Revised Code
-of-
Ordinances
of
Fairview Heights Illinois

Updated: August 1, 2016
[Through Ord. No. 1759-16]

PREPARED BY:
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CITY
OF
FAIRVIEW HEIGHTS
ILLINOIS

CITY OFFICIALS

Mayor	**-**	**Mark T. Kupsky**
Clerk	**-**	**Karen J. Kaufhold**
Alderman I	**-**	**Frank Menn**
Alderman I	**-**	**Dennis Baricevic**
Alderman II	**-**	**Roger Lowry**
Alderman II	**-**	**Justin Gough**
Alderman III	**-**	**Pat Baeske**
Alderman III	**-**	**Brenda Wagner**
Alderman IV	**-**	**Patricia Peck**
Alderman IV	**-**	**Harry Zimmerman**
Alderman V	**-**	**Bill Poletti**
Alderman V	**-**	**Denise Williams**
City Attorney	**-**	**Kevin Hoerner**

MEETINGS: FIRST AND THIRD TUESDAY-7:00 P.M.
LOCATION: 10025 BUNKUM ROAD

ORDINANCE NO. 190

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF FAIRVIEW HEIGHTS, ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

Be it Ordained by the City Council of the City of Fairview Heights, St. Clair County, Illinois, that:

SECTION 1. This ordinance consisting of Chapters 1 through 42 inclusive, is hereby adopted and enacted as the "The Code of Ordinances, City of Fairview Heights, Illinois", and shall be treated and considered as a new and original comprehensive ordinance which shall supersede all other general and permanent ordinances passed by the City Council, on or before November 21, 1974, except such as by reference thereto are expressly saved from repeal or continued in force and effect for any purpose.

SECTION 2. All provisions of such Code shall be in force and effect from and after publication, and all ordinances of a general and permanent nature of the City of Fairview Heights, enacted on final passage on or before November 21, 1974, and not in such Code or recognized and continued in force by reference therein, and hereby repealed from and after the effective date of such Code, except as hereinafter provided.

SECTION 3. The following ordinances as passed by the City Council of the City of Fairview Heights are hereby repealed:

ORDINANCE NO.	DATE	ORDINANCE NO.	DATE
1	12/24/69	41	02/02/71
2	12/24/69	45	09/06/71
4	01/01/70	54	07/08/71
8	04/07/70	58	06/15/71
12	05/22/70	60	07/06/71
15	06/12/70	63	08/03/71
16	06/12/70	66	09/21/71
18	06/16/70	68	10/06/71
20	07/21/70	71	10/02/71
25	09/01/70	72	10/02/71
27	09/01/70	77	01/04/72
28	10/20/70	78	02/01/72
29	11/17/70	79	01/05/72
30	11/17/70	81	02/01/72
31	12/01/70	83	02/15/72
34	12/01/70	84	02/15/72
37	01/06/71	85	02/15/72
38	1971	86	03/21/72

ORDINANCE NO.	DATE	ORDINANCE NO.	DATE
87	03/21/72	147	06/05/73
88	03/21/72	149	07/03/73
89	03/04/72	150	07/17/73
92	04/18/72	152	06/05/73
94	05/02/72	154	07/17/73
96	05/16/72	155	09/04/73
99	06/21/72	156	09/18/73
101	07/11/72	158	10/16/73
103	07/11/72	159	10/16/73
106	10/03/72	160	11/20/73
107	09/23/72	165	04/02/74
111	12/05/72	170	06/18/74
113	11/21/72	171	05/21/74
117	12/26/72	172	05/21/74
126	03/06/73	173	05/21/74
128	02/20/73	177	07/02/74
133	05/15/73	178	06/04/74
134	05/15/73	187	08/06/74
138	03/29/73	188	09/03/74
140	05/15/73		
145	06/05/73		

SECTION 4. Any and all additions or amendments to such Code, when passed in such form as to indicate the intention of the City Council to make the same a part thereof shall be deemed to be incorporated in such Code, so that reference to "The Code of Ordinances of the City of Fairview Heights, Illinois", shall be understood and intended to include such additions and amendments.

SECTION 5. A copy of such Code shall be kept on file in the office of the City Clerk, preserved in loose-leaf form. It shall be the express duty of the City Clerk, or someone authorized by him, to insert in their designated places, all amendments or ordinances which indicate the intention of the City Council to make the same a part of such Code when the same have been printed or reprinted in page form, and to extract from such Code, all provisions which may, from time to time, be repealed by the City Council. This copy of such Code shall be available for all persons desiring to examine the same and shall be considered the Official Code of Ordinances of Fairview Heights, Illinois.

SECTION 6. In case of the amendment of any section of such Code for which a penalty is not provided, the general penalty as provided in Section 1.09 of such Code shall apply to the section as amended or in case such amendment contains provisions for which a penalty, other than the aforementioned general penalty is provided in another section shall be held to relate to the section so amended, unless such penalty is specifically repealed therein.

SECTION 7. It shall be unlawful for any person, firm, or corporation in the City to change or amend by additions or deletions, any part or portion of such Code, or to insert or delete pages or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the law of the City of Fairview Heights to be misrepresented thereby. Any person, firm, or corporation violating this Section shall be punished as provided in Section 1.09 of the Code of Ordinances of the City of Fairview Heights, Illinois.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 9. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

SECTION 10. This ordinance shall be printed and published in looseleaf form by order of the City Council as provided by the Illinois Revised Statutes.

Read First Time September 17, 1974

Read Second Time October 1, 1974

Read Third Time November 19, 1974

Passed November 21, 1974

Approved December 3, 1974

Published January 10, 1975 - Metro-East Journal
Effective: January 20, 1975

Published by Reference in:
Belleville News-Democrat
Fairview Heights Tribune
Fairview Heights Journal
Lincoln Trail Reporter

/s/ Everett W. Moody
Mayor, City of Fairview Heights

Roll call of Aldermen voting "Yea":
Ralph Smith Emil Zysk
Robert Mantle William Newgent
Joseph Hudson James Nations
Warren Baker Donald Field

ATTEST:

/s/ Lester J. Klein
City Clerk

Copies were available in the City at:
City Office
Christian Book Store
Lincoln Trail Bank
Moody's Pharmacy

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190	Revised Code	01/10/75	
191	Police Rules		Not Introduced
192	Police Commission		Not Introduced
193	Discarded Refrigerators	11/05/74	Sec. 25.01(z)
194	Offenses: Obscene Material	11/05/74	Sec. 27.40
195	Use Tax	11/14/74	Sec. 36.03
196	Annexation	12/04/74	Special Legislation
197	City Salaries	02/07/75	Sec. 3.23
198	Administration	02/07/75	Sec. 3.23
199	Job Descriptions	02/07/75	Special Legislation
200	Job Descriptions	02/07/75	Repeals #186
201	Wards-Election	03/19/75	Special Legislation
202	Administration-Depositories	04/22/75	Sec. 3.26
203	Vacation-Cherry Street	04/22/75	Special Legislation
204	Budget Adopted	04/22/75	Special Legislation
205	Administration	06/19/75	Sec. 3.16(a), 3.16(dd), 3.16(b), 3.73
206	Rules of Council		Not Passed
207	Electrical Code		Referred in Committee
208	Standing Committees		Vetoed 08/04/75
209	Citizens Commission		Not Passed
210	Administration-Comm. Seating		Not Passed
211	Development Code	06/19/75	Sec. 204.1, 204.2, 205.1, 206.4, 207.2
212	Development Code	08/12/75	Chapter 14 Maps
213	Pay Grades		Withdrawn
214	Supt.-Public Services	08/19/75	Sec. 6.09, 33.03, 33.43
215	Plan Commission	09/08/75	Sec. 6.04
215a	Board Zoning Appeals	09/08/75	Sec. 1011.4(a)
216	Obscene Material	09/08/75	Sec. 27.03
217	Prohibiting Peddlers, etc.	09/08/75	Sec. 8.22, 8.23
218	Motor Vehicle Code	10/07/75	Schedules Sec. 24.57
219	Nuisances - Litter	10/08/75	Sec. 25.01
220	Annexation - Nazarene Church	11/04/75	Special Legislation
221	Development Code	10/07/75	Sec. 212.3, 212.4, 213.4
222	Annexation-I64 (Bunkum)	12/03/75	Special Legislation
223	Annexation-Long Acre	12/03/75	Special Legislation
224	Motor Vehicle	11/18/75	Sec. 24.50, 24.51, 24.57
225	Motor Vehicle	12/16/75	Ch. 24, Schd "B"
226	Motor Vehicle		Tabled
227	Offenses	01/20/76	Sec. 27.04
228	Annexation-Baldus	02/03/76	Special Legislation

ORD. #	TITLE	TITLE	LOCATION IN CODE
229	Development Code	02/03/76	Ch. 14 - Sec. 701.2, 702 703, 704.0, 204.1, 204.2 204.12, 204.22, 205.1, 205.3, 206.1, 206.3, 206.4 206.42, 207.2 207.4, 208.1 208.1, 208.3, 211.3
230	Long Acre Acceptance Road		Special Legislation
231	Development Code - Zoning	02/17/76	Ch. 14, Sec. 210.1, 210.3
232	Est. Ch. 37 - Fiscal & Finance	03/02/76	Chapter 37
233	Administration - Committee	Defeated	Sec. 3.11
234	Administration - Ord. Reading	03/02/76	Sec. 3.16
235	Public Safety	03/16/76	Sec. 30.11 through 30.22
236	Development Code - Maps	03/16/76	Chapter 14
237	Development Code	03/16/76	Chapter 14, Sec. 213.4
238	Protest. Hosp. Dedication	03/16/76	Special Legislation
239	Administration - Salaries	04/20/76	Special Legislation
240	Homecoming Association	04/06/76	Special Legislation
241	Administration - Reorganize	04/06/76	Ch. 3, Sec. 3.121, Art. XIV, XV, XVI, Sec. 30.05, 30.07 3.116
242	Nuisance	04/06/76	Sec. 25.05
243	Motor Vehicles - No Parking	04/06/76	Sec. 24.57
244	Highway Encroachment	04/06/76	Special Legislation
245	Annexation	04/20/76	Special Legislation
246	Administration		Tabled
247	Budget	04/27/76	Special Legislation
248	Boards & Commissions	04/20/76	Sec. 6.02
249	Finance & Fiscal	04/20/76	Ch. 37, Article IV
250	Finance & Fiscal	04/27/76	Ch. 37, Article V
251	Administration		Defeated
252	City Officers		Defeated
253	Development Code	05/18/76	Ch. 14, Sec. 300.1
254	Development Code	05/18/76	Ch. 14, Sec. 1101.0, 1101.1
255	Annexation - I-64	06/01/76	Special Legislation
256	Street Naming	06/01/76	Special Legislation
257	Bid Procedures		Referred/Finance Committee
258	Purchasing		Referred/Finance Committee
259	Inventory		Defeated
260	Purchasing Agent	11/17/76	Defeated
261	Illinois Power - Street	06/01/76	Franchise
262	Illinois Power Co.	Referred/Resources & Planning Committee	
263	Illinois Power Co.	Referred/Resources & Planning Committee	
264	Businesses	04/26/77	See #302 (Ch. 8, Art. IV)
265	Vacate N. Ruby	04/26/77	See #299
266	Purchasing		Referred/Finance Committee
267	Receipt of Monies	02/01/77	Defeated
268	Purchasing Orders		Referred/Finance Committee

ORD. #	TITLE	TITLE	LOCATION IN CODE
269	Depositing City Funds	01/18/77	Defeated
270	Streets-Naming	Defeated	Defeated
271	Administration	Defeated	Defeated
272	Payment of Bills		Referred/Finance Committee
273	Partial Payments		Referred/Finance Committee
274	Invoices		Referred/Finance Committee
275	Contract & Lease Payments		Referred/Finance Committee
276	Motor Vehicle Parking	08/03/76	Sec. 24.57
277	Administration	08/17/76	Sec. 3.40
278	Annex. S. Ruby Lane	08/17/76	Special Legislation
279	Park Regulations	10/21/76	Chapter 29
280	Leasing Public Property	10/05/76	Special Legislation
281	Dedicating Street Prop.	10/05/76	Special Legislation
282	Annex (Kennedy-Union)	11/02/76	Special Legislation
283	Development Code	11/16/76	Sec. 801.0
284	Motor Vehicle Stop Int.	11/16/76	Ch. 24; Schd. "B"
285	Salary Ordinance		Special Legislation
286	Annexation - Briarwood	01/18/77	Special Legislation
287	Streets	01/18/77	Sec. 33.06
288	Official Checks	01/01/77	Defeated
289	Vacating Pasadena Dr.	03/01/77	Special Legislation
290	Administration-Deposit.	03/17/77	Sec. 3.26
291	Election-City	03/17/77	Special Legislation
292	Special Election	03/15/77	Special Legislation
293	Budget	04/26/77	Special Legislation
294	Zone Dist-Dominick	04/26/77	Special Legislation
295	Salaries	04/26/77	Special Legislation
296	Salaries-Employees	04/26/77	Special Legislation
297	Job Description	04/26/77	Special Legislation
298	Citizens Award	04/26/77	Defeated
299	Ruby Lane-Vacation	04/26/77	Defeated
300	Administration-Budget	04/26/77	Sec. 3.107(a)
301	Nuisances	04/26/77	Sec. 25.04 - 25.07
302	Business	04/26/77	Ch. 8, Art. IV (Repealed)
303	Motor Vehicles	05/03/77	Sec. 24.19
304	Elect. Contract	05/03/77	Special Legislation
305	Administration-Committees	06/21/77	Sec. 3.09
306	Annex. Bunkum	07/19/77	Special Legislation
307	Annex. Ruby Lane	07/19/77	Special Legislation
308	Annex. Illini Fed.	07/19/77	Special Legislation
309	Annex. Bunkum	07/19/77	Special Legislation
310	Vacating Emma Lane	09/08/77	Special Legislation
311	Business	09/08/77	Amends #302 (Repealed)
312	Zoning Dist. Bly-Gilbert	09/08/77	Special Legislation
313	Vacating North Point Road	Defeated	
314	Vacation-Catherline Dr.	Withdraw	
315	Vacation-Ruby Dr.	Withdraw	

ORD. #	TITLE	TITLE	LOCATION IN CODE
316	Zoning Dist. - Threlkeld	10/20/77	Special Legislation
317	Homemakers Contract	10/04/77	Special Legislation
318	Annex-Highland Road	12/08/77	Special Legislation
319-77	Motor Vehicle	12/20/77	Sec. 24.19
320-77	Business License	12/08/77	Sec. 8.19
321	Salaries	12/08/77	Amends #296
322-78	Administration	01/06/78	Sec. 3.152 et seq.
323-78	Development Code	01/06/78	Sec. 300.3
324	Annex-St. Clair Square	12/20/77	Special Legislation
325	Business	12/21/77	Repeals #302; Ch. 8
326	Homemakers Contract	12/20/77	Amends #317
327-78	Insurance Broker	02/21/78	Sec. 3.160
328-78	Motor Vehicles	03/07/78	Sec. 24.55
329-78	Motor Vehicles	03/22/78	Sec. 24.57
330-78	Admin.-Salaries	04/04/78	Special Legislation
331-78	Budget	04/18/78	Special Legislation
332-78	Street-Woodrow-Moody	04/18/78	Special Legislation
333-78	Highway Agreement	04/25/78	Special Legislation
334-78	Motor Vehicles	04/25/78	Sec. 24.57
335-78	Highway Encroachment	04/25/78	Special Legislation
336-78	Plumbing Code	05/02/78	Ch. 14, Sec. 300.2
337-78	Building Code	05/02/78	Ch. 14, Sec. 1101.0
338-78	Building Code	05/02/78	Ch. 14, Sec. 300.1
339-78	Park Regulations	05/16/78	Sec. 29.01-1(L)
340-78	Flood Ins. Program	06/06/78	Chapter 20
341-78	Abandoned Vehicles	06/20/78	Sec. 2.04
342-78	Wage Investigation	07/18/78	Special Legislation
343-78	Zoning-Kassing	07/18/78	Special Legislation
344-78	Sewage Regulations	08/01/78	Sec. 317.0, 317.10-317.15
345-78	Zoning-Bozeman	08/01/78	Special Legislation
346-78			
347-78			
348-78	Annex-Patricia Garden	11/21/78	Special Legislation
349-78	Budget-(#331-78)	12/05/78	Special Legislation
350-78	Administration	12/19/78	Ch. 3, Sec. 3.41
351-78	Ruby Lane-Vacating	12/19/78	Special Legislation
352-78	Sales Tax	12/19/78	Ch. 36; Sec. 36.01(d), (e)
353-79	Vacate-North Point Road	02/06/79	Special Legislation
354-79	Development Code; Signs	02/06/79	Ch. 14, Sec. 710.0
355-79	Plan Commission	02/20/79	Ch. 6, Sec. 6.02
356-79	Vacate-North Point Road	03/06/79	Special Legislation
357-79	Municipal Election	03/20/79	Special Legislation
358-79	Annex-Highland Road	04/24/79	Special Legislation
359-79	Budget	04/24/79	Special Legislation
360-79	Salary	05/01/79	Special Legislation
361-79	Wage Determination	05/15/79	Special Legislation
362-79	Business-Solicitors	06/05/79	Ch. 8, Sec. 8.11
363-79	Administration	06/19/79	Ch. 3, Sec. 3.06 - 3.09

ORD. #	TITLE	TITLE	LOCATION IN CODE
364-79	Motor Vehicles	07/03/79	Ch. 24; Schd. "C"
365-79	Motor Vehicles	07/03/79	Ch. 24; Schd. "E"
366-79	Motor Vehicles	08/07/70	Ch. 55.1
367-79	Motor Vehicles	08/21/79	Ch. 24; Schd. "C"
368-79	Labor Wage Rates	09/04/79	Special Legislation
369-79	Motor Vehicles	09/04/79	Ch. 24; Sec. 24.57
370-79	Zoning	09/18/79	Special Legislation
371-79	Development Code	10/16/79	Ch. 14; Sec. 805.0
372-79	Zoning	10/16/79	Special Legislation
373-79	Zoning	11/06/79	Special Legislation
374-79	Zoning	11/06/79	Special Legislation
375-80	Administration	01/08/80	Vetoed
376-80	Development Code	02/05/80	Ch. 14; Sec. 212.1, 212.2, 212.3, 212.4
377-80	Liquor	02/19/80	Ch. 21; Sec. 21.25, 21.26
378-80	Offenses	03/04/80	Ch. 27.49
379-80	Administration - Mayor	03/04/80	Ch. 3.47A
380-80	Motor Vehicles	03/04/80	Ch. 24.57
381-80	Nuisance	03/04/80	Ch. 25; Sec. 25.01t
382-80		03/04/80	Defeated
383-80	Budget	04/15/80	Special Legislation
384-80	Liquor	04/15/80	Ch. 21.06
385-80	Liquor	04/15/80	Ch. 21.14
386-80	Salaries	05/06/80	Special Legislation
387-80	Offenses	06/17/80	Ch. 27.58
388-80	Motor Vehicles	06/17/80	Ch. 24.57
389-80	Zoning	06/17/80	Special Legislation
390-80	Animals	07/01/80	Ch. 4; Sec. 4.09
391-80	Public Works	07/01/80	Special Legislation
392-80	Salaries	07/15/80	Special Legislation
393-80	Development Code	08/19/80	Ch. 14; Sec. 705.2
394-80	Cont. Cable TV Franchise	09/02/80	Chapter 9
395-80	Employee--Payroll	09/02/80	Special Legislation
396-80	Administration	10/07/80	Ch. 3; Sec. 3.107
397-80	Motor Vehicles	10/21/80	Ch. 24; Schd. "B"
398-80	Public Safety	11/04/80	Ch. 30; Sec. 30.10
399-80	Zoning Amendment	12/16/80	Special Legislation
400-81	Fiscal--Finance	01/06/81	Chapter 37
401-81	Salaries: Administration	02/17/81	Special Legislation
402-81	Salaries: Employees	02/17/81	Chapter 16
403-81	Senior Citizens	02/17/81	Special Legislation
404-81	Salaries: Employees	03/03/81	Chapter 16
405-81	Elections	03/03/81	Special Legislation
406-81	Motor Vehicles	03/17/81	Ch. 24; 19(1)(a)
407-81	Elections	03/17/81	Special Legislation
408-81	Motor Vehicles	04/07/81	Ch. 24; Schd. "B"
409-81	Budget	04/21/81	Special Legislation
410-81	Motor Vehicles	04/21/81	Ch. 24; Schd. "C"

ORD. #	TITLE	TITLE	LOCATION IN CODE
411-81	Offenses - Drugs	06/02/81	Ch. 27; Sec. 27.10
412-81	Magdalena Ave.	06/16/81	Special Legislation
413-81	Annexation - Pat. Gardens	06/16/81	Special Legislation
414-81	Animals	06/16/81	Ch. 4.11; Et. Seq.
415-81	Prevailing Wages	07/21/81	Special Legislation
416-81	Business Code	09/17/81	Ch. 8.41-8.50
417-81	Motor Vehicles	09/19/81	Ch. 24.57
418-81	Offenses	10/21/81	Ch. 27.49
419-81	Motor Vehicles	10/21/81	Ch. 24.51
420-81	Development Code	10/21/81	Ch. 14; Sec. 705.5
421-81	Salaries - Employees	11/18/81	Special Legislation
422-81	Business Code	11/18/81	Ch. 8; Sec. 8.31-8.40
423-81	Annexation - Smith	12/03/81	Special Legislation
424-81	Motor Vehicles	12/03/81	Ch. 24; Sec. 24.57
425-81	Business	12/03/81	Ch. 8.10 etc.
426-82	Motor Vehicles	01/07/82	Ch. 24.57
427-82	Administration	02/04/82	Ch. 3.14
428-82	Motor Vehicles	02/16/82	Ch. 24; Sec. 24.57(C)
429-82	Motor Vehicles	02/16/82	Ch. 24; Sec. 24.57(B)
430-82	Parks	04/06/82	Ch. 29; Sec. 29.01(P), 29.02
431-82	Motor Vehicles	04/06/82	Ch. 24; Sec. 24.55.1
432-82	Administration	04/06/82	Ch. 3; Sec. 3.16(B)
433-82	Salaries-Employees	04/06/82	Special Legislation
434-82	Offenses	04/20/82	Ch. 27; Sec. 27.46
435-82	Library Board	04/20/82	Ch. 6; Article V
436-82	Budget	04/20/82	Special Legislation
437-82	Wages & Rates	06/15/82	Special Legislation
438-82	Offenses	07/20/82	Ch. 27; Sec. 27.10
439-82	Development Code	07/20/82	Ch. 14; Sec. 3.16.0, 316.1, 316.2, 316.3
440-82	Zoning - Korte	07/20/82	Special Legislation
441-82	Motor Vehicles	08/17/82	Ch. 24; Sec. 24.57
442-82	Animals	08/17/82	Ch. 4; Sec. 4.07
443-82	Administration/Health/Nuisance	09/21/82	Secs. 2.07, 3.51, 3.56, 3.57 3.61, 3.123, 3.124, 3.125 3.126, 3.128, 3.129, 3.131 3.132, 3.133, 3.137, 3.140 3.141, 3.142, 3.143, 3.151 3.153.4, 3.160, 3.162, 3.163
444-82	Budget	09/21/82	Special Legislation
445-82	Liquor	09/21/82	Sec. 21.09
446-82	Zoning: Autistic Center	12/21/82	Special Legislation
447-82	Motor Vehicles	12/21/82	Sec. 24.57
448-82	Motor Vehicles	12/21/82	Sec. 24.19(2)
449-82	Salaries: Employees	12/21/82	Special Legislation
450-82	Lincoln Trail	01/18/83	Special Legislation
451-82	Salaries-Administration	01/18/83	Special Legislation

ORD. #	TITLE	TITLE	LOCATION IN CODE
452-83	Salaries - Administration	02/01/83	Special Legislation
453-83	Motor Vehicle	02/15/83	Ch. 24.57(B)
454-83	Motor Vehicle	02/15/83	Ch. 24.57(B)
455-83	Motor Vehicle	03/15/83	Ch. 24.50(C)
456-83	Development Code	03/15/83	Ch. 14; Sec. 300.3
457-83	Economic Development Comm.	03/15/83	Ch. 6; Article VI
458-83	Motor Vehicle	03/15/83	Ch. 24.57(C)
459-83	Zoning: Baker	03/15/83	Special Legislation
460-83	Streets	03/15/83	Ch. 33.43
461-83	Salary	04/05/83	Special Legislation
462-83	Budget	04/20/83	Special Legislation
463-83	Zoning	05/17/83	Special Legislation
464-83	Salary	05/17/83	Special Legislation
465-83	Annex: Rax	07/05/83	Special Legislation
466-83	Zoning: Rax	07/05/83	Special Legislation
467-83	Prevailing Wages	07/19/83	Special Legislation
468-83	Motor Vehicles	07/19/83	Ch. 24.55.2
469-83	Property Sale: Trucks	08/02/83	Special Legislation
470-83	Cable TV	08/16/83	Special Legislation
471-83	Zoning	08/16/83	Special Legislation
472-83	Sewage System	09/20/83	Chapter 32
473-83	Administration	09/20/83	Ch. 3.142
474-83	Offenses	10/04/83	Ch. 27.11
475-83	Motor Vehicles	10/18/83	Ch. 24.57(B)
476-83	Executive Park	10/18/83	Special Legislation
477-83	Vacate Street: Cherry	11/15/83	Special Legislation
478-83	Vacate Street: Glenwood Ave.	11/15/83	Special Legislation
479-83	Vacate Street: Plum	11/15/83	Special Legislation
480-83	Zoning: Bank	12/20/83	Special Legislation
481-84	Motor Vehicles	01/17/84	Ch. 24.57(C)
482-84	Block Grant Project	03/20/84	Special Legislation
483-84	Administration	04/03/84	Ch. 3.05
484-84	Salary	04/17/84	Special Legislation
485-84	Budget	04/17/84	Special Legislation
486-84	Salary	07/03/84	Special Legislation
487-84	Sewers	07/03/84	Ch. 32-1-2
488-84	Safety Committee	07/17/84	Chapter 31
489-84	Motor Vehicles	07/17/84	Ch. 24.55.1
490-84	Motor Vehicles	07/17/84	Ch. 24.57
491-84	Zoning: Sterling	07/17/84	Special Legislation
492-84	Zoning: Neubauer	07/17/84	Special Legislation
493-84	Administration	08/07/84	Ch. 3.09(D)
494-84	Motor Vehicles	08/21/84	Ch. 24.57
495-84	Motor Vehicles	08/21/84	Ch. 24.57
496-84	Easement: Hampton Dr.	08/21/84	Special Legislation
497-84	Zoning: Mears	09/04/84	Special Legislation
498-84	Prevailing Wages	09/04/84	Special Legislation
499-84	Motor Vehicles	09/18/84	Ch. 24.57
500-84	Motor Vehicles	09/18/84	Ch. 24.57

ORD. #	TITLE	TITLE	LOCATION IN CODE
501-84	Administration--Seniors	09/18/84	Section 6.42
502-84	Motor Vehicles	11/06/84	Section 24.57
503-84	Motor Vehicles	11/06/84	Section 24.57
504-85	Budget Amended	02/05/85	Special Legislation
505-85	Municipal Complex	02/05/85	Special Legislation
506-85	Fiscal and Finance	03/05/85	Chapter 37
507-85	Administration	03/19/85	Sections 3.61 & 3.82
508-85	Liquor	04/16/85	Section 21.14
509-85	Motor Vehicles	04/16/85	Sec. 24.57 Schd. "B"
510-85	Salary	04/16/85	Special Legislation
511-85	Budget	04/16/85	Special Legislation
512-85	Motor Vehicles	04/16/85	Sec. 24.57 Schd. "C"
513-85	Animals	05/07/85	Sec. 4.03 & 4.06
514-85	Sale of Property	05/07/85	Special Legislation
515-85	Lincoln Highway Improvement	05/21/85	Special Legislation
516-85	Sewage System	05/21/85	Section 32-1-1
517-85	Lincoln Highway Encroachment	05/21/85	Special Legislation
518-85	Sale of Property	05/21/85	Special Legislation
519-85	Taxation	06/04/85	Ch. 36, Article II
520-85	Zoning Amendment	06/04/85	Special Legislation
521-85	Motor Vehicles	06/18/85	Sec. 24.57 Schd. "C"
522-85	Development Code	06/18/85	Chapter 14
523-85	Zoning Code	06/18/85	Special Legislation
524-85	Development Code	07/16/85	Chapter 14
525-85	Motor Vehicles	07/16/85	Section 24.57
526-85	Zoning: Menn	07/16/85	Special Legislation
527-85	Street Names	07/16/85	Special Legislation
528-85	Salary (#510)	09/03/85	Special Legislation
529-85	Motor Vehicles: Handicapped	09/17/85	Section 24.50
530-85	Motor Vehicles	09/17/85	Section 24.57(B)
531-85	Development Code	10/15/85	Section 14-4-14
532-85	Illinois Bell Telephone	11/19/85	Special Legislation
533-85	Zoning: McCandless	11/19/85	Special Legislation
534-85	Streets	12/17/85	Section 33.34
535-85	Motor Vehicles	12/17/85	Section 24.57(C)
536-85	Motor Vehicles	12/17/85	Section 24.57(B)
537-86	Cable TV	01/21/86	Special Legislation
538-86	Wilmington Dr. Closed	02/04/86	Special Legislation
539-86	Motor Vehicles	02/04/86	Section 24.57(B)
540-86	Zoning: Jungkyn	03/04/86	Special Legislation
541-86	Zoning: Atlantis	04/01/86	Special Legislation
542-86	Administration: Salaries	04/15/86	Special Legislation
543-86	Budget 1986-87	04/29/86	Special Legislation
544-86	Abandoned Vehicles	06/03/86	Chapter 2
545-86	Zoning: Lincoln Trail	06/03/86	Special Legislation
546-86	Motor Vehicles	06/17/86	Section 24.57(C)
547-86	Sewage Systems	07/01/86	Sec. 14-3-21.7, 14-3-21.8 14-3-21.9

ORD. #	TITLE	TITLE	LOCATION IN CODE
548-86	Liquor	07/01/86	Sec. 21.04(a); 21.06
549-86	Safety	07/01/86	Sec. 31-1-2
550-86	Administration: Salaries	07/01/86	Special Legislation
551-86	Motor Vehicles	07/01/86	Sec. 24.57(C)
552-86	Motor Vehicles	07/01/86	Sec. 24.567(B)
553-86	Motor Vehicles	07/01/86	Sec. 24.57(B)
554-86	Zoning: Turner Electric	08/05/86	Special Legislation
555-86	Surplus Opticom Emitters	08/05/86	Special Legislation
556-86	Boards & Commissions--Library	08/19/86	Sec. 6.51
557-86	Easement: Hampton	08/19/86	Special Legislation
558-86	Annexation: Lake Blackshire	09/16/86	Special Legislation
559-86	Annexation: Jennings	09/16/86	Special Legislation
560-86	Annexation: Lake Stradford	09/16/86	Special Legislation
561-86	Administration: Salaries	10/07/86	Special Legislation
562-86	Motor Vehicles	10/21/86	Sec. 24.57 Schd. "B"
563-86	Sewer Extension	10/21/86	Special Legislation
564-86	Liquor	11/18/86	Sec. 21.09
565-86	Employee Payroll	12/02/86	Special Legislation
566-86	Zoning: Keck	12/02/86	Special Legislation
567-86	Zoning: Autistic Center	12/02/86	Special Legislation
568-87	Dedication: West Lake Drive	02/17/87	Special Legislation
569-87	Motor Vehicles	03/03/87	Sec. 24.57 Schd. "B"
570-87	Administration: Salaries	04/21/87	Special Legislation
571-87	Zoning: Ratay	04/21/87	Special Legislation
572-87	Budget	04/21/87	Special Legislation
573-87	Administration	05/05/87	Sec. 3.26
574-87	Development Code	05/19/87	Ch. 14 (Various)
575-87	Motor Vehicles	06/02/87	Sec. 24.57 Schd. "C"
576-87	Comprehensive Plan	06/16/87	Special Legislation
577-87	Zoning: Johnson	06/16/87	Special Legislation
578-87	Park Code	07/07/87	Sec. 29.01(j)
579-87	Zoning: Lincoln Trail	07/07/87	Special Legislation
580-87	Nuisance: Refuse	07/21/87	Sec. 25.03
581-87	Development Code	07/21/87	Sec. 14-2-13-A
582-87	Taxation: Hotel Tax	08/18/87	Ch. 36-2-5(3)
583-87	Vacate: Catherine Ave.	08/18/87	Special Legislation
584-87	Annexation: Bergmann	09/01/87	Special Legislation
585-87	Installation Contract	09/01/87	Special Legislation
586-87	Annexation: Bergmann	09/01/87	Special Legislation
587-87	Dedication: Clark Dr.	09/01/87	Special Legislation
588-87	Motor Vehicles	10/06/87	Ch. 24.57(C)
589-87	Zoning: Autism Center	10/06/87	Special Legislation
590-87	Library Lease	10/06/87	Special Legislation
591-87	Dedication: Commerce Ln.	11/03/87	Special Legislation
592-87	Zoning: Hubbard	11/17/87	Special Legislation
593-88	Petty Cash Funds	01/05/88	Chapter 37
594-88	Development Code	02/01/88	Chapter 14

ORD. #	TITLE	TITLE	LOCATION IN CODE
595-88	Offenses-Obscene	02/16/88	Ch. 27.40
596-88	Motor Vehicles-Ruby Lane	04/05/88	Ch. 24.55.2
597-88	Administration-Salaries	04/19/88	Special Legislation
598-88	Annual Budget	04/19/88	Special Legislation
599-88	Development Code	05/17/88	Ch. 14-3-28
600-88	Annexation: Wall	06/21/88	Special Legislation
601-88	Development Code	05/17/88	Ch. 14-2-14
602-88	Development Code	06/21/88	Special Legislation
603-88	Development Code	06/21/88	Special Legislation
604-88	Development Code	06/21/88	Special Legislation
605-88	Annexation: Sodam	08/02/88	Special Legislation
606-88	Vacate: Salem Place	07/02/88	Special Legislation
607-88	Annexation: Crossley	08/02/88	Special Legislation
608-88	Annexation: Crossley	08/02/88	Special Legislation
609-88	PENDING		
610-88	Zoning: Wall	09/20/88	Special Legislation
611-88	Zoning: Sodam	09/20/88	Special Legislation
612-88	Zoning: Dugan	10/18/88	Special Legislation
613-88	Zoning: Haas	10/18/88	Special Legislation
614-88	Law Enforcement	11/01/88	Ch. 30.11, 30.13, 30.19 30.22
615-88	Annexation: Smith	01/03/89	Special Legislation
616-88	Motor Vehicles	11/15/88	Ch. 24.57 Schd. "B"
617-88	PENDING		
618-88	Land Purchase	12/06/88	Special Legislation
619-88	Land Purchase	12/20/88	Special Legislation
620-88	Zoning: Owen	01/03/89	Special Legislation
621-89	Zoning: Simons	01/17/89	Special Legislation
622-89	Administration	02/07/89	Ch. 1, Art. XX
623-89	Zoning: Smith	02/21/89	Special Legislation
624-89	Budget (Amends #598)	02/21/89	Special Legislation
625-89	Parks	03/21/89	Section 29.02
626-89	Administration	03/21/89	Sec. 3.116, 3.125, 3.132 3.142, 3.153.3, 3.153.4
627-89	Library Building	1989	Special Legislation
628-89	PENDING		
629-89	Zoning: A & M Comm.	04/04/89	Special Legislation
630-89	Annex: Pin Oaks Baptist	06/06/89	Special Legislation
631-89	Budget (1989-90)	04/18/89	Special Legislation
632-89	Motor Vehicles	04/18/89	Ch. 24.57; Schd. "B"
633-89	Annexation: Tracts	04/18/89	Special Legislation
634-89	Administration: Salaries	04/18/89	Special Legislation
635-89	Motor Vehicles	05/02/89	Ch. 24.57 Schd. "C"
636-89	Zoning: Harter	05/16/89	Special Legislation
637-89	Zoning: Seibert	1989	Special Legislation
638-89	Animals: Vicious	06/20/89	Section 4-1-15

ORD. #	TITLE	TITLE	LOCATION IN CODE
639-89	Employee Salaries	06/20/89	Special Legislation
640-89	Administration	06/20/89	Section 3.03
641-89	Development Code	07/05/89	Section 14-7-3
642-89	Street Dedication	07/05/89	Special Legislation
643-89	Street Dedication	07/05/89	Special Legislation
644-89	Zoning: Daniels	07/18/89	Special Legislation
645-89	Zoning: Balke	07/18/89	Special Legislation
646-89	Annexation: Buskirk	09/05/89	Special Legislation
647-89	Administration Salaries	08/02/89	(See Ord. #634-89)
648-89	Administration: Auctions	08/02/89	Section 3.42
649-89	Zoning: Klein	08/16/89	Special Legislation
650-89	Zoning: Bannert	08/16/89	Special Legislation
651-89	Transfer of Fire House	09/06/89	Special Legislation
652-89	Motor Vehicle: Stops	09/21/89	Sec. 24.57; Schd "B" & "C"
653-89	Annexation: Bremer	11/22/89	Special Legislation
654-89	Development Code	10/04/89	Section 14-2-15.1(B)
655-89	Motor Vehicle: No Parking	08/01/89	Sec. 24.57 Schd. "C"
656-89	Zoning: Tracts	11/08/89	Special Legislation
657-89	Offenses: Massages	11/22/89	Section 27.04(B)
658-89	Motor Vehicle: Stops	11/22/89	Sec. 24.57 Schd. "B"
659-89	Zoning: Murphy	12/27/89	Special Legislation
660-89	Zoning: Held	12/27/89	Special Legislation
661-90	Animals	01/02/90	Secs. 4-1-3, 4-1-4, 4-1-5
662-90	Motor Vehicles	01/16/90	Sec. 24.57 Schd. "B"
663-90	Administration: Public Works	01/16/90	Secs. 3.131, 3.132, 3.134 3.136
664-90	Zoning: Dzengolewski	01/16/90	Special Legislation
665-90	Acceptance: Plaza Drive	01/16/90	Special Legislation
666-90	Zoning: First Investors	02/06/90	Special Legislation
667-90	Zoning: Harris	02/20/90	Special Legislation
668-90	Motor Vehicle	03/06/90	Sec. 24.57 Schd. "C"
669-90	Development Code	03/06/90	Sec. 14-7-6, 14-7-7, 14-7-8
670-90	Development Code	03/06/90	Sec. 14-11-3, 14-11-4 14-11-5
671-90	Sewer Ext. Agreement	03/20/90	Special Legislation
672-90	Motor Vehicle: Stop	04/17/90	Sec. 24.57; Schd. "B"
673-90	Business: Yard Sales	04/17/90	Ch. 8; Art. VI
674-90	Salaries	04/17/90	Special Legislation
675-90	Budget	04/17/90	Special Legislation
676-90	Annexation: Circle Dr.	06/05/90	Special Legislation
677-90	Business: Hawkers	05/01/90	(REPEALED)
678-90	Zoning: Dauphin	05/15/90	Special Legislation
679-90	Business: Hawkers	05/15/90	Sec. 8.24
680-90	Prevailing Wages	06/05/90	Special Legislation

ORD. #	TITLE	TITLE	LOCATION IN CODE
681-90	Development Code	06/05/90	Ch. 14-8-9
682-90	Annexation	07/17/90	Special Legislation
683-90	Salaries (#674)	07/03/90	Special Legislation
684-90	Liquor	07/03/90	Sec. 21.31
685-90	Animals: Penalty	07/03/90	Sec. 4-1-15(E)
686-90	Boards - Commissions	07/17/90	Sec. 6.63
687-90	Business: Hawkers	08/21/90	Sec. 8.24
688-90	Street Dedication: Weslake	09/04/90	Special Legislation
689-90	Offenses: Truancy	10/02/90	Sec. 27.59
690-90	Motor Vehicle: Signs	10/02/90	Sec. 24.57 Schd "B" & "C"
691-90	Zoning: Circle Drive	10/02/90	Special Legislation
692-90	Zoning: Prokopf	10/16/90	Special Legislation
693-90	Sales Tax Rebate	10/16/90	Special Legislation
694-90	Annexation: Green Briar Parke: Country View Est.	01/02/91	Special Legislation
695-90	Administration: Depositories	11/06/90	Sec. 3.26
696-90	Offenses: Recyclables	11/06/90	Sec. 27.60
697-90	Motor Vehicle	12/04/90	Chapter 24
698-90	Development Code	12/18/90	Sec. 14-1-11, 14-2-9 14-2-10, 14-2-11, 14-2-12
699-90	FAU Route 9166	12/18/90	Special Legislation
700-90	Encroachment (#417-85)	12/18/90	Special Legislation
701-91	Street Names	01/15/91	Special Legislation
702-91	Motor Vehicle	01/15/91	Secs. 24-4-1; 24-9-1
703-91	Business: Precious Metals	01/15/91	Sec. 8.41
704-91	Zoning: Kwapis	02/19/91	Special Legislation
705-91	Zoning: Country View	02/19/91	Special Legislation
706-91	Capital Improvement Prog.	02/19/91	Special Legislation
707-91	Taxation: Hotel Tax	03/05/91	Sec. 36-2-2
708-91	Zoning: Klucker	04/02/91	Special Legislation
709-91	Budget: Revisions	04/16/91	Special Legislation
710-91	Salaries (Repls. No. 674)	04/16/91	
711-91	Property Maintenance	04/16/91	Chapter 15 (NEW)
712-91	Vehicle Replacement	04/16/91	Special Legislation
713-91	Motor Vehicle	05/21/91	Sec. 24-9-1 Schd. "B"
714-91	Motor Vehicle	05/21/91	Chapter 24
715-91	Prevailing Wages	06/04/91	Special Legislation
716-91	Street Dedication: Pinewood	07/02/91	Special Legislation
717-91	Zoning: Wesemann	07/02/91	Special Legislation
718-91	Street Dedication: Briarcliff	07/02/91	Special Legislation
719-91	Zoning: Circle Dr. (South)	07/16/91	Special Legislation
720-91	Motor Vehicle: Parking	07/16/91	Sec. 24-9-1 Schd. "B"

ORD. #	TITLE	TITLE	LOCATION IN CODE
721-91	Offenses: False Alarms	08/20/91	Sec. 27.49
722-91	Fees and Salaries	09/03/91	Chapter 16
723-91	Zoning: Benson	09/17/91	Special Legislation
724-91	Development Code	09/17/91	Ch. 14-2-4, 14-2-5.1 14-2-5.2, 14-2-6, 14-2-7.1 14-2-7.2, 14-2-8.1
725-91	Vacating: Part Jerome Ln	09/17/91	Special Legislation
726-91	Development Code	11/19/91	Ch. 14-8-26
727-91	Annexation: Kai & Chiu	12/21/91	Special Legislation
728-91	Annexation	Pending	Special Legislation
729-91	Annexation	Pending	Special Legislation
730-91	Zoning: Stewart-Denial	01/21/92	Special Legislation
731-91	Zoning: Coral Gables-Approved	02/04/92	Special Legislation
732-91	Zoning: Coral Gables-Denied	02/04/92	Special Legislation
733-92	Illinois Bell Franchise	02/18/92	Special Legislation
734-92	Property Maintenance Code	03/03/92	Secs. 15-1-2, 15-1-6, 15-1-7 15-1-8 to 15-1-15, 15-2-2
735-92	Market Place: Installment	03/17/92	Special Legislation
736-92	Zoning: Kostelac	03/17/92	Special Legislation
737-92	Business Code	04/21/92	Sec. 8.33
738-92	Motor Vehicle	04/21/92	Sec. 24.57 Schd. "B"
739-92	Annual Budget	04/21/92	Special Legislation
740-92	Administration	04/28/92	Chapter 16
741-92	Zoning--Map--Halcomb	05/05/92	Special Legislation
742-92	Street (Erin Dr.) Dedication	05/05/92	Special Legislation
743-92	Park Code	05/19/92	Section 29-2-1
744-92	Zoning--Thouvenot	05/19/92	Special Legislation
745-92	Animals	04/21/92	Section 4-1-12
746-92	Animals	06/16/92	Section 4-1-13
747-92	Prevailing Wages	07/21/92	Special Legislation
748-92	Business: Waste Hauler	08/18/92	Ch. 8; Article VII
749-92	Development Code	09/01/92	Secs. 14-2-9 et seq.
750-92	Offenses	09/15/92	Sec. 27.29
751-92	Development Code	09/15/92	Secs. 14-1-11, 14-2-4 14-2-5.1, 14-2-5.2 14-2-6(B), 14-2-7.1 14-2-7.2, 14-2-8.1, 14-6-15
752-92	Cable Television: Office	09/15/92	Chapter 9
753-92	Illinois Power Co.	10/06/92	Special Legislation
754-92	Administration	10/20/92	Ch. 1; Article XXI
755-92	Motor Vehicle: No Parking	11/03/92	Sec. 24.57 Schd. "C"
756-92	Dedication of Marcinah Ln	11/17/92	Special Legislation
757-92	Motor Vehicle: No Parking	12/01/92	Sec. 24.57; Schd. "C"
758-92	Business: Waste Haulers	12/15/92	Sec. 8.72

ORD. #	TITLE	TITLE	LOCATION IN CODE
759-93	Street Name: Knob Hill Ct.	02/02/93	Ch. 24 Schedules
760-93	Streets: Numbering	02/16/92	Ch. 33; Art. VI
761-93	Offenses: Theft	02/16/93	Sec. 27.60
762-93	Offenses: Curfew	02/16/93	Sec. 27.56
763-93	Administration	03/02/93	Sec. 3.90
764-93	Tax Increment Finan.	04/06/93	Ch. 36; Art. III
765-93	Administration: Elections	04/20/93	Sec. 3.29(B)
766-93	Budget	04/21/93	Special Legislation
767-93	Library Construction	05/04/93	Special Legislation
768-93	Market Place--Financing	05/04/93	Special Legislation
769-93	Home Rule	05/04/93	Chapter 36
770-93	Liquor	05/04/93	Chapter 21
771-93	Liquor	05/04/93	Sec. 21-1-4
772-93	Liquor	05/04/93	Sec. 21-1-
773-93	Fees and Salaries	05/18/93	Chapter 16
774-93	Zoning Map: Baldus	06/15/93	Special Legislation
775-93	Motor Vehicle	06/15/93	Ch. 24; Schd. "B"
776-93	Business: Precious Metals	07/06/93	Sec. 8.50
777-93	Parks: Group Activities	07/06/93	Sec. 29-2-1
778-93	Brittany Est. - Streets	08/17/93	Special Legislation
779-93	Shellie Dr. - Dedication	08/17/93	Special Legislation
780-93	Zoning Map - Hesse	08/17/93	Special Legislation
781-93	Nuisance - Radios	09/07/93	Sec. 25.24
782-93	Motor Vehicle - Stops	10/05/93	Ch. 24; Schd. "B"
783-93	Zoning Map - Keleher	10/19/93	Special Legislation
784-93	Capital Improv. Program	10/19/93	Special Legislation
785-93	Safety: Hunting	10/19/93	Sec. 27.16
786-93	Motor Vehicle - No Parking	11/02/93	Ch. 24; Schd. "C"
787-93	Fees and Salaries	11/16/93	Chapter 16
788-93	Zoning Map - Lake View	11/21/93	Special Legislation
789-93	Zoning Map - Klucker	12/21/93	Special Legislation
790-94	Dedication of North Ruby	01/04/94	Amends Ord. #665-90
791-94	Zoning Map - Executive Dr.	01/18/94	Special Legislation
792-94	Zoning Map - Salem Dr.	01/18/94	Special Legislation
793-94	Bonds - Drury Inns	01/18/94	Special Legislation
794-94	Agreement: Saturn	02/15/94	Special Legislation
795-94	Business Regulations	03/01/94	Sec. 8.19.1
796-94	Motor Vehicle: No Parking	03/01/94	Ch. 24; Schd. "C"
797-94	Streets: Numbers	03/01/94	Sec. 33-6-1
798-94	Budget	04/19/94	Special Legislation
799-94	Motor Vehicle	05/03/94	Ch. 24; Schd. "B"
800-94	Zoning Code: Map	05/17/94	Special Legislation
801-94	Street	05/17/94	Sec. 32-1-25
802-94	$1,112,500 Bond Issue	05/17/94	Special Legislation
803-94	Zoning Code: Amend.	05/17/94	Special Legislation (Denied)
804-94	Fees and Salaries	06/07/94	Sec. 16-1-2

ORD. #	TITLE	DATE	LOCATION IN CODE
805-94	Offenses: Smoking	08/02/94	Sec. 27.61
806-94	Motor Vehicles: Stop	08/02/94	Ch. 24; Schd. "B"
807-94	Code Conversion to Ill. Comp. Stat.	10/04/94	Revised Code
808-94	Development Code	10/18/94	Sec. 14-2-4
809-94	Affirmative Action Plan	11/01/94	Ch. 16; Art. II
810-94	Administration: Salaries	11/15/94	Secs. 3.23, 3.24
811-94	Fees and Salaries	11/15/94	Sec. 16-1-2
812-94	Fees and Salaries	11/15/94	Sec. 16-1-1
813-94	Zoning Code: Map	12/06/94	Special Legislation
814-94	Cataline Dr.: Dedication	12/06/94	Special Legislation
815-94	Fees and Salaries	12/06/94	Sec. 16-1-1
816-94	Brittany Est.: Street Dedication	01/03/95	Special Legislation
817-94	Zoning Code: Map	01/17/95	Denied
818-95	Zoning Code: Map	01/17/95	Denied
819-95	Dedication of Fox Creek	01/17/95	Special Legislation
820-95	Nuisances - Dead Trees	02/21/95	Secs. 25.31 et seq.
821-95	Business - Solicitation	03/07/95	Sec. 8.20
822-95	Motor Vehicles - Load Limits	03/21/95	Sec. 24-8-2
823-95	Zoning - Map (Lakeland Hills)	04/04/95	Special Legislation
824-95	9-1-1 Address Changes	04/04/95	Special Legislation
825-95	Zoning Map: Hesse	04/18/95	Denied
826-95	Fees and Salaries	04/18/95	Chapter 16
827-95	Annual Budget	04/18/95	Special Legislation
828-95	Property Maintenance Code	05/16/95	Chapter 15
829-95	Motor Vehicle: No Parking	06/20/95	Ch. 24; Schd. "C"
830-95	Fees and Salaries	07/06/95	Ch. 16-1-1
831-95	Property Maintenance Code	07/18/95	Chapter 15
832-95	Development Code	07/18/95	Ch. 14; 14-7-1 etc.
833-95	Zoning Map (Kadlec Dr.)	08/02/95	Special Legislation
834-95	Administration: Agenda	08/15/95	Sec. 3-2-1(A)
835-95	Nuisances: Weeds	09/19/95	Sec. 25-2-1
836-95	Streets: Burning	09/19/95	Sec. 33-5-7
837-95	Motor Vehicles: No Parking	09/19/95	Ch. 24; Schd. “C”
838-95	Street Dedication: Brittany Est.	09/05/95	Special Legislation
839-95	Parks: Group Activity	10/03/95	Sec. 29-2-1
840-95	Development Code: Stormwater	10/03/95	Sec. 14-3-33
841-95	Motor Vehicles: No Parking	10/17/95	Ch. 24; Schd. “C”
842-95	Annexation: Koch	10/17/95	Special Legislation
843-95	Zoning Map: 9722 Old Lincoln	10/17/95	Special Legislation
844-95	Vacating Armagh Dr.	11/07/95	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
845-95	Annexation: Koch	11/07/95	Special Legislation
846-95	Budget Amend.	11/22/95	Special Legislation
847-95	Annexation: Stonewolf	11/21/95	Special Legislation
848-95	Motor Vehicle: No Parking	12/05/95	Sec. 24-7-1; Schd. “C”
849-95	Flood Plain Code	12/05/95	Chapter 20
850-96	Annexation: Cox	01/02/96	Special Legislation
851-96	Zoning: Cargal-Switala	01/16/96	Special Legislation
852-96	Annual Budget	04/16/96	Special Legislation
853-96	Offenses: Hunting	04/16/96	Sec. 27-1-16; 27-1-18
854-96	Fees and Salaries	05/07/96	Chapter 16
855-96	Motor Vehicle: No Parking	06/04/96	Ch. 24; Schd. “C”
856-96	Zoning Map (St. Ann)	06/18/96	Special Legislation
857-96	St. Ann Business District	06/18/96	Special Legislation
858-96	$4,200,000: St. Ann Subdivision	06/18/96	Special Legislation
859-96	Motor Vehicle: Stop	06/18/96	Ch. 24; Schd. “B”
860-96	Offenses: Smoking	07/02/96	Ch. 27-1-43
861-96	Zoning Map; Monticello	07/16/96	Special Legislation
862-96	Fees & Salaries	09/03/96	Sec. 16-1-6
863-96	9-1-1 Address - Steak-N-Shake	09/03/96	Special Legislation
864-96	Development Code: Building Size	09/17/96	Sec. 14-3-9.1
865-96	Development Code: Electric Code	09/17/96	Sec. 14-3-5(A)(5) & (B)(1)
866-96	Ice Rink Agreement	09/17/96	Special Legislation
867-96	Annexation: Pin Oak Court	09/17/96	Special Legislation
868-96	Cable Television Franchise Frans.	09/17/96	Chapter 9
869-96	Motor Vehicle: Stop Intersections	10/01/96	Ch. 24; Schd. “B”
870-96	$575,000 Note: Ice Facility	10/01/96	Special Legislation
871-96	Ward Boundaries	11/05/96	Chapter 39
872-96	Taxation: Motel/Hotel Tax	11/19/96	Sec. 36-2-2
873-96	Motor Vehicle: Weight Limits	12/03/96	Sec. 24-8-2
874-96	Zoning Map	12/17/96	Special Legislation
875-96	Zoning Map: Denied	01/21/97	Special Legislation
876-96	Motor Vehicle: Stop	01/21/97	Ch. 24; Schd. “B”
877-96	Zoning Map: 3800 N. 89th St.	01/21/97	Special Legislation
878-97	Zoning Map: Highland Rd.	02/04/97	Special Legislation
879-97	Zoning Map: Stonewolf	02/04/97	Special Legislation
880-97	Zoning Map: Pin Oak Crt.	02/04/97	Special Legislation
881-97	Motor Vehicle: Stop	02/18/97	Sec. 24-; Schd. “B”
882-97	Motor Vehicle: Handicapped Penalty	03/04/97	Sec. 24-7-2(D)
883-97	Development Code: Fences	03/04/97	Sec. 14-4-4
884-97	Union Electric Franchise	03/18/97	Ch. 17; Art. I
885-97	Budget	04/16/97	Special Legislation
886-97	Fees & Salaries	04/01/97	Chapter 14
887-97	Motor Vehicles: Stop	05/06/97	Ch. 24; Schd. “B”

ORD. #	TITLE	DATE	LOCATION IN CODE
888-97	Koman Prop. Extension	05/20/97	Special Legislation
889-97	Offenses: Truancy	06/03/97	Sec. 27-1-41
890-97	Offenses: Domestic Battery	06/03/97	Sec. 27-1-44
891-97	Motor Vehicle: Parking	06/03/97	Sec. 24-7-1
892-97	Koman Properties	06/17/97	Special Legislation
893-97	Motor Vehicles: Weights	07/15/97	Sec. 24-8-2
894-97	Zoning Map - Rauckman	08/05/97	Special Legislation
895-97	Business: Yard Signs	08/05/97	Sec. 8-6-4
896-97	Motor Vehicle - Stop Sign	08/19/97	Ch. 24; Schd. "B"
897-97	Accepting Pamona Dr.	08/19/97	Special Legislation
898-97	Koman Prop. Time Extension	08/19/97	Special Legislation
899-97	Administration: Committees	09/02/97	Sec. 3-1-10
900-97	Vacating St. Ann Subd. Streets Etc.	10/07/97	Special Legislation
901-97	Budget: Amend	10/21/97	Special Legislation
902-97	Motor Vehicle: Stop	10/21/97	Ch. 24; Schd. "B"
903-97	Inoperable Vehicles	11/04/97	Sec. 2-1-1
904-97	Property Maintenance Code	11/04/97	Sec. 15-1-2
905-97	Zoning Map - Turner	11/04/97	Special Legislation
906-97	Fees/Salaries	11/18/97	Chapter 16
907-97	Budget Transfers	11/18/97	Special Legislation
908-97	Fees & Salaries: Affirmative Action	12/02/97	Sec. 16-2-1
909-97	Development Code: Zoning	01/06/98	Sec. 14-2-11
910-97	Fee/Salaries	01/20/98	Chapter 16
911-98	Zoning Map - Denial	01/06/98	Special Legislation
912-98	Annexation: 225 Elm	02/03/98	Special Legislation
913-98	Annexation: 11 Mary Ann	02/03/98	Special Legislation
914-98	Annexation: 203 Elm	02/03/98	Special Legislation
915-98	Development Code	02/03/98	Sec. 14-11-5
916-98	Fees and Salaries	02/17/98	Sec. 16-1-5
917-98	Parks: Fees	03/03/98	Sec. 29-3-1
918-98	Vacating: Plum St.	03/17/98	Special Legislation
919-98	Fees and Salaries	04/21/98	Chapter 16
920-98	Budget	04/21/98	Special Legislation
921-98	Business: Solicitation	05/05/98	Sec. 8-2-10
922-98	Zoning Map: Perrin's Subd.	05/05/98	Special Legislation
923-98	Fire & Police Recruit	06/02/98	Special Legislation
924-98	Annexation: C & N Dev.	06/02/98	Special Legislation
925-98	Zoning Map: CSX North RR	06/02/98	Special Legislation
926-98	Zoning Code: Denial	07/07/98	Special Legislation
927-98	Budget Revision	07/07/98	Special Legislation
928-98	Motor Vehicles: Stop	08/04/98	Ch. 24; Schd. "B"
929-98	Motor Vehicles: Weight Limits	08/04/98	Secs. 24-8-1; 24-8-2
930-98	Zoning Map - Krispy Kreme	08/04/98	Special Legislation
931-98	Budget Transfer	08/18/98	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
932-98	Budget Transfer	09/15/98	Special Legislation
933-98	Zoning Map - City	10/06/98	Special Legislation
934-98	Budget Transfer	10/06/98	Special Legislation
935-98	Budget Transfer	10/20/98	Special Legislation
936-98	Fees/Salaries/Affirmative Action	11/03/98	Chapter 16
937-98	Budget Transfer	11/03/98	Special Legislation
938-98	Wards	11/03/98	Chapter 39
939-98	Zoning Map - Johnson	12/01/98	Special Legislation
940-98	Vacating - Old Drake Rd	12/01/98	Special Legislation
941-98	Offenses: Burning	12/01/98	Sec. 27-1-45
942-98	Budget Transfer	12/15/98	Special Legislation
943-99	Development Code	01/05/99	Chapter 14
944-99	Development Code: Moved Structures	01/05/99	Sec. 14-3-19.1
945-99	Vacating Portion Lawrence Dr.	01/05/99	Special Legislation
946-99	Administration	01/05/99	Chapter 3
947-99	Motor Vehicle: Stop	01/19/99	Ch. 24; Schd. "B"
948-99	Budget Transfer	01/19/99	Special Legislation
949-99	Zoning Map: Perrin	02/02/99	Special Legislation
950-99	Development Code: Various	02/16/99	Sec 14-3-5; 14-6-5(A)(6)
951-99	Fees/Salaries/Affirmative Action	03/02/99	Sec. 16-1-6
952-99	Budget Transfer	03/16/99	Special Legislation
953-99	Budget Transfer	03/16/99	Special Legislation
954-99	Zoning Map: CSX	04/06/99	Special Legislation
955-99	Business: Soliciting	04/06/99	Sec. 8-2-10
956-99	Annexation: S.W.IL. Hotels, L.L.C.	04/20/99	Special Legislation
957-99	Fountains at Fairview	04/06/99	Special Legislation
958-99	Development Code: Trash Enclosures	04/20/99	Sec. 14-3-28.1
959-99	Administration: Salaries	04/20/99	Sec. 3-3-2
960-99	Budget Transfer	04/20/99	Special Legislation
961-99	Fee/Salaries/Affirmative Action	04/20/99	Chapter 16
962-99	Capital Improvement Program	04/20/99	Special Legislation
963-99	Budget Transfer	04/20/99	Special Legislation
964-99	Development Code: Sewer System	05/04/99	Sec. 14-3-21.2
965-99	Zoning Map: N. School Dr.	05/04/99	Denied
966-99	Administration: Compensation	06/01/99	Secs. 3-5-14.1; 3-10-1; 3-10-5; 3-11-2; 3-11-3
967-99	Zoning Map: St. Clair Ave.	06/01/99	Special Legislation
968-99	Budget Transfer	06/01/99	Special Legislation
969-99	Fiscal & Finance	06/15/99	Ch. 37; Art. V
970-99	Fees/Salaries/Affirmative Action	06/15/99	Sec. 16-1-5
971-99	Animals	07/06/99	Secs. 4-1-14; 4-1-16
972-99	Budget Transfer	07/06/99	Special Legislation
973-99	Fiscal and Finance	07/20/99	Ch. 37; Art. IV
974-99	Board of Fire & Police Commissioners	07/20/99	Special Legislation

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975-99	Fees and Salaries	08/03/99	Chapter 16
976-99	Zoning Map: Old Drake	08/03/99	Special Legislation
977-99	Budget Amendment	08/17/99	Special Legislation
978-99	$3.5 Million G.O. Bonds	1999	Special Legislation
979-99	Fees and Salaries	09/07/99	Sec. 16-1-7 & 16-1-8
980-99	Budget Amendment	09/21/99	Special Legislation
981-99	Parks – Hours	09/21/99	Sec. 29-2-1(P)
982-99	Motor Vehicles	10/05/99	Ch. 24; Schd. "C"
983-99	Vacation of Lincoln Hills	10/05/99	Special Legislation
984-99	Offenses: Open Burning	10/05/99	Sec. 27-1-45
985-99	Dev. Agree. Lincoln Place	10/05/99	Special Legislation
986-99	Vacating Portion of Emma Ln	10/19/99	Special Legislation
987-99	Budget Amendment	11/02/99	Special Legislation
988-99	Budget Amendment	11/16/99	Special Legislation
989-99	Offenses: Massage Parlors	11/16/99	Sec. 27-1-4
990-99	Fiscal and Finance	12/21/99	Ch. 37; Art. VII
991-99	Budget	01/04/00	Special Legislation
992-00	Budget – Amendment	02/16/00	Special Legislation
993-00	Liquor – Minors	02/16/00	Sec. 21-3-3
994-00	Budget – Amendment	03/07/00	Special Legislation
995-00	G.O. Bonds	03/07/00	Special Legislation
996-00	Parks – Legion Field Fees	03/21/00	Sec. 29-3-1
997-00	Comprehensive Plan	04/04/00	Special Legislation
998-00	Budget	04/18/00	Special Legislation
999-00	Budget – Amendment	04/18/00	Special Legislation
1000-00	Fees & Salaries	05/02/00	Sec. 16-1-1
1001-00	Development Code	05/02/00	Sec. 14-7-6(A)
1002-00	Development Code – Zoning	05/02/00	Special Legislation
1003-00	Development Code – Various	05/02/00	Secs. 14-3-44; 14-4-10; 14-6-5(B)(1); 14-6-5(D)
1004-00	Motor Vehicles – No Parking	05/16/00	Ch. 24; Schd. "C"
1005-00	Boards – Senior Citizens	06/06/00	Sec. 6-4-1
1006-00	Dedication of Streets	06/18/00	Special Legislation
1007-00	Zoning Map: Kadlec Dr.	06/06/00	Special Legislation
1008-00			
1009-00			
1010-00	Budget – Amendment	07/18/00	Special Legislation
1011-00	Business – Yard Sales	08/01/00	Secs. 8-6-2; 8-6-4; 8-6-10
1012-00	Zoning Map – Oulvey Dr.	08/01/00	Special Legislation
1013-00	Motor Vehicles – Parking	08/15/00	Ch. 24; Schd. "C-1"
1014-00	Business – Solicitors	08/15/00	Sec. 8-2-10
1015-00	Business – Massage Parlors	09/05/00	Ch. 8; Art. VIII
1016-00	Gitcho Land Purchase	09/05/00	Special Legislation

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1017-00	Fees/Salaries – Operating Eng.	09/05/00	Sec. 16-1-3
1018-00	Zoning Map – Bunkum Road	09/05/00	Special Legislation
1019-00	Budget – Amendment	09/19/00	Special Legislation
1020-00	$18,000,000 G.O. Bonds	09/19/00	Special Legislation
1021-00	Tax Levy Abated	09/19/00	Special Legislation
1022-00	Taxation – Food Tax	09/19/00	Sec. 36-4-2 et seq.
1023-00	Budget – Amendment	10/17/00	Special Legislation
1024-00	Budget – Amendment	10/17/00	Special Legislation
1025-00	Motor Vehicles – No Parking	11/07/00	Ch. 24; Schd. "C"
1026-00	Budget – Amendment	11/07/00	Special Legislation
1027-00	Dedication of Stone Wolf Streets	11/21/00	Special Legislation
1028-00	Budget – Amendment	11/21/00	Special Legislation
1029-00	Zoning Map – 6011 N Illinois	12/05/00	Special Legislation
1030-00	Taxation – Sales Tax	12/19/00	Ch. 36; Art. IV
1031-00	94th Renamed – Rte Ill 161	12/19/00	Special Legislation
1032-00	Motor Vehicles – Stop Streets	12/19/00	Ch. 24; Schd. "B"
1033-00	Taxation – Taxpayers' Rights Code	12/19/00	Ch. 36; Art. V
1034-00	Budget – Amendment	12/19/00	Special Legislation
1035-00	Zoning Map – 1807 W Highway 50	12/19/00	Special Legislation
1036-01	Fountains at Fairview Agreement	01/16/01	Special Legislation
1037-01			
1038-01	Zoning Map – N School Dr	01/16/01	Special Legislation
1039-01	Administration – Rules	01/16/01	Sec. 3-2-1(Z)
1040-01	$4,000,000 G.O. Bonds	01/16/01	Special Legislation
1041-01	Budget Amendment	02/20/01	Special Legislation
1042-01	Parks: Fees	02/20/01	Sec. 29-1-1(H) & 29-3-2(B)
1043-01	Taxation: Food Tax	02/20/01	Sec. 36-4-1; 36-4-3
1044-01	Motor Vehicles	03/06/01	Secs. 24-7-1(C)(D)(E)
1045-01	Budget: Revisions	03/20/01	Special Legislation
1046-01	Motor Vehicles: Turns	03/20/01	Ch. 24; Schd. "E"
1047-01	Fairview-O'Fallon Boundary Line	04/03/01	Special Legislation
1048-01	Budget	04/17/01	Special Legislation
1049-01	Fees & Salaries	04/17/01	Chapter 16
1050-01	Budget: Revision	04/17/01	Special Legislation
1051-01	Nuisances	05/01/01	Chapter 25
1052-01	Motor Vehicles: Stops	05/15/01	Ch. 24; Schd. "B"
1053-01	Budget: Parks	06/05/01	Special Legislation
1054-01	Motor Vehicles: Stops	07/13/01	Ch. 24; Schd. "B"
1055-01	Administration: Appointments	07/03/01	Sec. 3-4-5(A)
1056-01	Budget: Revision	07/03/01	Special Legislation
1057-01	Offenses: Harassment	08/21/01	Sec. 27-1-46
1058-01	Business: Tatoo Establishments	09/04/01	Ch. 8; Art. IX

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1059-01	Business: Massage Parlors	09/04/01	Secs. 8-8-3; 8-8-8; 8-8-10; 8-8-23
1060-01	Motor Vehicles: Parking	09/04/01	Ch. 24; Schd. "C"
1061-01	Fees & Salaries: Affirmative Action	09/04/01	Sec. 16-2-1
1062-01	Fees & Salaries: Employees	09/04/01	Sec. 16-1-3
1063-01	Budget: Amendment	09/18/01	Special Legislation
1064-01	Budget: Amendment	10/02/01	Special Legislation
1065-01	Vacating Salem Pl. Rd.	10/02/01	Special Legislation
1066-01	Motor Vehicles: Left Turns	11/06/01	Ch. 24; Schd. "G"
1067-01	Budget: Adjustment	11/20/01	Special Legislation
1068-01	Vacating North School	12/11/01	Special Legislation
1069-01	Budget – Adjustment	12/18/01	Special Legislation
1070-01	Fees & Salaries	12/18/01	Sec. 16-1-3
1071-01	Zoning Map: N. Illinois St.	12/18/01	Special Legislation
1072-02	Omitted		
1073-02	Development Code: Various	01/15/02	Ch. 14; Art. III
1074-02	Development Code: Signs	01/15/02	Ch. 14; Art. VII
1075-02	Purchase of Real Estate	01/15/02	Special Legislation
1076-02	Purchase of Real Estate	01/15/02	Special Legislation
1077-02	Purchase of Real Estate	01/15/02	Special Legislation
1078-02	Purchase of Real Estate	01/15/02	Special Legislation
1079-02	$5,045,000 Sales Tax Developer Note – Lincoln Place	02/05/02	Special Legislation
1080-02	Development Code: Day Care	02/05/02	Ch. 14 (Various)
1081-02	Budget	02/19/02	Special Legislation
1082-02	Accepting Ridge Heights Road	02/19/02	Special Legislation
1083-02	G.O. Bonds: Abatement	03/05/02	Special Legislation
1084-02	G.O. Bonds: Abatement	03/05/02	Special Legislation
1085-02	G.O. Bonds: Abatement	03/05/02	Special Legislation
1086-02	Motor Vehicles: No Parking	03/05/02	Ch. 24; Schd. "C"
1087-02	Parks: Animals & Ball Park Fee	03/05/02	Secs. 29-1-1(J) and 29-3-2(C)
1088-02	Budget	03/19/02	Special Legislation
1089-02	Zoning Map: Long Acre Dr	03/19/02	Special Legislation
1090-02	Property Maintenance	04/02/02	Section 15-1-23
1091-02	Development Code: Various	04/16/02	Chapter 14
1092-02	Budget	04/16/02	Special Legislation
1093-02	Fees & Salaries	04/16/02	Chapter 16
1094-02	Taxation: Food & Beverage	05/07/02	Section 36-4-9
1095-02	Ameren UE Notification	05/21/01	Special Legislation
1096-02	Offenses: Open Burning	06/04/02	Section 27-1-45
1097-02	Development Code	07/16/02	Chapter 14

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1098-02	Land Purchase: Cottom	07/16/02	Special Legislation
1099-02	Land Purchase: Berry	07/16/02	Special Legislation
1100-02	Land Purchase: Schwarztrauber	07/16/02	Special Legislation
1101-02	Fox Creeks Dedicated	08/06/02	Special Legislation
1102-02	Vacating Portion: Harris Dr	08/06/02	Special Legislation
1103-02	Budget – Amended	09/17/02	Special Legislation
1104-02	Business: Tattoo Parlor	09/17/02	Section 8-9-28
1105-02	Development Code – Revised	10/15/02	Sec. 14-3-2; 14-3-2.1; 14-3-6
1106-02	Budget – Amended	10/15/02	Special Legislation
1107-02	Motor Vehicles: Stop Signs	11/05/02	Ch. 24; Schd. “B-1”
1108-02	Budget – Amended	11/19/02	Special Legislation
1109-02	Zoning: Variance	11/19/02	Special Legislation
1110-02	Zoning Map	2002	Special Legislation
1111-02	General Provision: Penalty	12/03/02	Section 1.09
1112-02	Zoning Map: Kostelog	2002	Special Legislation
1113-02	Zoning Map: Fairview Hills	12/17/02	Special Legislation
1114-02	Zoning Map	12/17/02	Special Legislation
1115-02	Zoning Map	12/17/02	Special Legislation
1116-02	Zoning Map: Sec. 21	12/17/02	Special Legislation
1117-02	Zoning Map: Gamlin Dr	12/17/02	Special Legislation
1118-02	Zoning Map: Briarwood	12/17/02	Special Legislation
1119-02	Zoning Map: Palmway Dr	12/17/02	Special Legislation
1120-02	Zoning Map: 17.6 Acres	12/17/02	Special Legislation
1121-02	Zoning Map: Forest Dr	12/17/02	Special Legislation
1122-02	Zoning Map: Holy Cross Rd	12/17/02	Special Legislation
1123-02	Zoning Map: Bunkum Rd	12/17/02	Special Legislation
1124-02	Zoning Map: Various Areas	12/17/02	Special Legislation
1125-02	Zoning Map: Section 22	12/17/02	Special Legislation
1126-03	Development Code: Revisions	01/07/03	Ch. 14; Art. I, II, IV
1127-03	Tax Abatement ($3,155,000)	01/07/03	Special Legislation
1128-03	Tax Abatement ($8,000,000)	01/07/03	Special Legislation
1129-03	Tax Abatement ($4,000,000 Bonds)	01/07/03	Special Legislation
1130-03	Zoning Map: Stonewolf	01/21/03	Special Legislation
1131-03	Budget – Revision	03/18/03	Special Legislation
1132-03	Motor Vehicles: Stop Street	03/18/03	Ch. 24; Schd. “B-1”
1133-03	Development Code	03/18/03	Secs. 14-4-23.4
1134-03	Budget – Revision	04/15/03	Special Legislation
1135-03	Fees & Salaries	04/15/03	Chapter 16
1136-03	Budget – 2003	04/15/03	Special Legislation
1137-03	Development Code: Fees	05/06/03	Sec. 14-11-1 et seq.
1138-03	Offenses: Fireworks	05/20/03	Sec. 27-1-38(C)
1139-03	Administration: Personal Property	05/20/03	Sec. 3-4-17

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1140-03	Development Plan: N. 89th St.	05/20/03	Special Legislation
1141-03	Zoning: Map	05/20/03	Special Legislation
1142-03	Zoning: Variance – Fountain	06/03/03	Special Legislation
1143-03	$5 Million Note	07/01/03	Special Legislation
1144-03	Zoning: Variance – Fence	07/15/03	Special Legislation
1145-03	Motor Vehicles: Stop Signs	08/05/03	Ch. 24; Schd. "B"
1146-03	Zoning: Variance – Parking	08/05/03	Special Legislation
1147-03	Development Plan: Market Place	08/05/03	Special Legislation
1148-03	Development Plan: 801 Lincoln Hwy	08/05/03	Special Legislation
1149-03	Development Plan: 10791 Lincoln Tr	08/05/03	Special Legislation
1150-03	Zoning Map: 548 S Ruby Lane	09/02/03	Special Legislation
1151-03	Development Code: Various	09/02/03	Secs. 14-1-11(B); 14-2-11(C); 14-6-5; 14-6-6; 14-6-7; 14-6-10; 14-6-11; 14-6-13(B); 14-6-14
1152-03	Business: Tattoo Parlors	09/02/03	Section 8-9-28
1153-03	Property Maintenance Code	09/16/03	Section 15-1-22
1154-03	Zoning: Variance – 5713 Perrin Rd	09/16/03	Special Legislation
1155-03	Development Plan: 6621 N Illinois St	09/16/03	Special Legislation
1156-03	Development Code: Various	10/07/03	Secs. 14-3-2.1; 14-3-5; 14-3-21
1157-03	Zoning Map: 9705 W State Rt 161	10/21/03	Special Legislation
1158-03	Development Plan: 10610 Lincoln Tr	10/21/03	Special Legislation
1159-03	Development Plan: 10512 & 10514 Lincoln Trail	10/21/03	Special Legislation
1160-03	Development Code: Exterior of Bldgs	11/04/03	Section 14-3-34
1161-03	Fees and Salaries	11/04/03	Chapter 16
1162-03	Tax Abatement ($8,000,000)	11/18/03	Special Legislation
1163-03	Tax Abatement ($4,000,000)	11/18/03	Special Legislation
1164-03	Tax Abatement ($3,155,000)	11/18/03	Special Legislation
1165-03	Budget	11/18/03	Special Legislation
1166-03	Zoning Map: Keleher	11/18/03	Special Legislation
1167-03	Flood Plain Code	11/18/03	Chapter 18
1171-03	Budget	12/16/03	Special Legislation
1172-03	Fees and Salaries	12/16/03	Chapter 16
1173-03	Development Code	12/16/03	Sec. 14-2-2(A) Chart
1174-03	Motor Vehicles: No Parking	12/16/03	Ch. 24; Schd. "C"
1175-03	Zoning: Variance	12/16/03	Special Legislation
1176-03	Zoning: Variance – 9114 Summit Dr	12/16/03	Special Legislation
1177-03	Streets: Encroachment	12/16/03	Section 33-3-1(C)
1178-04	Parks: Fees	01/06/04	Section 29-3-2
1179-04	Vacating Portion of Cedar Dr	01/20/04	Special Legislation
1180-04	Zoning Map: Smith	01/20/04	Special Legislation

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1181-04	Development Plan: 26 Plaza Dr	02/17/04	Special Legislation
1182-04	Development Plan: 175 Ludwig Dr	02/17/04	Special Legislation
1183-04	Budget	02/17/04	Special Legislation
1184-04	Nuisances: Skateboards	03/02/04	Section 25-2-2
1185-04	Property Maintenance: Weeds	03/16/04	Section 15-1-22
1186-04	Development Agreement	04/06/04	Special Legislation
1187-04	Administration	04/20/04	Secs. 3-9-1; 3-12-2; Art. XVII
1188-04	Motor Vehicles: No Parking	04/20/04	Ch. 24; Schd. “C”
1189-04	Budget	04/27/04	Special Legislation
1190-04	Comprehensive Plan	05/04/04	Special Legislation
1191-04	Development Plan: 5300 N Illinois St	05/04/04	Special Legislation
1192-04	Budget	05/18/04	Special Legislation
1193-04	Development Plan: 10721 Lincoln Tr	05/18/04	Special Legislation
1194-04	Development Plan: 175 Ludwig Dr	05/18/04	Special Legislation
1195-04	Administration: Ethics Code	05/18/04	Section 3-4-18
1196-04	TIF Districts	06/01/04	Special Legislation
1197-04	Development Code: 1009 Lincoln Hwy	07/06/04	Special Legislation
1198-04	Development Plan: 1009 Lincoln Hwy	07/06/04	Special Legislation
1199-04	Dedication of Streets: Chateau Meadows Subdivision	07/05/04	Special Legislation
1200-04	Development Code: Zoning Map	08/03/04	Special Legislation
1201-04	Property Maintenance: Occupancy Permit	08/03/04	Secs. 15-1-1; 15-1-8; 15-1-22
1202-04	Development Plan: 5012 N Ill St	08/03/04	Special Legislation
1203-04	Taxation: Sales Tax	08/17/04	Secs. 36-1-3; 36-1-5
1204-04	Cable TV	08/17/04	Chapter 9
1205-04	Budget	08/17/04	Special Legislation
1206-04	Motor Vehicles: Stop Intersections	08/17/04	Ch. 24; Schd. “B”
1207-04	Offenses: Tobacco	08/17/04	Section 27-1-47
1208-04	Zoning: Variance – 5721 Old Collinsville Road	08/17/04	Special Legislation
1209-04	Vacating Portion of Drake Rd	08/17/04	Special Legislation
1210-04	Zoning: Area/Bulk Variance: 228 Merriweather	08/17/04	Special Legislation
1211-04	Taxation: Sales Tax	09/07/04	Section 36-1-3
1212-04	Development Plan: 6211 N Illinois	09/21/04	Special Legislation
1213-04	Development Plan: St Clair Square	10/19/04	Special Legislation
1214-04	Annexation: Thies	11/16/04	Special Legislation
1215-04	Development Code: Zoning Map	11/16/04	Special Legislation
1216-04	Budget	12/07/04	Special Legislation
1217-04	Liquor: Licensing	12/07/04	Section 21-2-5
1218-04	Zoning: Area/Bulk Variance – 109 Rear St Clair Dr	12/21/04	Special Legislation
1219-04	Development Plan: 175 Ludwig Dr	12/21/04	Special Legislation

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1220-04	G.O. Bonds: $3,155,000	12/21/04	Special Legislation
1221-04	G.O. Bonds: $8,000,000	12/21/04	Special Legislation
1222-04	G.O. Bonds: $4,000,000	12/21/04	Special Legislation
1223-05	Budget	01/04/05	Special Legislation
1224-05	Motor Vehicles: Golf Carts	01/04/05	Section 24-2-4
1225-05	Motor Vehicles: Stop Intersections	01/04/05	Ch. 24; Schd. “B”
1226-05	Motor Vehicles: No Parking	01/04/05	Ch. 24; Schd. “C”
1227-05	Zoning: Area/Bulk Variance - 6312 N Illinois	01/04/05	Special Legislation
1228-05	Development Code: Zoning Map	01/04/05	Special Legislation
1229-05	Budget	01/18/05	Special Legislation
1230-05	TIF Districts	01/18/05	Special Legislation
1231-05	Business: Massage Establishments	01/18/05	Ch. 8; Art. VIII
1232-05	Parks: Fees	02/01/05	Secs. 29-3-1; 29-3-2
1233-05	Development Plan: St Clair Square	02/01/05	Special Legislation
1234-05	Budget	02/15/05	Special Legislation
1235-05	Development Code: Zoning Map	03/01/05	Special Legislation
1236-05	Development Code: Electrical Code	05/01/05	Section 14-3-5
1237-05	Zoning: Area/Bulk Variance - Longacre Pond Apartments	04/05/05	Special Legislation
1238-05	Administration: Administrator	04/05/05	Ch. 3; Art. IX
1239-05	Annexation: Obernuefemann	04/05/05	Special Legislation
1240-05	Annexation: Parker	04/05/05	Special Legislation
1241-05	Development Code: Zoning Map	04/05/05	Special Legislation
1242-05	Development Plan: 10610 Lincoln Tr	04/05/05	Special Legislation
1243-05	Law Enforcement: Police	04/05/05	Ch. 30; Art. I; Div. II
1244-05	Budget	04/19/05	Special Legislation
1245-05	Fees and Salaries	04/19/05	Chapter 16
1246-05	Development Plan: 10512 & 10514 Lincoln Trail	04/19/05	Special Legislation
1247-05	Motor Vehicles: Turns	05/03/05	Ch. 24; Schd. “E” & “G”
1248-05	Zoning: Variance – 5400 N Illinois	05/03/05	Special Legislation
1249-05	Development Plan: 1029 Lincoln Hwy	05/03/05	Special Legislation
1250-05	Development Plan: Northeast Corner of N Illinois and Lincoln Hwy	05/03/05	Special Legislation
1251-05	Fees and Salaries	05/17/05	Chapter 16
1252-05	Nuisances: Loud Noises	05/17/05	Section 25-2-1
1253-05	Development Plan: Southwest Corner of N Illinois and Lincoln Trail	05/17/05	Special Legislation
1254-05	Termination of Contract with Fountains at Fairview LLC	06/07/05	Special Legislation
1255-05	Motor Vehicles: Fire Lanes	06/07/05	Ch. 24; Schd. “D”

ORD. #	TITLE	DATE	LOCATION IN CODE
1256-05	Development Plan: 5 Ludwig Dr	06/07/05	Special Legislation
1257-05	Redevelopment Plan: Shoppes at St Clair Square	06/21/05	Special Legislation
1258-05	Redevelopment Project Area: Shoppes at St Clair Square	06/21/05	Special Legislation
1259-05	TIF Districts	06/21/05	Special Legislation
1260-05	Development Plan: 110 Commerce Ln	07/05/05	Special Legislation
1261-05	Redevelopment Agreement: Shoppes at St Clair Square	07/19/05	Special Legislation
1262-05	Intergovernmental Agreement	07/19/05	Special Legislation
1263-05	Motor Vehicles: Stop Signs	08/02/05	Ch. 24; Schd. “B”
1264-05	Zoning: Area-Bulk Variance: 5503 N Illinois St	08/02/05	Special Legislation
1265-05	Development Code: Energy Conservation	08/02/05	Secs. 14-3-36; 14-8-26
1266-05	Dedication of Streets: Fountains Place Villas	08/16/05	Special Legislation
1267-05	Dedication of Streets: Fountains Place	08/16/05	Special Legislation
1268-05	Dedication of Streets: Lakeside Manor	08/16/05	Special Legislation
1269-05	Business District Plan	08/16/05	Special Legislation
1270-05	Business District Plan	08/16/05	Special Legislation
1271-05	Tax Allocation Fund	08/16/05	Special Legislation
1272-05	Business District Taxes	08/16/05	Special Legislation
1273-05	Development Agreement	09/06/05	Special Legislation
1274-05	Development Code: Zoning Map	09/06/05	Special Legislation
1275-05	Zoning: A/B Variance: 4 Jubaka Ct	09/06/05	Special Legislation
1276-05	G.O. Bonds	09/06/05	Special Legislation
1277-05	Zoning Map Amendment: 199 Palmway	09/20/05	Special Legislation
1278-05	Annexation: Obernuefemann	09/20/05	Special Legislation
1279-05	Development Code: Zoning Map	09/20/05	Special Legislation
1280-05	Fees & Salaries: Police	10/18/05	Section 16-1-3
1281-05	Development Code: Zoning Map	11/01/05	Special Legislation
1282-05	Dedication of Streets: Ashland Meadows	11/15/05	Special Legislation
1283-05	Dedication of Streets: Summit Springs	11/15/05	Special Legislation
1284-05	Budget	11/15/05	Special Legislation
1285-05	Zoning: A/B Variance: 5612 N Illinois	11/15/05	Special Legislation
1286-05	Development Code: Zoning Map	11/15/05	Special Legislation
1287-05	Development Plan: Sign: 120 Plaza Dr	11/15/05	Special Legislation
1288-05	Development Plan: Sign: N Illinois & Lincoln Highway	11/15/05	Special Legislation
1289-05	Nuisances: Noise	11/15/05	Section 25-2-1
1290-05	Development Plan: 10785 Lincoln Trail	11/15/05	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1291-05	Motor Vehicles: Stop Signs	12/06/05	Ch. 24; Schd. "B"
1292-05	Development Code: Zoning Map	12/06/05	Special Legislation
1293-05	Development Plan: Division of Property	12/06/05	Special Legislation
1294-05	Tax Abatement	12/20/05	Special Legislation
1295-05	Tax Abatement	12/20/05	Special Legislation
1296-05	Tax Abatement	12/20/05	Special Legislation
1297-05	Tax Abatement	12/20/05	Special Legislation
1298-06	Development Code: Zoning Map	02/07/06	Special Legislation
1299-06	Budget	02/21/06	Special Legislation
1300-06	Dedication of Streets: Summit Springs	02/21/06	Special Legislation
1301-06	Development Plan: Child Day Care	02/21/06	Special Legislation
1302-06	Development Code: Zoning Map	03/07/06	Special Legislation
1303-06	Development Code: Zoning Map	03/07/06	Special Legislation
1304-06	Budget	03/21/06	Special Legislation
1305-06	Annexation: St Ellen Tracts	03/21/06	Special Legislation
1306-06	Development Plan: 10016 Old Lincoln Tr	03/21/06	Special Legislation
1307-06	Development Code: Adult Uses	03/21/06	Section 14-4-25
1308-06	Budget	04/04/06	Special Legislation
1309-06	TIF Districts	04/04/06	Special Legislation
1310-06	Budget	04/18/06	Special Legislation
1311-06	Development Code: Zone Districts	04/18/06	Secs. 14-2-13(D)(1); 14-2-14
1312-06	Fees and Salaries	04/18/06	Chapter 16
1313-06	Zoning: Area-Bulk Variance: 5520 N Illinois St	05/02/06	Special Legislation
1314-06	Zoning: Area-Bulk Variance: 9501 Holy Cross Rd	05/02/06	Special Legislation
1315-06	Development Code: Zoning Map	05/16/06	Special Legislation
1316-06	Fees and Salaries	05/16/06	Chapter 16
1317-06	Fees and Salaries	06/06/06	Chapter 16
1318-06	Development Code: Zoning Map	06/06/06	Special Legislation
1320-06	Budget	07/18/06	Special Legislation
1321-06	Fees and Salaries	07/18/06	Chapter 16
1322-06	Development Code	07/18/06	Secs. 14-3-2; 14-3-2.1; 14-3-6; 14-3-37; 14-3-38
1323-06	Development Plan: Shoppes at St. Clair Square	08/01/06	Special Legislation
1324-06	Purchase of Property	08/01/06	Special Legislation
1325-06	Motor Vehicles: Right Turns Only	08/15/06	Ch. 24; Schd. "E"
1326-06	Budget	09/05/06	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1327-06	Development Code: Energy Conservation Code	09/19/06	Section 14-3-36
1328-06	Development Code: Changeable Copy Signs	10/03/06	Section 14-7-4(F)
1329-06	Budget	10/17/06	Special Legislation
1330-06	Business Regs.: Business Registration	11/07/06	Ch. 8; Art. X
1331-06	Motor Vehicles: 3-Way & No Parking	11/07/06	Ch. 24; Schd. “B” & “C”
1332-06	Budget	11/21/06	Special Legislation
1333-06	Budget	12/05/06	Special Legislation
1334-06	Tax Levy	12/19/06	Special Legislation
1335-06	Tax Levy	12/19/06	Special Legislation
1336-06	Industrial Project Revenue Bond	12/19/06	Special Legislation
1337-06	Fees and Salaries	12/19/06	Chapter 16
1338-06	Development Plan: Shoppes at St. Clair Square	12/19/06	Special Legislation
1339-06	Development Code: Sidewalks	12/19/06	Secs. 14-8-14; 14-8-18; 14-8-19; 14-8-24
1340-07	Budget	01/02/07	Special Legislation
1341-07	Development Plan: Logan’s Roadhouse	01/02/07	Special Legislation
1342-07	Budget	01/16/07	Special Legislation
1343-07	Development Plan: 125 Commerce Ln	02/21/07	Special Legislation
1344-07	Motor Vehicles: Stop Signs	02/21/07	Ch. 24; Schd. “B”
1345-07	Development Code: Restoration	03/07/07	Section 14-3-19.5
1346-07	Purchase of Real Estate	03/07/07	Special Legislation
1347-07	Renaming of Park	03/21/07	Special Legislation
1348-07	Budget	03/21/07	Special Legislation
1349-07	Taxation: Hotel Tax	03/21/07	Secs. 36-2-1; 36-2-3
1350-07	Offenses: Spitting	04/04/07	Section 27-1-48
1351-07	Business: Hotel Registration	04/04/07	Section 8-10-11
1352-07	Offenses: Public Urination	04/04/07	Section 27-1-49
1353-07	Budget	04/18/07	Special Legislation
1354-07	Budget	04/18/07	Special Legislation
1355-07	Development Plan: 317 Salem Place	05/18/07	Special Legislation
1356-07	Budget	05/18/07	Special Legislation
1357-07	Development Code: Building Materials	06/07/07	Section 14-3-35
1358-07	Nuisances	07/06/07	Secs. 25-1-1(S); 25-2-1(A)(10) & (11)
1359-07	Motor Vehicles: Stop Signs	07/06/07	Ch. 24; Schd. “B”
1360-07	Motor Vehicles: Stop Signs	07/06/07	Ch. 24; Schd. “B”
1361-07	Fees and Salaries	07/18/07	Chapter 16
1362-07	Development Plan: 328 Lincoln Highway	07/18/07	Special Legislation
1363-07	Development Plan: 957 Lincoln Highway	07/18/07	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1364-07	Budget	07/18/07	Special Legislation
1365-07	Development Plan: 10226 Lincoln Trail	07/18/07	Special Legislation
1365-07A	Business: Consumer Installment Loan	09/04/07	Ch. 8; Art. XI
1366-07	Development Code: Adult Uses	09/04/07	Not Signed
1367-07	Budget	09/18/07	Special Legislation
1368-07	Zoning: Area/Bulk Variance: 201 Apple	09/18/07	Special Legislation
1369-07	Zoning: Area/Bulk Variance: 5195 Depaul Drive	09/18/07	Special Legislation
1370-07	Animals	10/02/07	Chapter 4
1371-07	Development Plan: Market Place Commons	10/02/07	Special Legislation
1372-07	Right-of-Way on Longacre Drive	10/16/07	Special Legislation
1373-07	Motor Vehicles: Right Turn Only	10/16/07	Ch. 24; Schd. “E”
1374-07	Motor Vehicles: No Parking	10/16/07	Ch. 24; Schd. “C”
1375-07	Dedication of Streets: Fountains Place	10/16/07	Special Legislation
1376-07	Purchase of Real Estate	11/06/07	Special Legislation
1377-07	Fees and Salaries	11/20/07	Chapter 16
1378-07	Development Code: Zoning Map	11/20/07	Special Legislation
1379-07	TIF Districts	12/04/07	Special Legislation
1380-07	Redevelopment Project Area	12/04/07	Special Legislation
1381-07	TIF Districts	12/04/07	Special Legislation
1382-07	Tax Abatement	12/04/07	Special Legislation
1383-07	Tax Abatement	12/04/07	Special Legislation
1384-07	Fees and Salaries	12/04/07	Chapter 16
1385-08	Budget	01/02/08	Special Legislation
1386-08	Development Plan: 501 Salem Place	01/02/08	Special Legislation
1387-08	Dedication of Streets: Fountains Place	01/15/08	Special Legislation
1388-08	Development Plan: 6570 N Illinois	01/15/08	Special Legislation
1389-08	Development Plan: 10866 Lincoln Trail	01/15/08	Special Legislation
1390-08	Development Plan: 705 Lincoln Highway	01/15/08	Special Legislation
1391-08	Development Plan: 5601 Old Collinsville Rd	01/15/08	Special Legislation
1392-08	Fees and Salaries	01/15/08	Chapter 16
1393-08	Parks: Legion Field	02/05/08	Section 29-3-1
1394-08	Motor Vehicles: No Parking	02/19/08	Ch. 24; Schd. “C”
1395-08	Motor Vehicles: Stop Signs	02/19/08	Ch. 24; Schd. “B”
1396-08	Development Plan: 17 Plaza Dr Suite A	02/19/08	Special Legislation
1397-08	Annexation: Andria’s Food Group Inc	03/04/08	Special Legislation
1398-08	Budget	03/18/08	Special Legislation
1400-08	Development Plan: 6505 N Illinois	04/01/08	Special Legislation
1401-08	Transfer of Volume Cap	04/15/08	Special Legislation
1402-08	Budget	04/30/08	Special Legislation
1403-08	Fees and Salaries	05/06/08	Chapter 16

