L	76497-0	\$1,412.00	\$240.00		
136	Ricardo Perez & Miriam Paulin 3333 S. Wenonah Avenue	16-31-123-010-000	T/O house only reroof. Pitch, ice and water shield, vents, drip edge, gutters and downspouts, siding. DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.	R	8/8/2017	Roof-L	76498-0	\$11,781.00	\$230.00		
137	DON KUSPER 2137 S. Euclid Avenue 2	16-19-425-009-000	Installation of low voltage security system Job# 93441242 Customer #402166686 (hardwired system).	C	8/8/2017	Impr-L	76499-0	\$190.00	\$40.00		
138	Yolanda Morgan Trust 1814 S. Gunderson Avenue	16-19-413-022-000	REMODEL THE BATHROOM ON 1ST FLOOR. NO ELECTRICAL WORK.	R	8/8/2017	Impr-L	76500-0	\$11,180.00	\$340.00		
139	Juan & Angelina Valencia 2302 S. Elmwood Avenue	16-30-214-019-000	INSTALL 5 VINYL WINDOW REPLACEMENTS IN LIVING ROOM AND DINING ROOM ONLY	R	8/8/2017	Impr-L	76501-0	\$2,980.00	\$40.00		
140	Hector and Kim Garcia 2125 S. Scooville Avenue	16-19-429-010-000	REPAIR / REPLACE SECTIONS OF BACK PORCH	R	8/8/2017	Impr-L	76502-0	\$250.00	\$50.00		
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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
142	Christopher & Rachel Juhl	2430 S. Gundersen Avenue	16-30-221-031-000	INSTALL 2 SECTIONS OF 6FT WOOD FENCE AT ALLEY	R	8/8/2017 Fence-L	76503-0	\$900.00	\$135.00
142	Sergio Padilla	3745 S. Maple Avenue	16-31-317-012-000	REMOVE AND REPLACE FENCE - INSTALL 5FT WOOD FENCE AND 1 GATE ==JULIE # X2201034	R	8/8/2017 Fence-L	76504-0	\$1,346.00	\$135.00
143	Ismael Villagrana	3743 S. Clinton Avenue	16-31-321-015-000	REMOVE AND REPLACE GARAGE SIDING - REINSPECTION FOR PERMIT L44894	R	8/8/2017 Impr-L	76505-0	\$0.00	\$90.00
144	Yolanda M. Elizalde	1501 S. Clarence Avenue	16-19-227-001-000	REMOVE EXISTING FENCE AND INSTALL 4 FT VINYL FENCE AND 2FT LANDSCAPE FENCE PER CL	R	8/8/2017 Fence-L	76506-0	\$2,940.00	\$135.00
145	Darien Ridge Partners, Ltd.	3739 S. Kenilworth Avenue	16-31-322-012-000	paying for plumbing fees-3 underground (pvc, head test and bedding) and stack test	R	8/9/2017 Bldg-B	8643-1	\$0.00	\$200.00
146	Erika Kirchgatterer	6928 W. 34th Street	16-31-132-035-000	2ND FLOOR ADDITION TO A SINGLE FAMILY HOUSE-NO WORK ON 1ST FLOOR. CREATE 2 BEDROOMS, BATHROOM, MECHANICAL ROOM. INSTALL 2ND FURNACE AND A/C UNIT. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER. BRING WINDO	R	8/9/2017 Bldg-B	8825-0	\$70,000.00	\$1,835.00
147	Garcia & Vega	2229 S. Gundersen Avenue	16-30-206-017-000	BUILDING FINAL REINSPECTIONS FOR EGRESS WINDOWS.	R	8/9/2017 Impr-L	73304-1	\$0.00	\$50.00
148	HIDZ Properties LLC	6546-08 W. Windsor Avenue	16-31-212-001-000	POST HOLE INSPECTION AND REINSPECTION FOR DECK PIERS. ----- INSTALL A OUTDOOR GROUND LEVEL DECK AND PAVER BRICK PATIO. --- 7/18/17 - ADDED THE INSTALL OF SHED, FENCE AND PLUMBING UNDERGROUND.	C	8/9/2017 Impr-L	75828-2	\$0.00	\$100.00
149	Jairnie Hernandez	6701 W. 16th Street	16-19-225-049-000	R/R WINDOWS 1ST FLOOR LIVING ROOM, BATHROOM, BACK PORCH AND STAIRWELL. MUST BE TEMPERED.	R	8/9/2017 Impr-L	76507-0	\$2,100.00	\$55.00
150	Joseph Festa	1421 S. Ridgeland Avenue	16-20-115-009-000	R/R FENCE/GATE ON NORTH SIDE OF PROPERTY WITH 4' VINYL. JULIE DIG X2211046	R	8/9/2017 Fence-L	76508-0	\$1,577.00	\$135.00
151									



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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit
Purchase Urban Real Estate L		6430 W. Fairfield Avenue	16-31-220-037-000	INTERIOR DEMO OF KITCHEN AND 2 BATHROOM, TRIM & TILES -- NO STRUCTURAL DEMO.	R	8/9/2017 Impr-L	76517-0	\$1,000.00	\$90.00
Herlino Ruiz		1648 S. Clinton Avenue	16-19-312-040-000	REPLACE 16 WINDOWS BEDROOMS, SOUTH SIDE FROM BASEMENT, BACK OF BASEMENT AND 1ST FLOOR. BASEMENT OPEN UNFINISHED PER OWNER. CHECK FOR EGRESS. CALL FOR FINAL INSPECTION.	R	8/9/2017 Impr-L	76518-0	\$3,000.00	\$105.00
Manuel Aspera & Sandra Mata		1535 S. Highland Avenue	16-20-125-014-000	LEAK FROM CHIMNEY-REPAIR ROOF FLASHING, REPLACE APPX 8-10 SHINGLES	R	8/9/2017 Roof-L	76519-0	\$500.00	\$40.00
Audel & Sofia Ceballos		3546 S. Ridgeland Avenue	16-31-409-033-000	R/R SIDEWALK/PATIO FROM THE REAR OF THE HOUSE TO THE ALLEY. REMOVE THE ALLEY FENCE ON THE SOUTH SIDE OF THE GARAGE AND INSTALL A 4FT CHAIN LINK FENCE WITH GATE FOR A PERSON. R/R PARKWAY SIDEWALK AND CARRIAGE WALK -- SINCE ON CITY PROPERTY MUST BE 5" OF STO	R	8/9/2017 Impr-L	76520-0	\$3,200.00	\$170.00
Adan & Miriam Badoy		1534 S. Lombard Avenue	16-20-126-034-000	ROOFED OVER PATIO 20X16. JULIE DIG A2192166	R	8/9/2017 Impr-L	76521-0	\$3,000.00	\$205.00
Lingao & Sugay		1308 S. Wisconsin Avenue	16-19-109-023-000	INSTALL VINYL SIDING ON BACK PORCH OVER EXISTING SHINGLES.	R	8/9/2017 Impr-L	76522-0	\$900.00	\$90.00
Evaly Jerome		3441 S. Home Avenue	16-31-132-020-000	ADDITIONAL ROUGH PLUMBING INSPECTION AND PLUMBING UNDERGROUND REINSPECTION -- TOTAL REHAB. HOUSE WAS GUTTED BY PREVIOUS OWNER TO INCLUDE KITCHEN REMODEL, INSTALL POWDER ROOM, INSTALL 2ND FLOOR BATHROOM AND HALLWAY BATHROOM BY DEMO OF EXISTING CLOSET, BASE	R	8/10/2017 Bldg-B	8665-4	\$0.00	\$100.00
William J. Chmura Trustee		1627 S. Scoville Avenue	16-19-405-014-000	DUMPSTER FOR ROOFING DEBRIS	R	8/10/2017 Dump-L	70019-1	\$0.00	\$50.00



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Name and Address	P.I.N. #	Between: <u>8/1/2017</u> And <u>8/31/2017</u>		Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Fernando Bocanegra	3611 S. Scoville Avenue	16-31-412-004-000	ELECTRICAL REINSPECTION *** ALL PROS INC. PROPERLY VENT BATHROOM/ WATER PIPE . ALL PLUMBING UP TO CODE//ATE FOR KICHEN REMODEL, MAIN LEVEL BATHROOM REMODEL AND THE RELOCATION OF THE LAUNDRY FACILITY. Electric- Safely remove existing 20 space panel and ins	R	8/10/2017 Plum-L	76161-2	\$2,500.00	\$50.00
168 David & Julie Yuu	1816 S. Oak Park Avenue	16-19-315-027-000	electrical REINSPECTION -- CHANGE 5 WINDOWS TO EGRESS IN BEDROOM 1ST AND 2ND FL. INSTALL 4 EMERGENCY LIGHTS	R	8/10/2017 Impr-L	76437-1	\$0.00	\$50.00
169 Mariusz Balicki	1911 S. Ridgeland Avenue	16-20-321-005-000	dumpster pod DUMPSTER MUST HAVE FLASHING BARRICADES.	R	8/10/2017 Impr-L	76489-1	\$0.00	\$50.00
170 Sunday E. Lamantia	2525 S. Wesley Avenue	16-30-226-010-000	install vinyl siding and gutters on garage	R	8/10/2017 Impr-L	76529-0	\$3,300.00	\$40.00
171 George W. Hill	2524 S. Oak Park Avenue	16-30-117-028-000	REMOVE THE FENCE AT THE ALLEY, NORTH SIDE FENCE AND 2 SOUTH SIDE GATE/FENCE AND INSTALL 5FT + 1FT OPEN LATTICE VINYL FENCE.	R	8/10/2017 Fence-L	76524-0	\$7,150.00	\$85.00
172 Brendan P. Bagley & MaryAnn	1830 S. Wisconsin Avenue	16-19-309-043-000	ATF - DECONVERT THE BASEMENT HEATER.	R	8/10/2017 Plum-L	76525-0	\$295.00	\$90.00
173 Carlos F. Avelar	3548 S. Elmwood Avenue	16-31-408-036-000	INSTALL 6' WOOD FENCE/GATE ON SOUTH SIDE OF PROPERTY AND AT ALLEY. INSTALL 5' WOOD FENCE/GATE ON NORTH SIDE OF PROPERTY AT REAR OF HOUSE. JULIE DIG A002221256	R	8/10/2017 Fence-L	76526-0	\$2,556.00	\$135.00
174 Terry Wilson & Shirley A Sims	1836 S. Maple Avenue	16-19-308-036-000	INSTALL NEW FENCE/GATE WOOD 5' W/1' OPEN LATTICE ON SOUTH SIDE OF PROPERTY CROSSING OVER TO NEIGHBOR- PERMISSION ON FILE. CLOSING OFF AT REAR OF HOUSE AND ALLEY. JULIE DIG #A2221266	R	8/10/2017 Fence-L	76527-0	\$4,700.00	\$135.00
175 Chackochan Kizhakkakutti	1600 S. Oak Park Avenue	16-19-307-038-000	R/R EXISTING FENCE 6' WOOD AROUND GAS STATION ON SOUTHSIDE, WESTSIDE AND NORTHSIDE. INSTALL GUARD RAIL. JULIE DIG A2221729	C	8/10/2017 Fence-L	76528-0	\$3,500.00	\$135.00
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Name and Address	P.I.N. #	Description	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit	
Volanda Caldera And Eduardo	3708 S. Home Avenue	16-31-319-020-000	R	8/10/2017 Impr-L	76529-0	\$1,500.00	\$215.00	
		TEAR OFF AND RESHINGLE THE SOUTH SIDE OF THE HOUSE ROOF ONLY. REMOVE THE FENCE THAT RUNS RIGHT ALONG THE ALLEY ON THE SOUTHSIDE OF THE GARAGE. MOVE THE FENCE UP SO THAT IT IS EVEN WITH THE GARAGE AND INSTALL A 6FT WOOD FENCE						
177	6634-36 Windsor Avenue L.L.c	6634 W. Windsor Avenue	16-31-217-005-000	R	8/10/2017 Impr-L	76530-0	\$8,400.00	\$1,045.00
		Remodel kitchen and bathroom in unit 5						
178	Constantino Gonzalez	1320 S. Wisconsin Avenue	16-19-109-027-000	R	8/10/2017 Dump-L	76531-0	\$200.00	\$50.00
		dumpster pod DUMPSTER MUST HAVE FLASHING BARRICADES.						
179	Royal Development & Manage	2439 S. Harvey Avenue	16-29-119-017-000	R	8/10/2017 Impr-L	76532-0	\$2,300.00	\$105.00
		ATF - INSTALL A PAVER BRICK PATIO IN THE FRONT OF THE HOUSE AND INSTALL A PAVER BRICK SIDEWALK SOUTHSIDE OF THE HOUSE TO FRONT OF PROPERTY.						
180	Don Dicke	1422 S. Grove Avenue	16-19-122-025-000	R	8/10/2017 Elec-L	76533-0	\$900.00	\$90.00
		REPLACE GARAGE UNDERGROUND FEED 1-20AMP-120V DEDICATED CIRCUIT						
181	Kirk Diaz & Laura Peralta	1340 S. Harvey Avenue	16-20-109-030-000	R	8/10/2017 Impr-L	76534-0	\$0.00	\$65.00
		structural preliminary						
182	Rosa M. Rendon & Martha T.	R 2531 S. Home Avenue A	16-30-114-043-000	R	8/10/2017 Roof-L	76535-0	\$9,899.00	\$200.00
		T/O AND RESHINGLE HOUSE AND GARAGE. CALL FOR FINAL INSPECTION.						
183	Veronica Martinez	1507 S. Grove Avenue	16-19-131-004-000	R	8/10/2017 Impr-L	76536-0	\$0.00	\$0.00
		PRELIMINARY FRAMING TO ADVISE OWNER ON REPAIR OF JOIST IN BASEMENT						
184	Leighton Shell and Sabine Krau	6949 W. 30th Place	16-30-323-020-000	R	8/10/2017 Impr-L	76537-0	\$9,950.00	\$285.00
		TEAR OFF AND RESHINGLE THE HOUSE AND DEMO OLD CINDER BLOCK AND REPLACE WITH NEW BRICKS ON THE CHIMNEY. DUMPSTER MUST HAVE FLASHING BARRICADES.						
185	Joaquin & Silvia Ochoa	1927 S. Highland Avenue	16-20-323-011-000	R	8/10/2017 Impr-L	76538-0	\$400.00	\$40.00
		tuckpointing on sides.						
186	Dominic Giorango	3444 S. Wenonah Avenue	16-31-130-028-000	R	8/10/2017 Impr-L	76539-0	\$24,185.00	\$435.00
		Installation of 45 double hung windows 2 picture windows, and 3 dead light windows, no opening size changes.						
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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Description	Census Class	Permit Issued	Permit #	Improvements	Permit
Marton Partners LLC		1805 S. Wesley Avenue	16-19-410-002-000		TUCKPOINTING AND BRICK REPLACEMENT SOUTH AND EAST WALL AND CHIMNEY. CALL FOR FINAL INSPECTION.	R	8/10/2017 Impr-L	76540-0	\$3,900.00	\$145.00
Eric Alan Strasser Trust # 101		3432 S. Elmwood Avenue	16-31-406-014-000		REPLACE 2ND FLOOR BEDROOM WINDOWS TO EGRESS CODE.	R	8/10/2017 Impr-L	76541-0	\$450.00	\$90.00
Joaquin and Silvia Ochoa		2130 S. Cuyler Avenue	16-20-329-017-000		INSTALL 6' WOOD FENCE/GATE ON SOUTHSIDE OF PROPERTY AND AT ALLEY. NEIGHBOR PERMISSION ON FILE. JULIE DIG # A2223186	R	8/10/2017 Fence-L	76542-0	\$850.00	\$135.00
Kathleen A. Collins		3421 S. Home Avenue	16-31-132-012-000		Demo existing back exterior stairs and landing. Rebuild new stairs/landing to replace it (some size) 5ft. Wide x 9ft long x 4'6" high with 3ft access door and 4ft stairs.	R	8/10/2017 Impr-L	76543-0	\$2,500.00	\$205.00
North West Housing Partnership		1427 S. Wernonah Avenue	16-19-119-013-000		2 UNIT REMODEL EXTERIOR REPAIR TO INCLUDE GARAGE, REPAIR ROOF FRAMING, REPAIR FASCIA AND SOFFIT, COVER WITH ALM, INSTALL NEW UNDERGROUND ELECTRIC SERVICE, INSTALL LIGHT SWITCH, GFCI OUTLET AND OUTLET TO OVERHEAD DOOR, INSTALL NEW FRONT AND REAR ENTRY DOOR	R	8/10/2017 Impr-L	76544-0	\$39,400.00	\$1,985.00
B. Pastorek		6529 W. 28th Street	16-30-411-036-000		R/R 25 WINDOWS-CHCEK FOR EGRESS	R	8/10/2017 Impr-L	76545-0	\$15,000.00	\$285.00
Kenwood Training Center		3508 S. Clinton Avenue	16-31-304-025-000		BUILD A SECOND FLOOR ADDITION WITH 2 BATHROOM AND 3 BEDROOMS - WINDOWS TO EGRESS CODE. REMODEL THE KITCHEN AND 1/2 BATH ON THE 1ST FLOOR. REMODEL THE BASEMENT TO INCLUDE A NEW BATHROOM, LAUNDRY, MECHANICAL ROOM, STORAGE ROOM, OFFICE AND RECREATIONAL AREA	R	8/11/2017 Bldg-B	8797-1	\$80,000.00	\$4,150.00
Avila Real Estate Properties LL		2215 S. Highland Avenue	16-29-102-012-000		GUT RENOVATION WITH ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS TO CODE. REMODEL KITCHEN AND EXISTING BATHROOMS. BASEMENT FINISH WITH A NEW BATHROOM, LAUNDRY/MECHANICAL ROOM, 2 NEW BEDROOMS WITH RECREATIONAL ROOM, R/R DRYWALL, FRAME AND INSULATE. BOILER	R	8/11/2017 Bldg-B	8826-0	\$50,000.00	\$1,460.00

