

ORDINANCE NO. 3008

AN ORDINANCE AMENDING THE VILLAGE OF FRANKFORT CODE OF ORDINANCES, CHAPTER 150: BUILDING REGULATIONS (SECTION 150.77 – DEMOLITION PERMIT REQUIREMENTS)

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the residents of the Village of Frankfort to amend, from time to time, various regulations provided in the Village of Frankfort Building Code; and

WHEREAS, on January 13, 2016, the Land Use and Policy Committee of the Village of Frankfort discussed various changes to construction standards relating to the maintenance of lots during demolition permitting; and

WHEREAS, the aforesaid Land Use and Policy Committee recommended to the President and Board of Trustees the adoption of an Ordinance amending the Code of Ordinances for Building Regulations, to enhance safety standards related to demolition permits within the Village of Frankfort; and

WHEREAS, the President and Board of Trustees of the Village of Frankfort have determined it is in the best interest of the residents of the Village of Frankfort to take action to add the following amendment to the Building Regulations;

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: SECTION 150.77 DEMOLITION PERMIT REQUIREMENTS

That Title XV: Land Usage, Chapter 150: Building Regulations, is hereby amended to add Section 150.77 Demolition Permit Requirements, as follows:

SECTION 150.77 DEMOLITION PERMIT REQUIREMENTS.

(A) A building permit shall be required for the demolition of a building or structure, or part thereof, greater than 300 square feet in area. The following supporting documents must be submitted with the completed building permit application:

1. Plat of survey.
2. Site grading plan to include
 - i. Name, address, and phone number of the civil engineers responsible for the preparation of the plan.
 - ii. Scale of the drawing.
 - iii. Site address.
 - iv. Location of the proposed areas of excavation, fill, storage and disposal of earth materials.

- v. Delineation of the measures that will be used to control surface erosion and runoff from the site per the requirements of the EPA and the storm water pollution and prevention plan.
 - vi. Applicant shall provide plan for site restoration efforts that included final grading of the property after the structure or structures have been removed, sod installation, or grass seed and blanket installation not dependent on the time of the year, unless a new construction building permit has already been issued and construction proceeds in a timely fashion, typically within 30 days of the start of the demolition process.
 - vii. Applicant shall have site restored in accordance of the approved plan, within thirty (30) days of the issuance of the demolition permit.
3. Identifying tree plan to include
- i. Location
 - ii. Size
 - iii. Species
 - iv. Means of protection

(B) Construction site safety and cleanliness standard:

1. All demolition sites shall be enclosed by a continuous chain link fence six (6) feet in height which shall be anchored sufficiently to resist wind loads of 30 pounds per square foot without deflection of more than three inches between the top and bottom of fence. The fence shall not contain any advertisements and shall include a fabric mesh to be affixed to the back of the fence that should encompass the fence from the top rail to the bottom rail around the perimeter of the property. Demolition permits will not be issued until building department personnel have verified the placement of said fence.
2. The construction site fence shall be placed around the perimeter of the property or, for work in an area substantially smaller than the entire property, around the site of construction large enough to ensure sufficient room for movement of tools and workers and the safety of the public. This fence shall remain around the perimeter of the property until the excavated hole has been filled and graded.
3. All dumpsters or debris collectors shall be stored behind the construction site fence and shall be regularly serviced to avoid overfilling. Construction materials and materials waiting for disposal shall be gathered daily and piled in a neat and orderly manner. Any person or entity applying for a demolition permit is responsible to comply with any and all applicable regulations pertaining to the safe disposal of construction debris and materials.
4. The applicant or any subsidiaries shall take all necessary steps to ensure that dirt and debris from the construction site is not to be transmitted by vehicles leaving the site to the public way. In the event that dirt or debris is removed from the construction site onto the public way, the responsible party shall be accountable for restoring the area to its previous condition, within a timely manner, at least daily. Mitigation measures can include, but are not limited to: stoning or paving of construction site entrances, wheel wash stations, and street sweepers.

(C) Fines and Penalties:

1. In addition to and not in lieu of any other remedies or any provision of penalties provided or available in law or equity, any person, entity, business or corporation which violates § 150.77 shall pay a fine of not less than \$100 nor more than \$750 for each day of such violation with each day constituting a separate violation.

SECTION 2: REPEALER

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance shall be and the same are hereby repealed.

SECTION 3: SEVERABILITY

This Ordinance and every provision thereof shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs, provisions and sections and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

SECTION 4: EFFECTIVE DATE

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

PASSED this 19th day of January, 2016, with six members voting aye; no members voting nay and no members absent; the President not voting; with no members abstaining or passing, and said vote being:

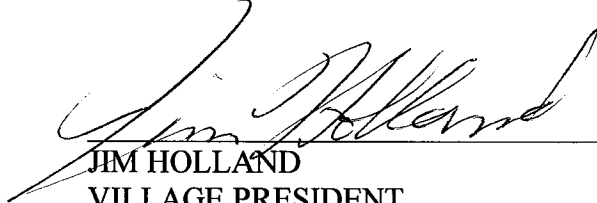
CINDY CORSO HEATH	<u>AYE</u>	ROBERT J. KENNEDY	<u>AYE</u>
KEITH OGLE	<u>AYE</u>	MIKE STEVENS	<u>AYE</u>
RICHARD TREVARTHAN	<u>AYE</u>	R. DOUGLAS WALKER	<u>AYE</u>



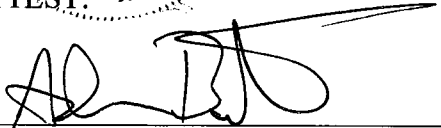
ADAM BORRELLI
VILLAGE CLERK

APPROVED this 19th day of January, 2016.





JIM HOLLAND
VILLAGE PRESIDENT

ATTEST:


ADAM BORRELLI
VILLAGE CLERK