ORD. #	TITLE	DATE	LOCATION IN CODE
1404-08	Property Maintenance Code	05/06/08	Chapter 15
1405-08	Development Plan: 110 Commerce Ln	05/20/08	Special Legislation
1406-08	Motor Vehicles: Stop Signs	06/17/08	Ch. 24; Schd. "B"
1407-08	Zoning: Area/Bulk Variance: 1442 Second Ave	06/17/08	Special Legislation
1408-08	Budget	07/01/08	Special Legislation
1409-08	Business: Residential Rental License	07/01/08	Ch. 8; Art. XII
1410-08	Budget	07/15/08	Special Legislation
1411-08	Offenses: Groundwater	08/19/08	Section 27-1-50
1412-08	Fees and Salaries	09/02/08	Chapter 16
1413-08	Budget	09/02/08	Special Legislation
1414-08	Budget	09/16/08	Special Legislation
1415-08	Purchase of Real Estate	09/16/08	Special Legislation
1416-08	Budget	09/16/08	Special Legislation
1417-08	Parks	10/21/08	Secs. 29-1-1; 29-3-2(B); 29-3-2(D)
1418-08	Zoning: Area-Bulk Variance: 10231 Lincoln Trail	10/21/08	Special Legislation
1419-08	Development Code: Sewage Disposal	12/02/08	Secs. 14-3-23 - 14-3-23.9
1420-08	Tax Abatement	12/02/08	Special Legislation
1421-08	Tax Abatement	12/02/08	Special Legislation
1422-08	Motor Vehicles: Stop Signs	12/02/08	Ch. 24; Schd. "B"
1423-08	TIF District Bonds	12/16/08	Special Legislation
1424-08	Boards: Beautification Commission	12/16/08	Ch. 6; Art. VII
1425-08	Development Code: Special Uses	12/16/08	Section 14-2-11(C)
1426-08	Development Plan: 100 Ludwig Dr	12/16/08	Special Legislation
1427-09	Budget	01/06/09	Special Legislation
1428-09	Offenses: Groundwater	02/03/09	Section 27-1-50
1429-09	Dedication of Street: Fountains Place	02/03/09	Special Legislation
1430-09	Motor Vehicles: Vehicle Seizure	02/17/09	Section 24-11-1
1431-09	Budget	03/03/09	Special Legislation
1432-09	Development Code: Buffer Standards	03/17/09	Secs. 14-4-23; 14-4-23.1; 14-4-23.2; 14-4-23.3; 14-4-23.4
1433-09	Fees and Salaries	04/07/09	Chapter 16
1434-09	Budget	04/21/09	Special Legislation
1435-09	Transfer of Volume Cap	04/21/09	Special Legislation
1436-09	Development Plan: 10866 Lincoln Trail	04/21/09	Special Legislation
1437-09	Fees and Salaries	05/05/09	Chapter 16
1438-09	Nuisances	05/05/09	Section 25-1-1(T)
1439-09	Offenses: Groundwater	05/05/09	Section 27-1-50

ORD. #	TITLE	DATE	LOCATION IN CODE
1440-09	Streets: Mailboxes	05/19/09	Secs. 33-3-1; 33-3-3; 33-3-4
1441-09	Development Code: Signs	05/19/09	Section 14-7-4(B)
1442-09	Development Plan: 100 Ludwig Drive	05/19/09	Special Legislation
1443-09	Administration: Appointments	05/19/09	Secs; 3-4-5(A); 3-9-3(B)
1445-09	Development Code: Zoning Map	06/02/09	Special Legislation
1446-09	Budget	06/16/09	Special Legislation
1447-09	Fees and Salaries	06/16/09	Chapter 16
1448-09	Development Code & Bus. Regulations	07/07/09	Ch. 8, Art. XIII; Secs. 14-2-9(B); 14-2-10(B); 14-2-11(B); 14-2-12(B); 14-2-13(D); 14-2-14(C)
1449-09	Fees and Salaries	07/07/09	Chapter 16
1450-09	Development Plan: 5903 Old Collinsville Rd	07/21/09	Special Legislation
1451-09	Development Plan: 5151 N Illinois	07/21/09	Special Legislation
1452-09	Motor Vehicles: Stop Signs	08/06/09	Ch. 24; Schd. “B”
1453-09	Budget	09/15/09	Special Legislation
1454-09	Administration: Votes	09/15/09	Section 3-2-1(P)
1455-09	Budget	10/20/09	Special Legislation
1456-09	Administration: Committee	10/20/09	Section 3-1-8(C)(7)
1457-09	Administration: Reports	11/03/09	Section 3-2-1(B)(9)
1458-09	Administration: Vacancy	11/03/09	Section 3-4-5(B)
1459-09	Zoning: Rezoning: 4 Barco Road	11/03/09	Special Legislation
1460-09	Zoning: Rezoning: 5819 Old Collinsville Road	11/03/09	Special Legislation
1461-09	Budget	11/17/09	Special Legislation
1462-09	Fees and Salaries	11/17/09	Chapter 16
1463-09	Motor Vehicles: No Parking	12/01/09	Ch. 24; Schd. “C”
1464-09	Motor Vehicles: Stop Streets	12/01/09	Ch. 24; Schd. “B”
1465-09	Budget	12/15/09	Special Legislation
1466-10	$4,000,000 G.O. Bonds	01/05/10	Special Legislation
1467-10	$7,455,000 G.O. Bonds	01/05/10	Special Legislation
1468-10	$4,175,000 G.O. Bonds	01/05/10	Special Legislation
1469-10	Mandated Policies: Identity Theft	01/05/10	Chapter 22
1470-10	Animals: Definitions	01/05/10	Section 4-1-1
1471-10	Budget	02/19/10	Special Legislation
1472-10	Development Plan: 10785 Lincoln Trail	02/19/10	Special Legislation
1473-10	Budget	02/19/10	Special Legislation
1474-10	Parks: Animals	03/16/10	Section 29-1-1(J)

ORD. #	TITLE	DATE	LOCATION IN CODE
1475-10	Development Plan: 6570 N Illinois	03/16/10	Special Legislation
1476-10	Budget	03/16/10	Special Legislation
1477-10	Fees and Salaries	03/16/10	Chapter 16
1478-10	Closing of Street	04/06/10	Special Legislation
1479-10	Motor Vehicles: One-Way Streets	04/06/10	Sec. 24-3-2; Schd. "O"
1480-10	Budget	04/20/10	Special Legislation
1481-10	Transfer of Volume Cap	04/20/10	Special Legislation
1482-10	Fees and Salaries	04/20/10	Chapter 16
1483-10	Animals	04/20/10	Chapter 4
1484-10	Taxation: Food Tax	04/20/10	Section 36-4-9
1485-10	Budget	04/20/10	Special Legislation
1486-10	Nuisances: Sump Pump	06/01/10	Section 25-1-1(T)
1487-10	Budget	06/01/10	Special Legislation
1488-10	Motor Vehicles: Fire Lanes	06/01/10	Ch. 24; Schd. "D"
1489-10	Zoning: Area-Bulk Variance: 1428 2nd Avenue	06/01/10	Special Legislation
1490-10	Budget	06/15/10	Special Legislation
1491-10	Motor Vehicles: Handicapped Parking	07/06/10	Ch. 24; Schd. "D"
1492-10	Development Code: Charities	09/07/10	Section 14-10-14
1493-10	Business: Special Events	09/07/10	Secs. 8-13-2(B)(C)(E)
1494-10	Administration: Administrator	09/07/10	Section 3-9-6
1495-10	Administration: Finance Director	09/07/10	Ch. 3; Art. XX; Section 3-7-9
1496-10	Offenses: Synthetic Cannabinoids	09/07/10	Section 27-1-51
1497-10	Budget	09/21/10	Special Legislation
1498-10	Administration: Unclaimed Property	09/21/10	Secs. 3-4-14 - 3-4-17
1499-10	Motor Vehicles: No Parking	09/21/10	Ch. 24; Schd. "C"
1500-10	Administration: Salaries	09/21/10	Section 3-3-2
1501-10	Motor Vehicles: Parking Violations	10/05/10	Section 24-7-2(D)
1502-10	Budget	10/05/10	Special Legislation
1503-10	Budget	10/19/10	Special Legislation
1504-10	$4,000,000 G.O. Bonds	11/02/10	Special Legislation
1505-10	Fees and Salaries	11/02/10	Chapter 16
1506-10	Budget	11/16/10	Special Legislation
1507-10	Fees and Salaries	11/16/10	Chapter 16
1508-10	Administration: Insurance Broker	12/07/10	Ch. 3; Art. XIX
1509-10	Budget	12/21/10	Special Legislation
1510-10	$4,000,000 G.O. Bonds	12/21/10	Special Legislation
1511-10	$7,455,000 G.O. Bonds	12/21/10	Special Legislation
1512-10	$4,175,000 G.O. Bonds	12/21/10	Special Legislation
1513-10	$2,630,000 G.O. Bonds	12/21/10	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1514-11	Fees and Salaries	02/03/11	Chapter 16
1515-11	Development Plan: 9003-9005 St Clair Ave	02/15/11	Special Legislation
1516-11	Administration: Finance Director	02/15/11	Section 3-20-7
1517-11	Budget	03/15/11	Special Legislation
1518-11	Development Code: Restoration	04/05/11	Section 14-3-19.5
1519-11	Building Codes: Property Maintenance	04/05/11	Section 15-1-2(H)
1520-11	Business: Pawnbrokers	04/05/11	Ch. 8; Art. XIV
1521-11	Business: Consumer Installment Loans	04/19/11	Secs. 8-11-3; 8-11-5
1522-11	Transfer of Volume Cap	04/19/11	Special Legislation
1523-11	Budget	04/19/11	Special Legislation
1524-11	Motor Vehicles: Stop Intersections	04/19/11	Ch. 24; Schd. “B”
1525-11	Development Plan: 6211 N Illinois	04/19/11	Special Legislation
1526-11	Fees and Salaries	04/19/11	Chapter 16
1527-11	Development Code: Sign Regulations	06/07/11	Section 14-7-9
1528-11	Development Code: Definitions	06/07/11	Secs. 14-1-11; 14-2-12(C); 14-2-13(D)
1529-11	Zoning: Rezoning: 4608-4660 N Illinois	06/07/11	Special Legislation
1530-11	Offenses: MDPV Prohibited	06/07/11	Section 27-1-52
1531-11	Zoning: Variance: 6804 Tara Manor Dr.	06/21/11	Special Legislation
1532-11	Administration: Term Limit	07/05/11	Secs. 3-1-14; 3-5-17; 3-6-13; 3-7-9
1533-11	Budget	07/19/11	Special Legislation
1534-11	Fees and Salaries	07/19/11	Chapter 16
1535-11	Development Code: Day Care Homes	08/02/11	Section 14-4-22
1536-11	Fees and Salaries	08/16/11	Chapter 16
1537-11	Budget	08/16/11	Special Legislation
1538-11	Motor Vehicles: Speed Limits	09/06/11	Section 24-4-1(2)
1539-11	Taxation: Food and Beverage Sales Tax	09/06/11	Section 36-4-2
1540-11	Taxation: Hotel Tax	09/06/11	Section 36-2-2
1541-11	Taxation: Sales Tax	09/20/11	Section 36-1-3
1542-11	Administration & Development Code: Liens	09/20/11	Secs. 3-5-18; 3-6-14; Ch. 14; Art. XIII
1543-11	Development Plan: 10016 Old Lincoln Trail	09/20/11	Special Legislation
1544-11	Fees and Salaries	10/04/11	Chapter 16
1545-11	Business: Solicitors	10/04/11	Section 8-2-10
1546-11	Motor Vehicles: Stop Intersections	10/04/11	Ch. 24; Schd. “B”
1547-11	Building Codes: Inspections	10/04/11	Section 15-1-2(I)
1548-11	Administration: Power and Duties	10/04/11	Section 3-9-3(B)
1549-11	Law Enforcement: Bail Bonds	10/18/11	Ch. 30; Art. IV
1550-11	Motor Vehicles: Golf Carts	10/18/11	Ch. 24; Art. XII
1551-11	Motor Vehicles: Speed Limits	10/18/11	Section 24-4-1(3)
1552-11	Development Plan: 10779 Lincoln Trail	10/18/11	Special Legislation
1553-11	Development Plan: South End of Canty Lane	12/06/11	Special Legislation
1554-11	Budget	12/20/11	Special Legislation
1555-11	Tax Levy	12/20/11	Special Legislation
1556-11	Tax Abatement ($7,455,000)	12/20/11	Special Legislation
1557-11	Tax Abatement ($2,630,000)	12/20/11	Special Legislation
1558-11	Tax Abatement ($496,223)	12/20/11	Special Legislation
1559-12	Fees and Salaries	01/03/12	Chapter 16

ORD. #	TITLE	DATE	LOCATION IN CODE
1560-12	Fees and Salaries	02/27/12	Chapter 16
1561-12	Taxation: Tax Increment Finance	03/09/12	Secs. 36-3-1; 36-3-2
1562-12	Motor Vehicles: Impoundment	03/09/12	Section 24-11-1
1563-12	Business: Hawkers, Peddlers and Itinerant Merchants; Special Events	04/04/12	Secs. 8-3-1; 8-3-2; 8-13-2
1564-12	Budget	04/04/12	Special Legislation
1565-12	Zoning: Special Use Permit: Threlkeld	04/23/12	Special Legislation
1566-12	Transfer of Volume Cap	04/23/12	Special Legislation
1567-12	Development Code & Building Code	04/23/12	Secs. 14-3-2; 14-3-2.1; 14-3-5; 14-3-6; 14-3-36; 14-3-37; 14-3-38; 15-1-2
1568-12	Boards: Membership	04/23/12	Section 6-6-2
1569-12	Development Plan: 6300 N Illinois	04/23/12	Special Legislation
1570-12	Development Code: Accessory Uses	04/23/12	Section 14-3-8.1
1571-12	Dedication of Street	05/16/12	Special Legislation
1572-12	Zoning: Variance: 5909 N Illinois	05/16/12	Special Legislation
1573-12	Fees and Salaries	05/16/12	Chapter 16
1574-12	Fees and Salaries	06/08/12	Chapter 16
1575-12	Fees and Salaries	06/08/12	Chapter 16
1576-12	Development Plan: 340 Marketplace	06/21/12	Special Legislation
1577-12	Zoning: Variance: 1 Berkeley Court	06/21/12	Special Legislation
1578-12	Motor Vehicles: No Parking	07/19/12	Ch. 24; Schd. “C”
1579-12	Parks: Special Events Permit	07/19/12	Section 29-3-2(E)
1580-12	Zoning: Special Use Permit: 10251 Lincoln Trail Suite 1	07/19/12	Special Legislation
1581-12	Nuisances: Chronic Nuisance Property	08/21/12	Ch. 25; Art. V
1582-12	Budget	08/21/12	Special Legislation
1583-12	Development Plan: 6600 N Illinois	08/21/12	Special Legislation
1584-12	Fees and Salaries	08/21/12	Chapter 16
1585-12	Fees and Salaries	09/04/12	Chapter 16
1586-12	Fees and Salaries	09/04/12	Chapter 16
1587-12	Business: Special Events	09/18/12	Section 8-13-2(C)
1588-12	Development Plan: 214 Ashland	09/18/12	Special Legislation
1589-12	Zoning: Variance: 41 Annex Court	09/18/12	Special Legislation
1590-12	Development Plan: 6525 N Illinois	10/16/12	Special Legislation
1591-12	Zoning: Variance: 137 Toulon Court	11/06/12	Special Legislation
1592-12	Fees and Salaries	11/20/12	Chapter 16
1593-12	Tax Levy	12/18/12	Special Legislation
1594-12	Tax Levy	12/18/12	Special Legislation
1595-12	Abatement of Tax	12/18/12	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1596-12	Abatement of Tax	12/18/12	Special Legislation
1597-12	Fiscal and Finance:		
	Treasury Management Policy	12/18/12	Ch. 37; Art. VII
1598-12	Budget	12/18/12	Special Legislation
1599-12	Zoning: Variance: 228 Elm Drive	12/18/12	Special Legislation
1600-12	Zoning: Variance: 10 Hill Drive	12/18/12	Special Legislation
1601-12	Charity Collection Box: 9815 Bunkum Rd	12/18/12	Special Legislation
1602-13	Comprehensive Plan	01/02/13	Special Legislation
1603-13	Annexation	01/02/13	Special Legislation
1604-13	Annexation	01/02/13	Special Legislation
1605-13	Motor Vehicles: Stop Signs	01/02/13	Ch. 24; Schd. "B"
1606-13	Administration: Unclaimed Property	01/02/13	Secs. 3-4-14 – 3-4-17
1607-13	Budget	02/19/13	Special Legislation
1608-13	Administration: Contracts	02/19/13	Section 3-4-8(B)
1609-13	Development Plan: 705 Lincoln Highway	03/05/13	Special Legislation
1610-13	Taxation: Sales Tax	03/19/13	Section 36-1-3
1611-13	Budget	03/19/13	Special Legislation
1612-13	Transfer of Volume Cap	03/19/13	Special Legislation
1613-13	Administrative Adjudication	04/02/13	Chapter 2
1614-13	Budget	04/16/13	Special Legislation
1615-13	Motor Vehicles: Stop Signs	04/16/13	Ch. 24; Schd. "B"
1616-13	Fees and Salaries	04/16/13	Chapter 16
1617-13	Development Plan: 1406 2nd Ave	04/16/13	Special Legislation
1618-13	Business: Special Events	04/16/13	Section 8-13-2(C)
1619-13	Motor Vehicles: Stop Signs	05/21/13	Ch. 24; Schd. "B"
1620-13	Redevelopment Agreement	06/04/13	Special Legislation
1621-13	Business: Special Events	06/18/13	Section 8-13-2(C)
1622-13	Fees and Salaries	07/16/13	Chapter 16
1623-13	Zoning: Use Request: 6540 N Illinois	08/20/13	Special Legislation
1624-13	Administrative Adjudication	08/20/13	Chapter 2
1625-13	Annexation	09/03/13	Special Legislation
1626-13	Building Codes: Property Maintenance	10/01/13	Section 15-1-2
1627-13	Fees and Salaries	11/05/13	Chapter 16
1628-13	Development Code	11/05/13	Secs. 14-1-11; 14-2-11; 14-2-13
1629-13	Fees and Salaries	12/17/13	Chapter 16
1630-13	Budget	12/17/13	Special Legislation
1631-13	Abatement of Tax	12/17/13	Special Legislation
1632-13	Tax Levy	12/17/13	Special Legislation
1633-13	Tax Levy: Library	12/17/13	Special Legislation
1634-13	Tax Levy: Library	12/17/13	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1635-14	Fees and Salaries	02/18/14	Chapter 16
1636-14	Disconnection of Property	02/18/14	Special Legislation
1637-14	Transfer of Volume Cap	03/04/14	Special Legislation
1638-14	Parks: Fees	03/04/14	Ch. 29; Art. III
1639-14	Budget	04/01/14	Special Legislation
1640-14	Development Plan: 6900 N Illinois	04/15/14	Special Legislation
1641-14	Liquor	05/06/14	Chapter 21
1642-14	Development Plan: 10616 Lincoln Trail	06/03/14	Special Legislation
1643-14	Liquor	06/03/14	Secs. 21-2-5(A); 21-3-1; 21-3-29
1644-14	Cable Television	06/17/14	Chapter 9
1645-14	Development Plan: 6900 N Illinois	06/17/14	Special Legislation
1646-14	Development Code: Map Amendment	06/17/14	Special Legislation
1647-14	Development Plan: Cari Drive	06/17/14	Special Legislation
1648-14	Development Plan: 65XX-6595 N Illinois	06/17/14	Special Legislation
1649-14	Development Plan: 622 Lincoln Highway	06/17/14	Special Legislation
1650-14	Development Code	07/15/14	Secs. 14-1-11; 14-2-12
1651-14	Business & Taxation: Hotels	08/05/14	Ch. 8, Art. XV; Sec. 36-2-8; 36-2-9
1652-14	TIF: Interested Parties	08/05/14	Chapter 35
1653-14	TIF: Interested Parties	08/05/14	Chapter 35
1654-14	Special Tax Allocation Fund	08/05/14	Special Legislation
1655-14	Special Tax Allocation Fund	08/05/14	Special Legislation
1656-14	Zoning: Special-Use Permit: 9629 Holdener Drive	08/05/14	Special Legislation
1657-14	Administration: Rules	08/19/14	Section 3-2-1(BB)
1658-14	Development Plan: 10006 Old Lincoln Trail	08/19/14	Special Legislation
1659-14	Fees and Salaries	09/02/14	Chapter 16
1660-14	Nuisances: Upholstered Furniture	09/16/14	Section 25-1-1(U)
1661-14	Development Code: Map Amendment	09/16/14	Special Legislation
1662-14	Budget	10/07/14	Special Legislation
1663-14	Development Code: Sign Variance	10/21/14	Special Legislation
1664-14	Vacation of Property	10/21/14	Special Legislation
1665-14	Parks: Fees	11/04/14	Ch. 29; Art. III
1666-14	Purchase of Real Estate	11/18/14	Special Legislation
1667-14	Tax Levy: Library	12/02/14	Special Legislation
1668-14	Tax Levy	12/02/14	Special Legislation
1669-14	Tax Levy: Library	12/02/14	Special Legislation
1670-14	Tax Levy	12/02/14	Special Legislation
1671-14	Budget	12/16/14	Special Legislation
1672-14	G.O. Bonds	12/16/14	Special Legislation
1673-14	Enterprise Zone	12/16/14	Special Legislation
1674-14	Zoning: Special-Use Permit: 113 Ashland Rd	12/16/14	Special Legislation
1675-14	Development Code: Accessory Uses	12/16/14	Secs. 14-3-8; 14-3-8.1; 14-3-8.2

ORD. #	TITLE	DATE	LOCATION IN CODE
1676-14	Zoning: Area-Bulk Variance: 3927 Highland Rd	12/16/14	Special Legislation
1677-14	Zoning: Area-Bulk Variance: 5329 N Illinois	12/16/14	Special Legislation
1678-15	Redevelopment Project Area: TIF #4	01/20/15	Special Legislation
1679-15	Redevelopment Project Area: TIF #4	01/20/15	Special Legislation
1680-15	Redevelopment Project Area: TIF #5	01/20/15	Special Legislation
1681-15	Redevelopment Project Area: TIF #5	01/20/15	Special Legislation
1682-15	Development Plan: 1710-1712 Lincoln Trail	01/20/15	Special Legislation
1683-15	Zoning: Special-Use Permit: 9612 Fairmont Rd	02/04/15	Special Legislation
1684-15	Motor Vehicles: Four-Way Intersections	02/20/15	Ch. 24; Schd. "B"
1685-15	Motor Vehicles: No Parking	02/20/15	Ch. 24; Schd. "C"
1686-15	Zoning: Special-Use Permit: 312 Pleasant Ridge Rd	02/20/15	Denied
1687-15	Development Plan: 10614 Lincoln Trail	02/20/15	Special Legislation
1688-15	Budget	04/09/15	Special Legislation
1689-15	Taxation: Sales Tax	04/09/15	Section 36-1-3
1690-15	Transfer of Volume Cap	04/09/15	Special Legislation
1691-15	Fees and Salaries	04/09/15	Chapter 16
1692-15	Redevelopment Agreement: 10712 Lincoln Trail	04/09/15	Special Legislation
1693-15	Administration	05/08/15	Chapter 3
1694-15	Development Plan: 705 Lincoln Highway	05/26/15	Special Legislation
1695-15	Fees and Salaries	05/26/15	Chapter 16
1696-15	Redevelopment Plan & Project: TIF #4	06/16/15	Special Legislation
1697-15	Redevelopment Project Area: TIF #4	06/16/15	Special Legislation
1698-15	Redevelopment Project Area: TIF #4	06/16/15	Special Legislation
1699-15	Administration: Meetings	06/16/15	Secs. 3-1-8; 3-2-1
1700-15	Motor Vehicles: Parking	06/16/15	Section 24-7-1(C)
1701-15	Zoning: Special-Use Permit: Frank Scott Parkway West	07/07/15	Special Legislation
1702-15	Development Plan: Cari Drive	08/18/15	Special Legislation
1703-15	Budget	08/18/15	Special Legislation
1704-15	Business: Hotel Registration	09/01/15	Section 8-15-7
1705-15	Fees and Salaries	10/06/15	Chapter 16
1706-15	Business: Yard Sales	10/20/15	Ch. 8; Art. VI
1707-15	Boards and Commissions: Business Alliance Commission	11/03/15	Ch. 6; Art. VI
1708-15	Motor Vehicles: No Parking	11/17/15	Ch. 24; Schd. "C"
1709-15	Offenses: Open Burning	11/17/15	Section 27-1-45
1710-15	Development Code: Electrical Code	11/17/15	Section 14-3-5
1711-15	Zoning: Special-Use Permit: 113 Ashland Ave	11/17/15	Special Legislation
1712-15	Development Plan: 5200 N Illinois	11/17/15	Special Legislation
1713-15	Tax Levy	12/01/15	Special Legislation
1714-15	Tax Levy	12/01/15	Special Legislation
1715-15	Tax Levy: Library	12/01/15	Special Legislation
1716-15	Tax Levy	12/01/15	Special Legislation

ORD. #	TITLE	DATE	LOCATION IN CODE
1717-16	Parks	01/19/16	Secs. 29-1-1(P); 29-3-1; 29-3-2
1718-16	Joint Review Board	01/19/16	Special Legislation
1719-16	Redevelopment Project Area: TIF #5	01/19/16	Special Legislation
1720-16	Redevelopment Agreement: 10712 Lincoln Trail	01/19/16	Special Legislation
1721-16	Development Plan: 823 Lincoln Highway	01/19/16	Special Legislation
1722-16	Law Enforcement: Dispatch Call Center	01/19/16	Section 30-1-10
*1823-16	Capital Improvement Program	02/02/16	Special Legislation
*1724-16	Boards: Board of Fire & Police Commissioners	02/02/6	Secs. 6-2-2; 6-2-3; 6-2-4
*1725-16	Transfer of Volume Cap	03/15/16	Special Legislation
*1726-16	Zoning: Variance: 10616 Lincoln Trail	03/15/16	Special Legislation
*1727-16	Redevelopment Agreement: 10610 Lincoln Trail	03/15/16	Special Legislation
*1728-16	Development Plan: 10614 Lincoln Trail	03/15/16	Special Legislation
*1729-16	Development Plan: 5601 Old Collinsville Rd	04/05/16	Special Legislation
*1730-16	Development Plan: 10518 Lincoln Trail	04/05/16	Special Legislation
*1731-16	Budget	04/19/16	Special Legislation
*1732-16	Development Code: 9109 St Clair Ave	04/19/16	Special Legislation
*1733-16	Development Plan: 9109 St Clair Ave and 1407 Second Ave	04/19/16	Special Legislation
*1734-16	Redevelopment Project Area	04/19/16	Special Legislation
*1735-16	Redevelopment Project Area	04/19/16	Special Legislation
*1736-16	TIF: Interested Parties	04/19/16	Chapter 35
*1737-16	Special Tax Allocation Fund	04/19/16	Special Legislation
*1738-16	TIF: Interested Parties	04/19/16	Chapter 35
*1739-16	Redevelopment Plan	04/19/16	Special Legislation
*1740-16	Redevelopment Project Area	04/19/16	Special Legislation
*1741-16	Special Tax Allocation Fund	04/19/16	Special Legislation
*1742-16	Redevelopment Agreement: 10408 Lincoln Trail	04/19/16	Special Legislation
*1743-16	Redevelopment Agreement: 10610 Lincoln Trail	04/19/16	Special Legislation
*1744-16	Zoning: Special-Use Permit: 5900 N Illinois	05/03/16	Special Legislation
*1745-16	Development Code	05/17/16	Secs. 14-3-2; 14-3-2.1; 14-3-6; 14-3-36; 14-3-37; 14-3-38
*1746-16	Zoning: Area-Bulk Variance: 238 Circle Drive	05/17/16	Special Legislation
*1747-16	Development Plan: 5 Ludwig Drive	05/17/16	Special Legislation
*1748-16	Zoning: Area-Bulk Variance: 9723 West State Route 161	05/17/16	Special Legislation
*1749-16	Fees and Salaries	05/17/16	Chapter 16
*1750-16	Sale of Property: 10408 Lincoln Trail	06/07/16	Special Legislation
*1751-16	Offenses: Fireworks	06/07/16	Section 27-1-38
*1752-16	Zoning: Area-Bulk Variance: 10408 Lincoln Trail	06/07/16	Special Legislation
*1753-16	Development Plan	06/21/16	Special Legislation
*1754-16	TIF: Redevelopment Plan	07/19/16	Special Legislation
*1755-16	TIF: Redevelopment Project Area	07/19/16	Special Legislation
*1756-16	TIF: Redevelopment Project Area	07/19/16	Special Legislation
*1757-16	TIF: Redevelopment Project Area	07/19/16	Special Legislation
*1758-16	TIF: Redevelopment Project Area	07/19/16	Special Legislation
*1759-16	TIF: Redevelopment Project Area	07/19/16	Special Legislation

CHAPTER 1

GENERAL PROVISIONS

ARTICLE I

1.01 TITLE OF ORDINANCES.

(A) This Code of Ordinances shall be known as and constitute the Revised Ordinances of the City of Fairview Heights, Illinois of 1974.

(B) Any additions or amendments to this Code are incorporated in this Code so that a reference to "The Revised Ordinances of the City of Fairview Heights, Illinois of 1974" includes them.

1.02 NUMBERING OF SECTIONS.

(A) Each section number of this Code shall consist of **two (2)** component parts separated by a period, the figure after the period referring to the position of the section within the chapter.

(B) The decimal system shall be used for all additions or amendments to this Code. When a chapter or section is to be added, it shall be given a decimal character.

1.03 SECTION INCLUDES PENALTY. Reference to any section of this Code includes the penalty section relating thereto, unless otherwise expressly provided. In case of the amendment of any section of this Code containing provisions for which a penalty provided in another section, the penalty so provided shall relate to the amended section whether re-enacted in the amendatory ordinance or not, unless such penalty is specifically repealed or amended therein.

1.04 JURISDICTION. Unless otherwise provided in this Code, this Code shall apply to all acts performed within the corporate limits of the City of Fairview Heights. Provisions of this Code shall also apply to acts performed outside the corporate limits and up to the limits provided by law, where the law confers power to the City to regulate such particular acts outside the corporate limits.

1.05 RULES OF CONSTRUCTION. In the construction of this Code, the following rules shall be observed, unless such construction would be inconsistent with the manifest intent of the City Council or repugnant to the context of the Code.

(1) All general provisions, terms, phrases and expressions shall be liberally constructed in order that the true intent and meaning of the Mayor and City Council may be fully carried out.

(2) Words in the present tense shall include the future.

(3) Wording importing the singular number shall extend and be applied to several persons or things, and words importing the plural number shall include the singular.

(4) Words importing the masculine gender apply also to female and neuter genders.

(5) The word "Person" or "Persons" as well as all words referring to or importing persons, shall extend and be applied to bodies politic, and corporate as well as individuals.

(6) The word "Month" shall mean a calendar month, and the word "Year" a calendar year, unless otherwise expressed.

(7) The time within which any act provided by ordinance is to be done shall be computed by excluding the first and including the last, unless the last day is Sunday, and then it shall be excluded.

(8) The word "Oath" shall be deemed to include an affirmation, and the word "Sworn" shall be construed to include the word "Affirmed".

(9) The words "written and in writing" shall include printing and any other mode of representing words and letters; but when the written signature of any person is required to any official of public writing or bond, it shall be in the proper handwriting of such person(s), or in case he is unable to write, his proper mark.

(10) The word "street" includes highway, lane, court, avenue, road or alley, or any road or public thoroughfare laid out by public authority.

(11) The term "City" means the City of Fairview Heights, and the term "County" means the County of St. Clair, and the term "State" means the State of Illinois.

(12) The term "City Council" or "Council" means the City Council of Fairview Heights, Illinois.

(13) The term "this code" means the Revised Ordinances of the City of Fairview Heights, Illinois of 1974 and all amendments thereto.

(14) Reference to the Illinois Compiled Statutes means the 1992 edition thereof or the latest edition if there is an edition after 1992.

(15) Reference to "Mayor" means the Mayor of the City of Fairview Heights, Illinois.

1.06 **ORDINANCE CONTINUOUS.** The provisions of this Code, so far as they are the same as those of any prior ordinance, shall be construed as a continuation of such prior provisions, and not as a new enactment.

1.07 **RESERVED.**

1.08 **EFFECT OF NEW ORDINANCES.** No new ordinance shall be construed to repeal a former ordinance, whether such former ordinance is expressly repealed or not, as to any offense committed against the former ordinance or as to any act done, and penalty, forfeiture, or punishment incurred, or any right accrued, or claim arising before the new ordinance takes effect, save only that the proceedings thereafter shall conform so far as is practicable to the ordinances in force at the time of such proceedings. If any penalty,

forfeiture or punishment is mitigated by any provisions of new ordinances, such provisions may, by consent of the person affected, be applied to any judgment pronounced after the new ordinance takes effect. This Section extends to all repeals, either by express words or by implication, whether the repeal is in the ordinance making any new provisions upon the same subject or in any other ordinance.

1.09 PENALTIES.

(A) Unless otherwise specifically provided, any person violating any provision of this Code, shall, upon conviction, be fined not less than **Ten Dollars ($10.00)**, nor more than **Seven Hundred Dollars ($700.00)**. **(Ord. No. 1111-02; 12-03-02)**

(B) Each day on which a violation of this Code occurs or continues is a separate offense. **(See 65 ILCS Sec. 5/1-2-7 and 5/1-2-8)**

1.10 TRIVIAL SUITS. In any suit brought under the ordinances of this City upon the complaint of a person other than the Chief of Police or some other city officer and which suit is dismissed as trivial or frivolous, the suit shall be at the cost of the person making such complaint. When it appears to the satisfaction of any judge that there are good grounds for believing that a suit is trivial or frivolous, and that the party complaining is not legally responsible for costs that may be expended in their behalf, the judge may demand security for such costs, in the event that such suit is dismissed, or may require that the party complaining deposit in advance, the costs of issuing the necessary writs of making the arrest.

CHAPTER 3

ADMINISTRATION

ARTICLE I – CITY COUNCIL

3-1-1 **CITY COUNCIL.** The City Council shall consist of the Mayor and **ten (10) Aldermen,** and their term of office shall be for **four (4) years** and until their successors are elected and have qualified. **(65 ILCS 5/3.1-10-50(D) and 5/3.1-20-10)**

3-1-2 **ELECTIONS; FUNCTIONS.** The members of the City Council shall be elected and serve for a **four (4) year term** as is provided by statute. The Council shall be the legislative division of the City government and shall perform such duties and have such powers as may be authorized by statute.

3-1-3 **MEETINGS.** The regular meetings of the Council shall be held in the Council Chamber of the City Hall on the **first (1st)** and **third (3rd) Tuesday** of each month at the hour of **7:00 P.M.** Adjourned meetings may be held for the purpose of completing the unfinished business of the regular meeting at such time or times as the Council may determine; provided, however, that regular reports of officers of the City shall be presented at the first meeting in each month and claims against the City shall be presented at the second meeting in each month. Should the regular meeting fall on a public holiday such regular meeting may, at the discretion of the City Council, be held on the following day at the stated time. Additionally, should a regular meeting fall on an election day the meeting shall, if required by state law, be held on the following day at the stated time. **(5 ILCS 120/1 through 120/5 and 65 ILCS 5/3.1-40-25)**

3-1-4 **SPECIAL MEETINGS.** Special meetings may be called by the Mayor or by any **three (3) members** of the Council, whenever in their discretion they may deem it necessary, in which event such meeting shall be called in the following manner: The mayor or **three (3)** members of the Council, as the case may be, shall file in the City Clerk's Office a statement in writing setting forth the object and purpose of such special meeting and directing the clerk to give notice of the same. Upon the filing of such statement, the City Clerk shall cause to be served personally upon each member of the Council, or leave at his/her usual place of business, a notice of such special meeting, setting forth the object and purpose thereof and the time of holding the same. In addition to the notice requirement prescribed herein, public notice of such meeting must be given as prescribed in Sections 2.02 and 2.03 of the Open Meetings Act. No business other than that mentioned in the call shall be transacted at such special meeting. The Clerk shall cause an affidavit showing service of such notice as herein provided to be filed in his office prior to the time fixed for such special meeting; together with a statement of compliance with **"An Act in Relation to Meetings"**, as prescribed by statute. Any special meeting attended by a quorum of the members of the Council shall be a regular meeting for the transaction of any business that may come before such meeting. **(65 ILCS 5/3.1-40-25 and 5 ILCS 120/2.02 and 2.03)**

3-1-5 **VACANCY.** A vacancy in the office of an Alderman shall be filled for the unexpired balance of the term at the next succeeding general municipal election as provided in **65 ILCS 5/3.1-10-30**. During the period from the time that the vacancy occurs until the next election of Aldermen, the vacancy may be filled by the Mayor with the advice and consent of the Council. **(65 ILCS 5/3.1-10-50(B))**

3-1-6 **PRESIDING OFFICER.** The Mayor shall be the Presiding Officer of the Council at all regular or special meetings.

3-1-7 **QUORUM.** A majority of the corporate authorities, that is, of the Alderman and the Mayor, shall constitute a quorum of the City Council sufficient to do business, but no Ordinance shall be passed, except upon the favorable vote of a majority of the corporate authorities and except as may otherwise be provided by statute. **(65 ILCS 5/3.1-40-20)**

3-1-8 **STANDING COMMITTEES.**

(A) It shall be the duty of the Mayor, by and with the consent of the Council, at the first regular meeting of the Council in May of each year, or as soon thereafter as may be possible, to appoint **seven (7)** standing sub-committees of the City Council, which will operate under **three (3)** Committees, which shall be as follows:

Each of the **three (3)** Committees will consist of **five (5) members** of the Council with one member from each of the **five (5) Wards** in the City. Each of the **three (3)** Committees will be convened and the Chairman of each of the designated Committees will begin with their assigned Committee and, when complete, will transition to the next Committee. The Committee member(s) will be appointed by the Mayor for a period of **twenty-four (24) months**. The Committee Chairman appointments shall be for a period of **twelve (12) months** and will be appointed by the Mayor on an annual basis at the first regular meeting of the Council in May of each year, or as soon thereafter as may be possible. The **three (3)** Committees and their respective stated purposes are:

(1) **OPERATIONS COMMITTEE: The regular meetings of the Operations Committee shall be held on the first (1st) Wednesday following the first City Council meeting of each month at the hour of 7:00 P.M.**

(a) **Committee on Personnel** (in cooperation with the City Administrator) will work to enable the City to employ and retain competent staff to accomplish the City's work and to efficiently and cost effectively provide essential City services. Input will be provided to the City Administrator in reviewing all aspects of employee personnel policies, benefits and health insurance. The Committee will also be informed of and review all employee grievances and related disciplinary actions, as well as legal activities connected with the same. The Committee shall set forth and be responsible for overseeing the negotiations of the City's collective bargaining unions and also non-union benefits.

(b) **Committee on Public Services** (in cooperation with the Public Services Director) will oversee all public works operations of the City, including streets, parks grounds, city buildings and the maintenance thereof.

(2) **ADMINISTRATION COMMITTEE: The regular meetings of the Administration Committee shall be held on the second (2nd) Wednesday following the first City Council meeting of each month at the hour of 7:00 P.M.**

(a) **Committee on Law Enforcement** (in cooperation with the Chief of Police) will review all aspects of Police Department operations and the Emergency Services and Disaster Agency (ESDA), including, but not limited to, the following:

(i) Review of bids for items requested by the Police Department or ESDA;

(ii) Requests for parade permits and special events requiring traffic control or police protection;

(iii) Emergency Medical Services (EMS); and

(iv) Other police related matters as assigned by the Mayor or City Council.

(b) **Committee on Finance** (in cooperation with the Finance Director) will conduct review, analysis, and make recommendations of financial policy and operations throughout the City; and will examine and review financial reports of all City departments and public services, including the review of bills and vouchers for payment prior to being sent to City Council for final consideration. The Finance Department shall also provide periodic budget updates throughout the fiscal year and be responsible, as Budget Officer, to prepare the annual budget.

(3) **COMMUNITY COMMITTEE: The regular meetings of the Community Committee shall be held on the third (3rd) Wednesday following the first City Council meeting of each month at the hour of 7:00 P.M.**

(a) **Committee on Planning** (in cooperation with the Land Use Director) will review the development and building codes, annexation petitions, zoning text and map amendment requests, special use permits, development plans, subdivision plats and other associated land use issues; regulations dealing with property maintenance, nuisances and animal control; other regulations pertaining to the licensing of business establishments, including mercantile and lodging; enforcement issues dealing with aforesaid regulations; and review recommendations of Planning Commission and Economic Development Commission for development in the City.

(b) **Committee on Development** (in cooperation with the Economic Development Director) will coordinate with the Director via Community Development Best Practices Standards the compatibility of residential, commercial and industrial land usage within the City. Among the strategies that will be considered is the use of tax increment financing, sales tax rebates and business assistance programs that may exist or be established. The Economic Development Director will also meet regularly with the City's Economic Development Commission and they will provide recommendations to the Development Commission from time-to-time.

(c) **Committee on Parks and Recreation** (in cooperation with the City's Parks Director) will review the activities and recreation programs of the City's parks.)

(B) The Mayor shall be ex-officio member of all committees.

(C) **Additional Duties of Committees.** Notwithstanding any of the provisions of the above section in reference to any of the standing committees of the Council, said standing committees shall not be limited in their action thereby, but they shall at all times, and in all manners, exercise all of the necessary duties that may pertaining to their respective committees, anything in this chapter to the contrary notwithstanding. They shall perform the duties that are usual and customary with such committees, and in the absence of special instructions in the preceding section they shall at all times as may be required, exercise the usual duties of said committees in acting for and preserving the best interests of the City.

(Ord. No. 1699-15; 06-16-15) (65 ILCS 5/3.1-40-35 and 5 ILCS 120/1 and 120/2.06)

3-1-9 **SPECIAL COMMITTEES.** The Mayor, by and with the advice and consent of the Council shall appoint such Special Committees as may be determined necessary.

3-1-10 **RESERVED.**

3-1-11 **RECORDS.** The City Clerk shall keep the minutes and records of the Council proceedings. **(65 ILCS 5/3.1-35-90)**

3-1-12 **MEETINGS OPEN TO PUBLIC.** All meetings shall be open to the public, as is required by statute. **(65 ILCS 5/3.1-40-25 and 5 ILCS 120/2.02 and 2.03)**

3-1-13 **EXECUTIVE COMMITTEE MEETINGS OPEN TO ALDERMEN.** All closed Executive Committee meetings shall be chaired by the elected official who requested the meeting. All Elected Officials shall be permitted to attend any Executive meeting that is convened by any Council Committee.

3-1-14 **TERM LIMIT.** The number of consecutive, full terms that one person may serve as an Alderman of the City of Fairview is limited to **three (3)**.

ARTICLE II - RULES AND REGULATIONS

3-2-1 **RULES OF THE COUNCIL.** The following rules of Order and Procedure shall govern the deliberations and meetings of the City Council. **(65 ILCS 5/3.1-40-15)**

(A) **Agenda.** Each Standing Committee, member of the City Council or designee thereof, or the Mayor, shall submit to the City Clerk proposed Motions, Resolutions and Ordinances to be brought before the meeting of the City Council. The proposed copies of Motions, Resolutions and Ordinances with attachments, in their entirety, must be in the possession of the City Clerk no later than **Noon** on the **Last Thursday**, preceding the Council meeting. No Motions, Resolutions or Ordinances shall appear on the Agenda unless copies of same have been submitted prior to the Agenda deadline. From the Motions, Resolutions and Ordinances submitted, the City Clerk shall prepare an Agenda including unfinished business for the meeting and provide copies of the same with proposed Motions, Resolutions and Ordinances to all elected City Officials, so that they may be received no later than **5:00 P.M. Thursday**, preceding the Council Meeting. All Motions, Resolutions and Ordinances proposed shall include the Committee name or individual sponsoring same.

In cases where a City holiday falls on a Thursday, the agenda deadline shall be **twenty-four (24) hours** earlier.

(B) **Rules and Order of Business.** The rules of Council and order of business shall be as follows:

The Council shall, at the first meeting in May of each year, adopt such rules of order and conduct of business as it may deem suitable for that particular year, which said rules shall not be repealed or changed during said year except by a vote of **two-thirds (2/3)** of the Council, and shall only be suspended by consent of **two-thirds (2/3)** of the members present at any meeting, and may be of the following form:

RULES AND ORDER OF BUSINESS OF THE CITY COUNCIL:

(1) **Rule 1.** The Mayor shall take the chair at the hour appointed for the council to meet, and immediately call the members to order; he shall order the roll called, and, pursuant to the provisions of this Code, compel the attendance of absent members.

(2) **Rule 2.** A majority of the members-elect shall constitute a quorum for the transaction of business.

(3) **Rule 3.** Order of Business:

- (a) Call to order
- (b) Pledge of allegiance
- (c) Invocation
- (d) Public Participation
- (e) Consent Agenda:
  - (i) Council Minutes
  - (ii) Presentation of Bills
  - (iii) Finance Report
- (f) Committee Reports
- (g) Communication from Mayor
- (h) Communication from Elected Officials and City Administrator
- (i) Old Business
- (j) New Business
- (k) Adjournment

(Ord. No. 1699-15; 06-16-15)

All questions by the Aldermen, relating to the priority of business shall be decided by the Chair without debate, subject to appeal.

(C) **Duties of the Presiding Officer.** The Mayor, as Presiding Officer, shall preside at all meetings of the City Council. He shall not vote on any ordinance, resolution or motion except:

(1) where the vote of the Aldermen has resulted in a tie; or

(2) where **one-half (1/2)** of the Aldermen elected have voted in favor of an ordinance, resolution or motion even though there is no tie vote; or

(3) where a vote greater than a majority of the corporate authorities is required by law to adopt an ordinance, resolution or motion.

In each instance specified, the Mayor shall vote. Nothing in this section shall deprive an acting Mayor or Mayor pro tem, from voting in his/her capacity as acting Mayor or pro tem.

The Presiding Officer shall preserve order and decorum and may speak to points of order in preference to other members, and shall decide all questions of order, subject to appeal.

In case of any disturbances or disorderly conduct, the Presiding Officer shall have the power to require the chamber to be cleared.

(D) **Duties of Members.** While the Presiding Officer is putting the question, no member shall walk across or out of the Council Chamber.

Every member, previous to his speaking, making a motion, or seconding the same, shall not proceed with his remarks until recognized and named by the Chair. Discussion shall be confined to the question under debate, avoiding personalities and refraining from impugning the motives of any other member's argument or vote.

When **two (2)** or more members seek recognition at the same time, the Presiding Officer shall name the member who is first to speak.

(E) **Visitors.** With the exception of Citizens' Comments, no person other than a member of the Council shall address that body, except with the consent of the majority of the members present. Department heads shall be excluded from this provision.

(F) **Call of Members to Order.** A member, when called to order by the Chair, shall thereupon discontinue speaking and take his seat and the order or ruling of the Chair shall be binding and conclusive, subject only to the right of appeal.

(G) **Appeals from Decisions of the Chair.** Any member may appeal to the Council from a ruling of the Chair, and if the appeal is seconded, the member making the appeal may briefly state his reason for the same, and the Chair may briefly explain his ruling; but there shall be no debate on the appeal and no other member shall participate in the discussion. The Chair shall then put the question, “Shall the decision of the Chair be sustained?”. If the majority of the members present vote “No”, the decision of the Chair shall be overruled; otherwise, it shall be sustained.

(H) **Question of Personal Privilege.** The right of a member to address the Council on a question of personal privilege shall be limited to cases in which his integrity, character, or motives are assailed, questioned or impugned; or for the safety of Council.

(I) **Voting.** Every member of the Council shall vote on all questions in which they are not directly and personally interested, which may be brought before the council for action in such manner as to require a vote to be taken thereon, unless such member be excused by a vote of **two-thirds (2/3)** of all other members present.

(J) **Special Order of Business.** Any matter before the Council may be set down as a special order of business at a time certain, if **two-thirds (2/3)** of the Aldermen present vote in the affirmative, but not otherwise.

(K) **Seconding of Motions Required: Written Motions - Reading of Motions, Resolutions, Ordinances.** No motion shall be put or debated in the Council or in committee unless it be seconded. When a motion is seconded, it shall be stated by the City Clerk, if requested, before debate or the vote, and every motion in the Council, except motions of procedure, shall be reduced to writing, if required by a member, and the proposer of the motion, Resolution or Ordinance may however, be waived by **two-thirds (2/3) vote** of Council.

(L) **Withdrawal of Motions.** After a motion, Ordinance or Resolution is stated by the Presiding Officer, it shall be deemed to be in possession of the Council, but it may be withdrawn at any time before decision, by consent of Council.

(M) **Division of Questions.** If any question under consideration contains several distinct propositions, the Council by a majority vote of the members present may divide such question.

(N) **Record of Motions.** In all cases where a Resolution, Ordinance or motion is entered in the minutes, the name of the member moving and seconding the same shall be entered also.

(O) **Taking and Entering the Votes; Explanations of Votes Not Permitted.** The passage of all ordinances for whatever purpose, and of any resolution or motion:

(1) to create any liability against the City or

(2) for the expenditure or appropriation of its money, shall require the concurrence of a majority of all members elected to the Council, including the Mayor.

However, the passage of an ordinance, resolution or motion to sell any of the City property shall require the concurrence of **three-fourths (3/4)** of all Aldermen elected. The yeas and mays shall be taken upon the question of the passage of the designated ordinances, resolutions or motions and recorded in the journal of the Council. Likewise, the yeas and nays shall be taken upon the question of the passage of any other resolution or motion at the request of any Alderman and shall be recorded in the journal.

When the Clerk has commenced to call the roll of the Council for the taking of a vote by "yeas" and "nays", all debate on the question before the Council shall be deemed concluded, and during the taking of the vote, no member shall be permitted to explain his vote, but shall respond to the calling of his name by the Clerk by answering "yea" or "nay", as the case may be.

(P) **Announcement and Changes of Votes.** The result of all votes by "yeas" and "nays" shall be announced by the Clerk and no vote shall be changed after the tally has been announced except by majority approval of the City Council.

(Q) **Motion to Refer.** A motion to refer to a Standing Committee shall take precedence over a similar motion to refer to a Special Committee.

(R) **Motion to Amend.** A motion to amend an amendment shall be in Order, but one to amend an amendment to an amendment shall not be entertained.

An amendment modifying the intention of a motion shall be in order; but an amendment relating to a different subject, shall not be in order.

On an amendment to "Strike out and insert", the paragraph to be amended shall first be read as it stands, then the words proposed to be stricken out, then those to be inserted, and finally, the paragraph as it will stand if so amended shall be read.

An amendment to the main question or other pending question may be referred to a committee and neither the main question nor such other pending question shall be affected thereby.

(S) **Reconsideration.** A vote or question may be reconsidered at any time during the same meeting, or at the first regular meeting held thereafter. A motion for reconsideration, having been once made and decided in the negative, shall not be renewed, nor shall a motion to reconsider be reconsidered.

No vote of the Council shall be reconsidered or rescinded at any special meeting thereof, unless at such special meeting there shall be present as many aldermen as were present when such vote was taken.

(T) **Adoption of Robert's Rules of Order Revised.** The rules of parliamentary practice comprised in the latest published edition of Robert's Rules of Order Revised shall govern the Council in all cases to which they are not inconsistent with the special rules of the Council.

(U) **Waiving of Rules; Amendment of Rules.** These rules may be temporarily suspended by a vote of **two-thirds (2/3)** of all the Council present, and shall not be repealed, altered or amended, unless done so by **two-thirds (2/3)** of all the Aldermen present.

(V) **Censure of Members; Expulsion of Members.** Any member acting or appearing in a lewd or disgraceful manner, or who uses obscene or insulting language to or about any member of the Council, or who does not obey the order of the Chair, shall be, on motion, censured by a majority vote of the members present, or expelled by a **two-thirds (2/3) vote** of all members elected for the duration of the meeting to which the motion to expel was proposed. **(65 ILCS 5/3.1-40-15)**

(W) **Reading of Ordinances.** All ordinances shall be read **two (2) times**, once each at **two (2) successive meetings** before passage. Both the first and second readings of Ordinances, and the reading of Resolutions, will be by title only. The ordinance will be open for debate after each reading.

(X) **Debate.** No member shall speak more than twice on the same question, except by unanimous consent of the Council, and then, not until every other member desiring to speak shall have had an opportunity to do so; provided, however, that the proposer of the matter under consideration or the Chairman of the committee whose report is under consideration, as the case may be, shall have the right to open and close debate. No member shall speak longer than **ten (10) minutes** at any one time,

except by majority consent of the Council; and in closing debate on any question, as above provided, the proposer shall be limited to **five (5) minutes**, except by special consent of the Council.

After a "call for the question", all members who have not spoken on the question shall be given the opportunity.

While a member is speaking, no member shall hold any private discussion, nor pass between the speaker and the Chair.

(Y) **Approval or Veto – Reconsideration After Veto.** All ordinances or resolutions passed by the Council shall, before they take effect, be deposited with the City Clerk, and if the Mayor approves thereof, he shall sign the same, and such as he shall not approve, he shall return to the Council with his objections thereto in writing, at the next regular meeting occurring not less than **five (5) days** after the passage thereof. Such veto may extend to any **one (1)** or more items or appropriations contained in any Ordinances or Resolution making an appropriation, or to the entire Ordinance or Resolution; and in case the veto only extends to a part of such Ordinance or Resolution, the residue thereof shall take effect and be in force. But in case the Mayor shall fail to return any Ordinance or Resolution, with his objections thereto, by the time aforesaid, he shall be deemed to have approved such Ordinance or Resolution and the same shall take effect accordingly. **(65 ILCS 5/3.1-40-45)**

Upon the return of any Ordinance or Resolution by the Mayor, the vote by which the same was passed shall be reconsidered by the Council; and, if after such reconsideration, **two-thirds (2/3)** of all members elected to the Council shall agree by yeas and nays to pass the same, it shall go into effect notwithstanding the Mayor may refuse to approve thereof. **(65 ILCS 5/3.1-40-50)**

ARTICLE III - OFFICIAL SALARIES & POSITIONS

3-3-1 **OFFICIALS.** The following Elected Officials shall serve as:

Mayor	as	Liquor Commissioner
City Clerk	as	City Collector
Treasurer	as	Budget Director

3-3-2 **SALARIES - ELECTED OFFICIALS.** The Elected Officials shall be paid per month as follows:

Mayor/Liquor Commissioner	$1,100.00
City Clerk/City Collector (Effective 5/1/2011)	$ 800.00
Treasurer/Budget Director (Effective 5/1/2011)	$ 800.00
Mayor/Liquor Commissioner	
effective 5/1/99	$1,600.00
effective 5/1/2000	$1,700.00
effective 5/1/2001	$1,800.00
City Clerk	
effective 5/1/2011	$ 799.00
City Collector	
effective 5/1/2011	$ 1.00
Budget Director	
effective 5/1/2011	$ 1.00
Eight (8) Aldermen	
including four (4) Aldermen elected 4/97	
effective 5/1/99 (ten (10) Aldermen)	$ 800.00
effective 5/1/2001	$ 800.00

All elected and appointed part-time City Officials shall be paid monthly. Effective **May 1, 1999**, elected officials will be paid on or about the **twentieth (20th)** of each month.

In case of death, the elected official's salary for the month in which the death occurred, shall be paid to the estate of the elected official. An Elected Official shall be permitted no more than **two (2)** unexcused absences from City Council meetings per fiscal year. An Official shall be paid if absence from City Council meeting is caused by illness of the Official, serious illness of a member of the Official's family, a death in the Official's immediate family, or a temporary change in the Official's work schedule which affects the Official's private employment. **(65 ILCS 5/3.1-50-5, 5/3.1-50-10 and 5/3.1-50-15)**

ARTICLE IV - MISCELLANEOUS

3-4-1 **ILLINOIS MUNICIPAL RETIREMENT FUND.** The City of Fairview Heights, St. Clair County, Illinois does hereby elect to participate in the Illinois Municipal Retirement Fund, effective **January 1, 1973.** The City Clerk is directed to promptly file a certified copy of this Article with the Board of Trustees of the Illinois Municipal Retirement Fund. **(40 ILCS 5/7-172 and 5/7-173)**

3-4-2 **DEPOSITORIES.**

(A) **Named.** All funds and monies now in the hands of the Treasurer of the City of Fairview Heights or which may hereafter come into his hands as such Treasurer of the City of Fairview Heights be deposited into any Bank, Savings and Loan, or Credit Union, and accepting only U.S. Treasury and Agency Securities as collateral, for deposits in excess of existing government insurance. **(65 ILCS 5/3.1-35-50 and 30 ILCS 235/6)**

(B) **Discharge.** The Treasurer shall be discharged from all responsibility for all funds and monies when he deposits them in a designated bank providing that such deposits do not exceed **seventy-five percent (75%)** of the Bank's Capital stock and surpluses.

(C) **Qualification.** The bank shall be qualified to receive municipal funds or monies after it has furnished the corporate authorities with copies of the last **two (2)** sworn statements of resources and liabilities which the bank is required to furnish to the Commissioner of Banks and Trust Companies or to the Comptroller of Currency.

(D) **Savings and Loans.** Investments may be made only in the savings and loan associations, the shares or investment certificates of which are insured by the Federal Savings and Loan Insurance Corporation. Any such securities may be purchased at the offering or market price thereof at the time of such purchase. Only such public funds shall be invested as, in the judgment of the Treasurer, will not be required for expenditure of any approval **thirty (30) days** from and after the date of investment. **(65 ILCS 5/3.1-35-50 and 30 ILCS 235/2)**

3-4-3 **REAL ESTATE; PURCHASE OR LEASE.**

(A) **Purchase or Lease as Lessor.** It shall be lawful to purchase or lease real or personal property for public purposes pursuant to contracts or leases which provide for the consideration for such purchase or lease to be paid in annual installments during a period not exceeding **twenty (20) years**.

(B) **Purchase or Lease of Lessee.** It shall be lawful to lease as lessee and to purchase real property or personal property for public purposes pursuant to a lease or purchase agreement which lease or purchase agreement may provide that the Municipality may, at its option, purchase the property which is subject to the agreement or lease upon terms wherein payments previously made, or a portion of them, are deducted from the purchase price of the property as provided for in such lease or agreement.

(C) However, the maximum amounts that will become due under the terms of such purchase or lease agreements, together with all other indebtedness of the Municipality, must be within all applicable limitations upon the incurring of indebtedness for which Municipality and for such pertinent public purposes.

3-4-4 **ELECTIONS.**

(A) **Election Procedures.** The provisions of the **Illinois Compiled Statutes, Chapter 65, Sec. 5/3.1-10-10 et seq.**, and **Chapter 10**, concerning municipal elections, shall govern the conduct of the elections.

(B) **Inauguration.** It is hereby established that the Inauguration date of newly elected officers of the City of Fairview Heights, Illinois will be the first regular City Council meeting in May of the year of election. **(65 ILCS 5/3.1-10-15)**

3-4-5 CITY OFFICERS - REGULATIONS.

(A) **Appointment.** All appointed City Officers shall hold their several offices by appointment pursuant to Section 3-5-3(A) of this Chapter 3 – Administration. **(65 ILCS 5/3.1-10-6)**

(B) **Offices Vacated by Removal.** Any officer of the City who moves from his residence with the intention of permanently residing outside the limits of the City, shall be deemed to have vacated his office, except with concurrence of council.

(C) **Leaves of Absence.** Any officer desiring to be temporarily absent from the City shall apply to the Mayor for a leave of absence, which may, in the discretion of the Mayor, be granted in writing for any time not exceeding **thirty (30) days**, and when granted shall be filed with the City Clerk.

(D) **Books Delivered to Successor.** Every officer shall, upon going out of office, deliver to his successor, all books, papers, furniture, and other things appertaining to such office and which are the property of the City. **(65 ILCS 5/3.1-10-35)**

(E) **Books Open to Inspection.** Every officer shall, at all times when required, submit the books and papers of his office to the inspection of the Mayor or any City Council member.

(F) **Fees.** No officer of the City shall be entitled to receive or charge any fees as against the City.

(G) **Report of Fees.** All officers of the City entitled to receive fees, shall keep a correct amount thereof, and make a report thereof, under oath, to the City Council on the **first (1st) Monday** of each month. In the report, they shall specify from whom such fees were received, for what service and when received. All fees received shall be paid over into the City Treasury.

(H) **Other Rules and Regulations.** Every officer of the City shall perform such other duties and be subject to such other rules and regulations as the Council may provide by law. **(65 ILCS 5/3.1-10-40)**

(I) **Conservators of Peace.** The Mayor, Aldermen, and policemen are designated as conservators of the peace with power to make arrests as provided by law. **(65 ILCS 5/3.1-15-25)**

(J) **Delivery of Records.** Within **five (5) days** after notification and request, any person who has been an officer of a municipality is required to deliver to his successor in the office all property, books, and effects in his possession, belonging to the Municipality, or pertaining to the office he has held. Upon his refusal to do so, he shall be liable for all damages caused thereby, and shall, upon conviction, be penalized according to the provisions of Section 1.09 of this Code. **(65 ILCS 5/3.1-10-35)**

(K) **Oath.** "I, _____, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of the office of _____ according to the best of my ability." **(65 ILCS 5/3.1-15-20)**

3-4-6 BONDS OF CITY OFFICERS.

(A) **Amount.** Bond of City Officers, required under the **Illinois Compiled Statutes, Chapter 65; Sec. 5/3.1-10-30,** shall be executed in the following penal sums:

Mayor	$10,000.00
Clerk	$10,000.00
Treasurer	$75,000.00

(B) **Premium Payment by City.** The surety bonds required by law shall be paid by the City. **(See 5 ILCS 270-1)**

(C) **Surety.** The City Council shall not receive or approve any bond or security whereon the name of the Council, any one of the Aldermen or any elected or appointed officers of the City appeal as bondsman or security. If, by mistake, a bond containing the name of any such officer is approved by the City Council, or if any bondsman, after becoming such, is elected or appointed to any City office, this Section shall not act as a release of any such obligation incurred.

3-4-7 CITY OFFICES CONSOLIDATED.

(A) The Mayor, with the advice and consent of the City Council may, from time to time, by law, impose upon any officer, filling any office created by the Ordinances of the City, any such other or further duties as shall be consistent with the laws of this State, and may consolidate any **two (2)** or more of said offices and impose the duties thereof upon any other officer and may make any such regulations, respecting such offices as shall be consistent with the laws of this State.

(B) In case the Mayor consolidates any offices created by it, the person performing the duties of the offices so consolidated shall not be entitled on account thereof to receive any salary or compensation which he would not have been entitled to receive if such consolidation had not taken place.

3-4-8 CONTRACTS.

(A) When advertising is required by the City Council on contracts for purchases by the City, said advertising for bids shall be no less than **ten (10) days** before the bids are to be opened; such advertising shall be in a newspaper of general circulation within the City. **(65 ILCS 5/2-2-12, 5/8-9-1 and 5/8-9-2)**

(B) **Definition.** Lowest responsible bidder does not mean the lowest bidder financially only, but shall mean the bidder who, by experience and other qualifications, is deemed most capable of performing the work required in a satisfactory manner. Responsible bidder for construction contracts means a bidder who meets all of the job specifications, the following applicable criteria, and submits evidence of such compliance:

(1) All applicable laws prerequisite to doing business in Illinois, including but not limited to Employment of Illinois Workers on Public Works Act, **30 ILCS 570/0.01 et seq.**

(a) Lowest responsible bidder shall provide the City with a Certificate of Good Standing from the Illinois Secretary of State.

(b) Lowest responsible bidder shall provide the City with copies of any professional or trade license required by law for any trade or specialty service area in which the contractor is seeking a contract award.

(2) Evidence of compliance with the following:

(a) Federal Employer Tax Identification Number or Social Security Number (for individuals)

(b) Provision of Section 2000(e) of Chapter 21, Title 42 of the United States Code and Federal Executive Order No. 11246 as amended by Executive Order No. 11375 (known as the Equal Opportunity Employer provisions).

(3) Certificates of insurance indicating the following coverages: general liability, workers' compensation, completed operations, automobile, hazardous occupation, product liability, and professional liability, in the minimum amounts set forth in Section 37-4-1 of "The Revised Code," City of Fairview Heights.

(4) Compliance with all provisions of the Illinois Prevailing Wage Act, **820 ILCS 130/1 et seq.**, including wages, medical and hospital insurance and retirement for those trades covered in the act.

(5) The bidder and all bidder's subcontractors must participate in active apprenticeship and training programs approved and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, in compliance with the National Apprenticeship Act, 29 U.S.C. 50, and Federal Regulations implementing that Act.

(6) All contractors and subcontractors are required to submit certified payroll on a weekly basis as specified in Public Act 94-0515, **820 ILCS 130/5**.

3-4-9 **SALARY.** No salary or compensation of any municipal officer who is elected or appointed for a definite term of office shall be increased or diminished during such term. **(65 ILCS 5/3.1-50-5 and 5/3.1-50-6)**

3-4-10 **CLAIM PRESENTATION.** All claims against the City for goods purchased, damages, or originating in any other way, except claims for salaries and other allowances that are fixed by Ordinance, must be presented on or before the first day of each month to the City Clerk. All such claims must be in writing and items shall be specified.

3-4-11 **CLAIM EXCEPTION.** This Section does not prohibit the City Council from passing on any claims, not previously presented to the City Clerk, if in the opinion of the Council, justice to the claimant requires it, but all such claims must be presented to the City Council by the claimant in person or by his representative.

3-4-12 **FISCAL YEAR.** The fiscal year of the City shall begin on **May 1**, and end on the following **April 30th. (65 ILCS 5/1-1-2[5])**

3-4-13 **MUNICIPAL YEAR.** The municipal year shall commence on **May 1st** and shall end on the following **April 30th.** No appointments shall be made during the last month of the municipal year in the year of a mayoral election.

3-4-14 **AUCTION - UNCLAIMED PROPERTY.**

(A) **Auction.** There may be an annual public auction of unclaimed personal property coming into the possession of the Police Department of the City. Said auction shall be held on the **second (2nd) Saturday of September**, the time and place to be designated in the notice to be given; said sale shall be effectuated by the Chief of Police for cash to highest bidder.

(B) **Property.** The property to be sold shall be all personal property of which possession is transferred to the Fairview Heights Police Department under circumstances supporting a reasonable belief that such property was abandoned, lost, or stolen or otherwise illegally possessed. If, after reasonable inquiry and efforts to identify and notify the owner or other person entitled to possession of said property, the property remains in possession of the Police Department for a period of at least **six (6) months**, said property shall be deemed eligible for sale at public auction.

(C) **Notice.** Notice (including time, place and a brief description of such property) shall be published at least once in a newspaper of general circulation in the County of St. Clair at least **ten (10) days** prior to such auction.

(D) **Property Not Sold.** Property not sold at said public auction may be offered and sold at a subsequent public auction without further notice. **(765 ILCS 1030/3)**

(E) **Property Sale by Electronic Means.** At the discretion of the Chief of Police, property, as defined in **3-4-14(B)**, may be disposed of by use of an online (internet) bidding service, for cash to the highest bidder. The Mayor, with the advice and consent of the City Council, may enter into an agreement with an online service company to manage the receipt, sale, and delivery of property.

3-4-15 **SURPLUS AND UNCLAIMED PERSONAL PROPERTY.**

(A) **Surplus Personal Property.** During the month of June in each year, the head of each Department of the City shall submit to the City Clerk a written list of surplus personal property owned by the City under the control of the Department of each such Department head, which listed property, in the opinion of such Department head, is no longer necessary or useful to the City. At the second City Council meeting in July, the City Clerk shall submit to the City Council a list of such surplus

personal property. The provisions of **Chapter 65, Sec. 5/11-76-4, Illinois Compiled Statutes,** shall apply.

(B) **Surplus Personal Property – Disposition.** The City Council may direct, by ordinance, that surplus personal property owned by the City may be disposed of in any one of the following ways:

(1) By use of an online (Internet) bidding service, for cash to the highest bidder. The Mayor, with the advice and consent of the City Council, may enter into an agreement with an online service company to manage the receipt, sale, and delivery of property.

(2) By ordinance, the City Council may determine that the sale of surplus personal property owned by the City shall be conducted by the Chief of Police during the auction held on the **second (2nd) Saturday of September** in accordance with **Section 13-4-14(A)** of this Code.

(3) The City Council may further direct that surplus personal property owned by the City be disposed of by any means permitted by **Chapter 65, Sec. 5/11-76-4, Illinois Compiled Statutes**, including a special sale or auction.

(C) **Surplus Personal Property Unfit for Public Auction.** Upon a determination that any surplus personal property owned by the City is unfit for public auction and is no longer necessary or useful to, or for the best interests of the City to retain the property, a simple majority of the City Council then holding office, may vote upon the appropriate disposition of said property. However, if said property is to be conveyed or turned in as part of a purchase price on any similar article, then such article shall be subject to public bids, in such a manner as set forth in this Revised Code for such procedure on public bids. **(65 ILCS 5/11-76-4)**

(D) **Transfer of Unclaimed Personal Property.** Unclaimed personal property coming into possession of the City or any of its Departments under circumstances supporting a reasonable belief that such property was abandoned, lost or stolen or illegally possessed may be transferred to the Fairview Heights Police Department for further investigation and disposition in accordance with the **Section 3-4-14**.

(E) **Enforcement.** Compliance with the provisions of this Chapter shall be the responsibility of the City Administrator.

3-4-16 - 3-4-17 RESERVED.

3-4-18 STATE OFFICIALS AND EMPLOYEES ETHICS ACT.

(A) The regulations of Section 5-15 **(5 ILCS 430/5-15)** and Article 10 **(5 ILCS 430/10-10 through 10-40)** of the State Officials and Employees Ethics Act, **5 ILCS 430/1-1 et seq.**, (hereinafter referred to as the "Act" in this Section) are hereby adopted by reference and made applicable to the officers and employees of the City to the extent required by **5 ILCS 430/70-5**.

(B) The solicitation or acceptance of gifts prohibited to be solicited or accepted under the Act, by any Officer or Employee of the City, is hereby prohibited.

(C) The offering or making of gifts prohibited to be offered or made to an Officer or Employee of the City, is hereby prohibited.

(D) The participation in political activities prohibited under the Act, by any Officer or Employee of the City under the Act, is hereby prohibited.

(E) For purposes of the Section, the terms "Officer" and "Employee" shall be defined as set forth in **5 ILCS 430/70-5(c)**.

(F) The penalties for violations of this Section shall be the same as those penalties set forth in **5 ILCS 430/50-5** for similar violations of the Act.

(G) This Section does not repeal or otherwise amend or modify any existing Ordinances or policies which regulate the conduct of City Officers and Employees. To the extent that any such existing Ordinances or policies are less restrictive than this Section, however, the provisions of this Section shall prevail in accordance with the provisions of **5 ILCS 430/70-5(a)**.

(H) Any amendment to the Act that becomes effective after the effective date of this Section shall be incorporated into this Section by reference and shall be applicable in the solicitation, acceptance, offering and making of gifts and to prohibited political activities. However, any amendment that makes its provisions optional for adoption by municipalities shall not be incorporated into this Section by reference without formal action by the corporate authorities of the City.

(I) If the Illinois Supreme Court declares the Act unconstitutional in its entirety, then this Section shall be repealed as of the date that the Illinois Supreme Court's decision becomes final and not subject to any further appeals or rehearings. This Section shall be deemed repealed without further action by the Corporate Authorities of the City if the Act is found unconstitutional by the Illinois Supreme Court.

(J) If the Illinois Supreme Court declares part of the Act unconstitutional but upholds the constitutionality of the remainder of the Act, or does not address the remainder of the Act, then the remainder of the Act as adopted by this Section shall remain in full force and effect; however, that part of this Section relating to the part of the Act found unconstitutional shall be deemed repealed without further action by the Corporate Authorities of the City.

ARTICLE V - MAYOR

3-5-1 **ELECTION.** The Mayor shall be elected for a **four (4) year** term, and shall serve until his successor is elected and has qualified as provided by statute. **(65 ILCS 5/3.1-15-5 and 5/3.1-15-10)**

3-5-2 **DUTIES.** The Mayor shall be the Chief Executive Officer of the City, and shall perform such duties as may be required of him by Statute or Ordinance. He shall have supervision over all of the Executive Officers and employees of the City, and insure that they faithfully and efficiently discharge the duties of their respective offices; he shall inquire into all reasonable complaints made against them, and cause any neglects or violations of duty to be promptly investigated and/or corrected; and he shall, in the event he determines that that any officer willfully neglects or violates his/her duty, cause such officer to be prosecuted and punished; and shall have the power and authority to inspect all books and records pertaining to City affairs and kept by any officer or employee of the City during normal business hours or at any reasonable time. **(65 ILCS 5/3.1-15-10 and 5/3.1-35-20)**

3-5-3 **APPOINTMENT OF OFFICERS AND EMPLOYEES.**

(A) Except as otherwise provided by the Illinois statutes, the Mayor shall appoint, at the first Council meeting in May, by and with the consent of the City Council, all officers of the City whose positions are created by Ordinance, Resolution or Motion of the Council whenever the position is not filled by reappointment of the individual now serving in the same position. Vacancies in all such offices may be filled in the same manner. If such appointed officer ceases to perform the duties of or to hold this office by reason of death, permanent mental or physical disability, conviction of a disqualifying crime, or dismissal from or abandonment of office, the Mayor may appoint a temporary successor to the office.

(B) Except as otherwise provide by the Illinois statutes, the Mayor shall appoint, at the first Council meeting in May, by and with the consent of the City Council, members of Boards and/or Commissions created by Ordinance, Resolution or Motion of the Council whenever the position is not filled by reappointment of the individual now serving in the same position. Vacancies in all such offices may be filled in the same manner. If such appointed officer ceases to perform the duties of or to hold this office by reason of death, permanent mental or physical disability, conviction of a disqualifying crime, or dismissal from or abandonment of office, the Mayor may appoint a temporary successor to the office.
(65 ILCS 5/3.1-55-5 and 50 ILCS 105/2)

3-5-4 **REMOVAL OF APPOINTEES.** Except where otherwise provided by statute, the Mayor may remove any officer appointed by him, under this Code, on any formal charge, whenever he is of the opinion that the interests of the City demand removal, but he shall report the reasons for the removal to the City Council at a meeting to be held not less than **five (5)** nor more than **ten (10) days** after removal. If the Mayor fails or refuses to report to the City Council the reasons for the removal, or if the City Council by a **two-thirds (2/3) vote** of its elected members disapproves of the removal, the officer thereupon shall be reinstated to the office from which he/she was removed. The vote shall be by yeas and nays, which shall be entered upon the Council's journal.

3-5-5 **DESIGNATION OF OFFICER'S DUTIES.** Whenever there is a dispute as to the respective duties or powers of any appointed officer of the City, this dispute shall be settled by the Mayor, after consultation with the City Attorney; and the Mayor shall have the power to delegate to any appointed officer any duty which is to be performed when no specific officer has been directed to perform that duty.

3-5-6 **MAYOR PRO-TEM.** During the absence or disability of the Mayor, the Council shall elect one of its number, Mayor Pro-Tem of the Council. Where the absence or disability of the Mayor is to be of a very short duration and no individual is required to be granted the powers of the Mayor, the Council shall elect one of its members temporary Chairman. The Mayor Pro-Tem or the Temporary Chairman, when acting as presiding officer, shall vote on all questions on which the vote is taken by "yeas" and "nays", his name being called last. The Mayor Pro-Tem shall have all of the powers and duties of the Mayor, the temporary Chairman shall not. **(65 ILCS 5/3.1-35-35)**

3-5-7 **FORMAL OCCASIONS.** The Mayor shall act for and on behalf of the City on formal occasions and receptions; but in his absence, or inability to attend any such function, the Mayor may select any other City officer to so act.

3-5-8 **BOND.** Before entering upon the duties of his office, the Mayor shall execute a bond in such amount and with such sureties as may be required by the Council, conditioned upon the faithful performance of the duties of his office.

3-5-9 **VACANCY.** Whenever a vacancy in the office of a Mayor occurs during his term, the vacancy shall be filled for the remainder of the term at the next election of Aldermen and during the period from the time that the vacancy occurs and until a Mayor is elected, as provided in this Section and has qualified, the vacancy may be filled by the election of an action Mayor by the City Council. **(65 ILCS 5/3.1-10-50)**

3-5-10 **DECIDING VOTE - MAYOR.** The Mayor shall preside at all meetings of the City Council. He shall not vote on any Ordinance, Resolution or Motion, except:

(A) where the vote of the Aldermen has resulted in a tie; or

(B) where **one-half (1/2)** of the Aldermen elected have voted in favor of an Ordinance, Resolution, or Motion even though there is no tie; or

(C) where a vote greater than a majority of the Corporate Authorities is required by the **Illinois Compiled Statutes** to adopt an Ordinance, Resolution or Motion.

In each instance specified, the Mayor shall vote. Nothing in this Section shall deprive an acting Mayor or Mayor Pro-Tem from voting in his capacity as Alderman, but he shall not be entitled to another vote in his capacity as acting Mayor or Mayor Pro-Tem. **(65 ILCS 5/3.1-45-5)**

3-5-11 **GENERAL DUTIES.** The Mayor shall perform all the duties which are prescribed by law, and shall take care that the laws and Ordinances are faithfully executed.

3-5-12 **ANNUAL REPORT.** The Mayor shall, on **April 1st** of each year, provide a brief written report to each Elected Official of the City that shall reflect and report on the overall report received by the Mayor from the Directors of the City's Departments shall be attached to and be a part of this annual report.

3-5-13 **LICENSE.** All licenses prescribed by law, with the exception of liquor licenses, shall be prepared by the City Clerk who shall also maintain the records relating thereto. The license shall not be issued unless the applicant provides the City Clerk with an application for it, approved by the Mayor. The application, its format, contents and supporting documentation shall be that as prescribed by the Mayor unless it is ordained by the Council. The Mayor may revoke any and all licenses as prescribed by law.

3-5-14 **LIQUOR COMMISSIONER.** The Mayor is hereby designated as Liquor Commissioner with all the power to license and/or revoke any liquor license according to State and City laws. **(235 ILCS 5/4-2)**

3-5-15 **HEALTH COMMISSIONER.** The Mayor is hereby declared to be Health Commissioner with all powers to abate and remove all nuisances or health hazards within the jurisdictional boundaries to City authority as prescribed by law.

3-5-16 **EXAMINATION OF RECORDS.** The Mayor, at all times, may examine and inspect the books, records, and papers of any agent, employee, or officer of the City. **(65 ILCS 5/3.1-35-20)**

3-5-17 **TERM LIMIT.** The number of consecutive, full terms that one person may serve as the Mayor of the City of Fairview is limited to **three (3)**.

3-5-18 **LIENS.** The Mayor may release and waive liens in accordance with **Section 14-13-2** and **14-13-3** of the Development Code.

3-5-19 **SIGN COMMISSIONS, CONTRACTS.** The Mayor shall sign all commissions, licenses, permits and warrants granted, issued or drawn by order of the City Council, or authorized by the provisions of this Code; in all contracts where the City is a party, unless otherwise provided, he/she shall sign the same on behalf of the City, and it shall be his/her special duty to see that the other contracting party faithfully complies with the contract; and in all suits wherein the City is party it shall be the duty of the Mayor to advise with and assist the city attorney in prosecuting or defending the same, as the case may be.

ARTICLE VI - CITY CLERK

3-6-1 **ELECTION.** The City Clerk shall be elected and serve for a **four (4) year** term and until his successor is appointed and has qualified as provided by statute. **(65 ILCS 5/3.1-25-90 and 5/3.1-30-5)**

3-6-2 **BOND.** Before entering upon the duties of his office, the City Clerk shall execute a bond in such amount and with such sureties as may be required by the Council, conditioned upon the faithful performance of his duties. **(65 ILCS 5/3.1-10-30)**

3-6-3 **SIGNATURES.** The City Clerk shall seal and attest all contracts of the City, and all licenses, permits and other such documents as shall require this formality.

3-6-4 **MONEY COLLECTED.** The Clerk shall deposit all money received by him on behalf of the City and submit to the City Treasurer a record of the same to include a statement as to the source thereof. The Clerk shall keep an accurate record and account of all debts due or owing the City with the date thereof, the person by whom payable, rate of interest, if any, penalty due, if any, and the time and manner in which principal, interest, and/or penalties are payable. It shall be his duty to include a monthly report at the City Council the aforementioned information.

3-6-5 **ACCOUNTS.** The Clerk shall keep accounts showing all money received by him on behalf of the City, and the source and disposition thereof; and such other accounts as may be required by statute or Council. The accounting procedures shall be at the discretion of the City Clerk, unless otherwise specified by Council.

3-6-6 **RECORDS.** In addition to the record of Ordinances and other records which the City Clerk is required by statute to keep, he shall keep and maintain the following:

(A) Record of all licenses and permits issued, and payments thereon.

(B) Record showing the title, name, address, and phone number of all officers and employees of the City. This record shall be available to City Officials for review, without assistance, in the City Hall at all times.

(C) Record of all Ordinances and Resolutions by title only shall be maintained and available to City Officials for review, without assistance, in the City Hall at all times.

(D) Record of all Ordinances and Resolutions in their entirety shall be maintained and available to City Officials for review, without assistance, in the City Hall at all times.

(E) Other records as may be required from time to time by the Council. **(65 ILCS 5/3.1-35-90)**

3-6-7 **THE SEAL.** The Clerk shall be the custodian of the City Seal and shall affix its impression on documents whenever this is required.

3-6-8 **DOCUMENTS.** The Clerk shall be the Custodian of all documents belonging to the City, which are not assigned to the custody of some other officer of the City by the Mayor or Council.

3-6-9 **INDICES.** The Clerk shall keep and maintain a proper index to all documents and records kept by him so that ready access thereto and use thereof may be had.

3-6-10 **MUNICIPAL CALENDAR.** The City Clerk shall maintain an official calendar for municipal use showing all duties that the City must perform on specific dates by law.

3-6-11 **ADDITIONAL DUTIES.** In addition to the duties herein provided, the Clerk shall perform such duties and functions as may be required by statute, Ordinance, or by Council actions.

All communications relating to public funds shall be made known immediately to the Mayor and any Aldermen on the Finance Committee by the Clerk.

The City Clerk is hereby designated as an ex-officio member of the Finance Committee but shall have no voting power.

All inquiries regarding annexation to the City shall be referred to the City Clerk. The City Clerk shall refer said inquiries to the Planning Committee for consideration of such matters, but not limited to, as width and conditions of street, curbs, gutters, sidewalks, street lights, legal and surveying fees, non-conforming conditions and similar matters. Furthermore, the Planning Committee shall recommend the method, if any, to be pursued regarding annexation.

3-6-12 **CORRESPONDENCE.** All correspondence relating to Ordinances and Resolutions shall have one copy immediately transmitted to the sponsorship listed on same by the City Clerk.

3-6-13 **TERM LIMIT.** The number of consecutive, full terms that one person may serve as the City Clerk of the City of Fairview is limited to **three (3)**.

3-6-14 **LIENS.** The City Clerk may release and waive liens in accordance with **Section 14-3-2** and **14-3-3** of the Development Code.

ARTICLE VII - RESERVED

ARTICLE VIII - CITY ATTORNEY

3-8-1 **CREATION OF OFFICE - APPOINTMENT.** There is created the office of City Attorney, an executive office of the City. The Attorney shall be appointed annually by the Mayor, by and with the advice and consent of the City Council. **(65 ILCS 5/3.1-30-5)**

3-8-2 **SUITS AND ACTIONS.** The Attorney shall prosecute or defend any and all suits or actions at law or equity to which the City may be a party, except those whereby the City's liability insurance agreement will provide coverage (which shall be monitored by the Attorney) or in which it may be interested, or which may be brought against, or by, any officer of the City on behalf of the City, or in the capacity of such person as an officer of the City.

3-8-3 **JUDGMENTS.** It shall be the duty of the Attorney to see to the full enforcement of all judgments or decrees rendered or entered in favor of the City, and of all similar interlocutory orders.

3-8-4 **ADVICE.** The Attorney shall be the legal advisor of the City, and shall render advice on all legal questions affecting the City, whenever requested to do so by any City Official. Upon request by the Mayor or by the City Council, he shall reduce any such opinion in writing.

3-8-5 **SPECIAL ASSESSMENTS.** It shall be the duty of the Attorney to see to the completion of all special assessment proceedings and condemnation proceedings.

3-8-6 **ORDINANCES AND DOCUMENTS.** It shall be the duty of the Attorney to draft or supervise the phraseology of any contracts, leases, or other documents or instruments, to which the City may be a party; and upon request by the City Council, to draft Ordinances covering any subjects within the power of the City.

ARTICLE IX - ADMINISTRATION

3-9-1 OFFICE CREATED, APPOINTMENT, TERM AND QUALIFICATIONS.

(A) There is hereby created the office of City Administrator. The City Administrator shall be appointed by the Mayor with the advice and consent of the City Council. The City Administrator shall be chosen on the basis of executive, administrative, and educational qualifications with special emphasis on the actual experience in, or knowledge of, accepted practice with respect to the office hereinafter set forth.

(B) The City Administrator shall have a Master's Degree in public administration or related degree with major course work or experience in political science, public administration, financial, personnel management, accounting and municipal law. Work experience shall include a minimum of **three (3) years** of progressively responsible experience in local government.

(C) To create a feeling of greater personal responsibility and to exhibit to the citizenry a sense of concern for the welfare of the City, the City Administrator shall reside in the City during his/her tenure as the City Administrator. Neither the Mayor nor any member of the City Council shall receive such appointment during their term of office.

3-9-2 COMPENSATION. The City Administrator shall receive such compensation as the City Council shall fix from time to time. The Mayor may with subsequent ratification by the City Council, enter into an employment contract which specifies in writing the level of compensation of the City Administrator, fringe benefits, including the level of support for the City Administrator's continuing professional education, agreements for separation pay upon termination of employment, other appropriate agreements describing the working relationship between the City Administrator and the elected officials and the Mayor and Council's performance expectations for the City Administrator. This agreement may be reviewed and revised by mutual agreement of the parties at periodic intervals.

3-9-3 POWER AND DUTIES. The City Administrator shall be responsible to the Mayor for the proper administration of all affairs of the City. In discharging this responsibility, the City Administrator shall:

(A) Supervise and coordinate the administrative functions of all departments, offices and agencies of the City. The basic functions and/or duties assigned to or to be performed by each department shall be designated by Council motion or resolution or enumerated within the Code and shall not be assigned to or transferred to other departments without prior Council approval.

(B) Recommend appointments, and when necessary for the good of the City, recommend suspension or removal of any City employee. Each department shall be supervised by a director who shall be an officer of the City and appointed by the Mayor at the first council meeting in May, with consent of the Council, except that no appointment shall extend beyond the term of the Mayor. Each director shall be directly responsible to the City Administrator. Any contrary verbiage elsewhere in Ordinance 190 is hereby rescinded.

(C) Attend all City Council meetings and participate, as required, in all discussions.

(D) Provide for the enforcement of such laws and ordinances within the City subject to the authority and direction of the director of public safety.

(E) Assist the Mayor and perform such duties as may be directed by the Mayor.

(F) Coordinate activities between the departments to ensure efficient utilization of resources and maximize interdepartmental coordination.

(1) The Mayor shall have the authority to appoint an "acting" director in the event his becomes necessary. This appointment, for a period up to **three (3) consecutive months**, shall be made by the Mayor and the individual appointed shall serve at the pleasure of the City Administrator. The continuation of an acting appointment shall be made only with the advice and consent of the Mayor.

(2) The City Administrator shall have the authority to transfer and assign duties and job functions of that department to personnel only within that department. The City Administrator shall have the authority to temporarily transfer individuals from one administrative department to another, but transfers or reassignments that are to be for more than **thirty (30) consecutive working days**.

(3) The City Administrator shall have the authority to create, dissolve, or merge one or more divisions within a department, but must advise the City Council in writing when this is done.

(4) The City Administrator shall not transfer personnel from or to, nor assign any duties or job functions to the personnel of the City Treasurer's or City Clerk's offices.

(5) The City Administrator shall establish and promulgate the hours that all municipal buildings shall open and close. The hours shall permit and provide for the maximum use of the buildings and shall not restrict the services offered, or the operation of the offices of elected City officials. Each elected officials shall establish and promulgate the working hours of their respective offices.

(G) Assist the Treasurer's department in the preparation of the City's annual budget.

(H) Make such reports to the Mayor and City Council as may be required from time to time concerning the operation of the City departments and offices.

(I) Propose and recommend to the Mayor and City Council such personnel rules and regulations as may be useful for management of policies, handbooks, manuals and collective bargaining agreements.

(J) Prepare such administrative reports and other reports of the activities of the City as may be required at the conclusion of the fiscal year and periodically throughout the year.

(K) Prepare an annual report at the end of the fiscal year on the workers of the departments.

(L) Research and collect information and prepare applications for all grants and loans from governmental or private entities for City programs, operations and services.

(M) Participate to the extent requested in the collective bargaining processed of the City and recommend the collective bargaining agreements for consideration and possible final approval by the City Council.

(N) Oversee the operations of the City departments, providing assistance when needed.

(O) Investigate and respond to resident inquiries and complaints related to the operations of the City.

(P) Participate in the development and implementation of economic development programs for the City, including business retention, expansion and recruitment. Serve as a liaison to Tourism, Chamber of Commerce and all allied organizations.

3-9-4 **REMOVAL AND RESIGNATION FROM OFFICE.** The City Administrator may be suspended or discharged by the Mayor with the consent of the City Council. The City Administrator may also resign from the position upon giving **thirty (30) days'** prior notice to the Mayor.

3-9-5 **CONFLICT OF INTEREST PROHIBITED.** The City Administrator shall not derive any personal benefit, directly or indirectly from any contractual work or business of the City or from the sale of any article from the City or from the purchase of property therefrom.

3-9-6 **MATTERS DIRECTED TO CITY ADMINISTRATOR.** Except for purposes of inquiry, Aldermen shall deal with the administrative service through the City Administrator. Aldermen shall not give orders to any department heads or subordinates of the City Administrator either publicly or

privately. The City Administrator and appointed Directors shall be able to require their subordinates to report any work direction provided by elected officials directly to their immediate supervisor for purposes of chain-of-command and the efficient management of city operations. The employees shall have a responsibility to coordinate all requests for service with their Director upon request.

3-9-7 **AUTHORITY.** In case of accident, disaster or other circumstance creating a public emergency, the City Administrator with the approval of the Mayor, may award contracts or make purchases for the sole purposes of meeting said emergency, but the director shall file with the Council such certification of emergency and the necessity for such action. Nothing in this Chapter shall be deemed to diminish or detract from the statutory powers and authority of the City's elected officials.

ARTICLE X - CITY COLLECTOR

3-10-1 **APPOINTMENT.** There is hereby created the position of City Collector, per **Section 3-3-1** of this Code.

3-10-2 **DUTIES.** The City Collector shall provide all warrants returned to him and shall keep his books and accounts in the manner that the City Council prescribes. All of the City Collector's warrants, books, vouchers and papers pertaining to his office may be examined at any reasonable time by the Mayor, City Clerk, and any member or committee of the City Council.

3-10-3 **REPORT.** The City Collector, when required by the City Council or by Ordinance, shall make a written report to the City Council or any officer designated by the City Council of all money collected by him, the account whereon collected, or any other official matter.

3-10-4 **CITY CLERK AS COLLECTOR.** The City Council may provide by Ordinance as provided in **Chapter 65, Section 5/3.1-35-135 of the Illinois Compiled Statutes,** the City Clerk shall hold the office of City Collector.

3-10-5 **SALARY.** The City Collector shall receive appropriate remuneration for the performance of the duties as City Collector/City Clerk combined as provided in **Section 3-3-1 & 3-3-2** of this Code.

ARTICLE XI - BUDGET DIRECTOR

3-11-1 **ADOPTION OF ANNUAL BUDGET.** The City hereby adopts **Sections 5/8-2-9.1 through and including Section 5/8-2-9.9 of Chapter 65 of the Illinois Compiled Statutes** providing for an Annual Municipal Budget in lieu of the passage of an Annual Appropriation Ordinance.

3-11-2 **BUDGET OFFICER.** The Budget Officer, which is created by **Section 3-3-1** of this Code, shall have the powers, duties and responsibilities enumerated in the above Sections of the **Illinois Compiled Statutes** as they are now or may hereafter be amended. The Budget Officer shall give a bond in such sum as may be required by the City Council, however, such bond shall not be less than required by statute.

3-11-3 **COMPENSATION.** The Budget Officer shall receive appropriate remuneration for the performance of the duties as City Treasurer/Budget Director combined as provided in **Section 3-3-1 & 3-3-2** of this Code.

3-11-4 **COMPUTATION OF ANNUAL BUDGET.** The Budget Officer shall compile a budget pursuant to the above Sections of the **Illinois Compiled Statutes** as they are now, or may hereafter be amended, containing estimates of the revenues available before the beginning of the fiscal year to which it applies together with recommended expenditures for the Municipality and all of its boards, commissions and departments. Said budget shall be adopted prior to **May 1** of each fiscal year.

3-11-5 **PUBLIC INSPECTION, NOTICE AND HEARING ON BUDGET.** Copies of the tentative annual budget shall be made available for public inspection in printed or typewritten form in the office of the City Clerk for at least **ten (10) days** prior to the passage of the annual budget. Not less than **one (1) week** after the budget is available for inspection, and prior to the final action on the budget, at least **one (1)** public hearing shall be held on the budget by the City Council. Notice of the hearing shall be given by publication in a newspaper having general circulation in the City at least **one (1) week** prior to the time of the hearing. **(65 ILCS 5/8-2-9.9)**

3-11-6 **REVISIONS OF ANNUAL BUDGET.** The City Council may delegate authority to heads of municipal departments, boards or commissions to delete, add to, or change items previously budgeted to the department, board or commission, subject to such limitation or requirement for prior approval by the Budget Officer or executive officer of the Municipality as the City Council, upon a **two-thirds (2/3) vote** of the members may establish.

The annual budget may be revised by a vote of **two-thirds (2/3)** of the City Council, by delegating, adding to, or changing budgeted items. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of this revision. No elected City officer shall direct or cause the expenditure of City funds for any purpose or in an amount not expressly provided for in the budget or revised budget, as the case may be. **(65 ILCS 5/8-2-9.6)**

3-11-7 **DELEGATION OF AUTHORITY TO REVISE ANNUAL BUDGET.** Authority is hereby delegated to the heads of the municipal department, boards or commissions to delete, add to, change, or create sub-classes within object classes budgeted previously to the department, board or commission, as hereinafter provided. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision. The Budget Officer shall submit all such proposed revisions to the City Council. All such proposed revisions may be approved by the Budget Officer unless the City Council otherwise directs at the next regularly scheduled City Council meeting, held not less than **three (3)** municipal working days after the submission by the Budget Officer of such proposed revisions to the City Council.

ARTICLE XII - DEPARTMENT OF LAND USE AND DEVELOPMENT

3-12-1 **CREATION AND APPOINTMENT.** There is hereby created the Department of Land Use and Development supervised by a Director. The Director shall be an ex-officio member of the Aldermanic Planning Committee but shall have no voting power.

3-12-2 **POWERS AND DUTIES.** The Director shall be responsible for the initiation of and the pursuit of all matters that are within the scope and jurisdiction of the City's Planning Commission and the Zoning Board of Appeals. He shall obtain compliance with all the existing regulations before the matter is referred to them. He shall provide on each matter referred, a written summary supported by factual data that comments on the favorable or non-favorable (pros and cons) aspects of the matter to be considered. In addition, he shall be responsible for all planning related to the further development of all City-owned property and buildings except when it falls under the jurisdiction of another department. He shall also serve as the Zoning Administrator and shall supervise the Building Official and issue all permits concerning land and building development.

The Director shall supervise the activities of the Code Administrator, the Animal Control Officer and Sign Control Administrator.

The Director shall initiate and/or undertake action that ensures compliance with the provisions of the Code that are not specifically designated to be the responsibility of other Directors.