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit	
Leticia & Benjamin Soto		2219 S. Elmwood Avenue	16-30-207-013-000	2 UNIT-REPLACE CONCRETE SIDEWALK AND GARAGE FLOOR, FRONT APPROACH, STAIRS AND GARAGE APRON. REPLACE SIDING ON GARAGE. REPAIR CHIMNEY AND TUCKPOINT WHERE NEEDED, R/R 47 WINDOWS-EGRESS WHERE NEEDED. ELECTRIC-BRING TO CODE SWITCHES AND RECEPTACLES, REWIRE H	R	8/11/2017	Bldg-B	8827-0	\$23,150.00	\$880.00
196 Anthony J & Jennifer L Bertuc		3537 S. Clinton Avenue	16-31-305-009-000	demolish existing garage. New size of garage 18 x 20' height 11.92' Detached garage.	R	8/11/2017	Gar-B	8828-0	\$15,395.00	\$355.00
197 Vilma Lopez		3825 S. Ridgeland Avenue	16-32-324-010-000	BUILDING FINAL REINSPECTION - ATTIC - FRAMING, DRYWALL AND ELECTRIC - REPLACE 2 BEDROOM EGRESS WINDOWS AND 1 KITCHEN WINDOW. ATTIC IS RECREATION ONLY NO BEDROOMS	R	8/11/2017	Impr-L	74262-1	\$0.00	\$65.00
198 Francisco & Marcela Meraz		2706 S. Grove Avenue	16-30-313-016-000	electric final reinspection ----INSTALL NEW 200A 1-PHASE 3- WIRE ELEC SERVICE. RECONNECT EXISTING CIRCUITS FROM OLD ELECTRIC PANEL TO NEW. INSTALL 20G GCFI CIR. BRACKET ON EXISTING CIRCUIT FOR GARAGE.	R	8/11/2017	Elec-L	76201-1	\$0.00	\$50.00
199 Roy & Jerrene Meir		3535 S. Clarence Avenue	16-31-403-013-000	Reinspection framing rough and building final Remove and replace existing deck 16 x 16. Julie Dig# a1980166-00a	R	8/11/2017	Impr-L	76232-1	\$0.00	\$100.00
200 Armando Marquez		3225 S. Wemonth Avenue	16-31-111-028-000	TEAR OFF AND RESHINGLE THE HOUSE - ICE AND WATER SHIELD TO CODE - NO POWER VENTS	R	8/11/2017	Roof-L	76546-0	\$5,000.00	\$125.00
201 Beatriz Castellanos		1839 S. Gundersen Avenue	16-19-414-016-000	Remove the roof down to the boards. Front porch only. Repair all the bad wood. Install ice and water shield. 36'. Install 30 lbs felt paper the entire roof. Shingles, galvanized, new vents	R	8/11/2017	Roof-L	76547-0	\$1,200.00	\$40.00
202 Eugene Bryant & Philip Matsika		3615 S. Maple Avenue	16-31-309-005-000	tuck pointing , chimney area only..	R	8/11/2017	Impr-L	76548-0	\$960.00	\$40.00
203 Shtalas D. Wilks		2237 S. East Avenue	16-30-204-021-000	Grind tuckpointing: mortar joints a 1/2' to 1' deep. High pressure water.	R	8/11/2017	Impr-L	76549-0	\$10,550.00	\$250.00
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Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit
Pradeep Adiyaniil Varghese 6905 W. Roosevelt Road	99-99-999-000-053	C	8/11/2017 Impr-L	76550-0	\$0.00	\$0.00
PRELIMINARY PLUMBING, ELECTRICAL AND FIRE DEPARTMENT INSPECTION OF SPACE TO RENOVATE FOR FUTURE CAFE. ----- NO WORK ON THIS PERMIT.						
205 Adan Palacios 1244 S. Menomah Avenue	16-19-102-044-000	R	8/11/2017 Impr-L	76551-0	\$3,400.00	\$185.00
replacing windows, no size change. 2 flat building. 1st fl: 7 windows total, 3 in living room, 2 in kitchen, 2 in bedrooms. (egress) signed. 2nd fl: 3 in living room, 2 in kitchen, 2 in bedroom. 1 window in utility room where furnace is located. Replace b						
206 Aida Perez 2307 S. Harvey Avenue	16-29-111-004-000	R	8/11/2017 Impr-L	76552-0	\$2,000.00	\$90.00
Install cement in front of house under the deck 7 x 24						
207 Derrick O. Crowder 1910 S. Gunderson Avenue	16-19-421-017-000	R	8/11/2017 Elec-L	76553-0	\$670.00	\$90.00
INSTALL EMERGENCY LIGHT IN FRONT AND REAR HALLWAY						
208 M. & E. Lopez 2615 S. Grove Avenue	16-30-306-010-000	R	8/11/2017 Impr-L	76554-0	\$700.00	\$90.00
Repair front stairs of home concrete steps. Remove a few steps and pour new concrete.						
209 Javier Herrera & Omar Valles 1329 S. Wisconsin Avenue	16-19-110-011-000	R	8/11/2017 HVAC-L	76555-0	\$850.00	\$140.00
RELOCATE AND A/C UNIT A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.						
210 Edward Wisniewski Trust 3434 S. Menomah Avenue	16-31-130-025-000	R	8/11/2017 Impr-L	76556-0	\$11,785.00	\$240.00
REPLACE WINDOW IN DINING ROOM, KITCHEN, BEDROOMS AND FAMILY ROOM. CHECK FOR EGRESS. CAL FOR FINAL INSPECTION						
211 Ervin & Phaikai Lim Cheng 1511 S. Clarence Avenue	16-19-227-005-000	R	8/11/2017 Impr-L	76557-0	\$600.00	\$190.00
Basement rear room must have an egress window installed to code. window must have a permanent step installed to be the width of the window. 15in height, 10in deep. Kitchen island must have gfci outlet installed to code. Install conduit and junction box to						
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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Kirk Diaz & Laura Perata	1340 S. Harvey Avenue	16-20-109-030-000	FULL DORMER ON THE BUILDING. UPGRADE ELECTRICAL SERVICE TO 200 AMP, R/R FURNACE AND R/R A/C UNIT. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER. EXTEND DUCT WORK TO THE DORMER. INSTALL EXTERIOR SIDING, TEAR	R	8/14/2017 Bldg-B	8829-0	\$60,000.00	\$1,685.00
213 PMG Berwyn Investments, LL	3200 S. Oak Park Avenue D	16-31-115-010-000	INTERIOR REMODELING OF VACANT SPACE. BUILDING OUT FOR FUTURE BUSINESS.		8/14/2017 Bldg-B	8830-0	\$70,000.00	\$2,210.00
214 Jose Lozano	2224 S. Harvey Avenue	16-29-102-031-000	CONCRETE REINSPECTION --7 replacement windows, 2 replacement wood stoops, concrete work, bring garage electric to code, underground. Work for city of Berwyn code dept. Julie dig # A2061657-00A	R	8/14/2017 Impr-L	76399-1	\$0.00	\$50.00
215 Joseph O'Connor	2232 S. Ridgeland Avenue	16-30-207-030-000	REAR PORCH INSTALL 4-WAY SWITCH SYSTEM, THREE LIGHTS AND REMOVE BX WIRING.	R	8/14/2017 Elec-L	76558-0	\$785.00	\$140.00
216 Donna Miller & Sharon Sridow	2324 S. Highland Avenue	16-29-109-031-000	R/R 4 WINDOWS IN 2ND FLOOR BEDROOM- CHECK FOR EGRESS	R	8/14/2017 Impr-L	76559-0	\$2,931.00	\$105.00
217 Browning Builders, Inc	3807 S. Cuyler Avenue	16-32-325-037-000	DIG DOWN AND REPAIR SEWER ON PRIVATE PROPERTY.	R	8/14/2017 Plum-L	76560-0	\$4,500.00	\$135.00
218 Fischer Real Estate Sales and	2217 S. Highland Avenue	16-29-102-013-000	DIG DOWN AND REPAIR SEWER ON PRIVATE PROPERTY AND INSTALL A CLEAN OUT.	R	8/14/2017 Plum-L	76561-0	\$4,500.00	\$135.00
219 Robert & Doreena Velasquez	1543 S. Oak Park Avenue	16-19-224-047-000	EMERGENCY SEWER REPAIR IN PARKWAY. JULIE DIG A2260536	R	8/14/2017 Plum-L	76562-0	\$2,000.00	\$90.00
220 Azuli M. Vazquez &	1814 S. Home Avenue	16-19-311-045-000	r/r roof house only, shingles, felt.	R	8/14/2017 Roof-L	76563-0	\$1,500.00	\$125.00
221 Millennium Trust Co., LLC	1242 S. Clinton Avenue	16-19-104-036-000	to roofing dump fees. Install ice and water shield, felt, chimney flashing replace vents.	R	8/14/2017 Roof-L	76564-0	\$4,430.00	\$125.00
222								

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of	Permit
Erik And Jennifer Johnson	3316 S. Home Avenue	16-31-123-015-000	REMOVING THE FENCES ON ALL SIDE OF THE PROPERTY. INSTALL 4FT PICKET FENCE ON THE NORTH AND SOUTH SIDES OF THE PROPERTY. INSTALL A GATE/FENCE ALONG THE ALLEY 4FT PICKET. INSTALL A RETURN SECTION TO THE END OF THE NEIGHBOR'S HOUSE ON THE SOUTH SIDE OF PROP	R	8/14/2017 Fence-L	76565-0	\$10,736.00	\$135.00	
Nicole Petrey	1847 S. Gunderson Avenue	16-19-414-019-000	to roof house only. Vent pipes, plumbing stacks, insulation. Flat roof.	R	8/14/2017 Roof-L	76566-0	\$13,500.00	\$260.00	
Leland C. Trusner And Aneta T	1621 S. East Avenue	16-19-404-010-000	UPGRADE WATER SERVICE TO 1"	R	8/14/2017 Plum-L	76567-0	\$5,000.00	\$450.00	
9424-9430 S. Ridgeland, LLC	2447 S. East Avenue	16-30-220-017-000	remove 2 basement windows install 2 egress windows in basement. Egress signed.	R	8/14/2017 Impr-L	76568-0	\$1,170.00	\$90.00	
City of Berwyn - Miscellaneous	6700-M W. 26th Street	99-99-999-000-026	AT&T REQUESTS PERMISSION FOR CONTRACTOR TO OPEN CUT A 4'X4' SECTION OF CONCRETE ALLEY FOR THE PURPOSE OF EXCAVATION AND INTERCEPT OF AN EXISTING 2" STEEL CONDUIT. THIS WORK IS IN RESPONSE TO A FIBER OPTIC ORDER BY PROPERTY OWNER FOR THAT INSTALLATION OF H	C	8/14/2017 Impr-L	76569-0	\$0.00	\$0.00	
Yufang Liu	1813 S. Grove Avenue	16-19-315-006-000	replacing fence with 5ft wood solid and 1 ft lattice throughout back yard. Julie dig attached.	R	8/14/2017 Fence-L	76570-0	\$4,500.00	\$135.00	
Eduardo Salas	1244 S. Clarence Avenue	16-19-202-041-000	REMOVE OLD SIDING ON THE HOUSE. INSTALL NEW TYVEK TO CODE AND INSTALL VINYL SIDING. R/R FRONT AWNINGS	R	8/14/2017 Impr-L	76571-0	\$17,202.53	\$330.00	
James M. Svestka Trust	2435 S. Gunderson Avenue	16-30-222-013-000	REMOVE 3 WINDOWS IN ATTIC AND INSTALL 1 VINYL SLIDER. CALL FOR INSPECTION.	R	8/14/2017 Impr-L	76572-0	\$785.00	\$90.00	
Larry J. Denise B. Banaszak	3745 S. Wesley Avenue	16-31-417-011-000	Tuckpointing all around home and replace bricks where needed.	R	8/14/2017 Impr-L	76573-0	\$500.00	\$40.00	
Walter Peterson	3130 S. Grove Avenue	16-31-106-031-000	R/R SIDING ON HOUSE. CALL FOR TYVEK INSPECTION PRIOR TO SIDING. CALL FOR FINAL INSPECTION.	R	8/14/2017 Impr-L	76574-0	\$8,976.00	\$195.00	

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Permit Description	Census Class	Permit Issued	Permit #	Improvements	Permit Cost
233	Benny Ramos 1619 S. Highland Avenue	16-20-302-007-000	REPLACE GALVANIZED WATER PIPES IN BASEMENT ONLY-TO REMAIN OPEN EXPOSED	R	8/14/2017	Plum-L	76575-0	\$400.00	\$90.00	
233	Mejendez 2422 S. Harvey Avenue	16-29-118-028-000	REPAIR THE LAST 8 LAYERS OF BRICKS TOP OF THE WALL, NORTH AND SOUTH SIDE AND SPOT TUCKPOINT THE WALLS.	R	8/14/2017	Impr-L	76576-0	\$2,500.00	\$130.00	
234	R. Quintana & M. Alvarado 1436 S. Highland Avenue	16-20-116-035-000	pre-pour tee	R	8/15/2017	Gar-B	8581-1	\$0.00	\$50.00	
235	American Revival Company NF 1336 S. Clarence Avenue	16-19-210-038-000	REMODEL INTERIOR- R/R KITCHEN AND 2 BATHROOMS, ALL NEW FLOORING, ALL NEW COPPER LINES AND VENTING, INSTALL NEW HOT WATER HEATER INSTALL NEW LAUNDRY SINK, NEW HVAC SYSTEM, INSTALL NEW ELECTRICAL SWITCHES AND OUTLETS, PAINT AS NEEDED, FINISH ATTIC, EXTERIOR	R	8/15/2017	Bldg-B	8831-0	\$34,000.00	\$1,105.00	
236	Marco Dominguez 2442 S. Wesley Avenue	16-30-217-033-000	DEMO OLD 18 X 20 DETACHED FRAME GARAGE. ERECT NEW 18 X 20 DETACHED FRAME GARAGE. (HIP) W ROOFED OVER PATIO.	R	8/15/2017	Gar-B	8832-0	\$0.00	\$355.00	
237	Agnieszka Podczerwinski 3015 S. Clarence Avenue	16-30-418-008-000	deconverting to single family home/deconvert second fl.: Kitchen/ remodel kitchen and powder room on the 1st fl. Laundry will be installed on the 1st fl. 2nd fl dormer w/ 3 new bedrooms and 2 new baths. Install windows to egress code. Brnst will be frins	R	8/15/2017	Bldg-B	8833-0	\$90,000.00	\$3,635.00	
238	Christian Carrera 6705 W. 16th Street	16-19-225-047-000	BUILDING FINAL INSPECTION FOR AFT- REMODEL KITCHEN REMODEL 2 BATHROOMS-BSMT-FINISHED, PATCHED ROTTEN WOOD, R/R DRY WALL LAUNDRY, BATH, BEDROOM, RECREATION SPACE--R/R WINDOWS - BRING WINDOWS TO EGRESS CODE. IN BASEMENT REPLACE ALL ROTTED FRAMING AND REPL	R	8/15/2017	Impr-L	74488-2	\$0.00	\$65.00	
239	Martin Perez & Maribel Morales 6920 W. 30th Place	16-30-325-010-000	FINAL PLUMBING RESINSPECTION *SINK DRAIN	R	8/15/2017	Impr-L	74846-1	\$0.00	\$50.00	
240										



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Between: 8/1/2017 And 8/31/2017

Name and Address P.I.N. # Census Class Permit Issued Permit # Improvements Permit Cost Of Cost Of

Francisco & Rosy Montemayor 6615 W. Cermak Road 16-30-203-004-000 lead abatement, aluminum ceiling tile with paint will be removed. Asbestos abatement, remove approx. 1600 sq ft of floor tile and mastic in basement. C/R 8/15/2017 Impr-L 75756-1 \$8,900.00 \$265.00

241 Claudio Guerra 2746 S. Ridgeland Avenue 16-30-411-080-000 LINTEL REINSPECTION R 8/15/2017 Impr-L 76263-1 \$0.00 \$65.00

242 Arnie Johnson 2346 S. Harvey Avenue 16-29-110-039-000 R/R FENCE ALONG ALL SIDES OF THE PROPERTY, INSTALL 6FT WOOD GATE FOR A PARKING SLAB AT ALLEY - GATE WILL SLIDE TOWARDS THE GARAGE(GATE CAN NOT SWING MORE THAN 2FT INTO THE ALLEY), INSTALL 5FT + 1FT OPEN LATTICE WOOD FENCE ON THE NORTH & SOUTH SIDES OF TH R 8/15/2017 Impr-L 76577-0 \$7,000.00 \$330.00

243 Warrior Construction 7100-02 W. 16th Street 16-19-301-008-000 ATF - UPGRADE ELECTRICAL PANEL TO BREAKERS, REPLACE ALL OUTLETS TO 3 PRONG, INSTALL EMERGENCY LIGHTS & EXIT LIGHTS, INSTALL POWER TO HVAC SYSTEM, ADD SMOKE DETEC. INSTALL RPZ, INSTALL EXPANSION TANK, RUN GAS LINES TO 2 FURNACES, INSTALL 2 NEW FURNACES AND C/R 8/15/2017 Impr-L 76578-0 \$3,600.00 \$1,240.00

244 Sebastian & Josefa Brito 2348 S. Clarence Avenue 16-30-210-030-000 R/R CONCRETE ON SOUTH SIDE OF GARAGE. R 8/15/2017 Impr-L 76579-0 \$400.00 \$90.00

245 Guy Lightle 1418 S. Euclid Avenue 16-19-216-021-000 T/O AND REROOF GARAGE R 8/15/2017 Roof-L 76580-0 \$1,350.00 \$40.00

246 David A & Janet M DiBiase 2312 S. Grove Avenue 16-30-107-011-000 Remove and replace the soffit and fascia on the house domers. R 8/15/2017 Impr-L 76581-0 \$1,445.00 \$40.00

247 Gomez & Res Lourdes 6429 W. 34th Street 16-31-228-024-000 r/r roof install felt 15lbs. ice and water shield. R 8/15/2017 Roof-L 76582-0 \$5,444.73 \$140.00

248 Christina Solis 3613 S. Gunderson Avenue 16-31-413-006-000 dumpster DUMPSTER MUST HAVE FLASHING BARRICADES. R 8/15/2017 Dump-L 76583-0 \$200.00 \$50.00

249 Joseph & Virginia Colosimo 3415 S. Wesley Avenue 16-31-232-006-000 REROOF OVER 1 EXISTING LAYER WITH ARCH SHINGLES. CALL FOR FINAL INSPECTION. R 8/15/2017 Roof-L 76584-0 \$4,500.00 \$125.00

250 Geraldine Mikrasch 2227 S. Wesley Avenue 16-30-202-008-000 Rebuild parapet walk and spot tuck-pointing. R 8/15/2017 Impr-L 76585-0 \$13,335.00 \$295.00

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# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Name and Address	P.I.N. #	Description	Census Class	Permit Issued	Permit #	Improvements	Permit	Cost Of	
								Cost Of	Permit
252 Darlene T. Goc 3832 S. Scoville Avenue	16-31-423-089-000	T/O AND RESHINGLE HOUSE ROOF. CALL FOR FINAL INSPECTION.	R	8/15/2017 Roof-L	76586-0	\$4,730.00	\$125.00		
252 Juan & Consolacion Favella 2535 S. Oak Park Avenue	16-30-224-014-000	remove and reset concrete and 2 damaged steel guard posts at the corner of the garage next to alley. Julie dig # a2273408	R	8/15/2017 Impr-L	76587-0	\$1,950.00	\$140.00		
253 Charmane Kuspfer 2723 S. Harvey Avenue	16-29-311-010-000	TUCKPOINT THE BUILDING AND REPLACE DEFECTIVE BRICKS - UNDER 50 BRICKS AND REMOVE PRAGING ON THE CHIMNEY AND REPAIR WHERE NEEDED.	R	8/15/2017 Impr-L	76588-0	\$2,100.00	\$130.00		
254 Stacy Sanchez & Artur Wolf, Jr. 3243 S. Cuyler Avenue	16-32-112-057-000	INSTALL 6 VINYL REPLACEMENT WINDOWS AT FRONT OF HOUSE - NO EGRESS	R	8/15/2017 Impr-L	76589-0	\$3,100.00	\$40.00		
255 Fidel Lopez 2409 S. Ridgeland Avenue	16-29-116-005-000	INSTALL 11 VINYL WINDOW REPLACEMENTS - 2 SLIDERS IN BSMT	R	8/15/2017 Impr-L	76590-0	\$5,500.00	\$55.00		
256 Fabian Valencia 1629 S. Elmwood Avenue	16-19-407-043-000	INSTALL 14 VINYL WINDOW REPLACEMENTS - WINDOWS TO MEET EGRESS CODE	R	8/15/2017 Impr-L	76591-0	\$5,800.00	\$55.00		
257 Ariel & Adriana Delao 2221 S. Gunderson Avenue	16-30-206-014-000	UPGRADE ELECTRIC SYSTEM TO CODE - NEW 200 AMP SERVICE - SWITCHES, OUTLETS, FIXTURES, EMERGENCY LIGHTS	R	8/15/2017 Elec-L	76592-0	\$11,448.00	\$390.00		
258 Alicia Martinez 3731 S. Maple Avenue	16-31-317-007-000	INSTALL 5FT VINYL GATE AT FRONT OF HOUSE AND 6FT VINYL GATE AT REAR OF HOUSE - PORTION OF FENCE TO BE ON NEIGHBORS PROPERTY - JULIEA224282	R	8/15/2017 Fence-L	76593-0	\$500.00	\$135.00		
259 Martin & Maria G. Anaya 2436 S. Grove Avenue	16-30-111-037-000	BUILD 2ND STORY ADDITION, ADDING 2 BATHROOMS AND 3 BEDROOMS, REMODEL KITCHEN AND EXISTING BATHROOM, R/R FURNACE AND AC UNITS, DRYWALL, FRAME AND INSULATE AS NEEDED. UPGRADE WATER METER TO 3/4" A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROP	R	8/16/2017 Bldg-B	8834-0	\$16,000.00	\$1,205.00		