The Director shall supervise the installation, regulation maintenance, monitoring and operation of the "Private Innovative Sewer System". He shall keep correct surveys of all installations, showing the location, length and dimensions of the same. He shall record in a suitable book to be provided by the City, all ownership and details of said system, and a systematic record of all the transactions pertaining to the same. He shall issue "Certificates of Inspection, Approval and Permit" for all installation and maintenance of a system. Following established City guidelines, he shall terminate existing installation and maintenance agreements. He shall prepare any liens that are to be supplied and equipment for installation and maintenance. He shall prepare any necessary bids and documents to obtain the supplies and/or contractors for installation and maintenance of the system. He is hereby authorized to make such studies, inspections, observations, measurements, samplings and tests as may be necessary in that regard, and is authorized to enter upon any property and obtain any easements required. He shall see that the City is licensed in accordance with the "Private Sewage Disposal Licensing Act" of this State.

3-12-3 **ANNUAL REPORT.** The Director shall, on or before **March 1st** of each year, prepare and give to the Mayor a report which shall contain information, data relating to the department's operation, and include comments and suggestions relating thereto.

3-12-4 **COMPENSATION.** The Director of Land Use and Development shall receive such compensation as set from time to time by the City Council. **(65 ILCS 5/3.1-50-10)**

3-12-5 **DELIVERY OF PROPERTY TO SUCCESSOR.** The Director of Land Use and Development shall carefully preserve in his office, all plats, records of surveys, transcripts, testimony and recording of the Zoning Board of Appeals and Planning Commission, and all books, maps, and papers pertaining thereto; and a correct list of all implements, materials and other property in his charge, and upon the expiration of his term of office or his resignation or removal therefrom, he shall, on demand, deliver to his successor in office, all such property belonging to the City or pertaining to his office. **(65 ILCS 5/3.1-10-35)**

ARTICLE XIII - PROPERTY MAINTENANCE INSPECTOR

3-13-1 **CREATION.** There is hereby created the position of Property Maintenance Inspector assigned to the Land Use and Development Department who shall be appointed by the Mayor with the advice and consent of the City Council.

3-13-2 **DUTIES.** It shall be the duty of the Property Maintenance Inspector to enforce all provisions of **Chapter 15, Property Maintenance Code** as contained in the Revised Code of Ordinance of the City of Fairview Heights.

ARTICLE XIV - ELECTRICAL INSPECTOR AND ELECTRICAL COMMISSION

DIVISION I - ELECTRICAL INSPECTOR

3-14-1 **CREATION.** There is hereby created the position of Electrical Inspector, assigned to the Land Use and Development Department and an Electrical Commission for the City.

3-14-2 **ELECTRICAL INSPECTOR.** The Electrical Inspector shall be appointed by the Mayor, by and with the advice and consent of the City Council. The person chosen or appointed to fill the office of Electrical Inspector shall be a competent electrician of good moral character.

He shall have at least **five (5) years** experience as a journeyman in the practice of his trade or **three (3) years** training in a recognized college of electrical engineering and in addition thereto, **two (2) years** of practical experience in the electrical construction industry, and have knowledge of the statutes of the State of Illinois relating to electrical work and rules and regulations issued by the Fire Marshal of Illinois under the authority of the safety rules and standards approved by the American Engineer Standards Committee. The Electrical Inspector shall receive compensation for performing his duties as set forth by the City Council. The Electrical Inspector shall be immediately responsible to the Building Official.

3-14-3 **POWERS AND DUTIES.** The powers and duties of the Electrical Inspector are to inspect all the electrical materials and equipment within the corporate limits of the City in order to verify or certify that the requirements thereto be adopted and/or enacted by the City are complied with.

3-14-4 **INSPECTIONS.**

(A) The Electrical Inspector shall inspect and shall require that all work and installations conform to the standards and specifications applicable thereto.

(B) The Electrical Inspector shall have the right during reasonable hours to enter any building in the discharge of his official duties, for the purpose of making any inspection or test of the installation or alteration of electrical currents and to cut or disconnect any conductors where such electrical currents are dangerous to life or property. The said installation shall not again be supplied with electricity until it is in compliance with the standards and specifications applicable thereto. Whenever it shall become necessary for aid or assistance in enforcing the provisions of the Ordinance of the City governing electrical installations, it shall be the duty of the Department of Law Enforcement as well as the Director of Land Use and Development of the City to assist the Electrical Inspector in the expedient performance of his duties.

3-14-5 **PENALTIES.** Any person, corporation, company or firm whether as principal agent, employee, or otherwise, who violates, disobeys, omits, neglects, refuses to comply with, or who resists the enforcement of any of the rules, regulations, or provisions provided and set forth in this Chapter or who refuses or neglects to comply with or obey any of the rules, orders, or regulations of the Electrical Inspection Department of this City, shall be referred by the Electrical Inspector to the Director of Land Use and Development for prosecution, and upon conviction shall be fined a minimum of **Seventy-Five Dollars ($75.00)** and not more than **Five Hundred Dollars ($500.00)** for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

3-14-6 **CERTIFICATE OF INSPECTION.** Upon the completion of the installation or alteration of electrical equipment in any building, it shall be the duty of the person installing or altering the same, to notify the Electrical Inspector who shall inspect the work and if such electrical equipment is

found to be fully in compliance with the standards and specifications applicable thereto and does not constitute a hazard to life or property, he shall issue authorization for connection to the electrical service and the turning on of current. All wiring which is to be hidden from view shall be inspected before concealment and any person installing such wires shall notify the Electrical Inspector giving him **forty-eight (48) hours** in which to make the required inspection before such wires are concealed.

3-14-7 **TIME OF INSPECTION.** The provisions for inspection of work provided herein shall not be construed as prohibiting the inspection of any electrical equipment whenever the Electrical Inspector shall determine that the public safety requires it.

3-14-8 - 3-14-10 **RESERVED.**

DIVISION II - ELECTRICAL COMMISSION

3-14-11 **ELECTRICAL COMMISSION.** The Electrical Commission shall consist of the Electrical Inspector and **five (5) members** appointed by the Mayor with the advice and consent of the City Council. Of the **five (5) members, one (1)** should be a registered professional engineer, **one (1)** an electrical contractor, **one (1)** a journeyman electrician, **one (1)** a representative of an inspection bureau maintained by the Fire Underwriters or a Chief of a Fire Department, serving the City and **one (1)** representative of an electrical supply company. Every effort should be made to enlist the services of the above members from qualified residents of the City. If there is no person residing in the Municipality who is qualified under any **one (1)** of these descriptions, the Mayor may appoint some other person to fill that position. The members shall receive no compensation as members of the Commission.

3-14-12 **POWERS AND DUTIES.** The Electrical Commission shall recommend safe and practical standards and specifications for the installation, alteration and use of electrical equipment designed to meet the necessities and conditions of the City; shall recommend reasonable rules and regulations governing the issuance of permits by the Electrical Inspection Department, and shall recommend reasonable fees to be paid for the inspection of all electrical equipment installed or altered within the City. The standards, specifications, rules, regulations, and fees so recommended shall not become effective until adopted by Ordinance by the Corporate Authorities of the City. All fees so adopted shall be paid into the City Treasury. The Electrical Commission may establish and adopt rules, regulations and procedures for the conduct of its activities and affairs which are not inconsistent with the Ordinances of the City or with the laws of the State of Illinois.

3-14-13 **RESERVED.**

DIVISION III - BOARD OF APPEALS

3-14-14 **BOARD OF APPEALS.** The Electrical Board of Appeals hereinafter referred to as the "Board" shall consist of the members of the Electrical Commission as set forth in **Section 3-14-11**, excluding the Electrical Inspector or his representative. The Chairman of the Board of Appeals shall be selected by a majority vote of the Board members.

3-14-15 **APPLICATION FOR APPEAL.** The owner of a building or structure or any other person may appeal from a decision of the Building Official refusing to grant a modification to the provisions of standards and specifications applicable thereto. The Board of Appeals application for appeal may be made when it is claimed that: the true intent of the standards and specifications applicable thereto legally adopted thereunder have been incorrectly interpreted, the standards and specifications applicable thereto do not apply, or any equally good or better form of electrical installation can be used.

3-14-16 **NOTICE OF MEETING.** The Board shall meet upon notice of the Chairman within **ten (10) days** of the filing of an appeal or at stated periodic meetings if warranted by the volume of work.

3-14-17 **PUBLIC MEETING.** All hearings shall be public; and the appellant, his representative, the official of the jurisdiction and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard.

3-14-18 **ADJOURNED MEETING.** When **five (5)** qualified members are not present to consider a specific appeal, either the appellant, the Electrical Inspector or their representative may request a postponement of the hearing.

3-14-19 **ACTION OF THE BOARD.** The Board shall affirm, modify or reverse the decision of the Electrical Inspector by a concurring vote of **three (3)** of the members.

3-14-20 **RESOLUTIONS OF THE BOARD.** Every action of the Board shall be by Resolution and certified copies shall be furnished to the appellant and to the Building Official.

3-14-21 **DETERMINING VOTE.** Failure to secure **three (3)** concurring votes shall be deemed a confirmation of the decision of the Electrical Inspector, except that the appellant shall be entitled to further hearing before a full Board if there were not **five (5)** qualified members present when the vote was taken.

3-14-22 **ENFORCEMENT OF DECISION.** The Electrical Inspector shall take immediate action in accordance with the decision of the Board.

3-14-23 **COURT REVIEW.** Any person aggrieved by a decision of the Board of Appeals, whether or not a previous party to the decision, or any officer or official Board of the Jurisdiction, may apply to the appropriate court for a Writ of Certiorari to correct errors of laws in such decisions. Applications for review shall be made to the proper court of jurisdiction within **fifteen (15) days** after the filing of the Board's decision if the office of the Electrical Inspector.

ARTICLE XV - PLUMBING INSPECTOR

3-15-1 **CREATION.** There is hereby created the position of Plumbing Inspector who shall be appointed by the Mayor with the advice and consent of the Council.

3-15-2 **DUTIES.** It shall be the duty of the Plumbing Inspector to enforce all the provisions of the Illinois State Plumbing Code (1976) as published by the State of Illinois, Department of Health, including accumulative supplements thereto as amended from time to time.

ARTICLE XVI - DIRECTOR OF PUBLIC WORKS AND STREETS

3-16-1 **CREATION AND APPOINTMENT.** There is hereby created the Department of Public Works and Streets, supervised by a Director. The Director shall serve as an ex-officio member of the Aldermanic Committee on Public Services but shall have no voting power. **(65 ILCS 5/3.1-30-5)**

3-16-2 **POWERS AND DUTIES.** The Director of Public Works and Streets shall be responsible for the policies established by the Mayor and the City Council. The Director shall be responsible for the performance of budgeting, planning, specification writing, Motor Fuel Tax Programming, and search and make application for local, state and federal grants for matters under his jurisdiction. In addition, the Director of Public Works and Streets shall perform all duties as may, from time to time, be required by the Corporate Authorities, including but not limited to the following:

(A) He shall be in charge of repair and maintenance including janitorial and custodial responsibilities, of all buildings owned, rented or leased by the City.

(B) He shall have charge of the improvement, repair and cleaning of all streets and alleys and shall supervise the construction and repair of all sidewalks, but no improvement or repairs, except those actually necessary, shall be made by him without the previous order of the Council or the Mayor. He shall, without delay, cause all breaks in any street, alley, crossing, bridge, culvert, apron or other unsafe place to be repaired.

(C) He shall cause all provisions of Ordinances relating to streets and sidewalks to be enforced.

(D) He shall cause the streets and alleys to be cleaned and the gutters opened and shall, as far as is practicable keep them in such condition throughout the year.

(E) He may procure the necessary implements for performing street labor or materials for bridges, culverts or crosswalks. He shall cause all implements or tools belonging to the City used by his department to be legibly marked or branded with the Letters “F.H. City,” and shall cause them to be properly housed and protected from the weather when not in use.

(F) He shall make and submit plans, estimates and specifications for public works which may be proposed or ordered by the Council.

(G) He shall, when required by the Mayor or Council, superintend the construction of any public works of the City, and shall as often as may be necessary, examine the public works under his supervision to see that the same is properly executed, and if the contractor shall neglect or refuse to execute the work in accordance with his contract and specifications, the Director may suspend the work, and shall thereupon report the facts to the Mayor and/or the Council.

(H) He shall, when required, inspect or measure any lumber, brick, stone or other material, to be used in any public work of the City, and if necessary, shall keep an accurate account of the quantity or quality of the same, the cost thereof, from whom received and for what purpose used; and he shall examine all bills for materials so received by him, or in connection with his Department, and if found correct, shall certify to the Council for allowance.

(I) He shall, when required by the Council, make or cause to be made, a survey of the grade or boundary of any street or alley of the City or City Boundary of any street or alley of the City or City boundary itself, and prepare a plat or profile thereof, and report the same to the Council; and no such survey shall be deemed established or valid until the plat or profile thereof shall be approved by the Council. Any plat, profile or other paper belonging to the office of the Director shall be returned to him by the Clerk as soon as the Council shall have no further use for the same.

(J) He shall, without charge, give or mark the grade of any street or alley where established, at the request of any person desiring to erect any building, or to lay any sidewalk thereon, upon presentation of a valid permit.

(K) He shall keep in his office plats of all grades and boundaries of streets established by the Council, correcting the same when any grade shall be changed, and adding thereto when any new grade or boundary shall be established. He shall also keep correct surveys of all public sewers and water mains, showing the location, length and dimensions of the same. He shall record in a

suitable book to be provided by the City, the profiles of all surveys of grades and boundaries established, and preserve the original papers relating thereto, and shall otherwise keep a systematic record of all the transactions pertaining to his office.

3-16-3 **ANNUAL REPORT.** The Director shall on or before **March 1st** of each year, prepare and give to the Mayor a report which shall contain information, data relating to the Department's operation and include comments and suggestions relating thereto.

3-16-4 **COMPENSATION.** The Director of Public Works and Streets shall receive such compensation as set from time to time by the City Council. **(65 ILCS 5/3.1-50-10)**

3-16-5 **DELIVERY OF PROPERTY TO SUCCESSOR.** The Director shall carefully preserve in his office, all plats and records of surveys and all books, maps and papers pertaining thereto; and a correct list of all implements, materials and other property in his charge, and upon the expiration of his term of office, or his resignation or removal therefrom, he shall, on demand, deliver to his successor in office all such property belonging to the City or pertaining to his office. **(65 ILCS 5/3.1-10-35)**

3-16-6 **BOND.** The Director of Public Works and Streets shall, before entering upon the duties of his office, take and subscribe to the oath prescribed by law for City Officers, and shall execute a bond to the City in the penal sum of **One Thousand Dollars ($1,000.00)**, with sureties to be approved by the Council, conditioned on the faithful performance of the duties of his office. Bond shall be paid by the City. **(65 ILCS 5/3.1-10-30)**

ARTICLE XVII – CITY ENGINEER

3-17-1 **CREATION AND APPOINTMENT.** There is hereby created the position of City Engineer, supervised by the Public Works Director. The City Engineer shall be a registered engineer as defined by the provisions of the Illinois Professional Engineering Act approved **July 20, 1945**, and thereafter amended.

3-17-2 **POWERS AND DUTIES.** The City Engineer shall be responsible for the policies established by the Mayor and the City Council. The City Engineer shall be responsible for the performance of engineering services, planning, specification writing, Motor Fuel Tax Programming. In addition, the City Engineer shall perform all duties as may, from time to time, be required by the Corporate Authorities.

ARTICLE XVIII - DIRECTOR OF PARKS AND RECREATION

3-18-1 **DEPARTMENT CREATED.** There is hereby created a Department of Parks and Recreation in and for the City. It shall hereafter be maintained and operated as hereinafter set forth.

3-18-2 **POWERS AND DUTIES.** The Department of Parks and Recreation shall provide, maintain and conduct parks, playgrounds, recreation centers and municipal complex grounds.

3-18-3 **DIRECTOR OF PARKS AND RECREATION ESTABLISHED.** There is hereby created the position of Director of Parks and Recreation, who shall be appointed by the Mayor for and with the advice and consent of the Council and shall be charged with the supervision of the operations of the Department of Parks and Recreation.

3-18-4 **ANNUAL REPORT.** The Director shall on or before **March 1st** of each year, prepare and give to the Mayor a report which shall contain information, data relating to the Department's operation and include comments and suggestions relating thereto.

3-18-5 **COMPENSATION.** The Director of Public Works and Streets shall receive such compensation as set from time to time by the City Council.

ARTICLE XIX – RESERVED

ARTICLE XX - FINANCE DIRECTOR AND FINANCE DEPARTMENT

3-20-1 **FINANCE DEPARTMENT CREATED.** There is hereby created a Finance Department within the City, reporting to the City Administrator. It shall hereafter be maintained and operated as hereinafter set forth. The Finance Director shall serve as staff liaison and sit as an ex-officio member of the Aldermanic Finance Committee, but shall have neither voting power nor authority.

3-20-2 **FINANCE DIRECTOR POSITION ESTABLISHED.** There is hereby created the position of Finance Director. The Mayor, with the consent of City Council, shall appoint the finance Director, who shall be charged with the direction, management, and supervision of the operations of the Finance Department. The position will be considered a member of the management team and serve as director.

3-20-3 **POWERS & DUTIES.** The Finance Director shall have general management responsibility of all operations of the Finance Department, including, but not limited to, planning, organizing, and directing all operations of the Finance Department. Upon his or her appointment as Finance Director, the Finance Director shall act as the Budget Officer. As such, he or she shall exercise the powers, duties, and responsibilities set forth more fully in Sections 5/8-2-9.1 through and including Section 5/8-2-9.9 of Chapter 65 of the Illinois Compiled Statutes, as they are now or may hereafter be amended, as well as those set forth in Chapter 3, Article XI of this Revised Code, as they are now or may hereafter be amended. The Finance Director shall act as and perform all duties of the Budget Officer unless and until a separate Budget Officer is appointed. The City will maintain in personnel records an accurate, to-date job description further delineating the specific responsibilities, duties, and tasks of this position and department.

3-20-4 **ANNUAL REPORT.** The Finance Director shall on or before March 1st of each year prepare and provide to the Mayor a report which shall contain information and data relating to the Finance Department's operation, including comments and suggestions relating thereto.

3-20-5 **COMPENSATION.** The Finance Director shall receive such compensation as set from time to time by the City Council. **(65 ILCS 5/3.1-50-10)**

3-20-6 **ACCOUNTS.** The Finance Director shall keep such books, records, and accounts as may be required by the City Council and Illinois statute.

3-20-7 **BOND.** The Finance Director shall execute a bond to the City in the sum of **One Hundred Thousand Dollars ($100,000.00)**, with sureties to be approved by the City Council. The bond shall be conditioned upon the faithful performance by the Finance Director of his duties of office, and to indemnify the City for any loss due to any neglect of duty or wrongful act on the part of the Finance Director.

3-20-8 **PROPERTY CUSTODIAN.** The Finance Director is designated as the official custodian of all the City's nonexpendable property and/or equipment and of all the real property and buildings owned, rented or leased. As such the Finance Director shall formulate and promulgate regulations necessary to ensure that they are properly accounted, maintained and cared for. When any property value of **One Hundred Dollars ($100.00)** or less is lost, damaged, destroyed or stolen, the Finance Director shall be so advised in writing by the Director of the department using the property. In

the event the property loss is more than **One Hundred Dollars ($100.00)**, the Director of the department shall notify the Finance Director in writing, who will, in turn, notify the City Council. The Finance Director shall immediately advise the Council of the event and provide any pertinent facts which the City Attorney advises as permissible at the time. Any further action taken by the Finance Director and/or the Council shall be the guidance and advice of the City Attorney.

On **October 1** of each year the Finance Director shall send an inventory report and make available to all Council members a listing of all properties and also include what has been added or deleted since the last report.

(Ord. No. 1693-15; 05-08-15)

CHAPTER 4

ANIMALS

ARTICLE I - GENERALLY

4-1-1 **DEFINITIONS.** For the purpose of this Chapter:

(A) **"Owner":** Person, group of persons, firm, partnership or corporation who knowingly has in his or her care, or who acts as its custodian as having a property right in a dog, cat or who keeps or harbors such or knowingly permits such domesticated animal to remain on or about any premises owned or occupied by the person.

(B) **"Domesticated Animal":** For the purposes of this Chapter, the following are considered to be domesticated animals:

(1) Dogs

(2) Cats

(C) **"At Large":** A dog or cat which is not on a leash and under restraint by the owner or his or her agent, or restrained or confined to or within a building, structural fence, electric fence, or other enclosure of sufficient design and construction to reasonably insure the confinement of the particular animal to an area occupied by the owner (the provisions of this Section shall not apply to a police dog used in official police activities or training activities, or a certified guide/service dog accompanying a blind or disabled person). **(See 65 ILCS 5/11-20-9 and 510 ILCS 5)**

(D) **"Police Dog":** A dog owned or used by a law enforcement department or agency in the course of the department or agency's work. **(510 ILCS 5/2.17b)**

(E) **"Restraint":** A dog or cat is under restraint within the meaning of this Chapter if it is controlled by a leash, tether or confined within an enclosure or in a motor vehicle being driven or parked on the streets. No person having the custody or control of any female dog or cat shall permit the same to be in any street or public place while it is in heat, but shall keep such animal confined so that it cannot come in contact with another dog or cat except for planned breeding purposes within an enclosed structure or fence.

(1) **Leash:** A nylon, leather strap or chain manufactured for restraint and control of domesticated animals attached to a color or harness of an animal of sufficient strength to keep the animal under control and from breaking loose. Leash must be controlled by a competent person *capable of controlling* the domesticated animal. **(510 ILCS 5/2.14)**

(2) **Tether:** Tethers are a method (cable, nylon rope or chain) intended to secure and confine an animal to a specific location in a safe and humane manner. Any animal secured

with a tether must be in an area that would not allow the animal to become tangled around objects and allow the animal access to shelter and water. Tethers must be placed in such locations as to inhibit the animal from reaching within **ten (10) feet** of public sidewalks, or city right of way, streets, public places or any other property other than the owners or custodians property.

(3) **Fence:** A fence/structure of sufficient design and construction to reasonably insure the confinement of the dog or cat to an area occupied by the owner or custodian. Electric fences must be placed in such locations as to inhibit the animal from reaching within **ten (10) feet** of public sidewalks, streets, public places or any other property other than the owner's or custodian's property.

4-1-2 **CAPTURE AND IMPOUNDING.** Any dog or cat found running at large within the City of Fairview Heights, St. Clair County, Illinois, except for areas designated as off-leash areas in Chapter 29 of this Code, shall be deemed and considered to be a public nuisance and menace to the health and welfare of the citizens of the City. It shall be the duty of the corporate officials or their representatives to impound any such animal. Such officials or representatives shall immediately, upon impounding any dog, cat or other domesticated animal, make a complete registry, entering the breed, color and sex of such animal, the name and address of the owner of such animal, if known, whether or not such animal is bearing a rabies inoculation tag, and if so, the number on such tag. When any animal found running at large is impounded, it shall be the duty of the corporate officials or their representatives, impounding the animal to immediately give notice in person or by U.S. Mail, or by telephone to the owner of such animal, if known, informing the owner of the impounding of his animal; such notice shall be not more than **three (3) days** after pickup. **(See 510 ILCS Sec. 5/10)**

4-1-3 **REDEMPTION OF ANIMALS IMPOUNDED.** Any dog, cat or other domesticated animal which may be impounded or taken up for being at large may be redeemed by the owner of such animal upon the payment of such fee as is established from time to time by the St. Clair County Animal Control Center or any other agency contracting with the City providing for the impounding of animals; provided, however, that no impounded animal may be redeemed by its owner until such owner shall securely attach a collar or harness worn by such animal, a tag showing that such animal has been inoculated for rabies in accordance with the law so providing, during the immediate preceding twelve month period. In the event that the City has incurred any expenses for the medical treatment, including veterinarian's charges, of any animal taken up or impounded, such animal shall not be redeemed or released to its owner

until and unless the owner has reimbursed the City or other contracting agency for all such expenses for medical treatment. If not withstanding the immediately preceding sentence such animal is redeemed or released to its owner without reimbursement of such expenses, the owner of such animal shall be liable to reimburse the City within **ten (10) days** or written demand for all such expenses incurred by the City.

4-1-4 **PLACE OF IMPOUNDING.** All animals impounded under and pursuant to this Chapter, shall be impounded at the St. Clair County Animal Control Center or any other agency contracting with the City providing for the impounding of animals. All rules, policies, procedures, and fees relative to the impoundment of these animals shall be as instituted by the St. Clair County Animal Control Center or any other agency contracting with the City for the impounding of animals.

4-1-5 **DESTRUCTION OF ANIMALS.** If at the expiration of **seven (7) days** from the date of pick-up, **ten (10) days** for bite cases, such animal shall not have been redeemed by the owner thereof, said animal may be destroyed or otherwise disposed of in one of the following manners: returned to the owner; adopted as a pet by a new owner; transferred to a licensed rescue organization or shelter. The animal control officer shall include the date of impoundment; the length of impoundment, date the owners were notified, the method used to notify the owners (if applicable), the method of disposal of the animal and the name of the person or organization to which any animal has been released.

4-1-6 **COSTS AND EXPENSES.** In the event any animals are not redeemed by their owners, the cost and expenses and impounding and keeping the animals while impounded, and the destruction thereof, shall be paid by the City of Fairview Heights, and the owner of any such impounded and destroyed animal shall be liable to reimburse the City within **ten (10) days** of written demand, for all such expenses incurred by the City.

4-1-7 **CITATIONS AND WARNING TICKETS.** If an animal is observed or apprehended running at large, the owner of such animal may be cited and arrested. The Corporate Officers of the City or in the St. Clair County Animal Control may issue, at their discretion, warning tickets to such an owner; however, the issuance of a warning ticket is not a prerequisite to the issuance of a citation. Any domesticated animal which habitually or repeatedly chases, snaps at, attacks or barks at pedestrians, bicyclists, or vehicles or otherwise conducts itself so as to be a public nuisance, or which habitually or repeatedly barks in such a manner or to such extent that it disturbs the peace and repose of a reasonable person within the immediate vicinity will be considered to be a public nuisance. The Corporate Officers of the City or the St. Clair County Animal

Control Officer may issue, at their discretion, warning tickets to such an owner; however, the issuance of a warning ticket is not a prerequisite to the issuance of a citation.

4-1-8 **RABIES INOCULATION - COUNTY OF ST. CLAIR IL RABIES INOCULATION TAGS.** Every owner or keeper of a dog or cat **four (4) months** or more of age shall cause such dog or cat to be inoculated against rabies and shall keep the rabies inoculations up to date as required by St. Clair County and the Department of Agriculture. A serially numbered tag evidencing such inoculation must be attached to a collar or harness made of leather, metal or other substantial material to which the owner shall cause a current rabies vaccination tag to be securely attached. The owner shall cause such collar or harness to be worn at all times by the dog for which the certificate and tag was issued, except when such dog is confined to an enclosed area. **(510 ILCS 5)**

4-1-9 **PROHIBITED TRAPS.** No person shall trap or capture or attempt to trap or capture any animal with any kind of trap other than a cage trap or a live trap.

4-1-10 **CONTRACT.** The City Council is further empowered and authorized to enter into a contract arrangement with any animal control agency to contract for the performance of stray animal control and impoundment.

4-1-11 **OWNER RESPONSIBILITY.** The owner of every dog or cat shall be held responsible for their animal's actions and shall be responsible for following Fairview Heights Animal Code Chapter 4. In addition, each owner shall provide for each of his animals sufficient quantity of food and water; adequate shelter and protection for the weather; veterinary care when needed to prevent suffering; and humane care and treatment. Penalty for violation of **Section 4-1-11** is a fine up to **Five Hundred Dollars ($500.00)** and/or immediate impoundment of all the owner's or keeper's animals.

4-1-12 **RECKLESS OWNERS.**

(A) For the purpose of this Section a "violation" means:

(1) A finding of committed or a conviction of a crime under Chapter 4

(2) A conviction of dog fighting, **720 ILCS 5/2-5**, of aggravated cruelty, **510 ILCS 70/3.02** of cruel treatment, **510 ILCS 70/3.01**, or animal torture, **510 ILCS 70/3.03**.

(B) Any violation of this Chapter that is proven by a preponderance of the evidence regardless of whether the same act was charged as a code violation or a crime.

(C) Each crime will count as one violation regardless of whether it was committed on the same day as another crime or code violation.

(D) **Notice and Procedure.**

(1) Code Enforcement may find and declare a person a reckless owner if he or she has probable cause to believe that the person falls within the definition set forth in this Chapter. Proceedings shall be instituted by service of a Notice of Reckless Owners.

(2) This Notice of Reckless Owner shall be in writing and shall be served on the owner by certified mail to the owner's last address.

(3) The notice shall contain the name and address of the owner who is subject to the finding: the names, descriptions and license numbers of any dogs or cats licensed to the owner; brief descriptions of the violations which form the basis of any findings, including but not limited to case numbers, a summary of the effects of finding, requirement for confinement or impound of pets and the potential penalties for violation of the restrictions. Any person may object in writing within **ten (10) days** of delivery of the Notice of Reckless Owner.

(4) A reckless owner is prohibited from owning or harboring any dog or cat in the City for a period of **twelve (12) months** unless an appeal of the Notice of Reckless Owner is filed with the Hearing Examiners in accordance with this Chapter. The reckless owner shall surrender all dogs and cats to an animal control officer or police officer upon demand of the officer.

(E) **Confinement of Dogs or Cats Owned by a Reckless Owner.**

(1) Upon service of a Notice of Reckless Owner, the dogs or cats owned by a person declared to be a reckless owner may be impounded if the code enforcement officer determines that impoundment is in the interests of public safety or the health and welfare of the dogs or cats. Upon such a determination by the code enforcement officer, a code enforcement officer or police officer may require that such dogs by held in the shelter or a secure veterinary hospital until a hearing is held to determine the dog's or cat's status or the deadline for requesting a hearing regarding the declaration of the reckless owner has passed. The owner shall immediately surrender their animals.

(F) **Hearing Procedure.**

(1) If the owner objects to the designation of Reckless Owner, they may request a hearing before City of Fairview Heights Code Enforcement. All filing must include the payment of the required fee. The appeal fee shall be **One Hundred Dollars ($100.00)**.

(2) Hearings shall be conducted in accordance with the Illinois Administrative Procedure Act.

(G) **Possessing, Harboring or Owning a Dog or Cat or Domesticated Animal by a Reckless Owner.** It is a violation for any person who found to be a Reckless Owner as defined in this Chapter to possess, harbor or own a dog or cat in the City of Fairview Heights while a Notice of Reckless Owner is in effect, except during a pending appeal.

4-1-13 EXCREMENT REMOVAL. It shall be unlawful for the owner of any dog or other animal not to immediately remove excrement deposited by such animal upon any public or private property when permission of the owner or occupant of said property has not been obtained. No excessive accumulation of animal excrement that excretes an odor shall be permitted on any public or private property. Animal wastes shall not be disposed of in an open ditch or storm drain such a violation shall be considered to be public nuisance and subject to the penalties set forth in this Chapter.

4-1-14 DANGEROUS AND POTENTIALLY DANGEROUS ANIMALS. A dangerous animal means one so determined by the State of Illinois Department of Agriculture's Animal Welfare Division or one without such a determination which has attacked a person or other animal causing significantly bodily harm without being provoked through being teased, molested, provoked, beaten, tortured or otherwise harmed on either public or private property. A potentially dangerous animal is one that has seriously threatened to cause bodily harm without similar provocation but has not actually caused such bodily harm.

(A) **Exemptions.**

(1) No animal which at the time of the acts complained of was responding to pain or injury or was protecting itself, its kennel, its offspring, or its owner or owner's property shall be found to be a dangerous or potentially dangerous dog.

(2) An animal functioning lawfully as hunting or herding dogs or in controlling predators on the property of or under control of the owner when performing duties appropriate to said functions shall not be considered dangerous or potentially dangerous.

(B) **Determination of "dangerous" or "potentially dangerous" - Notice.** Prior to the dog being classified as dangerous or potentially dangerous, the owner shall have a right to a hearing. Animal Control Code Enforcement shall send a notice by certified mail or personal service. The notice shall inform the owner of:

(1) A description of the alleged incident and specific behavior that supports classification of the dog as dangerous or potentially dangerous.

(2) The requirements that may be imposed following a dangerous or potentially dangerous.

(3) An opportunity to request a hearing.

(4) Information that the dog owner must request a hearing within **seven (7) days** from the date of service by delivering a written request to the Animal Control Department Head.

(5) Information that if the dog owner does not make a timely request for hearing, the dog owner shall be deemed to have waived his/her right to a hearing and following sufficient proof that the dog is dangerous or potentially dangerous; the Animal Control Department Head may so classify the dog and impose requirements consistent with this Chapter.

(C) **Determination of "dangerous" or "potentially dangerous" - Hearing.** Following a timely request for a hearing, the Animal Control Code Enforcement will set the date and time of the hearing and notify the dog owner.

(1) **Informal Disposition.** An informal disposition may be made before the final determination.

(2) **Burden of Proof.** The burden will be on the City to prove that the dog in question's actions were dangerous or potentially dangerous.

(3) **Testimony of Witness and Parties.** Parties may offer witness testimony on their own behalf.

(4) **Cross Examination of Witnesses.** Parties may examine or cross-examine witnesses, and present evidence and argument on all issues involved in the proceeding.

(5) **Evidence.** Reliable and relevant evidence shall be admitted.

(6) **Representation.** Parties may be represented by counsel at their own expense.

(7) **Record.** A verbatim written or mechanical record shall be made of all hearings. The record may be transcribed at the request of a party upon payment in advance of the cost of transcription.

(D) **Final Order.** At the conclusion of the hearing, a final order shall be issued based upon reliable, relevant and substantial evidence.

(E) **Judicial Review.** Review of a Final Order may be made by the owner within **ten (10) days** following the hearing.

(F) Once a dog is declared to be potentially dangerous or dangerous, there are specific requirements the owner must follow:

(1) **Permanent Identification Mark Required.** Any dog declared dangerous or potentially dangerous will be permanently identified by means of a tattoo located on the inside thigh or by electronic implant. The cost of said tattoo/implant will be paid for by the owner. A physical description and photograph of the dog shall also be maintained at Animal Control. The owner is hereby required to allow and assist the city/county authority responsible for overseeing the dangerous dog ordinance in viewing the tattoo or reading the electronic implant at such times as deemed reasonable or at such time as the identification of the dog is in question, either by city/county authority or by a complaint filed by a third party.

(2) **Signage.** An owner of a dog that has been deemed potentially dangerous or dangerous will place a “beware of dog” sign in plain view of the public. Said signs will be placed in such a manner as to be visible from the common entrance(s) to the property, specifically the driveway, but not limited to that point. They will also place a “beware of dog” sign on the dog’s pen. The owner has **twenty (20) days** from the declaration of the dog as a potentially dangerous or dangerous dog to comply.

(3) **A Secure Plan.** The owner of a potentially dangerous or dangerous dog will keep the dog in his house, or other building or in a secure enclosure. The dog may not be maintained in any part of a building such as a screened porch which would allow the dog to exit the structure of its own will. If the dog is outside, the dog must be maintained in an enclosure that is constructed of materials strong enough to contain the dog. The owner must comply within **twenty (20) days**.

(G) Outdoor enclosure construction requirements:

(1) The enclosure should be large enough for the dog (depending on the size of the dog) to move around freely. It shall have shelter from the sun and inclement weather.

(2) The enclosure must have a floor, sides and a top from which the dog cannot escape. The enclosure should be constructed of a **six (6) foot** high fence at least **nine (9) gauge chain link**, with a solid floor. The enclosure will

also have a fence or solid top constructed of the same material.

(3) The structure must be constructed so that the dog may not dig under the sides. If the floor is constructed of dirt, the sides must either be buried with **two (2) feet** buried in the ground or sunken into a concrete pad.

(4) The gate to the structure must be of the inward-opening type. The gate must be lockable and kept locked at all times the dog is inside the enclosure except when tending to the dog's needs such as cleaning the enclosure or providing food and water. The lock will be of the padlock or combination type and will be constructed of materials strong enough to contain the dog.

(5) The enclosure must be clearly marked with "beware of dog" sign.

(6) The enclosure must be surrounded by a fence or other barrier to prevent access by the general public and may not share common fencing with any perimeter fence.

(7) **Inspection.** The Director of the Animal Control department shall cause inspections to be made of the premises of an owner of a potentially dangerous or dangerous dog to determine compliance with the provisions of this Section.

(H) **Off Owner's Premises.** Anytime the animal is off the owner's premises, the dog will be on a secure collar and leash having a tensile strength of **three hundred (300) pounds** and not to exceed **three (3) feet** in length wearing a muzzle and restrained by a competent person.

(I) **Relocation.** An owner of a potentially dangerous or dangerous dog must notify the Animal Control Department within **three (3) working days** prior to moving the dog to a new address within Fairview Heights and give the department the new address or location of the dog.

(J) **Notification of Death.** The owner must notify the Animal Control department when the dog dies.

(K) Any dangerous or potentially dangerous animal that does not comply with these restrictions may be impounded and turned over to a licensed veterinarian for euthanasia by lethal injection.

(L) Each day a person fails to comply is a separate offense.

4-1-15 IDENTIFICATION TAG. Every owner or keeper of a dog or cat, regardless of age shall cause the dog or cat to wear a collar or harness and shall affix the address and phone number, if any of the owner or keeper of the dog or cat, in addition to the County of St. Clair Rabies Tag.

4-1-16 **COMPLAINT.** It shall be the duty of any person who desires to make a complaint for violation of **Section 4-1-11** or **4-1-13** to fill out a complaint form at the City Clerk's office. The City Clerk shall make said complaint forms available. Upon receipt of a first complaint on any dog owner, the Animal Control Officer will send a written notice of warning to the owner. After a second written complaint has been made, a citation will be issued.

4-1-17 **VIOLATION AND PENALTY.** Violations are continuous with respect to time; each day the violation continues is a separate offense. **Section 4-1-12(B)** provides for a separate penalty.

	NOT LESS THAN	NOT MORE THAN
First Offense	$ 25.00	$ 500.00
Second Offense	$ 75.00	$ 500.00
Third Offense	$250.00	$ 500.00
Thereafter	$500.00	

(Ord. No. 1483-10; 04-20-10)

(See 510 ILCS Sec. 5/24)

CHAPTER 6

BOARDS – COMMISSION

ARTICLE I – PLAN COMMISSION

6-1-1 **PURPOSE – AUTHORITY.** A Plan Commission, a department of the City government is established to guide, direct and control growth of the development of the City. **(Ord. No. 7; 03-17-70) (See 65 ILCS 5/11-12-4)**

6-1-2 **MEMBERSHIP.** The Plan Commission shall consist of **eleven (11) residents** of the City, provided, however, that no more than **two (2) members** of the Plan Commission may be residents of territory contiguous to the City, not more than **one and one-half (1.5) miles** beyond the corporate limits and not included within any other municipality. The Plan Commission members shall be representative of professional, labor and management fields and of all wards. The Mayor shall appoint the members with the advice and consent of the Council. The Mayor shall appoint a chairman and a vice-chairman from the members with the advice and consent of the Council. **(Ord. No. 355; 02-20-79)**

6-1-3 **TERM OF OFFICE.** The citizens' initial term shall be for a **three (3) year** term. All members shall serve without compensation. **(Ord. No. 107; 09-23-72)**

6-1-4 **ORGANIZATION.** The Chairman of the Plan Commission shall preside at all meetings of the Plan Commission. The Commission may elect such officers as it may deem necessary and adopt and later change or alter rules and regulations of the Commission consistent with City and State Laws. The Commission shall keep written records of its proceedings which shall, at all times, be open for public inspection. The Chairman shall make a progress report in writing to the Council every **two (2) months**. The Commission shall also file an annual report with the Council, setting forth its transactions and recommendations. **Six (6) members** shall constitute a quorum and except as otherwise provided by this Code, an affirmative vote of at least **six (6) members** shall be necessary to authorize any action of the Commission. **(Ord. No. 7; 03-17-70) (See 65 ILCS 5/11-12-4)**

6-1-5 **POWERS AND DUTIES.** The Plan Commission shall have the following powers and duties:

(A) To prepare and recommend to the Council a comprehensive plan of public improvements, looking to the present and future development and growth of the City.

The plan shall include reasonable requirements in reference to streets, alleys, and public grounds within the corporate limits and in contiguous territory outside of and distant not more than **one and one-half (1.5) miles** from such limits, and not included in any municipality; such requirements to be effective whenever such lands shall be subdivided after the adoption of the Plan.

(B) To prepare and recommend to the Council from time to time such changes in the Plan as may be deemed necessary by the Council or by the Plan Commission.

(C) To prepare and recommend to the Council from time to time plans and/or recommendations for specific improvements in pursuance of the Official Plan.

(D) To give aid to the officials of the City, charged with the direction of projects for improvements embraced within the Official Plan, to further the making of such improvements, and generally, to promote the realization of the Official Plan.

(E) To arrange and conduct any form of publicity relative to its activities for the general purpose of public understanding with the advice and consent of the Council.

(F) To exercise such other powers germane to the powers granted by this Chapter as may be conferred by the Council. **(Ord. No. 7; 03-17-70) (See 65 ILCS 6/11-12-5)**

6-1-6 <u>LAND SUBDIVISION OR RESUBDIVISION.</u> Following the adoption of an Official Plan, no map or plat of any subdivision or resubdivision presented for record, affecting land within the City, or in contiguous territory outside of and distance not more than **one and one-half (1.5) miles** from its limits and not included in the City, shall be entitled to record or shall be valid unless the subdivision thereon shall provide for streets, alleys and public grounds in conformity with any requirements applicable thereto of the Official Plan. **(Ord. No. 7; 03-17-70) (See 65 ILCS 5/11-12-8)**

6-1-7 <u>IMPROVEMENTS.</u> The Clerk shall furnish the Plan Commission, for its consideration, a copy of all ordinances, plans and data relative to public improvements of any nature. The Plan Commission may report in relation thereto if it deems a report necessary or advisable, for the consideration of the Council. **(Ord. No. 7; 03-17-70)**

6-1-8 <u>EXPENDITURES.</u> The Commission may, with advice and consent of the Council, employ necessary help whose salaries, wages and other necessary expenses shall be provided for by adequate appropriations made by the Council from the Public Funds. If the Plan Commission shall deem it advisable to secure technical advice or service, it may be done upon authority from the Council and appropriations by the Council therefore. **(Ord. No. 7; 03-17-70) (See 65 ILCS 5/11-12-4)**

6-1-9 **<u>EX-OFFICIO MEMBERS.</u>** The Mayor, the technical advisor, and the City Attorney shall be ex-officio members of the Plan Commission. They shall serve in an advisory capacity and shall not be included to determine a quorum. **(Ord. No. 107; 09-23-72) (Ord. No. 214; 08-19-75)**

ARTICLE II

BOARD OF FIRE & POLICE COMMISSIONERS

6-2-1 **CREATION.** There is hereby established a Board of Fire and Police Commissioners in this municipality. The Mayor, with the advice and consent of the Council shall appoint a Board of Fire and Police Commissioners. **(See 65 ILCS 5/10-2.1-1)**

6-2-2 **MEMBERSHIP.** The Board of Fire and Police Commissioners shall consist of **five (5) members** whose terms of office shall be **three (3) years**, and until their respective successors are appointed and have qualified, except as provided in **Section 6-2-3** hereof. No such appointment, however, shall be made by the Mayor within **thirty (30) days** before the expiration of his term of office. **(See 65 ILCS 5/10-2.1-1) (Ord. No. 1724-16; 02-02-16)**

6-2-3 **FIRST APPOINTMENTS.** The Mayor, with the advice and consent of the City Council shall appoint the members of the Board. The members shall serve a **three (3) year term**, or until his successor is appointed and has qualified.

Vacancies on the Board of Fire and Police Commissioners shall be filled in the same manner as the original appointment.

The Board members shall elect a chairman to serve during the municipal fiscal year.

Three (3) members of the Board constitutes a quorum for the conduct of all business. **(See 65 ILCS 5/10-2.1-2) (Ord. No. 1724-16; 02-02-16)**

6-2-4 **QUALIFICATION – OATH – BOND – REMOVAL.** The **five (5) members** of the Board shall possess the qualifications required of other officers of the municipality and shall file an oath or affirmation and a fidelity bond in the amount of **One Thousand Dollars ($1,000.00)**. The bond shall be paid by the City.

The members shall comply with the qualifications of statute and the members shall not be subject to removal, except for cause, upon written charges, and after an opportunity to be heard within **thirty (30) days**, and his or their own defense before a regular meeting of the City Council. A majority vote of the elected members of such City Council shall be required to remove any such member from office. **(See 65 ILCS 5/10-2.1-3) (Ord. No. 1724-16; 02-02-16)**

6-2-5 **APPOINTMENT OF MEMBERS.** The Board of Fire and Police Commissioners shall appoint all officers and members of the Police Department of the City, except the Chief of Police, who shall be appointed according to the provisions of Section 30.01 of this Code, paragraph "B".

All appointments to each department other than that of lowest rank, however, shall be from the rank next below that to which the appointment is made, except that the Chief of Police may be appointed from among the members of the Police Department regardless of rank. **(See 65 ILCS 5/10-2.1-4)**

6-2-6 **RULES – PUBLICATIONS.** The Board shall make rules: (1) to carry out the purpose of the statutes of the State of Illinois, and (2) for appointments and removals in accordance with the provisions which are now, or as may hereafter be given to it by law. The Board, from time to time, may make changes in these rules.

All these rules and changes therein shall be printed immediately for distribution. The Board shall give notice; (1) of the places where the printed rules may be obtained, and (2) of the date, not less than **ten (10) days** subsequent to the time of publication, when the rules or changes therein shall go into operation.

These rules of the Board shall apply only to the conduct of examinations for original appointments, for promotions, and to the conduct of hearings on charges brought against a member of the police department. No such rule shall be made by the Board to govern the operation of the Police Department or the conduct of its members. **(See 65 ILCS 5/10-2.1-5)**

6-2-7 **SECRETARY.** The Board may appoint a secretary or may designate one of its own members to act as such. The secretary shall keep the minutes of the Board proceedings, shall be custodian of all papers pertaining to the business of the Board, shall keep a record of all examinations held, and shall perform such other duties as the Board shall prescribe.

6-2-8 **COMPENSATION.** The members of the Board of Fire and Police Commissioners, and their secretary, if appointed, shall serve without compensation.

6-2-9 **COMPLIANCE.** The Board of Fire and Police Commissioners shall hereafter perform and strictly carry out all the terms and provisions contained in the Illinois Compiled Statutes, Chapter 65, Secs. 5/10-2.1-1 and 5/10-2.1-3, to the same extent as if the statute were set out herein.

ARTICLE III – POLICE PENSION BOARD

6-3-1 **ESTABLISHMENT.** There shall be a Police Pension Fund established in the municipality, as provided by law. **(See 40 ILCS 5/3-101)**

6-3-2 **BOARD.** The Board of Trustees of the Fund shall consist of **five (5) members**, **two (2)** appointed by the Mayor and **two (2)** elected by the members of the Police Department, and **one (1)** elected by the beneficiaries of the Pension Fund. The elections shall be held on the **thirty (3rd) Monday** in **April**, and the term of each member shall be **two (2) years**. The Pension Board shall meet at least quarterly, as provided by law, and shall hold such additional meetings as may be called by the president of the Pension Board. **(See 40 ILCS 5/3-128 and 5/3-130)**

6-3-3 **ACCOUNT.** The money in the Police Pension Fund shall be held in a separate account by the municipal Treasurer, as provided by statute. This fund shall consist of the deduction from the pay of the policemen, subject to the act, as provided by statute; and there shall be annually levied a tax sufficient to enable the Police Pension Fund to meet all its obligations.

6-3-4 **RESERVE.** There shall be established and maintained a reserve in the Police Pension Fund, as required by statute. This reserve shall be built up to an amount of at least **Ten Thousand Dollars ($10,000.00)** for each policeman and each beneficiary entitled to the protection of the Pension Fund, and sufficient tax shall be levied for the benefit of the Pension Fund to build this reserve up to the required amount within the **forty (40) years** following **July 17, 1959**. **(Ord. No. 29; 11-17-70) (See 65 ILCS 5/3-127)**

ARTICLE IV – SENIOR CITIZENS' ADVISORY BOARD

6-4-1 **BOARD.** There is hereby created a Senior Citizens' Advisory Board to be composed of a number of members to be determined by the members themselves. All members shall reside within the City limits. The initial appointment shall be for terms of **one (1)**, **two (2)** and **three (3) years** respectively. The Mayor, with the advice and consent of the Council, shall designate the individual and the term. Thereafter, each appointment by the Mayor, with the advice and consent of the City Council, shall be for **three (3) years**. **(Ord. No. 1005-00; 06-06-00)**

6-4-2 **DUTIES.** The Board shall be responsible for scheduling, coordinating and supervising all functions and activities of the Senior Citizens' Center. It shall plan and implement all programs for the benefit of the senior residents of the City.

It shall account for all the monies given it by any outside sources. All purchases with money provided by City in its annual budget shall follow all City purchase order procedures. Said accounting shall be kept on a fiscal year basis, coinciding with the City's fiscal year.

It shall meet at least once a quarter and shall establish its own resolutions on the conduct of its meetings, programs and projects.

6-4-3 **INCORPORATION.** The Board shall be incorporated as a not for profit corporation under the laws of the State of Illinois. Through the incorporation, the Board assumes no more duties or powers then those described in **Section 6-4-2 "Duties"**, except for the responsibility of timely filing of all reports required as a result of their incorporation to all appropriate agencies, including (but not limited to) the Internal Revenue Service and the Secretary of State of Illinois. All fees necessary for filing are to be budgeted through the Administrative Services budget account for Senior Citizens Center purchases. **(Ord. No. 501-84; 09-18-84)**

ARTICLE V – LIBRARY BOARD

6-5-1 **PUBLIC LIBRARY ESTABLISHED.** There is hereby created pursuant to Chapter 75, Section 5/1-2, et seq., of the Illinois Compiled Statutes, 1992, the "Fairview Heights Public Library". **(Ord. No. 435-82; 04-20-82)**

6-5-2 **DIRECTORS.** The **"Fairview Heights Public Library"** shall be administered by **nine (9) Directors** as authorized by Statute; said Directors to be appointed by the Mayor, with the approval of the City Council. The first Library Directors shall hold office as follows:

One-third (1/3) for **one (1) year**; **one-third (1/3)** for **two (2) years**; and **one-third (1/3)** for **three (3) years** from the first of **July** following their appointment, and at their first regular meeting, shall cast lots for the respective terms. Annually thereafter, the Mayor, with the approval of the City Council, shall, at the first regular City Council meeting in May of each year, appoint as before, **three (3) Directors**, to take the place of the retiring Directors, who shall hold office for **three (3) years** and until their successors are appointed. The Directors shall serve until their successors are appointed. The Directors shall serve at no salary. **(Ord. No. 556-86; 08-19-86) (See 75 ILCS 5/4-1)**

6-5-3 **REMOVAL OF DIRECTORS.** The Mayor may remove any Director appointed under this Article on any formal charge whenever the Mayor is of the opinion that the interest of the City demands removal, but the Mayor shall report the reasons for the removal to the City Council at a meeting to be held not less than **five (5)** nor more than **ten (10) days** after the removal. If the Mayor fails or refuses to report to the Council the reasons for the removal, or if the Council, by a **two-thirds (2/3) vote** of all its members authorized by law to be elected, disapproves of the removal, the Director thereupon shall be restored to the office from which the Director was removed. **(Ord. No. 435-82; 04-20-82) (See 75 ILCS 5/4-1.1)**

6-5-4 **DUTIES.** The Directors shall establish and maintain the **"Fairview Heights Public Library"** and shall have the powers and duties as enumerated in **Illinois Compiled Statutes, Chapter 75, Section 5/4-7 and 5/4-7.1**, and as hereinafter amended. **(Ord. No. 435-82; 04-20-82)**

6-5-5 **FUNDING.** The monies to operate the Library shall be provided by the City Council form the General Fund of the City. The Library Board shall provide assistance and information to the City Council in the preparation of the budget each fiscal year. Library funds shall be a part of the City budget proposed by the Mayor and approved by the City

Council and shall be subject to the same statutory provisions concerning budgeting. As of **May 1, 1983**, the minimum amount to fund the Library shall never be less than the amount equal to the City's previous fiscal year receipts from Continental Cablevision. **(Ord. No. 435-82; 04-20-82) (See 75 ILCS 5/4-15)**

ARTICLE VI – BUSINESS ALLIANCE COMMISSION

6-6-1 **CREATION OF BUSINESS ALLIANCE COMMISSION.** There is hereby created a citizens' commission comprised primarily of Fairview Heights' business owners and/or management employees which shall be known as the **"Fairview Heights Business Alliance Commission"**.

The purpose of the Commission shall be to structure strong City Development Initiatives via policy recommendations related to:

- Retention of existing businesses.
- Advocating expansion of existing businesses.
- Solicitation of businesses to locate in the municipality.
- Creation of new employment centers.
- Redevelopment of existing employment centers.
- Civic events recognized by the City.

The Commission shall meet as an independent entity to make development related policy, financial and legislative recommendations to the Fairview Heights City Council in the following general areas:

(A) Economic Development/Business Techniques.

(B) Use of incentives, including Tax Increment Financing (TIF), Economic Incentive Agreements (Sales Tax Rebates), Business Districts, Hotel/Motel monies, Food and Beverage monies, Enterprise Zone, Special Improvement Districts, etc.

(C) May review major development/redevelopment projects.

Said Commission shall make its findings and recommendations, if applicable, to the Mayor and City Council on a monthly basis.

(Ord. No. 1707-15; 11-03-15)

6-6-2 **MEMBERSHIP.** The membership of the Business Alliance Commission shall be composed of **nine (9) members**. At least **seven (7) members** shall be residents of the City. **Two (2) members** of the Commission may reside outside of the City, if they have business interests in the City. **One (1) member** of the Commission shall be on the Community Committee and **one (1) member** shall be on the Planning Commission.

The Mayor shall appoint all **nine (9) members** and a chairman and vice-chairman with the advice and consent of the Council.

The term of office to this Commission shall be for a period of **three (3) years**. However, members initially appointed shall be for the following terms:

3 members for a 3-year term
3 members for a 2-year term
3 members for a 1-year term

Successors shall be appointed for **three (3) year** terms.

The Mayor, the City's Director of Economic Development and the City's Director of Land Use, Planning and Community Development shall serve as ex-officio members.

(Ord. No. 1707-15; 11-03-15)

6-6-3 **ORGANIZATION.** The Chairman of the Business Alliance Commission shall preside at all meetings of the Commission, the Vice-Chairman to serve in the absence of the Chairman. The Commission may elect such officers as it may deem necessary and adopt and later change or alter rules, regulations and by-laws of the Commission consistent with City ordinances and State laws. The Commission shall keep written records of its proceedings, which shall at all times, be open for public inspection. **(Ord. No. 1707-15; 11-03-15)**

ARTICLE VII – BEAUTIFICATION COMMISSION

6-7-1 **BOARD.** There is hereby created a Beautification Commission to be composed of **nine (9) members**. The Commission membership shall include **four (4) residents** representing the residential neighborhood areas of the community, **two (2)** representatives of the business community, a representative from the Keep Fairview Heights Beautiful partnering agency of the Chamber of Commerce, a representative of the education/school community, and a representative of the religious/faith communities. All members of the Commission may be residents of the City of Fairview Heights, however, a minimum of **four (4) residents** must be maintained at all times, representing the residential neighborhoods. The initial appointment shall be for terms of **one (1)**, **two (2)** and **three (3) years** respectively. The Mayor, with the advice and consent of the Council, shall designate the individual and the term. Thereafter, each appointment by the Mayor, with the advice and consent of the Council, shall be for **three (3) years**. All vacancies are to be filled by appointment immediately.

6-7-2 **DUTIES.** The Commission shall be responsible for the administration of the City's Business Appearance Awards program and any such future programming, the leadership, coordination, and planning of volunteer litter clean-up days within the community, and serve to establish planning efforts for the beautification of the City. Such plans can include creating and managing programs that coordinate the efforts of the various private civic groups and clubs, as well as residents and businesses, which express an interest in the beautification of the community. Such efforts should be done in concert with the Fairview Heights Chamber of Commerce, the partnering agency in the Keep Fairview Heights Beautiful effort. The Commission is responsible for any affiliated or related fundraising, grant writing, and/or financial management of programs dedicated to the City's beautification efforts.

6-7-3 **REPORTING.** The Commission shall submit an annual report to the Mayor and City Council at the conclusion of the City of Fairview Heights's fiscal year. In addition, the Commission may adopt a long-range beautification master plan and provide reporting based on the implementation of that document.

6-7-4 **CHAIRMAN.** The Commission shall establish a chairman and vice chairman, both of which must originate from within the Commission's ranks, both may serve for a term of **one (1) year** in either position, and each shall be entitled to a vote.

(Ord. No. 1424-08; 12-16-08)

[Supplement No. 83; 08-01-16]

CHAPTER 8

BUSINESS REGULATIONS

ARTICLE I - STREET VENDORS

8-1-1 **PERMIT FEE.** It shall be unlawful for any person to sell or attempt to sell any commodity by means of vending such commodity upon any street in the City without first securing a permit and paying the fee therefor. The permit fee shall be **Ten Dollars ($10.00)** for a **three (3) month** period for each vehicle used in street vending. **(Ord. No. 68; 10-06-71)**

8-1-2 **REGULATIONS.** The following rules and regulations shall be complied with by each person using a vehicle for street vending:

(A) It shall be unlawful for any street vendor to sell or attempt to sell any commodity within **five hundred (500) feet** of any school during the school year.

(B) Sell to any person standing in the street.

(C) Hours: **8:00 A.M.** to **thirty (30) minutes** before sundown. **(Ord. No. 68; 10-06-71)**

(See 65 ILCS Sec. 5/11-42-5)

ARTICLE II - SOLICITORS

8-2-1 **DEFINITIONS.** Whenever in this Article, the following terms are used, they shall have the meanings ascribed to them in this Section:

(A) **Soliciting** shall mean and include any one or more of the following activities: Seeking to obtain orders, leads, referrals, or applications for the purchase of goods, contracts, policies, wares, merchandise, foodstuffs, services of any kind, character or description whatever; for any kind of consideration whatever; or seeking to obtain subscriptions to books, photo or record clubs, magazines, pamphlets, periodicals, newspapers, or any other type of kind product, publication, or printed material, or seeking to obtain information of a survey nature of any type, with the exception of legitimate census, or church surveys, or those polls or surveys conducted by authorized city, state or federal governmental agencies, or their designated representatives; or seeking to obtain gifts or contributions of money, clothing or other valuable things for the support or benefit of any charitable or non-profit group, club, association, corporation or project, not pre-authorized in writing by the Chief of Police of this City, or his designee.

These groups shall provide a written list of solicitors, names and addresses, purpose of solicitation, and period of times to be so soliciting within the City limits, to the Chief of Police, and must be in possession of his authorizing letter prior to commencing solicitation. These groups shall be bound by this Section and **Section 8-2-9** hereof.

Residents under **sixteen (16) years** of age are specifically exempted from **Section 8-2-10,** but are required to conform to **Section 8-2-9** and to fulfill the same requirements of pre-authorized letter as listed in the preceding paragraph.

Residents under **sixteen (16) years** of age, selling newspapers on private property with owners/tenants permission in the business districts of the City are specifically exempted from **Section 8-2-9** and **Section 8-2-10. (Ord. No. 362; 06-05-79)**

(B) **Residence.** Residence shall mean and include every separate living unit occupied for residential purposes by **one (1)** or more persons, contained within any type building or structure and this shall be so construed to include commercial establishments of any size, type or description within these City limits.

(C) **Registered Solicitor** shall mean and include any person who has obtained a valid certificate of registration as hereinafter provided.

8-2-2 CITY POLICY. It is hereby declared to be the policy of the City Council that the occupant(s) of the residences within these City limits shall make the determination of whether solicitors shall be or shall not be invited into the respective residential property.

8-2-3 REGISTRATION REQUIRED. Every person desiring to engage in solicitation as herein defined, within residences in this City, is hereby required to annually make written application for a Certificate of Registration prior to any solicitation, as hereinafter provided for, with the exception noted in **Section 8-2-1**, relative to those charitable, or non-profit groups, clubs, associations or projects.

8-2-4 APPLICATION FOR CERTIFICATE OF REGISTRATION. Application for Certificate of Registration shall be made upon a form provided by the Chief of Police of this City, and shall be filed with that same office. The applicant shall truthfully state in full the information requested. The form shall include name, age, address, marital status, physical description, name of employer, nature of product or services and proposed method of operation within the City, in addition to any other information deemed necessary by the Chief of Police, including fingerprinting. The office of the Chief of Police shall cause to be maintained a complete and accurate record of each application received, together with all other information or data pertaining thereto, including denial of any application.

8-2-5 ISSUANCE AND REVOCATION OF CERTIFICATE OF REGISTRATION. The office of the Chief of Police, after consideration of the application, information obtained relative thereto, and payment of the fee prescribed in **Section 8-2-10** hereof, shall issue a registration certificate card to applicant, or may deny the application. Any certificate of registration issued hereunder may be revoked by the Chief of Police, if the certificate holder is convicted of a violation of any provisions of this Chapter, or any other ordinance of this City, or of any State or Federal law, or has made a false material statement in his application. To revoke a certificate, the Chief of Police shall mail by certified or registered

mail to certificate holders last address shown in his or her application, a letter stating certificate is revoked and reasons therefore. The date of mailing of this notice shall determine the date that certificate is null and void.

8-2-6 **ANNUAL EXPIRATION DATE.** The annual expiration date of all certificates of registration shall be the **first (1st) day of January** of each year, regardless of when issued.

8-2-7 **DUTY OF SOLICITORS.** Any registered solicitor who has gained access or entrance to any residence, invited or not, shall immediately produce his certificate of registration card when so requested, and shall immediately and peacefully depart from those premises when requested to do so by any occupant(s) thereof. No solicitor shall solicit for any other purpose than that which is specifically shown on his or her application.

8-2-8 **UNINVITED SOLICITING PROHIBITED.** It is hereby declared to be unlawful and shall constitute a nuisance for any person to go upon any premises, and ring the doorbell, to knock, or make any sounds calculated to attract the attention of the occupant(s) of such residence, for the purpose of securing an audience with the occupant(s) thereof, and engage in soliciting as herein defined, in defiance of any notice visibly exhibited, posted or displayed anywhere on the residence stating in manner of wordage that soliciting is not permitted.

8-2-9 **TIME LIMIT ON SOLICITING.** Soliciting as defined herein shall be conducted within these City limits from **thirty (30) minutes** after sunrise to **thirty (30) minutes** before sunset any day of the week. **(Ord. No. 425-81; 12-03-90)**

8-2-10 **SOLICITATION BY NON-PROFIT ORGANIZATIONS AT STREET INTERSECTIONS.**

(A) Consistent with other sections of this Article and the **Illinois Compiled Statutes, Chapter 625, Sec. 5/11-1006,** solicitation for the benefit of any charitable or non-profit group, club, association, corporation or project, shall be lawful at the following stop sign intersections:

(1) Union Hill Road at Longacre Drive – (this intersection will be prohibited effective **January 1, 2001**); **(Ord. No. 1014-00; 08-15-00)**
(2) Joseph Drive at Ashland Drive;
(3) Commerce Lane at Market Place.

(B) The following not-for-profit agencies shall be permitted to solicit funds in Fairview Heights:

(1) Area Agency on Aging;
(2) Fairview Heights Elks Club;
(3) Fairview Heights Kiwanis Club;
(4) Fairview Heights Lions Club;
(5) Fairview Heights Knights of Columbus;

(6) Fairview Heights Veterans of Foreign Wars;
(7) Fairview Heights based Shriners;
(8) Old Newsboys Day;
(9) The Salvation Army;
(10) Fairview Heights American Legion Post #0978.

(C) All organizations requesting permission to conduct roadway solicitation shall provide to the City proof of Liability Insurance, in the amount of **One Million Dollars ($1,000,000.00)**, name the City as an additional insured and shall include the dates of the solicitations.

(D) Solicitation by not-for-profit organizations shall be limited to **one (1) event per year**, and shall not exceed **two (2) consecutive days** in a calendar year (e.g. Friday and Saturday/Saturday and Sunday, etc.)

(E) All persons engaged in the act of solicitation shall be **eighteen (18) years** of age or more, and shall wear a high visibility vest.

(F) **Duty of Solicitors.** Any registered solicitor who has approached or engaged in conversation or communication with pedestrian or any person in a motor vehicle at an intersection shall immediately produce his certificate of registration card when so requested. The solicitor shall immediately and peacefully cease any communication or engagement with the pedestrian or person in the motor vehicle when requested to do so by said pedestrian or person. No solicitor shall solicit for any purpose other than that which is specifically shown on his or her application. **(Ord. No. 1545-11; 10-04-11)**

8-2-11 **FEE REQUIRED.** Each approved solicitor shall pay to the City Clerk an annual fee of **Ten Dollars ($10.00)**; the fee being personable, not transferable, and not refundable. The stated fee shall not be reduced if less than an annual period of registration is involved. **(Ord. No. 71; 10-20-71) [NOTE: This Section does not apply to Section 8-2-10.]**

8-2-12 **PENALTY.** Any person violating any of the provisions of this Article shall, upon conviction thereof, be subject to a fine of not less than **Fifteen Dollars ($15.00)**, nor more than **Five Hundred Dollars ($500.00).**

(See 65 ILCS Sec. 5/11-42-5)

ARTICLE III

HAWKERS, PEDDLERS AND ITINERANT MERCHANTS

8-3-1 **ITINERANT MERCHANT.** Any person or entity engaging temporarily in the retail sale of collectibles or consumer goods, wares or merchandise within the City who for the purpose of conducting such business, rents, uses or leases any room, building, hotel, structure or lot of any kind. The term shall not include any of the following:

(A) Persons, who without receiving any compensation for their services, solicit contributions or sell goods, wares or merchandise for civic, patriotic, fraternal, educations, religious or benevolent organizations.

(B) Persons who sell goods, wares and merchandise on City owned public grounds as part of a Special Event which has been approved by the City.

(C) Persons who sell at events which are sponsored by civic, patriotic, fraternal, educational, governmental, religious or benevolent organizations goods, wares or merchandise which they have made themselves such as handicrafts and home-sewn items.

(D) Businesses that sell goods, wares and merchandise outdoors, on private property, accessory to the primary use and structure of the lot (i.e. outdoor garden center at a department store).

It shall be unlawful for any person, firm, or corporation to engage in the business of hawker, peddler, or transient vendor of merchandise without first obtaining a license.
(Ord. No. 1563-12; 04-04-12)

8-3-2 **LICENSE.** Hawkers, peddlers, itinerant merchants and transient vendors of merchandise must apply for a License from the City Clerk on an application provided by the City Clerk. The application must include (1) name of vendor(s), (2) address of vendor(s), (3) telephone number of vendor(s), (4) Illinois Sales Tax Number. A current Illinois Sales Tax Number must be submitted on each vendor listed on the application before being processed.

One to Three Day license:	$50.00
Weekends only annual license:	$200.00
Thirty Day license:	$100.00

A business may only have **three (3) licenses** per year. Licenses may not be used consecutively.

Charitable, Service, Church Organizations, City sponsored functions and Non-Profit Hobby Clubs shall be exempt from any fees incurred as a result of this legislation upon review by the Mayor. **(Ord. No. 1563-12; 04-04-12)**

8-3-3 **PENALTY.** Any hawker, peddler, itinerant merchant and transient vendor of merchandise violating any of the provisions of this Article shall, upon conviction thereof, be subject to a fine of not less than **One Hundred Fifty Dollars ($150.00)** per day nor more than **Five Hundred Dollars ($500.00)**. **(Ord. No. 679-90; 05-15-90)**

ARTICLE IV - RAFFLES

8-4-1 **DEFINITIONS.** Unless the context otherwise required the words and phrases herein defined are used in this Chapter in the sense given them in the following definitions:

(A) **Net Proceeds** means a form of lottery, as defined in Section 28-2 subparagraph (b) of the Criminal Code of 1961, conducted by an organization licensed under this Act in which:

(1) The player pays or agrees to pay something of value for a chance, presented and differentiated by a number or by a combination of numbers, or by some other medium, one or more of which chances is to be designated the winning chance;

(2) The winning chance is to be determined through a drawing or by some other method based on an element of chance by an act or set of acts on the part of persons conducting or connected with the lottery, except that the winning chance shall not be determined by the outcome of a publicly exhibited sporting contest. **(See 230 ILCS Sec. 15/2)**

8-4-2 **DUTIES.** The City Clerk is charged with the administration of the appropriate provisions of the Legislative Act #HB2976 of the General Assembly of Illinois and provisions of this Chapter, and may appoint persons to assist him in the exercise of the powers and the performance of the duties herein provided, including, but not limited to, the members of his staff, the City Attorney, and the Chief of Police. **(See 230 ILCS Sec. 15/2)**

8-4-3 **LICENSE REQUIRED.** No person or organization shall conduct or partake in the selling of raffle chances within the limits and territory of the City without having a license to do so issued by the City Clerk, in a manner hereinafter provided and a valid license for such purchase as provided by the legislative acts of the Illinois General Assembly, House Bill 2976 and Senate Bill 168. Licenses shall be issued only to bona fide religious, charitable, labor, fraternal, educational or veterans organizations that operate without profit to their members and which have been in existence continuously for a period of **five (5) years** immediately before making application for a license and which have had during that entire five-year period, a boa fide membership in carrying out their objectives. Licenses shall only be issued to political committees which have been in existence continuously for a period of **one (1) year** immediately before making application for a license and which have had during the entire one year period a bona fide membership engaged in carrying out their objectives. **(Ord. No. 737-92; 04-21-92) (See 230 ILCS Sec. 15/2)**

8-4-4 **APPLICATION FOR LICENSE.** The City Clerk is authorized to grant and issue licenses to eligible organizations to conduct raffles and to participate in the sale of raffle tickets, within the limits and territory of the City of Fairview Heights, upon the conditions and in the manner provided by this Chapter and by the aforesaid Act of the General Assembly of Illinois, and not otherwise. Such license shall be in writing, signed by the Mayor and attested by the City Clerk, with the seal of his office affixed thereto.

Prior to the issuance of a license, the applicant must submit to the City Clerk, an application, in triplicate, in writing and under oath stating:

(A) The name and address of the organization;

(B) The type of organization that is conducting the raffle, i.e., religious, charitable, labor, fraternal, educational, veterans or other;

(C) The length of time the organization has continually existed immediately before making application for a license;

(D) The applicant shall give the aggregate retail value of all prizes or merchandise awarded by a licensee in a single raffle;

(E) The applicant will give the maximum retail value of each prize awarded by a licensee in a single raffle;

(F) The amount that the organization plans to charge for each raffle chance issued or sold;

(G) The time and location where the raffle is to be held;

(H) The purpose for which the proceeds of the raffle will be used;

(I) The name and address of the person conducting and performing the raffle, and his relationship with the organization;

(J) The last date which the applicant has applied for a raffle license;

(K) The area in which the organization plans to sell or issue its raffle chances;

(L) Whether or not the applicant has ever been convicted of a felony. **(See 230 ILCS Sec. 15/3)**

8-4-5 **RULES FOR APPLICATIONS AND LICENSES.**

(A) The license and application for license must specify the area or areas within the licensing authority in which raffle chances will be sold or issued, the time period during which raffle chances will be sold or issued, the time of determination in winning chances, and the location or locations with which winning chances will be determined.

(B) The application must contain a sworn statement attesting to the not-for-profit character of the prospective licensee organization signed by the presiding officer and the secretary of that organization.

(C) The City shall act on a license application within **thirty (30) days** from the date of application.

(D) Each such license is valid for one raffle game only.

(See 230 ILCS Sec. 15/3)

8-4-6 **PROHIBITED LICENSEES.** The following are ineligible for any raffle license:

(A) Any person who has been convicted of a felony;

(B) Any person who is or has been a professional gambler or gambling promoter;

(C) Any person who is not of good moral character;

(D) Any firm or corporation in which a person defined in (A), (B), or (C) above has a propriety, equitable or credit interest, or in which such a person is active or employed;

(E) Any organization in which a person defined in (A), (B), or (C) above is an officer, director, or employee, whether compensated or not;

(F) Any organization in which a person defined in (A), (B), or (C) above is to participate in the management or operation of a raffle as defined by this Act. **(See 230 ILCS Sec. 15/3)**

8-4-7 RESTRICTIONS ON THE CONDUCT OF RAFFLES.

(A) The entire net proceeds of any raffle must be exclusively devoted to the lawful purposes of the organization permitted to conduct that game;

(B) No person except a bona fide member of the sponsoring organization may participate in the management or operation of the raffle;

(C) No person may receive any renumeration or profit for participating in the management or operation of the raffle;

(D) A licensee may rent a premises on which to determine a winning chance or chances in a raffle only from an organization which has also licensed under the Raffle Act;

(E) Raffle chances may be sold or issued only within the area specified on the license, and winning chances may be determined only at those locations specified on the license;

(F) No person under the age of **eighteen (18) years** may participate in the conducting of raffles or chances. A person under the age of **eighteen (18)** may be within the area where winning chances are being determined only when accompanied by his parent or guardian. **(See 230 ILCS Sec. 15/4)**

8-4-8 RECORDS.

(A) Each organization licensed to conduct raffles and chances shall keep records of its gross receipts, expenses and net proceeds for each single gathering or occasion at which winning chances are determined. All deductions from the gross receipts for each single gathering or occasion shall be documented with receipts or other records indicating the amount, a description of the purchased item or service or other reason for the deduction, and the recipient. The distribution of net proceeds shall be itemized as to payee, purpose, amount and date of payment.

(B) Gross receipts from the operation of raffle programs shall be segregated from other revenues of the organization, including bingo gross receipts, if bingo games are also conducted by the same non-profit organization pursuant to license therefor issued by the Department of Revenue of the State of Illinois, and placed in a separate account. Each organization shall have separate records of its raffles. The person who accounts for the gross receipts, expenses, and net proceeds from the operation of raffles shall not be the same person who accounts for other revenues of the organization.

(C) Each organization licensed to conduct raffles shall report monthly to its membership, and to the City of Fairview Heights, its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized as required by this Section.

(D) Records required by this Section shall be preserved for **three (3) years**, and the organization shall make available their records relating to operation of raffles for public inspection at reasonable times and places. **(See 230 ILCS Sec. 15/6)**

8-4-9 PENALTY. Persons or organizations who violate any provision of this Ordinance shall be fined in an amount not less than **Twenty-Five Dollars ($25.00)** and no more than **Five Hundred Dollars ($500.00).**

8-4-10 **TERM AND FEES.**

(A) The aggregate retail value of all prizes or merchandise awarded by a licensee in a single raffle shall not exceed **Twenty-Five Thousand Dollars ($25,000.00)**;

(B) The maximum retail value of each prize awarded by a licensee in a single raffle shall not exceed **Fifteen Thousand Dollars ($15,000.00)**;

(C) The maximum price which may be charged for each raffle chance issued or sold shall not exceed **Twenty-Five Dollars ($25.00)**;

(D) The maximum number of days during which chances may be issued or sold shall not exceed **one hundred twenty (120) days**;

(E) Licenses issued pursuant to this Ordinance shall be valid for one raffle and may be suspended or revoked for any violation of this Ordinance;

(F) Raffle chances shall be sold only within the boundaries of the City of Fairview Heights;

(G) Licenses shall be issued to bona fide religious, charitable, labor, fraternal, educational, or veterans' organizations that operate without profit to their members, and which have been in existence continuously for a period of **five (5) years** immediately before making application for a license and which have had during that entire five year period a bona fide membership engaged in carrying out their objectives;

(H) The above-mentioned types of organizations shall be defined pursuant to the General Assembly Act, House Bill 2976, and incorporated herein;

(I) No person or organization shall be issued more than **one (1) license** in a period of **one (1) week**;

(J) The manager of a raffle game shall give a fidelity bond in the sum of **One Thousand Dollars ($1,000.00)** in favor of the organization conditioned upon his honesty in the performance of his duties. The Mayor or his designated representative is authorized to waive requirement for bond by including a waiver provision in the license issued, provided that the license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization. The terms of the bond shall provide authority not less than **thirty (30) days** prior to its cancellation.

(1) Any license issued under this Article shall be non-transferable. **(Ord. No. 442-81; 11-18-81)**

(See 230 ILCS Sec. 15/5)

ARTICLE V - PRECIOUS METALS

8-5-1 **DEFINITIONS.** Whenever in this Article, the following terms are used, they shall have the meanings ascribed to them in this Section.

(A) "Precious Metals" shall mean silver, gold and platinum; and

(B) "Precious Metals Purchaser" or "Purchaser" shall mean any individual, partnership, business corporation, association or other private organization engaged in the business of buying secondhand items containing precious metals, including, but not limited to, jewelry, watches, coins, eating utensils, candlesticks, decorative objects, and ingots.

(C) Precious Metals Purchaser or Purchaser shall not include any Coin Collection Show or Trade Fair run by private organizations as such shows or Trade Fairs shall be exempt from the requirements of this Precious Metals article. **(Ord. No. 703-91; 01-15-91)**

8-5-2 **LICENSE REQUIRED.** No person or organization shall operate a business or engage in the business or buying secondhand items containing precious metals without having first obtained a license. Any license granted under this Article shall be non-transferable. Application for such license shall be made to the City Clerk accompanied by the fee for such license in the amount of **One Hundred Dollars ($100.00)**. The application shall be under oath and shall state the name, date of birth, and address of the applicant in the case of an individual. In the case of a partnership, the application shall state the names, dates of birth, and addresses of the persons entitled to share in the profits thereof. In the case of a corporation, the application shall state the name of the corporation and the date of incorporation, and the names, dates of birth, and addresses of the officers and directors, and, if a majority in interest of the stock of such corporation is owned by one person or his nominee, the name, date of birth and address of such person. If the application is made on behalf of a partnership or corporation, the application shall be signed and sworn to by at least **two (2) members** of the partnership, in the case of a partnership, and by the President and Secretary of the corporation in the case of a corporation. The Chief of Police or his designee shall investigate each applicant for such license. A license may be refused to any applicant not of good moral character or to any person convicted of receiving stolen property, burglary or any felony, or to an applicant who has pleaded guilty to receiving stolen property, burglary or any felony. License may be revoked by the City Clerk shall issue the licenses to qualified applicants and shall keep a record of the licenses in a book provided for that purpose, which shall be available for public inspection.

8-5-3 **IDENTIFICATION OF SELLER.** Prior to each purchase of a secondhand item containing precious metal, the purchaser shall require the seller to present to him **two (2) forms** of identification, one of which shall contain the seller's photograph and his address.

8-5-4 **RECORDS REQUIRED.** At the time of each transaction, the purchaser of precious metal shall record, in ink and in the English language, the following information:

(A) An accurate description of each purchased secondhand item containing precious metals, including the type of each item, number of items, and the brand name or other identifying features of the item;

(B) The amount of money paid;

(C) The date and time of the transaction;

(D) The type of identification cards presented by the seller, the serial or account number of the cards, if any, and the name and address of the seller. The records book containing the above information, as well as the item in the possession of the purchaser shall at all reasonable times be open to inspection by any police officer of the City of Fairview Heights, Illinois;

(E) Records shall be kept by the Purchaser for a **two (2) year** period.

8-5-5 **REQUIRED HOLDING PERIOD.** Every precious metal purchaser shall keep in his possession at his business location, for a period of not less than **four (4) days** from the date of purchase, every secondhand item containing precious metal. The item shall not be altered at the time of sale and shall remain unaltered during the required holding period.

8-5-6 **PROHIBITED PURCHASES.** It shall be unlawful for a precious metal purchaser to buy a secondhand item containing precious metal from any person under **eighteen (18) years** of age.

8-5-7 **STOLEN GOODS.** It shall be the duty of each precious metal purchaser to report to the Police Department of Fairview Heights, Illinois, any precious metal sold or attempted to be sold if the purchaser has reason to believe that the item containing precious metal was stolen.

8-5-8 **BUSINESS PREMISES.** It shall be unlawful for a precious metal purchaser to engage in business in the City of Fairview Heights, Illinois, unless he owns or leases the premises upon which he is conducting business, provided that any such lease not be for a term of less than **ninety (90) days**.

8-5-9 **PENALTY.** Any person who violates any provision of this Article shall, upon conviction, be fined not less than **Five Dollars ($5.00)**, nor more than **Five Hundred Dollars ($500.00).**

8-5-10 **PROHIBITED CONDUCT.** It shall be unlawful and an act of bad faith dealing with the public for a precious metals dealer to pass **three (3) checks** with insufficient funds within a **three hundred sixty-five (365) day period**. If a Precious Metals dealer is found to be guilty, evidenced by **three (3) checks** being returned by the bank within a **three hundred sixty-five (365) day** period, of the conduct prohibited by this Section, it will be within the discretion of the City to revoke the offender's precious metals dealer's license. **(Ord. No. 776-93; 07-06-93)**

(See 65 ILCS Sec. 5/11-42-5)

ARTICLE VI - YARD SALES

8-6-1 **DEFINITIONS.** Included within the terms of this Article, and heretofore referred to as **"yard sales"**, is any display of merchandise for the purpose of exchanging it for legal tender or barter at a location not otherwise regularly used or specifically designated for the sale or exchange of merchandise. Events commonly known as **"garage sales", "tailgate sales", "flea markets", "house sales", "moving sales",** etc., shall be defined as yard sales under the provisions of this Article.

8-6-2 **PERMIT; EXCEPTION.** No person or persons shall offer for sale any merchandise, or permit the use of his or her property, in conjunction with a yard sale without first obtaining a permit therefor at least **one (1) day** in advance of the first day of the yard sale. The provisions of this Section shall not apply to bankruptcy, estate or other sales under judicial process, licensed and authorized auctions and sales conducted at or by organizations affiliated with churches, schools, federal, state, city, county and township government units provided that those organizations are non-profit, religious, civic and/or charitable in nature.

8-6-3 **ISSUANCE OF PERMIT.** The Administrative Official is authorized to issue a "Yard Sale Permit" as required by this Article to any resident person upon request provided the permit is completed to include the name and address of the applicant, and the duration and the location of the yard sale. Permit shall be posted at site of sale.

8-6-4 **SIGNS.** **One (1) sign** may be posted away from the location of the sale no sooner than **5:00 P.M.** on the day prior to the sale. Sign may be up to **four (4) square feet** in area containing name, address and signature of permit holder. Such signs shall not be located on private property without consent of the property owner. Signs may not be attached to utility poles, traffic signals, street signs or other safety control objects. All signs shall be removed within **twenty-four (24) hours** of the conclusion of the sale by the applicant.

8-6-5 **LOCATION.**

(A) Yard sales shall be restricted to residential and non-commercial districts under **Chapter 14, Article II of the Revised Code,** unless otherwise approved by City staff.

(B) Yard sales conducted by and for the benefit of non-profit organizations may be held in zoning districts other than residential and non-commercial.

8-6-6 **DURATION.**

(A) No yard sale shall be conducted for a period greater than **three (3) successive calendar days.**

(B) Yard sales shall be conducted with the period between sunrise and sunset.

8-6-7 **FREQUENCY.**

(A) Yard sales shall be held no more than **three (3) times** within the same calendar year at the same location.

(B) Yard sales shall be held no sooner than **thirty (30) days** subsequent to the close of a yard sale at the same location.

8-6-8 **PROHIBITED MERCHANDISE.** Prohibited from such merchandise to be sold at yard sales shall be alcoholic beverages, firearms, firearm ammunition, materials determined by the City Code as obscene, animals or any other merchandise of which sale without proper licensing or authorization from state or local authorities is unlawful.

8-6-9 **ON-SITE ADVERTISING.** Prohibited at the location of any yard sale are loud speakers, amplifiers, and signs defined as "prohibited" under **Section 14-7-7** of this Code.

8-6-10 **PENALTY.** Any person who violates any provision on this Article, including failure to retrieve any sign, shall upon conviction be fined in accordance with the City Code.

(Ord. No. 1706-15; 10-20-15)

ARTICLE VII

WASTE HAULERS

8-7-1 **WASTE HAULER DEFINED.** For purpose of this Article, the word **"Waste Hauler"** means any person or firm engaged in the business of collecting, transporting and disposing of residential, commercial, industrial and miscellaneous garbage, ashes, refuse, recyclable and waste materials of all kinds. **(Ord. No. 748-92; 08-18-92)**

8-7-2 **LICENSE REQUIRED.** No person or firm shall engage in the business of waste hauler in the City without first having obtained a Waste Hauler License from the City. No waste hauler shall be denied said license if all the requirements of this Article are met. **(Ord. No. 748-92; 08-18-92)**

8-7-3 **ISSUANCE OF LICENSES.** Waste Hauler Licenses shall be issued annually in the City by the City Clerk. Waste haulers engaged in both residential and/or commercial service shall fall under the jurisdiction of this Article. **(Ord. No. 748-92; 08-18-92)**

8-7-4 **FEE.** The annual fee for a Waste Hauler License shall be **One Hundred Dollars ($100.00). (Ord. No. 748-92; 08-18-92)**

8-7-5 **CURBSIDE RECYCLING.** Waste haulers providing service to one and two family residential dwellings shall be required to offer collection of recyclable items from the curbside along with other garbage and refuse. Recyclable items shall be collected from bins provided to each one and two family residence by the City except in cases where bins are provided by the waste hauler. **(Ord. No. 748-92; 08-18-92)**

8-7-6 **OPTIONAL SERVICE.** Waste haulers providing service to one and two family dwellings shall be required to offer the option of disposing of yard waste and/or bulk items such as furniture, appliances, playground equipment, yard furniture and similar items except for bulk items which, per the provisions of county, state or federal law, are prohibited from disposal in landfills. **(Ord. No. 748-92; 08-18-92)**

8-7-7 **ADMINISTRATION.** The Mayor shall be empowered to implement and carry out all aspects of the administration of this Article. **(Ord. No. 748-92; 08-18-92)**

8-7-8 **COMPLAINTS.** Waste haulers shall provide the City with a telephone number and other necessary information such as contact persons for customers to utilize and

be referred to regarding complaints or inquiries about waste hauler service. Waste haulers shall also be required to provide customers with this information. **(Ord. No. 748-92; 08-18-92)**

8-7-9 **WASTE HAULER VEHICLES TO BE SECURE AND EQUIPPED WITH COVER.** All vehicles used by the waste hauler in the waste hauler business shall be equipped in such a manner that all materials collected shall be totally enclosed or covered except when the materials are to be loaded from the customer pick-up point into the vehicle. **(Ord. No. 748-92; 08-18-92)**

8-7-10 **VEHICLE STANDARDS.** All vehicles used by the waste hauler when conducting business within the City shall be required to meet federal, state, county and local safety standards. **(Ord. No. 748-92; 08-18-92)**

8-7-11 **HOURS OF OPERATION.** All waste haulers shall restrict their normal hours of operation to weekdays between **6:00 A.M. and 7:00 P.M.**, but may exercise a waiver from these hours in case of impassable streets, natural disaster or other extenuating circumstances beyond the control of the waste hauler. Waste haulers may exercise the option of providing service to commercial and industrial customers on Saturdays during the same hours. **(Ord. No. 748-92; 08-18-92)**

8-7-12 **NUISANCES.** Waste haulers shall be required to avoid creating nuisances in the City such as making excessive noise, soiling pavement and/or property with residue, remaining in one place to compact materials for an undue length of time and any other situations or actions which would cause public health, safety, welfare and comfort to be in jeopardy. **(Ord. No. 748-92; 08-18-92)**

8-7-13 **INSURANCE.** The waste hauler shall maintain general liability and automobile liability insurance in the amount of not less than **$1,000,000.00** combined single limit. The waste hauler is further required to provide the City with proof of Illinois Workmen's Compensation coverage for the benefit of the waste hauler's employees. The waste hauler shall cause the City to be named as an additional insured under the policies. By means of a Certificate, insurance shall be filed with the City at least **two (2) weeks** prior to the commencement of the services under the license. Such policy shall not permit termination or modification without at least **thirty (30) days** prior written notice from the Underwriter to the City. A new Certificate of Insurance shall be filed with the City Clerk, at least **thirty (30) days** prior to the expiration or termination of an existing policy of insurance. The waste hauler shall define, save and hold the City harmless from and indemnify the City against any and all losses, claims, suits or causes of action of any kind or nature whatsoever arising out of or in connection with the ownership, maintenance, use, operation or control of any vehicle owned, operated, maintained or controlled by the waste hauler. **(Ord. No. 758-92; 12-15-92)**

8-7-14 **REVOCATION.** The City may revoke any waste hauler's license issued under this Chapter if the licensee has violated any of the regulations presented herein or any provisions of any agreements tendered by the City and the waste hauler holding the waste hauler license. Notice of such revocation shall be given to the licensee by personal delivery to the licensee or by certified mail addressed to the licensee. The licensee shall be entitled to a hearing before a City Council Committee to be determined by the Mayor to be the most appropriate in connection with the revocation action provided the licensee makes written demand for such a hearing within **five (5) days** after having received notice of such revocation. A hearing demanded by the licensee under this section shall take place within **fifteen (15) days** after the demand for the hearing has been filed with the City Clerk. Whenever such demand has been made by the licensee, the licensee shall be permitted to continue waste hauler operations in the City during the time that such hearing on the revocation is pending. Any license revocation action or decisions recommended as a result of such hearing shall be subject to the review and approval of the City Council. The City reserves the right to order the immediate cessation of waste hauler service in cased where the Mayor has determined continued operation of such service to create danger to the health, safety and welfare of the public. **(Ord. No. 748-92; 08-18-92)**

8-7-15 **PENALTY.** Any person, firm or corporation violating any provision of this Article shall be fined not less than **Seventy-Five Dollars ($75.00)** nor more than **Five Hundred Dollars ($500.00)** for each offense committed on each day during, or on which, a violation occurs or continues. **(Ord. No. 748-92; 08-18-92)**

ARTICLE VIII – RESERVED

(Ord. No. 1231-05; 01-18-05)

ARTICLE IX

TATTOO OR BODY-PIERCING ESTABLISHMENTS

8-9-1 **DEFINITIONS.** For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

(A) **Tattoo, Tattooed and Tattooing.** Any method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin with ink or any other substance resulting in the coloration of the skin by the aid of needles or any other instruments designed to touch or puncture the skin.

(B) **Pierce, Pierced or Piercing.** Any method to make a hole in the body in order to insert or allow the insertion of any ring, hoop, stud, or other object for the purpose of ornamentation of the body. This Section shall not refer to nor prohibit ear piercing.

(C) **Tattoo or Body-Piercing Establishments.** Any establishment having a fixed place of business where any person, firm, association or corporation engages in or carries on, or permits to be engaged in or carried on any of the activities mentioned in paragraph (A) or (B) of this Section.

(D) **Out-Call Tattooing or Body-Piercing Service.** Any business, the function of which is to engage in or carry on Tattooing or Body-Piercing at a location designated by the customer or client rather than at a Tattoo, Body-Piercing establishment.

(E) **Tattooer.** Any person who, for any consideration whatsoever, engages in the practice of Tattooing as herein defined.

(F) **Body Piercer.** Any person who, for any consideration whatsoever, engages in the practice of Body-Piercing as herein defined.

(G) **Employee.** Any person and all persons including Tattooer, Body-Piercer, who render any service to the Permittee, who receives compensation directly from the Permittee, and who have no physical contact with customers and clients.

(H) **Persons.** Any individual, co-partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.

(I) **Permittee.** The operator of a Tattoo or Body-Piercing establishment.

8-9-2 **PERMITS AND CERTIFICATES REQUIRED.** It shall be unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on in or upon any premises in the City the operation of a Tattoo or Body-Piercing establishment as herein defined, without first having obtained a permit from the Mayor.

Prior to applying for a permit to operate a Tattoo or Body-Piercing establishment the applicant and/or employee shall obtain a health certificate from a licensed physician. A health certificate shall be issued only upon a finding of a licensed physician that the applicant is free from any communicable disease and all employees of any Tattoo or Body-Piercing establishment must also subject themselves to an annual physical examination by a licensed physician, and it shall be unlawful to employ any person in the business of a Tattooer or Body-Piercer who does not hold a valid health certificate.

Furthermore, all persons shall be required to secure **One Million Dollars ($1,000,000.00)** Liability Insurance in order to operate a Tattooing or Body-Piercing establishment.

8-9-3 **FILING OF APPLICATION AND FEE PROVISION.** Every applicant for a permit to maintain, operate or conduct a Tattoo, Body-Piercing establishment shall file an application in duplicate under oath with the Mayor upon a form provided by said Mayor and pay a non-refundable filing fee of **One Hundred Dollars ($100.00)** for an original application and **One Hundred Dollars ($100.00)** for a renewal application to the Mayor, who shall issue a receipt which shall be attached to the application filed with the Mayor.

The Mayor shall within **five (5) days** refer copies of such application to the Police Department and other applicable departments. The appropriate departments shall within **thirty (30) days** inspect the premises proposed to be operated as a Tattoo or Body-Piercing establishment and make written recommendations to the Mayor concerning compliance with the codes that they administer. The Police Department, shall within **sixty (60) days** conduct a background investigation and make written recommendations to the Mayor concerning the applicants background compliance. Within **ten (10) days** of receipt of the recommendations of the aforesaid departments, the Mayor shall notify the applicant that his application is granted, denied or held for further investigation. The period of such additional investigation shall not exceed an additional **thirty (30) days** unless otherwise agreed to by the applicant. Upon the conclusion of such additional investigation the Mayor shall advise the applicant in writing whether the application is granted or denied.

Whenever an application is denied or held for further investigation, the Mayor shall advise the applicant in writing of the reasons for such action.

The failure or refusal of the applicant to promptly give any information relevant to the investigation of the application or his or her refusal or failure to appear at any reasonable time and place for examination under oath regarding the said application or his or her refusal to submit to or cooperate with any inspection required by sections in this Chapter shall constitute an admission by the applicant that he or she is ineligible for such permit and shall be grounds for denial thereof by the Mayor.

Every Tattoo or Body-Piercing permit issued pursuant to this Section in this Chapter, shall terminate at the expiration of **one (1) year** from the date of issuance, unless suspended or revoked.

8-9-4 **APPLICATION FOR TATTOO OR BODY-PIERCING ESTABLISHMENT.** The application for a permit to operate a Tattoo, Body-Piercing establishment shall set forth the exact nature of the Tattooing or Body-Piercing to be administered, and the proposed place of business and facilities therefore.

In addition, to the foregoing, any applicant for a permit, including any partner, or limited partner of a partnership applicant, and any officer or director of a corporate applicant and any stockholder holding more than **ten percent (10%)** of the stock of a corporate applicant, shall furnish the following information:

(A) Name and address;

(B) Written proof that the individual is at least at **twenty-one (21) years** of age;

(C) All residential addresses for the past **five (5) years**;

(D) The applicant's height, weight, color of eyes and hair;

(E) The business, occupation or employment of the applicant for **five (5) years** immediately preceding the date of application.

(F) The Tattooing or Body-Piercing or similar business license history of the applicant; whether such person, in previously operating in this or another City or State under

license, has had such license revoked or suspended, the reasons hereof, and the business activity or occupation subsequent to such action of suspension or revocation.