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of	Permit
261 Ronald & Mary McKinney	3837 S. Home Avenue	16-31-328-027-000	Install one egress window in basement. Egress signed.	R	8/16/2017 Impr-L	76594-0	\$1,500.00	\$90.00	
262 Enrique & Maria Forno	1641 S. Oak Park Avenue	16-19-400-018-000	R/R GUTTERS, FASCIA AND SOFFIT ON HOUSE AS NEEDED. REMOVE ALLEY POST AND REPOSITION ALLEY GATE-OWNER PROPERTY. CALL FOR FINAL INSPECTION.	R	8/16/2017 Impr-L	76595-0	\$500.00	\$90.00	
263 Fernando Bocanegra	3611 S. Scoville Avenue	16-31-412-004-000	Replacing a casement in a bedroom and a double slider in the attic.	R	8/16/2017 Impr-L	76596-0	\$1,500.00	\$90.00	
264 Timothy & Rosemary O'Connell	6419 W. Fairfield Avenue	16-31-214-030-000	T/O AND RESHINGLE GARAGE	R	8/16/2017 Roof-L	76597-0	\$600.00	\$40.00	
265 Harris Bank	6855 W. Cermak Road	16-30-202-026-000	ROOF TEAR OFF. Installation of new modified bitumen roofing and metals. Insulation. Flat roof.	C	8/16/2017 Roof-L	76598-0	\$147,150.00	\$2,215.00	
266 Brian A. Vazzana & Veronica M	1831 S. Euclid Avenue	16-19-409-014-000	INSTALL A 7 X 13 CONCRETE TRENCH FOUNDATION - 8" THICK, 42" DEEP AND INSTALL A 4'X4' AND 30'X13' CONCRETE SECTION.	R	8/16/2017 Impr-L	76599-0	\$3,950.00	\$135.00	
267 Viviana M. Mazzarri	1851 S. Scoville Avenue	16-19-413-017-000	TEAR OFF AND RESHINGLE THE ROOF ON THE GARAGE	R	8/16/2017 Roof-L	76600-0	\$2,840.00	\$40.00	
268 Ezequiel Mendez & Eva Mende	1852 S. Wenonah Avenue	16-19-310-043-000	TEAR OFF AND RESHINGLE THE HOUSE -NO POWER VENTS, R/R GUTTER AND DOWNSPOUTS. DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY. REPLACE DAMAGE SOFFIT OF FRONT ELEVATION SECTION.	R	8/16/2017 Impr-L	76601-0	\$17,551.26	\$405.00	
269 Roxanna Hernandez	3144 S. Euclid Avenue	16-31-200-032-000	REBUILD EXTERIOR STAIRS.	R	8/16/2017 Impr-L	76602-0	\$2,130.00	\$185.00	
270 Michael & Gail Daslice	2917 S. Maple Avenue	16-30-315-006-000	NEW 100AMP METER BOX, INSTALL GROUND, REMOVE TWIN BREAKERS	R	8/16/2017 Elec-L	76603-0	\$700.00	\$50.00	
271									

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Description	Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of
272	Giovanni Pesa	2622 S. Clarence Avenue	16-30-402-028-000		Remodel of two bathrooms and one kitchen new windows electric up to code. Upgrade water. 1st remodel kitchen and existing bathroom bnst- finished up existing bath, laundry , mechanical, recreational area- windows to egress code. 2nd floor/ attic finished r	R	8/16/2017 Impr-L	76604-0	\$38,000.00	\$1,055.00
272	Rogelio Aleman	3744 S. Highland Avenue	16-32-317-030-000		TEAR OFF AND RESHINGLE THE HOUSE AND REPAIR SHINGLES ON THE GARAGE.	R	8/16/2017 Roof-L	76605-0	\$4,000.00	\$150.00
273	Garcia & Vega	2229 S. Gunderson Avenue	16-30-206-017-000		Replace front steps of house and do a coating on top surface of steps.	R	8/16/2017 Impr-L	76606-0	\$2,500.00	\$105.00
274	B. Hostetter, J. Hostetter, A. H	6528 W. Fairfield Avenue	16-31-219-009-000		REPLACE FENCE/GATE ON ALL SIDES OF PROPERTY WITH 4' VINYL. JULIE DIG # X2282161	R	8/16/2017 Fence-L	76607-0	\$6,000.00	\$135.00
275	Luis A. Saenz And Leopoldina	1931 S. Maple Avenue	16-19-317-013-000		R/R EXISTING CONCRETE FROM FRONT APPROACH CURVE TO REAR OF HOUSE. 8/23/17 ADDED R/R FRONT APPROACH.	R	8/16/2017 Impr-L	76608-0	\$1,800.00	\$50.00
276	NEPHIN ROAD LLC	1636 S. Harvey Avenue	16-20-302-033-000		FEE ONLY FOR PRELIMINARY ELECTRIC, PLUMBING UNDERGROUND	R	8/17/2017 Bldg-B	8415-4	\$0.00	\$100.00
277	Andrzej Jacak	2516 S. Oak Park Avenue	16-30-117-025-000		ELECTRICAL FINAL REINSPECTION	R	8/17/2017 Bldg-B	8689-2		\$50.00
278	Kirk Diaz & Laura Peralta	1340 S. Harvey Avenue	16-20-109-030-000		Installing a new footing, foundation and slab under porch to support new 2nd floor addition. Footing 8 x 16 wide - 8" in Julie dig# 2290988	R	8/17/2017 Bldg-B	8829-1	\$8,000.00	\$390.00
279	Matthew D. Alexander	3620 S. Wisconsin Avenue	16-31-309-044-000		plumbing final REINSPECTION	R	8/17/2017 Plum-L	65532-2	\$0.00	\$50.00
280	Jose S Jamaica	2640 S. Clinton Avenue	16-30-303-057-000		HVAC final REINSPECTION	R	8/17/2017 Impr-L	76112-1	\$0.00	\$65.00
281	Walter Peterson	3130 S. Grove Avenue	16-31-106-031-000		T/O AND RESHINGLE HOUSE AND GARAGE	R	8/17/2017 Roof-L	76442-1	\$9,500.00	\$60.00
282	Larry J. Denise B. Baraszak	3745 S. Wesley Avenue	16-31-417-011-000		Grind out bad motor joints on chimney below roofline. Rebuild from roofline install a new 20 x 24 cement cap with 7 inch overhang to form drip edge. Install a new aluminum liner through chimney connecting to furnace and hot water heater. Reseal chimney fl	R	8/17/2017 Impr-L	76573-1	\$2,190.00	\$190.00
283										



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Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit
Yvan & Edgar G. De La Cruz 1502 S. Scoville Avenue	16-19-228-019-000	R	8/18/2017 Impr-L	75700-1	\$0.00	\$50.00
rough electrical reinspection -- COMPLIANCE REPAIRS -(OWNER) DECONVERT 2ND LEVEL KITCHEN - ALL PIPES MUST BE CAPPED BACK AT THE SOURCE AND MUST CLOSE OFF ACCESS DOOR. MAIN LEVER BATHROOM MUST HAVE A GFCI OUTLET NEAR THE VANITY, ALL KITCHEN COUNTER OUTLETS						
295 Veronica Martinez 1507 S. Grove Avenue	16-19-131-004-000	R	8/18/2017 Impr-L	76536-1	\$100.00	\$155.00
REPAIR JOISTS IN BASEMENT UNDER BATH -- RECONFIGURE PLUMBING TO CODE						
296 Laura & Jorge Couarrubias 3102 S. Gunderson Avenue	16-31-205-005-000	R	8/18/2017 Fence-L	76618-0	\$3,300.00	\$135.00
RR wood fence, 5ft on south end and 6 ft solid at North end.						
297 Franklin Bernal 1605 S. Ridgeland Avenue	16-20-300-003-000	R	8/18/2017 Roof-L	76619-0	\$6,794.57	\$155.00
TEAR OFF AND RESHINGLE THE HOUSE & GARAGE.						
298 Darling Mendoza 1637 S. Cuyler Avenue	16-20-301-015-000	R	8/18/2017 Impr-L	76620-0	\$3,100.00	\$135.00
INSTALL IN TYVEK AND VINYL SIDING ON THE BACK PORCH, R/R 2 BACK PORCH WINDOWS AND CLOSE UP ONE OF THE BACK PORCH WINDOWS WITH 2X4, PLYWOOD AND SIDING AND REPLACE 1 STORM DOOR -- SAME SIZE.						
299 Anthony Gambino 1939 S. Scoville Avenue	16-19-421-013-000	R	8/18/2017 Impr-L	76621-0	\$2,450.00	\$50.00
Remove and replaced the existing concrete stairs that go down to the basement on the North side of the building; also remove and replace the section of the existing sidewalk approx. 13' x 4', use 6 bag mix (4000 PSI) and for the stairs we will reinforce w						
300 Nancy Govea 1516 S. East Avenue	16-19-227-047-000	R	8/18/2017 Impr-L	76622-0	\$12,772.20	\$330.00
TEAR OFF AND REROOF ON REAR ELEVATION, REMOVE AND REPLACE SIDING, REMOVE AND REPLACE WINDOWS WRAPS, REMOVE AND REPLACE ALL GUTTERS AND DOWNSPOUTS HOUSE ONLY. REMOVE AND REPLACE 2 AWINGS STYLE CONVEX DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.						
301 Armando Quezada 3638 S. Elmwood Avenue	16-31-413-035-000	R	8/18/2017 Roof-L	76623-0	\$7,400.00	\$170.00
R/R install ice and water shield on all valleys, eaves, gutter edges, chimneys, dormers. New mushroom vents, attic vents, lead pipe. Install all new flashing						
302						

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of
Khaled K. Heda & Khawla Abd	1316 S. Clinton Avenue	16-19-112-048-000	T/O AND RESHINGLE HOUSE AND GARAGE, R/R GUTTER AND DOWNSPOUTS. CALL FOR FINAL INSPECTIONS DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.	R	8/18/2017 Roof-L	76624-0	\$14,404.00	\$325.00
Maria Zamarrpa	3114 S. East Avenue	16-31-203-016-000	REMOVE OLD SIDING AND INSTALL NEW WITH INSULATION.	R	8/18/2017 Impr-L	76625-0	\$22,146.00	\$405.00
Christine M. Courty	3313 S. Home Avenue	16-31-124-006-000	REPLACE FURNACE AND A/C UNIT. CALL FOR FINAL INSPECTION. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.	R	8/18/2017 HVAC-L	76626-0	\$7,000.00	\$190.00
Jeanette Toledo & Marcelina T	2833 S. Harvey Avenue	16-29-319-015-000	Repair roof of house only. R/R. Ice and water shield, felt,	R	8/18/2017 Roof-L	76627-0	\$1,800.00	\$125.00
Jorge Arias	1846 S. Elmwood Avenue	16-19-414-039-000	T/O and reroof. Flat roof.	R	8/18/2017 Roof-L	76628-0	\$2,400.00	\$125.00
Israel & Mireya Sandoval	1433 S. Scoville Avenue	16-19-221-014-000	New cement on the stairs. Square footage for the stairs. W+ 5 1/2 ft. HT= 6 ft.	R	8/18/2017 Impr-L	76629-0	\$2,500.00	\$105.00
Idalis Sky Corporation	3810 S. Harvey Avenue	16-32-326-048-000	FINAL PLUMBING REINSPECTION ---INSTALL NEW KITCHEN CABINETS AND COUNTERTOPS, REPLACE WOOD AS NEEDED, NEW CERAMIC TILE IN KITCHEN, NEW VANITY IN BATHROOMS, INSTALL DRYWALL, PAINT AS NEEDED, REPLACE INT DOORS, REPLACE CARPET, NEW CERAMIC TILE IN BATHROOM, R	R	8/21/2017 Bldg-B	8392-1	\$0.00	\$50.00
F. Villagomez	2708 S. Euclid Avenue	16-30-406-022-000	CLEANING OUT BASEMENT AND GARAGE, REPLACE WOODEN STAIR TREADS ON FRONT PORCH. FRAME AND DRYWALL BASEMENT AND ADD A BATHROOM. BRING WINDOWS TO EGRESS CODE WHERE NEEDED.	R	8/21/2017 Bldg-B	8836-0	\$9,000.00	\$240.00
Eitel Palacios Lopez and	1232 S. Wenonah Avenue	16-19-102-038-000	Final Plumbing Reinspection: Bathroom attic deconvert remove plumbing.	R	8/21/2017 Plum-L	74863-1	\$0.00	\$50.00
Roxanna Hernandez	3144 S. Euclid Avenue	16-31-200-032-000	POST HOLE AND PRE-POUR INSPECTION	R	8/21/2017 Impr-L	76602-1	\$0.00	\$65.00