(G) All criminal or City Ordinance violation convictions, forfeitures of bond, pleadings of nolo contendere, and court supervision on all charges, except minor traffic violations.

(H) The fingerprints and photograph of the applicant.

(I) If the applicant is a corporation, or a partner of a partnership is a corporation, the name of the corporation shall be set forth exactly as shown in its Articles of Incorporation.

8-9-5 **ISSUANCE OF PERMIT FOR A TATTOO OR BODY-PIERCING ESTABLISHMENT.** Upon receipt of the recommendations of the departments referred to in **Section 8-9-3**, that the establishment is in compliance with all of the requirements of **Section 8-9-3**, the Mayor shall issue a permit to maintain, operate or conduct a Tattoo or Body-Piercing establishment, unless he finds:

(A) That the operation, as proposed by the applicant, if permitted, would not have complied with all applicable laws, including but not limited to, the Building, Health, Planning, Housing, Zoning and Fire Code of the City of Fairview Heights; or

(B) That the applicant and any other person who will be directly or indirectly engaged in the management and operation of a Tattoo or Body-Piercing establishment has been convicted of:

(1) an offense involving sexual misconduct, or,

(2) the following sections of **720 ILCS 5** or a similar City Ordinance; 11 et al (Sex Offense); 12-10 (Tattooing the Body of a Minor); 12-10.1 (Piercing the Body of a Minor); 12-33 (Ritualized Abuse of a Minor); and 12-34 (Female Genital Mutilation).

Every Tattoo or Body-Piercing Establishment Permit issued pursuant to Sections in this Chapter will terminate at the expiration of **one (1) year** from the date of its issuance, unless sooner suspended or revoked.

8-9-6 **FACILITIES NECESSARY.** No Tattoo or Body-Piercing establishment shall be issued a permit, nor be operated, established or maintained in the City unless an inspection by the Code Enforcement Officer reveals that the establishment complies with each of the following minimum requirements.

(A) All Tattooing and Body-Piercing areas and floors shall have surfaces that may be readily disinfected;

(B) Adequate equipment for disinfecting and sterilizing non-disposable instruments and materials used in administrating Tattoos and Body Piercings.

(C) Closed cabinets for the storage of clean linens, towels and other materials used in connection with administering Tattoos and Body Piercing. Covered containers or cabinets for the keeping of soiled linens, towels, and other materials that is separate from clean storage areas;

(D) A Tattoo or Body-Piercing establishment shall not carry on, engage in or conduct business before **9:00 A.M.** or after **9:00 P.M.**

(E) The room in which Tattooing or Body Piercing is done shall have an area of not less than **one hundred (100) square feet** with walls, floors and ceiling having an impervious, smooth and washable surface. All pre-existing tattoo establishments as of the date

of passage shall be exempt from this paragraph for **five (5) years** from the date of passage of this Ordinance or until such time as they renew their lease or renovated their facilities, which ever comes first.

(F) A toilet shall be located in the parlor and shall be accessible at all times that the Tattoo or Body Piercing establishment is open for business. The lavatory shall be supplied with hot and cold running water, soap and sanitary towels;

(G) All tables and other equipment shall be constructed of easily cleanable material, shall be painted or finished in a light color, with a smooth washable finish, and be separated from waiting customers or observers by a panel at least **six (6) feet** high or by a solid wall and door combination.

(H) The entire premises and equipment shall be maintained in a sanitary condition and in good repair.

(I) All clean, sterilized, and ready-to-use instruments shall be kept in a closed glass or metal case or storage cabinet while not in use. Such cabinet shall be maintained in a sanitary manner at all times.

(J) A steam sterilizer (autoclave) shall be provided for sterilizing all reusable instruments before use on any customer, person, or patron. Alternative sterilizing procedures may be used only when specifically approved by the St. Clair County Health Department. Sterilization of equipment will be accomplished by exposure to live steam for at least **thirty (30) minutes** at a minimum pressure of **fifteen (15) pounds** per square inch, temperature of **two hundred forty (240) degrees Fahrenheit** or **one hundred sixteen (116) degrees Celsius**.

(K) Instruments that are new or required to be sterilized shall be so used, handled, and temporarily placed during tattooing and body-piercing so that they will not be contaminated.

(L) Toilet facilities shall be provided in convenient locations and in such a manner as to comply with the Illinois State Plumbing Code and all other applicable Building Codes of the City.

(M) Lavatories or washbasins provided with both hot and cold running water shall be installed in either the toilet room or a vestibule. Lavatories or washbasins shall be provided with a soap dispenser and with sanitary towels.

(N) The premises shall be equipped with a service sink for custodial services.

(O) Every portion of the tattoo, body-piercing establishment, including appliances and apparatus, shall be kept clean and operated in a sanitary condition.

The City Code Enforcement Officer shall certify that the proposed tattoo, body-piercing establishment complies with all the requirements of this Section of this Article and shall send such certification to the Mayor.

8-9-7 <u>REVOCATION OR SUSPENSION OF PERMIT FOR TATTOO OR BODY-PIERCING ESTABLISHMENT.</u> Any permit issued for a tattoo or body-piercing establishment may be revoked or suspended by the Mayor after a hearing for good cause, or in any case where any of the provisions of this Article are violated or any employee of the permittee, including a tattooer or body-piercer, is engaged in any conduct at the permittee's place of business, which violates any of the provisions of any sections of this Article or any State law which provides for imprisonment, and the permittee has actual or constructive knowledge of such violations or the permittee should have had actual or constructive knowledge by due diligence, or where any applicant has made a false statement on an application for a permit under this Article or in any case where the permittee or licensee refuses

to permit any duly authorized Police or Code Enforcement Officer or Health Inspector of the City and the County of St. Clair to inspect the premises or the operations wherein. Such permit may also be revoked or suspended by the Mayor, after hearing upon the recommendation of the Code Enforcement and Fire Department that such business is being managed, conducted or maintained without regard for the public health or health of patrons or customers or without due regard to proper sanitation or hygiene.

Any violation of this Article by any employee of the permittee, including a tattooer or body-piercer, may be cause for suspension of the permit for not more than **thirty (30) days** for the first violation. Any subsequent violation of this Article by any employee of the permittee, including a tattooer or body-piercer, shall be cause for suspension or revocation of the permit.

The Mayor, before revoking or suspending any permit, shall give the permittee at least **ten (10) days** written notice of the charges against him or her and the opportunity for a public hearing before the Mayor, at which time the permittee may present evidence bearing upon the question. In such cases, the charges shall be specific and in writing.

8-9-8 **TATTOOING OR BODY-PIERCING PERMIT.** Any person, including an applicant for a tattoo or body-piercing establishment permit, who engages in the practice of tattooing or body-piercing as herein defined shall file an application for a tattooing or body-piercing permit with the Mayor upon a form provided by said Mayor and shall pay a nonrefundable filing fee of **Sixty-Five Dollars ($65.00)** for an original application and **Sixty-Five Dollars ($65.00)** for a renewal application, to the City Clerk, who shall issue a receipt which shall be attached to the application filed with the Mayor.

8-9-9 **APPLICATION FORM FOR TATTOOING OR BODY-PIERCING PERMIT.** The application for a tattooing or body-piercing permit shall contain the following:

(A) Name and residence address;

(B) Social Security Number and drivers license number, if any;

(C) Applicant's weight, height, color of hair and eyes;

(D) Written evidence that applicant is at least **twenty-one (21) years** of age;

(E) Business, occupation or employment of the applicant for **five (5) years** immediately proceeding the date of application;

(F) Whether the applicant has ever received court supervision, been convicted of, pleaded nolo contendere to or suffered a forfeiture on a bond charge of committing any crime except minor traffic violations. If the answer is in the affirmative, a statement must be made giving the place and the court in which such conviction plea or forfeiture was had, the specific charge under which the conviction plea or forfeiture was obtained and the sentence imposed as a result thereof;

(G) The Chief of Police, or his delegate, shall have the right to take fingerprints and a photograph of the applicant and the right to confirm the information submitted.

8-9-10 **ISSUANCE OF TATTOOING OR BODY-PIERCING PERMIT.** The Mayor may issue a temporary permit within **sixty (60) days** following application unless he finds that the applicant or any other person who will be directly or indirectly engaged in the management or operation of a tattoo or body-piercing establishment has been convicted of:

(A) an offense involving sexual misconduct or,

(B) the following sections of **720 ILCS Sec. 5** or a similar City ordinance: 11 et al (Sex Offenses); 12-10 (Tattooing the Body of a Minor); 12-10.1 (Piercing the Body of a Minor); 12-33 (Ritualized Abuse of a Minor); and 12-34 (Female Genital Mutilation).

Every permit issued pursuant to this Section in this Chapter shall terminate at the expiration of **one (1) year** from the date of its issuance, unless suspended or revoked.

8-9-11 **REVOCATION OF TATTOOING OR BODY-PIERCING PERMIT.** A tattooing or body-piercing permit issued by the Mayor shall be revoked or suspended where it appears that the tattooer or body-piercer has been convicted of any offense which would be cause for denial of a permit upon an original application, has made a false statement on an application for a permit, or has committed an act in violation of this Article.

The Mayor, before revoking or suspending a tattooing or body-piercing permit, shall give the permit holder a written notice specifying the grounds thereof. Such person may within **ten (10) days** of such revocation or suspension, file a written request with the Mayor for a public hearing before the Mayor at which time the tattooer or body-piercer may present evidence bearing upon the question.

8-9-12 **OPERATING, HEALTH, AND SANITARY REQUIREMENTS.**

(A) The operator shall wash his/her hands thoroughly with soap and water before starting to tattoo and his hands shall be dried with individual, single use towels. The operator shall wear a clean pair of latex gloves, designed for use in surgery, for each customer.

(B) No tattooing shall be penetrated, abraded, or treated with chemicals for the purpose of removing, camouflaging, or altering any blemish, birthmark, scar, or tattoo.

(C) No intoxicated person shall be tattooed on the licensed premises.

(D) Employees shall at all times, comply with the regulations of the Department of Labor's Occupational Safety and Health Administration (29 CFR 1910.1030), as presently existing or hereafter amended, with respect to occupational exposure to blood, blood borne pathogens or other potentially infectious materials, which regulations are incorporated by reference herein.

(E) For shaving, a new, single-service, disposable safety razor shall be used for each customer or patron.

(F) The area to be tattooed shall be first thoroughly washed for a period of **two (2) minutes** with warm water to which has been added an antiseptic liquid soap. A sterile single-use sponge shall be used to scrub the area. After shaving and before tattooing is begun, a solution of **seventy percent (70%)** alcohol shall be applied with a sterile instrument.

(G) Only petroleum jelly in collapsible metal or plastic tubes, or its medically acceptable equivalent shall be used on the area to be tattooed and it shall be applied with sterile gauze.

(H) The use of styptic pencils, alum blocks, or other solid styptic to check the flow of blood is prohibited.

(I) Patrons with a history of recent jaundice or hepatitis shall not be tattooed. Patrons shall sign an affidavit attesting that they do not have a recent history of jaundice or hepatitis. This affidavit shall be kept on file by the tattoo or body-piercing establishment for at least **one (1) year**.

(J) Single-service or individual containers of dye or ink shall be used for each patron and the container therefore shall be discarded immediately after completing work on a patron and any dye in which the needles were dipped shall not be used on another person.

(K) Excess dye or ink shall be removed from the skin with an individual sterile sponge or disposable paper tissue that shall be used only on one person and then immediately discarded.

(L) After completing work on any person, the tattooed area shall be washed with sterile gauze saturated with antiseptic soap solution, or a **seventy percent (70%)** alcohol solution. The tattooed area shall be allowed to dry and petroleum jelly from a collapsible or plastic tube shall be applied, using sterile gauze. A sterile gauze dressing shall then be fastened to the tattooed area with adhesive.

(M) Only new, single-service needles shall be used for tattooing or body-piercing.

8-9-13 **DAILY REGISTER.** Every permittee operating a tattoo or body-piercing establishment shall keep a bound appointment book showing all patrons, with names, addresses, date of birth, age, type of identification presented, identification control number, and hours of arrival. Such daily register, shall, at all times during business hours, be subject to inspection by the Police Department or Code Enforcement Officer and shall be kept on file for **one (1) year**. Only the following picture identification documents shall be acceptable for proof of age and daily register documentation:

(A) State driver's license.
(B) Military identification.
(C) Passport.
(D) State identification card.

8-9-14 **OUT-CALL SERVICE.** No "Out-Call Tattooing or Body-Piercing Service" may be operated.

8-9-15 **INSPECTIONS.** The Police Department and the Code Enforcement Officer shall, from time to time, make an inspection of each tattoo or body-piercing establishment granted a permit under the provisions of this Article for the purposes of determining that the provisions of this Article are complied with. Such inspections shall be made at reasonable times and in a reasonable manner. It shall be unlawful for any person as defined in **Section 8-9-1(H)** to fail to allow such inspection officer access to the premises or to hinder such officer in any manner.

8-9-16 **EMPLOYMENT OF PERSON UNDER THE AGE OF TWENTY-ONE (21) PROHIBITED.** It shall be unlawful for any owner, proprietor, manager or other person in charge of any tattoo or body-piercing establishment to employ any person to perform tattooing or body-piercing who is not at least **twenty-one (21) years** of age.

8-9-17 **IDENTIFICATION CARD.** The Police Department shall provide each tattooer or body-piercer granted a permit with an identification card which shall contain a photograph of the tattooer or body-piercer and the full name and permit number assigned to said tattooer or body-piercer, which must be worn on the front of the outermost garment at all times during the hours of operation of any establishment granted a permit, pursuant to this Article.

8-9-18 **TRANSFER OF PERMITS.** No permit for the operation of a tattoo or body-piercing establishment issued pursuant to the provisions of this Article and sections shall be transferable. However, upon the death or incapacity of the permittee, the tattoo or body-piercing establishment may continue in business for a reasonable period of time to allow for an orderly transfer of the permit upon receiving written consent of the Mayor.

8-9-19 **DISPLAY PERMITS AND ORDINANCE.** Every permittee shall display a valid permit and a copy of the tattoo or body-piercing establishments and Tattooing and Body-Piercing Services Ordinance in a conspicuous place within the tattoo or body-piercing establishment so that persons entering the premises may readily see them.

8-9-20 **EMPLOYMENT OF TATTOOER OR BODY-PIERCERS.** It shall be the responsibility of the permittee for the tattoo or body-piercing establishment or the employer or any persons purporting to act as tattooer or body-piercer to insure that each person employed as a tattooer or body-piercer shall first have obtained a valid permit pursuant to this Article and sections.

8-9-21 **TIME LIMIT FOR FILING APPLICATION FOR PERMIT.** Applications for renewal of permits must be filed not more than **two (2) months** nor less than **one (1) month** prior to termination of an existing permit.

8-9-22 **AGE REQUIREMENTS FOR TATTOOS.** It shall be unlawful for any person, other than a person licensed to practice medicine in all its branches, to tattoo or offer to tattoo a person under the age restriction established by **720 ILCS Sec. 5/12-10** of the **Illinois Compiled Statutes**.

8-9-23 **AGE REQUIREMENTS FOR BODY-PIERCING.** It shall be unlawful for any person to pierce or offer to pierce the body of a person under the age restriction established by **720 ILCS Sec. 5/12-10** of the **Illinois Compiled Statutes** without written consent of a parent or legal guardian who shall be present at the time of the piercing.

8-9-24 **RULES AND REGULATIONS.** The Mayor may, after public hearing, make and enforce reasonable rules and regulations not in conflict with, but to carry out the intent of this Article and Section.

8-9-25 **VIOLATION AND PENALTY.** Every person, except those persons who are specifically exempted by this Article, whether acting as an individual, owner, employee of the owner, operator or employee of the operator, or whether acting as a mere helper for the owner, employee or operator, or acting as a participant or worker in any way, who gives tattooing or body-piercing or conducts a tattoo or body-piercing establishment without first obtaining a permit and paying a license fee to do so from the City, or shall violate any of the provisions of this Article and Section shall, upon conviction, be punished by a fine not to exceed **Five Hundred Dollars ($500.00)**.

8-9-26 **MAINTAINING PUBLIC NUISANCE.** Any portion of a building used as a tattoo or body-piercing establishment in violation of this Section with the intentional, knowing, reckless or negligent permission of the owner thereof, or the agent of the owner managing the building, together with all fixtures and other property used in violation of this Section are hereby declared to be a nuisance.

8-9-27 **SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Article and sections, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Article, sections or any part thereof.

(Ord. No. 1058-01; 09-04-01)

8-9-28 **LIMITATIONS OF LICENSES.** The total number of Tattoo/Body-Piercing establishments as defined in this Article shall not exceed **two (2)** at any one time. **(Ord. No. 1152-03; 09-02-03)**

ARTICLE X – BUSINESS REGISTRATION

8-10-1 **DEFINITIONS.** As used in this Article, unless otherwise required, the following words shall have the meaning hereinafter ascribed to them:

(A) ***"Business"*** means any for profit business operated by a sole proprietor, partnership, corporation or organization within the City.

(B) ***"City"*** means the City of Fairview Heights, St. Clair County, Illinois.

(C) ***"Owner(s)"*** means any sole proprietor, partner(s), corporation or organization.

(D) ***"Registration Year"*** means the period of time commencing with **12:01 A.M., January 1** of each calendar year and ending **11:59 P.M.,** the succeeding **December 31** calendar year.

(E) ***"Temporary"*** means any business located within the City for a period of **three (3)** or less business days, whether it is consecutive or spaced throughout the registration year.

8-10-2 **REGISTRATION REQUIRED.** Any Business domiciled in the City, conducting or wishing to conduct business from a location or locations within the City must register said Business with the City.

8-10-3 **FEE.** The annual Registration Fee is **Twenty-Five Dollars ($25.00)** and shall be submitted with the registration application. This fee is non-refundable and is used solely for the administration of this Article.

8-10-4 **DURATION.** Businesses must be registered during the month of January every year. Registrations are effective for **one (1) year**, beginning the first day of January each year and terminating on the last day of December of the following year.

(A) The City Clerk shall notify all registered Businesses of registration expiration during the month of November. However, it is the obligation of each Business to renew its registration and failure to receive an expiration notification is not a defense for operating without a registration.

(B) The City Clerk shall issue a Certificate of Registration for each registered Business. This certificate shall be posted in a prominent visible location in each Business at all times.

8-10-5 **REGISTRATION NOT ASSIGNABLE; UNLAWFUL USE.** No registration granted under the provisions of this Article shall be assigned or transferred. Each registration is only valid for the person and/or business location named in the registration.

8-10-6 **APPLICATION EXISTING BUSINESS.**

(A) Each registration application shall be made to the City Clerk in writing on a form provided by the City Clerk.

(B) Each application will contain no less than the following information:

(1) Registration Fee
(2) Type of business
(3) Business name, address and phone number; Parent Corporation name, address and phone number
(4) Date business began operations in the City
(5) Contact name(s) and telephone number(s)
(6) Hours of operation
(7) An after hour (emergency) contact name and telephone number
(8) The number of the Certificate of License as required under the Retailers Occupation Tax Act, the Service Occupation Tax Act and/or the Use Tax Act, if applicable
(9) Federal Income Tax Number
(10) Type and location of any toxic, flammable or hazardous materials stored or used at said location
(11) Name, type and contact information for any burglar/hold-up alarm on premises

(C) Every application for a food-related business shall provide evidence of the required Health Certificates issued by the St. Clair County Health Department.

(D) Any business required by law to be bonded or insured shall provide evidence of such bond or insurance.

(E) Significant changes during the registration year to information submitted are to be reported to the City Clerk as soon as possible and registration shall be amended at no additional charge to the registrant.

8-10-7 **APPLICATION NEW BUSINESS.** Each registration application shall be made to the City Clerk in writing on a form provided by the City Clerk.

(A) Each application will contain no less than the following information:

(1) Registration fee
(2) Description of business activity, services performed and/or goods to be sold/marketed
    (a) Standard Industrialization Classification (SIC) codes may be utilized where appropriate
(3) Business name, address and phone number; Parent Corporation name, address and phone number
(4) Date business anticipates beginning operations in the City
(5) Contact name(s) and telephone number(s)
(6) Hours of operation
(7) An after hour (emergency) contact name and telephone number
(8) The number of the Certificate of License as required under the Retailers Occupation Tax Act, the Service Occupation Tax Act and/or the Use Tax Act, if applicable
(9) Federal Income Tax Number
(10) Type and location of any toxic, flammable or hazardous materials stored or used at said location
(11) Name, type and contact information for any burglar/hold-up alarm on premises

(B) Every application for a food-related business shall provide evidence of the required Health Certificates issued by the St. Clair County Health Department.

(C) Any business required by law to be bonded or insured shall provide evidence of such bond or insurance.

(D) Significant changes during the initial registration process are to be reported to the City Clerk as soon as possible and registration shall be amended at no additional charge to the registrant.

8-10-8 <u>SUSPENSION, REVOCATION AND APPEAL.</u>

(A) The City Clerk is hereby authorized to suspend or revoke a Business Registration thereby causing the cessation of a business when:

(1) The business operation constitutes a clear and present danger to the public safety, health or general welfare.

(2) The registration application information is fraudulent, false, incomplete or deceptive.

(3) The business fails to maintain all applicable taxes imposed by the City or State of Illinois.

(B) If a registration is suspended or revoked the business will be notified in person by an Officer of the City with written notice issued by the City Clerk. A follow-up notice will be issued to the Owner and be sent by Certified Mail within **two (2) business days** of the suspension or revocation of the Business Registration. The notification(s) will include the reason or reasons as outlined above in (A)(1) through (3) that caused the action. A suspension or revocation shall remain in place unless rescinded by the City Clerk or reinstated by a successful appeal to the City Council.

(C) An appeal of the suspension must be requested by the registrant and filed with the City Clerk within **three (3) business days** and will be heard at:

(1) The next regularly scheduled City Council meeting, provided that the notice of appeal has been filed **three (3) business days** prior to the next scheduled meeting, or

(2) The meeting immediately following the notice of appeal should the time constraints listed in (1) above not be met, or

(3) A special meeting of the City Council, if requested by the business owner, provided that:

(a) The special meeting must meet City Ordinances and public notice requirements. Special meetings of the Council require no less than **five (5) business days** notice.

(D) The City Attorney shall present the complaint and represent the City. The registrant is allowed counsel and has the right to submit evidence and cross-examine witnesses. A **two-thirds (2/3)** corporate majority vote of the City Council is required to rescind or continue the suspension or revocation. In case of a tie, the Mayor will cast the deciding vote.

(E) The City will keep an electronic record of the hearing. If either party requires a transcript that party shall pay the cost of the transcription.

(F) Revocation of a Business Registration shall not preclude prosecution or imposition of other penalties for the violation of any other Ordinance of the City.

8-10-9 **PENALTY.** Any business operation in violation of this Article, once notified in writing by the City Clerk of the violation shall be fined **Five Hundred Dollars ($500.00)** per day for each offense. Each calendar day of operation a business without the requisite certificate shall be considered a separate offense.

8-10-10 **ENFORCEMENT OF OTHER ORDINANCES.** Any businesses issued a registration certificate must still comply with all other City Ordinances and codes. By issuing a registration the City has not waived the full enforcement of any other ordinances nor is the possession of a valid registration a defense to any other violation.

(Unless Otherwise Noted, Ord. No. 1330-06; 11-07-06)

ARTICLE XI - CONSUMER INSTALLMENT LOAN BUSINESSES

8-11-1 **PURPOSE.** The City finds that, in order to minimize the detrimental effects that certain payday lending practices have on individuals and families, payday lenders should be limited to **two (2)** in the City. This Article shall be construed in conformity with the laws and regulations of the State of Illinois.

8-11-2 **LICENSE - REQUIRED.** No person, firm, association, partnership or corporation shall conduct or operate a consumer installment loan business without having first obtained a license therefore as is provided in this Article, or in violation of any of the provisions contained in this Article. Any consumer installment loan license may be revoked by the Mayor for any violation of any provision of this Article.

8-11-3 **DEFINITIONS.** For the purpose of this Article, unless the context requires otherwise, the following mean:

"Consumer Installment Loan Business". Any facility possessing a State of Illinois Consumer Installment Loan Act license (CILA) or Payday Loan Reform Act License (PLRA) (pursuant to any other licensing provision of the State of Illinois). This includes, but is not limited to, any person, firm, association, corporation or partnership, engaged in the business or service of, and providing facilities for, consumers to receive cash or evidence of cash in exchange for a loan agreement to be repaid in installments over a period of weeks, months or years, which agreement is either collateralized or not, and for which any service charge is made or interest received, including but not limited to loans collateralized by personal check, payroll check or personal property title, or collateralized with the promise to relinquish possession to any personal property upon default, or engaged in any one or more of the foregoing businesses; EXCEPT, that this definition does not include: State or National Banks, or Savings Banks, the United States Postal Service, Postal Telegraph Company, or Western Union Telegraph Company, Credit Union, or any person, firm, association, corporation or partnership engaged in the business of selling tangible personal property at retail who, in the course of such business and only as an incident thereto, receives checks, drafts, money orders or other evidences of money, or receives or issues a contractual agreement to receive money or evidence of money on an installment basis in exchange for tangible goods sold or rented on the premises, with or without using such tangible goods as collateral or as a repossessible item upon default. **(Ord. No. 1521-11; 04-19-11)**

8-11-4 **STATE LICENSING REQUIRED - COMPLIANCE WITH STATE LAW.** Any person, firm, association, corporation or partnership applying for and/or receiving for holding a business license in the City to operate a consumer installment loan business as defined in **Section 8-11-3** herein must also hold a license to operate from the State of Illinois (whenever such license is required pursuant to the Consumer Installment Loan Act, **205 ILCS 670/1, et seq.**, or pursuant to any other licensing provision of the State of Illinois) and must show that such state license is current and active. In addition, any person, firm, association, corporation or partnership operating a consumer installment loan business within the City must at all times be in full compliance with all State laws, rules and/or regulations pertaining to the operation of such business. Failure to achieve and maintain full compliance with all laws, rules and regulations shall be deemed a violation of this Article.

8-11-5 **LICENSE - APPLICATION - INVESTIGATION.** Applications for a consumer installment loan business shall be made to the City Clerk and shall state therein the name of the applicant, the place of business, and the number of employees intended to be engaged. The applications shall also state the Illinois State license number and shall be accompanied by good and sufficient proof of compliance with all Illinois State licensing laws pertaining to any such consumer installment loan business as defined in **Section 8-11-3** herein. The fee for this annual license shall be **Five Hundred Dollars ($500.00)**. Any license granted under this Article shall be non-transferable. **(Ord. No. 1521-11; 04-19-11)**

8-11-6 **PROHIBITED ACTIVITIES.** No person, firm, association, partnership or corporation licensed to conduct a consumer installment loan business shall accept items in pawn and/or for bailment in exchange for cash or other evidence of cash nor shall a consumer installment loan business as defined herein except evidence of title or ownership in real property in exchange for cash or evidence of cash.

8-11-7 **LICENSE IS LIMITED.** The City, as a Home Rule unit, hereby finds and declares that at no time shall the currently licensed number of consumer installment loan businesses in the City exceed **two (2)**.

8-11-8 **VIOLATION AND PENALTY.** Any person, firm, association, partnership or corporation violating any provision of this Article shall be fined not less than **Five Hundred Dollars ($500.00)** nor more than **Two Thousand Dollars ($2,000.00)** for each offense. **(Ord. No. 1521-11; 04-19-11)**

(Ord. No. 1365-07(A); 09-04-07)

ARTICLE XII - RESIDENTIAL RENTAL LICENSE

8-12-1 **RESIDENTIAL RENTAL LICENSE REQUIRED.** Every rented residential property, including single or multi-family units:

Specifically included properties are those that primarily operate as hotels and motels but that can be reasonably shown by the City to offer long-term rentals of rooms. Long-term renting of a room for purposes of this Article shall be defined as rentals to any person or party that exceed **seven (7) days** in length. Advertisement of such long term rentals will be considered prima facie evidence and structuring of rentals to avoid this provision is forbidden.

Specifically excluded are those properties determined by the City to be primarily involved in housing the elderly and which have available some reasonable level of medical or nursing care.

Residential Rental License Fee Schedule

Single-family (single family residences for rent)	$50.00/unit
Multi-family rental dwellings (individual units for rent)	$50.00/unit

Thirty (30) days after due date - fees are doubled.

Multiple dwelling rental buildings will be issued one license. The fee for each license issued will be according to the schedule defined herein.

8-12-2 **LICENSING.** Licensing of the operation of rental multiple dwellings and dwelling units, and rooming units and residential associations rental dwelling units.

(A) No person, corporate or business entity, condominium, townhouse or homeowners' association shall operate a rental dwelling or dwelling unit unless a valid Residential Rental License has been issued by the City for the specific location. (This licensing requirement shall not apply to group homes governed by **405 ILCS 35/1 et seq.** as amended, Specialized Living Centers Act, dealing with the developmentally disabled, or other similar uses governed by state or federal laws, rules or regulations.)

(1) **Residential Rental.** No person shall rent a dwelling or dwelling unit unless a current Residential Rental License has been issued by the City for the specific location.

(B) Residential Rental Licenses shall be issued for a period of a full year unless otherwise specifically provided, and the full license fee shall be paid, unless at the time that the first application is made there are less than **six (6) months** in the license year remaining, in which case the fee shall be **one-half (1/2)** the annual fee prescribed herein. All licenses shall expire on **December 31** next after issuance, unless previously revoked. The license shall not be transferable. Each new owner of the rental dwelling unit must obtain a Residential Rental License.

(C) The City or its designee is hereby authorized, upon application, to issue new Residential Rental Licenses and renewals thereof in the names of applicant owners, condominium, townhouse, or homeowners' associations or operators of rental dwelling or dwelling unit. No such license shall be issued unless the multiple dwellings and common areas for which the license is sought, is found after inspection to meet all applicable rules and regulations pursuant thereto. Rental dwelling units that change ownership will be required to be inspected before a new Residential Rental License can be issued. No such license shall be

issued unless the rental dwelling unit is found, after inspection, to meet all applicable requirements of this Article and applicable rules and regulations pursuant thereto.

(D) No license shall be issued or renewed unless the owner or operator has first made application for rental license on a form provided by the City. The City shall develop such forms and make them available to the public.

(E) No license shall be issued or renewed unless the owner, condominium, townhouse or homeowners' association or operator agrees in his application to such inspection as may be required to determine whether the multiple dwelling or rental dwelling unit in connection with which such license is sought is in compliance with the applicable provisions of Chapter 15 and with the applicable rules and regulations pursuant thereto.

(F) No license shall be issued or renewed unless the completed application form for each building or group of buildings is accompanied by payment of the appropriate annual license fee as established in this Article. When the City determines after an initial inspection that additional follow-up inspections are necessary for enforcement of this Article, two additional follow-up inspections for noncompliance shall be granted each license holder without charge. In the event more than **two (2)** follow-up inspections are needed, the license holder shall be assessed a noncompliance inspection service charge provided herein. Payments must be made in full prior to the housing license being renewed. Failure to pay any balance will serve as grounds to deny further permits or licenses from being issued by the City. No annual reinspection will be required of a rental unit with the same owner and same tenants and no violations described herein.

(G) No Residential Rental License shall be issued or renewed for a nonresident applicant, unless such applicant designates in writing to the City the name of his local agent for the receipt of service or notice of violation of the provisions of this Article and for service of process pursuant to this Article.

(H) No Residential Rental License shall be issued or renewed for a resident applicant unless such applicant has first designated an agent for the receipts of service violations on the provisions of this Article, when the applicant is absent from the City for **thirty (30) consecutive days** or more. Such designation shall be made in writing and shall accompany each application form.

(I) All persons applying for a Residential Rental License shall have successfully completed a mandatory Crime Free Multi-Housing Seminar, administered by the Fairview Heights Police Department, prior to issuance of the license. The Seminar may be attended after application has been submitted and the license will be issued after successful completion.

(J) No Residential Rental License shall be renewed unless an application has been made within **sixty (60) days** prior to the expiration of the present license. Current Residential Rental License holders will be mailed a notice of renewal more than **sixty (60) days** prior to the expiration of the present license to ease the renewal process.

(K) No Residential Rental License shall be transferable to another multiple dwelling or rental dwelling unit. Every person holding a Residential Rental License shall give notice in writing to the City within **twenty-four (24) hours** after having transferred or otherwise disposed of the legal control of any licensed multiple dwelling or rental dwelling unit. Such notice shall include the name and address of the person succeeding to the ownership or control of such multiple dwelling or rental dwelling unit.

(L) Whenever, upon inspection of the licensed multiple dwelling, common areas or rental dwelling unit, the City finds that conditions or practices exist which are in violation of the provisions of Chapter 15 or of any applicable rules and regulations pursuant thereto, he shall serve the owner or operator with notice of such violation in the manner

hereinafter provided. Such notice shall state that unless the violations cited are corrected within reasonable time, the operating license may be suspended.

(M) At the end of the time the City has allowed for correction of any violation cited, the City shall reinspect the multiple dwelling, common areas or rental dwelling unit and if it determines that such conditions have not been corrected, the City may issue a request to suspend the Residential Rental License.

(N) Any person whose license to operate a multiple dwelling, common areas or rental dwelling unit has been recommended for suspension, shall be entitled to an appeal to the City Administrator. Any written request for appeal shall be filed with the City within **fifteen (15) days** following the issuance of the notice.

(O) If, upon reinspection, the City finds that the multiple dwelling, common areas or rental dwelling unit in connection with which the notice was issued is now in compliance with this Article and with the applicable rules and regulations issued pursuant thereto, the City Administrator may approve the reinstatement of the license.

(P) Upon request by the City every owner of rental property shall provide the City a list of all occupants of their rental property and shall update said list at least every **sixty (60) days**.

8-12-3 **CRIME FREE MULTI-HOUSING PROGRAM SEMINAR.** Any owner of property, which property is being rented out for residential purposes shall attend and complete a City of Fairview Heights Crime Free Multi-Housing Program Seminar. The owner, agent or designee shall attend the Seminar prior to obtaining or being issued a City of Fairview Heights residential operator license. Any current license holders shall have until **December 1, 2008**, to attend the City of Fairview Heights Crime Free Multi-Housing Program Seminar.

8-12-4 **CONDITIONAL LICENSE.** In the event a City of Fairview Heights Crime Free Multi-Housing Program Seminar is not available prior to obtaining the operating license, a conditional license may be issued subject to the owner, agent or designee attending the City of Fairview Heights Crime Free Multi-Housing Program Seminar within **three (3) months** of issuance of the license. In the event that seminar is not attended within **three (3) months**, the license shall be void without any need of further action. After the seminar is attended, the license shall be issued for the balance of the year.

8-12-5 **PROPERTY MANAGER.** A property manager shall be considered an agent of the owner. If a new manager is hired, the new manager shall have **three (3) months** after hiring to attend the City of Fairview Heights Crime Free Multi-Housing Program Seminar.

8-12-6 **REATTENDANCE OF SEMINAR.** Any owner, agent or designee may be required to reattend the City of Fairview Heights Crime Free Multi-Housing Program Seminar after **two (2) years** if the Crime Free Multi-Housing Coordinator recommends reattendance. The City, in determining whether or not to have the person reattend the Crime Free Multi-Housing Program Seminar shall consider the following:

(A) If the property rented by the owner is close to becoming a nuisance residential rental property as defined in this Section, or

(B) Criminal activity is occurring on the premises and the landlord has failed to initiate eviction proceedings.

8-12-7 **LIST OF ATTENDEES.** The Crime Free Multi-Housing Coordinator, as designated by the Director of Police, shall provide the City with a list of owners, agents and/or designees who have attended the City of Fairview Heights Crime Free Multi-Housing Program Seminar, with the date of attendance and verification that the owner, agent or designee has complied with this Article and is eligible to obtain, maintain or renew the operating license.

8-12-8 **CRIME FREE LEASE ADDENDUM.** Any owner, agent or designee of residential rental property is required to utilize a Crime Free Lease Addendum or have a clause in the lease similar to a Crime Free Lease Addendum for any leases executed after **September 1, 2008**. The Crime Free Multi-Housing Coordinator shall provide at no cost samples of the Crime Free Lease Addendum and shall review any clauses within actual eases with the City Legal Department to determine if the clause is similar to the Crime Free Lease Addendum. The clause is to make criminal activity (not limited to violent criminal activity or drug related criminal activity engaged by, facilitated by or permitted by the renter, member of the household, guest or other party under the control of the renter) a lease violation. The landlord shall have authority under that clause to initiate an eviction proceeding as specified in the Illinois Compiled Statutes Forcible Entry and Detainer Statutes. Proof of criminal violation shall be by a preponderance of the evidence.

8-12-9 **NUISANCE RESIDENTIAL RENTAL PROPERTY.** It is hereby declared a nuisance and to be declared against the health, peace and comfort of the City for any property owner, agent or manager to allow or permit the following:

(A) rental of a residential unit, or residential building within an apartment community or governed by a homeowner's association to a tenant who allows any of the following offenses to occur relating to the tenant, member of the tenant's household, guest or other party under control of the tenant to occur: murder, kidnapping, aggravated kidnapping, prostitution, solicitation of prostitution, pandering, obscenity, child pornography, harmful materials, sale of obscene publication, criminal housing management, possession of explosives, unlawful use of weapons, sale of firearms, gambling, keeping a gambling place, concealing a fugitive, violation of the Illinois Controlled Substances Act, violation of the Cannabis Control Act or commission of any two or more of any other crimes under the State of Illinois or under the Federal Government not specifically listed above;

(B) rental of a residential unit, or residential building within an apartment community or governed by a homeowner's association to a tenant who allows any of the following offenses to occur relating to the tenant, member of the tenant's household, guest or other party under control of the tenant to occur; commission of **four (4)** or more City Ordinance Violations in a **six (6) month** period or an unreasonably high number of calls for police service including, but not limited to, calls that may fall within the descriptions listed above that when compared to other properties in the City of Fairview Heights of similar type, reasonably indicate that the activity at this property is out of character for the area and is impacting the quality of life of those in the area.

8-12-10 **<u>SUSPENSION OR REVOCATION OF LICENSE.</u>** The City may suspend and/or recommend revocation of any license issued hereunder if it appears to his satisfaction from the report of any City officer or City employee making an inspection, or any other available information, that the licensee is violating any law or Ordinance, or is in violation of the nuisance section or is operating in a manner not conducive to the public health, morals or safety. Any suspension of a license may be appealed directly to the City Administrator who will also consult with the Chief of Police or his designee within **fifteen (15) days** of rendering the decision by the City. In the event the Administrator determines that revocation of the license is appropriate, he shall so forward its recommendation to the Mayor and City Council for their review and determination.

(Ord. No. 1409-08; 07-01-08)

ARTICLE XIII - SPECIAL EVENTS IN COMMERCIAL ZONING DISTRICTS

8-13-1 **DEFINITION.** Any outdoor tent sale, warehouse sale, sidewalk sale, craft fair, picnic, contest, game, sporting event, holiday observance, rodeo, or similar promotion event located upon that portion of a property otherwise designated for a specific use, such as, but not limited to, a parking lot or sidewalks.

8-13-2 **EVENT APPROVAL.** Special events as defined in **Section 8-13-1** may be held on any commercially zoned property B-1, B-2, B-3, B-4, PB, and/or PPO, provided that:

(A) **Permit.** A "Special Events Permit" is issued for the special event, which can be obtained by applying for it in the following manner:

(1) Application is filed with the Administrative Official not less than **two (2) weeks** prior to the first day of the Special Event.

(2) If the applicant is a "for-profit" organization, applicant must pay a **Fifty Dollar ($50.00)** permit charge. There is no permit charge for applicants who are "non-profit" organizations. Proof shall be provided of "non-profit" status.

(B) **Approval Review.** With each "Special Event Permit" application, said applicant must also provide the following information, if applicable:

(1) Traffic and parking plan (parking area, street closing or one-way restrictions; traffic control points where police assistance may be needed; overflow parking areas), anticipated crowds and estimated attendance.

(2) Alternate plans in the event of rain (relocation or rescheduling of events; alternate parking areas; planned method of notifying the public of changes).

(3) Proof of Liability Insurance should be provided.

(4) Health permits for all food concessions.

(5) Liquor license information for beer and alcohol sales (including hours of sale).

(6) Plans for toilet facilities.

(7) List of "for-profit" vendors and their sales tax numbers (to verify that sales tax is collected and remitted).

(8) Security Plan.

(9) ADA Compliance.

(10) Name and phone number of person in charge of event and a secondary contact.

(11) Any special consideration requests, such as a request for City-provided assistance, Street Department, IDOT for street closings and detour routes, Police, Fire and EMS Support. Fees may be charges for these services.

(12) Temporary signage plan/sketch if applicable. **(Ord. No. 1493-10; 09-07-10)**

(C) **Approval Authority.** The Administrative Official shall review and may approve certain Special Events provided they meet the following requirements:

(1) The event is requested by an existing business within the City and is located on their business property.

(2) The duration of the event will not exceed **eight (8) days**.

(3) The event will not require the issuance of a liquor or firearms permit.

(4) The event has not or will not be held more than **ten (10)** previous times during any calendar year at the same location and may not be held consecutively or more than twice in **one (1) month**.

(5) The event is located entirely on private property.

(6) The event is requested by a "not-for-profit" organization and does not require any "special consideration" as identified in **Section 8-13-2(B)(11)** of this Article.

(7) Electrical inspections are required for all exterior electrical connections. The City Electrical Inspector must be contacted a minimum of **twenty-four (24) hours** prior to inspection.

(8) Music and live bands will only be permitted under the following conditions:

(a) If the property the event is being held on is commercially zoned and the surrounding property is also commercially zoned.

(b) If event is held on a commercially zoned property adjacent to residential property then it can only have music **two (2) days** of any event period for no more than **six (6) hours** each day and not past **10:00 P.M.** Additionally, such property may only have **three (3) events** with music a year.

(c) All events involving music must obey the City's noise Ordinance.

(d) An exception is granted to the Fairview Heights Homecoming Association and MidWest Wing Fest, to allow for extended operations of concessions and music until **11:30 P.M.**, Friday and Saturday annually, in conjunction with the Fairview Heights Homecoming and MidWest Wing Fest, respectively.

(Ord. No. 1621-13; 06-18-13)

(D) **All Other Requests.** All other requests for a "Special Event Permit" not approved by the Administrative Official shall go before the City Council for their approval.

(E) **Other Information.**

(1) Temporary signs for said Special Event shall be permitted as provided for in **Section 14-7-6(M)** or the applicant may submit a signage plan with the Special Event Permit Application and request approval by the Administrative Official.

(2) Adequate parking shall be provided for said Special Event and approved by the Administrative Official.

(3) Special Events affecting designated parking areas shall be reviewed by the appropriate Fire District Chief.

(Ord. No. 1493-10; 09-07-10)

(F) **Revocation.** The City may revoke a Special Event permit for failure to comply with the conditions of said permit.

(Ord. No. 1448-09; 07-07-09)

ARTICLE XIV - PAWNBROKERS

8-14-1 **PURPOSE.** The City finds that, in order to minimize the detrimental effects that pawn shops can have on individuals, families, and property values, the number of pawn shops should be limited to **two (2)** in the City. This Article shall be construed in conformity with the laws and regulations of the State of Illinois.

8-14-2 **DEFINITIONS.** For the purpose of this Article, the following term(s) will have the meanings ascribed to them in this Section.

"Pawnbroker or Pawn Shop": An establishment, individual, or business entity which lends money on the deposit of pledged personal property or which purchases personal property on the condition that it may be redeemed or repurchased by the seller for a stipulated price within a fixed period of time.

8-14-3 **LICENSE REQUIRED.** No person, firm, association, partnership or corporation shall conduct or operate a pawn shop without having first obtained a license therefore as is provided in this Article, or in violation of any of the provisions contained in this Article. Any pawnbroker license may be revoked for any violation of any provision of this Article.

Applications for a pawnbroker license shall be made to the City Clerk and shall state therein the name of the applicant, the place of business, and the number of employees intended to be engaged. The applicants shall also state the Illinois State license number and shall be accompanied by good and sufficient proof of compliance with all Illinois State licensing laws pertaining to any such pawn shop as defined in **Section 8-14-2** herein. The fee for this annual license shall be **Five Hundred Dollars ($500.00)**. Any license granted under this Article shall be non-transferable.

8-14-4 **LICENSE IS LIMITED.** The City, as a Home Rule unit, hereby finds and declares that at no time shall be currently licensed number of pawnbrokers in the City exceed **two (2)**.

8-14-5 **STATE LICENSE REQUIRED; COMPLIANCE WITH STATE LAW.** Any person, firm, association, corporation or partnership applying for and/or receiving for holding a business license in the City to operate a pawn shop as defined in **Section 8-14-2** herein must also hold a license to operate from the State of Illinois and must in full compliance with all State laws, rules and/or regulations pertaining to the operation of such business. Failure to achieve and maintain full compliance with all laws, rules, and regulations shall be deemed a violation of this Article.

8-14-6 **VIOLATION AND PENALTY.** Any person, firm, association, partnership or corporation violating any provisions of this Article shall be fined not less than **Five Hundred Dollars ($500.00)** nor more than **Two Thousand Dollars ($2,000.00)** for each offense.

(Ord. No. 1520-11; 04-05-11)

ARTICLE XV – HOTELS

8-15-1 **PURPOSE.** The purpose of this Article is for the regulation of rooming houses that are open to the public to promote public health and safety and the health and safety of the occupants of the premises herein defined, as provided by Section 11-30-3 of the Illinois Municipal Code, codified as **65 ILCS 5/11-30-3**.

8-15-2 **DEFINITIONS.** As used in this Section:

"Hotel" means any building or structure kept, used, maintained as, advertised or held out to the public to be an inn, hotel, motel, family hotel, apartment hotel, lodging house, dormitory or other place, where sleeping or rooming accommodations are furnished for hire or rent, and in which **seven (7)** or more sleeping rooms are used or maintained for the accommodation of guests, lodgers or roomers.

8-15-3 **APPLICATION.** Additional information required. In addition to the requirements set forth in **Section 8-10-7**, an application for, and, if requested, renewal of, a regulated business license to engage in the business of hotel shall be accompanied by the following information:

A statement as to whether, within **ten (10) years** prior to the date of application or renewal, the applicant or any controlling person has ever been convicted, in custody, under parole or under any other non-custodial supervision resulting from a conviction in a court of any jurisdiction for the commission of any forcible felony, as defined in Section 2-8 of the Criminal Code of 1961, codified at **720 ILCS 5/1-1**.

8-15-4 **LICENSE ISSUANCE AND RENEWAL.** Prohibited When. No regulated business license to engage in the business of hotel shall be issued to the following persons:

Any applicant or licensee, as applicable, who, within **ten (10) years** of the date of application or renewal, has ever been convicted, in custody, under parole or under any other non-custodial supervision resulting from a conviction in a court of any jurisdiction for the commission of any forcible felony, as defined in Section 2-8 of the Criminal Code of 1961, codified at **720 ILCS 5/1-1**.

8-15-5 **CODE ENFORCEMENT OFFICIAL; DUTIES.**

(A) A Code Enforcement Official shall inspect each licensed hotel at least once every year. Such inspection shall verify that the premises comply in all respects with the ventilation and sanitary provisions of this Code and the laws of the State of Illinois pertaining to such establishments.

(B) The Chief of Police or his designee shall, when making a report relative to criminal activity on or immediately adjacent to the licensed establishment (1) conduct an investigation to determine whether a public nuisance within the meaning of **Section 8-15-6(B)** of this Chapter occurred at the establishment or on immediately adjacent property; and (2) prepare a written investigative report summarizing the findings of such investigation and recommending appropriate legal and administrative action which may be taken in response to such public nuisance, including, but not limited to, license suspension or revocation; and (3)

transmit the investigative report, within **forty-eight (48) hours** of the incident identified in the police report, to the commissioner of business affairs and consumer protection and corporation counsel for further action as warranted. Upon request by any alderman or city council committee, the corporation counsel shall make the report submitted pursuant to this subsection available to such alderman or city council committee for review.

8-15-6 **PROHIBITED ACTS.** It shall be unlawful for any licensee engaged in the business of hotel to:

(A) (i) rent any sleeping room by the hour or for any period of fewer than **ten (10) consecutive hours**; or (ii) rent any sleeping room more than once within any consecutive **ten (10) hour** period measured from the commencement of one rental to the commencement of the next; or (iii) advertise an hourly rate or any other rate for a sleeping room based on a rental period of fewer than **ten (10) consecutive hours**. Any person who violates any requirement of this subsection shall be subject to a fine of not less than **Five Hundred Dollars ($500.00)** nor more than **One Thousand Dollars ($1,000.00)** for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(B) knowingly permit prostitution, pimping, gambling or illegal possession or delivery of, or trafficking in, controlled substances or other drugs, including cannabis, to occur on or immediately adjacent to the licensed establishment; or to fail to discover such illegal acts on or immediately adjacent to the licensed establishment under circumstances in which a reasonable person, exercising ordinary care and diligence, would infer that such activity is taking place; or to fail to report to the police in a timely manner any criminal activity occurring on or immediately adjacent to the licensed establishment, if such criminal activity is observed by or reported to the licensee. Provided, however, that it shall be an affirmative defense to any prosecution under this subsection if the licensee immediately notified the police of the public nuisance occurring on or immediately adjacent to the licensed establishment. For purposes of this subsection, the term “licensee” also includes employees and agents of the licensee.

8-15-7 **REGISTRATION FOR ALL HOTELS.**

(A) The owner, proprietor, manager or other person in charge of any hotel, motel, lodging house, rooming house or other place where transients are accommodated shall, at all times require a valid photo identification document and keep a register in which shall be ascribed the names of all of the guests or persons renting or occupying rooms in such house. The Register shall be signed by the person renting a room or by someone under his direction. The Register shall include the full name of the person, their home or business license plate number of the vehicle and the state issuing the license plate. Such registration shall be made, and after the names and information is ascribed in the Register, the manager or other person in charge, or his agent, shall write the number of the room such guests or person is to occupy, together with the time when such room is rented so as to identify the room occupied by the person registering. All of the foregoing shall be done before any guest is permitted to occupy a room. A registration will not be required for private meeting rooms, banquet facilities, group sales events, weddings or hotel accommodations utilized by pre-registered corporate agencies. **(Ord. No. 1704-15; 09-01-15)**

(B) **Penalty.** Violation of this Section by any person or business shall result in payment of a fine not to exceed **Five Hundred Dollars ($500.00)** for each offense.

8-15-8 REGISTRATION UNDER FICTITIOUS NAME IN A HOTEL.

(A) No person shall write or cause to be written, or knowingly permit to be written, in any register in any hotel, motel, lodging house, rooming house or other place whatsoever where transients are accommodated in the City, any other or different name or designation than the true name of the person so registered therein, or the name by which the person is generally known.

(B) **Penalty.** Violation of this Section by any person or business shall result in payment of a fine not to exceed **Five Hundred Dollars ($500.00)** for each offense.

8-15-9 PENALTY.

(A) **License Revocation.** **One (1) year** wait for new license.

(B) **Exceptions.**

(1) In addition to any other penalty provided by law, any person who violates any requirement of this Section or any rule or regulation promulgated thereunder shall be subject to a fine of not less than **Two Hundred Fifty Dollars ($250.00)** nor more than **Five Hundred Dollars ($500.00)** for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

(2) If a regulated business license to engage in the business of hotel is revoked for cause, no license shall be granted to any person for the operation of a hotel at the premises described in the revocation order for a period of **one (1) year** from the date of revocation.

(Ord. No. 1651-14; 08-05-14)

CHAPTER 9

CABLE TELEVISION

ARTICLE I

9-1-1 **FRANCHISE.** The right is hereby granted to Charter Communications Entertainment I, LLC, its successors and assigns (herein referred to as "the Company"), to erect, maintain and operate television transmission and distribution facilities and additions thereto and, under, over, along, across and upon the streets, lanes, avenues, sidewalks, alleys, bridges, easements and other public places in the City of Fairview Heights and subsequent additions thereto, for the purpose of transmission and distribution of television impulses and television energy in accordance with the laws and regulations of the United States of America and of the State of Illinois and with the Ordinances and Regulations of the City of Fairview Heights, St. Clair County, Illinois. The term of this franchise shall begin on the effective date of this Ordinance and terminate April 1, 2009.

9-1-2 **INCORPORATION OF CONTRACT.** The franchise contract executed between the City of Fairview Heights and the Company, attached hereto and marked **Exhibit A**, is hereby incorporated herein and made a part of this ordinance.

9-1-3 **MISDEMEANOR.** From and after the effective date of this ordinance, it shall be unlawful for any person to construct, install or maintain within any public street in the City of Fairview Heights, within any other public property of the City of Fairview Heights, or within any privately owned area within the City of Fairview Heights which has not yet become a public street but is designated or delineated as a proposed public street on any tentative subdivision map approved by the City, any equipment or facilities for distributing any television signals or radio signals through a cable television system, unless authorization for such use of such street or property or area has first been obtained from the City Council and unless such authorization is in full force and effect.

It shall be unlawful for any person, firm or corporation to make any unauthorized connection, whether physically, electrically, acoustically, inductively or otherwise, with any part of the cable television system within the City for the purpose of enabling that person, firm or corporation or any other to receive any television signal, radio signal, picture, program or sound through the cable television system.

It shall be unlawful for any person, without the consent of the Company, to willfully tamper with, remove, injure or damage any cable, wire, or equipment used for distribution of television signals, radio signals, picture, programs or sounds, through the cable television system.

Any person violating or failing to comply with any of the above provisions of this Section shall be guilty of a misdemeanor and, for each day of violation or failure to comply, may be punished by a fine, not to exceed **Five Hundred Dollars ($500.00).**

(Ord. No. 1204-04; 08-17-04)

EXHIBIT "A"

CABLE TELEVISION FRANCHISE AGREEMENT

Between the

CITY OF FAIRVIEW HEIGHTS, ILLINOIS,

And

CHARTER COMMUNICATIONS ENTERTAINMENT I, LLC

Section 1. Definitions and Word Usage.

(A) **Definitions and Usage – General.** For the purpose of this Agreement, the following terms, phrases, words, and their derivations shall have the meanings ascribed to them under 47 U.S.C. § 521, et seq. ("the Cable Act"), unless otherwise defined herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory, and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

(B) **Cable Act.** "Cable Act" shall mean Title VI of The Communications Act of 1934, as amended [47 U.S.C. § 521, et seq.].

(C) **City.** "City" shall mean the City of Fairview Heights, Illinois, and its agencies, departments, agents, and employees acting within their respective areas of authority.

(D) **City Council.** "City Council" or "Council" shall mean the governing body of the City.

(E) **FCC.** "FCC" shall mean the Federal Communications Commission, its designee, or any successor governmental entity thereto.

(F) **Franchise Agreement.** "Franchise Agreement" or "Franchise" shall mean this contract and any amendments, exhibits or appendices hereto.

(G) **Franchise Area.** "Franchise Area" shall mean the area within the City of Fairview Heights, Illinois that the Franchisee is authorized to serve under this Franchise Agreement.

(H) **Franchise Fee.** "Franchise Fee" shall mean any tax, fee, or assessment of any kind imposed by the City or other government entity on the Franchisee or Subscriber, or both, solely because of its status as a Franchisee. The term "Franchise Fee" does not include: any tax, fee, or assessment of general applicability (including any such tax, fee, or assessment imposed on both utilities and cable operators or their services but not including a tax, fee, or assessment which is unduly discriminatory against the Franchisee or Subscribers); capital costs which are required by the Franchise to be incurred by the Franchisee for Public, Educational, or Governmental Access facilities; requirements or charges incidental to the awarding or enforcing of the Franchise, including payments for bonds, security funds, letters of credit, insurance, indemnification, penalties, or liquidated damages; or, any fee imposed under Title 17, U.S. Code.

(I) **Franchisee.** "Franchisee" shall mean Charter Communications Entertainment I, LLC, d/b/a Charter Communications, a Delaware Limited Liability Corporation.

(J) **Gross Revenues.** "Gross Revenues" shall mean any revenues, as determined in accordance with generally accepted accounting principles, received by the Franchisee, from the operation of the Cable System to provide Cable Services in the Franchise Area, provided, however, that such phrase shall not include: (1) any taxes, fees or assessments of general applicability collected by the Franchisee from Subscribers for pass-through to a government agency, including franchise fees and the FCC User Fee; (2) unrecovered bad debt; (3) credits, refunds and deposits paid to Subscribers; and, (4) any PEG amounts recovered from Subscribers.

(K) **Person.** "Person" shall mean an individual, partnership, association, organization, corporation, or governmental entity.

(L) **Public Rights-of-Way.** "Public Rights-of-Way" shall mean the areas on, below, or above the public streets, roadways, highways, alleys, sidewalks, drives, bridges, tunnels, parks, parkways, waterways, or utility easements dedicated for compatible uses, now or hereafter held by the City in the Franchise Area, which shall entitle the Franchisee to the use thereof for the purpose of installing, operating, repairing and maintaining the Cable System.

(M) **Schools.** "Schools" shall mean any accredited elementary or secondary K-12 public, private or parochial school.

(N) **State.** "State" shall mean the State of Illinois.

(O) **Subscriber.** "Subscriber" shall mean any person who lawfully receives any cable service delivered over a Cable System with the Franchisee's permission.

Section 2. Grant of Authority.

(A) **Grant of Authority.**

(1) The Franchise issued to the Franchisee is subject to the terms and conditions of this Franchise Agreement. The Franchise grants the Franchisee the right to construct, operate and maintain a Cable System, as defined under the Cable Act, along the Public Rights-of-Way within the Franchise Area, for the purpose of providing Cable Service, as well as any other services as allowed by applicable law.

(2) The Franchise is issued for the entire area presently served by the Franchisee within the territorial limits of the City. In the event the City annexes territory in which Franchisee provides Cable Services, such annexed territory shall be incorporated into the Franchise Area and made subject to this Franchise Agreement on notice of the annexation from the City to the Franchisee, subject to the exceptions in Section 4(a) and so long as franchise fee payments are made within the annexed territory subject to State law (55 Ill. Comp. Stat. 5/5-1095).

(B) **Term.** This Franchise Agreement shall expire at **12:00 A.M.** on **May 20, 2019**. This Franchise shall be automatically extended for an additional **five (5) years**, unless either party notifies the other in writing of its desire not to exercise this automatic extension at least **three (3) years** before the expiration of this Franchise. If such notice is given, the parties will then proceed with a Franchise renewal pursuant to the procedures under the federal Cable Act.

(C) **Grant Not Exclusive.** The Franchise and the rights granted to use and occupy the Public Rights-of-Way are not exclusive to the Franchisee and do not explicitly or

implicitly preclude the issuance of other franchises to operate Cable Systems or other communications systems within the City, subject to applicable law.

(D) **Franchise Agreement Subject to Exercise of Police Power.** The Franchisee agrees to comply with the terms of any lawfully adopted generally applicable local ordinance, to the extent that the provisions of the ordinance do not have the effect of limiting the benefits or expanding the obligations of the Franchisee that are granted by this Franchise. This Franchise is a contract and except as to those changes which are the result of the City's lawful exercise of its general police power, the City may not take any unilateral action which materially changes the explicit mutual promises in this contract. Any changes to this Franchise must be made in writing signed by the Franchisee and the City. In the event of any conflict between this Franchise and any City ordinance or regulation, this Franchise will prevail.

(E) **Approval and Effective Date.** This Franchise Agreement shall take effect and be in force from and after final passage thereof, as provided by law, provided that within **sixty (60) days** after the date of final passage of the Franchise, the Franchisee shall file with the City its acceptance of the Franchise.

(F) **Equal Protection.** If any other provider of cable services or video services (without regard to the technology used to deliver such services) is lawfully authorized by the City or by any other State or federal governmental entity to provide such services using facilities located wholly or partly in the Public Rights-of-Way of the City, the City shall within **thirty (30) days** of a written request from Franchisee, modify this Franchise to insure that the obligations applicable to Franchisee are no more burdensome than those imposed on the new competing provider. If the City fails to make modifications consistent with this requirement, Franchisee's Franchise shall be deemed so modified **thirty (30) days** after the Franchisee's initial written notice. As an alternative to the Franchise modification request, the Franchisee shall have the right and may choose to have this Franchise with the City be deemed expired **thirty (30) days** after written notice to the City. Nothing in this Franchise shall impair the right of the Franchisee to terminate this Franchise and, at Franchisee's option, negotiate a renewal or replacement franchise, license, consent, certificate or other authorization with any appropriate government entity.

(G) **Franchise Transfer.** The Franchise granted hereunder shall not be assigned without prior consent of the City, such consent not to be unreasonably withheld or delayed. No such consent by the City shall be required, however, for a transfer of trust, by mortgagee, or by other hypothecation, or by assignment of any rights, title, or interest of the Franchisee in the Franchise, or Cable System to secure an indebtedness or for a transfer to an entity controlling, controlled by, or under common control with the Franchisee. Within **thirty (30) days** of receiving a request of transfer, the City shall notify the Franchisee in writing of any additional information it reasonably requires to determine the legal, financial and technical qualifications of the transferee. If the City has not taken action on the Franchisee's request for transfer within **one hundred twenty (120) days** after receiving the request, consent by the City shall be deemed given.

Section 3. Regulation and Oversight.

(A) **Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Franchise is, for any reason, held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Franchise.

Section 4. Provision of Cable Service.

(A) **Service Area.** The Franchisee shall make Cable Service distributed over the Cable System available to every residence within the Franchise Area where there is a minimum density of at least **thirty (30) residences** per linear strand mile of cable (excluding any home subscribing to any satellite service) as measured from Franchisee's closest trunk line or distribution cable that is actively delivering Cable Service as of the date of such request for service. If such residence is located within **one hundred twenty-five (125) feet** of Franchisee's feeder cable, the Cable Service will be provided at Franchisee's published rate for standard installations. Notwithstanding the foregoing, the Franchisee shall have the right, but not the obligation, to extend the Cable System into any portion of the Franchise Area where another video service provider is providing Cable Service or into any annexed area which is not contiguous to the present Franchise Area of the Franchisee. Franchisee shall not be obligated to provide Cable Service to any area which is financially or technically infeasible.

Section 5. System Facilities, Equipment and Services.

(A) **System.**

(1) The Franchisee's Cable System shall be designed, constructed and operated so as to meet the technical standards under Subpart K of Part 76 of the FCC's Rules and Regulations as may, from time to time, be amended.

(2) The Cable System shall be capable of continuous **twenty-four (24) hour** daily operation without severe material degradation of signal except during extremely inclement weather or immediately following extraordinary storms that adversely affect utility services or damage major system components.

(B) **Interconnection.**

(1) The Franchisee shall cooperate on a reasonable basis with any interconnection corporation, regional interconnection authority or City, State or federal regulatory agency which may be hereafter established for the purpose of regulating, financing, or otherwise providing for the interconnection of cable systems beyond the boundaries of the City.

(2) Interconnection shall only be done for the purposes of sharing PEG programming, provided Franchisee is able to reach agreement with the other operator(s) for the interconnection on reasonable terms and conditions, and the City or interconnection authority is able to obtain any necessary consent from the adjacent cable system's local franchising authority.

(3) No interconnection shall take place without prior written approval of the Council. The Council may grant reasonable extensions of time to interconnect or rescind its request to interconnect upon its own initiative or upon petition by the Franchisee. The Council shall rescind the request if it finds that the Franchisee has negotiated in good faith and the cost of interconnection would cause an unreasonable increase in Subscriber rates.

(4) With respect to overbuilders in the City, including Persons that receive State video service authorization, all costs associated with interconnection shall be borne by the overbuilder.

Section 6. Channels and Facilities for Public, Educational and Governmental Use.

(A) **Access Channels.**

(1) The Franchisee shall provide **one (1) channel** to the City on its Cable System upon **ninety (90) days** written notice from the City for non-commercial governmental and/or educational access use upon the City's written request.

(2) The Franchisee may provide such channel to the City on any service tier and may utilize any transmission technology or spectrum to provide the channel.

(B) **Management of the Channel.**

(1) The access channel shall be used only for non-commercial purposes, however underwriting or sponsorship recognition may be carried on the channel for the purposes of funding governmental and educational access related activities.

(2) The City is solely responsible for the content it provides over its designated access channel. The Franchisee shall not exercise any editorial control over any programming of this access channel.

(3) The Franchisee shall not be subject to any civil or criminal liability for any program carried on the access channel.

(C) **Governmental Programming Services.**

(1) Starting within **ninety (90) days** of written request by the City, Franchisee shall provide the City with grants of **Twenty-Five Cents (25¢)** per Subscriber per month within the Franchise Area payable in each January, to be used in the City's discretion but solely for governmental and educational access equipment, facilities and other lawful access purposes.

(2) Franchisee shall also provide the City, upon its written request, with an additional one-time PEG grant of **Six Thousand Dollars ($6,000.00)**, payable **ninety (90) days** after the written request is made by the City to the Franchisee. Such grant shall be used solely for governmental and/or educational access equipment, facilities, and other lawful governmental and educational access purposes. Franchisee's obligation to make such grant shall be contingent upon the City committing to match such grant with equal funds to be used for the same purposes and to hold such funds in a special account for such purposes.

(D) **Service to Government/Educational Facilities.**

(1) The Franchisee shall maintain, without charge, **one (1) outlet** of Basic Service to each accredited public, private and parochial elementary and secondary (K-12) school in the City that is within **two hundred (200) feet** of the Franchisee's existing Cable System. In addition, the Franchisee shall furnish to the city, without charge, **one (1) outlet** of Basic Service to each police and fire station, public library, and City Hall that are within **two hundred (200) feet** of the Franchisee's existing Cable System. Such free outlets and Cable Service may only be used for lawful purposes.

(2) At such time as the City informs the Franchisee of any new governmental or educational institution (K-12) in existence as described in Section 6(d)(1), the Franchisee shall use best efforts to provide such institution, without charge, **one**

(1) outlet of Basic within **sixty (60) days**, provided such institution is within **two hundred (200) feet** of the Franchisee's existing Cable System.

(3) For any request for free Cable Service under this subsection that requires said service to be installed underground, the City and/or School shall provide and install for the Franchisee all necessary conduit.

(4) **Limitations on Use.** The Cable Service provided pursuant to this Section shall not be used for commercial purposes and such outlets shall not be located in areas open to the public. The City shall take reasonable precautions to prevent any use of the Franchisee's Cable System that results in the inappropriate use thereof or any loss or damage to the Cable System. The City shall hold the Franchisee harmless from any and all liability or claims arising out of the provision and use of Cable Service required by subsection (1) above. The Franchisee shall not be required to provide an outlet to any such building where a standard drop of more than **two hundred (200) feet** is required, unless the City or building owner/occupant agrees to pay the incremental cost of any necessary extension or installation.

Section 7. Franchise Fee.

(A) **Payments.**

(1) The Franchisee shall pay to the city a Franchise Fee in an amount equal to **five percent (5%)** of annual Gross Revenues received from the operation of the Cable System to provide Cable Service in the Franchise Area; provided, however, that the Franchisee shall not be compelled to pay any higher percentage rate for Franchise Fees than any other Person paying a video service provider fee or similar fee under state authorization or otherwise providing similar service in the Franchise Area. The payment of Franchise Fees shall be made on a quarterly basis and shall be due **forty-five (45) days** after the close of each calendar quarter. Each Franchise Fee payment shall be accompanied by a report prepared by a representative of the Franchisee showing the basis for the computation of the Franchise Fees paid during that period. Any undisputed Franchise Fee payment which remains unpaid in whole or in part, after the date specified herein shall be delinquent. In the event any Franchise Fee payment amount is not made on or before the required date, the Franchisee shall pay interest charges computed from such due date at an annual rate equal the commercial prime interest rate plus **one percent (1%)** during the period such unpaid amount is owed. Any undisputed overpayments of Franchise Fees made by Franchisee to the City shall be returned or credited upon discovery of such overpayment and shall be payable within **forty-five (45) days** of the receipt of written notice of Franchisee. Any disputed Franchise Fees over-payment which is not refunded or credited in whole or in part, after the date specified herein shall be delinquent. For any Franchise Fee overpayments owed by the City in accordance with this Section, which are not made on or before the due dates, the City shall pay interest charges computed from such due date at an annual rate equal to the commercial prime interest rate plus **one percent (1%)** during the period such unpaid amount is owed.

(2) The Parties acknowledge that, at present applicable federal law limits the City of collection of a maximum permissible Franchise Fee of **five percent (5%)** of

Gross Revenues. In the event that at any time during the duration of this Franchise, the City is authorized to collect a Franchise Fee in an amount in excess of **five percent (5%)** of Gross Revenues, then the City may unilaterally amend this Franchise Agreement to increase the required percentage to be paid by Franchisee to the City up to the amount permitted by the Cable Act, provided that: (a) such amendment is competitively neutral; (b) the City conducts a public hearing on the proposed amendment and provides Franchisee with a **thirty (30) day** notice of such public hearing; (c) the City approves the amendment by ordinance; and (d) the City provides written notice to the Franchisee at least **ninety (90) days** prior to the effective date of such an amendment.

(B) **Accord and Satisfaction.** No acceptance of any payment by the Franchisee shall be construed as a release or as an accord and satisfaction of any claim the City may have for additional sums payable as a franchise fee under this Franchise Agreement.

(C) **Audit.** The City and Franchisee shall comply with the auditing provisions established pursuant to **65 ILCS 5/11-42-11.05**.

Section 8. Construction Provisions.

(A) **System Construction Schedule.** A construction schedule that will apply to any upgrade construction of the Cable System shall be provided to the City.

(B) **Construction Procedures.**

(1) Franchisee shall construct, operate and maintain the Cable System in compliance in all material respects with all adopted local, State and national construction and electrical codes which are in effect as of the date of this Franchise.

(2) The Cable System, and all parts thereof, shall be subject to periodic inspection by the City.

(3) No construction, reconstruction or relocation of the System or any part thereof within the Public Rights-of-Way shall be commenced until written permits have been obtained from the proper City officials, which are uniformly and consistently applied by the City as to other public utility companies and other entities operating in the Franchise Area. In any permit so issued, such officials may impose such conditions and regulations, provided such conditions and regulations are uniformly and consistently applied by the City as to other public utility companies and other entities operating in the Franchise Area.

(C) **Construction Standards.**

(1) Franchisee shall be required to comply with all generally acceptable applicable construction standards related to tower construction and maintenance, antenna structures and O.S.H.A.

(2) All construction practices and installation of equipment shall be done in accordance with all applicable sections of the National Electric Safety Code.

(3) All of the Franchisee's plant and equipment, including but not limited to the antenna site, head-end, and distribution system, towers, house connections, structures, poles, wires, cable, coaxial cable, fixtures and appurtenances shall be installed, located, erected, constructed, reconstructed, replaced, removed, repaired, maintained and operated in accordance with good engineering practices and performed by experienced maintenance and construction personnel.

(4) Any and all Public Rights-of-Way, disturbed or damaged during the construction, repair, replacement, relocation, operation, maintenance, or construction of a System shall be repaired or replaced by Franchisee within a reasonable time specified by the City.

(5) Franchisee shall, by a reasonable time specified by the City, protect, support, temporarily disconnect, relocate, or remove discrete portions of its property when required by the City by reason of traffic conditions; public safety; Public Rights-of-Way construction; Public Rights-of-Way maintenance or repair (including resurfacing or widening); change of Public Rights-of-Way grade; construction, installation or repair of sewers, drains, water pipes, power lines, signal lines, tracks, or, public work or improvement or any government-owned utility; Public Rights-of-Way vacation; or for any other purpose where the convenience of the City would be reasonably served thereby; provided, however, that Franchisee may abandon any property in place if approved by the City in writing, and provided further that Franchisee shall not be required to make permanent changes in its facilities to accommodate the installation of another Cable System or any other entity providing video service, nor should it be required to make temporary changes solely to disrupt its business or otherwise provide an unfair advantage to a competitor. No action hereunder shall be deemed a taking of the property of a Franchisee and a Franchisee shall not be entitled to any compensation therefore. No location of any pole or wire-holding structure of Franchisee shall be a vested interest.

(6) If any action under the preceding paragraph is required to accommodate the construction, operation, or repair of the facilities of another Person that is authorized to use the Public Rights-of-Way, a Franchisee shall, after reasonable advance written notice, take action to effect the necessary changes requested, provided that the expense of such is paid by any such Person benefitting from the relocation. The Franchisee may require such payment in advance. For the purposes of this subsection, "reasonable advance written notice" shall mean no less than **ten (10) business days** in the event of a temporary relocation and no less than **one hundred twenty (120) days** for a permanent relocation.

(7) If funds are available to any Person using the Public Rights-of-Way for the purposes of defraying the costs of any of the foregoing, the City shall reimburse the Franchisee in the same manner in which other Persons affected by the requirement are reimbursed. If funds are controlled by another governmental entity, the City shall assist the Franchisee in making the application for such funds on behalf of the Franchisee if the City assisted any Person in making applications for such funds.

(8) In the event of an emergency, or where the Cable System creates or is contributing to an imminent danger to health, safety, or property, the City may remove, relay, or relocate the pertinent parts of that Cable System without prior notice. No charge shall be made by Franchisee against the City for restoration and repair, unless such acts amount to gross negligence by the City.

(9) Franchisee shall, on the request of the City or any Person holding a permit issued by the City, temporarily raise or lower its wires to permit the moving of buildings or oversized vehicles. The expense of such temporary removal or raising or lowering of wires shall be paid by the Person requesting same, and the Franchisee shall have the authority to require such payment in advance, except in the case where the request is made by the City on its own behalf, in which

case no such payment shall be required. The Franchisee shall be given not less than **forty-eight (48) hours'** advance notice to arrange for such temporary wire changes unless the City has declared an emergency.

(10) Franchisee or its designee shall have the authority to trim trees on the Public Rights-of-Way at its own expense as may be necessary to protect its wires and facilities.

(11) Franchisee shall use, with the owner's permission, existing underground conduits or overhead utility facilities whenever feasible and may not erect poles in Public Rights-of-Way without the express written permission of the City, which permission shall not be unreasonably withheld.

(12) Trunk, feeder and drop cable may be constructed overhead where poles exist and electric, cable television or telephone lines are overhead, but where no overhead line exists, all trunk, feeder and drop cable shall be constructed underground. Whenever and wherever all electric lines and telephone lines are moved from overhead to underground placement, all Cable System cables shall be similarly moved and the cost of movement of its cable shall be solely the obligation of Franchisee.

(13) Prior to construction or rebuild of the Cable System, Franchisee shall first submit to the City for approval a concise description of the Cable System proposed to be erected or installed, including engineering drawings, if required by the City, together with a map and plans indicating the proposed location of all such facilities, and obtain written approval therefore from the City, which approval shall not be unreasonably withheld. If designated by the Franchisee as confidential, such information shall be exempt from inspection and copying and shall not be disclosed by the City to any third party without the written consent of the Franchisee.

(14) Any contractor performing work for Franchisee with respect to construction, upgrade, installation, repair, or maintenance of the cable system shall be properly and currently licensed under the laws of the State of Illinois and under Ordinances of the City, provided that such licenses are uniformly and consistently applied by the City as with other public utility companies and other entities operating in the Franchise Area.

(15) Upon failure of Franchisee to commence, pursue or complete any work required by law or by the provisions of this Agreement to be done in any street, within the time prescribed and to the reasonable satisfaction of the City, the City may, at its option, after **thirty (30) days'** notice to Franchisee, cause such work to be done and the Franchisee shall pay to the City the cost thereof in the itemized amounts reported by the City to Franchisee within **thirty (30) days** after receipt of such itemized report.

(D) **New Development.**

(1) The City shall use best efforts to notify the Franchisee of any new applications for permits submitted by developers or property owners to the City in cases of new construction or property development within the Franchisee's franchise area.

(2) In cases of new construction or property development where utilities are to be placed underground, on request of Franchisee the developer or property owner shall give Franchisee reasonable notice of the particular date on which open trenching will be available to Franchise for installation of conduit, pedestals and/or vaults, and laterals to be provided at Franchisee's expense. Franchisee

shall also provide specifications as needed for trenching. Costs of trenching and easements required to bring facilities within the development shall be borne by the developer or property owner; except that if Franchisee fails, to install its conduit, pedestals and/or vaults, and laterals within **five (5) working days** of the date the trenches are available, as designated in the notice given by the developer or property owner, then should the trenches be closed after the **five (5) day** period, the cost of new trenching is to be borne by Franchisee.

(E) **Commercial Construction.** The City recognizes that the Franchisee may require commercial customers to pay all reasonable costs of construction (including time and materials) for the connection of Cable Services.

(F) **System Test.** Franchisee shall perform all tests in accordance with technical specifications established pursuant to § 76.609, Subpart K of the FCC Rules and Regulations.

(G) **System Maintenance.** Franchisee shall schedule maintenance so that activities likely to result in an interruption of service are performed during periods of minimum subscriber use of the Cable System.

(H) **Emergency Alert System.** Franchisee shall comply with 47 U.S.C. § 544 (g) and all regulations issued pursuant thereto.

Section 9. Consumer Protection.

Franchisee shall comply with the customer service and privacy protection provisions pursuant to **220 ILCS 5/22-501**.

Section 10. Guarantees and Remedies.

(A) **Performance Bond.** Except as expressly provided herein, the Franchisee shall not be required to obtain or maintain bonds or other surety as a condition of being awarded the Franchise or continuing its existence. The City acknowledges that the legal, financial, and technical qualifications of the Franchisee are sufficient for compliance with the terms of the Franchise and the enforcement thereof. The Franchisee and the City recognize that the costs associated with bonds and other surety may ultimately be borne by the Subscribers in the form of increased rates for Cable Services. In order to minimize such costs, the City agrees to require bonds and other surety only in such amounts and during such times as there is a reasonably demonstrated need therefore. The City agrees that in no event, however, shall it require a bond or other related surety in an aggregate amount greater than **Twenty-Five Thousand Dollars ($25,000.00)**, conditioned upon the substantial performance of the material terms, covenants, and conditions of the Franchise. Initially, no bond or other surety will be required. In the event that a bond or other surety is required in the future, the City agrees to give the Franchisee at least **sixty (60) days** prior written notice thereof stating the exact reason for the requirement. Such reason must demonstrate a change in the Franchisee's legal, financial, or technical qualifications which would materially prohibit or impair its ability to comply with the terms of the Franchise or afford compliance within.

(B) **Remedies.**

(1) If the City believes that the Franchisee has not complied with the terms of the Franchise, the City shall first informally discuss the matter with Franchisee. If these discussions do not lead to resolution of the problem, the City shall notify the Franchisee in writing of the exact nature of the alleged noncompliance (the "Violation Notice").

(2) The Franchisee shall have **sixty (60) days** from receipt of the Violation Notice to (i) respond to the City, contesting the assertion of noncompliance, or (ii) to cure such default, or (iii) if, by the nature of default, such default cannot be cured within the **sixty (60) day** period, initiate reasonable steps to remedy such default and notify the City of the steps being taken and the projected date that they will be completed.

(3) If the Franchisee fails to respond to the Violation Notice received from the City, or if the default is not remedied within the cure period set forth above, the City shall schedule a public hearing if it intends to continue its investigation into the default. The City shall provide the Franchisee at least **twenty (20) days** prior written notice of such hearing, which specifies the time, place and purpose of such hearing, notice of which shall be published by the Clerk of the City in a newspaper of general circulation within the City in accordance with Section 13(b) hereof. The Franchisee shall have the right to present evidence and to question witnesses. The City shall determine if the Franchisee has committed a violation and shall make written findings of fact relative to its determination. If a violation is found, the Franchisee may petition for reconsideration before any competent tribunal having jurisdiction over such matters.

(4) Subject to applicable federal and State law, in the event the City, after the hearing set forth in Section 10(b)(3), determines that the Franchisee is in default of any provision of the Franchise, the City may:

(a) Seek specific performance of any provision, which reasonably lends itself to such remedy, as an alternative to damages; or

(b) Commence an action at law for monetary damages or seek other equitable relief; or

(c) In the case of a substantial default of a material provision of the Franchise, seek to revoke the Franchise itself in accordance with Section 10(b)(5).

(5) Prior to revocation or termination of the Franchise, the City shall give written notice to the Franchisee of its intent to revoke the Franchise on the basis of a pattern of noncompliance by the Franchisee, including one or more instances of substantial noncompliance with a material provision of the Franchise. The notice shall set force the exact nature of the noncompliance. The Franchisee shall have **sixty (60) days** from such notice to either object in writing and to state its reasons for such objection and provide any explanation or to cure the alleged noncompliance. If the City has not received a satisfactory response from Franchisee, it may then seek to revoke the Franchise at a public hearing. The Franchisee shall be given at least **twenty (20) days** prior written notice of such public hearing, specifying the time and place of such hearing and stating its intent to revoke the Franchise.

(a) At the hearing, the City shall give the Franchisee an opportunity to state its position on the matter, present evidence and question witnesses, after which it shall determine whether or not the Franchise shall be revoked.

The public hearing shall be on the record and a written transcript shall be made available to the Franchisee within **ten (10) business days**. The decision of the City shall be made in writing and shall be delivered to the Franchisee. The Franchisee may appeal such determination to an appropriate court, which shall have the power to review the decision of the City *de novo*. The Franchisee may continue to operate the Cable System until all legal appeals procedures have been exhausted.

(b) Notwithstanding the above provisions, the Franchisee does not waive any of its rights under federal law or regulation.

(c) Upon revocation of the Franchise, Franchisee may remove the Cable System from the Public Right-of-Way of the City, or abandon the Cable System in place.

Section 11. Rights of Individuals Protected.

(A) **Discriminatory Practices Prohibited.**

(1) Franchisee shall not deny service, deny access, or otherwise discriminate against Subscribers, users, programmers, or residents or businesses in the City on the basis of race, color, religion, national origin, sex, or age.

(2) Franchisee shall not unreasonably discriminate among similarly situated Persons or take any retaliatory action against a Person because of that Person's exercise of any right it may have under federal, state, or local law, nor may Franchisee require a Person to waive such rights as a condition of providing service.

(3) Franchisee shall not deny access to Cable Service or levy different rates and charges on any group of potential residential cable Subscribers because of the income of the residents of the local area in which such group resides.

(B) **Equal Employment Opportunity.** Franchisee shall not refuse to employ, discharge from employment, or discriminate against any Person in compensation or in terms, conditions, or privileges of employment because of race, color, religion, national origin, sex, or age. A Franchisee shall comply with all federal, state, and local laws and regulations governing equal employment opportunities, as the same may be from time to time amended, including but not limited to 47 U.S.C. § 554.

(C) **Privacy.** The Franchisee shall fully comply with the privacy rights of the Subscriber as contained in 47 U.S.C. § 551.

Section 12. Insurance, Indemnification.

(A) **Insurance Required.** Franchisee shall maintain throughout the entire length of the Franchise period, at least the following liability insurance coverage in the minimum amounts as follows:

(1) Workers' Compensation – Statutory Limits

(2) Commercial General Liability - **One Million Dollars ($1,000,000.00)** per occurrence, Combined Single Liability C.S.L.; **Two Million Dollars ($2,000,000.00)** General Aggregate

(3) Auto Liability (including coverage on all owned, non-owned hired autos) - **One Million Dollars ($1,000,000.00)** per occurrence C.S.L.

(4) Umbrella Liability - **One Million Dollars ($1,000,000.00)** per occurrence C.S.L.

(B) **Qualifications of Sureties.** All insurance policies shall be with reputable, qualified, and financially sound sureties licensed to do business in the State of Illinois.

(C) **Certificates of Insurance.** The Franchisee shall furnish the City with current certificates of insurance coverage.

(D) **Additional Insureds; Prior Notice of Policy Cancellation.** All general insurance policies shall name the City, its officers, Councils, Council members, commissions, commissioners, agents, and employees as additional insured. Franchisee shall not cancel any required insurance policy without submission of proof that the Franchisee has obtained alternative insurance reasonably satisfactory to the City that complies with this Franchise Agreement.

(E) **Indemnification.** The Franchisee shall, by acceptance of the Franchise granted herein, defend the City, its officers, Councils, commissions, agents, and employees for all claims for injury to any Person or property caused by the negligence of the Franchisee in the construction or operation of the Cable System and in the event of a determination of liability shall indemnify and hold the City, its officers, Councils, commissions, agents, and employees harmless from any and all liabilities, claims, demands, or judgments growing out of an injury to any Person or property as a result of the negligence of Franchisee arising out of construction, repair, extension, maintenance, operation or removal of its wires, poles or other equipment of any kind or character used in connection with the operation of the Cable System, provided the City shall give the Franchisee written notice of its obligation to indemnify the City within **ten (10) days** of receipt of a claim or action pursuant to this section. In the event any such claim arises, the City shall tender the defense thereof to the Franchisee and the Franchisee shall have the right to defend, settle or compromise any claims arising hereunder and the City shall cooperate fully herein. If the City determined in good faith that its interests cannot be represented by the Franchisee, the Franchisee shall be excused from any obligations to represent the City. Notwithstanding the foregoing, the Franchisee shall not be obligated to indemnify the City for any damages, liability or claims resulting from the willful misconduct of negligence of the City or for the City's use of the Cable System, including any PEG channels.

Section 13. Miscellaneous Provisions.

(A) **Waiver of Federal or State Rights.** In entering into this agreement, Franchisee and the city do not waive, and hereby expressly reserve any and all rights that they have under applicable Federal and State Laws.

(B) **Notices.** Unless otherwise expressly stated herein, notices required under this Franchise Agreement shall be mailed first class, postage prepaid, to the addresses below. Each party may change its designee by providing written notice to the other party, but each party may only designate one entity to receive notice.

(1) Notices to the Franchisee shall be mailed to:

Charter Communications
Attn: Vice President/General Manager
941 Charter Commons Drive
Town & Country, MO 63017

With a copy to:

Charter Communications
Attn: Corporate Government Affairs
12405 Powerscourt Drive
St. Louis, MO 63131

(2) Notice to the City shall be mailed to:

City of Fairview Heights
Attn: City Clerk
10025 Bunkum Road
Fairview Heights, IL 62208

(C) **Time of Essence.** In determining whether the Franchisee has substantially complied with this Franchise Agreement, the parties agree that time is of the essence.

(D) **Captions.** The captions and headings of this Agreement are for convenience and reference purposes only, and shall not affect in any way the meaning and interpretation of any provisions of this Agreement.

(E) **Entire Agreement.** This Franchise sets forth the entire agreement between the parties respecting the subject matter hereof. All agreements, covenants, representations and warranties, express and implied, oral and written, of the parties with regard to the subject matter hereof are contained herein. No other agreements, covenants, representations or warranties, express or implied, oral or written, have been made by any party to another with respect to the matter of this Franchise. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants and warranties with respect to the subject matter hereof are waived, merged herein and therein and are superseded hereby and thereby.

(F) **Force Majeure.** The Franchisee shall not be held in default under, or in noncompliance with the provisions of this Agreement, nor suffer any enforcement or penalty relating to noncompliance or default, where such noncompliance or alleged defaults occurred or were caused by circumstances reasonably beyond the ability of the Franchisee to anticipate and control. This provision includes: vandalism, work delays caused by waiting for utility providers to service or monitor their utility poles to which Franchisee's Cable System is attached, as well as unavailability of materials to perform the work necessary.

14. Signature.

AGREED TO THIS _____ DAY OF _____, 2014

CITY OF FAIRVIEW HEIGHTS, ILLINOIS

By:

/s/ Gail D. Mitchell
Mayor

(SEAL)

ATTEST:

/s/ Mark T. Kupsky
City Clerk

The Franchisee hereby accepts the terms and conditions of this Franchise Agreement on this _____ day of _____, 2014.

Charter Communications Entertainment I, LLC
d/b/a Charter Communications

By: _____

Name: _____

Title: _____

CITY OF FAIRVIEW HEIGHTS

DEVELOPMENT CODE

[SUPPLEMENTED AS OF AUGUST 1, 2016]

PUBLISHED & CODIFIED BY
ILLINOIS CODIFICATION SERVICES
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CHAPTER 14

DEVELOPMENT CODE

ARTICLE I – GENERAL PROVISIONS

14-1-1 **TITLE.** This Chapter shall be known as the **City of Fairview Heights, Illinois Development Code**.

14-1-2 **INTENT AND PURPOSE.** It is the intent and purpose of this Development Code to assist in the achievement of a balanced community. The City requires an approach to the use, administration and enforcement of development regulations that protects existing property owners in equity and social experience and recognizes developers' problems, yet maintains high community standards. This Development Code consolidates and revises existing development regulations to meet the needs of a balanced community through the implementation of the Comprehensive Plan, and in that respect is designed: **(Ord. No. 686-90; 07-17-90)**

(A) To promote and protect the public health, safety, morals, comfort and general welfare of the people;

(B) To serve as an implementing tool of comprehensive planning;

(C) To fix reasonable standards to which buildings or structures shall conform;

(D) To encourage the development and arrangement of land uses and structures that will yield the greatest social and economic benefits of the **City of Fairview Heights**.

(E) To provide adequate light, air, privacy and safe, convenient access to property;

(F) To divide the City into zoning districts restricting and regulating the location, erection, construction, reconstruction, alteration, and use of buildings, structures and land for residential, business, manufacturing and other specified land uses;

(G) To provide for the location, width, manner of grading and improvement, access points and design of existing and future streets;

(H) To establish the extent to which water, sewer, storm water and other utility and community services are to be provided;

(I) To provide for the planning and operating of mobile home parks;

(J) To establish minimum requirements and standards for development and redevelopment within the area of the City's jurisdiction to achieve reasonable initial costs and to reduce future maintenance costs of public and private improvements and services;

(K) To conserve the taxable value of land and buildings throughout the municipality.

(L) To govern the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion, maintenance of all buildings and structures and declare and establish fire limits in the City;

(M) To establish safe and practical standards for the installation, alteration, and use of electrical equipment in the City;

(N) To establish safe and practical standards for the installation, alteration, and use of plumbing, drainage and gas piping equipment in the City.

14-1-3 **ANNEXED TERRITORY.** The Corporate Authority shall determine the zone district of any territory hereafter annexed to the City at the time of annexation. A map of the annexed territory shall be provided and the zoning amendment requirements and procedures of this Code shall be followed.

14-1-4 **EXISTING ANNEXATION AGREEMENTS AND PLANNED UNIT DEVELOPMENTS.** Any planned unit development granted under a legal permit prior to the adoption of this Code shall comply with the regulations then applicable, the approved site plan, and the conditions granted with the permit. The development regulations of this Code shall not apply to previous permits for planned unit developments during the legally effective time of the annexation agreement.

14-1-5 **EXISTING PERMITS.** This Code is not intended to abrogate or annul any building permits, certificates of occupancy, variances or other lawful permits issued before the effective date of this Code; however, any requested change in any permit shall follow the procedures and requirements of this Code.

14-1-6 **EXISTING RESTRICTIONS.** Where this Code imposes a greater restriction upon land, building or structures than is imposed or required by existing provisions of law, ordinance, contract or deed, the provisions of this Code shall govern except for the legally effective terms and conditions of an annexation agreement as provided in **Section 14-1-4.**

14-1-7 **COMPLETION PERMITTED.** Any building or structure for which a building permit has been issued prior to the date of enactment of this Code may be completed and used in accordance with the plans, specifications, and permits on which said building permit was granted, provided construction commences within **one hundred eighty (180) days** of passage of this Code and is diligently pursued to completion. The Administrative Official may certify **one specified extension period** not to exceed **one hundred eighty (180) days** where practical difficulty can be shown.

14-1-8 **REPEAL OF CONFLICTING REGULATIONS.** All regulations in conflict with this Code are hereby repealed.

14-1-9 **SEPARABILITY.** If any part or provision of this Code or the application thereof to any person, property, or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation and direction to the part, provision, section or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the integrity or validity of the remainder of this Code or the application thereof to other persons, property or circumstances. The corporate authority hereby declares that it would have enacted the remainder of this Code even without any such part, provision, section, or application.

14-1-10 **DISCLAIMER OF LIABILITY.** Except as may be provided otherwise by statute or ordinance, no officer, board member, agent, or employee of the City shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this Code. **(See "Local Governmental and Governmental Employees Tort Immunity Act," Ill. Comp. Stats., Ch. 745; Secs. 10/1-101.)**

Any suit brought against any officer, board member, agent, or employee of the City, as a result of any act required or permitted in the discharge of his duties under this Code shall be defended by the City Attorney until the final determination of the legal proceedings.

14-1-11 **RULES AND DEFINITIONS.** In the application of this Code, the rules and definitions contained in this section shall be observed and applied except when the context clearly indicates otherwise. The following shall apply whenever a conflict occurs in any instance under **Sections 14-3-1, 14-3-2, and 14-3-3**.

(A) **RULES.** Words used in the present tense shall include the future, and words used in the singular number shall include the plural number, and the plural, the singular. The word **"shall"** is mandatory and not discretionary; the word **"lot"** shall include the words **"plot"**, **"piece"**, and **"parcel"**. The phrase **"used for"** shall include the phrases **"arranged for"**, **"designed for"**, **"intended for"**, **"occupied for"**, and **"maintained for"**. The word **"City"** shall refer to and be interpreted to mean **Fairview Heights, Illinois**. Section numbers shall be and include all subsection designations of that numerical sequence. The following words and terms, wherever they occur in this Code, shall be interpreted as herein defined.

(B) **DEFINITIONS.**

"ABANDONMENT". An action to give up one's rights of interests in property.

"ABUTTING". Having property or district lines in common.

"ACCESS". A way of approaching or entering a property.

"ACCESSORY BUILDING OR USE". A building or use which:

(1) is subordinate to and serves a principal building or principal use and which is located on the same lot as the principal building or principal use;

(2) is subordinate in area, extent, or purpose to the principal building or principal use served;

(3) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use.

"ADDITION". Any construction which increases the size of a building such as a porch, attached garage or carport, or a new room or wing.

"ADMINISTRATIVE OFFICIAL". The person or persons designated by the City to enforce and administer the provisions of this Code or their duly appointed representative(s).

"AGRICULTURAL USES". All uses commonly classified as agriculture, horticulture, or forestry, including crop and tree farming, truck farming, nursery operation, dairy farming, livestock raising, animal and poultry breeding, raising and feeding, forestry operations, together with the operations of machinery or vehicles.

"ALLEY". A public access way which provides a secondary means of access to abutting property and is not intended for general traffic circulation.

"ALTERATIONS". As applied to a building or structure, a change or rearrangement in the structural parts or in the existing facilities, or an enlargement, whether by horizontal extensions or by increasing in height, or the moving from one location or position to another.

"ALTERATIONS, STRUCTURAL". A change in the supporting members of a building such as bearing walls, columns, beams or girders.

"ANIMAL, DOMESTIC". A domesticated animal is one which has extensively and historically been a part of a family or household for pleasure, companionship and protection. Domesticated animals are household pets, and are inclusive of animals, fowl, reptiles and fish such as dogs, cats, parakeets, goldfish and painted turtles.

"ANIMAL FARM". Farm animals are those which have historically been bred, reared and utilized for the production of meat, wool, leather and similar products. This definition is inclusive of all farm animals, fowl, reptiles and fish, such as horses, cattle, rabbits, sheep, geese, chickens, ducks, snakes, and catfish.

"ANIMAL HOSPITAL". Any building or portion thereof designed or used for the care, observation or treatment of domestic animals.

"ANIMAL, WILD". Wild animals are those animals, fowl, reptiles and fish of the North American Continent not domesticated, such as bears, raccoons, squirrels, alligators, and Gila monsters; animals, fowl, reptiles and fish from other continents shall automatically be considered wild.