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Permit Description	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
313	Colleen Taylor 1627 S. Maple Avenue	16-19-301-016-000	16-19-301-016-000		REMOVE ROOMS WIRING IN GARAGE AND INSTALL CONDUIT, REMOVE DRYWALL ON BASEMENT CEILING, INSTALL 3WAY SWITCH IN BASEMENT FOR LIGHTS, REMOVE BX WIRING IN LAUNDRY ROOM AND INSTALL CONDUIT, CHECK ELECTRICAL PANEL FOR PROPER CIRCUIT TO KITCHEN AND LIGHTS SWITCH	R	8/21/2017 Impr-L	76630-0	\$3,125.00	\$235.00
313	Joe & Michelle Porvaznik 7027 W. 29th Place	16-30-316-027-000	16-30-316-027-000		R/R FURNACE AND R/R CHIMNEY LINER -- WORK TO CODE.	R	8/21/2017 HVAC-L	76631-0	\$6,105.00	\$255.00
314	Michael Ruzewich 3147 S. Wisconsin Avenue	16-31-102-028-000	16-31-102-028-000		T/O new roof on garage only, on house reroof over existing shingles (1 layer), ice and water shield, vents, shingles, flashing to masonry chimney.	R	8/21/2017 Roof-L	76632-0	\$5,900.00	\$150.00
315	Elaeazar Rivera 1616 S. Kenilworth Avenue	16-19-305-048-000	16-19-305-048-000		House only: asphalt shingle roof system. Ice and water shield, felt, vents, flashing around chimney.	R	8/21/2017 Roof-L	76633-0	\$7,800.00	\$170.00
316	Matthew W. Larson & Bethany 2531 S. Clinton Avenue	16-30-115-012-000	16-30-115-012-000		R/R FENCE/GATES ON NORTH SIDE OF PROPERTY WITH 5' + 1' OPEN LATTICE. NEIGHBOR PERMISSION ON FILE. JULIE DIG # A2332376	R	8/21/2017 Fence-L	76634-0	\$5,000.00	\$135.00
317	Cheryl & Jose Hernandez 6631 W. 31st Street	16-30-417-036-000	16-30-417-036-000		R/R SIDING, NEW HOUSE WRAP AND R/R GUTTERS AND DOWNSPOUTS. DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.	R	8/21/2017 Impr-L	76635-0	\$39,000.00	\$645.00
318	Paul R. Novak 2734 S. Lombard Avenue	16-29-311-033-000	16-29-311-033-000		RR air conditioning level new condenser, Ac 3 ton	R	8/21/2017 Impr-L	76636-0	\$4,595.00	\$140.00
319	Theodore Orland 3611 S. Wenonah Avenue	16-31-311-004-000	16-31-311-004-000		Demolish existing decking and dispose waste. Dig new ground holes 3.5 to 4" below freeze line. New deck and framing 12x13.	R	8/21/2017 Impr-L	76637-0	\$6,500.00	\$295.00
320	Jorge & Antonio Jimenez 3205 S. Harlem Avenue	16-31-108-002-000	16-31-108-002-000		ATF- R/R ROOFTOP A/C UNIT TO CODE.	C	8/21/2017 HVAC-L	76638-0	\$7,500.00	\$725.00
321	Mary K. Byrne 6449 W. 27th Street	16-30-405-042-000	16-30-405-042-000		R/R FENCE AT ALLEY WITH 6' WOOD-CROSSING OVER TO NEIGHBOR-PERMISSION ON FILE. R/R FENCE AT FRONT OF HOUSE WITH 5' WOOD. JULIE DIG #A2263919	R	8/21/2017 Fence-L	76639-0	\$514.00	\$135.00
322										



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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Class	Permit Issued	Permit #	Improvements	Permit	Cost Of	Cost Of
Leticia & Benjamin Soto		2219 S. Elmwood Avenue		16-30-207-013-000	R	8/21/2017	Dump-L	76640-0	\$0.00	\$50.00	
Leticia & Benjamin Soto		2219 S. Elmwood Avenue		16-30-207-013-000	R	8/22/2017	Bldg-B	8827-1	\$4,500.00	\$335.00	
REMOVE GALVANIZED AND REPLACE WITH COPPER PIPES. INSTALL NEW WATER FOR 2 BATHROOMS AND 2 KITCHENS, FOR LAUNDRY AND 2 WATER HEATERS TANKS.											
PETE HIGHLAND REALTY		2802 S. Highland Avenue		16-29-317-021-000	R	8/22/2017	Bldg-B	8837-0	\$65,000.00	\$140.00	
FULL INTERIOR REMODELING, R/R KITCHEN AND BATHROOMS, NEW HVAC SYSTEMS, NEW ELECTRICAL AND PLUMBING TO CODE. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER. ALL BEDROOMS REQUIRE A RETURN. BRING WINDOWS TO EG											
Peter & Diana Faringer		1238 S. Highland Avenue		16-20-101-032-000	R	8/22/2017	Roof-L	76142-1	\$4,000.00	\$60.00	
remove 3 layer of 3 tab shingles reroof with architectural shingles, install ice and water shield, felt, 6 turtle vent, replywood. Repair fascia and soffit. Install new gutters.											
Miguel Roman		1815 S. Wesley Avenue		16-19-410-006-000	R	8/22/2017	Impr-L	76324-1	\$0.00	\$200.00	
PAYING FOR PLUMBING UNGROUND REINSPECTION AND 3 PVC PLUMBING UG INSPECTION.											
Warrior Construction		7100-02 W. 16th Street		16-19-301-008-000	C/R	8/22/2017	Impr-L	76578-1	\$0.00	\$50.00	
RPZ INSPECTION ON BOILER.											
Mr. Gawron		3831 S. Clarence Avenue		16-31-422-076-000	R	8/22/2017	HVAC-L	76641-0	\$4,000.00	\$190.00	
R/R OF FURNACE AND A/C UNIT. A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LOT LINE AND ELECTRICAL METER.											
Yan Kong		2648 S. Grove Avenue		16-30-305-042-000	R	8/22/2017	HVAC-L	76642-0	\$9,174.00	\$290.00	
AC Replacement and gas furnace . AC 2.5 ton. Chimney Liner 4x35" liner.											
Amanda Gonzalez		3633 S. Wisconsin Avenue		16-31-310-011-000	R	8/22/2017	Roof-L	76643-0	\$2,200.00	\$50.00	
Repair and install shingles on one side of house roof only, as needed. No tear off and reroof.											
Shauna Castillo		2614 S. Clinton Avenue		16-30-303-029-000	R	8/22/2017	Impr-L	76644-0	\$2,600.00	\$55.00	
REPLACE 4 WINDOWS IN LIVING ROOM.											
Martin Duhig & Jessica Duhig		1437 S. Gunderson Avenue		16-19-222-017-000	R	8/22/2017	Impr-L	76645-0	\$200.00	\$40.00	
Replace wooden hand rails on front of house only. No structural steps.											

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Name and Address	P.I.N. #	Class	Permit Issued	Permit #	Improvements	Permit Cost Of
Hector Almanza 3612 S. Cuyler Avenue	16-32-308-041-000	R	8/22/2017 Impr-L	76646-0	\$14,147.00	\$285.00
R/R 14 WINDOWS IN LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, BEDROOMS, AND ATTIC. CALL FOR FINAL INSPECTION. CHECK FOR EGRESS.						
334 Catherine A. Bucaro & Leonora 3821 S. Clarence Avenue	16-31-422-074-000	R	8/22/2017 Elec-L	76647-0	\$2,760.00	\$175.00
UPGRADE WATER METER GROUND, INSTALL GROUND ROD AT NEW METER FITTING, SECURE ALL DUPLEX RECEPTACLES AND SWITCHES THROUGHOUT HOUSE, INSTALL TRIM PLATES.						
335 3303 Grove Street Cordos	16-31-127-011-000		8/22/2017 Impr-L	76648-0	\$3,525.00	\$40.00
Provide and install new patio door (sliding). Same size and color as existing. Repair existing hardware on casement windows.						
336 James Kling	2930 S. Maple Avenue	R	8/22/2017 Impr-L	76649-0	\$21,106.00	\$740.00
INTERIOR KITCHEN REMODEL AND REMOVE AN INTERIOR WALL, FRAME AND INSTALL NEW CABINETS, FINAL SINK, UPDATE ELECTRIC TO CODE.						
337 D. Tomaszewski	3017 S. Oak Park Avenue	R	8/22/2017 Impr-L	76650-0	\$8,800.00	\$195.00
Furnish and install 13 windows climate solutions, vinyl replacement windows. 11 windows to be double hung. 2 windows to be picture windows. Ten windows oak wood grain interior and white exterior. 3 windows to be white interior/exterior. 1 in pantry. 2 in						
338 Roberto Rodriguez	1833 S. Elmwood Avenue	R	8/22/2017 Impr-L	76651-0	\$600.00	\$40.00
R/R 6 WINDOWS 1ST AND 2ND FLOOR WINDOWS IN LIVING ROOM						
339 James J. Finnerty	6643 W. Ogden Avenue	C	8/22/2017 Impr-L	76652-0	\$8,400.00	\$195.00
Installation replacement of patio door, 1 window repair wood siding, new fascia and soffit on garage.						
340 Gabriel H. Sotelo	1623 S. East Avenue	R	8/22/2017 Fence-L	76653-0	\$1,000.00	\$135.00
INSTALL 5'+1' OPEN LATTICE WOODEN FENCE/GATE ON NORTH SIDE OF PROPERTY. JULIE DIG A2233250						
341 Rodolfo Barales & Alicia Ruiz	2118 S. Euclid Avenue	R	8/22/2017 Fence-L	76654-0	\$1,140.00	\$135.00
REMOVE CHAIN LINK FENCE ALONG THE ALLEY AND INSTALL A 6FT IRON FENCE WITH WOOD PANELS - NO SHARP POINTS - FROM GARAGE TO GARAGE--- HAS PERMISSION FROM 2122 EUCLID						
342						

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Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Steven M. & Maria L. Tambellin 1823 S. Gunderson Avenue	16-19-414-010-000	R	8/23/2017 Elec-L	76660-0	\$330.00	\$50.00
354 Vincent Tomabene 2521 S. Kenilworth Avenue	16-30-116-008-000	R	8/23/2017 Impr-L	76661-0	\$1,915.00	\$90.00
355 Salvador M. Plascensia 1335 S. Wesley Avenue	16-19-210-016-000	R	8/23/2017 Elec-L	76662-0	\$1,500.00	\$125.00
356 Gilbert Salazar 3520 S. Gunderson Avenue	16-31-405-037-000	R	8/23/2017 Impr-L	76663-0	\$2,925.00	\$55.00
357 Cary and Eleanor Goldstein 3215 S. Maple Avenue	16-31-109-004-000	R	8/23/2017 HVAC-L	76664-0	\$7,485.00	\$190.00
358 Vilma and Sergio Corral 1625 S. Maple Avenue	16-19-301-015-000	R	8/23/2017 Roof-L	76665-0	\$5,000.00	\$175.00
359 Naeem Iqbal & Nasira Ramzan 1504 S. Wisconsin Avenue	16-19-125-017-000	R	8/23/2017 Roof-L	76666-0	\$11,000.00	\$265.00
360 Christine G. Cline 3808 S. East Avenue	16-31-422-083-000	R	8/23/2017 Roof-L	76667-0	\$26,000.00	\$490.00
361 Wendy Estada-Kopp, Hector & 3333 S. Kenilworth Avenue	16-31-126-017-000	R	8/23/2017 Roof-L	76668-0	\$9,400.00	\$200.00
362 Elizabeth Adame 1301 S. Wisconsin Avenue	16-19-110-039-000	R	8/23/2017 Impr-L	76669-0	\$400.00	\$170.00
363 16th Street LLC 6716 W. 16th Street	16-19-401-038-000	C	8/23/2017 Elec-L	76670-0	\$0.00	\$50.00
364						

(Building: Permit\_County\_All)

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of	
Nina & Kevin Burzinski	2641 S. Wesley Avenue	16-30-402-022-000	TEAR OFF AND RESHINGLE THE HOUSE - NO POWER VENTS.	R	8/22/2017 Roof-L	76655-0	\$3,600.00	\$125.00	
343	Jacqueline Bonfiglio	2523 S. Scooville Avenue	16-30-229-008-000	R/R GUTTERS AND DOWNSPOUTS ON THE HOUSE - DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.	R	8/22/2017 Impr-L	76656-0	\$750.00	\$90.00
344	Marvin Peek	1313 S. Kenilworth Avenue	16-19-114-012-000	REHAB HOUSE TO CODE - ALL NEW ELECTRIC, PLUMBING, HVAC - REMODEL EXISTING KITCHEN AND BATHROOM - REMOVE AND REPLACE BSMT BATHROOM - REPAIR FRONT PORCH - REMOVE AND REPLACE REAR DECK - REPLACE EXISTING FURNACE AND A/C (A/C UNIT TO BE AT REAR OF HOUSE - 3F	R	8/23/2017 Bldg-B	8599-3	\$0.00	\$50.00
345	Andrzezej Jacak	2516 S. Oak Park Avenue	16-30-117-025-000	ADDITIONAL INSPECTION GAS PRESSURE, PLUMBING UG FOR HEAD TEST AND BEDDING INSPECTION	R	8/23/2017 Bldg-B	8689-3	\$0.00	\$150.00
346	Richard Georges & Marybeth L	3516 S. Scoville Avenue	16-31-404-034-000	Demolishing existing. New Garage 22 x 22' height 14' earec detached frame garage with 8' extended roof patio.	R	8/23/2017 Gar-B	8838-0	\$19,000.00	\$240.00
347	6700 W 26th Street	6700 W. 26th Street 0	99-99-999-000-061	1900 RIDGELAND - LIGHT GIG --- DIRECTIONAL BORE 65' FROM EXISTING HH190 TO PFP PAD AND PLACE 1 4' PC DIRECTIONAL BORE 42" FROM PFP PAD TO POLE 1900 AND PLACE 1 2' PC PLACE 1 52" X50"X4" POLYMER PAD - ATT UT A00Y1WQ.		8/23/2017 Impr-L	75090-2	\$6,000.00	\$0.00
348	Mary Jo Garro	2826 S. Home Avenue	16-30-311-016-000	DUMPSTER FOR CONCRETE DEBRIS	R	8/23/2017 Dump-L	75308-1	\$0.00	\$50.00
349	Ana & Maria Cruz	3202 S. Lombard Avenue	16-32-114-013-000	R/R CONCRETE UNDER THE BACK STEPS - SAME SIZE.	R	8/23/2017 Impr-L	76119-1	\$0.00	\$50.00
350	Annie Gasparin	1512 S. Grove Avenue	16-19-130-030-000	Garage door overhead replacement.		8/23/2017 Impr-L	76657-0	\$938.00	\$40.00
351	David Toro	3407 S. Cuyler Avenue	16-32-131-014-000	T/O AND RESHINGLE HOUSE ROOF. CALL FOR FINAL INSPECTION.	R	8/23/2017 Roof-L	76658-0	\$13,000.00	\$245.00
352	PAV Y.M.C.A.	2947 S. Oak Park Avenue	16-30-412-004-000	Asphalt patching, crack sealing, seal coating and remarking existing layout. Stone surface clean up.	C	8/23/2017 Impr-L	76659-0	\$12,202.83	\$0.00
353									