"APARTMENT". A suite of rooms or a room in a building arranged and intended for a place of residence of a single family or a group of individuals living together as a single housekeeping unit.

"APARTMENT HOTEL". An apartment house which furnishes for the use of its tenants, services ordinarily furnished by hotels, but the privileges of which are not primarily available to the public.

"APARTMENT HOUSE". A multi-family dwelling used or occupied by **four (4)** or more families living independently of each other in dwelling units, such dwelling units normally being rented or used other than by the day, by the same occupant for a continuous period ordinarily of **six (6) months** or more.

"AREA/BULK". The term used to indicate the size and setbacks of buildings or structures and location of same with respect to one another and including the following:

(1) size and height of buildings;

(2) location of exterior walls at all levels in relation to lot lines, streets, or to other buildings;

(3) gross floor area of buildings in relation to lot area (floor area ratio);

(4) all open spaces allocated to the building;

(5) amount of lot area per dwelling unit;

(6) required parking areas.

(See "AREA OF ZONING LOT".)

"AREA, GROSS". The entire area within the boundary lines of the territory proposed for development, including the area to be dedicated for street and alley rights-of-way and public use.

"AREA, NET". The entire area within the boundary lines of the territory proposed for subdivision, less the area to be dedicated for streets and alley rights-of-way and public use.

"AREA OF ZONING LOT". The total square footage of a tract of land within the lines of a lot, excluding public streets and alleys, meeting the district requirement of this Code.

"ATTACHED BUILDING". A building attached to another building by a common wall (such wall being a solid wall, with or without doors) and a common roof.

"AUDITORIUM". A room, hall or building made a part of a church, theater, school, recreation building, or other building assigned to the gathering of people as an audience, to hear lectures, plays and other presentations.

"AUTOMOBILE PARKING AREA". A lot or part thereof used for the storage or parking of motor vehicles, with or without the payment of rent or charges.

"AUTOMOBILE SALES AREA". A parcel of land used for the display, sale, and repair of new or used automobiles.

"AUTOMOBILE WRECKING YARD". Any place where **two (2)** or more motor vehicles, not in running condition, or parts thereof, are stored in the open and are not being restored to operation, or any land, building or structure used for wrecking or storing of such motor vehicles or parts thereof, and including any used farm vehicles or farm machinery, or parts thereof, stored in the open and not being restored to operating conditions; and including the commercial salvaging of any other goods, articles or merchandise.

"BAKERY, RETAIL". A retail limited bakery primarily serving individual public consumers.

"BAKERY, WHOLESALE". A business processing and producing bakery products primarily for retail bakeries as opposed to individual public consumers.

"BARRIER (NATURAL OR ARTIFICIAL)". Any street, highway, river, pond, canal, railroad, levee, embankment, screening by a fence or hedge, or similar obstruction.

"**BASEMENT."** A story having more than **one-half its height** below the average level of the adjoining ground.

"BLOCK." An area of land entirely bounded by streets, highways, barriers or ways (except alleys, pedestrian ways, Or exterior boundaries of a subdivision unless exterior boundary is a street, highway or way), or a combination of streets, public parks, cemeteries, railroad rights-of-way, shorelines or waterways, or corporate boundary lines.

"BOARDING HOUSE." A building other than a hotel or restaurant where meals are provided for compensation to **three (3)** or more persons, but not more than **ten (10)**,

who are not members of the keeper's family, but not open on a daily, overnight or per-meal basis to transient guests.

"BUILDABLE AREA." The space remaining on a zoning lot after the minimum setback requirements of this Code have been complied with.

"BUILDING." A structure of more or less permanent construction, having a roof and intended to be used for sheltering people, animals, property, or business activity. Temporary structures, such as tents, are not buildings, but houses, garages, factories, barns, etc. are. A building shall not be considered to include a trailer as defined in **Illinois Compiled Statutes, Chapter 625, Section 5/1-209,** as hereafter amended or renumbered.

"BUILDING HEIGHT." The vertical distance measured from the average elevation of the proposed finished grade at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

"BUILDING LINE." See **"SETBACK LINE."**

"BUILDING, PRINCIPAL." A non-accessory building in which the principal use of the zoning lot is conducted.

"**BULK."** See **"AREA/BULK."**

"CAMPER/CAMPING TRAILER." See "Recreational Vehicles".

"**CAMPER PARK."** A defined area designed for and used primarily for the short-term accommodation of campers and camping trailers.

"CHILDCARE FACILITY." Any person, group of persons, agency, association or organization which arranges for or cares for children unrelated to the operator of the facility, apart from the parents in any facility as defined in the Childcare Act of 1969 **(225 ILCS Sec. 10)**.

"CHURCH." A religious association providing worship services on a regular schedule.

"CLINIC." A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons, but who are not provided with board or room, nor kept overnight on the premises.

"CLUB." A non-profit association of persons who are bona fide members organized for some purposes and paying regular dues not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

"COMMERCIAL USES." Any use or establishment wherein services are rendered or goods are purchased or sold, whether to the consuming public (retail) or to other businesses (wholesale).

"COMMISSION". The Plan Commission of the **City of Fairview Heights**.

"COMMON AREA". Any area or space designed for joint use of tenants or owners occupying a planned unit development or other development.

"COMMUNITY RESIDENCE, FAMILY". A dwelling structure occupied by a group of **four (4)** to **six (6)** unrelated persons with disabilities, plus paid resident support staff provided by a sponsoring agency, who live together in a family-like environment on a long-term basis.

"COMMUNITY RESIDENCE, GROUP". A dwelling structure occupied by a group of **seven (7)** or more unrelated persons with disabilities, plus paid resident support staff provided by a sponsoring agency, who live in a family-like environment on a long-term basis.

"COMPREHENSIVE PLAN". The plan or any portion thereof adopted by the City for the coordinated physical development, including among other things, plans and programs regarding the location, character and extent of highways, transportation routes, bridges, public buildings or uses, utilities, schools, residential, commercial or industrial land uses, parks, forests, dams, drainage facilities and projects affecting the conservation of natural resources of the City.

"CONSUMER INSTALLMENT LOAN BUSINESS" as defined in **Chapter 8 "Business Regulations"** of the Fairview Heights Revised Code of Ordinances.

"CONVENIENCE/GASOLINE SERVICE STATION". A building or, premises or portion thereof used for retail sales of gasoline, oil and accessories of motor vehicles **and** general convenience service goods to include the retail sale of alcoholic beverages, not for consumption on the premises where it is sold.

"COVERAGE". Total square footage of ground floor area expressed as square footage. **(See "LOT COVERAGE".)**

"CUL-DE-SAC". A short minor local street having only one end open for vehicular traffic and the other permanently terminated by a turn-around for vehicles.

"DAYCARE CENTERS (Nursery School)". Any childcare facility which regularly provides daycare for less than **twenty-four (24) hours** per day for more than **eight (8) children** in a family home or more than **three (3) children** in a facility other than a family home.

"DAYCARE HOMES". Family homes that receive more than **three (3)** and up to a maximum of **twelve (12) children** for less than **twenty-four (24) hours** per day. The maximum of **twelve (12) children** includes the family's natural, foster or adopted children and all other persons under the age of **twelve (12) years**. The term does not include facility that receives only children from a single household.

"DEDICATION". The transfer of ownership of a street or other facility to the City or other public entity.

"DENSITY". The average number of families, persons, or housing units per unit of land; usually density is expressed **"per acre"**.

"DEPARTMENT". The **Illinois Department of Public Health** unless otherwise stated.

"DESIGN". The arrangement of uses on the land and use of land for easements, lots and rights-of-way, including materials, alignment, grade, and width of these elements.

"DISTRICT". A portion of the territory of the City within which certain uniform regulations and requirements of various combinations thereof apply under the provisions of this Code.

"DRIVEWAY". A minor private way used for the parking of vehicles or for vehicular travel.

"DRY CLEANER, RETAIL". A retail limited processing dry cleaner primarily serving individual public consumers.

"DRY CLEANER, WHOLESALE". A business primarily processing dry cleaning for other businesses as opposed to the individual public.

"DUMP". A lot or part thereof used primarily for the disposal by abandonment, dumping, burial, burning or other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

"DWELLING, MULTIPLE FAMILY". A building or portion thereof, designed or altered for occupancy by **three (3)** or more families each living as an independent housekeeping unit.

"DWELLING, ONE FAMILY". A detached principal building designed for or used as a dwelling exclusively by **one (1) family** as an independent housekeeping unit.

"DWELLING, TWO FAMILY". A detached principal building designed for or used as a dwelling exclusively by **two (2) families** each living as an independent housekeeping unit.

"DWELLING UNIT". A room, group of rooms, or other continuous designated space within a building designed for complete independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking, sanitation and approved utilities.

"EASEMENT". A vested or acquired right to use land, other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

"ENCLOSED BUILDING". A building separated on all sides from adjacent open space or other buildings by fixed exterior walls or party walls, with openings only for windows and doors, and covered by a permanent roof.

"ESCROW AGENT". The City Treasurer of **Fairview Heights, Illinois**.

"ESSENTIAL GOVERNMENTAL OR PUBLIC UTILITY SERVICES". The erection, replacement, construction, alteration, or maintenance by public utilities or municipal departments of underground or overhead gas, electrical, steam, water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wire, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or safety or general welfare, but not including buildings.

"EXCAVATION". Any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

"EXISTING GRADE". The vertical location of the existing ground surface prior to excavation or filling.

"FAMILY".

(1) A single individual doing his own cooking and living upon the premises as a separate housekeeping unit; or

(2) A collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage, adoption or employment as domestic servants; or

(3) a group of not more than **three (3) unrelated persons** doing their own cooking and living together on the premises as a separate housekeeping unit pursuant to a mutual housekeeping agreement (not including a group occupying a boarding or rooming house, club, fraternity, or hotel).

"FILL". Any act by which earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location and shall include the conditions resulting therefrom.

"FINANCIAL INSTITUTION". An office establishment or business that primarily accepts deposits (or share deposits) and lends funds from these deposits. Financial Institutions shall also include establishments primarily engaged in one or more of the following: (1) underwriting securities issues or making markets for securities and commodities; (2) acting as agents (i.e., brokers) between buyers and sellers of securities and commodities; (3) providing securities and commodity exchange services; (4) providing other services, such as managing portfolios of assets; providing investment advice; and trust, fiduciary, and custody services; and (5) performing central banking functions (such as issuing currency, managing national money supply and international reserves, and acting as fiscal agent for the central government). Uses include banks; savings associations; savings and loan institutions; investment banking; brokerage for securities or commodities; credit reporting services; certified financial planning; accounting; auditing; bookkeeping; credit service offices, including credit unions; holding and investment services; savings and loans association offices; and consumer and mercantile credit reporting services. Financial Institution does NOT include consumer installment loan businesses or pawn shops (as defined herein).

"FLOOD AREA". All land subject to periodic inundation by water as defined by a soils analysis or other appropriate means and includes the overflow of natural waterways, interior ponding and flooding of or resulting from drainage runoff.

"FLOOR AREA RATIO". The ratio of total floor area, in square feet, of all buildings on a lot to total lot area, in square feet, excluding basements.

"GARAGE - PARKING, PRIVATE". A building or portion of a building used or intended to be used for the parking of one or more vehicles for persons living on the lot on which the building is situated.

"GARAGE - PARKING, PUBLIC". A building or portion of a building used or intended to be used by the public for the storage or parking of motor vehicles for compensation or otherwise.

"GARAGE REPAIR". A service business whose primary function is the repair and service of vehicles, boats, appliances and similar articles, or where more than **two (2) vehicles** are under repair simultaneously.

"GASOLINE SERVICE STATION". A building or premises, or portion thereof, used for the retail sale of gasoline, oil or other fuel, automotive parts, supplies, or accessories for motor vehicles and which may include, as an incidental use only, facilities used for polishing, greasing, washing or otherwise cleaning or light servicing of motor vehicles, but not including liquefied petroleum gas distribution facilities.

"GRADING". Excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or fill.

"HILLSIDE AREA". An area with an average slope of **twenty percent (20%)** or more.

"HOME OCCUPATION". Any activity which is considered to be consistent with the nature of home and family life which is not deleterious to the residential aspect of a district or neighborhood.

"HOSPITAL". Any building or portion thereof used for diagnosis, treatment and care of human ailments including sanitariums, but not including clinics, rest homes, convalescent homes or nursing homes.

"HOTEL". A building designed or used for occupancy normally as the temporary lodging place of individuals, having at least **six (6) guest rooms** where a general kitchen

and dining room may be provided, but where there are no cooking facilities in any guest room.

"IMPROVEMENT". Refers to site grading, street work and utilities (including water, sewer, electric, gas and storm water) to be installed or agreed to be installed by the subdivider on land to be used for public or private streets, and easements or other purposes as are necessary for the general use of lot owners in the subdivision.

"IMPROVEMENT PLANS". The engineering plans showing types of material and construction details for the physical structures and facilities to be installed both in, or in conjunction with, the subdivision.

"JUNK YARD". Any area where scrap, metal, paper, rags, rubber products, plastic or similar materials are bought, sold, exchanged, stored, baled, packed, dissembled, or handled, including auto and building salvage yards, but not to include recycling center, minor.

"KENNEL". Any structure or lot on which **four (4)** or more domesticated animals over **four (4) months** of age are kept.

"LAND USE PLAN". The long-range plan for the desirable use of land in the City as officially adopted-and as amended from to time by the corporate authority or appropriate authority.

"LAUNDRIES".

(1) **Laundromat.** A business that provides home-type washing, drying and ironing machines for hire to be used by the customers on the premises.

(2) **Commercial Industrial Laundry.** A business that provides washing, drying and ironing services operated by the employees on the premises.

"LICENSE". A written document issued by the City Clerk permitting a person to operate and maintain a mobile home park under the provisions of this Code.

"LOADING SPACE". An off-street space or berth on the same lot with a building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts upon a street, alley or other appropriate means of access.

"LODGING OR ROOMING HOUSE". A building with more than **three (3) guest spaces** where lodging is provided for compensation pursuant to previous arrangement, but not open on a daily, overnight, or per-meal basis to transient guests.

"LOT". A portion or parcel of land (whether a portion of a platted subdivision or otherwise) occupied or intended to be occupied by a building or use and its accessories together with such yards as are required under the provisions of this Code having not less than the minimum area, width and depth required by this Code for a lot in the district in which such land is situated and having its principal frontage on a street or on such other means of access as permitted in accordance with the provisions of this Code. The minimum ownership in fee or in co-tenancy, or under legal control tantamount to such ownership, which ownership or control must continue for the existence of the building or buildings permitted to be situated on the lot.

"LOT AREA". See **"AREA OF ZONING LOT".**

"LOT, CORNER". A lot abutting upon **two (2) or more streets** at their intersection or upon two parts of the same street. The point of intersection of the street lines is the **"corner"**. **(See Figure 2.)**

"LOT COVERAGE". The area of a zoning lot occupied by the principal building or buildings and accessory buildings.

"LOT, DEPTH". The mean horizontal distance between the front and rear lot lines measured in the general direction of the side lot lines.

"LOT, DOUBLE FRONTAGE". See **"LOT, THROUGH"**.

"LOT, INTERIOR". A lot whose side lines do not abut upon any street.

"LOT LINE, FRONT". The line separating the lot from the street. The street on which a building's frontage is oriented shall determine the location of the front lot line provided the front setback is no less than the average setback of existing buildings.

"LOT LINE, REAR". The rear lot line is the lot line or lot lines most nearly parallel to and most remote from the front lot line.

"LOT LINE, SIDE". Any lot line other than front or rear lot lines. A side lot line separating a lot from a street is called a "street side lot line". A side lot line separating a lot from another lot lots is called an "interior side lot line".

"LOT OF RECORD". A lot which is a part of a subdivision, the plat of which has been recorded in the Office of the County Recorder of **St. Clair County, Illinois**.

"LOT, THROUGH". A lot having frontage on **two (2)** parallel or approximately parallel streets.

"LOT, WIDTH". The mean horizontal width of the lot measured at right angles to its depth.

"MANAGEMENT". The person who owns or has charge, care or control of the mobile home park.

"MANUFACTURED HOMES". A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is build in compliance with the federal Manufacturing, Housing Construction and Safety Standards Act of 1974 (42 USC 5401, at sequence), which became effective **June 15, 1976**, or the building codes adopted by the City and is certified by the Illinois Department of Public Health.

"MASSAGE ESTABLISHMENT". Massage Establishment: A massage establishment may employ only persons that have a State License issued by the Illinois Department of Professional Regulation pursuant to the Illinois Massage Licensing Act, **225 ILCS 57/1 et seq.**, as it may be amended from time to time, to engage in the practice of massage.

A massage establishment shall be defined as any establishment that provides massages as the primary means of business, employs at least one licensed massage therapist, and does not offer illicit sexual services under the guise of therapeutic massage. This shall include any establishment having a fixed place of business where any person, firm, association, partnership, or corporation engages in, carries on or permits to be engaged in, carried on any of the activities mentioned in the definition of massage, including but not limited to what are commonly known and referred to as spas, suntan spas, parlors, bathhouses and massage parlors. A massage business shall not include any accredited educational facility that teaches massage therapy or masseuse techniques, nor shall it include any licensed health care facility or establishment of duly licensed doctors. This will not apply to salons, recreational facilities, or physical therapy offices which may offer massages as an accessory use to more dominant uses on the premises.

"MASSAGE" means any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating or external sort parts of the body with the hands or other parts of the human body or with the aid of any mechanical or

electrical apparatus or appliance, with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations commonly used in said practice.

"MASSAGE THERAPIST". Any person who, for any consideration or gratuity whatsoever, engages in the practice of massage as defined herein.

"MOBILE HOME". A structure designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling place for one or more persons.

"MOBILE HOME, DEPENDENT". A mobile home which does not have toilet and bath or shower facilities.

"MOBILE HOME, DOUBLE-WIDE". Consists of **two (2)** mobile units joined at the side into a single home, but kept on their separate chassis for repeated transportation to a site.

"MOBILE HOMES, INDEPENDENT". A mobile home with self-contained toilet and bath or shower facilities.

"MOBILE HOME LOT". A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

"MOBILE HOME PAD". That part of an individual mobile home space or lot beneath the mobile home including the concrete portion of the pad.

"MOBILE HOME PARK". An area of land under unified ownership and/or control on which **five (5)** or more occupied mobile homes are harbored either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such mobile home park, includes courts, developments, communities.

"MOBILE HOME SALES AREA". A parcel of land used for the display, sale and repair of new or used mobile homes.

"MOBILE HOME SPACE". A portion of a mobile home park designed for the use or occupancy of **one mobile home**.

"MODULAR HOME". Any detached single-family dwelling that is transported to the site where it will be permanently located in assembled form, and that fully complies with the **Building Code**.

"MOTEL OR MOTOR HOTEL". A series of attached, semi-attached, or detached sleeping or living units for the accommodation of transient guests and not customarily including individual cooking or kitchen facilities, said units having convenient access to off-street parking spaces for the exclusive use of the guests or occupants.

"NOISOME AND INJURIOUS SUBSTANCES, CONDITIONS, AND OPERATIONS".

(1) Creation of unreasonable physical hazard by fire, explosion, radiation, or other cause to persons or property.

(2) Discharge of any liquid or solid waste into any stream or body of water or into any public or private disposal system or into the ground so as to contaminate any water supply including underground water supply.

(3) Maintenance or storage of any material either indoors or outdoors so as to cause or to facilitate the breeding of vermin.

(4) Emission of smoke, measured at the point of emission, which constitutes an unreasonable hazard to the health, safety or welfare of any persons.

(5) Fly ash or dust which can cause damage to the health of persons, animals, or plant life or to other forms of property, or excessive soil, measured at or beyond the property line of the premises on which the aforesaid fly ash or dust is created or caused.

(6) Creation or causation of any unreasonably offensive odors discernible at or beyond any property line of the premises on which the aforesaid odor is created or caused.

(7) Creation or maintenance of any unreasonable reflection or direct glare, by any process, lighting, or reflective material at or beyond any property line of the premises on which the aforesaid reflection or direct glare is created or caused.

(8) Creation or maintenance of any unreasonably distracting or objectionable vibration and/or electrical disturbances discernible at or beyond any property line of the premises on which the aforesaid vibration or electrical disturbance is created or maintained.

"NONCONFORMING BUILDING". A building or structure or portion thereof conflicting with the provisions of this Code applicable to the district in which it is situated.

"NONCONFORMING USE". A use of a building or land legally existing at the time of adoption of this Code or any amendment thereto and which does not conform with the regulations of the district in which located.

"NURSERY SCHOOL". (See Daycare Center)

"NURSING, CONVALESCENT OR REST HOMES". An establishment for the care of the aged or infirmed or a place to rest for those suffering bodily disorders. Such home does not contain equipment for surgical care of or for the treatment of disease or injury. Care shall include, but not be limited to, common dining facilities and maid services.

"OFFICE, PROFESSIONAL". An office (other than a service office and other than an office for care and/or treatment of, or medical attention to, animals as distinguished from persons) for the practice of professions, such as the offices of physicians, dentists, attorneys-at-law, architects, engineers, artists, musicians, teachers, and others who, through training, are qualified to perform services of a professional nature and where there is no storage, sale, or display of merchandise on the premises.

"OFFICE, SERVICE". An office in which are offered services by real estate agents, insurance agents, public stenographers, brokers, or others who, through training, are duly qualified to perform services of an executive nature (as distinguished from a professional office) and where there is no storage, sale or display of merchandise on the premises.

"PARABOLIC OR DISH-TYPE ANTENNA". As used herein, means any concave, circular or dish-shaped device designed for receiving communications or television signals.

"PARCEL". A lot or contiguous group of lots in single ownership.

"PARKING AREA, PRIVATE". An open, hard-surfaced area, other than a street or public way, designed, arranged, and made available for the storage of private passenger automobiles only, or occupants of the building or buildings for which the parking area is developed and is accessory.

"PARKING AREA, PUBLIC". An open, hard-surfaced area, other than a street or other public way, used for the parking of automobiles or other motor vehicles and available to the public, whether for a fee or free for clients or customers.

"PARKING LANE". A lane of a street used primarily for vehicular parking.

"PARKING SPACE, AUTOMOBILE". Space with a public or private parking area of not less than **two hundred (200) square feet (10 feet by 20 feet),** exclusive of access drives or aisles, ramps, columns, or office and work areas for the storage of a passenger automobile or a commercial vehicle under **one and one-half ton capacity**.

"PAWN SHOP" as defined in **Chapter 8 "Business Regulations"** of the Fairview Heights Revised Code of Ordinances.

"PAWNBROKER" as defined in **Chapter 8 "Business Regulations"** of the Fairview Heights Revised Code of Ordinances.

"PERMITTED USE". Any use which is specifically authorized in a particular zoning district.

"PERSON". Any agent, individual, firm, association, partnership or corporation or similar entity.

"PLANNED DEVELOPMENT". A residential, commercial or industrial development on a parcel of land in single ownership or unified control and consisting of **two (2)** or more buildings having any yard, court, parking or loading space in common. The planned unit developments permitted by special-use permit are limited to the dwelling unit density of the zoning district in which they are located, to the uses permitted in that district, to the gross area required by the zone district lot size requirements, to a minimum of **twenty-five percent (25%)** open space, to minimum street frontage setbacks, to **fifteen (15) feet** minimum for any structure bordering a side or rear lot line and other applicable requirements of the district shall be met. The method of conveyance of common areas shall be reviewed by the City Attorney prior to approval of any planned development.

"PLANS". All of the drawings including plats, cross sections, profiles, working details and specifications, which the subdivider prepares, or has prepared to show the character, extent and details of improvements required in this Code and which plans shall conform to any requirements of the Plan Commission as to scale and details for submittal to the appropriate officials of the City for consideration, approval or disapproval.

"PLAN, SIDEWALK". A plan approved by the Corporate Authority identifying the location of a pedestrian walk for public and private streets.

"PLAT". Any map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of the individual properties, public improvements, utility locations and which meets the requirements of this Code.

"PLAT, FINAL". A plat drawn in ink upon tracing cloth and conforming to the requirements of this Code.

"PLAT, PRELIMINARY". The first plat prepared designating generally the methods, dimensions and conditions of land subdivision and the improvements proposed on a specific parcel of land.

"PLOT". A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds.

"POWER SUPPLY ASSEMBLY". The conductors, including the grounding conductors, insulated from one another, the connectors, attachment plug caps, and all other fittings, grommets, or devices installed for the purpose of delivering energy from the service equipment to the distribution panel within the mobile home.

"PREMISES". A lot together with all the buildings and uses thereon.

"PRINCIPAL USE". The primary use of land or structures as distinguished from a secondary or accessory use. A house is a principal use in a residential area; a garage or pool is a "accessory use".

"PROPERTY LINE". A recorded boundary of a plot or plat.

"PUBLIC OPEN SPACE". Any publicly-owned open area, including, but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways and streets.

"PUBLIC SYSTEM (WATER AND SEWER)". A system which is owned and operated by a local governmental authority or by an established public utility company. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of this State.

"RECREATIONAL VEHICLE". Camping trailers, motor homes, mini-motor homes, travel-trailers, truck-campers, van-campers, camper shells or any vehicle used for recreational, avocational or competitive purposes on land, sea or air.

"RECYCLABLE MATERIALS". Solid waste that can be returned to the economic mainstream in the form of raw materials or products. Recyclable material includes, but is not limited to: newspaper, cardboard, aluminum, office paper, junk mail, tin and steel cans, textiles, plastic and electronic goods.

"RECYCLING CENTER, MINOR". A facility designed and operated to receive, store or process recyclable materials within enclosed building(s), with a total capacity equal to or less than **three hundred (300) tons** of recyclable materials for all buildings combined.

"REFUSE". Garbage (food waste) and trash, but not sewage or industrial waste.

"RESIDENCE". A stationary detached principal building designed for or used as a dwelling as distinguished from a mobile (dwelling) home.

"REZONING". An amendment to or a change in the Zoning Code.

"RE-SUBDIVISION". See **"SUBDIVISION"**.

"ROAD, COUNTY". A term denoting a tract of land which is used primarily for the purpose of vehicular movement and includes all of the facilities and improvements within the right-of-way. This tract of land must have been presented to and accepted by the **County Superintendent of Highways**.

"ROADBED". The graded portion of a street upon which the base course, surface course, shoulders and median are constructed.

"ROADWAY". The entire improved portion of the street, including shoulders, parking lanes, travel ways, and curbs and gutters, which lies between the right-of-way lines.

"ROOF". The external upper covering of a building.

"ROOF LINE". A horizontal line parallel to the average ground level of the structure along the front of the building designating the highest point of a flat roof, or where the flat surface area of a gable, hip, mansard, or gambrel roof is in view from the ground level, that line of demarcation separating the roof and the vertically structured facade, or a line along the front of the building delimiting the roof line between eaves and ridge for gable, hip and gambrel roofs.

"ROOM". An unsubdivided portion of the interior of a dwelling unit, excluding bathrooms, kitchens, closets, hallways and service porches and the like.

"RULES AND REGULATIONS". The rules and regulations adopted pursuant to the **"Rules and Regulations for Mobile Home Parks"** of the State of Illinois as issued and in force by the **State of Illinois Department of Public Health**, unless otherwise specified.

"SERVICE BUILDING". A structure housing toilet, lavatory, laundry and such other facilities as may be required or permitted by this Code.

"SERVICE EQUIPMENT". The necessary equipment, usually consisting of circuit breaker or switch and fuses and their accessories located near the point of entrance of supply conductors to or in a building or mobile home and intended to constitute the main control and means of cutoff for the supply of power to that mobile home or building.

"SETBACK LINE". The distance in linear feet measured on a on a horizontal plane from the center line of a street and/or from a lot line to a building or structure on the lot.

"SEWER CONNECTION". The sewer connection consists of all pipes, fittings, and appurtenances from the drain outlet of the building or structure or mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the building or structure.

"SEWER RISER PIPE". That portion of the sewer lateral which extends vertically to the ground surface and terminates at each lot.

"SIGN". Any letters, figures, design, symbol, trademark, or illuminating device intended to attract attention to any place, subject, person, firm, corporation, public performance, article, machine, or merchandise whatsoever and painted, printed or constructed and displayed in any manner whatsoever out-of-doors for advertising, identification or announcement purposes.

"SIGN AREA". The total surface area of the entire sign, including all parts and appurtenances thereof (except principal supports).

"SIGN, BULLETIN BOARD". As used in this Code, a sign used for purposes of notification to the public of an event or other occurrence of public interest, such as church service, political rally, civic meeting or similar event.

"SIGN, CONSTRUCTION". As used in this Code, a sign advertising the development or improvement of a property by a building, contractor or other person furnishing services, materials, or labor to said premises, which sign is intended for a limited period of display, and erected on the same lot with the work being done.

"SIGN, FLASHING". Any sign utilizing the repeated or intermittent flashing of light.

"SIGN, FREESTANDING". A detached sign which is supported by one or more uprights, poles or braces in or upon the ground.

"SIGN, IDENTITY". Any sign which carries only the names of the firm, person, the major enterprise or the principal product offered for sale on the premises, or a combination of these.

"SIGN, MARQUEE". A changeable copy sign freestanding.

"SIGN, MOBILE MARQUEE". A sign designed to be transported or transportable on a vehicle, trailer or similar unit.

"SIGN, PROJECTING". A display sign which is attached directly to the wall of a building and which extends more than **one (1) foot** from the face of the wall.

"SIGN, REAL ESTATE". A sign indicating the availability for sale, rent or lease of the specific lot and/or building upon which the sign is erected or displayed.

"SIGN, ROOF". A sign erected upon or above a roof or parapet wall of a building or structure.

"SIGN, SUBDIVISION". A sign advertising the general development, sale and/or subdivision of land, and displayed or upon the subject property, as distinguished from a real estate sign.

"SIGN, MISCELLANEOUS". A sign, banner or other advertising device or display constructed of cloth, canvas, cardboard, wallboard, or other light temporary material, with or without a structural frame, intended for a temporary period of display, such as decorative displays for holidays or public demonstrations.

"SIGN, WALL". Any sign painted on, attached to, or erected against the wall of a building, or structure, with the exposed face of the sign in a plane parallel to the plane of said wall extending not more than **one (1) foot** from the face of the wall, and shall not extend above the highest point of the wall.

"SINGLE-FAMILY DWELLING". A permanent structure placed on a permanent foundation, having **one (1)** or more rooms with provisions for living, sanitary and sleeping facilities, arranged for the use of **one (1)** or more individuals. These dwellings shall include site-build, manufactured and modular homes.

"SITE". A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds.

"SLOPE". The degree of natural inclination of the existing ground.

"SLOPE, STEEP". Lands with a slope of **twelve percent (12%)** or greater and those lands with a **seven percent (7%)** to **twelve percent (12%)** slope which are especially susceptible to soil erosion.

"SPECIAL EVENTS". Any outdoor tent sale, warehouse sale, sidewalk sale, craft fair, picnic, contest, game, sporting event, holiday observance, rodeo, or similar promotion event located upon that portion of a property otherwise designated for a specific use, such as, but not limited to, a parking lot or sidewalk.

"STREET". A general term denoting a public or private way for the purpose of vehicular travel. The term includes all facilities which normally occur within the right-of-way; it shall also include such other designation for a street as: a highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place, drive, court, or as otherwise designated, but excluding an alley or a way for pedestrian use only.

"STREET, ARTERIAL". A street designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic continuous route with intersections at grade and which may direct access to abutting properties and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic.

"STREET, COLLECTOR". A street which carries or is proposed to carry intermediate volumes of traffic from local streets to arterial streets and which may or may not be continuous.

"STREET, LOCAL". A street serving limited amounts of residential traffic and for access to abutting property.

"STREET, LOCAL COLLECTOR". A street used primarily to collect limited amounts of residential traffic and for access to abutting properties, providing for minimum speeds and traffic volumes.

"STREET, MARGINAL ACCESS". A local street providing access to abutting properties.

"STRUCTURE". Anything constructed or erected which requires permanent or temporary location on the ground or is attached to something having a permanent or temporary location on the ground, but not including poles, lines, cables, and other transmission or distribution facilities of public utilities.

"SUBDIVIDE". See **"SUBDIVISION"**.

"SUBDIVIDER". Any person, firm, partnership, association, corporation, estate, or other group or combination acting as a unit, dividing or proposing to divide land in a manner that constitutes a subdivision as herein defined.

"SUBDIVISION". The division of land into **two (2) or more** lots or parcels except in the following instances:

(1) The division or subdivision of land into parcels or tracts of **five (5) acres** or more in size which does not involve any new streets or easements of access;

(2) The division of lots or blocks of less **one (1) acre** in any recorded subdivision does not involve any new streets or easements of access;

(3) The sale or exchange of parcels of land between owners of adjoining and contiguous land;

(4) The conveyance of parcels of land or interests therein for use as a right-of-way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

(5) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

(6) The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

(7) Conveyances made to correct descriptions in prior conveyances;

(8) The sale or exchange of parcels or tracts of land following the division into no more than **two (2) parts** of a particular parcel or tract of land existing on **July 17, 1959** and not involving any new streets or easements of access.

"SUBDIVISION, MINOR". A division of land into **two (2),** but not more than **six (6) lots**, all of which front upon an existing street, does not involve any streets or other rights-of-way, easements and improvements, or other provisions for public areas and facilities.

"TRAILER". Non-motorized vehicle used for transporting persons or property, excluding pole trailers, and which are designed so that no part of its weight rests upon the towing vehicle.

"TRAVEL WAY". That portion of a street used for the movement of vehicles, exclusive of shoulders and auxiliary lanes.

"TRUCK". Every motor vehicle designed, used and maintained primarily for the transportation of property.

"USE". The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

"VACATE". To terminate the legal existence of a right-of-way or subdivision, and to so note on the final plat recorded with the **St. Clair County Recorder of Deeds**.

"VARIANCE". A device which grants relief from a provision and/or provisions of the Zoning Code when, because of the particular physical surroundings, shape, or topographic conditions of the property, a hardship exists in using the property in compliance with the Zoning restrictions.

"VEHICLE". Devices by which persons or property may be transported. Not included are devices moved by human power, used on stationary rails or tracts, and snowmobiles.

"WATER CONNECTION". The water connection consists of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

"WATER RISER PIPE". That portion of the water supply system serving a development which extends vertically to the ground surface and terminates at a designated point at each lot.

"YARD". An open space not occupied or obstructed by any structure or portion of a structure, except fences as regulated and otherwise expressly provided for herein.

"YARD, FRONT". A yard extending across the full width of the lot between the front lot line and the nearest line or point of the principal building.

"YARD, REAR". A yard extending across the full width of the lot between the rear lot line and the nearest line or point of the principal building.

"YARD, SIDE". A yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the building.

"ZONING BOARD OF APPEALS". An appellate, interpretive and advisory body designated to assist in the administration of the zoning provisions of this Code.

"ZONING. MAP". The zoning map or maps of the **City of Fairview Heights**, together with all amendments subsequently adopted.

(Ord. No. 1650-14; 07-15-14)

ARTICLE II

GENERAL ZONING DISTRICT REGULATIONS

14-2-1 **ZONING DISTRICT INTENT AND PURPOSE.** For the purposes of this Code, the entire **City of Fairview Heights** is hereby divided into the following zoning districts: **(NOTE: Refer to Sections 14-2-17 through 14-2-21 for additional conditions that may also apply.)**

Conservation District

C	Conservation District

Residential Districts

R-1	One-Family Dwelling District
R-2	One-Family Dwelling District
R-3	One-Family Dwelling District
R-4	One-Family Dwelling District
R-5	One-Family Dwelling District
MH	One-Family Dwelling District
MF	One-Family Manufactured Home
M-2	Multiple-Family Dwelling District
PR	Planned Residential District

Business Districts

B-1	Neighborhood Business District
B-2	Office - Business District
B-3	Community Business District
B-4	General Business District
PB	Planned Business District
PPO	Planned Professional Office District

Industrial District

I	Industrial District

Multiple Use Development District

PD	Planned Development District

(Ord. No. 1126-03; 01-07-03)

14-2-2 **<u>ZONE DISTRICT SCHEDULES.</u>** To increase the convenience of use of this Code, schedules have been created to place as many regulations as possible on one page. **(See Area-Bulk Schedules "A" and "B") (Ord. No. 1126-03; 01-07-03)**

14-2-3 **<u>ZONE DISTRICT MAP AND BOUNDARIES.</u>** The boundaries of the zoning districts are established as shown on the **Fairview Heights Zone District Map**. The zoning districts and boundaries are hereby adopted and established as shown on the Zone District Map, together with all notations, references, data, district boundaries and other information thereof, and are made a part of the Developmental Code by reference. The zoning map properly attested shall remain on file in the office of the Administrative Official. Zone district boundaries shall be as follows:

(A) Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, the center lines of alleys, or the center lines of highways, such district boundaries shall be construed as being the center line of that street, alley or highway.

(B) Where district boundaries are indicated approximately following lot lines, such lot lines shall be construed to be such boundaries.

(C) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located at the railroad right-of-way line.

(D) Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be construed to be the center line of the stream, otherwise at the limit of the jurisdiction of the City unless otherwise indicated.

(E) Where district boundaries are indicated as approximately following section lines, quarter section lines, quarter-quarter section lines or survey and claim lines, such lines shall be construed to be such boundaries.

(F) Any area shown on the zoning map as park, playground, school, cemetery, water, street, or right-of-way, shall be subject to the zoning regulations of the district in which it is located.

(G) Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley, or public way shall automatically extend to the center of such vacation and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.

(H) Where any land or territory within the jurisdiction of the City is not shown to be located in a district, the zoning regulations of the most restrictive adjoining district shall govern.

14-2-4 **<u>"C" CONSERVATION DISTRICT.</u>** The "C" Conservation District encompasses areas within which natural topography creates practical difficulty for urban development. Site location for buildings may be difficult on small tracts, adequate and safe traffic circulation system are problematic, engineering of utility systems and storm water drainage entail special circumstances and difficulties, and erosion can become a significant consideration. This can result in disproportionate or burdensome expenditures of public funds for the provision of necessary supporting roads and public facilities. It is the intent and purpose of this district to provide for appropriate densities to preserve and enhance the natural conditions of such areas and to reduce the disproportionate cost of public facilities, by providing for appropriate uses and density patterns.

(A) **<u>PERMITTED USES IN "C".</u>** All following agricultural uses: horticulture, or forestry including crop and tree farming, truck farming, gardening, nursery operation, forestry operations, together with the operation of machinery or vehicles.

Animal hospitals, provided that all animals are kept in a completely enclosed soundproofed building and further provided that adequate safeguards (structural, mechanical and locational) be provided to protect adjacent properties from the effects of noisome or injurious substances, conditions and operations.

Cemeteries and mausoleums in conjunction therewith.

Community residence, family.

Day care homes. **(Ord. No. 1080-02; 02-06-02)**

Fishing lakes, including fee fishing, or clubs provided that no building, parking lot, or other intense use activity is located nearer than **five hundred (500) feet** to any dwelling on another zoning lot.

Government uses of **Fairview Heights**.

Greenhouses.

Non-commercial recreational activities.

One-family residence dwellings.

Public service uses including filtration plants, pump stations, water reservoirs, police and fire stations or other governmental uses of **Fairview Heights**.

Railroad rights-of-way and trackage, but not including classification yards, terminal facilities or maintenance facilities.

Temporary produce stand for the sale of agricultural produce raised on the premises, provided that adequate off-street is available and that major traffic congestion or hazard would not be created in conjunction with the location or access thereto.

(B) **PERMITTED ACCESSORY USES IN "C".** Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

Construction: Temporary construction sheds, trailers and building(s) for sale, rental, construction, or show for use during construction operations.

Horses: Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least **one (1) acre** is allocated for each animal and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "C" District, and that such buildings are located at least **one hundred (100) feet** from the nearest existing principal building on an adjacent lot, or **fifty (50) feet** from the nearest side lot line, whichever is greater.

Pets: Keeping of household pets, provided kennels are not maintained and provided no animal, reptile, bird or similar classification or species normally considered wild as opposed to domesticated is maintained or kept.

Recreational Vehicles: The parking of not more than **one (1)** recreational vehicle in the rear yard or in the side yard per the provisions of **Section 14-6-7 Surfacing** of this Development Code. **(Ord. No. 943-99; 01-05-99)**

(C) **SPECIAL USES IN "C".**

Any dwelling unit less than **seven hundred fifty (750) square feet**.

Camping trailer parks.

Carnivals, circuses, and similar temporary transient amusement enterprises.

Churches and other places of worship.

Community residence, group.

Dwelling unit for persons employed in agriculture or related activities that are conducted on the premises provided they are in the principal structure.

Funeral homes or mortuary chapels.

Golf courses of regulation size, "par 3" golf courses and commercially operated driving ranges or provided that no clubhouse, parking lot or accessory building shall be located nearer than **five hundred (500) feet** to any dwelling unit on another zoning lot.

Governmental facilities and uses other than **Fairview Heights.**

Home occupations.

Kennels.

Marinas or boat docks.

Parking lots.

Private clubs, lodges or camps.

Private sewage treatment plant.

Radio or television transmission towers. **(Ord. No. 808-94; 10-18-94)**

Riding stables.

Schools and colleges for academic instruction.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.

(Ord. No. 1126-03; 01-07-03)

14-2-5 <u>"R-1" THROUGH "R-5" "R-4" SINGLE-FAMILY RESIDENCE DISTRICTS.</u> The Single-Family Residence Districts as differentiated herein and the district locations as depicted on the Zone District Map reflect the wide variety of physical and social characteristics found in **Fairview Heights** to the extent that the range of such conditions and characteristics can be divided into meaningful categories. It is the purpose of these regulations to encourage the creation and maintenance of stable and enduring residential areas by establishing limitations on the use and character of development so as to take advantage of, or to avoid conflict with, natural topography, existing development, arrangements, and locations of existing or planned community facilities and social needs of the City. Districts R-1, R-2, R-3, R-4 and R-5 are designed as exclusive single-family districts. **(Ord. No. 1126-03; 01-07-03)**

14-2-5.1 <u>"R-1", "R-2", "R-3", "R-4", "R-5": SINGLE-FAMILY RESIDENCE.</u>

(A) **<u>PERMITTED USES IN "R-1", "R-2", "R-3", "R-4", "R-5".</u>**

Community residences, family.

Day care homes. **(Ord. No. 1080-02; 02-06-02)**

Golf courses unlighted and provided that no clubhouse parking lot or accessory building shall be located nearer than **five hundred (500) feet** to any dwelling unit or other zoning lot.

Governmental uses, facilities and buildings of **Fairview Heights.**

Public libraries, playgrounds, parks, recreational or community centers or grounds.

Railroad right-of-way and trackage only.

Single-family residence dwelling.

(B) **<u>PERMITTED ACCESSORY USES IN "R-1", "R-2", "R-3", "R-4", "R-5".</u>**

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

<u>Construction:</u> Temporary construction sheds, trailers, and building(s) for sale, rental, construction or show for use during construction operations.

<u>Horses:</u> Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least **one (1) acre** is allocated for each animal, and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "R-1", "R-2" & "R-3" District, and that such buildings are located at least **one hundred (100) feet** from the nearest existing principal building on an adjacent lot, or **fifty (50) feet** from the nearest side lot line, whichever is greater.

<u>Pets:</u> Keeping of household pets, provided kennels are not maintained, and provided no animal, reptile, bird or similar classification or species normally considered wild, as opposed to domesticated, is maintained or kept.

<u>Private:</u> Greenhouses, tool sheds, garages, carports, tennis courts, patios, swimming pools.

Recreational Vehicles: The parking of not more than **one (1)** recreational vehicle in the rear yard or in the side yard per the provisions of **Section 14-6-7 Surfacing** of this Development Code. **(Ord. No. 943-99; 01-05-99)**

Servants: Accommodations for professional servants or custodians, but not as a separate detached one-family dwelling on the same lot. **(Ord. No. 724-91; 09-17-91)**

(C) **SPECIAL USES IN "R-l", "R-2", "R-3", "R-4", "R-5".**

Agriculture, including all uses commonly classified as such.
Cemeteries and associated mausoleums.
Churches and other places of formal worship.
Community residence, group.
Day care or nursery schools.
Home occupations.
Landfill, but sanitary landfills not permitted.
Planned developments limited to the density and permitted uses of the district.
Private lodges, clubs or camps.
Public, private and parochial schools, elementary and secondary.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.
(Ord. No. 1126-03; 01-07-03)

14-2-6 "MH" MANUFACTURED HOME, SINGLE-FAMILY; RESIDENCE DISTRICT. The "MH" District is created to meet the unique needs of many persons living in mobile homes as single-family dwelling units to provide for special uses such as mobile home parks and courts. In this district, single-family dwellings and mobile homes may be permitted, subject to the requirements herein. Mobile homes, double-wide mobile homes, mobile home parks and mobile home courts shall be permitted **only** in the "MH" District.

(A) **PERMITTED USES IN "MH".**

Community residences, family.
Day care homes. **(Ord. No. 1080-02; 02-06-02)**
Golf courses unlighted, and provided that no clubhouse, parking lot or accessory building shall be located nearer than **five hundred (500) feet** to any dwelling or other zoning lot.
Governmental uses, facilities, and buildings of **Fairview Heights**.
Mobile home on a permanent foundation.
Public libraries, playgrounds, parks, recreational or community centers or grounds.
Railroad right-of-way and trackage only.
Single-family residence dwelling.

(B) **PERMITTED ACCESSORY USES IN "MH".**

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

Construction: Temporary construction sheds, trailers, and building(s) for sale, rental, construction or show for use during construction operations.

Horses: Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least **one (1) acre** is allocated for each animal, and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "MH" District, and that such buildings are located at least **one hundred (100) feet** from the nearest existing principal building on an adjacent lot, or **fifty (50) feet** from the nearest side lot line, whichever is greater.

Pets: Keeping of household pets, provided kennels are not maintained, and provided no animal, reptile, bird or similar classification or species normally considered wild, as opposed to domesticated, is maintained or kept.

Private: Greenhouses, tool sheds, garages, carports, tennis courts, patios, swimming pools.

Recreational Vehicles: The parking of not more than **one (1)** recreational vehicle in the rear yard or in the side yard per the provisions of **Section 14-6-7 Surfacing** of this Development Code. **(Ord. No. 943-99; 01-05-99)**

Servants: Accommodations for professional servants or custodians, but not as a separate detached one-family dwelling on the same lot. **(Ord. No. 724-91; 09-17-91)**

(C) **SPECIAL USES IN "MH".**

Cemeteries and mausoleums in conjunction therewith.
Churches and other places of formal worship.
Community residence, group.
Day care or nursery schools.
Governmental uses other than **Fairview Heights**.
Home occupations.
Mobile home parks and courts.
Planned developments, limited to the density and permitted the district.
Private lodges, clubs, or camps.
Public, private and parochial schools.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.
(Ord. No. 1126-03; 01-07-03)

14-2-7 "M-2" MULTIPLE-FAMILY RESIDENCE DISTRICTS. The "M-2" Multiple-Family Residence Districts and the district locations as shown on the Zone District Map, reflect the wide variety of physical and social characteristics found in **Fairview Heights**. It is the purpose of these districts to encourage the creation and maintenance of the stable and enduring multiple residence districts by establishing limitations on the use, character and density of development of land so as to take

advantage of, or to avoid conflicts with, natural topography, existing development, arrangement and location of existing or planned community facilities and the social needs of the community. These districts may also be utilized for the appropriate use of redevelopment areas where obsolescence and socio-economic demands would suggest higher densities as necessary to encourage the reuse of such areas. **(Ord. No. 1126-03; 01-07-03)**

14-2-7.1 "M-2" MULTIPLE-FAMILY RESIDENCE DISTRICT.

(A) **PERMITTED USES IN "M-2".**

Apartment hotels.

Charitable uses, provided not more than **twenty percent (20%)** of gross floor area, or **two thousand (2,000) square feet** is used for offices.

Community residences, family.

Condominiums.

Day care homes. **(Ord. No. 1080-02; 02-06-02)**

Fraternities.

Golf courses of regulation size, but not including "par 3" golf courses; and provided that no clubhouse, parking lot or accessory building shall be located nearer than **five hundred (500) feet** to any dwelling unit or other zoning lot.

Governmental uses, facilities and buildings of **Fairview Heights**.

Hospitals.

Hotels.

Lodging houses.

Motels.

Multiple-family dwellings.

Public libraries, playgrounds, parks, recreational or community centers or grounds.

Railroad right-of-way trackage only.

Single-Family residence dwelling.

Two-Family residence dwellings.

(B) **PERMITTED ACCESSORY USES IN "M-2".**

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

Construction: Temporary construction sheds, trailers, and building(s) for sale, rental, construction, or show, for use during construction operations.

Horses: Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least **one (1) acre** is allocated for each animal and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "M-2" District, and that such buildings are located at least **one hundred (100) feet** from the nearest existing principal building on an adjacent lot, or **fifty (50) feet** from the nearest side lot line, whichever is greater.

Parking lots and parking garages serving an apartment building.

Pets: Keeping of household pets, provided kennels are not maintained, and provided no animal, reptile, bird or similar classification or species normally considered wild, as opposed to domesticated, is maintained or kept.

Private: Greenhouses, tool sheds, garages, carports, tennis courts, patios, swimming pools.

Recreational Vehicles: The parking of not more than **one (1)** recreational vehicle in the rear yard or in the side yard per the provisions of **Section 14-6-7 Surfacing** of this Development Code. **(Ord. No. 943-99; 01-05-99)**

Servants: Accommodations for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot.

Telephone booth.

(Ord. No. 724-91; 09-17-91)

(C) **SPECIAL USES IN "M-2".**

Agriculture and all uses commonly classified as such.

Boarding and rooming houses.

Cemeteries.

Churches and other places of formal worship.

Community residences, group.

Convenience shops, but only if located on ground floor of a multi-family dwelling or in Planned Development.

Day care centers.

Density transfer subdivision in conformity with existing requirements.

Governmental uses other than **Fairview Heights**.

Home occupations.

Hospitals, sanitariums, nursing homes.

Planned developments.

Private lodges, clubs, and camps.

Public, private, or parochial schools offering courses of instruction, elementary and secondary.

Restaurants.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.

(Ord. No. 1126-03; 01-07-03)

14-2-8 "PR" PLANNED RESIDENTIAL DISTRICT. The purpose of this zoning district is to provide areas suitable for planned residential developments. Areas having access to urban services, utilities and public improvements contain potentially significant site planning advantages for planned residential developments. It is the intent of this zone district to maximize the public welfare through the design review of sites especially favorable for planned residential development. This zoning district provides an alternate zoning method to developmental design, increases the flexibility of solving common development problems and provides for a design review to potentially enhance the aesthetic

quality, consumer benefits and marketability of residential developments and to reduce the capital investment necessary for development, utilities and public improvements.

14-2-8.1 **PROCEDURES AND CONDITIONS.** Planned residential developments and accessory permitted uses in this district shall not require a special-use permit, and shall comply with all applicable procedures and conditions. **(See Sections 14-9-9 and 14-10-8)**

(A) **PERMITTED USES IN "PR".**

Apartment hotels.

Charitable uses provided not more than **twenty percent (20%)** of gross floor area or **two thousand (2,000) square feet** is used for offices.

Condominiums.

Fraternities.

Golf courses of regulation size, but not including "par 3" golf courses; and provided that no clubhouse, parking lot or accessory building shall be located nearer than **five hundred (500) feet** to any dwelling unit or other zoning lot.

Governmental uses, facilities and buildings of **Fairview Heights**.

Hospitals.

Hotels.

Lodging houses.

Multiple-family dwellings.

Public libraries, playgrounds, parks, recreational or community centers or grounds.

Railroad right-of-way and trackage only.

Rest homes.

Row houses not to exceed **eight (8)** attached in a single instance.

Single-family residence dwelling.

(B) **PERMITTED ACCESSORY USES IN "PR".**

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

Construction: Temporary construction sheds, trailers and building(s) for sale, rental, construction or show for use during construction operations.

Horses: Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least **one (1) acre** is allocated for each animal and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "PR" District, and that such buildings are located at least **one hundred (100) feet** from the nearest existing principal building on an adjacent lot, or **fifty (50) feet** from the nearest side lot line, whichever is greater.

Parking lots and parking garages, serving an apartment building.

Pets: Keeping of household pets, provided kennels are not maintained, and provided no animal, reptile, bird or similar classification or species normally considered wild, as opposed to domesticated, is maintained or kept.

Private: Greenhouses, tool sheds, garages, carports, tennis courts, patios, swimming pools.

Recreational Vehicles: The parking of not more than **one (1)** recreational vehicle in the rear yard or in the side yard per the provisions of **Section 14-6-7 Surfacing** of this Development Code. **(Ord. No. 943-99; 01-05-99)**

Servants: Accommodations for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot.

Telephone booth.

(Ord. No. 724-91; 09-17-91)

(C) **SPECIAL USES IN "PR".**

Agriculture and all uses commonly classified as such.
Cemeteries and associated mausoleums.
Churches and other places of formal worship.
Day care or nursery schools.
Governmental uses other than **Fairview Heights**.
Home occupations.
Hospitals, sanitariums, and nursing homes.
Landfill, other than sanitary.
Medical, dental, and legal offices.
Private lodges, clubs, or camps.
Private parking lots.
Private sewage treatment plant.
Public, private or parochial schools, elementary and secondary levels.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.

14-2-9 **<u>"B-1" NEIGHBORHOOD BUSINESS DISTRICT.</u>** The "B-1" Neighborhood Business District of the City is intended to provide for certain limited sales and service facilities located in or immediately adjacent to residential areas to constitute a convenience to the residents of the immediate neighborhood. The district is limited to size and facilities to preserve and protect the general character of the residential areas surrounding these particular districts. The businesses are characterized by limited hours of operation, traffic generation and environmental nuisances/pollutants. The establishment and/or expansion of any Neighborhood Business Districts shall conform to the following additional location, design, area and bulk, and use requirements:

<u>Design Standards.</u> The lot on which the neighborhood shopping unit is situated shall be landscaped and maintained in conformity with the general character of the surrounding area. There shall be provided and maintained along rear lines and side lines of the lot which abut a Conservation or Residential zone district, buffer yard as required by **Section 14-4-4**. Yard requirements for a lot on which a neighborhood shopping unit is located shall not be less than the yard requirements of the most restrictive abutting zoning district.

<u>Access Ways.</u> Any access way to any off-street parking lot or loading berth shall be located at least **ten (10) feet** from any lot line.

(A) **<u>PERMITTED USES IN "B-1".</u>**

Coin-operated laundries.

Consumer electronics repair and maintenance.

Cultural and philanthropic uses such as libraries and museums.

Financial institutions, excluding drive-through facilities.

Florists.

Governmental offices.

Governmental uses of **Fairview Heights**.

Insurance agencies and brokerages.

Office buildings, public and private.

Medical and dental offices.

<u>Personal services such as:</u> barber and beauty shops, tanning salon, nail and skin care, photographic and portrait services.

Postal substations.

Professional service offices such as real estate, optometry.

Public utility collection offices.

Retail dry cleaners.

Stores and dry-goods shops and offering dry goods indoors, maximum area of **two thousand (2,000) square feet** or less, for sale or hire to the general public.

(B) **<u>PERMITTED ACCESSORY USES IN "B-1".</u>** **(RESERVED)**

(Ord. No. 1448-09; 07-07-09)

(C) **SPECIAL USES IN "B-1".**

Churches and other places of formal worship.
Clubs and lodges, private and public.
Day care centers, nursery schools.
Funeral chapels.
Governmental uses other than **Fairview Heights**.
Package liquor store.
Planned development limited to the uses and densities of the district.

Utilities: Electrical substations, gas regulator stations, other public utility distributions and/or transmission facilities.

(Ord. No. 1126-03; 01-07-03)

14-2-10 "B-2" OFFICE BUSINESS DISTRICT. The "B-2" Office-Business District is designed to encourage the location of office and compatible business uses in areas suitable for such uses. This district(s) is located in an area characterized by related supplementary facilities, clientele, communications and other favorable factors to provide suitable sites for a compatible office-business use relationship.

(A) **PERMITTED USES IN "B-2".**

Business and professional service offices.
Business, professional and technical schools and universities.
Cultural and philanthropic uses, such as libraries and museums.
Financial institutions, including drive-through facilities.
Governmental offices.
Governmental uses of **Fairview Heights**.
Office buildings, public and private.
Parking lots and garages for automobiles.

(B) **PERMITTED ACCESSORY USES IN "B-2". (RESERVED)**
(Ord. No. 1448-09; 07-07-09)

(C) **SPECIAL USES IN "B-2".**

Automobile service stations, including self-service.
Apartment hotels, hotel, motel.
Business services such as: printing & photocopy, photographic developing.
Churches and other places of formal worship.
Childcare centers, nursery schools and day nurseries.
Funeral chapels.
Planned development limited to the uses and densities of the district.
Restaurants.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.
(Ord. No. 1126-03; 01-07-03)

14-2-11 "B-3" COMMUNITY BUSINESS DISTRICT. The "B-3" Community Business District of the City is intended to provide for the establishment of a variety of retail oriented commercial activities and to prohibit inappropriate and incompatible commercial activities. Such areas must be carefully located so as not to construct, impede or reduce the normal flow of traffic and to provide for safe access and egress.

(A) **PERMITTED USES IN "B-3".**

Animal hospitals when conducted entirely within an enclosed building.
Apartment hotels, hotels, motels.
Automobile and agricultural implements sales and service.
Business and professional service, office.
Business, profession, and technical schools and universities.
Cultural and philanthropic uses such as libraries and museums.
Financial institutions, including drive-through facilities.
Funeral chapels and mortuaries.
Governmental offices.
Governmental uses of **Fairview Heights**.
Health care services – ambulatory.
Mobile home sales.
Movie theaters.
Office buildings, public and private.
Package liquor store.
Parking lots and garages for automobiles.

Personal services such as: appliance repair and maintenance, nail and skin care, barber and beauty shops, retail dry cleaners, dance and athletic studios, electronic repair services, laundromat, tailoring and alterations, locksmiths, watch, clock and jewelry repair, clothing rental, footwear and leather goods and similar uses.

Pet shop.

Recreational facilities (indoors) such as: bowling alley, billiard parlors, ice and roller skating rink, soccer and theaters.

Recreational vehicle sales and service.

Restaurants, excluding drive-through facilities.

Retail sales, including: clothing, hardware, jewelry, sporting goods, paint, picture frames, crafts, furniture, and appliances, yard goods, photographic supplies and equipment, household equipment, audio and visual equipment sales

and repair, floor covering, automotive parts, florists, bookstores, office supply and equipment.

Transit facilities – bus and other public mass-transit vehicles.

(B) **PERMITTED ACCESSORY USES IN "B-3". (RESERVED)**

(C) **SPECIAL USES IN "B-3".**

Ambulance service.

Assisted and supportive living facilities.

Auto convenience market.

Automotive repair bodyshop.

Automotive mechanical repair.

Business related dwelling unit, provided it is constructed the principal building.

Car wash.

Churches and other places of formal worship.

Currency exchange.

Day care centers.

Drive-in theatre.

Drive-thru restaurant.

Governmental uses other than **Fairview Heights**.

Massage establishment.

Membership clubs.

Planned development limited to the uses and densities of the district.

Recreational facilities – outdoors.

Self-storage mini warehousing.

Small engine repair.

Taverns, bars, nightclubs.

Taxi and limousine services.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.

(Ord. No. 1628-13; 11-05-13)

14-2-12 "B-4" GENERAL BUSINESS DISTRICT. This zone district is created to encourage the development, location and growth of some commercial, commercial-related and other business uses that may not be compatible with other commercial uses.

(A) **PERMITTED USES IN "B-4".**

Animal hospitals.

Automobile and agriculture implement sales and service.

Automobile service station, including self-service.

Automobile repair.

Business services such as: photographic developing, printing, photocopy, janitorial, pest control.

Cement products sales.

Construction contractor storage/staging yards.

Dry cleaners, retail.

Governmental uses of **Fairview Heights**.

Lumber yards.

Machine and equipment rental, sales and service.

Machine shops such as welding and tool and die.

Newspaper printing.

Outside storage, provided screening is included as approved by the Administrative Official.

Parking lots and garages for automobiles.

Recreational facilities, such as bowling alley, "par 3" golf course, miniature golf, skating rinks, driving range, theatres.

Recreational vehicles, sales, and service.

Recycling Center, Minor.

Warehousing and storage, such as self-service storage, express and similar uses.

Weighers, commercial.

Wholesale sales.

The following uses shall not be permitted: junk yards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants or outside storage of inflammable liquids or explosives, dwellings, boarding and rooming houses, dormitories, fraternity and sorority houses, apartment hotels, mobile homes or mobile home parks, and any uses for living quarters not specifically provided for in the portion of this section entitled **"Permitted Accessory Uses"**.

(B) **PERMITTED ACCESSORY USES IN "B-4". (RESERVED)**

(C) **SPECIAL USES IN "B-4".**

Business related dwelling unit provided it is within the principal building.

Churches and other places of formal worship.

Consumer Installment Loan Businesses.

Governmental uses other than **Fairview Heights**.

Landfills, not sanitary.

Planned development limited to the uses and densities of the district.

Restaurants.

Storage yards, bulk material.

Utilities: Electrical substations, gas regulator stations, other public utility distribution facilities.
(Ord. No. 1650-14; 07-15-14)

14-2-13 "PB" PLANNED BUSINESS DISTRICT.

(A) **Scope of Provisions.** This Section contains the district regulations of the "PB" Planned Business District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere the Code, which are incorporated as part of this Section by reference. The Planned Business District shall be described in the manner outlined below.

(B) **Purpose.** The "PB" Planned Business District encompasses areas where a variety of commercial developments and uses may be permitted. It is the purpose of these regulations to facilitate the establishment of commercial developments and uses in locations appropriate under approved site development plans and conditions. Such approved plans and conditions shall be consistent with good planning practice and compatible with permitted developments and uses in adjoining districts and properties, so as to protect the general welfare.

(C) **Establishment.**

(1) A "PB" Planned Business District may be established on a tract of land in single ownership or single management control provided that:

(2) A "PB" Planned Business District shall not be established on any tract of land less than **two (2) acres** that has a common property line with any residential district and does not have a common property line with any commercial or industrial district. However, this requirement shall not apply to properties that are separated from such properties by a street right-of-way.

(D) **Permitted Uses and Developments.** The following land uses and developments are permitted in this district:

(1) Public building facilities owned or leased by the City of Fairview Heights.

Police, fire and postal stations.
Local public utility facilities.

Accessory uses that are clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

(1) Off-street parking and loading.

(2) **Reserved.**

(3) Storage of merchandise of inventory usually carried in stock, provided that such storage shall be located on the lot with the retail, service or commercial use and shall be within a completely enclosed building.

(4) Telephone Booth.

(2) Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular Planned Business District and shall be taken from the following list. Uses requested are to be representative of those proposed on the preliminary site development plan.

Amusement parks, zoological gardens.

Animal hospitals, veterinary clinics, and kennels.

Apartment dwelling units in buildings primarily designated for occupancy by **one (1)** or more of the permitted commercial uses, wherein occupancy of the dwelling unit shall be limited to the owner, manager, or employee of the permitted use or uses and their respective families. A minimum of **eight hundred (800) square feet** of contiguous open space for the dwelling units, protectively screened from commercial activities and directly accessible to the dwelling unit, shall be provided on the premises for the exclusive use of the occupants of such apartment.

Arenas and stadiums.

Associated work and storage areas required by a business, firm, or service to carry on business operations.

Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.

Barber shops and beauty parlors.

Bookstores.

Broadcasting studios for radio and television.

Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.

Cafeterias for employees and guests only.
Child care centers, nursery schools, and day nurseries.
Colleges and universities.
Dry cleaning drop-off and pick-up stations.
Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than **twenty-four (24) hours**.
Film drop-off and pick-up stations.
Fishing tackle and bait shops. Open storage and display are prohibited.
Financial institutions.
Hospitals.
Hotels and motels.
Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
Medical and dental offices.
Mortuaries.
Offices or office buildings.
Outpatient substance abuse treatment facilities.
Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged or immobilized automotive vehicles for a period in excess of **seventy-two (72) hours**.
Pawn shops.
Police, fire, and postal stations.
Public utility facilities.
Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
Restaurants.
Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as

well as associated repairs and necessary outdoor storage of said vehicles.

Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.

Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.

Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

Vehicle repair facilities for automobiles.

Vehicle service centers for automobiles.

The following uses shall not be permitted: Consumer installment loan businesses.

(E) **Special Uses in "PB".**

Massage establishment.

(F) **Applicability.** The requirements of this Section shall apply to all new development in "Planned Business" District, the change of use in any Planned Business District, or the expansion of any use in any Planned Business District. Any request for rezoning to any "PB" Planned Business District and every site development plan application for development within any Planned Business District shall comply with all requirements of this Section.

(Ord. No. 1628-13; 11-05-13)

(G) **Procedures.** The procedures for establishment of any "PB" Planned Business District or approval of a site development plan in an existing Planned Business District, are outlined in this Section. In order to establish any "PB" Planned Business District, through a change of zoning, or to obtain approval of a site development plan in order to utilize land in an established Planned Business District, the procedure shall be as follows:

(1) **Application.** The developer shall submit all pertinent information listed in **Section 14-9-8**.

(2) **Public Hearing.** A public hearing on the petition shall be held by the Planning Commission in accordance with the provisions of **Section 14-10-8**.

(3) **Planning Commission Recommendation.** No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. The recommendation shall address general planning considerations, including consistency with good planning practice, and compatibility with adjoining permitted developments and uses. A recommendation of approval shall include recommended conditions to be included in the ordinance authorizing approval of the site development plan in a "PB" Planned Business District. Such conditions shall include, but not be limited to, the following:

(a) Permitted uses, including maximum floor area.
(b) Performance standards.
(c) Height limitations.
(d) Minimum yard requirements.
(e) Off-street parking and loading requirements.
(f) Sign regulations.
(g) Minimum requirements for site development plans.
(h) Time limitations for commencement of construction.
(i) Trust funds, impact fees, surcharges and connection fees. Applicants shall make contributions to and/or pay all applicable trust funds, impact fees, surcharge fees, and connection fees as defined by all governmental units, utility companies or other jurisdictional entities.
(j) Right-of-way dedication and road improvements. Applicants shall dedicate rights-of-way as necessary for future roadways, and shall construct reasonable road improvements based on the size and impact of their proposed development.

(4) **Site Development Plans.**

(a) After passage by the City Council of an ordinance authorizing development within a "PB" Planned Business District and requiring submission of a site development plan or site concept plan, such

plans shall be submitted in accord with the provisions of **Section 14-2-16** and all provisions of this Section. No building permits or authorization for improvement or development for any use requested under provisions of this Section shall be issued prior to approval of such plans.

(b) Design plans shall be submitted to the Department of Land Use and Development for review and approval. These plans shall contain the minimum requirements established in the conditions of the Specific ordinance governing the "PB" Planned Business District and further, shall comply with provisions of the Subdivision Requirements and other applicable City ordinances.

(c) Within **one (1) year** of approval, the approving legislation with site development plan or site concept plan shall be recorded with the St. Clair County Recorder's office and thereby authorize development as depicted thereon, with a copy to be filed with the City of Fairview Heights.

(d) In the case of single lot/multiple building development or multiple-lot developments where a site concept plan is required, site development section plans shall be submitted to the City of Fairview Heights for review and approval per individual building, lot, phase, or plat representing a portion of the site concept plan. The approved section plans shall be retained on file by the Department of Land Use and Development.

(H) **Procedure for Modification of Conditions or Plans.** In order to modify the provisions of an approved "PB" Planned Business District or to amend the recorded site development plan, site concept plan, or site development section plan, the procedure shall be as follows:

(1) To modify or amend the "PB" Planned Business District approved plans:

(a) The property owner or authorized representative shall submit a written request to amend ordinance conditions to the Department Land Use and Development for review. The Department

shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing.

(b) If the Department of Land Use and Development determines that the proposed modification to the site development plan is minor in nature and is not in conflict with the original proposal advertised and the preliminary development plan, and meets all conditions of the Planned Business District ordinance, the Department may approve said modified plan. Said plan shall be retained on file by the Department of Land Use and Development.

(c) If the Department of Land Use and Development determines that the proposed amendment to the site development plan is major in nature and is not in conflict with the original proposal as advertised and the approved preliminary development plan, and meets all conditions of the Planned Business District ordnance, said plan shall be reviewed by the Planning Commission. The Planning Commission shall approve or deny the modification and state finding of fact to support action.

Commission decision is final and the requested amendment shall be deemed approved if there is no objection raised by the City Council by the conclusion of its next regularly scheduled meeting. An objection by Council to the amendment shall require a majority vote.

(d) Upon approval of a motion by a majority of the City Council, the determination of the need for a new public hearing may be brought before the City Council for review. The City Council, by an affirmative vote of a majority of the members of the City Council, may overrule the decision of the Planning Commission, at its next regularly scheduled meeting.

(e) If the Department of Land Use and Development determines that the proposed amendment to the site development plan is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing, or with the preliminary development plan approved by the City Council, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may, upon request of applicant, review the proposed site development plan amendment and make a final determination. The Planning Commission may, if deemed necessary, forward a recommendation to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in **Section 14-2-13(F)**.

(2) To amend the recorded site development plan or site concept plan approved of the "PB" Planned Business District.

(3) To amend a site development section plan approved for a Planned Business District. If the Department of Land Use and Development determines that the proposed amendment to the Site development section plan is not in conflict with the approved site concept plan and meets all conditions of the Planned Business District ordinance, the Department may approve said amended plan. Said plan shall be retained on file by the Department of Land Use and Development.

(4) Appeal to Commission of a decision by the Department in reviewing development plans. The petitioner/developer may appeal a decision by the Department of Land Use and Development in cases where the Department of Land Use and Development is authorized to review development plans, to the Planning Commission. The petitioner shall have a **fifteen (15) day** period in which to file a written appeal and plan with the Commission. The written appeal, stating the reasons for the appeal, shall be submitted to the Department. The Commission will make the final determination of the matter. No exceptions will be

granted that are in violation of the particular ordinance governing the development plan.

(I) **Guarantee of Improvements.** Unless otherwise provided for in the conditions of the ordinance governing a particular Planned Business District no building permits, or permits authorizing the occupancy or use of a building, facility, Planned Business District establishment, or service concern may be issued until required related off-site improvements are constructed or a performance bond, escrow, or other acceptable instrument is posted covering their estimated cost as determined by the Department of Public Works. This requirement shall not apply to foundation permits or permits necessary for the installation of required related off-site improvements. Required related off-site improvements shall include, but not be limited to streets, sidewalks, sanitary and storm sewers, streetlights, and street trees. If a Planned Business District is developed in sections, the requirement shall also apply to all major improvements necessary to the proper operation and function of the section in question, even though such improvements may be located outside of the section in question. **(Ord. No. 1126-03; 01-07-03) (Ord. No. 1311-06; 04-18-06)**

14-2-14 "PPO" PLANNED PROFESSIONAL OFFICE DISTRICT. This district is created to provide appropriately located areas for harmonious intermediate uses to serve as buffers between residential districts and non-residential districts along major arterial streets; to create a suitable environment for professional and administrative office buildings compatible with surrounding residential uses, specifically designed for such purposes and located on sites large enough to provide room for landscaping, open spaces, and off-street parking facilities; to minimize traffic congestion and to avoid the overloading of utilities.

This zone district will facilitate the combination and establishment of developments and uses in locations where it would be appropriate under approved site plans and conditions necessary to protect the general welfare.

(A) **Special Procedures in "PPO" District.** The Administrative Official shall not issue any permit for any proposed development in the "PPO" District until:

(1) The developer has submitted all pertinent information listed in **Section 14-9-9**, and

(2) The Plan Commission has held a public hearing on the development proposal and has issued an advisory report to the Council in the same manner as provided

for with respect to Special-Use Permits **(See Section 14-10-8**); and

(3) The Council has acted on the Plan Commission's advisory report and has imposed any necessary conditions on the development proposal in accordance with the standards set forth in **Section 14-10-10**; and

(4) The developer has revised his proposal as necessary to conform to the conditions imposed by the Council.

The Administrative Official shall not issue a Certificate of Occupancy for a development in the "PPO" District until such development has been substantially completed in accordance with the approved development plan.

Minor changes in the approved development plan may be made according to the provisions of **Section 14-10-8**.

(B) **Uses in "PPO" District.** The uses allowed in the "PPO" Planned Professional Office District shall be limited to the following if and as approved by the Council and under such conditions and restrictions as the Council may deem reasonably necessary or appropriate for the public health, safety and welfare.

Business and professional service offices.
Business, professional and technical schools.
Cultural and philanthropic uses, such as libraries and museums.
Governmental offices.
Government uses of **Fairview Heights**.
Office building, public and private.
Travel agencies.

(#581-87; 07-21-87)

(C) **Permitted Accessory Uses.** **(Reserved)**

(Ord. No. 1448-09; 07-07-09)

14-2-15 <u>"I" INDUSTRIAL DISTRICT.</u> The Industrial District of **Fairview Heights** delineates areas where a satisfactory correlation of factors such as adequate transportation facilities, accessibility for employees, efficient land assembly, adequate topographical conditions and adequate provisions of public utilities required by industry may be achieved. It is intended that this particular district will generally provide for light industry of an assembly nature from finished goods, warehousing and wholesaling activities. Supportive services for light industry are generally of a non-retail or personal services character and should be encouraged to locate in this district, and open storage of equipment and supplies should be encouraged to locate in this district.

14-2-15.1 <u>CONDITIONS OF USE.</u>

(A) The permitted uses shall be subject to the following:

(1) Any production, processing, cleaning, servicing, testing, repair or storage of goods, materials, or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties.

(2) All business, production, servicing and processing shall take place within completely enclosed buildings unless otherwise specified. Storage of equipment and supplies in this district may be open to the sky, but shall be enclosed by a wall or fence, including gates, at least **eight (8) feet** high. Open, off-street loading facilities and open, off-street parking facilities for the storage of motor vehicles may be unenclosed throughout the district, except for such screening of parking and loading facilities as may be required.

(3) **<u>Railroad Siding Frontage.</u>** No yards shall be required for those portions of lots which front on railroad sidings.

(4) **<u>Buffer Areas.</u>** Landscape development shall be required to include an area of at least **twenty (20) feet** in width along all streets, with the exception of approved entrances which border the proposed development, to be planted and maintained with trees and shrubbery to serve as a screen for the parking and storage areas.

(a) A **twenty (20) foot wide** planting screen, consisting of suitable shrubbery and trees shall be planted wherever the industrial use abuts any other use district. Such screen shall consist of shrubbery and trees at least **five (5) feet** in height when planted and shall be maintained at not more than **twenty (20) feet** in height full grown or as approved by the Administrative Official.

(B) **PERMITTED USES.**

Apparel and other products manufactured from textiles, brushes and brooms.
Automobile repair shops.
Business and professional service offices. **(Ord. No. 654-89)**
Carpenter shops and power woodworking.
Ceramic products, such as pottery.
Cleaning and dry cleaning plants.
Cold storage.
Commercial bakeries.
Contractors' equipment and material storage.
Creameries and dairies.
Electrical appliances, such as lighting fixtures, irons, fans.
Electrical equipment assembly such as radio, television and movie equipment.
Ice, dry and natural.
Laboratories - medical, dental, research, experimental, and testing.
Machine shops for tool, die and pattern making.
Office buildings, public and private **(Ord. No. 654-89)**
Pharmaceutical products, compounding only.
Products from finished material of metal, plastics, fiber, fur, glass, leather, paper, precious and semi-precious stones, or other similar materials.
Assembly or manufacture of products from soldering and welding, tools and hardware, toys, and watches.
Research and development of any commodity, except explosives or flammable liquids or gases.
Warehouse.

The following shall not be permitted: Junk yards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants, or outside storage of flammable gases or liquids or explosives; dwellings, boarding and rooming houses, dormitories, fraternity and sorority houses, apartment hotels, mobile homes or mobile home park or courts, and any uses for living quarters not specifically provided for in the portion of this section entitles **"permitted accessory uses"**.

(C) **PERMITTED ACCESSORY USES.**

Same as "B-4" District.

(D) **SPECIAL USES.**

Churches.
Governmental uses, facilities and buildings of **Fairview Heights**.
Governmental uses, other than **Fairview Heights**.
Manufacturing, processing or storage involving flammable or explosive materials, liquids or gases.
Planned unit development limited to the uses and density of the district.
Sanitary landfills and landfills.

Utilities: Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.

(Ord. No. 1126-03; 01-07-03)

14-2-16 <u>"PD" PLANNED DEVELOPMENT DISTRICT.</u> A "Planned Development" (PD) District is a comprehensively planned development under single ownership or control, which may include one type of use or a combination of uses and in which certain land is reserved for common open space.

14-2-16.1 <u>DISTINGUISHED FROM DENSITY TRANSFER SUBDIVISION.</u> Under this Code, a Planned Development can be distinguished from a Density Transfer Subdivision in two essential respects:

(A) <u>Mixed Uses.</u> As reiterated below, a Planned Development may include commercial uses as well as residential uses, whereas a Density Transfer Subdivision (depending upon which district in which it is located) shall include only certain types of dwellings and associated non-commercial uses.

(B) <u>Increased Density.</u> As set forth in **Subsection 14-2-16.8,** overall average density in a Planned Development may be increased above the usual district limit; in Density Transfer Subdivision, overall average density shall not exceed the district limit.

14-2-16.2 <u>PURPOSE.</u> This Code allows for the development of "PD's" in various districts of the City in order to assist in achieving the purposes enumerated in **Section 14-1-2** and the following objectives:

(A) To permit development of a wide variety of interrelated housing types and other structures and uses in a comprehensively planned project providing a high level of urban amenities;

(B) To insure the provision of usable common open space, and to spur construction of recreational facilities in new developments;

(C) To encourage innovative site layouts and coordinated architectural treatment of different housing types and other structures;

(D) To preserve the natural topography, existing trees and other vegetation, and scenic features on development sites; and

(E) To facilitate the economical installation of adequate streets, pedestrian and cyclist ways, sewers, and other public utilities.

14-2-16.3 <u>DISTRICTS WHERE PERMITTED.</u> As set forth in this section, Planned Developments shall be built in conformity with the City's comprehensive plan and with all provisions of this Code that are applicable to conventional developments.

14-2-16.4 <u>COMPLIANCE WITH CODE GENERALLY REQUIRED.</u> Except as specifically provided otherwise, Planned Developments shall be built in conformity with the City's comprehensive plan and with all provisions of this Code that are applicable to conventional developments.

14-2-16.5 SPECIAL REQUIREMENTS. No proposed Planned Development shall be approved unless it complies with the special requirements indicated below:

(A) Minimum Area Of Parcel: Any tract to be developed as a PD shall have an area of not less than **five (5) acres.**

(B) Minimum Common Open Space: No less than **twenty percent (20%)** of the area of any PD shall be designated and maintained as usable common open space in accordance with any applicable provisions of the **Illinois "Condominium Property Act: (Ill. Comp. Stats., Ch. 765, Secs. 605/1, etc. seq.)"** as now or hereafter amended. Common open space means land within the PD project which is held in common by the PD residents and which is devoid of structures other than recreational facilities and uses accessory thereto, such as parking areas. "Usable" refers to the requirement that the minimum common open space shall be in plots of **not less than eight thousand (8,000) square feet** which are topographically and otherwise suited for recreational pursuits.

(C) Maximum Commercial Area: The City Council shall not approve any proposed PD wherein commercial uses would occupy in excess of **fifteen percent (15%)** of the total area of said PD.

(D) Single Ownership or Control: Any person having an interest in property to be included in a Planned Development may file an application for PD approval. However, no final development plan shall be approved unless the applicant either has acquired legal title to all land in the proposed PD or has executed a binding agreement with all the property owners granting him control over development of the entire PD.

14-2-16.6 ACCEPTABLE DEVIATIONS FROM CODE REQUIREMENTS. The Planned Development procedure is intended to allow both the developer and the City considerable flexibility in formulating major development proposals. Therefore, in PD's, certain deviations from usual Code requirements, as indicated in the subsections below, may be approved without a formal variance proceeding. Other proposed deviations shall require a Code and/or subdivision variance or, conceivably, a Code amendment. **(See Article IX.)**

14-2-16.7 ALLOWABLE USES. Notwithstanding the regulations for the various zoning districts as set forth in Article II in any Planned Development, the City Council may approve any residential, institutional, commercial, or other non-industrial use, or any combination of such uses, provided the limitation on commercial area **(See Subsection 14-2-13)** is observed. In so doing, the Council may attach any conditions necessary to protect the general welfare of the future PD residents, adjacent property owners, and/or the City as a whole.

14-2-16.8 INCREASED DENSITY. As an added incentive to the developer, but not as a matter of right, the City Council may approve any proposed "PD"

wherein the overall average density (average number of dwelling units per acre of the entire development) will not exceed the usual zoning district limit by more than **fifteen percent (15%).**

14-2-16.9 LOT AND BUILDING REQUIREMENTS. In Planned Development, the City Council may approve any reasonable deviation from the lot and building requirements of the particular district provided that the different uses and housing types within tile "PD" are appropriately interrelated, and provided further that adjacent property owners are adequately protected from any potential adverse impacts of the "PD". The term **"lot and building requirements"** includes minimum individual lot area, width and depth; minimum setbacks; and maximum structure height.

14-2-16.10 LOCATION OF OFF-STREET PARKING SPACES. In Planned Developments, the same number of off-street parking spaces as required by **Section 14-6-13** shall be provided, but the Code requirements concerning location of said spaces **(See Article VI)** may be disregarded to the extent approved by the City Council.

14-2-16.11 SUMMARY OF "PD" PROCEDURES. Every applicant for "PD" approval shall comply with the procedural requirements of this Article. In summary form, the required procedures are in order, as follows:

(A) Pre-application conference with the Administrative Official;

(B) Filing of preliminary development plan with the Administrative Official;

(C) Public hearing before the Plan Commission;

(D) Recommendation by the Plan Commission to the City Council regarding acceptance/rejection of the preliminary development plan and issuance/denial of a special-use permit;

(E) City Council action on the application for preliminary development plan approval and for issuance of a special-use permit;

(F) Provision by the developer of adequate assurance for the completion of required improvements as per approved preliminary development plan;

(G) Filing of final development plan with the Administrator;

(H) Evaluation of final development plan by the Plan Commission;

(I) Recommendation by the Plan Commission to the City Council regarding approval/rejection of the final development

(J) Action by City Council on the final development plan.

14-2-16.12 PRE-APPLICATION CONFERENCE. For the purpose of obtaining and conveying mutually valuable information, every applicant for "PD" approval shall confer with the Administrative Official prior to the submission of the preliminary development plan. At said conference, the applicant shall present the general outlines of his proposal including sketch plans. Following the conference, the Administrative Official may furnish the applicant with written comments to assist him in the preparation of his preliminary development plan.

14-2-16.13 PRELIMINARY DEVELOPMENT PLANS. With respect to the preparation, submission, and review of "PD" preliminary development plans, the developer and the City shall comply with the regulations set forth in the subsection below.

14-2-16.14 APPLICATION, INFORMATION REQUIRED. Every applicant for approval of a "PD" preliminary development plan shall submit to the Administrative Official, in narrative and/or graphic form, the items of information listed below. The Administrative Official shall prepare an advisory report on every "PD" preliminary development plan, and submit said report and the plan to the Plan Commission prior to the public hearing.

Items Of Information:

(A) A map showing streets, lots, and sites for all uses included in or adjacent to the "PD", including areas proposed to be conveyed, dedicated, or reserved for parks/playgrounds, school sites, public buildings, and similar public and quasi-public uses;

(B) A plot plan for each building site and parcel of common open space, showing the approximate location of all structures and improvements, and indicating the open space around all structures;

(C) A circulation diagram indicating the proposed movement of vehicles, goods, and pedestrians within the development to and from existing streets;

(D) A landscaping and comprehensive drainage plan with analysis of the impact that the development creates on the site and on the surrounding area.

(E) Schematic design presentation indicating the architectural character of all proposed structures and improvements, except single-family detached residences and their accessory structures (the drawings need not be the result of final architectural decisions and need not be in detail);

(F) A development schedule indicating:

(1) The approximate date when construction of the project can be expected to begin;

(2) The stages in which the project will be built and the date when construction of each stage can be expected to begin;

(3) The date when the development of each of the stages will be completed; and

(4) The area and location of a common open space that will be provided at each stage.

(G) A market analysis, feasibility report, and statement of proposed financing;

(H) Proposed agreements, bylaws, provisions, or covenants which govern the use, maintenance, and continued protection of the "PD" and all its common open spaces; and

(I) Any other information that the Administrative Official may reasonably require to determine full compliance with the intent and requirements of this Code.

(J) Site plan shall show adjoining properties.

14-2-16.15 PUBLIC HEARING NOTICE. When the Administrative Official has determined that the application for "PD" preliminary development plan approval is complete, he shall schedule a public hearing before the Plan Commission. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and place of the hearing, the fact that the hearing concerns a "PD" preliminary development plan, and the location of the proposed "PD" shall be given not more than **thirty (30) days** nor less than **fifteen (15) days** before the hearing:

(A) By first-class mail to the applicant and to all parties whose property is located within or adjacent to the proposed "PD"; and

(B) By publication in a newspaper of general circulation within the City.

14-2-16.16 ADVISORY REPORT, CRITERIA CONSIDERED. Within a reasonable time after the public hearing, the Plan Commission shall submit an advisory report to the City Council concerning acceptance/rejection of the preliminary development plan and issuance/denial of a special-use permit. In deciding what their advice should be, the Plan Commission shall consider the following criteria:

(A) The extent to which the proposed plan is consistent with the City's comprehensive plan and with the purposes of this Article and the Code generally;

(B) The extent to which the proposed plan deviates from the Code regulations otherwise applicable to the subject property (including, but not limited to, the uses, density, and lot and building requirements of the district), and the relative merits of said deviations;

(C) Whether the physical design of the proposed "PD" makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers urban amenities;

(D) The compatibility of the proposed "PD" with the adjacent properties and surrounding areas; and

(E) Any other reasonable criteria that the Plan Commission may devise.

14-2-16.17 ACTION BY THE CITY COUNCIL. The City Council shall, by resolution, act on the "PD" preliminary development plan following submission of the Plan Commission's advisory report.

14-2-16.18 ASSURANCE FOR COMPLETION OF REQUIRED IMPROVEMENTS. The City Council shall not approve any "PD" final development plan until the developer has provided the City with adequate legal assurance to guarantee the satisfactory completion of all improvements required as per the approved preliminary development plan. The requirements for said assurance (performance bond or escrow deposit) shall be substantially the same as the assurance requirements applicable to conventional and density transfer subdivisions. **(See Section 14-10-6)**

14-2-16.19 FINAL DEVELOPMENT PLANS. With respect to the preparation, submission, and review of "PD" final development plans, the developer and the City shall comply with the regulations of the following subsections.

14-2-16.20 FILING, INFORMATION REQUIRED. Not later than **six (6) months** after the approval of the preliminary development plan, the applicant shall file with the Administrative Official, the final development plan for the first stage of the proposed "PD". Said final development plan shall contain in final form the information required in **Section 14-9-9** including, but not limited to, the following:

Items Of Information:

(A) A final land use plan suitable for recording with the **St. Clair County Recorder of Deeds,** designating the land subdivided into private lots as well as the division of lands to be held in common, and limiting uses of each structure and parcel;

(B) An accurate legal description of the entire "PD" area.

14-2-16.21 CHANGES IN FINAL DEVELOPMENT PLANS. Changes may be made to any approved final development plan during the construction of a "PD", as follows:

(A) Minor changes in the location, siting, and height of buildings and structures may be reviewed and authorized by the Administrative Official if required by engineering or other circumstances not foreseen at the time the final development plan was approved.

(B) All other changes in time schedule and in uses, any rearrangement of private lots or building sites, any changes in the provision of common open space, and all other changes in the approved final development plan shall be made only by the City Council upon recommendation of the Plan Commission following a public hearing. No amendments shall be made in the approved final development plan unless they are necessitated by changes in conditions that have occurred since said final plan. A self-imposed hardship shall not be a valid reason for change.

(C) Any changes approved shall be recorded with the **St. Clair County Recorder of Deeds** as amendments to the recorded copy of the final development plan before they have any effect.

14-2-16.22 FAILURE TO BEGIN DEVELOPMENT. If no substantial construction has begun or no use established in a "PD" within the time stated in the final development and construction schedule, the final development plan shall lapse upon written notice to the applicant from the City Council, and shall be of no further effect. However, in its discretion and for good cause, the City Council may extend for a reasonable time the period for the beginning of construction or the establishment of a use. If a final development plan lapses as per this section:

(A) The special-use permit shall be automatically revoked;

(B) Any permits shall automatically become null and void; and

(C) The Code regulations applicable before the "PD" was approved shall automatically be in full effect.

ARTICLE III

GENERAL DEVELOPMENT REGULATIONS

14-3-1 **PURPOSE AND CODE ADOPTION.** The purpose of this Article is to define general development regulations that apply in all zoning districts and in other development areas where applicable. These regulations apply to all development within the appropriate jurisdiction of the **City of Fairview Heights. (Ord. No. 1073-02; 01-15-02)**

14-3-2 **BUILDING CODE ADOPTION. "2012 International Building Code", as published by International Code Council, Inc.,** including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the **Building Code for the City of Fairview Heights, Illinois,** for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2012 International Building Code and accumulative supplements thereto are hereby referred to, adopted, and made a part hereof as if fully set out in this Code with any additions, insertions, deletions, and changes thereto, described as follows:

Section 101.1 Insert: City of Fairview Heights.

Section 1612.3 Insert: City of Fairview Heights and July 3, 1978.

Section 3412.2 Insert: January 20, 1975.

Section 406.3.4 Change: 1. Private garages... "Doors shall be self-closing and self latching in all use groups with the exception of R3."

Section 312.1.1 Change by deleting "at any point within 36 inches (914 mm) horizontally to the edge of the open side:

Chapter 25 thru Chapter 33: Illinois State Plumbing Code 2014 Edition shall take precedence of any conflicting process or requirements.

(Ord. No. 1745-16; 05-17-16)

14-3-2.1 **INTERNATIONAL RESIDENTIAL CODE. "2012 International Residential Code",** as published by the International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Residential Building Code for the City of Fairview Heights, Illinois, for the control of one and two-family buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2012 International Residential Code and accumulative supplements thereto are hereby referred to, adopted and made a part hereof as if fully set out in this Code with any additions, insertions, deletions and changes thereto, described as follows: Insert: "Fairview Heights, Illinois" where wording calls for "Name of Municipality".

Section R105.2 Work Exempt from Permit Change to: 1. One story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provide the floor area does not exceed *200* square feet (11.15m2).

Section R302.5.1 Opening protection. The requirement for providing self-closing door device on openings between garage and residence shall be deleted.

Section R313 AUTOMATIC SPRINKLER SYSTEMS shall be deleted in its entirety.

(Ord. No. 1745-16; 05-17-16)

14-3-3 **EXPIRATION OF BUILDING PERMIT.** Building permits shall expire **two (2) years** from date of issuance. Fees paid **will not** be refunded.

14-3-4 **PLUMBING CODE ADOPTION. "The Illinois State Plumbing Code, 1988", as published by the State of Illinois, Department of Health,** including accumulative supplements thereto, as amended from time to time, be and is hereby adopted as the **Plumbing Code of the City of Fairview Heights, Illinois,** for the control of plumbing in this City, and all regulations, provisions, penalties, conditions and terms of

"The Illinois State Plumbing Code" are hereby referred to, adopted and made a part hereof as if fully set out in this Code. **(Ord. No. 1073-02; 01-15-02)**

14-3-5 ELECTRICAL CODE ADOPTIONS. "The National Electrical Code, 2011 Edition", as published by the National Fire Protection Association, including accumulative supplements thereto, as amended from time to time, be and is hereby adopted as the **Electrical Code of the City of Fairview Heights, Illinois,** for the control of installations, alteration and use of electrical equipment in this City, and all regulations, provisions, penalties, conditions, and terms of that Code are hereby referred to, adopted, and made a part thereof, as if fully set out in this Code.

(A) **Administration.** All fees provided herein shall be made payable to the City of Fairview Heights and paid to the City Clerk of the City of Fairview Heights. **(See Sec. 14-11-8)**
(Ord. No. 1710-2015; 11-17-15)

14-3-6 INTERNATIONAL FIRE PREVENTION CODE ADOPTION. "The 2012 International Fire Code" as published by the International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted, to be administered and enforced by the Fire Districts providing fire protection within the City limits of the City. **(Ord. No. 1745-16; 05-17-16)**

14-3-7 STATE OF ILLINOIS ACCESSIBILITY STANDARDS ADOPTION. "State of Illinois Accessibility Standards 1997" as published by the State of Illinois Capital Development Board including accumulative supplements thereto as amended from time to time be and is hereby adopted by reference. **(Ord. No. 1073-02; 01-15-02)**

14-3-8 ACCESSORY USES.

14-3-8.1 ALL CONSERVATION AND RESIDENTIAL DISTRICTS.

(A) Any attached accessory building or structure shall be considered as a part of the principal building.

(B) The maximum heights of any accessory buildings shall not exceed the height of the principal building or **twenty-five (25) feet**, whichever is less. Other accessory structures shall not exceed **twenty-five (25) feet** in height.

(C) An accessory structure shall be:

(1) A minimum distance of **ten (10) feet** from the principal building.

(2) A minimum distance of **twenty-five (25) feet** from a side lot line that is adjacent to a street.

(3) A minimum distance of **five (5) feet** from the side lot line and **seven and one-half (7 ½) feet** from the rear lot line.

(4) A minimum distance of **sixty (60) feet** from the front lot line.

(D) The number of accessory buildings or structures shall not exceed **two (2) per lot** except by Special-use Permit.

(E) **Carport.** Carport means structure open on two or more sides and shall be considered an accessory building or a structure attached to a dwelling unit, designed, arranged, used or intended to be used for the storage of motor vehicles of the occupants of the premises. Carports in all residential districts must conform to the following criteria:

(1) Carports may not be located in front of the primary or principal structure unless it is a permanent structure.

(2) Temporary Carports may only be located in the side or rear yard.

(3) Detached Carports must meet all of the setback requirements of an accessory structure.

(4) Attached Carports must meet all of the setback requirements of the principal structure.

(5) Carports may not be made of a vinyl or membrane material. They must be made of wood or metal. If the structure is attached to the principal structure it must match the roof covering or material of the existing structure, i.e. if the existing structure has asphalt shingles, the carport would be required to have asphalt shingles of the same or similar color.

(Ord. No. 1675-14; 12-16-14)

14-3-8.2 **ALL BUSINESS DISTRICTS.**

(A) The maximum height of any accessory building shall be **twenty-five (25) feet.**

(B) An accessory structure shall be:

(1) A minimum distance of **twelve (12) feet** from the principal building.

(2) A minimum distance of **twenty-five (25) feet** from a side lot line adjacent to a street except in Business districts where none is required.

(3) A minimum distance of **twenty (20) feet** from the rear lot line except when a buffer or planting screen is required, additional footage shall be required to allow at least a **twelve (12) foot** lane for rear access.

(4) A minimum of **seventy-five (75) feet** from the front lot line in General Business Districts and in other districts as required by the Administrative Official.