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
365 Guadalupe Guerrero [TRUST] 2616 S. Ridgeland Avenue	16-30-404-050-000	T/O AND REROOF HOUSE ONLY	R	8/24/2017	Roof-L	76671-0	\$8,750.00	\$40.00
365 Maria Guadalupe Rodriguez & 3803 S. East Avenue	16-31-423-064-000	Replacing 9 windows, living room and 3 in bedrooms. 1) living room -2-36" x 62", 1-34" x 64". 2) 1 bedroom - 3 -28" x 42". 3) 1 bedroom 2 - 34" x 48". 4) 1 bedroom 2 - 34" x 48".	R	8/24/2017	Impr-L	76672-0	\$1,650.00	\$90.00
366 David Gonzalez 2300 S. Elmwood Avenue	16-30-214-018-000	ATF PERMIT FOR KITCHEN REMODEL AND MINOR BATHROOM WORK.	R	8/24/2017	Impr-L	76673-0	\$15,000.00	\$90.00
367 Branislava Radenkovic 2516 S. Gunderson Avenue	16-30-229-018-000	T/O AND RESHINGLE HOUSE ROOF. CALL FOR FINAL INSPECTION.	R	8/24/2017	Roof-L	76674-0	\$8,970.00	\$185.00
368 Sabine Heid Perez 3833 S. Euclid Avenue	16-31-421-041-000	Run Power to Garage	R	8/24/2017	Elec-L	76675-0	\$850.00	\$140.00
369 Samuel Soto & Carolina Herrero 3633 S. Grove Avenue	16-31-315-012-000	install 100 amp service with circuit breakers.	R	8/24/2017	Elec-L	76676-0	\$1,450.00	\$115.00
370 Josephine & Maria Gutierrez 3832 S. Home Avenue	16-31-327-025-000	Replace existing concrete pad in rear of home and sidewalk on south side towards front of home and front steps apron. Expanding parking pad in rear. Must maintain a 3-4 " inch gap off property lot line on North rear. Julie Dig #: x2361305	R	8/24/2017	Impr-L	76677-0	\$6,000.00	\$135.00
371 2015-3 IH2 Borrower LP 2728 S. Wesley Avenue	16-30-407-033-000	Repairing broken pipe about 58' from house, the broken pipe is on private property. Excavate 6" down to repair pipe and rod the rest of the line. Back fill. Julie dig: A1742012	R	8/24/2017	Plum-L	76678-0	\$2,500.00	\$180.00
372 Terr Marroquin & David Yrizar 3239 S. Wesley Avenue	16-31-217-015-000	Dumpster. Clean and Demo only. DUMPSTER MUST HAVE FLASHING BARRICADES.	R	8/24/2017	Dump-L	76679-0	\$500.00	\$50.00
373 Augustus Group LLC, Series M 1234 S. Grove Avenue	16-19-106-098-000	R/R CONCRETE FRONT STEP, SOUTHSIDE SIDEWALK REPAIRS, REPLACE MISSING FIXTURE COVER ON OUTSIDE REAR LIGHT, REPAIR OPEN ELECTRIC IN THE GARAGE, ENCLOSE ALL CLOSET AND STORAGE LIGHTS, EMERGENCY LIGHTING AND BACK UP BATTERY IN REAR STAIRWAY, REPLACE SWITCHES/	R	8/24/2017	Impr-L	76680-0	\$5,400.00	\$600.00
374 Cermak, LLC 7020 W. Cermak Road	16-19-326-095-000	TUCKPOINTING AS NEEDED ON BUILDING	C	8/24/2017	Impr-L	76681-0	\$5,000.00	\$0.00
375								

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of
Joaquin and Sivia Ochoa	2130 S. Cuyler Avenue	16-20-329-017-000	Tuckpointing on Garage. Replace bricks where necessary.	R	8/24/2017 Imp-L	76682-0	\$400.00	\$40.00
376 Marom Partners LLC	1805 S. Wesley Avenue	16-19-410-002-000	T/O roof house and garage, ice and water shield, valleys, 30lb roofing felt. New vents and covers, to plumbing pipes. New flashing around the chimney. Repair damaged wood on garage. New downspouts on south and east side of house.	R	8/24/2017 Roof-L	76683-0	\$10,550.00	\$285.00
377 2004 RE Series LLC 1918 S. Hi 1918 S. Highland Avenue	16-20-322-023-000	ADDING TO ORIGINAL PERMIT L-73664 INSTALL 2ND FLOOR FURNACE AND NEW A/C UNIT. REMODEL THE 2 KITCHENS AND 2 BATHROOM - 1 ON EACH FLOOR - BASEMENT WILL BE UNFINISHED - R/R WINDOWS TO EGRESS CODE, MOLD MITIGATION, R/R 2 VACUUM SEALS ON WASH SINKS, ALL KITCH	R	8/25/2017 Bldg-B	8839-0	\$15,000.00	\$830.00	
378 Lester and Madeline Anderson	3309 S. Home Avenue	16-31-124-005-000	DEMO HOUSE AND GARAGE	R	8/25/2017 Bldg-B	8840-0	\$19,711.00	\$0.00
379 David Toro	3407 S. Cuyler Avenue	16-32-131-014-000	Reinspection Chimney Liner Final----- REPLACE FURNACE AND A/C CONDENSER 5" X 35" ALUM. CHIMNEY LINER INSULATE AS NECESSARY.	R	8/25/2017 HVAC-L	68489-1	\$0.00	\$50.00
380 Lisa Robinson	1836 S. Oak Park Avenue	16-19-315-097-000	INSTALL 42 WINDOWS EGRESS WHERE NEEDED.	R	8/25/2017 Imp-L	72090-2	\$12,400.00	\$255.00
381 Roy Wake	2508 S. Euclid Avenue	16-30-224-017-000	ELECTRICAL ROUGH REINSPECTION ATF - REPLACE DRYWALL IN THE LIVING ROOM AND DINING ROOM - SEAL/PAINT THE WALLS - R/R WOOD FLOORING IN LIVING ROOM AND DINING ROOM.	R	8/25/2017 Imp-L	72868-1	\$2,200.00	\$105.00
382 Geremia & Joanne Balice	2125 S. Harlem Avenue	16-19-324-046-000	ADDED TO ORIGINAL PERMIT R/R HOT WATER HEATER WITH EXPANSION TANK	R	8/25/2017 Imp-L	76494-1	\$0.00	\$50.00
383 Gregory Porod	3237 S. Clarence Avenue	16-31-218-017-000	31ft existing R/R 5ft composite enclosing yard at south side of home. Juledig # a2351044	R	8/25/2017 Fence-L	76684-0	\$2,977.00	\$135.00
384 Maurice Houlihan & Jean Winkl	2415 S. Euclid Avenue	16-30-217-005-000	Grind tuck point front brick rails, bad section on north face brick wall. Remove old lintel above front windo. replace new lintel. Chop/tuckpoint all common brick as needed.	R	8/25/2017 Imp-L	76685-0	\$5,095.00	\$100.00
385								

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Henry Stahnke 6501 W. 34th Street		16-31-227-032-000	REPLACE SIDEWALK 20X4 IN BACKYARD AND REPLACE SIDEWALK 6X9 IN BACKYARD. ALL EXISTING.	R	8/25/2017	Impr-L	76686-0	\$1,500.00	\$90.00
386 Steven M. & Maria L. Tambelin 1823 S. Gundersen Avenue		16-19-414-010-000	Chop out loose, cracked and deteriorating mortar around building and chimney spot tuck pointing as needed; Grind front brick rails then tuck point caulk cracks where foundation meets sidewalk around building.	R	8/25/2017	Impr-L	76687-0	\$2,195.00	\$55.00
387 Timothy Cybulski 6427 W. 27th Place		16-30-410-046-000	RR one existing glass block window on a 1st fl bathroom. Remove one closet glass block window to brick up the opening.	R	8/25/2017	Impr-L	76688-0	\$1,725.00	\$90.00
388 Rafael Rosas & Sonia Sandoval 3512 S. Elmwood Avenue		16-31-408-037-000	PER CDL, NC HOMEOWNER PERILS FOR ELECTRICAL COMPLIANCE WORK AND EGRESS ADVISORY.		8/25/2017	Impr-L	76689-0	\$0.00	\$0.00
389 Michael, Mark, & Larissa Magaj 1217 S. Ridgeland Avenue		16-20-100-008-000	REBUILD CHIMNEY	R	8/25/2017	Impr-L	76690-0	\$1,300.00	\$115.00
390 Richard A Cancellare 1234 S. Cuyler Avenue		16-20-100-025-000	DEMO KITCHEN TO INCLUDE DRYWALL, CEILING, SOFFIT AND FLOOR. NO OTHER WORK ON THIS PERMIT. CALL FOR INSPECTION. DUMPSTER MUST HAVE FLASHING BARRICADES.	R	8/25/2017	Impr-L	76691-0	\$3,800.00	\$120.00
391 GABRIELA ALCARAZ 3632 S. Wenonah Avenue		16-31-310-023-000	PRELIMINARY INSPECTIONS FOR ELECTRIC AND PLUMBING FOR 1ST FLOOR BATHROOM REMODELING AND ADDING BATHROOM ON BASEMENT EXISTING TOILET ONLY WILL ADD COMPLETE BATHROOM, FIXTURES, SHOWER, SINK, AND ELECTRIC.	R	8/25/2017	Impr-L	76692-0	\$0.00	\$100.00
392 Jose J. Madrigal 2326 S. Clinton Avenue		16-30-105-030-000	T/O re roof arch shingles, install 15lbs felt paper and ice and water shield- vents as req.	R	8/25/2017	Roof-L	76693-0	\$6,192.78	\$155.00
393 Good Call Property, LLC 7143 W. 34th Street		16-31-120-011-000	REMODEL KITCHEN AND EXISTING BATHROOMS, PAINT. R/R EXT DOORS. BRING ELECTRIC AND PLUMBING UP TO CODE, REPLACE ELECTRIC AND PLUMBING FIXTURES, R/R TRIM, INSTALL CARPET IN ATTIC, INSTALL GRANITE, FIX FRONT AND BACK PORCH.	R	8/25/2017	Impr-L	76694-0	\$17,000.00	\$465.00
394									

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of Permit
Owen Houser	6612 W. 34th Street	16-31-233-032-000	Installation of Low Voltage Security System. Job# 93019119 Customer# 5737712	R	8/25/2017	Imp-r-L	76695-0	\$62.50	\$40.00
395	Nancy and Donald Ginger	3818 S. Gunderson Avenue	REMOVE PAVER PATIO AND REPLACE WITH CONCRETE 8X8.	R	8/25/2017	Imp-r-L	76696-0	\$2,500.00	\$105.00
396	Turano Bakery	6501 W. Roosevelt Road	Remove collapsed sewer 8" pipe. Replace with new 8" pvc pipe. Backfill to grade with gravel.	C	8/25/2017	Imp-r-L	76697-0	\$8,800.00	\$90.00
397	HN Corporation	2618 S. Ridgeland Avenue	RESIDENTIAL UNIT ON THE 2ND FLOOR - ADD A WALL TO CREATE A 4TH BEDROOM, INSTALL EGRESS WINDOW TO CODE. ADD A NEW MECHANICAL ROOM FOR WATER HEATER AND FURNACE. CREATE A NEW DOOR AND INSTALL A NEW STAIRCASE ON THE SOUTH EAST CORNER OF THE BUILDING. -- ALL W	C	8/28/2017	Bldg-B	8841-0	\$11,000.00	\$425.00
398	David Gonzalez	2300 S. Elmwood Avenue	ELECTRICAL METER UPGRADE - CONSTRUCT PERGOLA IN BACK YARD - INSTALL A 5'+1FT OPEN LATTICE FENCE AND A 6' FENCE AT THE ALLEY.	R	8/28/2017	Imp-r-L	76698-0	\$1,000.00	\$90.00
399	Marco & Elizabeth Franco	2443 S. Harvey Avenue	Per CDL NC: Preliminary Framing with DON with Doza Builders for consultation on joist installation.	R	8/28/2017	Imp-r-L	76699-0	\$0.00	\$0.00
400	Todd & Pamela Bowers	1846 S. Wisconsin Avenue	RE-SIDE GARAGE WITH METAL SIDING, REPAIR FRONT CONCRETE STEPS, REPLACE GARAGE OVER HEAD DOOR.	R	8/28/2017	Imp-r-L	76700-0	\$800.00	\$0.00
401	Sandra & Richard Mostowski	3814 S. Oak Park Avenue	Coil 2.5 Ton Replacement	R	8/28/2017	Imp-r-L	76701-0	\$0.00	\$0.00
402	Jose H. Hernandez	1305 S. Gunderson Avenue	Remove old furnace unit. Replace with new furnace. 135000 btu. Electrical line exists, gas line exists. New duct work from furnace in bmst to small porch on 1st fl.	R	8/28/2017	Imp-r-L	76702-0	\$2,300.00	\$185.00
403	Ramon & Cynthia & Araceli Ac	1914 S. Ridgeland Avenue	TUCKPOINT THE BUILDING WHERE NEEDED - FRONT COLUMNS, SOUTH UPPER CORNER AND AROUND THE ROOF TILES. --- IF GRINDING MUST TENT OR TARP THE AREA.	R	8/28/2017	Imp-r-L	76703-0	\$3,000.00	\$55.00
404									



# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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		Between: <u>8/1/2017</u> And <u>8/31/2017</u>							
Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit	Cost Of	Permit	Cost Of
Juanita Aguirre	3610 S. Wesley Avenue	R	8/28/2017 Impr-L	76704-0	\$6,914.51	\$190.00			
405									
Juan & Maricela Ortega	1521 S. Ridgeland Avenue	R	8/28/2017 Dump-L	76705-0	\$0.00	\$50.00			
406									
Walter Skolba	2524 S. Scoville Avenue	R	8/28/2017 Impr-L	76706-0	\$3,500.00	\$120.00			
407									
Luis Silva	3823 S. Wenonah Avenue	R	8/28/2017 Fence-L	76707-0	\$100.00	\$135.00			
408									
Sandra Salazar	2425 S. Clarence Avenue	R	8/28/2017 Impr-L	76708-0	\$2,200.00	\$355.00			
409									
D & C Paoletta	2315 S. Clinton Avenue	R	8/28/2017 Impr-L	76709-0	\$3,300.00	\$50.00			
410									
R. H. Thill	3443 S. Maple Avenue	R	8/28/2017 Roof-L	76710-0	\$13,125.00	\$360.00			
411									
George Alan Voyta And Angele	3445 S. Gunderson Avenue	R	8/28/2017 Roof-L	76711-0	\$2,620.00	\$40.00			
412									
Lydia Henderson	1820 S. Grove Avenue	R	8/28/2017 Impr-L	76712-0	\$2,680.00	\$105.00			
413									
Santos & Raquel Guevara	3410 S. Cuyler Avenue	R	8/28/2017 Impr-L	76713-0	\$250.00	\$50.00			
414									

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Class	Permit Issued	Permit #	Improvements	Permit
415	Highland Hustle LLC	1629 S. Highland Avenue	16-20-302-011-000	reinspection plumbing rough	R	8/29/2017 Bldg-B	8704-1	\$0.00	\$50.00
416	BREAKING GROUND INC	1515 S. Clarence Avenue	16-19-227-007-000	REMODEL EXISTING SINGLE FAMILY HOME - REMODEL THE KITCHEN AND 2 BATHROOM (1ST & 2ND FLOOR) - IN THE 2ND FLOOR BATHROOM CHANGE TUB TO SHOWER. UPGRADE HVAC SYSTEM - R/R FURNACE, A/C UNIT - A/C CONDENSERS MUST BE LOCATED BEHIND THE HOUSE 3' FROM PROPERTY LO	R	8/29/2017 Bldg-B	8842-0	\$62,000.00	\$1,795.00
417	Martin Gutierrez & maria Carm	3530 S. Lombard Avenue	16-32-303-034-000	PLUMBING FINAL REINSPECTION	R	8/29/2017 Impr-L	74732-2	\$0.00	\$50.00
418	Ramon Leon & Isedora Alejo	1217 S. Oak Park Avenue	16-19-200-052-000	PAYING FOR ADDITIONAL POST HOLE INSPECTION	R	8/29/2017 Impr-L	76057-1	\$0.00	\$50.00
419	Carolina Hernandez & Adan Sa	6517 W. 28th Street	16-30-411-079-000	Coil replacement 3 ton.	R	8/29/2017 Impr-L	76714-0	\$0.00	\$40.00
420	Christopher Boike	3639 S. Maple Avenue	16-31-309-012-000	T/O reroof only. Ice and water shield, vents, drip edge.	R	8/29/2017 Roof-L	76715-0	\$9,800.00	\$200.00
421	Francisco L. Compos	3141 S. Harlem Avenue	16-31-100-016-000	T/O existing roof, install 2" insulation, install base sheet, install base sheet, install torch, install new over size gutters, vents.	R	8/29/2017 Roof-L	76716-0	\$12,500.00	\$245.00
422	Kenneth Mazsak & Theresa W	3036 S. Maple Avenue	16-30-320-033-000	TEAR OFF AND REROOF THE FRONT PORCH - SHINGLES.	R	8/29/2017 Roof-L	76717-0	\$0.00	\$40.00
423	Amelia J. Moran & Dennis Sie	1319 S. Wenonah Avenue	16-19-111-009-000	R/R CONCRETE DRIVEWAY 21 X11 --WIRE MESH & CONCRETE CONCRETE MUST PITCH TOWARDS OWN PROPERTY NOT NEIGHBORS OR CITY.	R	8/29/2017 Impr-L	76718-0	\$1,900.00	\$90.00
424									

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of	Permit
Victor Lebron & Nydia Carillo	2624 S. Wesley Avenue	16-30-401-029-000	Need egress windows in the basement 2 exactly for 2 bedrooms. Lift ceiling to reach 7'1) take off ceiling tile in each bedroom- drop ceiling 2) electric relocation of wire and boxes 3) dry wall installation 4) inspection 5) light bulb to ceiling	R	8/29/2017 Impr-L	76719-0	\$0.00	\$140.00	
425 Laura Monypenny-Tanner	2413 S. Elmwood Avenue	16-30-223-006-000	INSTALL STAINLESS STEEL CHIMNEY LINER	R	8/29/2017 Impr-L	76720-0	\$0.00	\$155.00	
426 Ventures Trust 2013-IHR-MCM	2703 S. Oak Park Avenue	16-30-406-002-000	REMOVING EXISTING CONCRETE PAD, REPLACING WITH GRASS/ LANDSCAPING. JULIE DIG a2412966	R	8/29/2017 Impr-L	76721-0	\$1,200.00	\$40.00	
427 OMAR SANCHEZ & ANGELIQ	2723 S. Ridgeland Avenue	16-29-308-008-000	ALL WORK IN APT 2F -- REPAIR EXIT/EMERGENCY LIGHTS, REPAIR EXPOSED WIRES IN KITCHEN, -- ATF - GFI OUTLETS ENTIRE KITCHEN COUNTER, REPLACE FLEX DRAINS UNDER SINK WITH SOLID, RPZ VALVE REQUIRED CLEAN & CHECK.	R	8/29/2017 Impr-L	76722-0	\$230.00	\$190.00	
428 S. & E. Gomez	2416 S. Highland Avenue	16-29-117-024-000	Replace siding on garage only. All side.	R	8/29/2017 Impr-L	76723-0	\$1,500.00	\$0.00	
429 Don Dicke	1422 S. Grove Avenue	16-19-122-025-000	partial replacement of the exterior wood siding on garage. Replace lower part of the garage wood siding with new wood siding.	R	8/29/2017 Impr-L	76724-0	\$900.00	\$40.00	
430 Juan & Patricia Guerrero	3414 S. East Avenue	16-31-233-017-000	Replace existing fence 4' height 36' long. Move to the front exisiting access door to the corner of the house. Concrete on lot adjacent to garage 34 x 22. julle dig x2372012	R	8/29/2017 Impr-L	76725-0	\$1,200.00	\$190.00	
431 BYD Real Estate partners LLC	6843 W. Ogden Avenue	16-31-306-034-000	INSTALL NEW LOW VOLTAGE - 15 NEW CAT 5E VOICE & DATA CABLES, 15 CCTV CABLES, 3 PERSONAL VIEW MONITORS AND 12 CCTV CAMERAS.	C	8/29/2017 Elec-L	76726-0	\$2,483.56	\$155.00	
432 Juan Leyva Espinosa	6502 W. 28th Place	16-30-414-013-000	RR existing heater. Install new replace attic/back porch rolling with 42" high railing, remove existing windows and replace with new windows, remove all outlets and install new throughout the house bring bathroom door frame up to code replace door, install	R	8/29/2017 Impr-L	76727-0	\$19,700.00	\$820.00	
433									

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Name and Address	Between: 8/1/2017	And 8/31/2017	P.I.N. #	Description	Census	Permit	Permit #	Cost Of	Cost Of
					Class	Issued		Improvements	Permit
Edras Montero & Francisco Mo 2114 S. Grove Avenue			16-19-330-016-000	SOUTH WALL OF BUILDING REPAIR TOP BRICKS. NORTH SIDE OF HOUSE REPAIR BRICKS. REPAIR CHIMNEY ONLY. SPOT TUCK POINT THE FRONT OF BUILDING.	R	8/29/2017 Impr-L	76728-0	\$3,000.00	\$130.00
434 Eduardo Posteri 3324 S. Clinton Avenue			16-31-124-016-000	POD IN FRONT OF HOUSE.	R	8/29/2017 POD-L	76729-0	\$0.00	\$50.00
435 John A Gilbert & Megan E. Gilb 7040 W. 35th Street			16-31-302-005-000	RELOCATE GAS METER - INSTALL EGRESS DOOR - INSTALL PARTICO OVER NEW DOORWAY - NEW PAVER WALKWAY	R	8/29/2017 Impr-L	76730-0	\$4,800.00	\$350.00
436 Dolores Kriz 3141 S. Harvey Avenue			16-32-109-004-000	ADD LAYER OF SHINGLES TO GARAGE ROOF - REPLACE 3 OR 4 SQUARES OF SIDEWALK IN YARD	R	8/29/2017 Roof-L	76731-0	\$2,100.00	\$40.00
437 Rhoades Brothers Inc 3631 S. Kenilworth Avenue			16-31-314-005-000	PAYING FOR WATER METER UPGRADE TO 3/4"	R	8/30/2017 Bldg-B	8690-2	\$0.00	\$75.00
438 William M. Marshall 1901 S. Harvey Avenue			16-20-324-001-000	Final Plumbing reinspection: dishwasher not trapped, loose laundry faucet, tub spouts are not secured, escutcheons are required, tub drains not working.	R	8/30/2017 Plum-L	74245-3	\$0.00	\$50.00
439 Benjamin R Newton 3332 S. Clinton Avenue			16-31-124-020-000	REMODELING THE MASTER BATHROOM ON THE 1ST FLOOR - R/R ALL PIPES IN THE BATHROOM, INSTALL NEW DRAIN, WASTE AND VENTS. RELOCATE THE EXISTING BATHROOM SINK. BRING ELECTRIC TO CODE IN THE BATHROOM.. INSTALL A NEW DISHWASHER IN THE KITCHEN - DISHWASHER REQUI	R	8/30/2017 Impr-L	74666-1	\$5,108.50	\$350.00
440 Lilia E Arreci 1928 S. Highland Avenue			16-20-322-027-000	DRYWALL AND INSULATION 3 WALLS IN THE EXISTING LAUNDRY ROOM - INSTALL TILES ON THE FLOOR AND ADD WASHING MACHINE. ** Plumbing rough resirpction	R	8/30/2017 Impr-L	75152-1	\$700.00	\$50.00
441 Richard A Cancellare 1234 S. Cuyler Avenue			16-20-100-025-000	KITCHEN REMODEL - NEW DRYWALL, REPLACE OUTLETS AND SWITCHES, INSTALL NEW CAN LIGHTS, REPLACE EXISTING CABINETS, NEW TILE FLOOR, NEW COUNTERTOP AND UNDER MOUNT SINK, PAINT -- BRING PLUMBING AND ELECTRIC TO CODE.	R	8/30/2017 Impr-L	76691-1	\$20,825.00	\$725.00
442									