(c) Exterior storage of equipment and supplies shall be considered accessory use in business districts. Storage may be open to the sky, but shall be enclosed by a wall or fence, including gates, at least **six (6) feet** high when adjoining or across a public right of way from a single family residential district. Enclosures shall be of materials and color complimentary to or compatible with the principal structure but not including any form of chain link fencing. Enclosure may not be within or part of a required buffer area or structure.

Accessory structures shall comply with all applicable codes, laws and regulations governing the maintenance of the property. The intent of the section is to preserve from deliberate or inadvertent neglect the accessory structure's appearance and condition.

(Ord. No. 1675-14; 12-16-14)

14-3-9 **BUILDING: ACCESSORY.** No accessory building shall be used for residential purposes, except as otherwise provided in this Code.

14-3-10 **BUILDING: BULK OF.** All buildings and structures shall conform to the building regulations established herein for the district in which each building shall be located, except that parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks, and necessary mechanical appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with all other ordinances and/or codes of the City.

14-3-10.1 **MINIMUM BUILDING SIZE.** For each residentially zoned district, the following minimum size of a detached single family dwelling unit's habitable space shall apply:

ZONE DISTRICT	**SQ. FEET**
R-5	1,000
R-4	1,200
R-3	1,400
R-2	1,500
R-1	1,800
M-1	1,200
M-2	1,000
C	1,400

(Ord. No. 1073-02; 01-15-02)

14-3-10.2 MINIMUM WIDTH. The minimum width of the main portion of a single-family dwelling unit shall be **twenty-three (23) feet**, as measured across the narrowest portion. **(Ord. No. 1073-02; 01-15-02)**

14-3-11 APPEARANCE STANDARDS FOR SINGLE-FAMILY HOMES.

(A) The design of the structure shall be similar in character and appearance to the other dwellings in the area with regard to roof overhang, roof materials, roof pitch and exterior materials.

(B) Exterior siding of brick, wood, stucco, plaster, concrete or other material, which is finished in a non-glossy and non-reflective manner and which is compatible with surrounding development, shall be used.

(C) A predominant shape and form that is compatible with surrounding neighborhood shall be used.

(D) Every single-family dwelling shall be placed so that the apparent entrance or front of the home faces or parallels the principal street frontage.

(E) The pitch of the main roof shall not be less than **three (3) feet** rise for each **twelve (12) feet** of horizontal run.

(F) Foundations shall be a load-bearing permanent perimeter in compliance with BOCA, comprised of materials such as concrete, mortared concrete block or mortared brick.

(Ord. No. 1073-02; 01-15-02)

14-3-12 BUILDING: EMERGENCY AND TEMPORARY OCCUPANCY. No temporary structure (including trailers or mobile homes) shall be used or occupied for any residential, commercial, or industrial use except as specifically permitted or required by this Code. **(Ord. No. 1073-02; 01-15-02)**

14-3-13 BUILDING: MAXIMUM HEIGHT AND EXCEPTIONS. The height limitations of this Code shall not apply to church spires, belfries, cupolas,

penthouses or domes not used for human occupancy, nor for chimneys, ventilators, skylights, water tanks, silos, parapet walls, cornices without windows, antennas or necessary mechanical appurtenances usually carried above the roof level.

14-3-14 BUILDING: ONE PRINCIPAL BUILDING PER LOT; YARDS. No part of an area, frontage, or yard required for any lot, building, or use for the purpose of complying with the provisions of this Code shall be included as an area, frontage or yard for another lot, building or use. Except as otherwise specifically provided in this Code, only one principal building shall be permitted on a lot.

14-3-15 BUILDING: USE AND BULK. No building, structure, or premises shall be used or occupied, and no buildings or parts thereof or other structures shall be constructed, erected, raised, moved, placed, reconstructed, extended, enlarged, or altered; and no building shall be occupied by more families and/or persons than prescribed for such building, structure or premise for the district in which it is located and as otherwise regulated herein, except in conformity with this Code.

14-3-16 LOT: CORNER AND THROUGH. For any through lot, both frontage shall comply with the front yard requirement of the district in which it is located.

14-3-17 LOT: CONTIGUOUS PARCELS. When **two (2)** or more parcels of land, each of which lacks adequate area and/or minimum dimensions to qualify for a permitted use under the requirements of the district in which they are located are contiguous and are held in one ownership, they shall be used as **one (1)** zoning lot for such use.

14-3-18 LOT: DIVISION OF. No zoning lot shall hereafter be divided into **two (2)** or more zoning lots unless all zoning lots resulting from each such division shall conform with all the applicable regulations of the zoning district in which the property is located.

14-3-19 NONCONFORMING USE. A nonconforming use is a use of land or buildings within the City that does not conform (does not meet the regulations of this Code in some way). A nonconforming use may often have a detrimental effect on the land use around it, such as increased traffic on residential streets, not enough parking space, the emission of noxious fumes, the creation of loud noises or a

depressing effect on property values. These regulations are intended to minimize the existing and/or potential problems created by nonconforming uses. **(Ord. No. 1091-02; 04-16-02)**

14-3-19.1 <u>CONTINUATION OF A NONCONFORMING USE.</u>

(A) Any lawful building, structure, or use existing at the time of the enactment of this Code may be continued even though such building, structure, or use does not conform to the provisions of this Code for the district in which it is located and whenever a district shall be changed hereafter the then existing lawful use may be continued, subject to the provisions of this Code.

(B) Any legal nonconforming building or structure may be continued in use, provided there is no structural change other than normal maintenance and repairs, except as otherwise permitted herein.

(C) Any building for which a permit has been lawfully granted prior to the effective date of this Code or of amendments hereto, may be completed in accordance with the approved plans, provided construction is started **within one hundred eighty (180) days** and diligently pursued to completion. Such building shall be thereafter deemed to be a lawfully established building.

14-3-19.2 <u>CHANGE OR EXTENSION OF NONCONFORMING USE.</u>

(A) A nonconforming use shall not be extended, but the extension of a conforming use to any portion of a nonconforming building shall not be deemed the extension of such nonconforming use.

(B) A nonconforming use shall not be changed to a use of the same or greater nonconformity with the district regulations of the district in which it is located and when changed to a use of a greater conformity, shall not thereafter be changed to a use of lesser conformity; however, in the "I" Industrial District, a nonconforming use shall not be changed to any nonconforming residential use.

(C) A nonconforming use shall not be altered, extended or restored so as to displace any conforming use.

14-3-19.3 <u>ABANDONMENT OR DISCONTINUANCE.</u>

(A) When any nonconforming use has been discontinued for a period of **twelve (12) consecutive months,** such use shall not thereafter be resumed and any future use of the premises shall be in conformity with the provisions of this Code, provided that such nonconforming use may be resumed when the owner, during the period of discontinuance, has been actively attempting to continue such nonconforming use.

(B) Proof of fact in writing must be furnished to the Administrative Official by the applicant to establish intent not to abandon. **(Ord. No. 1073-02; 01-15-02)**

14-3-19.4 <u>REPAIRS, MAINTENANCE, AND ALTERATION.</u>

(A) Ordinary repairs and maintenance of a nonconforming building shall not be deemed an extension of such nonconforming building and shall be permitted.

(B) No structural alteration shall be made in a building or other structure containing a nonconforming use except in the following situations:

(1) When the alteration is required by law.

(2) When the alteration will actually result in elimination of the nonconforming use.

(3) When a building in a residence district containing residential nonconforming uses may be altered in a way to improve livability, provided no structural alteration shall be made which would increase the number of dwelling units or the bulk of the building.

14-3-19.5 <u>RESTORATION.</u> If a building, excluding single-family dwellings, or other structure containing a nonconforming use is damaged or destroyed by any means to the extent of **fifty percent (50%) or more** of its value at the time, the building or other structure can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of the district in which it is located. In the event the damage or destruction is **less than fifty percent (50%)** of its value, based upon the prevailing costs, the building may then be restored to its original condition and the occupancy or use of such building may be continued which existed at the time of such partial destruction. The terms of this Section shall not apply to the following specific and limited properties:

<u>Parcel 1:</u> Part of Lot No. 7 being part of the West ½ of the Southeast ¼ of Section 28 in Township 2 North Range 8 West of the 3rd P.M., St. Clair County, Illinois, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Lands N2 on Page 43, and being more particularly described as follows, to-wit:

Commencing at a stone that marks the Northwest corner of "Hollandia 2nd Annex", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "55" on Page 32; thence North 1 degree 03 minutes 39 seconds West a distance of 55.05 feet to the point of intersection of the East line of Lot 6B of the Northwest ½ of the Southeast ¼ of Section 28 as shown in said Book of Lands N2 on Page 43, with the North line of Longacre Drive; thence West along the North line of Longacre Drive being a line lying 30 feet North of and parallel to the South line of said Section 28 a distance of 424.32 feet to the point of beginning of that part of Lot 7 as herein described; thence continuing West along the North line of Longacre Drive a distance 812.54 feet to a point; thence North 55 degrees 37 minutes 12 seconds West along said right of way line a distance of 62.7 feet to a point on the East line of South Ruby Lane; thence North 2 degrees 31 minutes 53 seconds West along the East line of South Ruby Lane a distance of 375.38 feet to a point; thence East a distance of 297.72 feet to a point; thence South a distance of 40 feet to a point; thence East a distance of 200 feet to a point; thence South a distance of 35 feet to a point; thence East a distance of 376.34 feet to a point; thence South 1 degrees 03 minutes 36 seconds East a distance of 335.06 feet to the point of beginning, and any appurtenant rights and easements thereto.

Permanent Index No. 03-28-0-403-017

Property Address: #1 Park Terrace Lane, Fairview Heights, Illinois 62208.

And

Parcel 2: Part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 2 North, Range 8 West of the Third Principal Meridian, City of Fairview Heights, St. Clair County, Illinois, being more particularly described as follows:

Beginning at the Northwest corner of Lot 29 of the 1st Addition to the Village of St. Ann; thence South 89 degrees 59 minutes 10 seconds West a distance of 75.00 feet to a point, thence South 01 degrees 03 minutes 19 seconds East a distance of 135.00 feet to a point, thence, South 89 degrees 59 minutes 10 seconds West a distance of 418.64 feet to a point, thence South 00 degrees 57 minutes 50 seconds East a distance of 822.56 feet to a point on the North right of way of Long Acre Drive, 55 feet wide, thence along said North right of way, North 89 degrees 55 minutes 14 seconds West a distance of 424.32 feet to a point, thence leaving said right of way, North 00 degrees 57 minutes 44 seconds West a distance of 823.06 feet to a point, thence North 89 degrees 57 minutes 33 seconds West a distance of 40.59 feet to a point, thence North 01 degrees 10 minutes 39 seconds West a distance of 433.00 feet to a point, thence North 88 degrees 59 minutes 35 seconds East a distance of 958.91 feet to a point, then South 01 degrees 06 minutes 10 seconds East a distance of 315.16 feet to the point of beginning.

Except coal, gas and other mineral rights excepted or reserved in prior conveyances.

Situated in St. Clair County, Illinois.

Upon destruction or damage of the foregoing property to any extent (including, without limitation, damage or destruction in excess of **fifty percent (50%)** or more of the improvements on said property, or any of them), the foregoing property may be rebuilt to its original condition and the occupancy and use of such buildings on the foregoing property may be continued which existed at the time of such partial destruction.

(A) In the event that the Administrative Official's estimate of the extent of damage or fair market value is not acceptable to the applicant for the building permit to repair or reconstruct such building or structure, the applicant may appeal to the Board of Appeals.

(B) In any event, restoration or repair of the building or other structure must be started **within a period of six (6) months** from the date of damage or destruction and diligently pursued to completion.

(C) **CONDITIONS.** The Administrative Official may issue, or cause to be issued, a building permit if the subject matter thereof is otherwise permitted by the provisions of this Article, provided that the Administrative Official may impose such conditions and requirements to the issuance of the permit as are reasonably necessary to promote compatibility of the nonconforming use or building with its immediate neighborhood and to protect adjacent property from any adverse effects of the nonconforming use. **(Ord. No. 1518-11; 04-05-11)**

14-3-20 PERFORMANCE STANDARDS - GENERAL.

(A) Any lot shall be properly graded for drainage and maintained in good condition, free from trash and debris.

(B) Noise emanating from any use shall not be of such volume or frequency as to be unreasonably offensive at or beyond the property line. Unreasonably offensive noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

(C) No obnoxious, toxic or corrosive matter, smoke, fumes or gases shall be discharged into the air or across the boundaries of any lot in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or to cause injury or damage to property or business.

14-3-21 PERMANENT FOUNDATIONS. All structures except temporary structures shall be placed on and attached to a permanent foundation as required by **Section 1805 of the International Building Code 2000 Edition,** except as specifically exempted by this Code.

14-3-22 SIMILAR OR COMPATIBLE PERMITTED AND ACCESSORY USES.

14-3-22.1 RECOMMENDATION BY ZONING BOARD OF APPEALS. In all zoning districts, except as hereinafter provided, uses not specifically listed as permitted uses or accessory uses are prohibited unless the Zoning Board of Appeals has reviewed and Corporate Authority has determined that a use is similar to or compatible with the listed permitted uses or accessory uses, as the case may be, in the applicable zoning district. Such written decisions shall become a permanent public record for subsequent administrative use and shall be considered as establishing such similar or compatible uses as permitted uses and accessory uses as if such uses had been specifically listed as such. **(Ord. No. 1073-02; 01-15-02)**

14-3-22.2 DETERMINATION BY ADMINISTRATIVE OFFICIAL. The Administrative Official may grant building permits for proposed accessory uses not specifically listed as accessory uses in the applicable zoning districts if he determines the proposed accessory use is similar to or compatible with the listed accessory uses in the applicable zoning district and if he determines that such use should be allowed after considering the factors of **Section 14-10-8.** If the proposed accessory use determined to be allowable by the Administrative Official is located in the “PR” or “PB” zoning districts, no Plan Commission or corporate authority review or action shall be required.

14-3-22.3 APPLICABILITY OF THIS SECTION. Permits shall not be issued until the determination by Administrative Official has been transmitted to the City Council at least **three (3) days** prior to their next regularly scheduled meeting and no objection raised by City Council by the conclusion of its next regularly scheduled meeting. An objection by City Council to the determination shall require a majority vote. **(Ord. No. 1073-02; 01-15-02)**

14-3-23 RESERVED.

14-3-24 SLOPE. In any district where the slope of any lot exceeds **twelve percent (12%)** within **fifty (50) feet** of any wall of the principal building, the following additional requirements shall be met:

(A) A site plan shall be drawn to scale not more than **fifty feet equals one inch (50' = l")** for small areas or less than **two hundred feet equals one inch (200' = l")** for larger areas with contour intervals of **two (2) feet** and the location of all buildings and structures and their required minimum yard requirements shall be indicated. The principal use of the lot shall be indicated.

(B) Adequate evidence must be presented to show that undue erosion will not result from development and use of the lot. Structural, mechanical

and/or natural cover measures shall be taken to prevent and protect any building from hillside slippage.

(C) A stable angle of recline for the properties of soil on the lot may be required by the Administrative Official.

(D) Significant changes in the natural flow of water courses shall be prohibited or a drainage plan shall be provided.

(E) Adequate consideration shall be given to access to the property and to emergency vehicle access and turn-arounds to the principal building.

(F) Structural and mechanical devices shall be installed to provide reasonable protection against undue hazards created or caused by the development, such as fences along steep slopes and **six (6) inch** vertical curbs on access drives for slopes of **twelve percent (12%)** and over.

(G) In no case shall any development be detrimental to adjacent properties.

(H) Before any building permit or Certificate of Occupancy shall be issued for any such lot, the Administrative Official shall review the site plan and determine that all conditions imposed hereunder have been complied with.

14-3-25 **YARDS: EXCEPTIONS, MINIMUM REQUIREMENTS.** Subject to the requirements that there be a minimum distance of **six (6) feet** between any point of a roof or eaves on a principal building and any point on any principal building on an adjacent lot, the following exceptions shall apply: **(See Area-Bulk Schedules "A" and "B".)**

(A) Cornices, chimneys, planters, or other similar architectural features may extend **two (2) feet** into a required yard.

(B) Open, unenclosed, uncovered porches at ground level may extend into a required yard not more than **six (6) feet.**

(C) Fire escapes may extend into a required yard not more than **four (4) feet.**

(D) Patios extending into required rear yards may be covered by a roof, but shall not be enclosed by walls.

(E) Canopies, eaves, roof overhangs or other similar features not included in the foregoing parts of this section may extend into a required yard not more than **four (4) feet.**

(F) **AVERAGE FRONT YARD EXCEPTION.** Except as otherwise provided in this section, in all "R", "MH" and "M" Districts where lots comprising **fifty percent (50%)** or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than **ten (10) feet,** the average front yard of such buildings shall be the minimum required, provided such an average requirement is not less than **twenty (20) feet** or more than **thirty-five (35) feet. (Ord. No. 1073-02; 01-15-02)**

14-3-26 <u>YARDS: EXISTING BUILDING REQUIREMENTS.</u> No yards now or hereafter provided for a building existing on the effective date of this Code shall subsequently be reduced below, or further reduced below if already less than, the minimum yard requirements of the Code for equivalent new construction except as otherwise specifically provided for herein.

14-3-27 <u>YARDS: LOCATION, REQUIRED OPEN SPACE.</u> All yards, courts, and other open spaces allocated to a building or dwelling group shall be located on the same zoning lot as such building or dwelling group unless otherwise specifically provided for herein.

14-3-28 <u>YARDS: MAINTENANCE OF, COURTS AND OTHER OPEN SPACES.</u> The maintenance of yards, courts, and other open space and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the owner of the property on which it is located if the building is vacant. Furthermore, no legally required yards, courts, or other open space or minimum lot area allocated to any building shall, by virtue of change of ownership or for any other reason, be used to satisfy yard, court, other open space, or minimum lot area requirements for any other building.

14-3-29 <u>UNENCLOSED REFUSE CONTAINERS.</u>

14-3-29.1 <u>ENTITIES, ENCLOSURES AND SIZE.</u> All multi-family residential and nonresidential entities located within the **City of Fairview Heights, Illinois** shall visually screen and physically cover and enclose all refuse containers and containers utilized for the collection of recyclable materials which are located on the outside of any building on their premises. **(Ord. No. 1073-02; 01-15-02)**

14-3-29.2 <u>REQUIRED SCREENING.</u>

(A) All such refuse containers shall be screened if and to the extent that, in the absence of screening, they will be visible to:

(1) Persons located within any dwelling unit or residential property other than where the refuse container is located.

(2) Persons located within any multi-family dwelling unit on which property the refuse container is located.

(3) Occupants, customers, or other invitees located within any building or nonresidential property other than that where the refuse container is located.

(4) Persons traveling on any public street, sidewalk, or other public way.

(B) Enclosures shall be of adequate size to allow for removal and replacement of refuse containers by the trash hauler.

(C) All screening materials shall be of materials compatible with that of the principle structure or as reviewed and approved by the Director of Land Use and Development.

(D) Enclosures shall be maintained structurally sound, free of deterioration and shall be sanitary so as not to pose a threat to health and safety. Any surface which is deteriorated, decaying, disintegrating or which has lost its capability to reasonably withstand the effects of the elements shall be repaired. **(#599-88; 05-17-88)**

14-3-29.3 **RELIEF.** Requests for relief from any requirement of **Section 14-3-27** based on practical difficulty shall be submitted to the Zoning Board of Appeals in accordance with **Section 14-9-8. (#599-88; 05-17-88)**

14-3-30 **SIDEWALKS.** Where pedestrian sidewalks have been identified on the approved Sidewalk Plan with the City, the developer shall provide, at the time of issuance of a building permit, plans for pedestrian sidewalk for the frontage of the platted lot to the satisfaction of the City Engineer. A copy of said plan is on file with the City Clerk's office.

14-3-31 **PUBLIC RIGHT-OF-WAY DEDICATION.** Where a building permit is required, the applicant shall provide for and insure that there is sufficient right-of-way to provide for future road improvements and the location and maintenance of public and private utility facilities, including water, sewer, drainage, telephone, electricity, cable television, etc. Dedication of easement or fee title shall be offered as deemed necessary or appropriate under the circumstances by the City Engineer.

14-3-32 **EXTERIOR OF MULTI-FAMILY BUILDINGS.** The exteriors of multi-family dwellings shall meet the same requirements as enumerated by **Section 14-3-34** which requires, amongst other stipulations, that the building shall be **seventy-five percent (75%)** brick and glass on all sides. **(Ord. No. 1073-02; 01-15-02)**

14-3-33 **RESERVED.** **(Ord. No. 1073-02; 01-15-02)**

14-3-34 **STORMWATER MANAGEMENT PLAN.** A Stormwater Management Plan shall be required for all subdivisions, commercial, industrial, institutional, multiple-family and utility development or redevelopment. The required Stormwater Management Plan shall identify means for controlling the stormwater

runoff from the development and provide appropriate detention for excess stormwater runoff. All computations, plans and specifications must be prepared by a Registered Professional Engineer of the State of Illinois and reviewed by the City Engineer.

The redevelopment of property with previously approved Stormwater Management Plan shall show that said plan is adequate for the development under consideration.

If any plan thereafter shall fail to adequately provide for stormwater drainage as determined by the City Engineer, the owner(s) of the property shall be required to remedy and/or improve the plan so as to properly function. **(Ord. No. 840-95; 10-03-95)**

14-3-35 EXTERIOR BUILDING MATERIAL AND DESIGN; BUSINESS AND INDUSTRIAL DISTRICTS. Any building as defined in the Building Code, as adopted by **Article III**, which is located in a business or industrial district, shall have exterior finished walls and architectural design in accordance with the requirements of this Section.

(A) **Design Guidelines.**

(1) Building scale should reflect the particular use of the building with its size and massing compatible with existing, adjacent buildings.

(2) Buildings should be sensitive to the style, period and scale and architectural style of neighboring properties.

(3) Architectural design should create visual interest through textures, complimentary colors and attractive facades.

(4) Where large structures are required, mass should be broken up through setbacks, building effects, varied heights and other design techniques.

(5) Monotony of design in single and multiple building projects should be avoided.

(6) Architectural treatments (e.g. building materials, colors, façade design, roof lines and screening) shall be consistent and compatible on all sides. The design of walls in a single color with little detailing or completely blank is discouraged.

(7) Exterior mechanical, electrical, rooftop equipment, generators and other exterior equipment shall be screened.

(B) **Construction Materials and Exterior.**

(1) All exterior walls shall consist of a minimum of **sixty percent (60%)** glass and/or masonry materials (brick, natural clay, natural stone and architectural concrete units, excluding smooth-faced block except when used as an accent) on all sides. All concrete masonry units shall be integrally colored.

(2) Other materials allowed include synthetic or cast stone, glass (may not exceed **fifty percent (50%)** of any façade area) metal for detailing, copper slate and E.F.I.S.

(3) Other materials may be allowed upon review.

(4) Visible exterior construction materials not allowed are: Plaster stucco; Synthetic materials (i.e. vinyl siding, vinyl wrapped details, vinyl gutters and downspouts); Plastics; Corrugated metal and aluminum siding; Unfinished concrete; Wood shingles; Rough sawn or treated lumber.

Exceptions:

(1) Accessory buildings if otherwise permitted by Ordinance and approved by the Planning Commission;

(2) Buildings specifically exempt from such requirement under provisions of a special permit as granted by the Council;

(3) Any buildings legally existing on or for which building permits have been legally issued prior to the effective date of this Ordinance, or any reconstruction thereof or any alterations and expansion thereof, if reviewed by the Planning Commission and approved by City Council.

(Ord. No. 1357-07; 06-07-07)

14-3-36 <u>ENERGY CONSERVATION CODE.</u> "International Energy Conservation Code 2012", as published by International Code Council Inc. including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Energy Conservation Code for the City regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to use or maintenance of the building envelope, mechanical lighting and power systems in commercial buildings in the City; and each and all of the regulations, provisions, penalties, conditions and terms of the International Energy Conservation Code, 2012 Edition, and accumulative supplements thereto or hereby referred to adopted and made part hereof as if fully set out in this Code with any additions, insertions, deletions and changes thereto described as follows: the following buildings shall be exempt from the Code:

(A) Buildings otherwise exempt from provisions of a locally adopted Building Code and buildings that do not contain a conditioned space.

(B) Buildings that do not use either electricity or fossil fuel for comfort conditioning. For purposes of determining whether this exemption applies a building will be presumed to be heated by electricity even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of **100 amps**, unless the Code Enforcement Official determines that this electrical service is necessary for purposes other than providing electric comfort heating.

(C) **Historic Buildings.** This exemption shall apply to those buildings that are listed on the National Register of Historic Places or the Illinois Register of Historic Places and to those buildings that have been designated as historically significant by a local governing body that is authorized to make such designations.

(D) Residential buildings.

(E) Other buildings specified as exempt by the International Energy Conservation Code.

(Ord. No. 1745-16; 05-17-16)

14-3-37 INTERNATIONAL EXISTING BUILDING CODE. "2012 International Existing Building Code", as published by International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Existing Building Code for the City, for regulating and governing the repair, alternation, change or occupancy, addition and relocation of existing buildings, as herein provided; providing for the issuance of permits and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code and hereby referred to, adopted and made a part hereof as if fully set out in this Code. **(Ord. No. 1745-16; 05-17-16)**

14-3-38 INTERNATIONAL MECHANICAL CODE. "2012 International Mechanical Code", as published by International Code Council, Inc., be and is hereby adopted as the Mechanical Code of the City, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits, and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code. **(Ord. No. 1745-16; 05-17-16)**

ARTICLE IV

SUPPLEMENTARY LAND USE AND AREA-BULK REGULATIONS

14-4-1 **PURPOSE.** The purpose of this Article is to define regulations and standards that apply to the area, bulk and use of specific land uses. These regulations apply in all instances of development, in all zoning districts, subdivisions, and mobile home parks regulated by this Code.

14-4-2 **CHURCHES AND PLACES OF FORMAL WORSHIP, GOVERNMENTAL BUILDINGS, LIBRARIES, HOSPITALS, AND SIMILAR BUILDINGS.** Each principal building shall be located at least **twenty-five (25) feet** from all property lines or shall meet the zoning district yard and setback requirements, whichever is greater.

14-4-3 **DRIVE-IN THEATERS.** In any district where drive-in theaters are permitted, the establishment of such theaters shall be subject to the following requirements:

(A) Projection screens and parking areas shall not be closer than **one hundred fifty (150) feet** from any street center line and not closer than **two hundred (200) feet** from any Residential District boundary.

(B) The projection surface of motion picture screens shall not be visible from any major traffic street.

(C) Loudspeakers shall be limited to the individual type which are designed to be heard by the occupants of **one car only.**

(D) Entrances and exists shall connect only to arterial or collector streets and shall be designed so as not to unduly interfere with or unnecessarily impede traffic flow.

(E) Fences and/or appropriate plant screening, as approved by the Administrative Official, shall enclose the drive-in theater.

(F) All aisles and parking areas shall utilize, at a minimum, a dust palliative of the **A-2** surface variety, or its equivalent.

14-4-4 **BUFFER STRIPS, FENCES, WALLS AND HEDGES.** Buffer strips, fences, walls or hedges used for any purpose shall, in all districts, conform to the following:

(A) **Buffer Strips.** Whenever a commercial or industrial district abuts a residential district, or is across a street, alley or similar obstacle from a residential district, a buffer strip of landscaping or similar treatment shall be required. If buffer strip is live landscaping, a temporary artificial screening shall be provided until such time as landscape screening reaches maturity.

(B) For the purpose of minimizing traffic hazards at street intersections by improving visibility for converging vehicles, obstructions higher than **two (2) feet** above the adjacent top of the curb or street elevation, whichever is higher, shall not be permitted to be planted, placed, maintained, or erected on any corner lot within the triangular portion of land designated as "restricted area" in **Figure 1.**

(C) No barbed wire or other such sharp pointed fence below **six (6) feet** in height and no electrically charged fence shall be erected or maintained except in conservation districts.

(D) No permanent fence, retaining wall, or obstruction shall be constructed or erected within any public street or alley right-of-way.

(E) Fences erected on public easement or across ditches shall be so constructed that drainage shall not be obstructed, and in the event of necessity for removal of such fence for maintenance or other purposes, removal and/or replacement of such fence or other improvement shall be the responsibility of the owner of the fence or retaining wall.

(F) Fences and walls may be located within the front, rear and side yard setback areas. Fences and walls shall not exceed **eight (8) feet** in height above grade within the side and rear yards or **four (4) feet** in height above grade in a required front yard on residentially zoned property.

Where lots have reverse frontage on a public street or alley, fences and walls may have a height of **eight (8) feet** or less along the rear property line.

Corner lots which have rear yards back-to-back may have fences and walls of **eight (8) feet** or less within the side yard abutting a street. When a side entry garage exists or rear yard abuts side yard, then fences or walls may not exceed a height of **four (4) feet** in height within the required side yard abutting a street.

A fence required for safety and protection from hazard or nuisance may be exempt from the height limitations of this subsection. Approval to exceed maximum height limitations requires Area/Bulk Variance as determined by the Zoning Board of Appeals. **(Ord. No. 883-97; 04-01-97)**

14-4-5 **GARAGES: REPAIR.** In repair garages, all repair work, servicing and storage of parts and equipment concerning vehicles, boats, auto body, radiator and appliance repair and similar use shall be done completely within an enclosed building or shall be enclosed by a solid fence at least **eight (8) feet** in height or a planting screen of at least **ten (10) feet** in depth and **eight (8) feet** in height, or as approved by the Administrative Official.

14-4-6 **GASOLINE SERVICE STATIONS.** In districts where gasoline service stations are permitted, the establishment of such uses shall be subject to the following requirements:

(A) All gasoline pumps, lubrication or similar devices and other service facilities shall be located at least **twenty-five (25) feet** from any street right-of-way line or side or rear lot line.

(B) No access drive shall be within **two hundred (200) feet** of a fire station, school, public library, church, park or playground.

(C) All devices for dispensing or selling milk, ice, cold drinks, and the like shall be located within the principal building.

(D) Whenever a gasoline service station has been abandoned, all underground storage tanks shall either be removed or filled with some acceptable material approved by the Administrative Official. A gasoline service station shall be considered abandoned when the owner, tenant, or lessor has not sought to continue the use for a period exceeding **twelve (12) months**.

(E) All waste and trash receptacles shall be in a screened enclosed area.

14-4-7 **HOME OCCUPATIONS.** Home occupations shall be considered special uses and the establishment and continuance of a home occupation shall be subject to the following requirements:

(A) Such use shall be conducted entirely within a dwelling and carried on by not more than **two (2)** individuals, one of whom is the principal occupant.

(B) Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.

(C) The total area used for such purposes shall not exceed the equivalent of **one-fourth (1/4)** of the floor area, in square feet, of the main floor of such dwelling unit; but, in no event, may the home occupation be allowed or conducted in more than **three hundred (300) square feet.**

(D) There shall be no advertising, display or other indications of a home occupation on the premises, except as provided in **Section 14-7-6.**

(E) There shall not be conducted on the premises the business of selling merchandise, supplies or products, provided that incidental retail sales may be made in connection with a permitted home occupation.

(F) There shall be no exterior storage on the premises of material used in the home occupation, nor of any highly explosive or combustible material.

(G) There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

(H) A home occupation, including studios or rooms for instruction, shall provide an additional off-street parking area adequate to accommodate needs created by the home occupation of not less than **two (2)** parking spaces, plus the parking spaces required for the dwelling unit. Such parking shall be provided on the same lot as the home occupation.

(I) A home occupation shall not include the following: clinic, nursing home, barber shop, tourist home, antique shop, animal hospital, restaurant, beauty shop, veterinarian's office or machine shop.

14-4-8 **HOSPITALS AND SANITARIUMS.** In any district where hospitals and sanitariums are permitted, the following requirements shall be met:

(A) The minimum site for any hospital or sanitarium shall be **five (5) acres,** provided that for a hospital or sanitarium containing more than **fifty (50)** beds, the minimum site shall be the greater of: **five (5) acres,** or the **number of acres** determined by the following formula:

$$\frac{\text{(Number of Beds)}}{500} \times \text{(\% of Total Floor Area at ground level)} = \text{Site Size in Acres}$$

(B) All principal buildings shall be located at least **twenty-five (25) feet** from all lot lines.

(C) The site shall have a minimum length and width dimension of **two hundred (200) feet.**

14-4-9 **JUNK YARDS.** In any district where junk yards are permitted, the establishment and/or maintenance of such uses shall be subject to the following requirements:

(A) All storage of parts and equipment and the dismantling of vehicles shall be done within a completely enclosed building or within an area enclosed by a solid fence not less than **ten (10) feet** in height, or a planting screen **twenty (20) feet** in depth and expected to attain a height of at least **twenty (20) feet.**

(B) Any junk yard shall be located not less than **five hundred (500) feet** from any residential boundary.

14-4-10 **LIGHTING CONTROLS.** The following standards shall apply to all proposed exterior light fixtures within the City. This Section does not apply to public street lighting.

(A) The light from any lighting fixture shall be shaded, shielded or directed to prevent direct light from being cast upon any adjacent property and public right-of-way and to prevent glare and other objectionable problems to surrounding areas.

(B) No light fixture shall have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color, nor shall any beacon lights be permitted.

(C) Neither the direct, or reflected light from any light fixture shall create a disabling glare causing traffic hazards to motor vehicle operators on public thoroughfares.

(D) Any off-street parking or loading area shall contain a system of lighting to provide an adequate standard of at least **one (1) foot-candle** of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, including public rights-of-way and shall be designed so as not to create more than **one (1) foot-candle** of illumination at any property boundary abutting a residential zoning district. Lighting on any property shall not have an illumination greater than **twenty (20) foot-candles** at any point on the property.

EXCEPTIONS for specified outdoor recreational uses.

(1) Because of their unique requirements for nighttime visibility and their limited hours of operation, ball diamonds, playing fields and tennis courts are exempted from the exterior lighting standards of subsection (D) above. These outdoor recreational uses must meet all other requirements of this Section and of this Chapter.

(2) The outdoor recreational uses specified shall not exceed a maximum permitted post height of **eighty (80) feet**.

(3) The outdoor recreational uses specified above shall be shielded to prevent light and glare spillover to adjacent residential property. The maximum permitted illumination at the interior buffer-yard line shall not exceed **two (2) foot-candles**.

(E) **Additional Regulations.** Notwithstanding any other provision of this Section to the contrary, light sources or luminaries shall not be located within buffer-yard areas except on pedestrian walkways.

(F) **Measurement.**

(1) **Metering Equipment.** Lighting levels shall be measured in foot-candles with a direct-reading, portable light meter. The meter shall have a color and cosine-corrected sensor with multiple scales and shall read with an accuracy of plus or minus **five percent (5%)**. It shall have been tested, calibrated and certified by an independent commercial photometric laboratory or the manufacturer within **one (1) year** of the date of its use.

(2) **Method of Measurement.** The meter sensor shall be mounted not more than **six (6) inches** above ground level in a horizontal position. Readings shall be taken by qualified personnel only after the cell has been exposed long enough to provide a constant reading. Measurements shall be made after dark with the light sources in question on, then with the same sources off. The difference between the two readings shall be

compared to the maximum permitted illumination. This procedure eliminates the effects of moonlight and other ambient light.

(G) **Exterior Lighting Plan.** At the time any exterior lighting is installed or substantially modified, and whenever a zoning certificate is sought, an exterior lighting plan shall be submitted to the City of Fairview Heights in order to determine whether the requirements of this Section have been met. **(Ord. No. 1003-00; 05-02-00)**

14-4-11 MOBILE HOME SALES. A mobile home may be parked for inspection and sale on any mobile home or camping trailer sales lot, but mobile homes shall not be parked for inspection and sales to the general public within any mobile home park, except as provided in **Section 14-5-6.**

14-4-12 NURSERY SCHOOLS. In any district where nursery schools are permitted, the following requirements shall be met:

(A) For each child, at least **fifty (50) square feet** of floor space shall be provided in addition to that provided for sleeping purposes.

(B) For each child, at least **one hundred (100) square feet** of outdoor, enclosed (fenced) play area shall be provided.

14-4-13 NURSING HOMES. In any district where nursing homes are permitted, the following requirements shall be met:

(A) The minimum site for any nursing home shall be **two (2) acres,** pro-vided that for a nursing home containing more than **forty (40)** beds, the minimum site area shall be the greater of: **two (2) acres,** or the **number of acres** determined by the following formula:

$$\frac{\text{(Number of Beds)} \times \text{(\% of Total Floor Area at Ground Level)}}{2000} = \text{Site Size in Acres}$$

(B) All principal buildings shall be located at least **twenty-five (25) feet** from all lot lines.

(C) The site shall have a minimum length and width dimension of **two hundred (200) feet**.

14-4-14 PARABOLIC OR DISH-TYPE ANTENNAS. Parabolic or dish-type antennas located **outside** of the business or residence shall meet the following requirements: **(#524; 07-06-85)**

(A) Maximum number per business lot or residence lot shall be **one (1).** Businesses selling these discs shall be allowed a maximum of **three (3)** and only **one (1)** of these shall be allowed in front of the building. **(#524; 07-06-85)**

(B) The parabolic or dish-type antenna shall be located in the rear yard, except that when the main building is on a corner lot, the parabolic or dish-type antenna cannot be closer to the adjoining side street than the main building is permitted to be located. **(#524; 07-06-85)**

(C) The parabolic or dish-type antenna shall be placed in the rear yard except that if a usable satellite signal cannot be obtained from the rear yard, the antenna may be located on the side yard of the property, subject to the approval of the Code Administrator and subject to the other requirements of this Section.

In the event that a usable satellite signal cannot be obtained from the rear or side yard of the property, such antenna may be placed on the roof of a structure subject to the approval of the Code Administrator and subject to the other requirements of this section. **(#531-85; 10-15-85)**

(D) Screening shall be as deemed necessary by the Code Administrator for commercial installations. **(#524; 07-06-85)**

(E) All parts of the parabolic or dish-type antenna structure must be a minimum of **five (5) feet** from all property lines of the lot. **(#524; 07-06-85)**

(F) The parabolic or dish-type antenna shall be mounted on a steel pipe support embedded in a concrete foundation, and the parabolic or dish-type antenna when turned perpendicular to the ground, together with the base, shall not extend **more than fifteen (15) feet** above the ground. In the event that a usable signal cannot be obtained at a height of **fifteen (15) feet,** then the pole may be raised to the minimum height necessary to obtain a clear signal for the installation. The main diameter of the parabolic or dish-type antenna shall not exceed **eleven (11) feet. (#531-85; 10-15-85)**

(G) The base assembly shall be adequately anchored to the steel pipe support so as not to constitute a hazard in winds of **eighty miles per hour (80 M.P.H.)** velocity. Structural design for the parabolic or dish-type antenna base assembly, steel pipe support and concrete foundation shall conform to the applicable provisions in **Article X and Article XII of the BOCA Basic Building Code.** All plans, computations and specifications required for such design work shall be prepared by an architect or engineer, or said structural design shall be warranted by the manufacturer or installer, and shall be reviewed and approved by the City Engineer. **(#531-85; 10-15-85)**

(H) All petitions for relief from the provisions of this Section shall be heard by the Zoning Board of Appeals. **(#524; 07-06-85)**

(I) Observance of safe distances between the parabolic or dish-type antenna, appendages thereto, and public utility wires in accordance with public utility requirements shall be mandatory. Polar mount and drive motor systems shall conform to the City Electric Code requirements in existence at the time of application for a permit. **(#524; 07-06-85)**

(J) A building permit shall be required prior to erection of any such parabolic or dish-type antenna. **(See Article XI) (#524; 07-06-85)**

(K) No parabolic or dish-type antenna shall be roof-mounted, unless the dish is **four (4) feet or less** in diameter and is mounted on the rear portion of the roof. **(#524; 07-06-85)**

(L) This Section shall not apply to any existing parabolic or dish-type antennae which have been installed prior to the effective date of this Section. **(#531-85; 10-15-85)**

(M) No parabolic or dish-type antenna shall be used or serve as a sign for the purpose of advertisement by a business or commercial unit. All such businesses or commercial units must comply with **Chapter 24, Article VII of the Revised Code of Ordinances** and all ordinances and resolutions promulgated to interpret said Code. **(#524; 07-06-85)**

(N) **NUISANCE AND INJUNCTION.** Any violation of this Section is hereby declared to be a nuisance. In addition to any other relief provided by this Code, the City Attorney may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this Section. Such application for relief may include seeking a temporary restraining order, temporary injunction and permanent injunction. **(See Article XII, Sections 14-12-8 and 14-12-9) (#524; 07-06-85)**

14-4-15 PLANT NURSERIES AND GREENHOUSES. In any district where tree and plant nurseries and greenhouses are permitted, the establishment of such uses shall be subject to the following requirements:

(A) No fertilizer, compost, manure or other odor-or-dust-producing substance shall be stored within **fifty (50) feet** of any property line.

(B) Greenhouse heating plants shall be in an enclosed building and shall not be less than **fifty (50) feet** from any property line.

14-4-16 PUBLIC BUILDINGS. In any zone district where publicly-owned office or governmental buildings, other than the **City of Fairview Heights** are permitted, there shall be no permanent storage of heavy construction or maintenance equipment (such as excavating, road building, or hauling equipment) unless in an enclosed building or enclosed within a live planting screen and fenced as approved by the Administrative Official. Such storage areas, maintenance yards, or storage warehouses shall be located at least **fifteen (15) feet** from any property line.

14-4-17 PUBLIC UTILITY STATIONS, EXCHANGES AND ESSENTIAL SERVICES. Electrical substations, gas regulator stations, telephone exchange facilities, sewage treatment plants, water storage facilities or similar facilities in any Residential Zone District shall meet all the following requirements and in other zone districts shall meet all requirements except (A), (E), and may be required to meet (G). A special-use permit shall be required.

(A) No public office, or principal repair or storage facilities shall be maintained in connection with such substations or exchanges.

(B) The building housing any such facility shall be designed and constructed to conform to the general character of the neighborhood.

(C) The area on which the facility is located shall be landscaped and a landscaping plan shall be submitted.

(D) Where all facilities and equipment are entirely within a completely enclosed building, the minimum lot shall be as follows:

(1) Lot width shall not be less than the total width of the building, plus the total of the minimum required side yards;

(2) Lot depth shall not be less than the depth of the building, plus the minimum required front yard, plus the **five (5) foot** minimum rear yard.

(E) Where facilities or equipment are located outside the completely enclosed building, no such facilities or equipment shall be located closer than **fifteen (15) feet** to any side or rear lot line.

(F) If transformers are exposed, there shall be provided an enclosing fence or wall at least **six (6) feet** in height.

(G) All parcels or lots on which substations, exchanges, equipment or transformers are located shall meet the following minimum landscaping standards:

(1) A planting screen of at least **ten (10) feet** in depth and expected to reach a height of at least **ten (10) feet** shall be provided and maintained.

(H) All utilities shall file a letter of intent for maintenance schedules and procedures at the time of application.

14-4-18 SANITARY LANDFILL AND HAZARDOUS WASTE DUMPS.

(A) **Special-Use Information.** The application for the special-use permit for any sanitary landfill shall include **not less** than the following information and documentation:

(1) Maps of the site at a scale of **one inch equals two hundred feet (1" = 200')** or a smaller scale if necessary for clarity. If map size would exceed **thirty-six (36) inches,** the next appropriate map scale may be used.

(2) Existing topography of the site at **ten (10) feet** contour intervals, spot elevations in places too flat to be adequately defined by contours, and all natural features such as natural water courses and drainage ways.

(3) Statement of ownership of the subject property and the abutting properties.

(4) The present use of the land and of adjoining land uses shall be stated.

(5) A statement from a qualified soils scientist, geologist, or engineer stating the expected severity of ground water and/or surface water pollution that will be generated.

(6) A section of the plan shall be devoted to the reshaping, final grading and expected drainage pattern of the site when completely filled. This section shall include a map showing final contours at intervals of **ten (10) feet** and spot elevations in places too flat to be adequately defined by contours.

(7) The landfill plan shall designate which sections of the landfill parcel will be filled in and final-graded to accomplish concurrent implementation of the final plan with ongoing landfill operations.

(8) The plan shall provide that the land can be readily used for urban and/or agricultural purposes after the landfill operation has ceased.

(9) A performance bond equal to the amount of the assessed valuation of the property for tax purposes shall be posted with the City to insure reshaping of the topography in conformance with the plan. If the sanitary landfill is to be conducted on only a portion of the total parcel at any one time, the portion to be used may be so designated on the plan and the performance bond posted for the part or parts to be so used.

(B) **Additional Requirements.** The following additional requirements shall apply:

(1) Final grading shall be implemented concurrently with landfill operations. Those sections final-graded shall be immediately seeded with foilage and/or grasses capable of minimizing erosion and preventing the siltation of streams.

(2) The sanitary landfill site shall be completely fenced with a solid or wire mesh fence not less than **six (6) feet** in height and, if wire, with a wire mesh small enough to prevent windblown landfill materials from escaping the site.

(3) All topsoil shall be stored and retained on the site and respread during final grading of the site.

(4) No sanitary landfill shall be permitted or shall be operated on any tract lying within **one thousand (1,000) linear feet** of any zone district in which single-family homes are a permitted use or an existing residential subdivision.

(C) **Requirements.** Hazardous waste dumps shall comply with all State of Illinois and United States Governmental regulations.

14-4-19 **SCHOOLS, PRIVATE AND PAROCHIAL.** In any district where private and/or parochial schools are permitted, the following additional requirements shall be met:

(A) The site shall have a minimum of **four (4) acres** and **one (1) additional acre** for each **one hundred fifty (150)** pupils in excess of **two hundred (200).**

(B) Each principal building shall be located at least **twenty-five (25) feet** from all property lines.

14-4-20 **SWIMMING POOLS.** A public or private swimming pool in any zone district shall not be located in any required front yard, nor less than **ten (10) feet** to a side lot line adjacent to a street. **(See Section 14-4-4.)** All swimming pools of more than **two (2) feet** in depth shall have an obstacle of at least **four (4) feet** in height around the pool and it may be a fence or other approved obstacle.

14-4-21 **CHRISTMAS TREE SALES.** Christmas tree lots shall be permitted in "PB" and "B-3" Zone Districts and are subject to the following requirements:

(A) Lots cannot be set up **prior to Thanksgiving of each year** and all materials and stock must be completely removed by **January 7th of each year.**

(B) Temporary structures **(up to 100 square feet)** may be permitted to protect employees from the elements.

(C) Lighting controls shall be permitted provided an electrical permit is obtained and in accordance with **Section 14-4-10** of this Code.

(D) Only **one (1) sign** permitted per Christmas tree lot. This sign shall be no larger than **thirty-two (32) square feet** and printed in a professional manner.

(E) Ample off-street parking must be provided. Ingress and egress must be approved by the Director of Public Works or Director of Land Use and Development.

(F) Vendors of Christmas tree lots must provide the **City of Fairview Heights** with a tax number to insure collection of sales tax. If vendors do not have a sales tax number or a tax exempt number, a bond of **Five Hundred Dollars ($500.00)** must be posted with the City Clerk's office. **(#594-88; 01-19-88)**

(G) Heat sources, e.g., kerosene stoves, electric heaters must be properly vented and approved by the Fire Chief.

This Section does not apply to existing retail facilities which sell trees as a seasonal item and in accordance with the permitted accessory uses within their Zone District. **(#574-87; 05-19-87)**

14-4-22 **DAYCARE HOMES.** In any district where day care homes are permitted, the following requirements shall be met:

(A) Day Care Homes shall have received a license from the State of Illinois under the Child Care Act of 1969 **(225 ILCS 10/0)** from the Department of Children and Family Services.

(B) Exterior storage and use of playground equipment in good repair shall be allowed.

(C) Fencing or appropriate enclosure of outdoor play area shall be required when children are permitted outdoors.

(Ord. No. 1535-11; 08-02-11)

14-4-23 BUFFER STANDARDS; PURPOSE. Requirements are set forth in this Section for the provision of buffers between certain adjacent land uses to ameliorate nuisances between those land uses. The separation of land uses is intended to eliminate or minimize potential nuisances, such as dirt, litter, noise, light and glare, unsightly buildings, signs or parking areas. Buffers provide visual relief to enhance the appearance of the City, thereby improving its image. **(Ord. No. 1126-03; 01-07-03)**

14-4-23.1 GENERAL STANDARDS.

(A) **Location and Width.** Buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, or between differing land uses on a single parcel, but may not occupy any portion of an existing, dedicated or reserved public or private street or right-of-way.

The buffer shall be designed to eliminate or minimize plantings within drainage, utility or other easements. Such design may necessitate choosing a buffer with more land area and fewer required plantings.

(B) **Landscape Considerations.** Landscaping shall be designed taking into consideration the site's soil conditions, topography and natural resources. Native vegetation shall be used for landscaping and buffering unless the applicant demonstrates that the use of non-native, drought-resistant plants would best serve the site.

(C) **Solar Access.** If the development on an adjoining property is existing, planned or deed-restricted for solar access, under-story trees may be substituted for canopy trees where canopy trees would reduce said solar access.

(D) **Table of Buffer Requirements.** Requirements for buffers are based on the intensity of the proposed development or use, and the uses which are developed or designated on all adjacent properties. A table of required buffers for each land use district follows. The buffer requirement is found by locating the proposed use in the left-hand column. The proposed use shall be as identified in **Table 14-4-23.1(D)**. Each adjacent land use (or designated land use) is identified across the top. Where the row for the proposed use intersects the column for a specified adjacent use, the letter identifying the required buffer is given.

(1) Landscaping requirements under this Code may be met by providing any **one (1)** of the buffers shown under a specified type (A, B or C). The minimum amount of landscaping required in each buffer is indicated in the table of illustrative buffers below and is expressed as required plants per **one hundred (100) linear feet** of buffer length. The numbers in the "multiplier" column are used to adjust the number of plants required when the buffer width is either increased or decreased.

(2) Location of plants and design of landscaping shall be according to sound landscape and horticultural principles. The following example may help clarify the application of a buffer requirement. An office development is proposed on a parcel of land abutting an existing Office use on one side, and Medium Density Residential development on the **two (2)** remaining sides. By referring to **Table 14-4-23.1(D)**, the buffer requirements are identified as follows: between the proposed Office and the existing Office – no buffer is required; between the proposed Office and the Residential uses – a Type "A" buffer is required.

Next, refer to figure of illustrative buffers. Any one of the **four (4)** "A" buffers shown will satisfy the requirements. If the **ten (10) foot** buffer is chosen, the total number of the required plants per **one hundred (100) feet** equals **one hundred percent (100%)**, or **one (1)** multiplied by the number of required plants (3 canopy, 4 understory, etc.). Alternatively, the developer could choose to use a **fifteen (15) foot** buffer, reducing the required plants to **eighty percent (80%)**, or **eight-tenths (0.8)** multiplied by the required plant units/**one hundred (100) feet**.

(E) **Alternative Buffer Yards.**

(1) In order to promote creativity and flexibility in design to ensure compatibility of land uses, the Planning Commission shall be authorized:

(a) To require the developer to use one of the larger buffer widths within a required buffer, rather than the minimum width where compatibility between the proposed use and adjacent existing use is an issue;

(b) To allow a reduction in a required buffer by type (i.e., may provide a buffer yard "B" instead of a buffer yard "C") where a berm, masonry wall, fence as illustrated in the figure of acceptable alternative screens, or durable, opaque landscape screen is provided where the substitution will not negatively impact compatibility;

(c) To permit the substitution of a masonry wall in any situation where a fence is not adequate to ensure safety from a known hazard, such as, but not limited to, railroad tracks, arterial roads or industrial plants; to guarantee adequate security; and to provide aesthetic screening from intense abutting development;

(d) To substitute canopy trees for understory trees and vice versa where safety is impeded by strict interpretation of the Code. For example, where an understory tree would obstruct the line of vision of a vehicle, impairing the driver's ability to maneuver the vehicle safely, a canopy tree could be substituted, if approved by the Director of Land Use and Development;

(e) To preserve trees and other plantings where existing native vegetation fulfills the intent of the Code, or where replacement of the existing vegetation width required plantings would result in less of a buffer.

(Ord. No. 1126-03; 01-07-03)

14-4-23.2 APPROVED SPECIES SPECIFICATIONS.

(A) **Approved Species List.** All new and replacement buffer plantings shall be native and/or drought-resistant species. The desired species are preferred for their hardiness, resistance to drought, disease and pests, availability and size variance. Those species that will grow best given the natural site conditions shall be selected.

(B) **Minimum Standards for Buffer Plantings.**

(1) Required canopy trees shall have a minimum cross-section diameter of **four (4) inches** in diameter measured **three and one-half (3 ½) feet** above grade within **six (6) inches** of the trunk base.

(2) Required understory trees shall have a minimum cross-section diameter of **two (2) inches**.

(3) Shrubs and hedges used in required buffers shall be grown in containers at least **two (2) gallons** in size.

(4) Tree stock shall be container or grow-bag-grown unless collected or relocated.

(5) The root mass of collected and relocated tree stock may be reduced according to accepted horticultural practices by cutting, pruning, spading or other means.

(6) Plants shall be spaced according to accepted horticultural practices so as to allow attainment of mature size and normal growth configuration.

(Ord. No. 1126-03; 01-07-03)

14-4-23.3 USE, OWNERSHIP AND MAINTENANCE REQUIREMENTS.

(A) **Use of Buffers.** A buffer shall be required between potentially incompatible adjoining land uses. Buffers may be used for some forms of passive recreation and may contain pedestrian or bike trails provided that:

(1) No plant material is eliminated;
(2) The total width of the buffer is maintained; and
(3) All other regulations of the Code are met.

Playfields, stables, swimming pools, tennis courts or similar active recreation uses shall not be allowed within buffers.

A required buffer may include a stormwater retention area if written permission is obtained from the City Engineer.

(B) **Ownership of Buffers.** Buffers may remain the property of the original owner and assigns of a development. Buffers may be subjected to deed restrictions and subsequently be freely conveyed. They may be transferred to any consenting grantees, such as adjoining landowners, a park or forest preserve district, the City of Fairview Heights, or an open space or conservation group, provided that any such conveyance adequately guarantees the protection of the buffer for the purposes of this Code.

(Ord. No. 1126-03; 01-07-03)

14-4-23.4 LAND USE CATEGORIES.

(A) **Public/Semipublic Uses.** This category includes most governmental, educational, religious, institutional, medical and public service uses. These uses are frequently characterized by large sites and/or structures and extended hours of operation, sometimes resulting in locally heavy traffic during peak hours.

(1) **Public/Institutional Uses.**
- (a) Public or private schools and colleges with academic or vocational/technical curricula only. Specifically excluded are commercial uses offering instruction in dance, martial arts, diving, crafts and other similar recreational pursuits.
- (b) Churches, church schools and other customary church-operated accessory uses.
- (c) Lodges and fraternal orders.
- (d) Public libraries, museums and auditoriums.
- (e) Community centers.
- (f) Cemeteries and associated on-site chapels.
- (g) Similar institutional uses.

(2) **Public Service Uses.**
- (a) Public or private hospitals, clinics, diagnostic centers and medical offices.
- (b) Government offices, including government-operated service, support and maintenance facilities.

(c) Emergency service facilities (for-profit or nonprofit) such as police, fire, ambulance, rescue services, etc.

(d) Water treatment plants.

(e) Similar public service uses.

(3) **Special Residential Uses.**

(a) Residential care facilities, such as nursing and convalescent homes, adult congregate living facilities (ACLFs), etc.

(b) Day care centers (freestanding or accessory to other Public/Semipublic uses)

(c) Halfway houses and similar rehabilitative facilities.

(d) Supervised camps and ranches for juveniles referred by courts or other government agencies. Specifically excluded are recreational camps, such as those operated by churches, the YMCA, YWCA, Boy Scouts, Girl Scouts or other similar organizations.

(e) Similar Special Residential Uses.

(B) **Recreation/Open Space Uses.** This category includes most outdoor recreational and open space uses, such as parks, public recreation facilities and preservation areas. These uses are generally characterized by large site areas and minimal permanent development except for access roads and public amenities, although, specialized recreation buildings are allowable. Due to the low intensity of development, adverse impacts are minimal. Allowable uses include:

(1) Recreational camps, such as those operated by churches, the YMCA, YWCA, Boy Scouts, Girl Scouts or other similar organizations.

(2) Areas for such recreational activities as picnicking, jogging, cycling, hiking, riding horses (including commercial stables), boating, etc.

(3) Public and private parks (excluding commercial amusement parks), amphitheaters, fairgrounds, playgrounds, tot-lots, playing fields (baseball, softball, etc.), golf courses, miniature golf courses, driving ranges, archery ranges, etc.

(4) Nature areas, wildlife sanctuaries, arboretums, etc.

(5) Outdoor swimming pools, tennis courts, basketball courts, etc.

(6) Similar outdoor recreational uses, specifically excluding outdoor movie theaters, firing ranges and marinas.

(7) Community centers, auditoriums, recreational centers, gymnasiums, skating rinks, swimming pools, tennis, racquetball, basketball and handball courts and similar recreational uses.

(8) Day care centers (accessory to other Recreation/Open Space uses).

(C) **Office Uses.** This category includes professional, business and personal service uses that do not involve over-the-counter retail sales from on-premises inventories. With few exceptions, these uses are characterized by moderate traffic generation, daytime hours of operation and minimal adverse impacts due to noise, odors, unsightly views or outdoor activities. Allowable uses include:

(1) Business, government and professional offices, including medical offices and outpatient clinics.

(2) Businesses providing personal services, such as barber shops, beauty salons, travel agencies, etc. Specifically excluded are businesses that perform services on objects or personal property, such as repair shops, pet grooming salons, etc.

(3) Sales offices without on-premises inventory, in which merchandise may be selected and ordered, but not sold over the counter. Such businesses include catalog sales offices, interior decorating showrooms, etc.

(4) Laboratories and other testing facilities with no outdoor operations and which result in no air or water pollution, odors, excess noise or other adverse impacts upon surrounding areas.

(5) Day care centers (freestanding or accessory to other Office uses).

(D) **Commercial Uses.** This category includes retail sales and service uses. Uses in the General Commercial subcategory have the potential for moderate to heavy traffic generation, extended hours of operation, noise due to collection and delivery vehicles and large outdoor air conditioning units, odors emanating from solid waste containers and loss of privacy for abutting residential developments. Uses with the potential for heavier traffic generation due to high customer turnover, loud noises, noxious fumes, unsightly views, extended hours of operation or extensive outdoor activities are generally assigned to the Heavy Commercial subcategory.

(1) **General Commercial Uses.**

(a) Retail stores and shopping centers including, but not limited to: department stores; supermarkets and specialty food stores (excluding high-turnover “convenience” stores); indoor produce markets; clothing and shoe stores; pharmacies; hardware stores; auto parts and accessory stores (without on-site installations or repairs), farm, garden and home improvement supply stores with indoor storage

areas; specialty stores; package liquor stores without on-premises consumption; and other similar retail uses.

(b) Veterinary offices, animal hospitals and shelters, pet grooming businesses, etc., provided there are no outdoor pens, cages or runs.

(c) Service or light mechanical repair businesses, such as: laundries/dry cleaners, shoe repair, tailoring, catering, photocopy/blueprint/quick print services, furniture upholstering, watch, camera, bicycle electronics repair, and other similar service or light repair businesses.

(d) Trade schools with nonacademic curricula only.

(e) Commercial schools and studios offering instruction in dance, martial arts, diving, crafts and other similar activities.

(f) Financial institutions without drive-thru facilities.

(g) Funeral homes and mortuaries (with or without crematoria), other than those located on cemetery sites.

(h) Private indoor clubs, lodges and fraternal orders.

(i) Hotels and motels.

(j) Mini-storage facilities, where secondary businesses are not operated from individual storage units.

(k) Boat and/or recreational vehicle storage facilities (indoor only, excluding wet or dry storage marinas).

(l) Sports arenas and stadiums.

(m) Public or commercial swimming pools, tennis and racquetball courts, racquet clubs, skating rinks, etc.

(n) Theaters indoor.

(o) Pool halls and billiard parlors.

(p) Bowling alleys.

(q) Indoor firing ranges (pistol, rifle, etc.)

(r) Other similar commercial recreational uses.

(s) Day care centers (freestanding or accessory to other Commercial uses).

(t) Fully enclosed and covered collection points for the recycling of metal cans, newspapers, glass, clothing and other common household refuse, provided that such collection points are accessory to other Commercial uses.

(u) Residential apartments in combination with General Commercial uses.

(2) **Heavy Commercial Uses.**

(a) Restaurants.

(b) Freestanding taverns, lounges, nightclubs, etc. with maximum allowable occupancies (per applicable fire codes) of **fifty (50) persons** or more.
(c) Amusement parks, including go-cart race tracks.
(d) Financial institutions with drive-thru facilities.
(e) "Convenience" stores.
(f) Wholesale business and accessory storage facilities.
(g) Building material sales and accessory permanent outdoor storage (lumber and home improvement supply stores and similar businesses with outdoor storage areas).
(h) Gasoline sales and service stations.
(i) Car washes and detailing shops.
(j) Repair and body shops for automobiles, trucks, buses, mobile homes, recreational vehicles, travel trailers, boats, motorcycles, farm equipment, etc., including emergency road services.
(k) Repair shops for lawnmowers, small engines, etc.
(l) Emergency services (for-profit or nonprofit) such as police, fire, ambulance, rescue services, etc.
(m) Commercial vehicle garages (for taxis, limousines, buses, etc.) in which all maintenance and mechanical work is done indoors so that the effects of noise and exhaust fumes upon surrounding properties will be minimal.
(n) Outdoor boat and/or recreational vehicle storage facilities.
(o) Sales and/or rentals of new or used automobiles, trucks, buses, mobile homes, recreational vehicles, travel trailers, boats, motorcycles, farm equipment, etc.
(p) Recreational vehicle and travel trailer parks.
(q) Similar Heavy Commercial uses characterized by relatively high traffic generation rates and/or the potential for adverse impacts upon surrounding areas. **(Ord. No. 1133-03; 03-18-03)**
(r) Commercial developments or re-developments of **four (4) acres** or more. **(Ord. No. 1432-09; 03-17-09)**

14-4-24 <u>TELECOMMUNICATIONS SERVICES AND FACILITIES.</u> (Ord. No. 1126-03; 01-07-03)

14-4-24.1 <u>PURPOSE.</u>

(A) The purpose of this Section is to establish regulations for antennas and towers. The goals of this Article are:

(1) To protect residential area and land uses by minimizing adverse impacts of towers, antennas and telecommunications facilities;

(2) To encourage the location of telecommunications facilities, towers and antennas in nonresidential areas and to ensure that they are located in areas that minimize adverse impacts;

(3) To enhance the ability to provide telecommunications services to the community quickly, effectively and efficiently;

(4) To promote, encourage and require, as appropriate, the shared use/collection of telecommunications facilities and towers as a primary option, rather than construction of additional single-use structures and to encourage the attachment of antennas to existing structures;

(5) To promote and encourage utilization of technological designs that will either eliminate or reduce the need for erection of new tower structures to support antenna and telecommunications facilities;

(6) To ensure telecommunications facilities, towers and antennas are configured in a way that minimizes adverse visual impacts by careful design, appropriate siting, landscape screening, and innovative camouflaging techniques;

(7) To avoid potential damage to property caused by telecommunications facilities, towers and antennas by insuring such structures are soundly and carefully designed, constructed, modified, maintained and removed when no longer used or are determined to be structurally unsound;

(8) To ensure that telecommunications facilities, towers and antennas are compatible with surrounding land uses; and

(9) To ensure that telecommunications facilities, towers and antennas do not compromise public safety communications.

(B) In furtherance of these goals, the City shall give due consideration to its comprehensive plan, zoning map, existing land uses and environmentally sensitive areas in approving sites for the location of these facilities.

(Ord. No. 1126-03; 01-07-03)

14-4-24.2 <u>DEFINITIONS.</u>

<u>"Alternative Tower Structure"</u> will mean clock towers, bell steeples, light poles and similar alternative design mounting structures that are compatible with the natural setting and surrounding structures, and camouflages or conceals, the

presence of antennas and/or towers. This term also includes any antenna or antenna array attached to the alternative tower structure.

"Antenna" shall mean any exterior transmitting or receiving devices mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals. For purposes of this Article, except as to antennas located or proposed to be located in a historic preservation district, the term antenna excludes any antenna under **twelve (12) feet** in total height.

"Backhaul Network" shall mean the lines that connect a provider's tower/cell sites to **one (1)** or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

"FAA" shall mean Federal Aviation Administration.

"FCC" shall mean Federal Communications Commission.

"Guy Tower" shall mean a tower that is supported in whole or in part by guy wires and ground anchors.

"Lattice or Self-Supporting Tower" shall mean a tower that has open-framed supports on **three (3)** or **four (4) sides** and is constructed without guy wires and ground anchors.

"Monopole" shall mean a tower consisting of a single-pole constructed without guy wires or ground anchors.

"Telecommunications Facilities" shall mean the plant, equipment and property, including but not limited to, cables, wires, conduits, ducts, pedestals, antennas, towers, telecommunications support facilities, alternative tower structures, electronics and other appurtenances used to transmit, receive, distribute, provide or offer telecommunications services.

"Telecommunications Service" shall mean the providing or offering for rent, sale or lease or in exchange for other value received, of the transmittal of voice, data, image, graphic and video programming information between or among points by wire, cable, fiber optics, laser, microwave, radio, satellite or similar facilities, with or without benefit of any closed transmission medium.

"Telecommunications Support Facilities" shall mean support buildings, structures and equipment cabinets containing electrical and mechanical equipment and devices used for the reception of or transmission of voice, data image, graphic and video programming information between or among points by wire, cable, fiber optics, laser, microwave, radio, satellite or similar facilities.

"Tower" shall mean any structure designed and constructed primarily for the purpose of supporting **one (1)** or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and other similar structures. This term also includes any antenna or antenna array attached to the tower structure. For purposes of this Article, except as to towers located or proposed to be located in a historic preservation district, the term tower excludes any tower under **twelve (12) feet** in total height.

"Tower Height" shall mean, when referring to a tower or other alternative tower structure, the distance measured from the lowest point on the ground within **ten (10) feet** of the structure to the highest point on the tower or other alternative tower structure, including the base pad and any antenna.
(Ord. No. 1126-03; 01-07-03)

14-4-24.3 APPLICABILITY.

(A) **New Towers and Antennas.** All new towers or antennas in the City shall be subject to these regulations, except pre-existing towers and antennas.

(B) **Pre-Existing Towers or Antennas.** Pre-existing towers and pre-existing antennas in place prior to (date of adoption), shall not be required to meet the requirements of this Article, other than the requirements of **Sections 14-4-23.4** and **14-4-23.9**. **(Ord. No. 1126-03; 01-07-03)**

14-4-24.4 GENERAL REQUIREMENTS.

(A) **Principal or Accessory Use.** Telecommunications facilities, towers and antennas may be considered either principal or accessory uses. A different existing use of an existing structure on the same zoning lot shall not preclude the installation of an antenna or tower on such lot.

(B) **Lot Size.** For purposes of determining whether the installation of telecommunications facilities, towers and antennas complies with this Article, including but not limited to setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire zoning lot shall control, even though the telecommunications facilities may be located on leased parcels within such lot.

(C) **Inventory of Existing Sites.** Every applicant shall provide to the zoning administrator an inventory of its existing telecommunications facilities, towers and antennas, or sites which have been approved for telecommunications facilities, towers and antennas, or for which applications or petitions for approval have already been filed, that are either within the jurisdiction of the City or within **one (1) mile** of the border thereof, including specific information about the location, height and design of each telecommunications facility, tower and antenna. The Zoning Administrator may share such information with other applicants applying for administrative approvals or special use permits under this Article or other organizations seeking to locate telecommunications facilities within the jurisdiction of the City, provided, however that the Zoning Administrator is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

(D) **Aesthetics.** Antennas and towers shall meet the following requirements:

(1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted so as to reduce visual obtrusiveness.

(2) At a tower site, the design of the accessory buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

(3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(E) **Lighting.** Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

(F) **State or Federal Requirements.** All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state of federal government with the authority to regulate telecommunications facilities.

(G) **Building Codes; Safety Standards.** To ensure the structural integrity of telecommunications facilities, towers and antennas, the owner shall ensure that they are maintained in compliance with standards contained in applicable state or local building codes and the applicable standards published in the National Electrical Code, as amended from time to time.

(H) **Measurement.** For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the City irrespective of municipal and county jurisdictional boundaries.

(I) **Not Essential Services.** Telecommunications facilities, towers and antennas shall be regulated and permitted pursuant to this Article and shall not be regulated or permitted as essential services, public utilities, or private utilities.

(J) **Franchises.** Owners and/or operators of telecommunications facilities shall certify that all franchises required by law for the construction and/or operation of telecommunications services with the City have been obtained and shall file a copy of all required franchises with the Administrative Official.

(K) **Signs.** No signs shall be allowed on an antenna or tower, except as otherwise required by this Article.

(L) **Affidavit for Collocation.** This Article also requires the applicant to submit an affidavit stating that space on the proposed tower will be made available to future users when technically possible.

(Ord. No. 1126-03; 01-07-03)

14-4-24.5 PERMITTED USES.

(A) **Generally.** The uses listed in this Section are deemed to be permitted uses and shall not require administrative approval or a special use permit.

(B) **Permitted Uses.** Telecommunications facilities, towers or antennas located on property owned, leased or otherwise controlled by the City are specifically permitted in any zoning district provided a license or lease authorizing such telecommunications facilities, towers or antennas has been approved by the City, except not in any public right-of-way within **five hundred (500) feet** of any residential zoning district.

(Ord. No. 1126-03; 01-07-03)

14-4-24.6 ADMINISTRATIVELY APPROVED USES.

(A) **Generally.** The following provisions shall govern the issuance of administrative approval for telecommunications facilities, towers and antennas.

(1) The directors of Land Use and Development and Public Works ("the administrative panel") may administratively approve the uses listed in this Section.

(2) Each applicant for administrative approval shall apply to the Zoning Administrator providing the information required and a non-refundable fee as set by resolution of the City Council from time to time, to reimburse the City from time to time for the costs of reviewing the application. An application shall not be reviewed nor otherwise acted upon until all required information is completed and delivered to the Administrative Official.

(3) The administrative panel shall review the application for administrative approval and shall determine if the proposed use complies with this Article, and specifically with Sections 19-68, and 19-71(b)(4), (5) and (7).

(4) The administrative panel shall respond to each such application in writing within **sixty (60) days** after receiving it by either approving or denying the application. Failure to respond to the applicant within such **sixty (60) days**, shall result in the application being deemed to be denied.

(5) In connection with any such administrative approval, the administrative panel may administratively waive any zoning district setback or separation requirements in subsection (B)(2) below, subsection 14-4-23.7(B)(4) or separation distances in subsection 14-4-23.7(B)(5)(b), Table 2 only, by up to **fifty percent (50%)**.

(6) In connection with any such administrative approval, the administrative panel may, in order to encourage the use of monopoles, administratively allow the reconstruction of an existing tower to monopole construction.

(7) If an administrative approval is denied, the applicant shall file an application for a special use permit pursuant to

Section 14-4-23.7 prior to filing any appeal that may be available under the Zoning Code.

(B) **List of Administratively Approved Uses.** The following uses may be approved by the administrative panel, after conducting an administrative review:

(1) Alternative tower structures.

(2) Locating antennas on existing structures or towers consistent with the terms of subsections (a) and (b) below.

(a) **Antennas on Existing Structures.** Any antenna which is not attached to a tower may be approved by the administrative panel as an accessory use, excluding residentially zoned R-1 through and including R-5 and M-2 properties, provided:

(i) The antenna does not extend more than **fifteen (15) feet** above the highest point of the structure;

(ii) The antenna complies with all applicable FCC and FAA regulations;

(iii) The antenna complies with all applicable building codes; and

(iv) The antenna is set back from any existing or planned off-site residentially zoned property, a distance of no less than **one hundred (100) feet**.

(b) **Antennas on Existing Towers.** To encourage the maximum use of existing towers, an antenna, which is attached to an existing tower may be approved provided the height of the tower is not increased. To minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than **one (1)** carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent with the following:

(i) **Type.** A tower, which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless the administrative panel allows reconstruction as a monopole.

(ii) **Height.**

a. An existing tower may be modified or rebuilt to a taller height, not to exceed **twenty (20) feet** over the tower's

existing height, to accommodate the collocation of an additional antenna.

b. The height change referred to in subsection a. above may only occur **one (1) time** per tower.

c. The additional height referred to in subsection a. above shall not require an additional distance separation as set forth in section 19-71. The tower's pre-modification height shall be used to calculate such distance separations.

(iii) **<u>On-Site Location.</u>**

a. A tower, which is being rebuilt to accommodate the collocation of an additional antenna, may be moved onsite within **thirty (30) feet** of its existing location.

b. A bond in the amount of **Twenty-Five Thousand Dollars ($25,000.00)** shall be required at time of filing of application for relocation under this Section to ensure removal of an existing tower. After the tower is rebuilt to accommodate collocation, only **one (1) tower** may remain on the site, and the existing tower shall be removed in any event no later than **six (6) months** after the newly relocated tower is functioning.

c. A relocated onsite tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers pursuant to **subsection 14-4-23.7(B)(5)**. The relocation of a tower hereunder shall in no way be deemed to cause a violation of **subsection 14-4-23.7(B)(5)**.

d. The onsite relocation of a tower, which comes within the separation distances to residential units or residentially zoned lands as established in **subsection 14-4-23.7(B)(5)** shall only be permitted when approved by the administrative panel.

(3) **Alternative Technology.** Installing a microcell network through the use of multiple low-powered transmitters/ receivers attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

(4) **Educational Uses.** Towers or antennas on school property to be used for educational purposes only.

(Ord. No. 1126-03; 01-07-03)

14-4-24.7 SPECIAL USE PERMITS.

(A) **Generally.** The following provisions shall govern the issuance of special use permits for telecommunications facilities, and antennas:

(1) If the telecommunications facilities, towers and antennas are not a permitted use under section 19-69, or permitted to be approved administratively pursuant to **Section 14-4-23.6**, then a special use permit shall be required in all zoning districts.

(2) Applications for special use permits under this Section shall be subject to the procedures and requirements of the Development Code, except as modified in this Section.

(3) In granting a special use permit, the Planning Commission, or City Council, as the case may be, may impose conditions to the extent they conclude such conditions are necessary to minimize any adverse effect of the proposed telecommunications facilities, towers and antennas, including but not limited to extension façade materials and design, on adjoining properties.

(4) Any information of an engineering nature that the applicant submits, whether civil, mechanical or electrical, shall be certified by a licensed professional engineer.

(5) An applicant for a special use permit shall submit the information described in this Section and a non-refundable fee as set by resolution of the City Council from time to time to reimburse the City for the costs of reviewing the application.

(B) **Towers and Antennas.**

(1) **Information Required.** In addition to any information required for applications for special use permits pursuant to the Development Code, applicants for a special use permit may be required to submit all, or a portion of, the following information depending upon the requested use and site:

(a) The name, address and telephone number of the owner and lessee of the parcel of land as well as for

the owner and operator of the telecommunications facility which is the subject of the application. If the applicant is not the owner of the parcel of land, the written consent of the owner shall be evidenced in the application.

(b) A scaled site plan clearly indicating the location, type and height of the proposed facility, on-site land uses and zoning, adjacent land uses and zoning (including when located in other municipalities), comprehensive plan classification of the site and all properties within the applicable separation distances set forth in subsection (B)(5) below, adjacent roadways, proposed means of access, setbacks from property lines, elevation plan drawn to scale in blueprint form and other supporting blueprints of the proposed facility and any other structures, topography, parking, and other information deemed by the Administrative Official to be necessary to assess compliance with this Article.

(c) Legal description of the parent tract and leased parcel (if applicable).

(d) The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned (or planned) properties.

(e) A landscape plan showing specific landscape materials.

(f) Method of fencing, finished color and, if applicable, the method of camouflage and illumination.

(g) A description of compliance with subsections 14-4-23.4(C)-(G), (J)-(M), and subsections (B)(4) and (B)(5) of this Section, and all applicable federal, state or local laws.

(h) Current radio frequency coverage prediction maps showing the area served both prior to and after construction of the proposed telecommunications facility and technical performance goals for the desired signal strength.

(i) Drive test results, which confirm or refute the areas shown on coverage maps used in planning the system used by the telecommunications provider.

(j) A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users.

(k) A description of the unsuitability of the use of existing towers, other structures or alternative

technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower, including information regarding the number of calls dropped and failed hand-offs between existing call sights within **two (2) miles** of the City.

(l) A description of the feasible location(s) of future towers or antennas within the City based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

(m) An affidavit by the owner of the parent tract (if the location is leased) agreeing to the terms relating to removal of the facility, as described in **Section 14-4-23.9**.

(n) Identification of the entities providing the backhaul network for the telecommunications facility described in the application and other cellular sites owned or operated by the applicant in the City, on at least an annual basis, and the method of providing backhaul, wired or wireless.

(o) A notarized statement by a licensed structural engineer attesting to the structural integrity of the telecommunications facility and for its proposed use.

(p) A written statement from an engineer(s) that the construction and placement of the telecommunications facility, tower or antenna will not interfere with public safety communications and the usual and customary transmission or reception of radio, television or other communications services enjoyed by adjacent residential and nonresidential properties.

(q) Color photo simulations showing the proposed site of the telecommunications facility, tower or antenna with a photo-realistic representation of the proposed facility as it would appear viewed from the closest residential property or other adjacent land use.

(2) **Factors Considered in Granting Special Use Permits.** In addition to any standards for consideration of special use permit applications pursuant to **Section 14-10-8** of the Development Code, the Planning Commission, or City Council, as the case may be, shall consider the following factors in determining whether to issue a special use

permit, although they may waive or reduce the burden on the applicant of **one (1)** or more of these criteria if they conclude that the goals of this Article are better served thereby:

(a) Height of the proposed telecommunications facility, tower or antenna;

(b) Proximity of the telecommunications facility, tower or antenna to residential structures and residential district boundaries;

(c) Nature of uses on adjacent and nearby properties;

(d) Surrounding topography;

(e) Surrounding tree coverage and foliage;

(f) Design of the telecommunications facility, tower or antenna with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

(g) Proposed ingress and egress; and

(h) Availability of suitable existing telecommunications facilities, other structures, or alternative technologies not requiring the use of towers or structures, as discussed in subsection (B)(3) below.

(3) **Availability of Suitable Existing Towers, Other Structures, or Alternative Technology.** No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Planning Commission, or City Council, as the case may be, that no existing tower, structure or alternative technology that does not require the use of towers or structures can accommodate the applicant's proposed antenna. An applicant shall submit information requested by the Planning Commission, or City Council, as the case may be, related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna may consist of any of the following:

(a) No existing towers or structures are located within the geographic area, which meet applicant's engineering requirements.

(b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements and cannot be enlarged sufficiently to meet their needs.

(c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

(d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.

(e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.

(f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(g) The applicant demonstrates that an alternative technology that does not require the use of towers or structures, such as a microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology unsuitable.

(4) **Setbacks.** The following setback requirements shall apply to all telecommunications facilities, towers and antennas for which a special use permit is required; provided, however, that the Planning Commission, or City Council, as the case may be, may reduce the standard setback requirements if the goals of this Article would be better served thereby:

(a) Telecommunications facilities, towers and antennas must be set back a distance equal to at least **seventy-five percent (75%)** of the height of the facility from any adjoining lot line, except that the setback for monopoles shall be equal to **fifty percent (50%)** of its height.

(b) Guys and accessory buildings must satisfy the minimum zoning district setback requirements, including the provision of transitional yards, if required.

(5) **Separation.** The following separation requirements shall apply to all telecommunications facilities, towers and antennas for which a special use permit is required; provided, however, that the Planning Commission, or City Council, as the case may be, may reduce the standard

separation requirements if the goals of this Article would be better served thereby.

(a) **Separation From Off-Site Uses/Designated Areas.**

(i) Tower separation from off-site uses/ designated areas shall be measured from the base of the tower to the lot line of the off-site uses and/or designated areas as specified in Table 1, except as otherwise provided in Table 1.

(ii) Separation requirements for towers shall comply with the minimum standards established in Table 1.

Table 1. Tower Separation From Certain Uses and Zones

Off-Site Use/Designated Area	Separation Distance
Single or two-unit dwellings	750 feet
Vacant platted or unplatted residentially Zoned land	750 feet
Existing multi-family residential units	750 feet
Non-residentially zoned lands with non-Residential uses	None; only setbacks apply

(b) **Separation Distances Between Towers.**

(i) Separation distances between towers shall be applicable for and measured between the proposed tower and pre-existing towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan, of the proposed tower. The separation distances (listed in linear feet) shall be as shown in Table 2.

Table 2. Minimum Separation Between Towers (in feet)

Proposed Tower Type	Existing Towers – Types			
	Lattice	Guyed	Monopole 75 Feet in height Or greater	Monopole less than 75 feet in height
Lattice	2,500	2,500	1,500	1,000
Guyed	2,500	2,500	1,500	1,000
Monopole 75 Feet in height or Greater	1,000	1,500	1,000	1,000
Monopole less Than 75 feet in Height	1,000	1,000	1,000	750

(6) **Security Fencing.** Telecommunications facilities shall be enclosed by security fencing or walls not less than **six (6) feet** in height and shall also be equipped with an acceptable anti-climbing device or design; provided, however, that the Planning Commission, or City Council, as the case may be, may waive such requirements, as they deem appropriate.

(7) **Landscaping.** The following requirements shall govern the landscaping surrounding telecommunications facilities for which a special use permit is required; provided, however, that the Planning Commission, or City Council, as the case may be, may waive such requirements if the goals of this Article would be better served thereby.

(a) Telecommunications facilities, towers and antennas shall be landscaped with a buffer of plant materials that effectively screens the view of the facilities from property used for residences. The standard buffer shall consist of a landscaped strip at least **ten (10) feet** wide outside the perimeter of the facility.

(b) In locations where the visual impact of the facility would be minimal, the landscaping requirement may be reduced or waived.

(c) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer.

No tower or other telecommunications facility shall be located on a wetland as designated by local, state or federal authorities.

(Ord. No. 1126-03; 01-07-03)

14-4-24.8 <u>TELECOMMUNICATIONS SUPPORT FACILITIES.</u>

(A) **<u>Antennas Mounted on Structures or Rooftops.</u>** The telecommunications support facilities used in association with such antennas shall comply with the following:

(1) The telecommunications support facilities shall not contain more than **four hundred fifty (450) square feet** of gross floor area or be more than **fifteen (15) feet** in height. In addition, for buildings and structures which are less than **sixty-five (65) feet** in height, the related telecommunications support facilities if over **one hundred fifty (150) square feet** of gross floor area or **ten (10)** in height, shall be located on the ground and shall not be located on the roof of the structure, unless alternative architecturally acceptable screening is utilized.

(2) If the telecommunications support facilities are located on the roof of a building, the area of the telecommunications support facilities and other equipment and structures shall not occupy more than **twenty-five percent (25%)** of the square footage of the roof area.

(3) Telecommunications support facilities shall comply with all applicable building codes.

(B) **<u>Antennas Mounted on Utility Poles or Light Poles.</u>** The telecommunications support facilities used in association with such antennas shall be located in accordance with the following:

(1) In residential districts, the telecommunications support facilities may be located:

(a) In a side yard provided the telecommunications support facilities are no greater than **four (4) feet** in height or **twenty-four (24) square feet** of gross floor area and the telecommunications support facilities are located a minimum of **six (6) feet** from all lot lines. The telecommunications support facilities shall be screened by an evergreen hedge with an ultimate height of at least **forty-two (42)** to **forty-eight (48) inches** and a planted height of at least **thirty-six (36) inches**.

(b) In a rear yard, provided the telecommunications support facilities are no greater than **six (6) feet** in height or **two hundred forty (240) square feet** in

gross floor area. The telecommunications support facilities shall be screened by an evergreen hedge with an ultimate height of **eight (8) feet** and a planted height of at least **thirty-six (36) inches**.

(2) In commercial or industrial districts the telecommunications support facilities shall be no greater than **six (6) feet** in height or **sixty-four (64) square feet** in gross floor area. The telecommunications support facilities shall be screened by an evergreen hedge with an ultimate height of **eight (8) feet** and a planted height of at least **thirty-six (36) inches**. In all other instances, telecommunications support facilities shall be screened from view of all residential properties that abut or are directly across the street from the telecommunications support facilities by a solid fence **six (6) feet** in height or an evergreen hedge with an ultimate height of **eight (8) feet** and a planted height of at least **thirty-six (36) inches**.

(C) **Antennas Located on Towers.** The telecommunications support facilities shall not contain more than **two hundred forty (240) feet** of gross floor area or be more than **ten (10) feet** in height, and shall be located in accordance with the minimum yard requirements of the zoning district in which located.

(D) **Modification of Building Size Requirements.** The requirements of subsections (A)-(C) above may be modified by the administrative panel in the case of administratively approved uses, or by the Planning Commission, and City Council in the case of uses permitted by special use, to facilitate collocation or alternative methods of screening or housing such facilities.

(Ord. No. 1126-03; 01-07-03)

14-4-24.9 REMOVAL OF ABANDONED ANTENNAS AND TOWERS.

(A) Any telecommunications facility, tower, or antenna that is not operated for a continuous period of **twelve (12) months** shall be considered abandoned, whether or not the owner or operator intends to make use of such facility.

(B) If upon inspection by the Zoning Administrator it is determined that a telecommunications facility, tower, or antenna is abandoned, or, upon receipt by the City of the owner's notice to the FCC of intent to cease operations, the Zoning Administrator shall send a written notice of such abandonment to the owner of the telecommunications facility, tower, or antenna and the owner of the property if such owner is different from the owner of such facility. Such notice shall be mailed by certified mail, return receipt requested.

(C) The owner of the telecommunications facility, tower, or antenna and the owner of the property if such owner is different from the owner of such facility, shall have **sixty (60) days** after receipt of the notice to remove all of such facility, including any and all footings and foundation.

(D) If such telecommunications facility, tower, or antenna is not removed within **sixty (60) days** after receipt of notice from the City notifying the owners of such abandonment, the City may remove such facility and file a lien against the property for the costs of removal.

(E) The City may pursue any and all available legal remedies to insure that an abandoned telecommunications facility, tower, or antenna is removed.

(F) Any delay by the City in taking action to enforce the removal of an abandoned telecommunications facility, tower, or antenna against the owner of the telecommunications facility, tower, antenna and the owner of the property if such owner is different from the owner of such facility, shall not waive the City's right to take any action at a later time.

(G) The City may seek to have the telecommunications facility, tower, or antenna removed regardless of the owners' or operator's intent to operate such facility, and regardless of any permits, federal, state or otherwise, which may have been issued or granted.

(H) If the owner of an abandoned telecommunications facility, tower, or antenna wishes to use such an abandoned facility, the owner shall first apply for and receive all applicable permits and meet all of the conditions of this Article as if such telecommunications facility, tower, or antenna were a new facility.

(Ord. No. 1126-03; 01-07-03)

14-4-24.10 <u>DECISIONS.</u> Any decision rendered upon an application to locate, construct, or install a telecommunications facility, tower, antenna, or for a special use for any such facility shall be written and shall include findings of fact supported by substantial evidence in a written record. **(Ord. No. 1126-03; 01-07-03)**

14-4-25 <u>ADULT USES.</u>

(A) **<u>Definitions.</u>** The following words, terms and phrases, when used in this Section shall have the meanings ascribed to them in this Section, unless otherwise provided for:

(1) **<u>Adult Uses.</u>** The following words, terms and phrases shall be considered an "adult use":

(a) **<u>Adult Bookstore.</u>** A public or private establishment which has a substantial or significant portion of its stock-in-trade books, magazines, films for sale or viewing on premises by use of motion picture devices or any other coin-operated means, and other periodicals which are distinguished or characterized by their emphases on matter depicting, describing or relating to "specified sexual activities", or "specified anatomical areas", or an establishment that holds itself out to the public as a purveyor of such materials

based upon its signage, advertising, displays, actual sales, presence of video preview or coin-operated booths, the exclusion of minors from the establishment's premises, or any other factors showing that the establishment's primary purpose is to purvey such material.

(b) **Adult Entertainment Cabaret.** A public or private establishment or facility which features: (i) topless dancers, strippers, erotic male/female dancers; (ii) entertainers, employees or patrons which display "specified anatomical areas"; (iii) conduct performed in a manner which is designed primarily to appeal to the sexual interest of the patron; or (iv) entertainers, employees or patrons who engage in explicit simulation of "specified sexual activities".

(c) **Adult Entertainment Facility.** A public or private striptease club, facility or establishment, or pornographic movie theater which offers its patrons the dissemination, or distribution of sexually explicit material, live shows, or other forms of exhibitions, or an adult bookstore or adult video store whose primary business is the commercial sale, dissemination, or distribution of sexually explicit material, shows, videos or other live or taped exhibitions.

(d) **Adult Theater.** An enclosed building routinely used for presenting material by motion picture or video, and having as a dominant theme material distinguished or characterized by an emphasis on matters depicting, describing, or relating to "specific sexual activities" or "specified anatomical areas" for observation by patrons, employees or members therein.

(2) **Employee.** Any person retained to perform work or subject to dismissal or termination from work at the adult use establishment.

(3) **Patron.** A person who enters into a business or establishment, either by paying some form of monetary compensation or a membership fee, or a customer or private member, for the purpose of receiving services provided by a business or establishment located upon such premises.

(4) **Specified Anatomical Areas.** Any of the following areas:

(a) Human genitals, pubic region, or pubic hair, unless completely covered with nontransparent material or cloth;

(b) Buttock or anus, unless covered with a minimum by a g-string bikini bottom; or

(c) Female breast, unless the areola is completely covered with nontransparent material no less than **three (3) inches** in diameter (normally) referred to as a "pastie").

(d) Human male genitals in a discernible turgid state, even if completely and opaquely covered.

(5) **Specified Criminal Activity.** Prostitution or promotion of prostitution, dissemination of obscenity, sale, distribution or display of harmful material to a minor, sexual performance by a minor, possession or distribution of child pornography, public lewdness, indecent exposure, indecency with a child, gambling, or distribution of a controlled substance, or any offense under the criminal offense section of the Illinois Compiled Statutes.

(6) **Specified Sexual Activities.** Any of the following:

(a) Human genitals in a state of sexual stimulation or arousal;

(b) Acts of human masturbation, sexual intercourse, sodomy, bestiality, oral copulation or flagellation;

(c) Fondling or other sexual or erotic touching of human genitals, pubic region, anus, buttock or female breast; or

(d) Excretory functions as part of or in connection with any activities set forth in paragraphs (a) through (c) of this definition.

(B) **Regulated Uses.** Adult uses subject to the provisions of this Chapter include, but are not limited to, any of the following:

(1) Adult bookstore;

(2) Adult entertainment cabaret;

(3) Adult theater;

(4) Adult entertainment facility.

They are permitted in the following zoning districts:

"PB" Planned Business

"B3" Community Business

(C) **Limitations on Adult Uses.**

(1) **General Restrictions.** Adult uses shall be permitted within the City limits subject to the following restrictions:

(a) An adult use shall not be permitted or allowed within **one thousand (1,000) feet** of any premises upon which an establishment or business is licensed to sell, dispense or deliver alcoholic beverages.

(b) An adult use shall not be permitted or allowed within **five hundred (500) feet** from the nearest property line of all Residential Districts and Conservation zoning district, and all variations of such districts, as hereinafter amended.

(c) An adult use shall not be permitted or allowed within **one thousand (1,000) feet** of a school, public park, playground, day care center or facility, public housing property, church or other religious facility or institution, government building, institution of higher education or cemetery.

(2)

(a) **Zoning Restriction.** Any facility, building or structure used for an adult use shall be subject to the zoning restrictions as set forth in this Code, and as hereinafter amended.

(b) Nothing in this Section prohibits the location of adult oriented businesses within retail shopping centers within allowable commercial districts wherein such activities will have their only frontage upon enclosed malls or malls isolated from their direct view from public streets, parks, schools, churches or residentially zoned property.

(D) **Signs and Other Visible Messages.** Any premises, establishment, building or property upon which an adult use is located shall display exterior signs, billboards or messages in the following manner:

(1) **Name and Description.** Signs, billboards or messages shall only display the name and description of material or services of the adult use at that location; and

(2) **Prohibit Content.** Signs, billboards or messages displayed shall not include any graphic, pictorial depiction, photograph, silhouette, or drawing or material or services of the adult use at that location; and

(3) **Location.** Signs, billboards or messages relating to the adult use shall be displayed on flush wall against the building, structure or location where the adult use business is located.

(E) **Measurement of Distances.** For the purpose of this Section, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the premises upon which the adult use is located to the nearest property line of the areas state.

(F) **Exterior Display.** No owner or person in control of an adult use shall permit or allow the observation of any message or material depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” by display,

decoration, sign, show window or other opening visible from the outside of the premises upon which the adult use is located or from any public way.

(G) **Registration.**

(1) **Information Required.** The owner of a building or premises, his agent for the purpose of managing, controlling or collecting rents, or any other person managing or controlling the facility or premises in which an adult use is located shall register with the City Clerk the following information:

(a) The name, address, telephone number, date of birth, social security number, Illinois driver's license number of the manager, owner or representative who will be in charge of the day-to-day operations of the adult use;

(b) The address of the premises on which the adult use will be located;

(c) The name(s) and address(es) of the owner(s) of the premises upon which the adult use is located, including name(s) of all beneficial owner(s) and trustees if the property is in a land trust;

(d) The name of the adult use establishment;

(e) The name(s) and address(es) of the owner(s), beneficial owner(s) of the major stockholder(s) of the adult use;

(f) The date that the adult use shall be open to the public;

(g) The nature of the adult use in detail;

(h) The names and addresses of all employees, entertainers, or persons who will work in the adult use establishment or facility. The person in control or manager of the adult use operations shall be required to maintain a current and updated list of such information with the City Clerk.

(i) Any of the following, including the date of the charge and disposition of the case, any prior felony convictions, charges for sexual-related offenses, specified criminal activities or crimes against another person committed by the owner, manager, person in control of and/or representative of the adult use establishment.

(2) **Compliance.** No person in control of, owner or agent of an adult use shall allow or permit the adult use establishment to be opened for business, operated, or to admit patrons, private members or the public upon the adult use

establishment, without first having complied with the provisions of this Section.

(3) **Violation.** If a violation of this Section occurs, the City may take action, in addition to the penalties of this Chapter to file any civil proceeding it deems necessary to secure an injunction in order to prevent or prohibit the adult use.

(H) **Entertainment.** No person in control, owner, manager or employee of an adult use shall permit or allow any male or female entertainer, employee, patron, member or agent to engage in the exposure of specified anatomical areas or any specified sexual activity upon the adult use premises.

(I) **Illegal Activities On Premises.** No owner, associate, member, representative, agent or employee of any adult use shall engage in any specified criminal activity, criminal activity or conduct, or permit any other person to engage in any specified criminal activity or criminal activity or conduct, in or about the adult use establishment which is prohibited by any ordinance of the City, law of the State, or the United States.

(J) **Age Registration.**

(1) **Under Twenty-One.** It shall be unlawful for any person under the age of **twenty-one (21) years** of age to be permitted or allowed to enter, remain within or upon the premises in which an adult use is located.

(2) **Employees.** It shall be unlawful for the owner, associate, member, representative, agent or employee of any adult use to employ in any capacity within the adult use establishment any person who is under the age of **twenty-one (21)**.

(3) **Acceptable Identification.** Only the following types of identification shall be accepted for purposes of determining whether a person is old enough to enter an adult use establishment; vehicle operator's license, state photo identification card for non-drivers, visa or passport, and/or military identification card.

(K) **Alcoholic Beverages Prohibited.** No persons, including patrons, shall sell, or offer for sale, possess or display for sale within the corporate limits of the City, any alcoholic liquor upon the premises, including the parking lot area.

(L) **Responsibility of Manager, Owner and/or Registered Party.** Every act or omission constituting a violation of any provision of this Chapter, or this City Code, by any patron, member employee, entertainer, or representative of the adult use facility or business shall be deemed to be the act(s) or omission(s) of the owner, employer, manager and/or agent of the adult use establishment and shall be punishable under the provisions of this Chapter.

(M) **Hours of Operation.**

(1) **Open for Business.** An adult use establishment shall be permitted to remain open for business or allow or permit patrons or members to remain upon the premises between

the hours of **eight o'clock (8:00) A.M.** to **one fifty-nine o'clock (1:59) A.M.** the following day on Monday, Tuesday, Wednesday, Thursday, Friday and Saturday, and on Sunday from **one o'clock (1:00) P.M.** until **one fifty-nine o'clock (1:59) A.M.** the next day.

(2) **Restrictions.** It shall be unlawful to keep open for business, to admit the public or permit patrons to remain within or upon the premises of an adult use establishment other than the hours as set out in paragraph (1) of this Section. If any person, other than the persons excepted under paragraph (3) of this Section, is found to be within or upon the adult use establishment more than **fifteen (15) minutes** after the required closing time, the person, along with the owner, manager or person in control of the adult use establishment, will be subject to a violation of this Section.

(3) **Exception.** This subsection does not apply to the owner, manager, or person in control of the adult use establishment, or an employee who is performing cleaning or maintenance activities necessary for the operation of the establishment.

(N) **Health and Safety Laws.** All premises, structures and/or facilities in which an adult use is located shall be in compliance at all times with the City Building, Fire and Zoning Codes, and all State and Federal laws pertaining to health, sanitation and public safety.

(O) **Inspection; Right of Entry.** The City Staff, Police Department and Fire Department shall have the authority to enter any premises upon which an adult use is located in order to enforce the ordinances of the City, laws of the State and any State or Federal laws pertaining to the health, safety or welfare of the public to determine whether any such laws are being violated, and to examine the operations and facilities used upon the premises.

(P) **Severability.** If any provision of this Section or the application of any provision to any item in this Section is held invalid, the invalidity of that provision or application shall not affect any of the other provisions or the application of those provisions to other sections in this Section or within this Code.

(Q) **Penalty.** Any person who violates any provision of this Section shall be subject to fine of not less than **Five Hundred Dollars ($500.00)**. A separate offense shall be deemed committed on each day that a violation continues. All violations of this Section are hereby determined to be a nuisance which may be abated or enjoined by the City. Nothing in this Section shall exempt the City or any person from seeking civil remedies against any person who is in violation of this Section.

(Ord. No. 1307-06; 03-21-06)

ARTICLE V

MOBILE HOME PARK REQUIREMENTS AND STANDARDS

14-5-1 **GENERAL REQUIREMENTS.** A mobile home park shall be located only in an "MH" zoning district and shall require a special-use permit. Any existing mobile home park which is not in compliance with this Article V shall have **five (5) years** to be in total compliance and shall proceed with **twenty percent (20%)** completion per year.

14-5-2 **SETBACK, LOT SIZE, BUILDING HEIGHT AND RECREATIONAL AREA.** In the zoning districts where mobile home parks are permitted, the establishment of such accommodations shall be subject to the following requirements:

(A) **Minimum Lot Size And Minimum Yard Dimensions.** The following regulations relative to the minimum lot size and minimum yard dimensions shall apply to the entire tract of land on which the mobile home park is situated:

(1) A mobile home park shall be located on a tract of land not less than **five (5) acres** in area, with a minimum width of **two hundred fifty (250) feet.**

(2) Any building, structure, or mobile home shall be located at least **twenty-five (25) feet** from any front or rear lot line or any side lot line adjacent to a street and at least **five (5) feet** from a side yard lot line with **one (1) side yard** having a minimum setback of **fifteen (15) feet** provided that no mobile home may be located less than **twenty (20) feet** from another mobile home, building or structure.

(B) **Individual Mobile Home Spaces.** The minimum individual area, width and depth requirements for mobile home spaces shall be as follows:

	Area	Width	Depth
Mobile Home Space	5,000 sq. ft.	50 ft.	100 ft.

(C) No building or mobile home within the mobile home park will exceed the height of **twenty-five (25) feet.**

(D) At least **eight percent (8%),** but not less than **five thousand (5,000) square feet** of gross area in every mobile home park shall be devoted to recreational uses.

14-5-3 **OUTDOOR LIVING AREA.** Each mobile home space or lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. Spaces shall be arranged and mobile homes parked in such a manner that there is an open area of at least **four hundred fifty (450) square feet** at the rear or side of and as a part of each mobile home space.

14-5-4 **DEPENDENT MOBILE HOMES.** A dependent mobile home shall not be located in any mobile home park within the jurisdiction of the City to be used as a temporary or permanent residence.

14-5-5 **DISPLAY TITLE.** All mobile homes shall display a **Certificate of Title** in accordance with the instructions of the **Illinois Secretary of State.**

14-5-6 **SALE OF A PARK LOT.** Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home space and connected to the pertinent utilities, provided that any mobile home in a mobile home park shall not be sold with the lot upon which the mobile home is placed unless said lot is:

(A) **Six thousand (6,000) square feet** minimum; or

(B) The zoning lot is a part of a planned unit development with common land(s); and

(C) That the rights to the enjoyment of said common lands is transferred to the person purchasing the lot.

14-5-7 **TRANSFORMATION OF MOBILE HOME.** It shall be unlawful for any person owning and/or operating a mobile home located in a mobile home park to remove, or cause to have removed, the wheels or any other transportation device from any mobile home or otherwise permanently fix it to the ground in a manner that would prevent the ready removal of said mobile home from the mobile home park. Any alteration to any mobile home as herein set forth shall be construed as an attempt to make the mobile home immobile and removing it from the requirements of this Article. Such transformation shall require a special-use permit.

14-5-8 **ACCESSORY STRUCTURES, ALTERATIONS AND ADDITIONS.** No permanent addition shall be built onto or become part of any mobile home. Temporary structures shall be permitted in accordance with the following provisions and requirements:

(A) Accessory structures shall be designed in a manner that will enhance the appearance of the mobile home development.

(B) Cabanas, patios or porches of which at least one side must be open, except for screening for insects.

(C) Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the mobile home.

(D) Skirting of a mobile home shall be required, but such skirting shall not attach the mobile home permanently to the ground, provide a harborage for rodents, or create a fire hazard. Such skirting so installed shall be of fire-resistant materials and shall be equipped with an inspection door(s).

(E) Structures having an area not exceeding **ten percent (10%)** of the square foot floor area of the mobile home may be entirely enclosed if utilized for storage purposes only.

(F) Height shall not exceed the principal building.

14-5-9 **SITE REQUIREMENTS.** Any mobile home park shall be located on a well-drained site, and shall be located so that its drainage will not constitute an unreasonable hazard or nuisance to persons, property or water supply in the immediate vicinity of the site. Mobile home parks shall not be potential breeding places for insects or rodents. Park sites shall not be subject to flooding or ponding, fire or safety hazards, and shall not be exposed to nuisances, such as undue noise, smoke, fumes, or odors.

14-5-10 **BUFFER STRIPS.** All mobile home parks shall be provided with a planting screen of at least **twenty (20) feet** in depth and height along the property boundary line separating the development and any adjacent zoning district, or as approved by the Administrative Official.

14-5-11 **STREETS: GENERAL.** Streets and other access ways within mobile home parks shall be private streets and access ways except in unusual circumstances. All mobile home parks shall have safe and convenient access to public streets. Such access way or street shall meet the construction and design standards of Article VIII or as approved by the City Engineer.

14-5-12 **ENTRANCE AND EXIT STREETS.** Entrances to and exits from mobile home developments shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. No parking shall be permitted on the entrance street of the development for a distance of **one hundred (100) feet** from its intersection with a public street. All streets, drives and access ways shall be bounded by a curb and gutters.

14-5-13 **MOBILE HOME SPACE ACCESS.** Each mobile home space shall be located within **two hundred (200) feet** of a drive or access way which provides access to entrance and exit streets.

14-5-14 **STREETLIGHTS.** All mobile home parks shall meet the street lighting requirements of **Section 14-8-20.**

14-5-15 **SIDEWALKS.** All mobile home parks shall be provided with safe, convenient, all-season pedestrian access. Sidewalks shall meet the requirements of **Section 14-8-14.**

14-5-16 **JACKS AND STABILIZERS.** Jacks and/or stabilizers shall be placed under the frame of the mobile home to prevent movement on the springs while the mobile home is parked and occupied and shall be located on approved concrete footing.

14-5-17 **MOBILE HOME PAD REQUIREMENTS.** The mobile home pad shall be improved to provide adequate support for the placement and tie-down of the mobile home. The pad shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. All mobile homes shall be placed on a mobile home pad constructed of Portland cement concrete not less than **four (4) inches** in thickness. In addition, all mobile home pads shall be at least **ten feet wide by forty feet** in length **(10' x 40').** Expandable sections may be supported by an extension of the mobile home pad or concrete piers and footings, with a maximum of **ten (10) foot** spacing between piers and a pier to be located no more than **four (4) feet** from the corners of the mobile home expandable section, or equivalent as approved by the City Engineer. **(See Figure 10.)**

14-5-18 **TIE-DOWN ANCHORAGE REQUIREMENTS.** All mobile homes shall meet the tie-down requirements of the following table: **(See Figure 10)**

10- and 12-foot wide Mobile Homes				12- and 14-foot wide Mobile Homes	
30 to 50 ft. Long		50 to 60 ft. Long		60 to 70 ft. Long	
No. of Frame Ties (pairs)	No. of Over-the-Top Ties	No. of. Frame Ties (pairs)	No. of Over-the-Top Ties	No. of Frame Ties (pairs)	No. of Over-the-Top Ties
4	3	5	3	5	3

Tie-down components used, including anchor systems, must be able to withstand at least **four thousand eight hundred (4,800) pounds** without failure. The holding power of ground anchors can be determined by conducting pullout tests or by consulting with your anchor dealer. He should be able to provide you with data on anchor-holding power for various kinds of soils.

14-5-19 WATER SUPPLY AND DISTRIBUTION SYSTEM.

GENERAL REQUIREMENTS: An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. Where a public supply of water is available at or near the site, connection shall be made thereto and its supply used exclusively. When a public water supply is not available, a private water supply system may be developed and used as approved by the City Engineer and the Department of Public Health.

(A) **Source And Volume Of Supply For Private System.**

(1) The water supply shall be capable of supplying a minimum of **two hundred fifty (250) gallons** per minute for a duration of **two (2) hours.**

(2) The water supply shall be capable of supplying a minimum of **three hundred (300) gallons** per day per mobile home.

(3) The number of mobile home spaces to be occupied in the mobile home park shall be limited to the quantity of water necessary to supply each mobile home with the minimum requirements.

(B) **Tests.** The operator of a private water supply system shall obtain bi-monthly water quality tests from the **State Department of Public Health** or private

testing agency and shall forward one copy of that report to the Administrative Official.

(C) **Main Size.** The water distribution main serving the confines of the mobile home park shall not be less than **six (6) inches** in diameter.

(D) **Connection.** The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or siphonage.

(E) **Pressure.** The system shall be so designated and maintained as to provide a pressure of not less than **twenty (20) pounds** and not more than **eighty (80) pounds** per square inch, under all normal operating conditions at each mobile home pad.

(F) **Separation.** Water mains, if installed parallel to sewer lines, shall be separated at least **ten (10) feet** horizontally from any sanitary sewer, storm sewer or sewer manhole.

14-5-20 INDIVIDUAL WATER RISER PIPES AND CONNECTIONS.

(A) Individual water riser pipes shall be located within the area of the mobile home pad.

(B) Water riser pipes shall extend at least **four (4) inches** above ground elevation. The pipe diameter shall be at least **three-quarter (3/4) inch** in size. The water outlet shall be capped when a mobile home does not occupy the lot.

(C) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

(D) A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home space or lot. Shutoffs shall not require special keys or handles to operate.

14-5-21 FIRE PROTECTION. Fire hydrants shall be located within **four hundred (400) feet** of any mobile home, service building or other structure in the development.

(A) **Fire Extinguishers. Two (2) fire extinguishers** of the dry chemical ABC designation of at least **two (2) pounds** shall be provided by the mobile home operator and placed in each mobile home or may be a requirement by the operator of the occupants of the individual mobile home. In no event shall a mobile home be occupied that does not have this kind of fire extinguisher

(B) **Pressure.** The water supply system shall permit the operation of a minimum of **two one and one-half (2 ½) inch** hose streams. Each of **two (2)** nozzles, held **four (4) feet** above the ground, shall deliver at least **seventy-five (75) gallons** of water per minute at a flowing pressure of at least **twenty (20) pounds** per square inch at the highest elevation point of the development.

14-5-22 **SEWAGE DISPOSAL.** Each mobile home shall be served by a central sewage collection system and each mobile home shall be provided with at least a **four (4) inch** sewer connection. The sewer connection shall be provided with suitable fittings so that a water-tight, self-draining connection can be made between the mobile home and the sewer connection. Such individual mobile home connection shall be so constructed that they can be closed when not linked to a mobile home and shall be so capped as to prevent any escape of odor or gas. No wastewater shall be allowed to fall on the ground from a mobile home. The plans and specifications of the sewage collection system shall be approved by the **Illinois Environmental Protection Agency** and the City Engineer. Septic tank practices shall not be permitted.

14-5-22.1 **SYSTEM CONNECTION.** Where a public sewage collection system is within a reasonable distance, connection shall be made thereto and said public system shall be used exclusively. An independent central sewage system to serve the mobile home park shall be permitted only after a permit has been denied to connect into a public sewage collection system, expressed approval has been granted in writing by the Administrative Official, and the plans and specifications for the sewage system have been approved by the **State of Illinois Environmental Protection Agency** and the City Engineer.

14-5-23 **REFUSE DISPOSAL PEST CONTROL.** The storage and collection of refuse in the mobile home park shall be so managed as to create no health hazard, rodent harborage, insect breeding areas, accident hazards, or air pollution. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers which shall be provided in sufficient number and capacity to accommodate all refuse from the mobile home park. Satisfactory container racks or holders shall be provided at permanent locations convenient to mobile home spaces, in areas appropriately and visually screened.

14-5-23.1 **COLLECTION.** All refuse containing garbage shall be collected at least **twice weekly.** Where suitable collection service is not available from municipal or private agencies, the management shall arrange for or provide this service. All refuse shall be collected and transported in covered vehicles or covered containers. Refuse disposal shall not be permitted in the mobile home development site or tract of land.

14-5-24 **PUBLIC HAZARD, MAINTENANCE.** Automobiles which are not in operating condition, junk, trash or other refuse as would create a health or safety hazard shall not be permitted to be maintained in the mobile home park.

14-5-25 **ELECTRICAL DISTRIBUTION LINES AND SERVICE.** All electrical transmission and distribution lines shall be at least **twenty-four (24) inches** below ground surface and at least **one (1) foot** radial distance from sewer, water, gas or communication lines.

14-5-25.1 **CONNECTION.** Any electrical connection to a mobile home shall be completely enclosed to protect the individual service from human accidents and rodent damages. Electrical connections for each individual mobile home space shall be provided and each such connection shall supply **200 volts A.C.** and shall be rated at not less than **one hundred (100) amperes.**

14-5-26 **FUEL STORAGE.** All fuel storage tanks or cylinders shall be permanently installed and securely fastened in place and shall not be located: inside or beneath the mobile home, or less than **fifteen (15) feet** from the mobile home exit/entrance. Fuel storage shall be permitted in tanks or containers mounted on an incombustible frame at the rear of the mobile home. Fuel containers shall not exceed **three hundred (300) gallon** capacity unless approved by the Administrative Official.

(A) **Natural Gas Or Central Butane System Installation.** All gas piping installed below ground shall have a minimum earth cover of **eighteen (18) inches.** Gas mains shall not be installed under any mobile home.

(B) **System Shutoff Valve.** A readily accessible and identified shutoff valve, controlling the flow of fuel to the central fuel piping system, shall be installed near the point of connection to the main fuel supply point.

(C) **Mobile Home Lot Shutoff Valve.** Each mobile home lot shall have an approved fuel shutoff valve installed upstream of the mobile home fuel outlet and located on the outlet riser at a height of not less than **four (4) inches** above grade. Whenever the mobile home lot outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of fuel.

(D) **Mobile Home Connector.** Each mobile home shall be connected to the mobile home lot outlet by an approved **three-quarter (3/4) inch** flexible pipe not more than **six (6) feet** in length. Approved pipe and fittings may be used between the flexible connector and the mobile home lot fuel outlet, when the distance between the mobile home lot fuel outlet and the mobile home fuel service connection exceeds that required to make a safe installation with only a flexible pipe.

(E) **Fuel Oil Distribution System.** Piping installed below ground shall have a minimum earth cover of **eighteen (18) inches** and all fuel lines shall be provided with a stopcock at the outlet of the fuel container and another stopcock just before the fuel line enters the mobile home.

(F) **Vent.** Every tank shall be vented by a vent not less than **one and one-fourth (1 ¼) inch** iron pipe size or tubing, and shall be protected from physical damage.

(G) **Fuel Oil Connector.** Fuel oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose not smaller than **three-eighths (3/8) inch** iron pipe size or tubing, and shall be protected from physical damage.

14-5-27 SERVICE BUILDING AND OTHER COMMUNITY BUILDINGS, GENERALLY. The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities, such as:

Management offices, repair shops and storage areas;
Sanitary facilities;
Laundry facilities;
Indoor recreation areas.

(A) **Emergency Sanitary Facilities.** If sanitary facilities are not provided in a laundry building, community building or similar facility on a **twenty-four (24) hour** basis, provision for the use of sanitary facilities shall be made and they shall be available to park residents and guests in emergency situations. The owner shall be responsible for normal maintenance and cleanliness of sanitary facilities provided for the general use of park residents.

(B) **Permanent Buildings.**

(1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

(2) All rooms containing sanitary facilities shall:

(a) Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.

(b) Have at least **one (1)** window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than **ten percent (10%)** of floor area served by them.

(c) Have at least **one (1)** window which can be easily opened, or a mechanical device which will adequately ventilate the room.

(3) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

(4) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture by separate controls and cold water shall be furnished to every water closet and urinal.

(5) All buildings shall be located at least **fifteen (15) feet** from any mobile home space.

(6) Buildings intended to function as central kitchens serving food on a daily basis shall not be permitted. This provision does not apply to the normal use of pavilions or community buildings where the occasional use of such structure or building for picnics, parties and related functions occur.

14-5-28 **RESPONSIBILITIES OF THE MANAGEMENT.** The person to whom a license for a mobile home development is issued shall provide adequate supervision to maintain the development in compliance with this Code and to keep its facilities, grounds and equipment in good repair and in a clean and sanitary condition.

(A) **Notice To Residents.** The management shall notify the residents of the development of all applicable provisions of this Code and inform them of their duties and responsibilities under this Code.

(B) **Supervision Of Placement.** The management shall supervise the placement of each mobile home on its mobile home stand, which includes securing its stability and installing all utility connections.

(C) **Weeds And Brush To Be Controlled.** The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The community shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

(D) **Registration Of Occupants.** Each mobile home park shall be provided with a custodian's office. The custodian or manager shall register each mobile home entering the park, give the occupants a copy of the park rules and instruct the occupants in fire extinguisher operating techniques. Registration shall be according to the prescribed form, the register shall be kept current and shall include:

(1) The name and address of every occupant in the mobile home;

(2) the license number and state of the vehicle towing the mobile home into the park;

(3) the occupant's automobile license number; and

(4) a statement indicating the exact location at which such mobile home was last parked, including the state, city, town or village where such parking occurred.

(E) **Registration Records.** The above mentioned register shall be signed by an adult occupant of the mobile home. Any person furnishing misinformation for purposes of registration shall be deemed guilty of a misdemeanor and punishable under the general statutes of the State of Illinois for such offense. The registration records shall be neatly and securely maintained and no registration records shall be destroyed until **six (6) years** have elapsed following date of registration. The register shall be available at all times for inspection by law enforcement officers.

14-5-29 RESPONSIBILITIES OF THE RESIDENT. It shall be the duty of every resident of the mobile home community to give the management thereof or his designated agent access to any part of such mobile home development at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Code.

14-5-30 MINIMUM STANDARDS FOR CAMPER PARKS. Every camper park hereafter established in the City shall, at a minimum, conform to the standards of this Article and other pertinent provisions of this Code. Camper parks are a special use in the "C" District, but are prohibited in every other district.

(A) **Environmental Requirements.** Every camper park shall meet the environmental requirements of the subsections below.

(B) **Drainage, Erosion Control.** No camper park shall be located on a lot where conditions of soil, groundwater level, drainage, or topography would pose a danger to the health, safety, or property of the park occupants. All unpaved areas of the park shall be protected with vegetation adequate to prevent erosion.

(C) **Buffering.** A buffer strip at least **ten (10) feet** wide consisting of densely-planted shrubbery that can be expected to reach a height of **ten (10) feet** when full-grown shall be planted and maintained along the entire periphery of the park except at entrances/exits.

(D) **Park Lot Requirements.**

(1) **Maximum Density: Twenty (20)** camper spaces per gross acre.

(2) **Minimum Lot Area: Three (3) acres**.

(3) **Minimum Width and Depth: Two hundred fifty (250) feet.**

(4) **Minimum Setback: Twenty-five (25) feet** from all lot lines.

(5) **Maximum Structure Height: Thirty-five (35) feet.**

(E) **Recreational Area.** In every camper park there shall be at least **one (1)** recreational area that is easily accessible from all trailer spaces. Such recreational area shall constitute at least **eight percent (8%)** of the gross park area.

(F) **Individual Camper Spaces.** Each camper space shall be at least **fifty-five (55) feet** long. Each space shall be sufficiently wide and so designed in relation to other spaces as to maintain:

(1) A **twenty (20) foot** clearance between the long sides of adjacent campers and between trailers and park buildings; and

(2) a **fifteen (15) foot** clearance between the front/rear ends of campers parked end-to-end.

(G) **Access And Streets.** Every camper park shall have safe and convenient vehicular access to a major non-residential public street. The access way(s) shall be designed to prevent hazards and to minimize traffic tie-ups on adjacent public streets. Streets within the park shall, at a minimum, be treated with a dust palliative. Such streets shall be at least **fourteen (14) feet** wide if designed for one-way traffic, and at least **twenty-four (24) feet** if designed for two-way traffic.

(H) **Utilities.** Utilities shall be provided to and within camper parks in accordance with the following requirements:

(I) **Water.** Camper parks shall meet the water requirements applicable to mobile home parks, except that service to individual trailer spaces is not mandatory. **(See Section 14-5-19)**

Every camper park shall be provided with one or more easily accessible water supply outlets for filling camper water storage tanks. Such water supply outlets shall consist of at least a water hydrant and the necessary appurtenances, and shall be protected against backflow and back siphonage. **(NOTE: A sanitary station cleaning hose shall not be considered a water supply outlet.)**

(J) **Sewage.** Camper parks shall meet the sewage requirements applicable to mobile home parks, except that service to individual trailer spaces is not mandatory. **(See Section 14-5-22)**

(1) **Sanitary Dump Stations.** If individual camper space sewer connections are not provided, then at least **one (1)** sanitary station per **one hundred (100)** camper spaces or fractional part thereof shall be provided. A sanitary station shall, at a minimum, consist of:

(a) a trapped **four (4) inch** sewer riser pipe that is connected to the park sewage system, surrounded at the inlet end by a concrete apron sloped to the drain, and provided with a suitable hinged cover.

(b) a water outlet, with the necessary appurtenances, connected to the park water supply system to permit periodic washdown of the immediately adjacent areas.

Sanitary Dump Stations shall be screened by visual barriers (e.g., fences, walls, shrubbery) and shall be located at least **fifty (50) feet** from the nearest trailer space.

(2) **Sink Wastes.** No liquid wastes from sinks or tubs shall be discharged onto the ground.

(K) **Solid Wastes.** Camper parks shall comply with the solid waste storage, collection, and disposal requirements applicable to mobile home parks.

(L) **Electrical Services.** Camper parks shall comply with the electrical requirements applicable to mobile home parks (including underground power lines), except that service to individual spaces is not mandatory. **(See Section 14-5-25)**

(M) **Fire Hydrants.** Fire hydrants shall be installed in every camper park by the park developer in accordance with the instructions of the Fire Chief of the appropriate Fire District.

(N) **Service Buildings.** In every camper park a service building shall be erected in conformity with the Building Code, Plumbing Code, and Electrical Code of the City. The service building shall contain:

(1) **One (1)** clothes washer and **one (1)** clothes dryer per **thirty (30)** trailer spaces or fractional part thereof.

(2) **One (1)** janitorial-type sink.

(3) Toilet and bathing facilities as indicated below:

Number of	Toilets		Urinals	Lavatories		Showers	
Trailer Spaces	Men	Women	(Men)	Men	Women	Men	Women
1-15	1	1	1	1	1	1	1
16-30	1	2	1	2	2	1	1
31-45	2	2	1	3	3	1	1
46-60	2	3	2	3	3	2	2
61-80	3	4	2	4	4	2	2
81-100	3	4	2	4	4	3	3

(O) **Convenience Stores.** A commercial facility selling groceries and personal use items may be located in a camper park, either within the service building or in a separate facility, provided such facility is primarily intended to serve the occupants of the park.

(P) **Miscellaneous Restrictions.**

(1) No camper parked in a camper park shall be immobilized.

(2) Not more than **one (1)** camper shall be parked in **one (1)** space.

(3) No mobile home shall be permitted in any camper park except as a residence for park management personnel.

(4) No permanent structure within a camper park shall be used as a residence except by park management personnel.

ARTICLE VI

OFF-STREET PARKING AND LOADING

14-6-1 **PURPOSE.** The purpose of this Article is to alleviate or prevent congestion of the public streets and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put. For all buildings and structures erected and all land uses established after the effective date of this Code, accessory parking and loading facilities shall be provided as required by this Code. No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this Code shall be included as a part of an off-street parking or loading space similarly required for another building or use.

14-6-2 **ACCESSORY USES.** No motor vehicle repair work shall be permitted in conjunction with accessory off-street parking lots or areas provided in a Residence District for a commercial or industrial use. The sale of gasoline and motor oil, when permitted in conjunction with accessory off-street parking areas, shall be located with respect to residential properties so as not to create a nuisance.

14-6-3 **COMPUTATION.** When determination of the number of off-street parking spaces required by this Code results in a requirement of a fractional space, any fraction of **one-half (1/2) or less** may be disregarded, while a fraction of or in excess of **one-half (1/2)** shall be counted as **one (1)** parking space.

14-6-4 **DAMAGE OR DESTRUCTION.** For any conforming building or use which is in existence on the effective date of this Code, which is damaged or destroyed by fire, explosion or other similar cause, and which is reconstructed, reestablished, or repaired, additional off-street parking or loading facilities need not be provided, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Code for equivalent new uses or construction.

14-6-5 **DESIGN STANDARDS, ACCESS AISLE AND SPACE REQUIREMENTS.**

(A) **Space Requirements.**

(1) **Parking Spaces.** Each off-street parking space shall be **ten feet wide by twenty feet long (10' x 20')** except for single-family residential, each space shall be **eight feet wide by eighteen feet long (8' x 18')**. The size of all parking spaces shall be measured from the center line of each stripe. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than **twenty-two (22) feet** by **nine (9) feet**. Parallel spaces shall be as approved by the Administrative Official. **(Ord. No. 1151-03; 09-02-03)**

(2) **Handicapped Parking Spaces.** Each handicapped off-street parking space shall be **sixteen feet wide by twenty feet long (16' x 20')** and otherwise in accordance with the "Illinois Vehicle Code". **(Ord. No. 1151-03; 09-02-03)**

(3) **Aisles.** Interior parking aisles permitting two-way traffic shall be a minimum **twenty-two (22) feet** in width. One-way aisles in conjunction with **sixty degree (60°)** parking shall be a minimum of **eighteen (18) feet** in width. Plans for other aisles widths with other angle parking shall be as approved by the Planning Commission. **(#686-90; 07-17-90)**

(4) **Access** to off-street parking areas in all residential zone districts shall be a minimum of **ten (10) feet** wide except as follows:

(a) If a driveway is longer than **one hundred (100) feet** or serves more than the required parking for **four (4)** dwelling units, the minimum width shall be **twenty (20) feet.**

(b) **Two (2)** one-way drives, each **twelve (12) feet wide** may be provided in lieu of **one (1) twenty (20) foot** driveway.

(5) **Access** to off-street parking areas in all commercial and industrial zones shall be a minimum width of **twenty-four (24) feet** or **two (2)** separate driveways each **twelve (12) feet wide**.

(6) **Markings** shall be laid as required by Code and restored as often as necessary to be readily discernible. **(Ord. No. 950-99; 02-16-99)**

(B) **Design Standards, Ingress And Egress.** All parking areas in any multiple-family, business, industrial or similar zone district shall be designed or arranged so that no vehicle can have direct access to or egress from any off-street parking space from a public right-of-way. In any instance stated in this section, ingress to and egress from a parking space shall be from an aisle, driveway, or similar arrangement by forward motion of the vehicle.

(1) No access way or lane shall be within **one hundred (100) feet** of any corner formed by the intersection of the right-of-way of **two (2)** or more streets as measured from curb line to center line of access. On a corner where a traffic signal or stop sign exists, such entrance or exit shall be located at such distance and in such manner so as not to cause or increase traffic hazard or undue congestion. **(Ord. No. 1151-03; 09-02-03)**

(2) The alignments of access ways shall be at right angles and offsets are not to exceed **twenty degrees (20°).**

(3) Except in unusual circumstances, no access way from a public street shall exceed **thirty-five (35) feet** in width.

(4) Commercial curb cuts into local residential streets shall be prohibited. Local residential street is defined as a street which serves primarily residential traffic and is developed primarily with residential uses. **(Ord. No. 1003-00; 05-02-00)**

(C) **Design Standards, Lot Lines.** All parking aisles and parking spaces shall be entirely within the lot lines, and not on a public right-of-way. Parking spaces and loading spaces shall be so arranged that no part of any vehicle overhangs the public right-of-way.

(D) **Landscaping Requirements.**

(1) Landscaped berms and/or walls or fences are required to screen automobile headlights from areas zoned residential. The City requires the use of berms, hedges or low masonry walls, or combination thereof. When walls or fences are utilized they shall be of brick, stone or pre-cast concrete, or combination thereof.

(2) All vehicular use areas shall have a minimum **ten (10) foot** landscape setback from existing or proposed rights-of-way lines. When the site abuts undeveloped commercial property, the landscape setback shall be, at a minimum, **five (5) feet** from the property line. **(Ord. No. j1151-03; 09-02-03)**

(3) No surface parking space shall be further than **fifty (50) feet** from a tree. Trees may be required on structured parking depending on the visibility of the parking surface from the surrounding areas.

(4) Landscaped islands shall be placed at the ends of parking aisles and within aisles as required by paragraph (3). There shall be a minimum landscape width of **six (6) feet** and a minimum area of **one hundred (100) square feet**, in accord with Diagram C. **One (1)** deciduous tree is required per island. Double landscaped islands of **two hundred ten (210) square feet** are required at the end of a double row of parking. **Two (2)** deciduous trees are required per double landscaped island. Additionally, islands shall have plantings consisting of groundcovers

such as shrubs, ivy, flowers and grasses. Mulch may be used instead of grass or in combination with grass. **See Figure 18.**

(5) A minimum of **sixty percent (60%)** of the deciduous trees must be of a species which mature at **+35'**, evenly dispersed throughout the project.

(6) All landscaped areas, including islands, shall be provided with a mechanical, in-ground irrigation system.

(7) All landscaped areas shall be curbed.

(8) Pedestrian access between developments and in parking lots is required.

(9) When deemed appropriate due to the nature of the existing vegetation area, the Planning Commission or Director of Land Use and Development may require a landscape or forestry study by an independent Urban Forester, an Illinois Landscape Architect or a Missouri Landscape Architect.

(10) All landscape plans shall include in the legend the common name including variety, when applicable, and the scientific name including variety, when applicable, for each planting and the mature height. The plan shall be drawn to scale.

(11) All trees used within parking lots shall be taken from the approved parking lot tree list maintained by the Fairview Heights Land Use and Development Department. All trees within **five (5) feet** of existing or proposed rights-of-way shall be taken from the approved street tree list maintained by the Fairview Heights Public Works Department.

(12) The Director of Land Use and Development shall be authorized to allow the clustering of interior parking area landscaping in order to enhance the aesthetic appeal of the parking area, to encourage flexibility in design, and to moderate the heat gained by asphalt parking areas.

(13) Required landscaping to be located in the sight triangle shall not limit the clear view of intersecting streets.

(14) All landscaped areas shall be maintained in order to ensure live, healthy plants and their intended function. Replacement plants shall be provided for any required plants which die or are removed. Maintenance shall consist of mowing, removal of litter, dead plant materials, necessary pruning and irrigation as needed. **(Ord. No. 1003-00; 05-02-00)**

14-6-6 **SETBACK.** Where **two (2) lanes** of off-street parking are provided, for commercial and multi-family uses, between any building and a street, in order to accommodate pedestrian and vehicular traffic, the building shall be set back at least **seventy-five (75) feet** from the lot line. A **six (6) inch** vertical curb or other approved device shall be provided to separate such off-street parking areas from the public right-of-way. Similar parking in the rear of a building shall require a set back of at least **sixty-four (64) feet. (Ord. No. 1151-03; 09-02-03)**

14-6-7 **SURFACING.** All open off-street parking areas shall be improved with a compacted stone base of not less than **six (6) inches** thick, surfaced with **two (2) inches** of asphalt or an approved material with comparable construction. **(Ord. No. 1151-03; 09-02-03)**

14-6-8 **EXISTING PARKING/LOADING FACILITIES AND USES.** Accessory off-street parking or loading facilities which are located on the same lot as the building or use served and which were in existence on the effective date of this Code, or were provided voluntarily after such effective date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below the requirements of this Code for a similar new building or use.

(A) **Change In Use.** Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required herein for such new use.

(B) **Additions.** When the intensity of use of any building, structure, or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, or other units or measurement specified herein for required parking or loading facilities, parking and loading facilities, as required herein, shall be provided for such increase in intensity of use.

14-6-9 **JOINT PARKING FACILITIES.** Off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use.

14-6-10 **LOCATION OF OFF-STREET PARKING FACILITIES.** The location of off-street parking spaces in relation to the use served shall be as prescribed hereinafter. All distances shall be walking distances from a main entrance of the use served to the nearest point of the parking facility.

(A) **For Uses In Residential Districts.** Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served and may be located in any yards except required front yards, but shall be permitted in that

portion of the front yard coterminous with the side yard wherein the driveway is located. Off-street parking facilities accessory to residential use and developed in any residential district shall be used solely for the parking of passenger automobiles or the vehicles owned or operated by the occupants of the dwelling structures. When **two (2) or more** parking spaces are required, there shall be an unobstructed parking space for each vehicle, such as double garage, double driveway or separate parking stalls. In no instance shall a commercial vehicle of **one (1) ton** capacity or more be parked in a residential area, except for normal loading, unloading or service, except by a special-use permit. Parking of **one (1)** commercial vehicle of less than **one (1) ton** capacity, which is used on a regular basis and is the owner's principal means of transportation to and from his employment, shall be permitted. A special-use permit shall be required for a commercial or related use in a residence district for required parking on an adjacent lot or a lot across the street, but not more than **two hundred (200) linear feet** from the use served. Such use shall meet the requirements of **Sections 14-6-5 and 14-6-7. (Ord. No. 1151-03; 09-02-03)**

(B) **For Uses In Business And Industrial Districts.** All required parking spaces shall be within **one thousand (1,000) feet** of the entrance of the use served, except that spaces accessory to dwelling units (other than those located in a transient hotel) shall be within **three hundred (300) feet** of the use served. However, no parking spaces accessory to a use in a Business District or Industrial District shall be located in a Residence District, except that private, free, off-street parking accessory to uses, and municipal parking lots, may be allowed by special-use permit within **five hundred (500) feet** of and adjacent to any Business or Industrial District. **(Ord. No. 1151-03; 09-02-03)**

(C) **Off-Site Parking Facilities.** When required parking facilities are provided on land other than the zoning lot on which the building or use served by such facilities is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. No such off-site parking facilities shall be authorized and no building permit or occupancy permit shall be issued where the plans call for parking facilities other than on the same zoning lot until and unless the Administrative Official has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue and that the off-site parking facilities will be maintained at all times during the life of the proposed use or building, providing the off-site parking facilities are within **one thousand (1,000) feet** of the main entrance with walkways provided. This Section is not applicable for residential uses.

14-6-11 **OTHER PARKING USES.** For commercial uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use as determined by the Administrative Official. Parking spaces shall not be used for any other purpose except by special-use permit. **(Ord. No. 1151-03; 09-02-03)**

14-6-12 **PARKING SPACES REQUIRED.** For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. Parking spaces required on an employee basis shall be based on the maximum

number of employees on duty or residing, or both, on the premises at any one time. When employee parking is required, it shall be provided on the basis of **one space for each one and one-half employees.**

(A) **Residential, Civic, Educational, Institutional.**

Use	**Number of Parking Spaces**
Apartment Hotels	Two (2) for each dwelling unit.
Churches and Auditoriums	One (1) per four (4) seats for the largest seating area.
Elementary and Junior High Schools	One (1) per five hundred (500) square feet of classroom area. Employee parking required.
Senior High Schools	One (1) for each two hundred (200) square classroom area. Employee parking required.
Libraries and Museums	One (1) for each five hundred (500) square feet of total floor area.
Municipal Buildings	One (1) for each three hundred (300) square feet of total floor area.
Lodging Houses	One (1) for each dwelling unit or lodging room; two (2) for the owner or manager. Employee parking required.
Mobile Home Park or Court	Two (2) for each mobile home.
Motels and Motor Hotels	One (1) for each dwelling unit or lodging room. Employee parking required.
Multiple-Family Dwelling Two Bedroom and Above	Two (2) for each dwelling unit.
Multi-Family Efficiency and Multi-Family One Bedroom.	One and one-half (1 1/2) per dwelling unit.
One-Family Dwelling	Two (2) for each dwelling unit.

Use	**Number of Parking Spaces**
Private Clubs, Lodges and Dormitories with Sleeping Facilities for Guests	One (1) for each lodging room; in dormitories, each one hundred (100) square feet shall be considered equivalent to a lodging room. Employee parking required.
Two-Family Dwelling	Two (2) for each dwelling unit.

(B) **Retail And Services Uses.**

Use	**Number of Parking Spaces**
Automobile Car Wash	Self-service, line up area for each bay to accommodate two (2) cars. **(Ord. No. 1151-03; 09-02-03)**
Automatic and others	Line up area for each bay to accommodate five (5) times capacity of car wash. **(Ord. No. 1151-03; 09-02-03)**
Automobile Service Stations	
Automobile Repair Service	Three (3) spaces for each service bay and one (1) space for each company vehicle. **(Ord. No. 1151-03; 09-02-03)**
Banks	Three (3) parking spaces shall be provided for each 1,000 square feet of floor area, plus one space for each company or business vehicle.
Banks, Drive-in	On Review.
Beauty/Barber Shops	Three (3) spaces for every chair. **(Ord. No. 1151-03; 09-02-03)**
Bowling Alleys	Four (4) parking spaces shall be provided for each alley, plus such additional spaces as may be required herein for affiliated uses--bars, restaurants, and the like.
Drive-in Restaurants	On Review.

Use	**Number of Parking Spaces**
Furniture and Appliance Stores, Household Equipment or Furniture Repair Stores	One (1) parking space shall be provided for each 300 square feet of display area, plus spaces required for office, em-ployee, company or business vehicle. **(Ord. No. 1151-03; 09-02-03)**
Home Occupations	Two (2) spaces for each 200 square feet of floor space utilized in addition to the parking requirements of the dwelling unit.
Hospitals	One (1) parking space shall be provided for each two (2) hospital beds, plus employees (other than staff doctors), plus one (1) parking space for each doctor assigned to the staff.
Motor Vehicles Sales and Machinery Sales	One (1) parking space shall be provided for each 300 square feet of total floor area.
Municipal or Privately-Owned Recreation Building or Community Centers	One (1) parking space shall be provided for each 1 1/2 employees plus spaces adequate in number to serve the visiting public, as determined by the Plan Commission.
Nursing Homes	One (1) parking space shall be provided for each four (4) beds, plus parking for employees (other than staff doctors), plus one (1) parking space for each doctor assigned to the staff.
Retail Stores for Commercial/Service	One (1) parking space shall be provided for each 200 square feet of floor area. **(Ord. No. 1151-03; 09-02-03)**
Restaurants/Taverns	One (1) parking space shall be provided for each four (4) seats, plus two (2) spaces for every three (3) employees on the maximum shift. **(Ord. No. 1151-03; 09-02-03)**
Theaters (indoor) and Stage	One (1) parking space shall be provided for each four (4) seats.

Use	**Number of Parking Spaces**
Undertaking Establishments, Funeral Parlors	Ten (10) parking spaces shall be provided for each chapel or parlor, or one (1) space for each 5 seats, whichever is greater, plus one (1) parking space for each funeral vehicle kept on the premises. Employee parking required.
(C) **Office Uses.**	
Business, Professional and Governmental Offices	Three (3) parking spaces shall be provided for each 1,000 square feet of floor area, plus one (1) space for each company or business vehicle.
(D) **Industrial Uses.**	
INDUSTRIAL USES of all types, except Warehousing and Transportation Terminals, Less than 250,000 square feet of gross area:	
Employee Parking:	One (1) parking space per 1 1/2 employees on maximum shift or not less than one (1) parking space for each 500 square feet of gross floor area; when more than one shift is employed, parking for both shifts shall be provided, unless sufficient time is allowed between shifts to provide for the maximum use of the required parking.
Visitor Parking:	One (1) parking space for each 25 employees on main shift, with a minimum of 2 parking spaces and a maximum of 20 required visitor spaces.
Company Vehicles:	One (1) parking space to accommodate each company-owned or leased truck or vehicle usually found on the premises; size of parking space for trucks shall be approved by the Administrative Official.

Use	**Number of Parking Spaces**
INDUSTRIAL USE of all types, except Warehousing and Transportation Terminals, More than 250,000 square feet of gross floor area:	
Employee Parking:	One (1) parking space per 1 1/2 employees on site at maximum shift, or not less than one (1) for each 500 square feet; then one (1) parking space for each 1,000 square feet of floor area.
Visitor Parking:	One (1) parking space for each 25 employees on main shifts, with a minimum of 2 parking spaces and a maximum of 20 required visitor parking spaces.
Company Vehicles:	One (1) parking space to accommodate each company-owned or leased truck or vehicle usually found on the premises; size of parking spaces for trucks shall be approved by the Administrative Official.
WAREHOUSING	
Employee Parking.	One (1) parking space for each 1,000 square feet of gross floor area or one (1) parking space for each 1 1/2 employees, whichever is greater; whenever all or any portion of a warehouse area, facility or building is proposed to be converted, remodeled, or changed to a non-warehouse use, the number of parking spaces required by this Section for the intended use shall be secured and provided for prior to conversion of use or remodeling of the warehouse facility or building.

Use	**Number of Parking Spaces**
Company Vehicles:	One (1) parking space to accommodate each company-owned or leased truck or vehicle usually found on the premises; size of parking space for trucks shall be approved by the Administrative Official.
TRANSPORTATION OR TRUCKING YARD TERMINALS:	
Employee Parking	One (1) parking space for each 1,000 square feet of warehousing, shop area, or loading area and one (1) parking space for each driver of a company vehicle which is dispatched from said terminal.
Company Vehicles:	One (1) parking space to accommodate each company-owned or leased truck or vehicle usually found on the premises; size of parking spaces for trucks shall be approved by the Administrative Official.

(Ord. No. 1151-2003; 10-13-03)

14-6-13 **OFF-STREET, LOADING.** Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. Such access way shall be at least **twelve (12) feet** in width.

(A) **Below Minimum Floor Area.** Uses for which off-street loading facilities are required herein, but which are located in buildings of less floor area than the minimum for which such facilities are required shall be provided with adequate receiving facilities as determined by the Plan Commission.

(B) **Loading Space Area.** Loading space for vehicles over **two (2) ton** capacity shall not be closer than **fifty (50) feet** to any property in a **Residential District** unless completely enclosed by building walls, a solid fence, wall or foilage buffer not less than **ten (10) feet** in height and width. Overnight parking of mechanical trailers in operation shall be prohibited within **one hundred (100) feet** of a residential area.

(C) **Location.** All permitted or required loading space shall be located on the same zoning lot as the use served, shall not be located within **fifty (50) feet** of the intersection of any **two (2)** streets, and shall not be located within required front yards.

(D) **Not For Parking.** Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

(E) **Size.** Unless otherwise specified, a required loading space shall be at least **ten feet in width by at least forty feet in length (10' x 40')** and shall have a vertical clearance of at least **fourteen (14) feet,** or as determined by the Administrative Official such greater distances as are needed to accommodate vehicles so that no vehicle overhangs into the public right-of-way or interferes with internal circulation. Reasonably adequate turning and maneuvering space shall be provided in addition to said minimum size loading berth requirements.

(F) **Repair And Service.** No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any "R" Residential District.

(G) **Special Use, Other Uses.** For special uses and uses other than prescribed for in this Code, loading spaces, adequate in number and size to serve such use shall be provided as determined by the Plan Commission.

(H) **Surfacing.** All open, off-street loading space shall be improved with a compacted stone base not less than **seven (7) inches** thick, surfaced with not less than **two (2) inches** of asphalt or some comparable material with comparable construction. **(Ord. No. 1151-03; 09-02-03)**

(I) **Loading Spaces Required.** For the uses listed in the following table, off-street loading space shall be provided on the basis of gross floor area of a building or portions thereof devoted to such uses in the amounts shown herein:

Total Square Feet of Gross Floor Area Per Building	Loading Spaces Required
(1) Commercial, Office and Industrial Uses:	
To 2,999 (See Par. A)	
3,000 to 19,999	1
20,000 to 49,000	2
50,000 to 100,000	3
Above 100,000	On Review
(2) Hospitals, Institutions, and Similar Uses:	
To 9,999 (See Par. A)	
10,000 to 49,999	1
50,000 to 100,000	2
Above 100,000	On Review

14-6-14 PARKING RESTRICTIONS.

(A) **Definitions.** The following words and phrases are defined for purposes of this Section:

"PARKING". The standing of a vehicle, whether occupied or not, otherwise than when temporarily engaged in loading or unloading merchandise or passengers.

"PRIVATE ROAD OR DRIVEWAY". Every way or place in private ownership and used for vehicular travel by the owner and those having express or implied permission from the owner, but not by other persons.

(B) **Recreational Vehicles.** In any residential zoned district, it shall be unlawful to park a recreational vehicle anywhere other than as permitted by the "permitted accessory uses" in the district where the recreational vehicle exists. **(Ord. No. 943-99; 01-05-99)**

(C) **Utility Trailers.** The parking of not more than **one (1)** utility trailer [not exceeding **eight feet wide by twenty feet long (8' x 20')]** in the side or rear yard or driveway only is hereby permitted, provided that no living quarters or businesses shall be maintained in any such utility trailer and shall comply with the yard requirements for accessory buildings of the zone district in which it is located.

ARTICLE VII

SIGN REGULATIONS

14-7-1 **PURPOSE.** The purpose of this Article is to regulate the size, height, number, location, illumination and construction of signs permitted in the various districts of the City. Conditions within the various zone districts that necessitate the regulation of signs include:

(A) Conflicts between traffic control signs and signals and various private signs resulting in vehicular and pedestrian safety problems.

(B) Signs are sometimes placed in locations or constructed in a manner that creates a danger to the public during periods of high winds or inclement weather.

(C) The uncontrolled use of signs defeats the sign's informational or advertising functions as competitors escalate sign size and expense in an effort to fairly attract attention.

(D) The uncontrolled use and proliferation of signs create visual pollution that destroys the beauty of the City, the attractiveness of commercial areas and the ability of the public to safely and quickly interpret the intended message. **(Ord. No. 1074-02; 01-15-02)**

14-7-2 **GENERAL REQUIREMENTS.** The sign standards of this Article shall be regulated by zone districts as shown on the City Zone District Map(s).

(A) **New Zone Districts.** If this Code is amended to include a zone district not presently included in this Code, no sign shall be permitted unless:

(1) additional sign regulations for the new zone district are included in the amendment.

(2) signs which are classified by this Article as miscellaneous signs may be permitted in any zone district. **(Ord. No. 1074-02; 01-15-02)**

(B) **Illumination.** The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas and the light rays shall not spill over the property lines into a residential zone, except by indirect reflection.

(1) No sign shall have blinking, flashing, or fluttering lights or other illuminating device which has a changing light intensity, brightness or color. Beacon lights are not permitted. This Section is not intended to prevent signs showing time and temperature exclusively.

(2) Neither the direct, nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

(3) No exposed lamps or bulbs which exceed **fifteen (15) watts** shall be used on the exterior surface of any sign so as to expose the face of the bulbs, light or lamp to any public street or adjacent property.

(C) **Sign Face Calculations.** The sign face is the area of any geometric shape which contains the entire surface area of a sign upon which copy may be placed. In the case of freestanding and projecting signs, the sign face consists of the entire surface area of the sign on which copy could be placed. **(Figure 3)** The supporting structure or bracing of a sign shall not be counted as a part of sign face area unless such structure or bracing is made a part of the sign's message. Where a sign has **two (2)** display faces touching back-to-back, the area of only **one (1) face** shall be considered the sign face area. Where a sign has more than **one (1)** display face, all areas which can be viewed simultaneously shall be considered a sign face area.

(1) In the case of a sign (other than freestanding or projecting) whose message is fabricated together with the background which borders or frames that message, sign face area shall be the total area of the entire background.

(2) In the case of a sign which identifies the name of the business (other than freestanding or projecting) which is applied to a background which provides no border, the sign face area shall be the smallest geometric shape which can encompass each phrase and/or individually standing word or letter of the sign message. (**Figure 4)**

(D) **Attachment Prohibited.** No sign shall be attached to a tree or utility pole.

(E) **Roof Signs Prohibited.** No roof signs shall be permitted in any zoned district.

(Ord. No. 1074-02; 01-15-02)

14-7-3 ALL RESIDENTIAL AND CONSERVATION DISTRICTS.

(A) **Signs On Premises.** Permitted signs may be anywhere on the premises, except as restricted by **Section 14-4-4(A),** or if ground-mounted, the top shall not be over **five (5) feet** above the ground, and if wall-mounted, shall be flush-mounted and shall not project above the roof line. Lighting, if used, shall be white.

(B) **Size Of Dwelling Sign.** A sign not exceeding **five (5) square feet** in area shall be permitted per dwelling unit. The sign per dwelling shall indicate only the name of the occupant and may include the address.

(C) **Area Of Multiple Dwelling Sign.** For multiple dwellings, **one (1)** additional sign totaling **six (6) square feet** in area shall be permitted. The additional sign area permitted for multiple dwelling shall only be for identification of the building.

(D) **Church And Government Use Signs.** Church and government use signs in residential and conservation districts shall be limited to **one (1) sign** with

an allowable sign area of **fifty (50) square feet**, including marquee, and may be pole-mounted. All such signs shall be at least **ten (10) feet** back from public right-of-way lines, except in the case of a corner lot, in which case, the sign shall be set back **thirty-five (35) feet** from the corner. **(Ord. No. 1074-02; 01-15-02)**

14-7-4 **BUSINESS DISTRICTS.** These sign regulations shall apply to all business zone districts, except as specifically exempted.

(A) **Content.** Signs allowed in this zone shall be identity signs only; however, they may include a changeable marquee provision.

(B) **Wall Signs.** Any business use may be permitted a wall sign for each side of a building fronting a public street and adjoining a business district parcel, except when the property on the opposite side of the public street is zoned a residential district. Wall signs shall not project more than **one (1) foot** from the building wall and copy shall run parallel (horizontal) with the wall. **(Ord. No. 1441-09; 05-19-09)**

(1) **Size.** Maximum permitted wall sign area shall be **one (1) square foot** of sign area for each linear foot of building frontage on a street to a maximum of **three hundred (300) square feet** on individual street frontages.

(C) **Free-Standing Signs.** Free-standing signs shall be permitted in all business districts. Only **one (1)** free-standing sign per lot shall be permitted. Pylon and monument signs shall be considered as free-standing signs for purposes of this Section and for purposes of the application and interpretation of this **Article VII.**

(1) **Pylon Signs.**

(a) **Clearance.** An area **ten (10) feet** in height, except for structural members, shall be maintained clear of obstruction under any Pylon sign to increase pedestrian safety, and to create a clear field of vision to recognize the location of streets and commercial entrances and exits.

(b) **Height.** Pylon signs may not exceed **thirty (30) feet** from ground elevation, except as increased by variance approval.

(c) **Location.** Any sign may be located anywhere on the premises unless locations are given herein and provided the regulations of **Section 14-4-4(A)** are met, and

(i) No sign shall intrude into any public right-of-way and structural supports shall be at least **ten (10) feet** from any public right-of-way line.

(ii) Any sign shall be at least **ten (10) feet** above a sidewalk and **fifteen (15) feet** above driveways or alleys.

(iii) Signs may be on the vertical faces of marquees. The bottom of marquee signs

shall be no less than **ten (10) feet** above the grade at any point. No part of the changeable copy shall project above or below the vertical marquee face.

(d) **Computation.** The maximum allowable area per lot for a freestanding sign shall be based on the following formula:

FACTOR TIMES PRINCIPAL FRONTAGE EQUALS SIGN SIZE

Factor	Linear Feet of Principal Frontage		Allowable Sign Area in Square Feet
1.5	First 50 feet		75
1.0	Next 100 feet	add	100
.5	100 feet	add	50

Maximum total possible is 225 square feet of sign area.

(2) **Monument Signs.** Monument signs shall be permitted in all Business and Industrial Districts, provided:

(a) that the height does not exceed **ten (10) feet**;

(b) that the maximum area is **seventy-five (75) square feet**, and

(c) that the sign shall be at least **fifteen (15) feet** from any public right-of-way.

(D) **Incidental Signs.** Signs indicating services, products, prices, trade information, or other information not including product advertising are incidental signs.

(1) No products or product containers or incidental signs shall be closer to a public right-of-way line than **ten (10) feet.**

(2) All incidental signs shall be wall signs or shall be on a permanently installed structure. If incidental signs are wall signs, their area in square feet shall be subtracted from the total area permitted for wall signs. Other incidental signs are deemed freestanding and their area in square feet shall be subtracted from the total area permitted for freestanding signs.

(3) Incidental signs shall not exceed **thirty percent (30%)** of total allowable sign area.

(E) **Church Signs.** The provisions of this Section shall apply to all churches in all Business Zone Districts. **(Ord. No. 1074-02; 01-15-02)**

(F) **Changeable Copy Signs.** A sign that has provisions for changing the message thereon, either manually or electronically. The message shall remain lighted for **ten (10) second** intervals and be of one color. Any change of message shall not produce the illusion of scrolling or moving, expanding or contracting shapes, rotation or similar effect of animation. The message area shall not exceed **thirty-two (32) square feet** and shall be included within the area calculation of freestanding and wall signage. **(Ord. No. 1328-06; 10-03-06)**

14-7-5 INDUSTRIAL ZONE DISTRICTS - SIZE. For each industrial establishment or church in an Industrial Zone District, **one (1) square foot** of sign area for each lineal foot of building frontage on a public street is permitted. Free-

standing and wall sign requirements are the same as in the Business Zones, except the maximum total area of all permitted signs shall not exceed **two hundred (200) square feet.**

(A) **Location.** Requirements shall be the same as for business zones.

(B) **Content.** Signs permitted in this zone shall be identity signs only.

(Ord. No. 1074-02; 01-15-02)

14-7-6 MISCELLANEOUS SIGNS. Signs listed in this Section shall be permitted in any zone district on private property, shall not require a permit, but are subject to the general requirements of this Article. These signs are classified as identity signs.

(A) **Auction/Garage Sale.** Signs commonly regarded as "**garage or yard sale"** signs shall be permitted only on private property and shall be restricted to a maximum area of **four (4) square feet**. The sign shall be dated when posted and shall be removed **five (5) days** after posting.

One (1) auction directional sign measuring not more than **two feet by two feet (2' x 2')** may be placed along the nearest high volume traffic street on the day of the auction only.

(B) **Construction Signs.** Construction signs which identify the architects, engineers, contractors and other individuals or firms involved with construction, but not including any advertisements of any product, and signs announcing the character of the building enterprise or the purpose for which the building is intended, during the construction period, shall be limited to a maximum of **two (2) signs** per lot with a combined total maximum sign area not to exceed **sixty-four (64) square feet** in area. In no case shall any one sign be in excess of **thirty-two (32) square feet** in area. The sign shall be removed within **fourteen (14) days** after substantial completion of the construction, as determined by the City Building Official.

(C) **Home Occupations.** Signs not exceeding **two (2) square feet** in area for home occupations attached flat against the building, stationary and not illuminated, announcing only the name and occupation of the resident is permitted.

(D) **Institutional.** Signs setting forth the name or any simple announcement for any public, charitable, educational or religious institution located entirely within the premises of that institution, up to an area of **thirty-two (32) square feet** are permitted. If ground-mounted, the top shall be no more than **six (6) feet** above ground level. **(See Section 14-4-4.)** Such signs concerning announcements shall be permitted no more than **fourteen (14) days before and seven (7) days** after such event.

(E) **Integral.** Names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete, or similar material or other permanent type construction and made an integral part of the structure are permitted.

(F) **Political Campaign.** These signs shall be removed within **seven (7) days** after the election for which they were made.

(G) **Public Interest.** Other signs publicizing a charitable or non-profit event of general public interest shall be permitted only on private property and shall be restricted to a maximum area of **four (4) square feet** in residential zones and **thirty-two (32) square feet** in business or industrial zones. Such signs shall be permitted for **fourteen (14) days before and seven (7) days** after the event.

(H) **Public Signs.** Signs in the public interest erected on the order of a public officer in the performance of their public duty, such as safety signs, danger signs, trespassing signs, traffic signs and the like shall be permitted.

Other signs such as memorial plaques, signs of historical interest and the like shall require approval of the Corporate Authority.

(I) **Private Traffic Directions.** Signs directing traffic movement onto a premise or within a premise, not exceeding **three (3) square feet** in area for each sign may be permitted. Horizontal signs on and flush with paved areas are exempt from these standards.

(J) **Real Estate.** Real estate signs advertising the sale, rental or lease of residential property may be **four (4) square feet,** and may be **sixteen (16) square feet** for other property, provided they are on the premises for sale, rental or lease. Such signs shall be removed within **seven (7) days** of the sale, rental or lease.

One (1) "Open House" directional sign measuring not more than **two feet by two feet (2' x 2')** may be placed along the nearest high-volume traffic street on the day of the open house only.

(K) **Street Banners.** Street banners advertising a public entertainment or event, if approved by the City Council, and only for locations designated by the City Council.

(L) **Subdivision Entrance Signs -- Non-Advertisement.** Subdivision entrance signs not to exceed **twelve (12) feet** in length and **five (5) feet** in height and not to have an area in excess of **sixty (60) square feet,** shall be mounted and so located as not to create a safety hazard at intersections may be permitted.

(M) **Other Signs on Commercial Property.** Signs not previously identified in this Code, along with banners and balloons containing advertising, that are temporary in nature, such as those used for special promotions such as, but not limited to, fire sales, anniversary sales, subdivision sales, sidewalk sales, special offers and holiday sales, shall be permitted for periods of up to **ten (10)** consecutive calendar days but not more frequently than once every **three (3) month** quarter in a calendar year, provided that the Administrative Services Department receives written request at least **one (1) day** in advance of the **first (1st) day** the sign will be displayed. Such signs advertising grand openings for new businesses shall be allowed without an advance written request or permit, provided they are within the parameters of what is explained under **Prohibited Signs (See Section 14-7-7)**, but only for periods of up to **ten (10)** consecutive calendar days. Signs advertising store closing or "Going Out of Business" sales shall be allowed, provided that the appropriate filing with the City Clerk's Office has been completed, for periods of up to **sixty (60) days**, plus up to an additional **fifteen (15) days** with the City Clerk's approval of a request

for an extension in this amount, provided that they are within the parameters of what is explained under **Prohibited Signs (See Section 14-7-7)**. **(Ord. No. 1074-02; 01-15-02)**

(N) **Other Signs on Residential Property.** Signs not previously identified in this Code shall not exceed **four (4) square feet** in area for each sign.

(O) **Flag Poles.** In all zoning districts, the property owner shall be permitted to construct and maintain not more than **three (3) flag poles** within the buildable area or the required front yard, in all cases flag poles shall be located not less than **ten (10) feet** from any property line. **(Ord. No. 1074-02; 01-15-02)**

14-7-7 PROHIBITED SIGNS. Any sign existing in violation of Prohibited Signs of this Code shall be removed, altered or repaired in accordance with the provisions of this Code. Prohibited signs are signs which:

- Contain statements, words or pictures of an obscene, indecent, or immoral character, such as will offend the public morals or decency.
- Contain or are an imitation of an official traffic sign or signals.
- Are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal.
- Advertise an activity, business, product or service no longer conducted on the premises upon which the sign is located.
- Move in any manner or have a major moving part.
- Include, contain, or consist of posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices. These devices, when not part of any sign are similarly prohibited, unless they are permitted specifically by other ordinances.
- May swing or otherwise noticeably move as a result of wind pressure because of the manner of their suspension or attachment.
- Mobile marquee.
- Except when otherwise allowed in this Article or as stated in **Section 8-6-4 Signs** of the Revised Code, painting, writing, inscription, affixing or placement of any materials designed to advertise, promote or attract attention to any business, product, service, job openings, political candidate or issues or any event upon fences, rocks, other stationary objects or devices, either man-made or natural, or private property without prior approval by the City and prior consent of the owner of said property or, if within a public right-of-way, without the prior approval by the appropriate governing agency. Unauthorized signs on public rights-of-way shall be considered a nuisance as stated in **Section 25-1-1(C) Encroachment**, of the Revised Code.
- **Off-Premises Sign.** Any sign relating to a business, product, accommodations, service or activities available to the public off the premises on which the sign is located. **(Ord. No. 1074-02; 01-15-02)**

14-7-8 **INSPECTION, REMOVAL, SAFETY.** Signs for which a permit is required may be inspected periodically by the Administrative Official for compliance with this and other Codes of the Municipality.

(A) **Maintenance.** All signs and components thereof shall be kept in good repair and in safe, neat, clean and attractive condition.

(B) **Removal Of Sign.** The Administrative Official may order the immediate removal of any sign at cost to the owner erected or maintained in violation of this Code, or, if in the opinion of the Administrative Official, the condition of the sign is such as to present an immediate threat to the safety of the public.

(C) **Appeals.** An owner or lessee of a sign in violation of this Code may appeal the violation notice issued by the Administrative Official by filing a written appeal form in the office of the Administrative Official within **fifteen (15) calendar days** of the violation notice. The Zoning Board of Appeals shall hear the appeal in accordance with their usual procedure. **(Ord. No. 1074-02; 01-15-02)**

14-7-9 **REMOVAL.** All sign faces on non-residential zoning lots shall be removed within **sixty (60) days** of the cessation of the use of a property, building, or tenant space authorizing such signage. If removal of the sign face reveals bare lighting, electrical, or structural components, a blank face of a white or gray color made of durable, weatherproof material shall be applied to cover such components. No open sign cabinets or boxes are allowed. **(Ord. No. 1527-11; 06-07-11)**

14-7-10 **NONCONFORMING USES.** Any building or land use not conforming to the provisions of the zone district in which it is located shall comply with all the sign provisions for the conforming zone. **(Ord. No. 1074-02; 01-15-02)**

14-7-11 **NONCONFORMING SIGNS.** Signs existing at the time of the enactment of this Code or any amendment hereto and not conforming to its previous regulations or variances granted by the City of Fairview Heights shall be regarded as nonconforming signs.

(A) **Amortization of Nonconforming Signs.**

(1) All nonconforming signs shall be removed, changed or altered to conform to the standards of this Code within **one (1) year** from the adoption of this Code or in accordance with the following schedule upon meeting the requirements of **Section 14-7-1(A)(2)** below:

Original Cost of Sign	Amortization Period
Less than $3,000.00	1 year
$3,001.00 to $7,499.00	2 years

$7,500.00 to $14,999.00	3 years
More than $15,000.00	5 years

(2) The owner, agent or person having beneficial use of the sign shall furnish acceptable proof of the original cost of the sign in the form of:
   (a) An original bill of sale;
   (b) Depreciation schedules from federal or state tax returns; or
   (c) A written appraisal by a recognized appraiser.

(3) If more than one sign is or becomes nonconforming, the original cost of all signs so displayed shall be aggregated for purposes of determining the applicable amortization period.

(4) The amortization period described above shall begin to run on the date on which the sign becomes nonconforming. **(Ord. No. 1074-02; 01-15-02)**

ARTICLE VIII

DESIGN STANDARDS - SUBDIVISION AND SPECIAL

14-8-1 **PURPOSE.** The purpose of this Article is to establish minimum standards to: protect life and property, prevent the despoliation of the environment and to regulate the design, construction and quality of materials in land subdivision and where applicable in any development.

The standards presented in this Article are mandatory, unless, through the application of proper procedures, better site design results, improved construction methods and materials are used and/or new technologies become available and are approved. Guides for development are also included within this Article and are recommended for inclusion in development plans.

(A) **Subdivision, Land Suitability.** Land unsuitable for subdivision development due to drainage, flood hazard area, hillside area, rock formation or any other conditions constituting a danger to health, life or property shall not be approved for subdivision development unless the subdivider presents evidence or data satisfactory to the City, establishing that the methods proposed to meet any such conditions are adequate to avoid any danger to health, life or property.

(B) **Subdivision Official Map Conformity.** In the event that an area to be subdivided includes lands proposed to be used for parks or schools as shown on an Official Map of the **City of Fairview Heights,** such subdivision shall be subject to such ordinances as adopted by the Corporate Authority.

14-8-2 **JURISDICTION OUTSIDE CORPORATE BOUNDARIES.** The provisions of the Code shall also apply to all developments, construction and improvements, whether residential, commercial, industrial or otherwise in nature, whether or not a subdivision is created under this Code or by Illinois law or under the ordinances of any other governmental body or agency having jurisdiction or control, it being the intent to apply the provisions of this Code to all types of development, both within the City Limits of the City and to all areas lying within **one and one-half (1 1/2) miles** of the corporate limits of the City. The procedures for those subdivisions located outside the corporate authority boundaries, but within **one and one-half (1 1/2) miles** of the City Limits shall be as follows:

(A) The subdivider shall submit the proposed preliminary subdivision plat to the appropriate authorities of **St. Clair County.**

(B) The subdivider shall also submit **four (4) copies** of the proposed preliminary subdivision plat to the Administrative Official of the City. Said preliminary subdivision plat shall comply with **Section 14-9-5** of this Code. The subdivider shall not be required to comply with **Section 14-11-5(L), (M), and (N).**

(C) The proposed preliminary subdivision plat shall follow the procedure for preliminary subdivisions as contained in the appropriate sections of this Code.

(D) The procedure for review and approval of the proposed final subdivision plat shall be the same as those contained in the Development Code.

(E) After the Corporate Authority has approved the final plat, including the appropriate improvement plans and specifications, the subdivider shall not be required to follow the procedure in **Section 14-10-6,** and shall proceed to recording the final subdivision plat as provided for in the Development Code.

14-8-3 **ALLEYS.** Alleys provided shall be at least **twenty (20) feet** wide and shall be constructed according to City Standards. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be designated to permit safe vehicular movement. A dead-end alley shall have an adequate turnaround facility at its termination. Alleys shall be prohibited in single-family districts. Alleys may be required in multiple-family districts and commercial or industrial districts unless other definite and assured provision(s) is made for service access, such as off-street loading, unloading and parking consistent and adequate for the use proposed.

14-8-4 **BLOCKS.** The intent of this Section is to provide for the review of any creation of a City block to insure adequate transportation circulation, pedestrian movement, to provide access points for emergency services and to reduce unnecessary expenditures for initial construction and maintenance of streets.

(A) **Shapes Of Blocks.** The length, width and shapes of blocks shall be determined with due regard to building sites, land use, zoning requirements, transportation needs, access, safety and convenience, however, no block should be longer than **one thousand four hundred (1,400) feet or less than five hundred (500) feet** in length. No block width shall be less than the minimum required to meet the applicable provisions of this Code governing lot depth.

(B) **Crosswalks.** All blocks, whenever it is deemed essential to provide access to schools, playgrounds, shopping centers, and other community facilities, shall have a crosswalk with a right-of-way of at least **ten (10) feet** in width near the center of the block or where deemed necessary.

(C) **Adjoining Arterial Streets.** Where a subdivision adjoins an arterial or collector street, all ingress or egress points shall be designed to minimize traffic conflict and to maximize traffic safety.

14-8-5 **EASEMENTS, UTILITY AND DRAINAGE.** Easements of not less than **seven and one-half (7 ½) feet** in width shall be provided at all rear lot lines, and along side lot lines where necessary for public/private utilities. Easements of greater width may be required along or across lots when necessary for the extension of main sewers or other utilities, or where both water and sewer lines are located in the same easement. A **two (2) foot** easement shall be required on one side of and adjacent to an alley to accommodate power lines.

(A) **Easement, Storm Drainage.** Adequate easements or drainage rights-of-way for storm water drainage shall be established along any natural drainage channel and in any other location(s) as may be necessary to provide satisfactory disposal of storm water from streets, alleys and all other portions of the subdivision. The location and minimum widths of such easements shall be determined by the City Engineer.

(B) **Easement, Slope.** Where a cut or fill for a street extends beyond the limits of the right-of-way, the developer shall provide a slope easement as determined by the City Engineer to be of sufficient area and limits to permit the construction and maintenance of the slope.

(C) **Easement Obstruction.** No tree, shrub or building shall be placed or erected in any easement for utility or drainage purposes or within the right-of-way of any street. The property owner shall bear all costs for demolition, removal or reconstruction of objects placed by a property owner or tenant in any easement.

14-8-6 EROSION AND SEDIMENTATION CONTROL. The following standards apply to any development or redevelopment within the City or its subdivision jurisdiction. Before land is excavated, cleared, graded, transported, or otherwise disturbed by the movement of earth for purposes including, but not limited to, the construction of buildings, the mining of minerals, including sand, soil and gravel, the development of golf courses, and the construction of roads and streets by any person, partnership, or corporation, a building permit embodying the proposed earth movement shall be obtained from the Administrative Official where development comes under any one or more of the following provisions, unless such development is exempted therefrom by **Section 14-8-7** or additional requirements apply, see **Section 14-3-22.**

(A) Excavation, fill or any combination thereof, will exceed **one hundred (100) cubic yards.**

(B) Fill will exceed **three (3) feet** in vertical depth at its deepest point measured from the natural ground surface.

(C) Excavation will exceed **four (4) feet** in vertical depth at its deepest point.

(D) Excavation, fill or any combination thereof will exceed an area of **five thousand (5,000) square feet.**

(E) Plant cover is to be removed from an area exceeding **five thousand (5,000) square feet.**

Before the building permit is issued by the Administrative Official as stated above, it shall be reviewed by the Plan Commission and approved by the City Council.

14-8-7 EROSION EXEMPTIONS. The standards of **Section 14-8-6** shall not be required in the following cases:

(A) Excavations below finished grade for septic tanks and drain fields, tanks, vaults, tunnels, equipment basements, swimming pools, cellars, or footings of buildings or structures for which a building or subdivision permit shall have been issued by the City unless part of a development which would otherwise require such a permit.

(B) Excavation or removal of vegetation in public utility easements by public utility companies for the purpose of installing underground utilities.

(C) Engaging in the following, but only if in connection with a farming or other agricultural or conservation enterprise and upon property zoned for conservation purposes and uses:

(1) the construction of sod waterways, or
(2) the construction of terraces, or
(3) the construction of surface water diversions, or
(4) the construction of grade stabilization structures, or
(5) the tilling of the soil.

14-8-8 **EROSION CONTROL: DEVELOPMENT PLANS.** The following shall apply to any movement of earth and any sedimentation and erosion control plan and the granting of a permit for the execution of said plan as hereinafter provided. **(See Section 14-3-22.)**

(A) The smallest practical area of land shall be exposed at any given time during development.

(B) Such minimum area exposure shall be kept to as short a duration of time as is practical.

(C) Temporary vegetation or, where appropriate, mulching or other non-viable cover shall be used to protect area exposed during development.

(D) Sediment basins, debris basins, or silt traps shall be installed and maintained to remove sediment from run-off waters undergoing development.

(E) Provision shall be made to effectively accommodate the increased run-off caused by changed soil and surface conditions during and after development.

(F) Permanent, final plant covering or structures shall be installed as soon as possible.

(G) The plan of development shall relate to the topography and soils of the site so the lowest potential for erosion is created.

(H) Natural plant covering shall be retained and protected so far as is consistent with developing the site.

14-8-9 **LANDSCAPE PLAN.** A subdivision landscape plan shall be submitted to the Administrative Official. This plan shall contain types, sizes, and location of all proposed and existing plantings. The developer shall guarantee or insure by escrow agreement or Performance Bond, the completion of the landscaping as shown on the approved landscaping plan.

14-8-10 **LOTS.** All side lines of lots shall be at right angles to straight street right-of-way lines and radial to curved street right-of-way lines, except where a variation of this rule will provide a better street and lot design. All remnants of lots below minimum lot area size left over after subdividing of a larger tract shall be added to adjacent lots, rather than allowing them to remain as unusable land, except when designed for utility purposes or accepted for public space for park or other public uses.

(A) **Lot Access.** The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.

(B) **Lot, Sanitary Service.** Lots which cannot be served by a public or private sanitary sewage collection system, and a public or private water distribution system, shall comply with the applicable provisions of **Sections 14-3-21** and **14-8-12.**

14-8-11 **LOT CONVEYANCE.** The owners may convey title to lots in the improved portion only of the subdivision; provided that streets, storm, and sanitary sewers, and sewage treatment plants be designed and built to serve the entire area or be initially developed in such a manner that they can easily be expanded or extended, as the case may be, to serve the entire development. No lot in a subdivision as defined herein may be conveyed unless a final plat of the property has been approved according to the requirements and provisions of this Code and recorded in the office of the **St. Clair County Recorder of Deeds.**

14-8-12 **PUBLIC UTILITY ENGINEERING REQUIREMENTS.** All proposed water and sanitary sewer facilities shall comply with the minimum requirements and recommendations of the **Department of Public Health of the State of Illinois, the Illinois Environmental Protection Agency and the City Engineer,** and shall be approved before a plat may be recorded. When a proposed subdivision is reasonably accessible to a public or private sewer system and/or water distribution system, the subdivider shall provide the subdivision with a complete sanitary sewer system and water distribution system to be connected to the proper public system(s). Each lot shall be provided at the property line with a system connection and all work shall be inspected by the City Engineer.

(A) **Wells.** In the absence of a public water supply, wells shall be constructed or a connection to a private water supply system shall be provided so that an adequate supply of potable water will be available to every lot within the subdivision.

(B) **Sewer System Connection.** Where an approved public or privately owned sanitary sewer is not reasonably accessible, but where plans for installation of sanitary sewers in the vicinity of the subdivision have been prepared and are approved by the **Illinois Environmental Protection Agency,** the developer shall install sewers in conformity with such plans, although a connection to an existing main may not be immediately practicable. In such cases, and until a connection is made with an approved public or privately owned sewer system, the

use of a sewage treatment facility will be permitted, provided such disposal facilities are constructed in accordance with the regulations and requirements of the **Illinois Environmental Protection Agency** and constructed under the observation and inspection of the City Engineer.

(C) **Individual Sewage Disposal Systems.** Individual sewage disposal systems, such as septic tanks and sand filter fields shall not be installed in any subdivision exceeding **ten (10) lots** or containing more than **ten (10) dwelling units** as shown on the preliminary plat or as subsequently developed. When individual sewage disposal systems are permitted, lot size shall be determined by the greater of (1) residential zoning district requirements or (2) requirements determined from the detailed soils overlay district. Such individual sewage disposal systems shall comply with **Section 14-3-21** and the requirements of the **Illinois Department of Public Health.**

14-8-13 FIRE HYDRANTS. The subdivider shall have fire hydrants installed as part of the water distribution system. Installation of hydrants shall be accomplished in such a manner that each lot is within **five hundred (500) feet** of a fire hydrant when measured along the center line of the right-of-way. No fire hydrant shall be installed on a main smaller than **six (6) inches** in diameter. Hydrants installed shall be of a kind approved by the City Fire Chief or designated official.

14-8-14 SIDEWALKS. Concrete sidewalks not less than **four (4) feet in width and four (4) inches in thickness** shall be constructed either within the street right-of-way and adjacent to the property line or within private property. The edge of the sidewalk shall be at the property line and sidewalks shall be separated from the curb by a planting strip between the curb and sidewalk. **(See Section 14-8-5(C).)** In certain soils associations, solid bituminous concrete sidewalks are preferred and may be approved on review.

(A) **Reinforcement.** Sidewalks shall be provided in **number six (#6)** reinforcing mesh across the entire width and breadth of driveway aprons or the concrete shall be at least **six (6) inches in thickness.**

(B) **Thickness.** Non-residential sidewalks within the non-residential site shall be concrete, **four (4) inches thick and four (4) feet in width** except at driveways where thickness shall be approved by the City Engineer and shall be adequate for the intended use.

(C) **Grade.** All walks shall be constructed at a grade no steeper than **ten percent (10%),** unless steps of adequate design with handrails are provided and approved by the City Engineer. **(See Section 14-8-24)**

(D) **Guarantee.** When sidewalks are a required part of the public improvements to be installed, they shall be installed before recording of the final plat or escrow funds shall be deposited or a performance bond shall be posted in accordance with **Section 14-10-6.**

(E) **Location.** Sidewalks are not required in Conservation Districts or when dwelling unit density is below **1.99 dwelling units per net acre.**

(1) Sidewalks on both sides of the street shall be required when dwelling unit/net density is **two (2)** or more units per net acre.

(2) Sidewalks are required on collector streets, near schools, shopping areas and similar areas.

(Ord. No. 1339-06; 12-19-06)

14-8-15 BIKE PATHS AND TRAILS. In addition to the sidewalk requirements, developers are encouraged to include other methods of pedestrian movement such as bike paths and nature trails in conjunction with or partially in substitution for sidewalks.

14-8-16 SIDEWALK VARIANCE. A variance may be granted by the Corporate Authority after Plan Commission review only if one or more of the following conditions are met:

(A) Where sidewalks are not deemed necessary for public safety or where topographical or other conditions make their installation and use impractical.

(B) Where the subdivision designed has submitted for review a proposed pedestrian movement plan that provides for more direct and safer movement of pedestrian traffic.

14-8-17 STREET STANDARDS. The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing and proposed streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. The following standards shall apply and the Corporate Authority may require a street to be dedicated to public use in order to provide circulation.

(A) **Plan Conformity Required.** Arrangement of streets shall reasonably conform to the community comprehensive plan.

(B) **Variable Standards.** All streets shall be designed to meet the minimum requirements set forth in this Section. The variable street specification table is designed to provide the maximum allowable flexibility in street construction standards, while at the same time, insuring the protection of the public interest. The widths of right-of-way and pavement are allowed to vary as functions of the type of street and the corresponding intensity of use. Additional right-of-way and pavement variations are possible, subject to a review of a planned development.

(C) **Additional Right-Of-Way.** Any subdivision platted along an existing street shall provide additional right-of-way, as necessary on either side, to meet the width requirements herein set forth. When the subdivision is located on

only one side of an existing street, one-half of the required right-of-way width shall be provided, measured from the center line of the right-of-way as originally established.

(D) **Slope Easement.** A subdivision plat involving new or existing streets crossing railroad tracks shall provide adequate rights-of-way, including approach rights-of-way and slope easements for construction of an underpass or overpass, unless otherwise specified by the City Engineer.

(E) **Access Requirements.** Where, in the opinion of the Plan Commission, it is desirable to provide future street access to adjoining areas, the streets and rights-of-way in the subdivision shall be extended to the property line. If deemed necessary by the Plan Commission, any temporary dead-end street shall be provided with a temporary turnaround. In no case, shall access be denied to any parcel or part of a parcel of ground by the subdividing of land. Streets shall intersect at right angles.

(F) **Street Specifications.**

Street Classification	Right-of Way	Pavement Width Not Including Curb and Gutter	Maximum Cul-de-Sac Length	Maximum Loop Street Length
			300' with smaller turnaround	
Marginal [1/] Access	44'	20'	500' additions on review	600'
Local Residential	50'	28'	500' additions on review	On Review
Local Business	50'	26'	N/A [2/]	N/A
Collector Residential	60'	32'	N/A	N/A
Collector Business	60'	40'	N/A	N/A
Arterial	70'	44'	N/A	N/A

1 / Shoulders may be allowed in lieu of curb and gutter on Marginal Access streets if approved by City Engineer; Marginal Access Streets are limited to non-divided or non-intersected cul-de-sac or loop streets.

2/ N/A = Not applicable. All distances in lineal feet unless otherwise stated.

Street Classification	Maximum Dwelling Unit/Net Density 3/	Parking	Turn-Around
Marginal/Access	to 1.99	None	50' Radius Row, 38' Pavement Radii
Local Residential	2.0 to 4	One side Only	54' Radius Row, 42' Pavement Radii
Street Classification	**Maximum Dwelling Unit/Net Density 3/**	**Parking**	**Turn-Around**
Local Business	N/A	None	54' Radius Row, 42' Pavement Radii
Collector Residential	4.1 and above	Both Sides	54' Radius Row, 42' Pavement Radii
Collector Business	N/A	None	N/A
Arterial	N/A	None	N/A

3/ Net Density is obtained by subtracting all lands not required to meet zoning lot requirements from the total acreage of the site.

<u>REDEVELOPED STREET TYPICAL</u> (Minimum Allowed)

Street Classification	Pavement Width Not Including Curb and Gutter Parking Allowed	No Parking Allowed
Marginal/Access	20’	-
Local Residential	28’	24’
Local Business	-	26’
Collector Residential	32’	26’
Collector Business	40’	27’
Arterial	-	44’

(G) **<u>Arterial Street Considerations.</u>** Where a subdivision abuts or contains an existing or proposed arterial street, the Plan Commission may require frontage or service streets, double frontage lots with screen planting, and non-access strips at the rear of such lots.

(H) **<u>Reserve Strips.</u>** Reserved strips of land which control or limit access at the terminus of streets are prohibited.

(I) **<u>Reverse Curves.</u>** A tangent at least **one hundred (100) feet** long shall be introduced between reverse curves on local collector and collector streets.

(J) **<u>Existing Street Improvement.</u>** At such time as a subdivision is proposed adjacent to a street that is accepted and maintained by the City, that street shall be improved to handle the increased traffic due to said subdivision, and the additional right-of-way and the cost of improvement of half of the right-of-way adjacent to the proposed subdivision, shall be included in the overall subdivision improvements. The improvements shall be made to current City specifications and standards and shall comply with the transportation plan of the City.

(K) **<u>Curb Radii.</u>** A minimum radius of **twenty (20) feet** at street right-of-way intersection and minimum radius of **thirty-two (32) feet** at the back of the curb shall be required. Greater radii may be required at the intersection and at the back of the curb of a street with an arterial street. The City Engineer may permit comparable cut-offs or similar features in lieu of rounded corners.

(L) **<u>Intersections.</u>** All streets intersecting on arterial or collector streets shall be directly opposite existing or other proposed streets or shall be a minimum of **three hundred (300) feet** distant, as measured between street centerlines. Minor street intersection jogs or discontinuities with centerline off-sets of less than **one hundred fifty (150) feet** shall be avoided.

(M) **Intersection Improvements.** Where a collector street enters or connects with an arterial street, additional traffic lanes or other traffic safety improvements may be required.

(N) **Local Street Design.** Local streets shall be designed to discourage through traffic.

(O) **Flooding.** The Plan Commission shall not approve streets which are or will be subject to inundation or flooding.

14-8-18 STREET IMPROVEMENT STANDARDS. All new streets and alleys shall be graded and surfaced in conformance with the standards of this Article. Higher construction standards may be required by the City Engineer when necessary due to soils bearing strength problems and similar problems. Adequate drainage shall be provided for all the streets, alleys and public grounds in the entire subdivision, including any such work which may be necessary in order to provide adequate and satisfactory drainage along the side of any existing public street, which lies adjacent to the subdivision. Detention for the streets shall be reviewed and approved by the City Engineer.

(A) **Construction Standards.** All such new streets shall be constructed in accordance with the Standard Specifications for Road and Bridge Construction adopted by the State of Illinois Department of Transportation, as the same are in effect at the time the preliminary plat and plans for such improvement work are submitted for approval.

(B) **Lime Modified Subgrade.** All streets constructed within the jurisdiction of the City shall be built upon **twelve (12) inches** of lime modified subgrade in accordance with the applicable provisions of the Standard Specifications.

(C) **Curb And Gutter And Stabilized Base.** All streets within the jurisdiction of the City other than state highways and marginal access streets shall be improved with pavements bounded by integral concrete curbs and gutters in accordance with **Figure 15**. All streets shall have a stabilized base or its equivalent as defined in the specifications adopted by the State of Illinois, Illinois Department of Transportation.

(D) **Maintenance Guarantee.** Subsequent to completion and prior to final acceptance, the subdivider/developer shall post a maintenance bond with the Administrative Official in a form approved by the City Attorney.

(1) Said bond shall be in an amount determined by the Administrative Official to be sufficient to guarantee the satisfactory condition of the required improvements for a period of **five (5) years**.

(2) If at any time during the guarantee period, the improvements are found to be defective they shall be repaired or replaced at the subdivider's expense.

(3) The subdividers maintenance bond will be released upon final inspection of any repairs deemed necessary by the Administrative Official or designee.

STREET CLASSIFICATIONS	FLEXIBLE PAVEMENTS		RIGID PAVEMENTS	
	ALT. #1	ALT. #2	ALT. #1	ALT. #2
Local Residential (28' Pavement)	4 ½" B.A.M. 2" I-11 Surf.	-----	6" P.C.C. (15' Jts.)	-----
Local Business (26' Pavement)	4" B.A.M. 2" I-11 Bind. 1 ½" I-11 Surf.	-----	6" S.R.P.C.C. (40' Dowel Jts.)	6" P.C.C. 4" Cr. St./U.L. (20' Dowel Jts.)
Collector Residential (32' Pavement)	6" B.A.M. 1 ½" I-11 Bind. 1 ¼" I-11 Surf.	10" Cr. St. 3" B.A.M. 2" I-11 Surf.	7" S.R.P.C.C. (40' Dowel Jts.)	7" P.C.C. 4" Cr. St./U.L. (20' Dowel Jts.)
Collector Business (40' Pavement)	6" B.A.M. 2 ½" I-11 Bind. 1 ½" I-11 Surf.	8" Cr. St. 4" B.A.M. 1 ½" I-11 Bind. 1 ½" I-11 Surf.	8" S.R.P.C.C. (40' Dowel Jts.)	8" P.C.C. 4" Cr. St./U.L.
Arterial Industrial (44' Pavement)	8" B.A.M. 2" I-11 Bind. 1 ½" I-11 Surf.	8" Cr. St. 5" B.A.M. 2" I-11 Bind. 1 ½" I-11 Surf.	8" S.R.P.C.C. 6" Cr. St.	-----

*Alt. #2 shall include a fabric underliner as approved by the City Engineer.

NOTE:
(1) All pavement types are to be placed on 12" of lime modified subgrade.
(2) Bituminous mixtures and Portland cement concrete shall be produced in Illinois plants to the requirements set forth in the attached specifications. (U.L. = Underlayment).

MAS. LIFT THICKNESS:
Crushed Stone = 8"
B.A.M. = 6"
I-11 Binder = 2 ½"
I-11 Surface = 2"

(Ord. No. 1339-06; 12-19-06)

(4) It shall be the subdividers responsibility to request a final inspection **sixty (60) days** and not later than **thirty (30) days** before the end of guarantee period.

(E) **Pavement.** Alleys, marginal access, local and local collector streets shall be constructed in accordance with the following table: (Attachment D) **(Ord. No. 1339-06; 12-19-06)**

14-8-19 RESERVED.

14-8-20 STREETLIGHTS. In a non-residential subdivision or a residential subdivision, a streetlight shall be provided at each intersection of a street within a subdivision, at each intersection of a street with a pedestrian way and at each circular turnaround, but in no event shall there be less than **one (1)** street light for each **four hundred (400) linear feet,** or closer than **two hundred fifty (250) linear feet,** or portion thereof, of street frontage between intersections, or between a street intersection and that terminus of a dead-end street. The proposed location shall be shown on the improvement plans.

(A) **Multiple-Family Areas.** In a multi-family dwelling residential subdivision, lighting shall be provided within parking lot areas at a minimum of **one (1)** light per each **twenty-five (25)** parking spaces or any fraction thereof **(parking space being 200 square feet in size).**

(B) **Lamp Intensity.** Lighting intensity of each streetlight shall be equivalent to a **175-watt lamp or 6800 Mercury or H. P. Sodium Luminaire Lampe** and the streetlight posts shall be at least **sixteen (16) feet** in height. Equivalents or variations to these standards may be proposed and used when reviewed by the Corporate Authority. Unless the Corporate Authority thereafter provides by either ordinance or resolution for other procedures, the developer shall submit to the Administrative Official a maintenance agreement, a trust indenture, or other similar instrument setting forth the person, corporation, trustees, or other agency responsible for the assessment as well as the collection of the monies necessary for the operation of the streetlighting system within the subdivision, and methods of collection for said monies.

14-8-21 TELEPHONE AND ELECTRIC UTILITIES. All utility lines for telephone and electric service shall be placed underground entirely throughout a subdivided area; said conduits or cables shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services.

14-8-22 DRAINAGE, STORM SEWERS. A drainage plan shall be prepared for the subdivision and drainage ways or enclosed storm sewers shall be

connected to an adequate outfall. Catch basins, if required, shall be constructed to the specifications indicated in **Figure 5,** so that surface water is not carried across or around any intersection, nor for a distance of more than **eight hundred (800) feet** in the gutter or as approved by the City Engineer. The grates of all catch basins shall be bicycle safe.

The design of drainage improvements shall be coordinated to the extent possible with present and probably future improvement so as to form part of an integrated system. The storm water drainage system shall be separate and independent of the sanitary sewer system. The plans and specifications for the disposing of storm water and the construction thereof shall be reviewed by the City Engineer. Drainage improvements and detention shall be installed in conformance with any City drainage plan adopted by the City.

14-8-23 REFERENCE MONUMENTS.

(A) **Placement.** Permanent monuments of stone or reinforced concrete with a **one-quarter (1/4) inch** iron rod case in the center and of suitable size set in such a manner that they will not be moved by frost shall be placed in the field as required by the **Illinois Compiled Statutes** and are in effect at such time.

(B) **Lot Markers.** All lot corners shall be marked by **one-half (1/2) inch** iron pins not less than **twenty-four (24) inches** in length and driven into the ground and shall not protrude above the ground surface more than **one and one-half (1 ½) inches.**

14-8-24 RESERVED.

14-8-25 TREE PRESERVATION.

(A) **Purpose.** The purposes of this Section are to establish rules and regulations governing the protection of trees and vegetation cover within the City of Fairview Heights, to encourage the protection of healthy trees and vegetation and to provide for the replacement and replanting of trees that are necessarily removed during construction, development or redevelopment.

The provisions of this Section allow trees located within necessary public rights-of-way and easements to be removed prior to issuance of a building permit. Upon issuance of a building permit, trees within the buildable area of a property may also be removed. All other tree removal requires a tree permit.

(B) **Definitions.** The following definitions shall apply to this Section:

(1) **Buildable Area.** That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected, and including the actual structure, drive-way, parking lot, pool, and other construction as shown on the site plan.

(2) **Drip Line.** A vertical line run through the outermost portion of the crown of a tree and extending to the ground.

(3) **Person.** Any corporation, partnership, association or other artificial entity; or any individual; or any agent or employee of the foregoing.

(4) **Specimen Tree.** A tree which has been determined by the City to be of high value because of its type, size, or other professional criteria, and which has been so designated as part of the official records of the City.

(5) **Yard Area.** The front, side and rear yard areas as required under the comprehensive zoning code and the zoning district requirements applicable thereto.

(C) **Applicability.** The terms and provisions of this Section shall apply to real property as follows:

(1) All real property upon which any designated specimen is located.

(2) All vacant and undeveloped property.

(3) All property to be redeveloped, including additions and alterations.

(4) The yard areas of all developed property, excluding developed and owner-occupied single-family residential property.

(5) All easements and rights-of-way except those included in a plat approved by City Council shall meet the terms and provisions of this Section.

(D) **Tree Preservation Permit Required.** No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree, or specimen tree situated on property described above without first obtaining a tree permit unless the conditions of Section G.1 & G.2 apply.

(E) **Application.** Permits for removal, or replacement of trees covered herein shall be obtained by making application on a form described by the City to the Director of Land Use and Development. The application shall be accompanied by a preliminary plat showing the exact location, size (trunk diameter and height) and common name of all trees to be removed. The application shall also be accompanied by a written document indicating the reasons for removal or replacement of trees and **two (2) copies** of a ligible site plan drawn to the largest practicable scale indicating the following:

(1) Location of all existing or proposed structures, improvements and site uses, properly dimensioned and referenced to property lines, setback and yard requirements and special relationships.

(2) Existing and proposed site elevations, grades and major contours.

(3) Location of existing or proposed utility easements.

(4) The location of trees on the site to be removed, or replaced.

(5) Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal, or replacement.

(6) Application involving developed properties may be based on drawings showing only that portion of the site directly involved, adjacent structures, and landscaping or natural growth incidental thereto.

(7) Aerial photographs, at an appropriate scale, may be substituted, at the discretion of the Director of Land Use and Development, for a site plan if adequate site information is supplied on the aerial photographs.

(F) **Application Review.** Upon receipt of a proper application, the Director of Land Use and Development shall review the application for new subdivisions and platted lots; said review may include a field inspection of the site, and the application may be referred to such departments as deemed appropriate for review and recommendations. If the application is made in conjunction with a site plan submitted for approval, the application will be considered as part of the site plan; and no permit shall be issued without site plan approval. Following the review and inspection, the permit applications will be approved, disapproved, or approved with conditions by the Director of Land Use and Development as appropriate, in accordance with the provisions of this Chapter.