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Name and Address	P.I.N. #	Between: <u>8/1/2017</u> And <u>8/31/2017</u>		Census Class	Permit Issued	Permit #	Improvements	Permit Cost Of
Maria Ester Trevino & Jose Tre 1418 S. Clinton Avenue	16-19-120-026-000			R	8/30/2017 Impr-L	76732-0	\$6,850.00	\$135.00
				New white PVC fence, 5 + 1 lattice on sides or rear yard and front 6 h in alley side, letters of neighbor permission included.				
443 Fabian Valencia	1629 S. Elmwood Avenue	16-19-407-043-000		R	8/30/2017 Impr-L	76733-0	\$6,500.00	\$440.00
				COMPLIANCE REPAIRS - 2ND FLOOR APT BATHROOM CEILING REQUIRED REPAIR, SCRAPE AND PAINT, GFI OUTLETS OUTSIDE HOUSE AND GARAGE WITH COVER, BASEMENT STORAGE ROOM LIGHT COMPLETELY ENCLOSED LAMP, EMERGENCY LIGHTING WITH BATTERY BACK UP REQUIRED IN FRONT AND REA				
444 Oscar Martinez & Oscar Martin 2321 S. Euclid Avenue		16-30-209-009-000		R	8/30/2017 Fence-L	76734-0	\$6,818.00	\$135.00
				Replacing existing chain link fence with wood fence, 5ft 1 ft lattice at alley 6 foot solid. South side fence will be installing steel posts on current property lot lines. Neighbor permission attached. Julie Dig #a2421062				
445 Hector & Sylvia Hernandez	1316 S. Cuyler Avenue	16-20-107-024-000		R	8/30/2017 Impr-L	76735-0	\$1,800.00	\$40.00
				Install gutters fix or replace leaky ones. No downspouts. INSTALL NEW SOFIT AND FASCIA WHERE NEEDED				
446 Hector Sanchez	1932 S. Harvey Avenue	16-20-323-031-000		R	8/30/2017 Impr-L	76736-0	\$3,000.00	\$105.00
				REMOVE SIDING ON THE HOUSE, INSTALL TYVEK AND INSTALL NEW VINYL SIDING. R/R GUTTER & DOWNSPOUTS ON THE HOUSE. DOWNSPOUTS MUST DISBURSE ONTO PRIVATE PROPERTY.				
447 Quarry Investments Partnershi	1313 S. Elmwood Avenue	16-19-215-006-000		R	8/30/2017 Impr-L	76737-0	\$2,100.00	\$105.00
				Replacing existing front steps of home.				
448 CHARLES AND CYNTHIA FEE	1818 S. Kenilworth Avenue	16-19-313-026-000		R	8/30/2017 Impr-L	76738-0	\$11,956.21	\$240.00
				R/R 32 WINDOWS IN 3 UNIT -- BRING BEDROOM WINDOWS TO EGRESS CODE.				
449 Kimberly Koin	3601 S. Ridgeland Avenue	16-32-308-034-000		R	8/30/2017 Roof-L	76739-0	\$550.00	\$50.00
				flat roof repair over dormer fix rotting fascia and apply aluminum coating.				
450 Mabel E. Flerning & Theresa Fl	3020 S. Clarence Avenue	16-30-417-024-000		R	8/30/2017 Roof-L	76740-0	\$1,500.00	\$50.00
				TEAR OFF AND RESHINGLE THE FRONT PORCH.				
451 Angel F. Ortega	2540 S. Home Avenue	16-30-113-014-000		R	8/30/2017 Impr-L	76741-0	\$5,192.00	\$100.00
				Apply 25 ff of exterior subsoil membrane or replace 1 window well liner on the north side.				
452								

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Class	Permit Issued	Permit #	Improvements	Permit Cost Of
453	Frank J. & Ruth S. Svestka	7055 W. 29th Place	16-30-316-020-000	INSTALL 109LF FT OF INTERIOR DRAIN TILE & SUMP PUMP -- DEDICATED ELECTRICAL OUTLET EXISTS.	R	8/30/2017 Plum-L	76742-0	\$13,093.00	\$420.00
453	Rhoades Brothers, Inc.	3540 S. Highland Avenue	16-32-301-036-000	DUMPSTER ON THE STREET TO REMOVE UNWANTED DEBRIS. DUMPSTER MUST HAVE FLASHING BARRICADES.	R	8/30/2017 Dump-L	76743-0	\$0.00	\$50.00
454	Gianna Noriri	2237 S. Clarence Avenue	16-30-203-030-000	R/R SIDEWALK FORM PUBLIC WALK TO BACK OF HOUSE, CONCRETE SIDE ENTRANCE STOOP AND PART OF CONCRETE PATIO. -- ALL SAME SIZE.	R	8/30/2017 Impr-L	76744-0	\$4,950.00	\$135.00
455	D & A Creed	2531 S. Ridgeland Avenue	16-29-124-014-000	R/R FRONT STEPS AND FRONT APPROACH.	R	8/30/2017 Impr-L	76745-0	\$3,690.00	\$120.00
456	Mario & Kari Scarlata	3309 S. Kenilworth Avenue	16-31-126-010-000	R/R FRONT APPROACH	R	8/30/2017 Impr-L	76746-0	\$1,490.00	\$90.00
457	Oscar R Garcia	1822 S. Clarence Avenue	16-19-410-030-000	RR a 5ft vinyl fence on the North side property on the south side property install 5ft vinyl fence from house to house and a left vinyl fence from garage to garage must be at least 15ft from front lot line	R	8/30/2017 Impr-L	76747-0	\$4,500.00	\$135.00
458	Ezequiel Holguin	2310 S. Lombard Avenue	16-29-111-024-000	Demo plaster down to studs on 1st floor demo chimney * furnace and water heater vented outside*	R	8/30/2017 Impr-L	76748-0	\$1,000.00	\$90.00
459	Jose Lara	2913 S. Kenilworth Avenue	16-30-313-080-000	T/O OF HOUSE ROOF AND RE-ROOF WITH NEW MUSHROOM VENTS. REPAIR ROOF DECK IF NECESSARY. IWS TO CODE.	R	8/30/2017 Roof-L	76749-0	\$4,930.00	\$125.00
460	Jose & Maria Carrero	1235 S. Oak Park Avenue	16-19-200-020-000	repair flat roof / remodel kitchen	R	8/30/2017 Impr-L	76750-0	\$5,000.00	\$85.00
461	John Sego Jr	1217 S. Clinton Avenue	16-19-105-013-000	R/R 4 WINDOWS- NO SIZE CHANGE. LIVING ROOM AND STAIRWELL(TEMPERED GLASS)	R	8/30/2017 Impr-L	76751-0	\$1,810.00	\$40.00
462	BP INVESTMENT PARTNERS	1438 S. Gunderson Avenue	16-19-221-036-000	Concrete sidewalk from city walk to alley same width	R	8/30/2017 Impr-L	76752-0	\$1,000.00	\$90.00
463	Daniel A & Jean C McGuffey	3841 S. Highland Avenue	16-32-326-038-000	R/R Install new fence along existing property line 5ft solid steel post 1ft lattice. Neighbor permission attached. Julie dig	R	8/30/2017 Fence-L	76753-0	\$5,190.00	\$135.00
464									

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Name and Address		Between: 8/1/2017	And 8/31/2017	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Cost Of	Permit
Daniel K. Treadwell & Laura Tr		2232 S. Cuyler Avenue	16-29-100-028-000	5ft privacy fence with an additional foot of lattice on sides. House sits at back lot. From front lot line , no closer than adjacent homes. Install 5ft 1 ft alley, install 5ft front yard fence. Ok per coll. Julie dig a2402021	R	8/30/2017	Fence-L	76754-0	\$0.00	\$135.00
465	M & I Markovich	1830 S. Maple Avenue	16-19-308-034-000	RR new roof shingles, felt, vents, ice and water shield.	R	8/30/2017	Roof-L	76755-0	\$2,000.00	\$125.00
466	AMG Realty LLC	2740 S. Wesley Avenue	16-30-407-037-000	UPGRADE WATER METER TO 3/4"	R	8/31/2017	Bldg-B	8590-1	\$0.00	\$75.00
467	3211 Scoville Inc	6535 W. 28th Street	16-30-411-034-000	CHLOROLOY FEE	R	8/31/2017	Bldg-B	8711-1	\$0.00	\$50.00
468	Tru Built Solutions LLC	1606 S. Lombard Avenue	16-20-303-024-000	Electrical rough reinspection	R	8/31/2017	Elec-L	71244-3	\$0.00	\$50.00
469	2015-3 IH2 Borrower LP	2728 S. Wesley Avenue	16-30-407-033-000	REPAIR SEWER UNDER CITY SIDEWALK ---- IF INSTALLING CATCH BASIN MUST BE ON PRIVATE PROPERTY.	R	8/31/2017	Plum-L	76678-1	\$0.00	\$125.00
470	VASILIS LLC	1321 S. Clinton Avenue	16-19-113-008-000	installing 20 x 16' cement pad adjacent to garage. Repairing and installing new apron on existing garage. Double lot. Julie Dig a82430981	R	8/31/2017	Imp-L	76756-0	\$3,000.00	\$105.00
471	Maria Munoz	1507 S. Oak Park Avenue	16-19-224-004-000	replace 2 windows in existing openings.	R	8/31/2017	Imp-L	76757-0	\$1,694.00	\$90.00
472	Fidel & Jean Cervantes	3616 S. Wisconsin Avenue	16-31-309-021-000	R/R GARAGE OVERHEAD DOOR - NO SIZE CHANGES - PLUG INTO EXISTING OUTLETS.	R	8/31/2017	Imp-L	76758-0	\$2,024.00	\$40.00
473	Luis Molina Javuer & Rosa Zen	2639 S. Ridgeland Avenue	16-29-300-022-000	R/R EXISTING SIDEWALK FROM CITY WALK TO ALLEY, NEW PATIO 9X8, NEW WALK TO GARAGE 3X5 AND EXTEND GARAGE APRON ON NORTHSIDE 3X3, JULIE DIG X2421861		8/31/2017	Imp-L	76759-0	\$6,937.00	\$165.00
474	Warrior Construction	7100-02 W. 16th Street	16-19-301-008-000	ATF - INSTALL A FIRE ALARM SYSTEM.	C/R	8/31/2017	Imp-L	76760-0	\$4,000.00	\$770.00
475	Kendra Black	1811 S. Kenilworth Avenue	16-19-314-005-000	UPGRADE ELECTRICAL SYSTEM TO CODE, REPLACE METER SOCKETS, REPLACE GFI OUTLETS IN KITCHEN, COUNTERS, BATHROOM, LAUNDRY ROOM, FURNACE ROOM AND GARAGE	R	8/31/2017	Elec-L	76761-0	\$2,300.00	\$105.00
476										

# Report Of Building/Improvement Permits Issued By The City Of Berwyn

Thursday, September 07, 2017

Between: 8/1/2017 And 8/31/2017

Name and Address	P.I.N. #	Census Class	Permit Issued	Permit #	Improvements	Permit
Fresh Look Renovations LLC 1422 S. Wisconsin Avenue	16-19-117-030-000	R	8/31/2017 Impr-L	76762-0	\$500.00	\$155.00
INTERIOR DEMO OF THE 1ST FLOOR - DEMO FINAL STRUCTURAL INSPECTION OF WALL BETWEEN KITCHEN AND DINING THAT OWNER WOULD LIKE TO REMOVE -- NO STRUCTURAL DEMO. DUMPSTER MUST HAVE FLASHING BARRICADES.						
477 Richard & Peggy Bieser 1246 S. Wesley Avenue	16-19-201-041-000	R	8/31/2017 Impr-L	76763-0	\$3,000.00	\$155.00
Bathroom update new tub, new toilet, new vanity mirror and tile floor. Only rough and elec final per cdl. Dumpster Pod DUMPSTER MUST HAVE FLASHING BARRICADES.						
478 BYD Real Estate partners LLC 6843 W. Ogden Avenue	16-31-306-034-000	C	8/31/2017 Impr-L	76764-0	\$0.00	\$655.00
COSMETIC FIXTURE WORK FOR DOLLAR GENERAL TO INCLUDE PAINTING, REPAIR WORK, ELECTRICAL WILL BE MOVED FOR COOLERS AND REGISTERS, INSTALL ADA SIGNS.						
479 Hector Estrada 2724 S. Euclid Avenue	16-30-406-028-000	R	8/31/2017 Roof-L	76765-0	\$17,000.00	\$305.00
T/O AND RESHINGLE HOUSE AND GARAGE ROOF. CALL FOR FINAL INSPECTION.						
480 Raul Chararra 1942 S. Wenonah Avenue	16-19-318-032-000	R	8/31/2017 Roof-L	76766-0	\$20,150.00	\$365.00
T/O AND RESHINGLE HOUSE AND GARAGE. R/R FASCIA ON GABLES OF HOUSE. CALL FOR FINAL INSPECTION.						
481 Stanley Guza 2648 S. Euclid Avenue	16-30-400-036-000	R	8/31/2017 Roof-L	76767-0	\$9,100.00	\$200.00
T/O AND RESHINGLE HOUSE AND GARAGE. CALL FOR FINAL INSPECTION.						
482 Donald R Smith, Jr. & Rebecca 3437 S. Wenonah Avenue	16-31-131-013-000	R	8/31/2017 Roof-L	76768-0	\$10,000.00	\$200.00
TEAR OFF AND RESHINGLE THE HOUSE. NO POWER VENTS.						
483 Fabian Valencia 1629 S. Elmwood Avenue	16-19-407-043-000	R	8/31/2017 Dump-L	76769-0	\$498.00	\$50.00
dumpster DUMPSTER MUST HAVE FLASHING BARRICADES.						
484 Remy Rentals Inc. 1645 S. Gunderson Avenue	16-19-406-023-000	R	8/31/2017 Elec-R	7684-3	\$13,890.00	\$920.00
UPGRADE FROM 200-400AMP ELECTRICAL SERVICE AND ALL PREVIOUS ELECTRICAL WORK APT 2ND FLOOR - 2C - R/R TOILET SINK & TUB ON - INST. NEW KITCHEN SINK, CABINETS, COUNTERTOPS - GFIS OUTLETS & SWITCHES. RADIATOR TO FORCED AIR WITH A/C - WITH DUCTWORK.... COND						
485						

485 Building and Local Improvement Permits Issued During Period

Totals \$3,679,128.88 \$116,460.00

(Building: Permit\_County\_All)