(G) **Tree Removal.**

(1) No tree or trees shall be removed prior to issuance of a building permit unless one of the following conditions exist:

(a) The tree is located in a utility or drainage easement or public street right-of-way as recorded on a plat approved by the City Council. In the event that certain trees outside the above areas or trees based partially outside the easement are requested to be removed to allow the operation of equipment, the applicant shall submit a plat and site plan which indicates the exact operation area needed. The Director of Land Use and Development may approve selected removal under this condition.

(b) The tree is diseased, injured, in danger of falling, interferes with utility service, creates unsafe vision clearance, or conflicts with other ordinances or regulations.

(c) Except for the above, under no circumstances shall there be clear cutting of trees on a property prior to issuance of a building permit.

(2) Upon issuance of a building permit developers shall be allowed to remove trees located on the buildable area of the property. Trees located in required yard areas, buffers and open space areas shall be maintained. The buildable area shall include sufficient adjacent area to allow the normal operation of construction equipment.

(H) **Replacement.** In the event that it is necessary to remove tree(s) outside the buildable area, the developer, as a condition to issuance of a tree removal permit, may be required to replace the tree(s) being removed with comparable trees somewhere within the site.

A sufficient number of trees shall be planted to equal, in caliper, the diameter of the tree removed. Said replacement trees shall be a minimum of **three (3) inches** caliper and **seven (7) feet** in height when planted, and shall be selected from the list of approved replacement trees maintained by the Director of Land Use and Development.

At the time of application review, the person responsible for replacement, time of replacement and location will be determined by the Director of Land Use and Development.

(I) **Tree Protection.** During any construction or land development, the developer shall clearly mark all trees to be maintained and may be required to erect and maintain protective barriers around all such trees or groups of trees. The developer shall not allow the movement of equipment or the storage of equipment, materials, debris or fill to be placed within the drip line of any tree.

During the construction stage of development, the developer shall not allow cleaning of equipment or material under the canopy of any tree or group of trees to remain. Neither shall the developer allow the disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree or groups of tree to remain.

No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.

(J) **Exceptions.** In the event that any tree shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare, or safety, and require immediate removal without delay, authorization may be given by the Director of Land Use and Development and the tree may then be removed without obtaining a written permit as herein required.

During the period of an emergency such as a tornado, storm, flood or other act of God, the requirements of this ordinance may be waived as may be deemed necessary by the City Council.

All licensed plant or tree nurseries shall be exempt from the terms and provisions of this Section only in relation to those trees planted and growing on the premises of said license, which are so planted and growing for the sale or intended sale to the general public in the ordinary course of said licensee's business.

Utility companies franchised by the City may remove trees which endanger public safety and welfare by interfering with utility service, except that where such trees are on owner-occupied properties developed for one-family use, disposal of such trees shall be at the option of the property owner.

(K) **Exemption.** This ordinance shall not apply to any development which has received final plat approval prior to the effective date of this ordinance.

(L) **Specimen Trees.**

TABLE I LARGE TREES

Scientific Name	Common Name	Cultivars
Acer Saccharum	Sugar Maple	'Green Mountain' 'Fairview' 'Goldspire'
Alnus incana	Tag Alder	
Celtis occidentalis	Hackberry	
Celtis laevigata	Sugar Hackberry	
Fagus grandifolia	American Beech	
Fagus Sylvatica	European Beech	
Fraxinus americana	White Ash	'Autumn Applause' 'Autumn Purple' 'Champaign County'
Fraxinus pennsylvanica	Green Ash	'Honeyshade' 'Marshall Seedless' 'Summit,
Fraxinus guadrangulata	Blue Ash	
Ginkgo biloba	Ginkgo (male)	
Gymnocladus dioicus	Kentucky Coffee (male)	
Liquidamber styraciflua	Sweetgum	
Liriodendron tulipifera	Tuliptree	
Magnolia acuminata	Cucumber Tree	
Platanus acerifolia	London Plane	
Quercus alba	White Oak	
Quercus bicolor	Swamp White Oak	
Quercus imbricaria	Shingle Oak	
Quercus macrocarpa	Bur Oak	
Quercus Coccinea	Scarlet Oak	
Quercus robur	English Oak	
Quercus rubra	Red Oak	
Quercus shumardii	Shumard Oak	
Quercus muehlenbergii	Chinquapin Oak	
Sassafras albidum	Sassafras	
Taxodium distichum	Bald Cypress	
Tilia americana	Brasswood	
Tilia heterophylla	Beetree Linden	
Tilia cordata	Littleleaf Linden	‘Chancellor’ ‘Greenspire’
Tilia euchlora	Crimean Linden	
Tilia platyphyllos	Bigleaf Linden	
Tilia tomentosa	Silver Linden	
Tilia petiolaris	Pendent Silver Linden	

TABLE 2 MEDIUM TREES

Scientific Name	Common Name	Cultivars
Acer Platenoides	Norway Maple	
Acer rubrum	Red Maple	'Autumn Flame'
		'October Glory'
		'Red Sunset'
		'Schlesinger'
		'Scarlet Sentinel'
		'September Song'
		'Armstrong'
		'Bowhall'
Alnus glutinosa	Black Alder	
Betula nigra	River Birgh	
Carpinus betulus	European Hornbeam	
Cercidiphyllum Japonicum	Katsuratree	
Cladrastic lutea	Yellowwood	
Corylus colurna	Turkish Filbert	
Eucommia ulmoides	Hardy Rubber Tree	
Maclura pomifera	Osage Orange (male)	
Magnolia kobus	Kobus Magnolia	
Nyssa sylvatica	Black Gum	
Phellodendron amurense	Amur Cork Tree	
Prunus sargentii	Sargent Cherry	
Pyrus calleryana	Bradford Pear	'Aristocrat'
		'Chanticleer'
		'Redspire'
Quercus acutissima	Sawtooth Oak	
Sophora japonica	Pagodatree	
Zelkova serrata	Zelkova Tree	

TABLE 3 SMALL TREES

Scientific Name	Common Name	Culvitars
Acer ginnala	Amur Maple (tree form)	
Acer palmatum	Japanese Maple	
Acer Pennsylvanicum	Striped Maple	
Amulanchier canadensis	Shadblow Serviceberry (tree form)	
Amalanchier grandiflora	Apple Serviceberry (tree form)	
Amanchier laevis	Allegany Serviceberry (tree form)	
Carpinus Caroliniana	American Hornbeam	

Cercidiphyllum japonicum	Katsura Tree
Cornus florida	Flowering Dogwood
Cornus Kousa	Japanese Dogwood
Crataegus sp.	Hawthorn (Thornless) (disease resistant)
Halesia carolina	Caroline Silverbell
Koelreuteria paniculata	Goldenrain Tree
*Malus sp.	Flowering Crab
Ostrya virginiana	Ironwood
Syringa japonica	Japanese Tree Lilac

(Ord. No. 726-91; 11-19-91)

14-8-26 **STREET MARKERS AND TRAFFIC SIGNS.** The permanent street marker shall be provided by the Developer and placed at the intersection designating the names of the streets entering said intersection. Additionally all traffic signs regulatory and information signage shall be provided and placed by the Developer at all locations as directed by the City. All signage shall comply with the specifications as provided by the City. **(Ord. No. 1265-05; 08-02-05)**

ARTICLE IX

APPLICATIONS, PERMITS - INFORMATION REQUIRED FROM APPLICANT

14-9-1 **PURPOSE.** The purpose of this Article is to list all applications and permits and to inform the applicant of the information that must be supplied. The procedures for processing those applications and permits are contained in **Article X.** This Article is designed to clarify the distinction between what information the applicant must provide, and in **Article X,** what procedures must be followed to process applications.

14-9-2 **MOBILE HOME PARK APPLICATION FOR LICENSE AND/OR PERMIT.** It shall be unlawful for any person to establish, operate, maintain, construct, alter, extend, or permit to be established, operated, maintained, constructed, altered or extended upon any property owned or controlled by such person, any mobile home park within the jurisdiction of **Fairview Heights, Illinois** without first having secured a valid permit and/or license therefor in compliance with the provisions of this Code. The applicant shall provide the City with **four (4) copies** of the application and site plan furnished to the **Illinois Department of Public Health** when making application to the City for a permit or for original license for an existing mobile home park. The mobile home park shall meet the requirements of this Code.

(A) **License Application, New Mobile Home Parks.** If a permit to construct a mobile home park has been issued, the applicant shall notify the Administrative Official, when required, who shall then inspect the mobile home park to determine if the provisions of this Code and the Rules and Regulations have been complied with. If the mobile home park is constructed in accordance with accepted application and the Administrative Official certifies in writing the conformance of the mobile home park, the City Clerk shall issue the license upon payment of all fees.

(B) **Licenses, Expiration, Renewal And Transfer.** No person shall establish, maintain, conduct or operate a mobile home park after the adoption of this Code without first obtaining a license therefor from the City Clerk. Such license shall expire at **Midnight on December 31st of each year** and the license shall be renewed from year to year upon payment of the annual license fee. The licensee shall pay the City Clerk on or before **January 1st of each year** an annual license fee which shall be **Five Hundred Dollars ($500.00).** Licenses issued for less than **one (1) year** shall be prorated on a monthly basis. Any fee once paid shall not be refunded. All licenses issued under this Code shall be nontransferable without the written consent of the licenser.

(C) **License Supplemental.** The City Clerk may issue supplemental licenses for additional mobile home spaces when they are to be occupied before the end of the license year, provided that site review requirements have been met and such additional spaces have been inspected and approved in writing by the Administrative Official.

14-9-3 **SIGN PERMIT REQUIREMENTS.** No sign shall be erected, altered, or relocated without a permit issued by the Administrative Official, except as otherwise provided herein. Where electrical permits are required, they shall be obtained at the same time as the sign permit.

(A) **Sign Application.** The permit application shall contain the location of the sign structure, the name and address of the sign owner and of the sign erector, drawings showing the design and location of the sign and such other pertinent information as the Administrative Official may require to insure compliance with the Codes and Ordinances of the Municipality.

(B) **Nullification.** A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of **six (6) months** after the date of the permit. Permit fee shall not be refunded.

(C) **Permit Exceptions.** The following operations shall not be considered as creating a sign and therefore, shall not require a sign permit:

(1) **Replacing Copy.** The changing of the advertising copy or message on an approved painted or printed sign or marquee and similarly approved signs which are specifically designed for the use of replaceable copy.

(2) **Maintenance.** Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure unless a structural change is made.

(3) **Miscellaneous Signs.** As per **Section 14-7-6** of this Code, miscellaneous signs are also exempt from permit requirements.

14-9-4 **SUBDIVISION APPLICATION, MINOR SUBDIVISIONS.** Minor subdivisions may be exempted from the procedures and requirements for preliminary plats and the subdivider may proceed to filing of the final plat for review. Final plat procedures and requirements shall be as specified in **Sections 14-9-6 and 14-10-5.**

14-9-5 **SUBDIVISION APPLICATION PRELIMINARY PLAT.** The preliminary plat to be provided by the subdivider shall meet and include the following specifications and shall supply all of the information requested in this section.

(A) **Four (4) copies** of prints of the preliminary plat.

(B) Proposed name of the subdivision and location.

(C) Small key map showing the relation of the proposed subdivision to section or U. S. survey lines and to platted subdivisions and dedicated streets, including maps of adjacent properties, within **three hundred (300) feet** of the proposed subdivision.

(D) Names and address of the owner, subdivider, land planning consultant, the licensed engineer and registered land surveyor of Illinois who prepared the preliminary plat. The plat shall be certified with registration numbers and seal affixed to the plat.

(E) Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street roadway and right-of-way widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification on all existing or proposed streets as to function, such as collector, arterial or local street.

(F) All lot lines adjacent to and abutting the subdivision.

(G) Layout of lots, showing approximate dimensions, numbers, lot area, and zone district classification(s). All lots shall meet the requirements of the zone district in which they are located.

(H) Parcels of land, if any, proposed to be dedicated or reserved for schools, parks, playgrounds or other public, or community purposes and use(s) within the area to be subdivided in compliance with the Comprehensive Plan as adopted by the City, or as desired to be dedicated by the developer.

(I) Easements, existing and proposed, showing locations, widths and purposes.

(J) Building setback line and dimensions.

(K) Location, accessibility and size of existing public utilities and drainageways or facilities within or adjoining the proposed subdivision and the location, accessibility and size of the nearest water trunk mains, interceptor sewer lines and other pertinent utilities.

(L) Location, type and approximate size of utility improvements to be installed.

(M) Tract boundary lines showing dimensions, bearings, angles and references to known land lines.

(N) The gross area and net area acreage of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use.

(O) Topography shall be shown by **two (2) foot** contour intervals on lands having slopes of **zero to four percent (0% to 4%) at five (5) foot** intervals on slopes of **four to twelve percent (4% to 12%) at ten (10) foot** intervals on slopes of **twelve percent (12%)** and above.

(P) Location of major water courses, ponding area, natural drainageways and flood hazard areas.

(Q) The preliminary plat shall be drawn to a scale necessary for clarity provided the resulting drawing would not be over **thirty-six (36) inches square.**

(R) North arrow and date.

(S) Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for final plat approval, a preliminary plat for subdivision of the entire tract shall be submitted.

(T) **Additional requirements include:**

(1) general description of the location and size of the tract to be platted;
(2) the intent as to character type and use of the property and structures to be developed;
(3) the deed restrictions proposed, if any;
(4) a statement of mineral rights;
(5) the extent and character of the improvements to be made by the subdivider;
(6) the zone district classification(s) of the territory and compliance of the proposed subdivision thereto;
(7) if appropriate, a description of any unique hardship or difficulty limiting the physical development of the property under consideration and a description of any past history of the property under consideration which is pertinent thereto; and
(8) an erosion and sedimentation control plan when applicable. **(See Sections 14-2-18, 14-3-22 and 14-8-6)**

14-9-6 **SUBDIVISION APPLICATION, FINAL PLAT.** A final plat to be provided by the subdivider shall meet the following specifications:

(A) The final plat may include all or only a part of the preliminary plat which has received approval.

(B) The plans of the final plat shall be drawn on new linen tracing cloth or polyester base film, with waterproof black ink to a scale not greater than **one hundred feet to one inch (100' to 1");** provided that the resulting drawing would not be greater than **thirty-six (36) inches square. Four (4)** cloth or polyester base film positives of the final plat shall be provided to the City by the subdivider at the time of final plat application.

(C) All dimensions shall be shown in feet and decimals of a foot.

(D) All surveys for a final plat shall be made under the active and personal direction of a registered land surveyor of Illinois, and the following basic information shall be shown:

(1) Accurate boundary lines, with dimensions and bearings or angles, which provide a survey of the tract, closing with an error of closure of not more than **one foot** in **five thousand feet (1' in 5,000').**
(2) Accurate distances and directions to the nearest established quarter section corner monument. Reference corners shall be accurately described on the final plat.
(3) All elevations shall be referenced to the established datum and the said reference shall be clearly stated on any plans or drawings showing such datum, provided that bench marks are located within a reasonable distance. Where

spot elevations are taken from **USGS Map** as the datum used for a bench mark, it shall be so shown on the plat.

(4) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract, shown by heavy solid lines.

(5) Right-of-way line of streets, easements and other rights-of-way and property lines and areas of lots and other tracts, with accurate dimensions, bearings and curve data, including radii, arcs and chords, points of tangency, and central angles.

(6) Name and right-of-way width for each street or other right-of-way.

(7) Location, dimensions and purposes of any easement, shown by light, dashed lines.

(8) Number to identify each lot or site.

(9) Purpose for which sites, other than residential lots, are dedicated or reserved.

(10) Lot dimensions and areas of each lot and building setback lines and dimensions.

(11) Location, type, material, and size of all monuments and lot markers.

(12) Restrictions of all types which will run with the land and become covenants in the deeds for lots. Restriction lines should be shown by medium, dashed lines.

(13) Title or name of subdivision, Section, Township and Range numbers in which the subdivision is located; and north arrow, scale and date.

(14) Certification by registered Illinois Land Surveyor with registration numbers and seal affixed to all final documents of the final plat.

(15) Certificate of dedication of all public areas.

(16) Certificate that all taxes due have been paid.

14-9-7 **PUBLIC IMPROVEMENTS REQUIREMENTS.** All improvements in the proposed subdivision or part thereof intended to be dedicated to the City for maintenance and operation shall be constructed and/or installed within **two (2) years** of the date of final plat approval in accordance with the requirements of **Section 14-10-6** and such improvements shall not be considered as completed until officially approved and accepted by the City Council.

(A) **Construction Plans.** Construction plans and specifications for such improvements shall be provided by the subdivider at the time that the final plat is submitted to the Administrative Officer or in accordance with **Section 14-10-6.** The plans and profiles of all streets, storm and sanitary sewers, water lines and drainage structures, together with drainage area, shall be prepared on standard plan and

profile sheets and shall bear the seal and signature of the registered professional engineer responsible for their preparation. A cross section of the proposed streets shall be included showing the widths of roadways, locations and width of sidewalks and the location of utilities. The plans shall show the lines of all proposed sidewalks and the location of all proposed street lights. The plans shall list standards and specifications followed, citing volume, section, page, or other reference. The plans, cross sections and specifications for the proposed improvements shall be submitted to the Administrative Official for review and comment by the City Engineer prior to submission to the City Council with the final plat. **Four (4)** black or blue linen prints of the approved documents shall be included with the final plat submission. After the completion of the construction of the improvements, a set of reproducible cloth or polyester base film positives showing the as-built details and changes, if any, shall be filed with the City.

(B) **Construction, Inspections.** All public improvements proposed to be made under the provisions of this Code shall be inspected during the course of construction by the City's duly designated representative. The subdivider shall inform the Administrative Official prior to the construction of, and upon completion of, each phase of construction of said public improvement(s). All fees and costs connected with such inspections and tests, and in reviewing the plans and specifications for such improvement shall be paid by the subdivider at a rate to be determined by the City Engineer and as approved by the City Council.

14-9-8 ZONING AND BUILDING APPLICATIONS AND PERMITS. The applicant shall submit to the Administrative Official **four (4) copies** of zoning applications, **two (2) copies** of building applications, and the applications shall contain both a graphic and written description of the proposal. Applications of less than **two (2) acres** in total area or containing less than **six (6)** dwelling units may not be required to supply the information required in **(2), (3), and (9) below and Section 14-9-8(C).** The map scale shall be **one inch equals one hundred feet (1" = 100')** if possible, or a scale necessary for clarity, and if more than one map is submitted, a map index is required.

(A) **Map Requirements.**

(1) Photographs of the site (aerial photos are acceptable).

(2) The existing natural topographic features of the project area and its immediate surroundings. **USGS 10-foot** contour data is acceptable.

(3) Number of dwelling units by type and gross density per acre.

(4) The approximate location, size, character and number of all proposed buildings, structures and uses.

(5) The location and size of proposed off-street parking, loading and pedestrian and vehicular traffic circulation; and its relationship to adjacent circulation systems.

(6) Landscaping, erosion and sedimentation control features.

(7) Location of public and/or private utilities and facilities proposed to serve the subject area, including water supply, sewage and drainage facilities.

(8) Proposed finished grade of the site.

(9) Perspective or such other drawings as are necessary to indicate the relative character and compatibility of the different land uses of the proposed development with the immediate area as well as within the project area.

(B) **Narrative.** The narrative statement to accompany graphics material as part of the application shall contain, at a minimum the following information:

(1) Development schedule providing guidelines and sequence for the completion of the proposed development.

(2) A description of the economic viability of the development may be required to include a market analysis, cash flow projections and expected types of funding.

(3) The nature and extent of clearing and grading.

(4) A statement of the present ownership of all land within the subject area and if a PUD, an explanation of the method of securing unified development control throughout the PUD area, both during and after construction. Unified control after construction shall include homeowner associations, trust indentures, deed restrictions and other building agreements assuring operation and maintenance of common lands and improvements.

(C) **Impact Requirements.** The applicant, unless exempted, shall project expected impacts of the development to include, but not be limited to projections of:

(1) A description of the projected population, in total, and by age group categories, and an explanation of the methods by which such projections were derived.

(2) Anticipated kinds of commercial and industrial development and their projected employment.

(3) Volume and nature of projected traffic.

(4) Water consumption and supply.

(5) Sewage generation and treatment.

(6) Drainage facility and system requirements.

14-9-9 **ZONING APPLICATION - VARIANCE.** Applications for variances shall supply the applicable provisions of **Section 14-9-8** and shall meet the requirements of **Section 14-10-13(C).**

14-9-10 **ZONING APPLICATION - OCCUPANCY PERMIT.** Hereinafter, no land shall be occupied or used, and no building erected, altered, or extended shall be used or changed in use until an occupancy permit shall have been issued by the Administrative Official stating that the building zoning classification, building location, and proposed use thereof complies with the provisions of this Code. Emergency and temporary occupancy permits shall meet the requirements of **Section 14-3-10.** An occupancy permit for a new building or the reconstruction or alteration of an existing building shall be applied for coincident with the application for a building permit and said certificate shall be issued within **five (5)** municipal working days following an approved final inspection of the premises involved.

14-9-11 **ZONING APPLICATION - NONCONFORMING USES.** No nonconforming use shall be reinstated, changed or expanded without an occupancy permit having first been issued by the Administrative Official.

14-9-12 **ZONING APPLICATION - SPECIAL-USE PERMIT.** This Code divides the entire City into zoning districts and in each district there are mutually compatible uses which are permitted. It is recognized, however, that other uses may be necessary or desirable, but their potential influence on permitted uses could be harmful. For this reason, they are classed as "special uses" and may be permitted only under certain conditions. These special uses may be public or private uses. Applications for special uses shall provide the information requested in **Section 14-9-8** and additional information as required.

14-9-13 **ZONING APPLICATION - AMENDMENTS.** The corporate authority may, from time to time on its own motion, or on petition of any person or persons in interest, or on initial recommendation of the Plan Commission, amend, supplement, or repeal the regulations and provisions of this Code. Any application to amend this Code shall be made to the Administrative Official.

(A) **The Plan Commission Advisory Report.** Any such proposed amendment or change, when initiated by the Corporate Authority or by individual petition shall be referred to the Plan Commission for an advisory report thereon. When a proposed amendment or change is initiated by the Plan Commission, said advisory report shall accompany that recommendation of the Plan Commission.

(B) **Procedure.** Proposed amendments to the zoning provisions of this Code shall follow the procedures of **Article X** and applications shall contain the information requested in **Section 14-9-8.**

ARTICLE X

APPLICATION INSTRUCTION PROCEDURES AND PROCESSING

14-10-1 **PURPOSE.** The purpose of this Article is to consolidate all application procedures and processing requirements. The intent is to help those involved in application, submittal, processing and review understand the individual and often multiple steps that applications must follow. A better understanding of what is required should result in greater efficiency and fewer problems in the processing of applications. Any applicant making or submitting an application concerning this Code, except the annual renewal of mobile home park license, shall make application to the Administrative Official and shall pay all fees to the City Clerk.

14-10-2 **APPLICATION REFERRAL.** The Administrative Official shall forward **one (1) copy** of a completed application in each instance to the following within **five (5)** municipal working days. The Plan Commission is not required to act on any application received **seven (7) days** or less prior to a regularly scheduled meeting, but shall act on every application within **sixty (60) days** after a hearing.

(A) **Preliminary Plat.** To the Plan Commission and City Engineer.

(B) **Final Plat.** To the City Engineer, appropriate corporate authority committee and Plan Commission.

(C) **Area-Bulk Variance.** To the Zoning Board of Appeals.

(D) **Special-Use Permit.** To the Plan Commission.

(E) **Rezoning Amendment.** To the Plan Commission.

(F) **Zoning Appeal From A Decision Of The Administrative Officer.** To the Zoning Board of Appeals.

(G) **Zoning Interpretation Request.** To the Zoning Board of Appeals.

(H) **Sign Variance.** To the Zoning Board of Appeals.

(I) **Other Application.** To the Zoning Board of Appeals.

14-10-3 **ADVISORY REPORT.** The Administrative Official shall submit an advisory report to the Plan Commission and Zoning Board of Appeals concerning each application. Such advisory report shall not contain a recommendation of approval or denial.

14-10-4 **SUBDIVISION PROCEDURES, PRELIMINARY PLAT.** The Plan Commission shall review the preliminary plat within **thirty (30) days** from the date of application or the filing by the subdivider of the last item of required supporting data, whichever date is later, provided that such date of application and/or filing is not less than **twenty (20) days** prior to a regularly scheduled meeting of the Commission, otherwise the Commission shall review the preliminary plat within **sixty (60) days**

from the date of application and/or filing, unless such time is extended by written Plan Commission consent, and shall determine whether the preliminary plat shall be approved as submitted, or shall be disapproved.

(A) **Plan Commission Action.** The Commission shall furnish written notice of such action to the applicant setting forth the findings of fact and reasons for approval, disapproval or conditional approval and specifying with particularity the aspects in which the preliminary plat fails to conform to this Code or related ordinances including the Official Map. The Plan Commission shall notify the Corporate Authority upon approval.

(B) **Corporate Authority Action.** The Corporate Authority shall accept or reject said preliminary plat within **thirty (30) days** after its next regularly scheduled meeting following the action granting approval of the preliminary plat by the Commission, unless such time is extended by written mutual agreement of the Corporate Authority and the applicant, or such preliminary plat will be deemed as approved. The Corporate Authority shall issue, by resolution, whether the preliminary plat is approved or disapproved as submitted.

(C) **Resolution Required.** A certified copy of the resolution of approval or disapproval by the Corporate Authority shall be attached to the preliminary plat and shall be filed with the City Clerk, **one (1)** such copy shall be filed with the Administrative Official, and **one (1)** copy shall be returned to the subdivider. Approval of the preliminary plan shall not qualify the preliminary plat for recording with the County Recorder of Deeds.

(D) **Approval Conditions.** Preliminary plat approval shall confer upon the subdivider the following rights and privileges:

(1) That the preliminary plat approval will remain in effect for a **one (1) year** period. The applicant may, during this period, submit all of or parts of said preliminary plat for final plat approval. In the event that the subdivision is being developed in stages, the applicant may, by written mutual agreement with the Corporate Authority, have final approval of parts of the plat delayed annually for a period not to exceed **five (5) years** from the date of the preliminary plat approval.

(2) That the general terms and conditions under which the preliminary plat approval was granted will not be changed.

14-10-5 SUBDIVISION PROCEDURES, FINAL PLAT. The final plat shall be filed with the Administrative Official for transmittal to the City Engineer and appropriate committee of the Corporate Authority. The final plat shall include all plans and specifications and such other documents as may be necessary concerning the form of escrow funds guarantee or performance bond to be used.

(A) **Review.** The City Engineer and Administrative Official shall review the final plat and plans and shall certify whether the final plat is in general compliance with the preliminary plat. Their report shall be submitted to the

Corporate Authority within **thirty (30) days** from the date of filing a completed application. A copy of the advisory report shall be forwarded to the Plan Commission for inspection and review, if necessary, **five (5) days** prior to the Corporate Authority meeting.

(B) **Minor Plan Changes.** After the final plat has been approved, it shall be a permanent site plan and shall not be modified, nor shall any additions be made thereto except minor changes in a developmental plan may be made upon application to the Administrative Official. Major changes in the developmental plan require total review and reapplication.

(C) **Corporate Authority Action.** The Corporate Authority shall take action on the final plat within **sixty (60) days** from the date of the subdivider's filing of the last required document or other paper or within **sixty (60) days** from the date of the subdivider's filing application for approval of the final plat, whichever date is later, unless such time is extended by written mutual consent. If final plat is approved or disapproved by the Corporate Authority, the findings of fact and reason for such action shall be noted in writing by resolution stating the findings of fact and reasons for approval or disapproval specifying with particularity the aspects in which the final plat fails to conform with the City's codes and/or ordinances.

(D) **Plat Approval.** If the final plat is approved by the Corporate Authority, the final plat shall be held by the City Clerk until such time as the subdivider has met the requirements of **Section 14-10-6.** Upon meeting the requirements of **Section 14-10-6,** the Mayor shall affix his signature to the final plat and attach thereto a notation that the final plat has received final approval of the Corporate Authority; the Clerk shall attest the signature of the Mayor and affix his seal and attach a certified copy of the Corporate Authority order or resolution of approval to said approved final plat. If the requirements of Section **14-10-6** have not been met by the subdivider within **sixty (60) days** from the date of approval of the final plat by the Corporate Authority, approval of such final plat shall expire and become null and void. The City Clerk shall retain in the City Clerk files, **one (1)** copy of the certified final plat and resolution and return **one (1)** copy of the certified plat and resolution to the applicant.

(E) **Recording.** No subdivision plat or re-plat within the incorporated area of the City or unincorporated lands lying within the area of jurisdiction of the **City of Fairview Heights** shall be filed for record or recorded in the Office of the Recorder of Deeds of **St. Clair County, Illinois,** unless and until the approval of the Corporate Authority is certified thereon, and the Mayor's signature is attested by the City Clerk. No lot shall be sold for such subdivision plat or re-plat until it has been approved by the Corporate Authority and filed for record in the Office of the Recorder of Deeds of **St. Clair County, Illinois,** as herein provided.

(F) **After Recording.** The subdivider shall provide to the City, upon recording of the plat **one (1)** cloth print or polyester base film positive of the final plat, as approved by the City, bearing the official stamp of the **St. Clair County Recorder** attesting its recording.

14-10-6 LAND SUBDIVISION IMPROVEMENTS NOT INSTALLED AT TIME OF FILING FINAL PLAT.

(A) **Improvements Required Or Bond.** After the improvement plans have been approved, but before recording of the final subdivision plat, the developer shall, within the time limits of **Section 14-10-5(D):**

(1) Complete the improvements in accordance with the approved improvement plans under the observation and inspection of the appropriate inspecting agency, or

(2) Post a performance bond or enter into an escrow agreement in accordance with the provisions hereafter set forth. The performance bond or escrow agreement shall be prepared and executed on forms furnished by the City Clerk and shall be submitted to the Corporate Authority for approval or disapproval. Said forms shall be reviewed by the City Attorney prior to being sent to the Corporate Authority.

(B) **Estimates.** A performance bond shall insure or guarantee, to the extent of the amount specified by the City Engineer in his estimate of the cost thereof, the construction and completion of the improvements shown by the approved improvement plans and such inspection fees as are required.

(C) **Escrow Option.** An escrow agreement shall provide that there shall be deposited with the City Clerk to be held in a special escrow account by the City Treasurer:

(1) A cash amount which shall be not less than; or

(2) An irrevocable letter of credit or commitment from a lending institution to the City guaranteeing to the City the availability, from time to time, upon demand, of a sum which shall be not less than; or

(3) Certificates of Deposit, Treasury Bills or other readily negotiable instruments, the type of which has been approved by the City Treasurer, endorsed to the City and the cash value of which shall be in an amount not less than the amount specified by the City Engineer in his estimate of the cost of the improvements as reflected by the approved improvement plans and such inspection fees as are required.

(D) **Bond, Escrow, Repository, And Release.** The bond shall remain in effect or the escrowed sum shall be held in the escrow account by the City Treasurer until such time as the City Clerk shall, by written authorization to the City Treasurer release the surety from the obligation of the bond or the City Treasurer from his obligation to retain the escrowed sum in the escrow account, which release may be partial and may occur from time to time, as improvements are completed and approved; provided, however:

(1) Authorization to release up to **ninety percent (90%)** of the escrow or bond amount may be authorized by the City

Clerk upon written notification from the City Engineer. Such authorization by the City Engineer shall only be given as improvements are installed equal in value to funds released.

(2) The remaining **ten percent (10%)** may only be released when the City Engineer notifies the Administrative Official, in writing, that all improvements have been completed in a satisfactory manner. The Administrative Officer shall then notify the City Clerk that authorization may be given to release all funds. Whenever improvements are to be dedicated to another authority, school district, township, park district, county or other government, such improvements shall be accepted or approved before the release of all funds.

(E) **Bond, Escrow Time Limits.** The term of the Performance Bond or the Escrow Agreement shall not exceed **two (2) years** in duration, subject to the following:

(1) If, at the end of the **two (2) year period,** all the improvements reflected by the approved improvement plan have not been completed, the Administrative Official may extend the term of the Land Subdivision Bond or the Escrow Agreement for a period not to exceed **one (1) additional year** if, after review, such longer period is necessary to facilitate adequate and coordinated provisions for transportation, water, sewerage schools, parks, playgrounds, or other public requirements. If said improvements have not been completed at the end of the **two (2) year** period or as extended, the Administrative Official may:

(a) Require the surety to perform on the bond and pay to the City such amount as shall be equal to the lesser of the amount required to complete the improvements or the amount of the bond not theretofore released; or

(b) Require the escrow agent to remit to the City, in cash or negotiable instruments constituting the escrow sum, as the case may be, the balance in the Escrow Account required to complete the improvements and the balance, if any, in the Escrow Account which exceeds such amount shall be returned to the developer; or

(c) Require the developer to submit a new Performance Bond or Escrow Agreement which has been recalculated in order to allow for any inflation in the case of constructing improvements.

(2) If the surety fails to perform on the bond within **thirty (30) days** after written request,the Administrative Official shall direct the City Attorney to take immediate action to require performance by the surety under the bond to secure the amount required.

(F) **Sureties.** To be eligible, all sureties shall be approved by the City Treasurer. All sureties shall be subject to spot audits by the City under the supervision of the City Treasurer. If the surety fails to comply with any of the provisions of the Performance Bond, the surety shall not thereafter be allowed to act as surety for any subdivision improvement within the jurisdiction of the City for a period of **two (2) years.**

14-10-7 SUBDIVISION VARIATION, PRELIMINARY AND FINAL PLAT. The Plan Commission may recommend granting a variance from the subdivision provisions of this Code provided, in each case, that **three (3)** of the following provisions, including (A), and (B) are met:

(A) The subdivider shall apply in writing for such a variance upon filing of the preliminary plat with the City Clerk; and

(B) Any variance granted shall comply with the Intent and Purpose of this Code.

(C) The subdivider shall show that because of topographical or other physical conditions peculiar to the site, the provisions of this Code would cause an unnecessary hardship if strictly adhered to; or

(D) After a design review by the Plan Commission, the variation will afford better site design and land utilization.

14-10-7.1 PLAN COMMISSION, CORPORATE AUTHORITY ACTION. Variations proposed by the applicant shall be entered in the Plan Commission's minutes stating all conditions requiring the variance and the exact terms of the variances shall be clearly set forth; a copy shall be attached to the plat and forwarded to the Corporate Authority. Any variance authorized by the Corporate Authority shall be made by resolution and a certified copy thereof shall be attached and made a part of the plat.

14-10-8 PLAN COMMISSION PROCEDURES, SPECIAL-USE PERMIT AND AMENDMENT. The Plan Commission shall conduct all public hearings concerning special-use permits and amendments to this Code and shall issue an advisory report to the Corporate Authority concerning each application the Plan Commission reviews within **ten (10) municipal working days** following approval or denial.

(A) **Plan Commission Advisory Reports.** All advisory reports shall contain at least the following:

(1) The effect the proposal would have on the City's comprehensive plan;
(2) The effect the development would have on schools, traffic, streets, shopping, public utilities and adjacent properties;
(3) Is the application necessary for the public convenience at that location?;
(4) In the case of an existing nonconforming use, will a special-use permit make the use more compatible with its surroundings?;
(5) Is the application so designed, located and proposed to be operated that the public health, safety, and welfare will be protected?;
(6) Will the application cause injury to the value of other property in the neighborhood in which it is located?;
(7) Will special use be detrimental to the essential character of the district in which it is located?

(B) **Special-Use Expansion.** Any expansion of a special use involving the enlargement of the buildings, structures, and land area devoted to such use shall be subject to the procedures set forth in this section.

(C) **Procedures Before Plan Commission, Public Hearing Notice.** Before giving an advisory report of an initial recommendation on any proposed amendment or special use permit, the Plan Commission shall first conduct a public hearing thereon, the date and place of which shall be fixed in advance by the Plan Commission at any regular meeting. All requirements for public hearings, meetings, notice and evidence contained in **Section 14-10-13 (A), (B), and (D)** shall apply to the Plan Commission in any action concerning a special-use permit or zoning amendment. Special or regular meetings shall be determined according to the adopted bylaws of the Plan Commission. Public hearing notices shall also be sent to the presiding officer of the appropriate fire and school district.

14-10-9 CORPORATE AUTHORITY. Upon receipt of the Planning Commission's or Zoning Board of Appeals' advisory report, the Corporate Authority shall act according to its legislative procedure; however, any decision of the Corporate Authority contrary to a negative recommendation of the Planning Commission or Zoning Board of Appeals shall require a **two-thirds (2/3)** majority vote of the Corporate Authority for passage. If the Planning Commission or Zoning Board of Appeals recommended an application and the Corporate Authority denies the application, a **two-thirds (2/3)** majority vote shall be required to deny the application. Every special-use permit granted shall be by Resolution and every variance shall be by Ordinance and shall be accompanied by a finding of fact specifying the reason for making such special-use permit or variance. **(Ord. No. 1091-02; 04-16-02)**

14-10-10 <u>CHANGES TO SPECIAL-USE PERMITS.</u> Changes to Special-use Permits may be approved by a Committee consisting of the Director of Land Use and Development, the Chairman of the Council Committee charged with planning review, and the Chairman of the Plan Committee. Such approval shall require:

(A) The written request from the applicant for the proposed change, including such graphic description and/or other materials as the Committee may require in order to determine the full nature and impact of the request; and

(B) A written determination by the Committee, signed by all members, that the requested change is minor and remains within the intent of the original permit and is therefore approved. Such approval shall be specific and reasons for the approval clearly stated, with findings of fact to support the reasoning.

The Committee shall act upon all such Special-use Permit change requests within **fifteen (15) working days** of the original change request. Approval of changes by this Committee shall require a unanimous vote and such vote shall be recorded in the approved amended plans specifying the action taken and reason(s) for the action. The Plan Commission and City Council shall be notified in writing, **three (3) days** prior to the next regular meeting of the City Council, of any action taken by this Committee with record of the action entered in their respective minutes.

Committee decision is final and the requested amendment shall be deemed approved if there is no objection raised by the City Council by the conclusion of its next regularly scheduled meeting. An objection by Council to the amendment shall require a majority vote. (**#574-87; 05-19-87)**

14-10-11 <u>ZONING AMENDING PROTEST.</u> In case of a written protest against any proposed amendments of the zoning regulations or districts, signed and acknowledged by the owners of **twenty percent (20%)** of the frontage proposed to be altered, or by owners of **twenty percent (20%)** of the frontage immediately adjoining or across an alley therefrom, or by the owners of **twenty percent (20%)** of the frontage directly opposite the frontage proposed to be altered, if filed with the City Clerk, the amendment shall not be passed, except by a favorable vote of at least **two-thirds (2/3)** of the Corporate Authority then holding office.

14-10-12 <u>PERMIT REVOCATION - EXPIRATION.</u> The Corporate Authority may revoke a permit issued under this Article if:

(A) The proposal for which a permit has been issued is not carried out pursuant to the approved final site plan; or

(B) If any condition or requirement included in the permit is not complied with; or

(C) A permit issued under this Article shall expire if the proposal authorized by the permit is not completed within **two (2) years** of the date of permit issuance.

14-10-13 <u>ZONING BOARD OF APPEALS: POWERS, DUTIES, PROCEDURES.</u> The **"Board",** when used in this Section shall be construed to mean the Zoning Board of Appeals. The Board shall consist of **seven (7) members** appointed by the Mayor with the consent of the City Council. The terms of office shall be **five (5) years.** The Chairman of the Board shall be appointed by the Mayor with the consent of the City Council and shall hold office for **one (1) year.**

(A) **<u>Meetings.</u>** Meetings of the Zoning Board of Appeals shall be held at the call of the Chairman or any **two (2) members,** or at such times as the Board may determine. All hearings and deliberations conducted by said Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or in the absence of or failing to vote, indicating such fact, and shall also keep records of its hearings and other official actions. Findings of fact shall be included in the advisory report of each case and the reason for recommending the denial of such application shall be specified. Every recommendation of the Board shall be transmitted to the Corporate Authority and shall be a public record. The Board shall adopt its own rules and procedures, not in conflict with this Code or with **Illinois Compiled Statutes.**

(B) **<u>Appeals.</u>** Any appeal may be taken to the Zoning Board of Appeals by any person, firm or corporation, or by any officer, department, board or bureau affected by a decision of the Administrative Official concerning the zoning provisions of this Code. Such appeal shall be taken within **forty-five (45) days** by filing with the Administrative Official and Zoning Board of Appeals a notice of appeal specifying the grounds thereof. The Administrative Official shall thereupon transmit to the Board all papers constituting the record upon which the action appealed from was taken. Any appeal shall stay all proceedings in furtherance of action appealed from, unless the Administrative Official certifies to the Zoning Board of Appeals after the notice of appeal has been filed with him that, by reason of facts stated in the certificate, the stay would, in his opinion, cause imminent peril to life or property, in which case, the proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Zoning Board of Appeals or by a Circuit Court on application, or notice to the Administrative Official and on due cause shown. The Board shall select a reasonable time and place for the public hearing of the appeal and give due notice by first-class mail to the parties concerned, and shall render a decision on the appeal without unreasonable delay. Any party may appear and testify at the hearing, either in person or by duly authorized agent or attorney. The Board shall recommend to the Corporate Authority, reversal or affirmation, wholly or partly, or may recommend a modification to the order, requirement, decision or determination applied from to the extent and in the manner that the Board may decide to be fitting and proper to the premises.

(C) **<u>Powers And Duties.</u>** The Zoning Board of Appeals shall have all the powers and duties prescribed by law and by this Code, including the following:

(1) **<u>Interpretation.</u>** Upon an appeal from a decision by any Administrative Official to recommend to the Corporate Authority any question involving the interpretation of any provision or term of the zoning provisions of this Code,

including the determination of the exact location of any district boundary if there is uncertainty with respect thereto.

(2) **Area-Bulk Variance.** To recommend that the Corporate Authorities vary or adapt the strict application of the requirements of the zoning provisions of this Code in the case of irregular, narrow, shallow, or steep lots, or other physical conditions, whereby such strict application would result in such practical difficulty and/or unnecessary hardship as would deprive the owner of the reasonable use of the land or building involved, but in no other case. In recommending an area-bulk variance, the Board shall prescribe conditions that it deems to be necessary or desirable for the public interest, convenience or welfare. **(Ill. Comp. Stat., Ch. 65; Section 5/11-13-5)**

No area-bulk variance in the application of any provisions of this Code shall be recommended by the Board, unless it finds:

(a) That special circumstances or conditions fully described in findings of fact apply to the land or buildings for which the area-bulk variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the neighborhood, and that said circumstances or conditions are such that strict application of the provisions of this Code would deprive the applicant of a reasonable use of such land or building;

(b) that, for reasons fully set forth in the findings, the recommending of the area-bulk variance is necessary for the reasonable use of land or buildings, and that the variance as recommended by the Board is the minimum variance that will accomplish this purpose;

(c) that the recommending of this variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in making its recommendations shall take into account whether the conditions of the subject premises are peculiar to the lot or tract described in the petition. Should it be determined that the conditions are part of the general condition of the

neighborhood, then it shall be so noted and the Board may recommend appropriate corrections to Code.

(D) **Procedure.**

(1) The Zoning Board of Appeals shall act in accordance with the procedure specified by this Code. A simple majority vote of members in attendance shall be sufficient to authorize any action of the Board except that an affirmative vote of at least **four (4)** members shall be necessary to pass motions to recommend appeals from decisions by any Administrative Official, to recommend area-bulk variances under **Section 14-10-13(C),** to recommend interpretations of the **Provisions of Chapter 14,** to issue recommendations under **Section 14-3-20**. All appeals and applications to the Board shall be in writing. Every appeal or application shall refer to the specific provision of the Code involved, and shall exactly set forth the interpretation that is claimed, the matter for which the area-bulk variance is sought, and the grounds on which it is claimed that the variance should be granted, as the case may be.

(2) **Notice and Hearing.** No action of the Zoning Board of Appeals shall be taken on any case until after notice has been given that a public hearing has been held as follows:

(a) A notice of the time and date of said hearing and a brief summary of explanation of the subject matter of the hearing shall be published in a newspaper of general circulation within the City at least **fifteen (15) days,** but not more than **thirty (30) days** prior to the hearing date.

(b) Said notice in the foregoing paragraph (a) shall be sent by first-class mail to the applicant, owners of property in question at the time the public hearing notice is published, and to all adjacent property owners and/or residents.

(3) The Zoning Board of Appeals shall issue an advisory report within **ten (10)** municipal working days to the Corporate Authority concerning each application it has reviewed and the Corporate Authority shall act in accordance with **Section 14-10-9**. The advisory report shall address the provisions of **Section 14-10-13(C)(2)**.

(Ord. No. 1091-02; 04-16-02)

14-10-14 <u>CHARITY COLLECTION EXTERNAL CONTAINERS.</u> Upon issuance of a permit as provided herein and subject to the regulations of such permit, non profit and charitable organizations residing in the City may locate or maintain one box on site of residence for the collection of donated goods for use by such organizations. Application for such a permit shall be made to the City Clerk on forms provided by the City Clerk pursuant to the 12 conditions attached hereto as outlined by the Plan Commission. The City Clerk shall forward the applications to the corporate authorities for consideration. The corporate authorities shall deny such application for permit or grant it. **(Ord. No. 1492-10; 09-07-10)**

ARTICLE XI

FEES

14-11-1 **PURPOSE.** The purpose of this Section is to establish fees for the review of applications and issuance of permits required by this Code. This article places fees in one location to assist applicant, administrator, and others in locating and determining applicable fees.

14-11-2 **BUILDING PERMIT FEES.** The following sections of the adopted building code are hereby revised as follows:

(A) **Residential and Commercial: New Construction and Additions.** Permit Fee = Gross Area x Gross Area Modifier of 74 x Type of Construction (see International Building Code – Type of Construction Factor Table) x Permit Fee Multiplier of .0042.

(B) **Commercial Alterations/Renovations.** $70.00 plus $25.00 each if plumbing and/or electrical is included – or actual construction cost x permit fee multiplier of .0042, whichever is greater.

(C) **Residential Remodel.** $35.00 minimum fee plus $25.00 each if plumbing and/or electrical is included or .0042 x value of construction, whichever is greater.

(D) **Plan Review Fee.** $100.00 for new commercial construction, addition and alteration valued at more than $25,000.00. Fee is deducted from building permit fee and is non-refundable.

(E) **Manufactured Housing.** $0.10 per square foot plus electrical and/or plumbing fees.

14-11-3 **PLUMBING PERMIT FEES.** Application for such permits shall show all work to be done, the materials to be used and the fixtures to be installed. The following shall apply as to permit and inspection fees.

MINIMUM PERMIT AND INSPECTION FEE

$35.00 or .0042 x value of plumbing construction, whichever is greater

14-11-4 **ELECTRICAL PERMIT FEES.** The following schedule of fees shall apply:

MINIMUM PERMIT AND INSPECTION FEE $35.00

(A)	Change of existing service or new 100 or 200 amp service	$35.00
	Each additional 100 amps	$20.00

(B) Electrical work in addition to service is an additional $15.00 or .0042 x value of electrical work.

14-11-5 DEVELOPMENT PERMIT REVIEW FEES.

(A)	Appeal/Interpretation	$150.00
(B)	Area/Bulk	$150.00
(C)	Sign Permit	$50.00 plus 25¢ per sq. ft.*
	Electric Permit fee shall be separate	
	Temporary Banner/Balloon	$25.00*

(*These fees shall be waived for churches which have been established in the City for **two (2)** or more years.) **(Ord. No. 915-98; 02-03-98)**

(D)	Emergency and Temporary Occupancy	$25.00
(E)	Zoning Certification without building permit	$35.00
	and with a building permit	$15.00
(F)	Erosion and Sedimentation Control Permit (none if included in a building permit)	$35.00 + $35.00 per acre or for any fraction over 1 acre
(G)	Parabolic Dish	$35.00
(H)	Rezoning/Amendment	$150.00 + $25.00 per acre above one acre
(I)	Unused	
(J)	Sign Variance	$150.00
(K)	Special-Use Permit	$150.00 + $25.00 per acre above one acre
(L)	Minor Subdivision	$75.00 + $5.00 per lot
(M)	Preliminary Plat	$150.00 + $5.00
(N)	Final Plat	$50.00 if no variation from preliminary plat, otherwise $50.00 + $5.00 per lot whenever Plan Commission review is required.

(O)	Public Improvements Inspection	
	(1) Inspection and review of public improvements, excluding sanitary sewer and water	1% of cost
	(2) Driveway Permit Fees	$35.00 + $2.00 per lineal feet of culvert to be installed (where applicable)
	(3) Other Public Improvements As determined by Council.	
(P)	Mobile Home Park License	$150.00 **(See Section 14-9-2)**

14-11-6 <u>ON-SITE SEWAGE DISPOSAL PERMIT FEES.</u>

(A)	New system	$50.00
(B)	Alteration or Repair to Existing System	$35.00 **(See Section 14-3-19)**
(C)	On-site septic inspection service	$35.00

14-11-7 <u>DEMOLITION AND RELOCATION PERMITS.</u>

(A)	Demolition of a Building or Structure	$35.00
(B)	Relocation or Moving of a Building or Structure	$150.00 or 50¢ per $100.00 assessed valuation, whichever is greater, plus electrical and plumbing fees

14-11-8 <u>STOP WORK ORDERS AND RE-INSPECTION FEES.</u> $25.00 Subsequent to permit issuance or inspection after issuance of Stop Work Order shall require payment of additional $25.00. When regularly scheduled inspection has been declared unsatisfactory, and the initial re-inspection has been declared unsatisfactory, all additional inspections resulting from the above-mentioned regularly scheduled inspections will require an additional fee of $25.00.

14-11-9 <u>PAYMENT.</u> All fees provided herein shall be made payable to the **City of Fairview Heights** and paid to the City Clerk.

(Ord. No. 1137-03; 05-06-03)

ARTICLE XII

ENFORCEMENT - PROSECUTION - PENALTIES

14-12-1 **ADMINISTRATIVE OFFICIAL'S POWERS AND DUTIES.** The enforcement of this Development Code is hereby vested in the Administrative Official of the **City of Fairview Heights, Illinois.** The Administrative Official shall administer and enforce this Development Code, and in addition thereto, and in furtherance of said authority, he shall: Issue and receive all applications, permits, licenses and certificates authorized under the terms of this Code only when all provisions of this Code have been complied with.

(A) **Forwarding Files.** He shall forward for action to the appropriate review body all special uses, variances, amendments, preliminary and final plats and other applications with all pertinent documentation required, in a minimum of **fifteen (15) days** and a maximum of **thirty (30) days** prior to any hearing.

(B) **Inspections.** He shall conduct or have conducted such inspections as are necessary to determine compliance with the terms of this Code.

(C) **Information Source.** He shall provide and maintain a public information bureau relative to all matters arising out of this Code.

(D) **Record Keeping.** He shall maintain permanent and current records of all the above including maps and amendments to this Code.

(E) **Clarification Of Intent.** Whenever the Administrative Official is uncertain as to the legislative intent of any section of Chapter 14, and prior to an administrative decision, the Administrative Official shall forward such inquiries to the Aldermanic Planning Committee for clarification. **(#686-90; 07-17-90)**

14-12-2 **MOBILE HOME PARK INSPECTION AND ENFORCEMENT PROCEDURES.** The Administrative Official is hereby directed to make at least **two (2)** inspections per year per mobile home park to determine satisfactory compliance with this Code.

(A) **Inspection Of Park.** The Administrative Official shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Code.

(B) **Resident's Register.** The Administrative Official shall have the power to inspect the register containing a record of all residents of the mobile home park.

14-12-3 **NOTICES, HEARINGS AND ORDERS.** Whenever the Administrative Official has determined from inspection or from other means that reasonable grounds exist to believe there has been a violation of any provision of this Code, the Administrative Official shall give notice of such violation to the person

to whom the permit or license is issued. Such notice shall (1) be in writing; (2) include a statement of the reasonable time for the performance of any act it requires; (3) be served upon the owner or his agent as the case may require, provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address or when he has been served with such notice by any method authorized or required by the laws of this state; (4) contains an outline of remedial action which, if taken, will effect compliance with the provisions of this Code.

(A) **Reinspection.** At the end of such period, the Administrative Official shall reinspect such mobile home park and if such conditions or practices have not been corrected he shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease administration of such mobile home park, except as provided in this Section.

(B) **Administration Hearing.** Any person affected by any notice which has been issued in connection with the enforcement of any provision of **Article V** may request and shall be granted a hearing on the matter before the Administrative Official, provided that such person shall file in the office of the Administrative Official a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within **ten (10) days** after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension, except in the case of an order issued under **Section 14-12-6.** Upon receipt of such petition, the Administrative Official shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than **fifteen (15) days** after the day on which the petition was filed, provided that upon application of the petitioner, the Administrative Official may postpone the date of the hearing for a reasonable time beyond such **fifteen (15) day** period when, in his judgment, the petitioner has submitted good and sufficient reasons for such postponement.

(C) **Orders.** After such hearing, the Administrative Official shall make findings as to compliance with the provisions of this Code and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in this Section. Upon failure to comply with any order sustaining the hearing findings of an existing violation, the license or permit of the mobile home park affected by the order shall be revoked by the Administrative Official.

14-12-4 LICENSE REVOCATION. If a special permit as required in accordance with this Code is revoked by the Corporate Authority, the license to operate and maintain a mobile home park shall become null and void.

14-12-5 <u>COMPLIANCE REQUIRED.</u> In no instance shall a governmental or Administrative Official allow any public improvements to be made or building permits to be issued until all the requirements of this Code have been fully complied with.

14-12-6 <u>STOP ORDER.</u> Whenever any building or grading work is being done, or uses established, altered or otherwise changed in a manner contrary to the provisions of this Code or the approved permit or site plan, the Administrative Official or other authorized person may order the work stopped by notice in writing, served on any person engaged in doing or causing such work to be done and any such person shall forthwith stop such work until authorized by the Administrative Official to proceed.

14-12-7 <u>EMERGENCY ACTION.</u> Whenever the Administrative Official finds that an emergency exists which requires immediate action to protect the public health or safety, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency including the suspension of a permit or license. He shall immediately notify the Corporate Authority of such action. Notwithstanding any other provisions of this Code, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Administrative Official shall be afforded a hearing as soon as possible under the provisions of **Section 14-12-3.**

14-12-8 <u>PROSECUTION.</u> Whenever a violation of this Code occurs, any person, including the Administrative Official or any other duly authorized City Official or personnel in addition to and not by way of limitation of other remedies available, may file a complaint in the court of competent jurisdiction. The Administrative Official or his deputy or assistant, may also issue and/or serve a summons, citation, or other process issued by the court of competent jurisdiction for any such violation and may prosecute the violator therefor in said court.

14-12-9 <u>PENALTIES.</u>

(A) A violation by any person, corporation or otherwise, whether as principal agent, employee, or otherwise, of any provisions of this Code shall be a misdemeanor, shall be, upon conviction, fined not more than **Five Hundred Dollars ($500.00)** for each offense and a separate offense shall be deemed committed on each day during, or on which a violation occurs or continues. Any person, firm, corporation or otherwise failing to comply with the provisions of this Code concerning the subdivision or resubdivision of land without the written consent of the Corporate Authority shall be subject to the penalty provision herein above contained

even though the Final Plat plans have been approved by the Corporate Authority, excepting, however, where the power to grant and/or approve is explicitly herein granted to some designated officer or representative of the City and where such designated officer or representative has, in writing, granted and/or approved such deviation in the name of the City.

(B) **Illegal Sale Of Lot.** Any person who shall sell or offer for sale, lease or offer for lease while this Code is in effect, any lot or lots, or block or blocks, within the area of jurisdiction of the City, or any addition thereto, or any resubdivision of any lot or block therein, without making said sale or offer of sale, said lease or offer for lease, conditioned upon compliance with this Code, before all the requirements of this Code have been complied with, shall be fined not more than **Five Hundred Dollars ($500.00)** or less than **Twenty-Five Dollars ($25.00)** for each lot, block or part thereof so disposed of, offered for sale, or lease.

ARTICLE XIII

LIENS

14-13-1 **LIENS.** The corporate authority hereby authorizes the Mayor and the City Clerk to release and waive liens on behalf of the City in accordance with this Article, as set forth more fully herein. The corporate authority reserves the right, from time to time pursuant to its own resolution, to authorize others to release and waive liens on behalf of the City in accordance with this Article, as set forth more fully herein.

14-13-2 **RELEASE OF LIENS.** A validly imposed lien may not be released by the City until payment of the full amount of a lien has been made by the owner of the underlying parcel, mortgagee, servicer, or any other person. Upon receipt of payment in satisfaction of the full amount of any lien(s) filed against a parcel of real property, the Mayor and the City Clerk shall sign and execute a release of said lien(s) on behalf of the City. Said release may be filed of record by the person making such payment at that person's sole expense.

14-13-3 **WAIVER OF LIENS IN CERTAIN CIRCUMSTANCES.** The Mayor and the City Clerk may waive an unsatisfied lien on behalf of the City only if:

(A) Said lien is for an amount less than **One Thousand Dollars ($1,000.00)**; and

(B) Said lien was imposed upon a parcel of real property that is the subject of a foreclosure lawsuit filed in a court of competent jurisdiction.

(Ord. No. 1542-2011; 09-20-11)

EXHIBIT "A"

REGULATIONS 14-10-14 CHARITY COLLECTION EXTERNAL CONTAINERS - No "for profit" organizations will be allowed in the City of Fairview Heights. All "non-profit" and charitable organizations that are granted permits will adhere to the following regulations.

1. A site plan and drawing/rendering shall accompany all permit applications.
2. The container must not be visible from the street or residential area and must be located near the main building, away from the street.
3. The container must not block any public road or sidewalk.
4. The container must not block any access way, drive aisle, and/or required parking spaces.
5. The container must not impede motorists' "line of sight" view.
6. The container shall have an internal capacity no larger than three hundred (300) cubic feet.
7. The container shall be anchored to the ground in such a manner that it cannot be tipped or blown over.
8. The container shall be kept freshly painted; at least every two (2) years and no rust shall be allowed to show.
9. The container shall be equipped with a lid and/or door that will close automatically after the articles are deposited into the container.
10. The following information will be clearly stenciled onto the exterior of the container: Identification of the owner, applicable contact information, pick-up schedule, items accepted for collection and the name of the "Not-for-Profit" organization benefiting from the donations.
11. No donated articles shall be permitted to accumulate outside the container. The container itself and a 10 foot radius surrounding it shall be kept clean and completely free of trash and debris.
12. No flammable or hazardous materials, or perishable items are to be placed in said container.

Please note:

Receipt of three documented/City verified complaints within a 12-month period will result in the revocation of the permit. Owners may re-apply for a renewed permit pending Code compliance approval.

(Ord. No. 1492-10; 09-07-10)

TABLE 14-4-23.1(D)

PROPOSED LAND USE CATEGORY *1	**Residential**	**Single-Family Residential**	Multi-Family	**Public/Semi-Public**	Public/Institutional	Utility	Special Residential	**Recreation/Open Space**		**Office**		**Commercial**	General Commercial	Heavy Commercial	**Industry**	Light Industry	Heavy Industry
Residential *2		B	A		A	A	A		A		A		A	A		A	A
Public/Semi-Public																	
Public/Institutional		B	A		N	A	A		A		A		N	N		N	A
Utility		B	B		B	N	B		B		B		A	A		A	A
Special Residential		A	A		A	A	N		A		A		A	A		A	A
Recreation/Open Spaces																	
		B	A		A	A	A		N		A		A	A		A	A
Office																	
		B	A		A	A	A		N		A		A	A		A	A
Commercial																	
General Commercial		B	A		A	A	A		A		A		N	A		A	A
Heavy Commercial		C**	C**		C	A	C		A		B		A	N		N	B
Industry																	
Light Industry		C**	C**		C	B	C		B		C		B	A		N	N
Heavy Industry		C**	C*		C	C	C		C		C		C	B		B	N

Letters A through C refer to buffers described on the following pages: N means no buffer required.

*1 Refer to Section 14-4-23.4

*2 Residential includes multi-family residential developments (platted or unplatted) and mobile home developments. It does not include platted single-family or duplex subdivisions which do not have areas of common ownership and guaranteed maintenance.

** 3 acre commercial or industrial developments are limited to Buffer C 2 or 3.

(Ord. No. 1432-09; 03-17-09)

CHAPTER 15

BUILDING CODES

ARTICLE I – PROPERTY MAINTENANCE CODE

15-1-1 **ADOPTION.** International Property Maintenance Code, 2006, as published by the International Code Council, Inc. is hereby adopted as Chapter 15, BUILDING CODES, ARTICLE I - PROPERTY MAINTENANCE CODE, of the City of Fairview Heights, Illinois.

15-1-2 **ADDITIONS, INSERTIONS AND CHANGES.** The International Property Maintenance Code is amended and revised in the following respects:

(A) Section 101.1: City of Fairview Heights.

(B) Section 102.3 is deleted in its entirety and a new Section 102.3 is inserted as follows:

102.3

(1) **Application of Other Building, Construction Codes.**

(a) Any repairs or alterations to a structure or changes of use therein, which may be caused directly or indirectly by the enforcement of this Code shall be done in accordance with the procedures and provisions of the Building Code now in existence.

(b) Any repair, alteration, or replacement of structural elements of a building, which may be required by the provisions of these guidelines, shall be done in accordance with the applicable sections of the Building Code, Electrical Code, Plumbing Code or other applicable code or ordinance of this jurisdiction.

(2) **Zoning Code.** The provisions of these guidelines shall not permit the abridgement or violation of the Zoning Code of this municipality, if any.

(3) **Conflicts.** Specific provisions of these guidelines indicate their precedence over the requirements of other related codes and ordinances. Where specific precedence is not indicated, the requirements of the most restrictive code or ordinance prevail.

(C) Section 103 is deleted in its entirety and a new Section 103 is inserted as follows:

103 **CODE OFFICIAL DUTIES AND POWERS OF CODE OFFICIAL.** The Code Official shall enforce all the provisions of this Code relative to the maintenance of structures and

premises, except as may otherwise be specifically provided for by other regulations.

(1) **Notices and Orders.** The Code Official shall issue all necessary written notices and orders to abate illegal or unsafe conditions to insure compliance with the Code requirements for the safety, health and general welfare of the public.

(2) **Coordination of Enforcement.** Inspection of premises, the issuance of written notices and orders and enforcement thereof shall be the responsibility of the Code Officials so charged by the City. Whenever, in the opinion of a Code Official initiating an inspection under this Code, it is deemed necessary or desirable to have inspections by any other department, the Official shall make reasonable effort to arrange for the coordination of such inspections so as to minimize the number of visits by inspectors and to confer with the other departments for the purpose of eliminating conflicting orders before any are issued. A department shall not, however, delay the issuance of any emergency order which it determines must be ordered.

(D) Section 104.4 is deleted in its entirety and a new Section 104.4 is inserted as follows:

104.4 RIGHT OF ENTRY. If any owner, occupant or other person in charge of a structure subject to the provisions of this Code refuses, impedes, inhibits, interferes with, restricts, or obstructs entry and free access to any part of the structure where inspection authorized by this Code is sought, the administrative authority may seek, in a court of competent jurisdiction, an order that such owner, occupant, or other person in charge cease and desist with such interference.

(1) **Access of Owner or Operator.** Every occupant of a nonresidential structure or premises shall give the owner or operator thereof, or agent or employee, access to any part of such structure or its premises, at reasonable times for the purpose of making such inspections as are necessary to comply with the provisions of this Code.

(2) **Credentials.** The Code Official or the Code Official's authorized representative shall disclose proper credentials of their respective office for the purpose of inspecting any and all buildings and premises in the performance of duties under this Code.

(E) Section 302.4 insert: 8 inches (200 mm).

(F) Section 303.14 insert: April 15 to October 15.

(1) 304.18.1 Deleted

(G) Section 602.3 insert: October 1 to May 15.

(H) **Occupancy Permit Required.**

(1) Hereinafter, upon change of occupants, no residential or non-residential property shall be occupied or used until an occupancy permit shall have been issued by the Code Official stating that the premises complies with the provisions of this Code.

(a) **Amend Section 404.5 as follows:** Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5 from the 2003 Code.

(2) Multiple-family complexes having **fifty (50)** or more units shall have an annual inspection of all common and mechanical areas in addition to any inspections required for each unit.

(3) The fee for the initial occupancy permit shall be **Fifty Dollars ($50.00)** for each dwelling unit occupied and **Ten Dollars ($10.00)** for re-issuance during the **twelve (12) months** after the date of the inspection certificate. If an inspection certificate has been issued, then an occupant may move in on weekends and holidays when the department, responsible for issuing occupancy permits, is closed. The occupant is required to obtain the written permit **three (3) days** after the department is open.

(4) Multiple-family complexes as identified in **Section 15-1-2(H)(2)** shall pay **Two Hundred Dollars ($200.00)** for the annual inspection of all common and mechanical areas.

(I) **Inspection Required.** An annual inspection shall be required on the following non-residential structures or premises:

(1) All structures in the RI Use Group as defined in the International Building Code; i.e., hotels, motels;

(2) Any structures within an Assembly Use as defined in the International Building Code, which, in the determination of the Code Official, presents a potential public safety hazard to occupants.

(3) Any structure in H (Hazardous) Use Group as defined by the International Building Code.

(J) **Application Dwelling Unit.** It shall be unlawful for any person to knowingly make any false statement on an application for an occupancy permit as to the names, relationships, number of occupants or use of the dwelling unit.

(K) **Action on an Application.** The Code Official shall examine, or cause to be examined, all applications for permits within a reasonable time after filing.

He shall cause the premises to be inspected within **seven (7) working days** after filing. If premises are not inspected within the **seven (7) working days**, then the Permit and Certificate of Compliance shall be automatically issued without an inspection. If the premises are not in compliance with this Code and all laws and ordinances applicable thereto, the Code Official shall provide the applicant with a list of defects that are not in compliance. Said defects shall be listed with as much specificity as possible. The owner or occupant of every dwelling unit and its premises will give the Code Official free access thereto, at a reasonable time, for the purpose of such inspection.

There shall be no fee for the original inspection, or the first re-inspection, if necessary. A re-inspection shall be made within **seven (7) working days**, from receipt of the written request, if not then the Permit and Certificate of Compliance shall be automatically issued without a re-inspection. If specific defects are found in the original inspection, the Code Official shall not require additional defects to be corrected that were discovered on a re-inspection unless the new defects occurred after the original inspection. There shall be a fee of **Fifty Dollars ($50.00)** for every re-inspection after the first one.

(L) **Issuance of Permit.** If all the fees are paid and the Code Official is satisfied that the premises and its occupancy are in compliance with this Code and all laws and ordinances applicable thereto, the Code Official shall issue the occupancy permit as soon as practicable.

(M) **Conditional Permit.** Occupancy shall be permitted on a conditional basis when in the judgment of the Code Official practical difficulties interfere with the completing all repairs required to bring the premises into full compliance with this Code prior to permitting occupancy. However, no conditional permit shall be issued when there is a condition on the premises which can threaten the health or safety of an occupant. No conditional permit shall be issued under the provisions of this Code for premises which have been newly constructed, newly altered, or on which a change in use is proposed unless a Certificate of Use and Occupancy has first been issued under the provisions of the Building Code.

(N) **Rejection of Application.** If the application does not comply with the requirements of all pertinent laws, the Code Officials shall reject such application in writing, stating the reasons therefore.

(O) **Suspension of Permit.** Any permit issued shall become invalid if the occupancy is not commenced within **six (6) months** after issuance of a permit.

(P) **Revocation of Permit.** The Code Official may revoke a permit in case of any false statement or misrepresentation of facts in the application on which a permit was based, or in the event a structure or part thereof is condemned pursuant to this Code.

(Q) **Existing Occupancies.** The provisions of **Section 15-1-2(H)** shall not apply to any residential or non-residential occupancy in existence at the time this ordinance takes effect, unless there is a change in the occupancy of any person after said date, or complaint filed.

(R) **Demolition of Dangerous and Unsafe Structures.**

(1) **Defined.** The term "dangerous structure" as used in this Chapter is hereby defined to mean and include:

(a) Any building, shed, fence or other manmade structure which is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures;

(b) Any building, shed, fence or other manmade structure which because of faulty construction, age, lack of proper repair or any other cause is expressly liable to fire and constitutes or create a fire hazard;

(c) Any building, shed, fence or other manmade structure which by reason of faulty construction, or any other cause is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such structure;

(d) Any building, shed, fence or other manmade structure which because of its condition or because of lack of doors or windows is available to and frequented by individuals who are not lawful occupants of such structure.

Any such dangerous building in the City is hereby declared to be a violation of the Property Maintenance Code.

When any such dangerous building in the City or part thereof is found by the Code Official to be unsafe, or when a structure or part thereof is found unfit for human occupancy or use, or is found unlawful, it shall be condemned pursuant to the provisions of this article and shall be placarded and vacated. It shall not be reoccupied without approval of the Code Official.

(2) **Prohibition.** It shall be unlawful to maintain or permit the existence of any dangerous building in the City; and it shall be unlawful for the owner, occupant or person in custody of any dangerous building to permit the same to remain in a dangerous condition or to occupancy such building or permit it to be occupied while it is or remains in a dangerous condition.

(3) **Notice.** Whenever the Code Official shall be of the opinion that any building or structure in the City is a dangerous building, he shall placard the building. Upon doing so, he shall cause written notice to be served upon the owner thereof and upon the occupant thereof, if any, by certified mail or by personal service. Such notice shall state that the building has been declared to be in a dangerous condition

and such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it; and that the condition must be remedied at once. The causes and facts for the designation must be included in the notification as well as the date of the inspection.

(4) **Lien and Abatement.** If the notice sent to the owner or occupant is to inform him of violation of **Section 15-1-2(R)(1)**, and said owner or occupant fails to remedy the situation within **thirty (30) days** from the date when the notice was served upon them, the Code Official may proceed to remedy the condition by having the building enclosed through boarding up or any other means.

If the building is enclosed or boarded up by the City, the cost and expenses thereof shall be recorded in the following manner:

The City or the person performing the service by authority of the City in its or his own name, may file Notice of Lien in the Office of the Recorder of Deeds of St. Clair County. The Notice of Lien shall consist of a sworn statement setting out:

(a) A description of real estate sufficient for identification thereof.

(b) The amount of money representing the cost and expenses incurred or payable for the service.

(c) The date or dates when said cost or expenses were incurred by the City and shall be filed within **ninety (90) days** after the cost and expenses incurred.

Upon payment of the cost and expenses after the Notice of Lien has been filed, the lien shall be released by the City or person in whose name the lien has been filed and the release shall be filed of record in the same manner as filing Notice of Lien.

The lien may be enforced by proceedings to foreclose it as in the case of mortgages or mechanics lien and such suits to foreclose such lien shall be commenced within **three (3) years** after the date of default.

If the owner or occupant fails to comply with a notice of violation of Section 15-1-2(R)(1)(a), (b) and (c), the City may demolish, repair or cause the demolition or repair of the dangerous and unsafe building, but before it may do so, the City shall apply to the Circuit Court of St. Clair County for an order authorizing such action to be taken with respect to any such building if the owner or owners thereof, including the lien holders of record after at least **thirty (30) days** written notice by mail or personal service to do so have failed to put

such building in a safe condition or demolish it. Whereupon diligent search of the identity or whereabouts of the owner or owners of any such building, including lien holders of record is not ascertainable, notice mailed to the person or persons in whose name such real estate was last assessed is sufficient notice under this Section. The cost of such demolition or repair incurred by such municipality or by a lien holder of record is recoverable from the owner or owners of such real estate and is a lien thereon which lien is superior to all prior existing liens or encumbrances except taxes; provided that within **ninety (90) days** after such repair or demolition the City or person performing the service by authority of the City in its or his own name shall file Notice of Lien of such cost and expenses incurred in the Office of the Recorder of the Deeds in St. Clair County, Illinois. The Notice must consist of a sworn statement setting out:

(a) A description of the real estate sufficient for identification thereof.

(b) The amount of money representing the cost and expenses incurred.

(c) The date or dates when the cost or expenses was incurred by the municipality, or by the lien holder of record.

Upon payment of the cost and expenses by the owner of or person interested in the property after Notice of Lien has been filed, the lien shall be released by the municipality or person in whose name filed and the release may be filed of record in the case of filing the Notice of Lien. The lien may be enforced by proceedings to foreclose as in the case of mortgage or mechanics liens. Suit to foreclose this lien must be commenced within **three (3) years** after the date of filing Notice of Lien.

At all times the City will follow the guidelines outlined in the State Statutes **65 ILCS 5/11-31-1** for demolition processes.

(5) **Fast Track.** If a property is eligible, it will follow the Fast Track demolition process outlined in the Statute.

(6) **Penalty.** Any person violating any provision of this Section or any part thereof shall be fined in an amount not less than **Two Hundred Fifty Dollars ($250.00)** nor more than **One Thousand Dollars ($1,000.00)**. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as

such. The court shall also order as part of the judgment that the defendant comply with all applicable codes and ordinances relating to the property which is the subject of the violation.

(Ord. No. 1626-13; 10-01-13)

(Ord. No. 1404-08; 05-06-08)

CHAPTER 16

FEES AND SALARIES

ARTICLE I - SALARIES

16-1-1 **SALARIES: APPOINTED PART-TIME OFFICIALS.** The following part-time appointed officials shall be paid per month except as noted, as follows:

	May 1, 2015
City Attorney	$ 14,500.00
Electrical Inspector	$ 1,171.97
Plumbing Inspector	$ 938.80
*Property Maintenance Inspector (per hour)	$ 19.77
E.S.D.A	$ 490.88
Assistant E.S.D.A. Coordinator	$ 306.00

Pay shall be paid in full for the amount due no later than the **fifth (5th) day** of the following month. The Finance Department shall calculate and establish the hourly rate based on the monthly base pay as approved in this Chapter.
(Ord. No. 1749-16; 05-17-16)

16-1-2 **RESERVED.**

16-1-3 **NON-CONTRACT - FULL-TIME EMPLOYEES.** The employee shall be paid effective May 1, 2015 through April 30, 2016 as follows:

NON-CONTRACT - FULL-TIME - PER MONTH

	May 1, 2013	May 1, 2014	May 1, 2015
Grade I			$ 2,651.94
Grade II			2,910.89
Grade III			3,166.12
Grade IV			3,416.48
Grade V			3,672.94
Grade VI			3,945.38
Grade VII			4,231.33
Grade VIII			4,502.51
Grade IX			4,762.68
Grade X			5,114.89
Economic Development Director			5,666.67
Finance Director			7,074.72
Management Level V			5,173.80
Management Level IV			5,462.18
Management Level III			6,078.21
Police Lieutenants	8,148.62	8,340.88	8,537.94
Parks Director			6,455.68

NON-CONTRACT - FULL-TIME EMPLOYEES - PER MONTH (Continued)

	May 1, 2013	May 1, 2014	May 1, 2015
Management Level II			6,647.64
Police Captain	8,398.62	8,590.88	8,787.94
Director of Public Works & Streets			7,166.67
City Engineer			6,833.33
Director of Law Enforcement	9,106.95	9,299.21	9,496.27
Information Systems Specialist			7,113.95
City Administrator			9,727.74

(Ord. No. 1695-15; 05-26-15)

16-1-4 NON-CONTRACT: PART-TIME EMPLOYEES. The employee shall be paid effective **May 1, 2013** through **April 30, 2014** as follows:

NON-CONTRACT - PART TIME EMPLOYEES - PER HOUR.

	May 1, 2015
Pager/Shelver	$ 10.31
Clerk I - File Clerk-Receptionist	11.89
Clerk II - Steno/Typist	14.70
Clerk III - Secretary	16.56
Clerk IV - Secretary - Executive	19.72
Bookkeeper	16.79
Payroll Clerk	18.41
Laborer - Skilled	15.94
Laborer - Unskilled	12.29
Labor Force (Parks and Recreation)	13.38
Property Maintenance Inspector	13.83
Recreation Seasonal Staff	12.29
Recreation Office	10.12
*Communications Officer	22.77
Summer Library Aide minimum wage	8.25
Civilian Aides	15.46
Athletic/Event Coordinator	11.89
Crime Free Multi-Housing Coordinator	28.32
Civilian Aide Apprentice I	8.25
Civilian Aide Apprentice II	12.00

(Ord. No. 1705-15; 10-06-15)

*Communications Officers are paid the equivalent or the same base hourly rate as full-time Communications Officers. **(Ord. No. 1691-15; 04-09-15)**

16-1-5 OPERATING ENGINEERS LOCAL #148 - FULL-TIME EMPLOYEES. The employee shall be paid as follows per the listed effective dates per month:

	May 1, 2015
Custodian	$ 2,857.53
Youth Services/Assistant Director	$ 3,356.09
Code Enforcement/Animal Control Assistant	$ 3,356.09
Office Staff II	$ 3,356.09
Head of Circulation Services	$ 3,085.43
Land Use Secretary	$ 3,424.61
Office Staff I	$ 3,605.35
Assistant Building Official	$ 3,426.85
Apprentice Mechanic	$ 3,872.98
Laborer - Parks	$ 4,153.37

	May 1, 2015
Laborer - Streets/M.C.	$ 4,183.84
Animal Control/Code Enforcement Officer	$ 4,422.86
Lead Laborer - Street Department	$ 4,451.31
Mechanic	$ 4,422.86
Master/Lead Mechanic	$ 4,679.43
Lead Laborer - Municipal Complex	$ 4,679.43

CONTRACT - PART-TIME EMPLOYEES - PER HOUR.

	May 1, 2015
Custodian	$ 13.82
Clerk	$ 11.71
Clerk II Steno/Typist	$ 14.43
Clerk III	$ 16.25
Circulation Clerk	$ 14.43
Youth Services Assistant	$ 14.43
Land Use Clerk	$ 16.60
Code Enforcement	$ 19.77

(Ord. No. 1691-15; 04-09-15)

16-1-6 FRATERNAL ORDER OF POLICE - FULL-TIME EMPLOYEES. The employee shall be paid effective May 1, 2014:

CONTRACT - FULL-TIME - PER MONTH.

	May 1, 2013	May 1, 2014	May 1, 2015
Grade VIII (Police Sworn Personnel No Degree)		$5,001.22	$5,126.25
Grade IX (Police Sworn Personnel No Degree)		5,356.73	5,490.65
Grade VIII (Police Sworn Personnel Associate Degree)		5,134.55	5,259.58
Grade VIII (Police Sworn Personnel Bachelor Degree)		5,309.55	5,434.58
Grade IX (Police Sworn Personnel Associate Degree)		5,490.07	5,623.99
Grade IX (Police Sworn Personnel Bachelor Degree)		5,665.07	5,798.99
Commissioned Police Sergeants	$6,572.89	6,737.22	6,905.65

(Ord. No. 1691-15; 04-09-15)

16-1-7 CHRISTMAS BONUS. In addition, each full time employee shall receive a **One Hundred Fifty Dollar ($150.00)** Christmas Bonus. The bonus will be paid on the first payday in December, and will be paid by separate check. To be eligible for a Christmas Bonus, the employee must have completed at least **twelve (12) months** of continuous full-time service prior to December 1 of the year in which the bonus is paid. **(Ord. No. 1691-15; 04-09-15)**

16-1-8 EMERGENCY EMPLOYEE. Emergency employees shall be paid in an amount equal to the base rate for the type of work they are doing. **(Ord. No. 1691-15; 04-09-15)**

ARTICLE II - AFFIRMATIVE ACTION

16-2-1 PLAN ADOPTED. The proposed Affirmative Action Plan attached hereto, made a part hereof, and marked "Exhibit A" shall duly be adopted by law. **(Ord. No. 936-98)**

AFFIRMATIVE ACTION PLAN
FOR THE CITY OF FAIRVIEW HEIGHTS

INTRODUCTION

The City of Fairview Heights is an Equal Employment Opportunity Employer dedicated to attracting a diverse applicant pool and providing a harmonious workplace for all employees. The following Affirmative Action Plan is presented to provide the City with a tool to achieve that objective, to encourage communication and understanding and to establish standards for all to follow.

ARTICLE ONE

STATEMENT OF POLICY

In recognition of the essential rights of all employees and applicants, it is the policy of the City of Fairview Heights to adhere to the laws and rules of non-discrimination and to promote fair hiring, promoting and recruiting practices in all job classifications in order to achieve fairness in employment. The City's policy includes the following commitments:

1. To continue to provide Equal Employment Opportunity to all qualified persons and to recruit, advertise for employment, hire, upgrade, transfer, promote, layoff, terminate, pay and select for training persons in all job classifications without regard to race, color, religion, age, sex, national origin, disability or status as a Veteran.

2. To identify and analyze all areas of employment so as to further the principle of Affirmative Action. All employment decisions will be based accordingly, as follows:

   A. Selection. The recruitment and hiring of all personnel will be without discrimination against any individual with regard to race, color, religion, age, sex, national origin, disability, or status as a Veteran.

   B. Promotion. In making promotion decisions, the supervisors directly involved and other appropriate City personnel will ensure that promotions are based on valid occupational qualifications, knowledge and other characteristics such as skills and abilities.

   C. Layoffs. Should reductions in the City's work force become necessary, they will be based on non-discriminatory policies. The City of Fairview Heights will make every good faith effort to ensure that all employees

are treated in a non-discriminatory manner with respect to layoffs and recalls.

D. Harmonious Workplace. Each employee is a vital component of the City staff and, as such, should be treated with respect and encouraged to pursue personal and professional growth.

In an effort to create a positive atmosphere in the workplace and to encourage employee productivity, prejudicial remarks, gestures and behavior based upon race, color, religion, age, sex, national origin, disability or status as a Veteran directed toward any employee, official or visitor shall be prohibited and considered a violation of this policy. Prohibited remarks also include general remarks of a prejudicial nature not necessarily directed at any specific individual or individuals.

Employees or officials who are witness to such remarks, gestures and behavior are encouraged to report such incidents to the Mayor, their supervisor or Department Head, Affirmative Action Officer or City Attorney.

Discipline of employees violating this policy shall be as outlined in Section 24A of the Personnel Code or the appropriate and applicable employee labor contract.

ARTICLE TWO

DISSEMINATION OF POLICY

INTERNAL DISSEMINATION

The City of Fairview Heights will make its Affirmative Action Policy known internally by:

1. Including the policy in the Personnel Code, all labor contracts and the Revised Code of Ordinances.
2. Conducting Affirmative Action meetings on an annual basis with executives, management and supervisory personnel to explain the intent of the policy and individual responsibilities for effective implementation.
3. Conducting annual meetings with all non-management employees to discuss the policy and explain individual employee responsibilities.
4. Explaining the policy and its benefits thoroughly as part of all employee orientation and management training programs.
5. Posting the policy on the City bulletin boards.

EXTERNAL DISSEMINATION

The City of Fairview Heights will disseminate its policy externally by:

1. Informing all recruiting sources of the Affirmative Action policy, stipulating that these sources are to actively seek minorities and women for all positions listed.
2. Informing prospective employees of the existence of the City's Affirmative Action Program.
3. Sending written notification of the City's Affirmative Action Policy to all covered subcontractors, vendors and suppliers encouraging them to practice Equal Opportunity Employment.

ARTICLE THREE

RESPONSIBILITY FOR IMPLEMENTATION

CITY COUNCIL AND THE MAYOR

The Fairview Heights City Council shall establish an Affirmative Action Committee. This Committee will serve in an advisory capacity in the implementation of the Affirmative Action Plan.

The Mayor, with Council approval, upon recommendation of the Committee, shall select and appoint the Affirmative Action Coordinator, charged with the duties, responsibilities and accountability as outlined in this plan. The Committee and Elected Officials shall receive reports pertinent to the Committee and an annual report with recommendations from the Affirmative Action Coordinator. The City Council shall ensure that the City's personnel policies are free of any discriminatory practices or procedures. Final approval, decision, authority and responsibility for the implementation of the Affirmative Action Plan shall be that of the City Council to ensure equal opportunity for all. The City Council shall require an annual evaluation of the effectiveness of the Affirmative Action Plan from the Affirmative Action Committee.

AFFIRMATIVE ACTION COMMITTEE

The role of the Affirmative Action Committee is to:

- provide the City Council with progress reports on a regular schedule of the monitoring and evaluation of the City's efforts to implement the Affirmative Action Plan;
- identify specific problems to be resolved within a short and long range time frame;

- develop and recommend to the City Council specific goals and objectives that would promote fairness in employment with in City Departments;
- be involved in the screening, selection and appointment of the Affirmative Action Coordinator.

AFFIRMATIVE ACTION COORDINATOR

The following criteria should be followed in the selection of the Affirmative Action Coordinator:

- capable of administering and promoting an active and result oriented program of Affirmative Action; and,
- ability to prepare and submit reports which are vital components in a successful Affirmative Action Plan.

In addition to the general responsibility of monitoring the Affirmative Action Plan, the role of the Affirmative Action Officer will be:

- to provide staff and technical assistance to the Affirmative Action Committee, the City Council and the Mayor as the City implements the Affirmative Action Plan;
- to design and implement, with the input of the Affirmative Action Committee, auditing and reporting systems that:
    a. measure the effectiveness of the City's Equal Employment Opportunity Programs;
    b. indicate any need for remedial action;
    c. assist the Affirmative Action Committee in determining the degree to which the City's goals and objectives are being met.
- to make periodic audits of the City's hiring practices, promotional patterns and recruitment methods, reporting to the Affirmative Action Committee on the results and recommendations of these audits;
- receive, investigate and attempt conciliation of complaints received from applicants or employees in regard to alleged discriminatory practices with assistance from the Affirmative Action Committee. If conciliation attempts fail, a written report concerning all pertinent data of the investigation should be developed and made available to the Affirmative Action Committee;
- ensure that all employees of the City and the public are fully aware of this Affirmative Action Program.

ARTICLE FOUR

GRIEVANCE PROCEDURE

The purpose of this grievance procedure is to establish and maintain harmonious and cooperative working relationships between the City of Fairview Heights and its employees and applicants for employment to ensure equitable treatment of employees and applicants for employment and to provide an expeditious means of resolving employee or applicant for employment dissatisfaction over circumstances or conditions of employment that the employee or applicant feels are motivated on the basis of race, color, religion, age, sex, national origin, disability or status as a veteran.

The grievance must be submitted to one or more of the following: The immediate supervisor, elected official, Department Head or the Affirmative Action Coordinator and then to the Affirmative Action Committee within the time limits hereinafter set forth.

A grieving employee or applicant for employment shall have all grievances handled and decided under the provisions set forth in **Section 25** of the Personnel Code.

ARTICLE FIVE

MEMBERSHIP OF THE AFFIRMATIVE ACTION COMMITTEE

NUMBER OF MEMBERS AND ELIGIBILITY

There shall be **nine (9) members** of the Affirmative Action Committee. Only permanent full-time and permanent part-time employees who have at least **six (6) months** tenure with the City of Fairview Heights shall be eligible for membership.

DURATION OF MEMBERSHIP

Duration of membership shall be **two (2) years**. Members may serve additional terms if selected or appointed through the selection procedure as outlined below.

SELECTION OF MEMBERS

The committee shall consist of **five (5) members** appointed by the Mayor with City Council approval, **three (3)** of those five to be elected officials (one of whom is to be appointed by the Mayor as Chairman), and **four (4) members** elected by a

majority vote of the City Employees. The **four (4)** elected members shall include **one (1) female** minority, **one (1) female** non-minority, **one (1) male** minority, and **one (1) male** non-minority, if possible.

VACANCY

If any vacancy occurs on the Affirmative Action Committee, the Mayor shall appoint with Council approval a replacement to fill the unexpired term. Vacancies shall be filled within **two (2) months**.

MEETINGS

Meetings shall be scheduled at least quarterly by the committee chairman once the Affirmative Action Committee has been established.

ARTICLE SIX

ELECTION PROCEDURES

RESPONSIBILITY

The Affirmative Action Coordinator shall be responsible for conducting all elections and maintaining all ballots, results and records related to elections.

TIME

Elections shall be held in December of each odd-numbered year after the establishment of the Affirmative Action Committee.

VOTING ELIGIBILITIES

All permanent full-time and permanent part-time employees are eligible to vote for each nominee in every election.

(Ord. No. 936-98; 11-03-98)

ARTICLE VII

MONITORING EFFECTIVENESS

JUSTIFICATION

In order to help measure the effectiveness of the Affirmative Action Plan, as contained in this Chapter, where it relates to the hiring process, all applicants for vacant positions shall be provided with a "VOLUNTARY APPLICANT SURVEY FORM" as shown at the end of this Article.

PROCEDURE

The "VOLUNTARY APPLICANT SURVEY FORM" shall be completed solely at the discretion of the applicant with no penalties for failure to complete it or any portion thereof. Completed forms shall be maintained by the Affirmative Action Coordinator in a secure place completely separate and removed from the applications for employment during the entire time of the hiring process and any time thereafter.

FORMAT OF FORM

The "VOLUNTARY APPLICANT SURVEY FORM" shall consist of clear, complete and easy to understand explanation that:

1. This form is being used to help measure the effectiveness of the Affirmative Action Plan;
2. Completion of the form is totally voluntary;
3. The form will not be used in any way to enter into the decision to hire or not;
4. The form will be kept totally separate and removed from the application during the entire time of the hiring process and at all times thereafter.

The form shall be structured so that the identity of the person completing the form shall be totally anonymous and so that there are clear and simple methods for the applicant to indicate the following: race/ethnicity/origin; gender; age range and whether or not he or she has disability.

UTILIZATION OF INFORMATION

The information collected from the submitted "VOLUNTARY APPLICANT SURVEY FORM" shall be compiled by the Affirmative Action Coordinator in a report indicating the number of applicants for a particular position and a breakdown of the number who fall into the specific categories indicated on the form for: race/ethnicity/national origin, gender, age range and whether or not a disability exists. This report shall be provided to the Affirmative Action Committee at each of its scheduled meetings to consist of all pertinent information since the committee's previous meeting.

HIRING REPORT

Based on information collected from the directors, department heads, supervisors and/or other individuals responsible for hiring new employees, the Affirmative Action Coordinator shall also provide the Affirmative Action Committee with a report, at each of its regularly scheduled meetings, indicating the following characteristics of the individual(s) hired since the committee's previous meeting: race/ethnicity/national origin, gender, age range and whether or not a disability exists. This report shall also include information indicating what form(s) of soliciting applicants was/were utilized.

INFORMATION RETENTION

All forms and reports related to this Article shall be filed and maintained by the Affirmative Action Coordinator for a length time consistent with the State of Illinois' Records Retention regulations.

(Ord. No. 1061-01; 09-04-01)

CITY OF FAIRVIEW HEIGHTS
VOLUNTARY APPLICANT SURVEY FORM

The purpose of this form is to evaluate our means of advertising job openings.

This form will **NOT** be kept with your application for employment and will **IN NO WAY** affect your consideration for employment with us. Instead, you will personally be able to place the form in an application file with similar, anonymously completed forms.

THIS SURVEY WILL SIMPLY BE USED AS A MARKETING ASSESSMENT TOOL AND ITS COMPLETION IS TOTALLY VOLUNTARY.

It is, of course, our hope that you will be agreeable to participate; however, if you choose not to complete this form, it will in no way interfere with your chance of being hired.

CHECK WHICHEVER IS APPLICABLE:

Race/ethnicity/ National origin	_____	African-American/Black
	_____	Asian/Pacific Islander
	_____	Caucasian/White
	_____	Hispanic
	_____	Native American/Alaskan Native
	_____	Other
Gender	_____	Female
	_____	Male
Age	_____ 16-30 _____ 31-45 _____ over 45	
Disability	_____	Yes

Position Applied For: _____

WHEN YOU SUBMIT YOUR APPLICATION, YOU WILL BE INSTRUCTED WHERE TO PLACE THIS FORM SO THAT IT WILL IN NO WAY BE IDENTIFIED WITH YOUR APPLICATION FOR EMPLOYMENT.

[Ord. No. 975-99; 08-03-99]

CHAPTER 17

FRANCHISES

ARTICLE I - ELECTRIC

17-1-1 **ELECTRIC FRANCHISE.** The franchise agreement with Union Electric Company to supply electricity within the City is as follows:

Section 1. In consideration of the payments hereinafter provided to be made to the City of Fairview Heights, hereinafter called the **"City",** by Union Electric Company, a Missouri corporation, its successors and assigns, hereinafter called the **"Company",** the full franchise, right, permission and authority is hereby granted to and vested in Company, to construct, reconstruct, excavate for, place, replace, maintain, repair, operate, and use all necessary or appropriate poles, towers, wires, conduits, conductors, manholes, underground vaults, and other equipment, with all necessary or appropriate appurtenances and appliances in connection therewith, in, along, across, over and under the streets, roads, alleys, sidewalks, squares, bridges, subways, viaducts, and other public places within the corporate limits of the City, as now fixed and as hereafter extended, for the purpose of furnishing and distributing electricity for light, heat, power and other purposes within said City and in territory adjacent to said City, and for the purpose of transmitting electricity through said City; all such equipment, appliances and apparatus to be installed and maintained with due regard to and the rightful use by other persons, with vehicles or otherwise, of the streets, roads, alleys, sidewalks, squares, bridges, subways, viaducts and other public places, and Company's exercise of the rights, permission and authority hereby granted shall at all times be subject to proper regulation by the City in the exercise of its police powers.

Section 2. All facilities of Company in said City shall be installed and maintained in accordance with the applicable rules and regulations of the Illinois Commerce Commission or other governmental regulatory authority having jurisdiction. The charge for electric power and energy consumed by consumers within the City shall be in conformity with the schedule of rates filed from time to time by the Company with the Illinois Commerce Commission. Nothing in this Ordinance shall be in derogation of any rights granted or duly imposed upon Company by its schedule of rates as filed or may be filed with the Illinois Commerce Commission that all poles, conductors, conduits and apparatus erected or placed under this grant shall be located in streets or alleys whenever possible to do so and shall be so located, whether in streets, alleys, avenues, bridges or other public places, as not to interfere unnecessarily with travel on such streets, alleys, avenues, bridges or other public places and shall be erected and placed under the supervision of the Public Works Committee of the City or under such supervision as the City may from time to

time provide. All poles erected under this Ordinance shall be so located as not to injure unnecessarily any pavements, drains, sewer, catch-basin, water pipe, or other like improvements but should any pavements or any drain, sewer, catch-basin, water pipe, or other like improvement be injured by such location the Company shall forthwith repair the damage caused by said injury, to the satisfaction of the City. All abandoned poles shall be removed as soon as possible, and all overhead wires, conductors and cables shall, so far as possible, be kept in conformance with the National Electric Code. That when any street, avenue, alley, bridge or public place, upon which or in which any poles of Company have been placed, shall be graded, curbed, paved or otherwise changed so as to make the resetting or reconstruction of such poles necessary, the Company, its successors or assigns, shall make such necessary change in construction. Should it become necessary or should the Company desire to use conduits or other similar fixtures, the Company shall make application to the City for the establishment of permanent grades and such conduits or other similar fixtures shall not be installed until such permanent grades have been established. The City agrees to establish promptly such permanent grades upon such application.

Section 3. In order for Company to render efficient and continuous electrical service it will be necessary for Company to trim the trunks and branches of trees along or over the streets, sidewalks, alleys, avenues, squares, bridges, subways, viaducts and other public places in said City, wherever the same are likely to come in contact with its equipment; therefore, Company is hereby granted the right to trim such trees, including the trunks, branches, and all parts thereof, so as to enable it to erect and maintain its equipment in a regular and consistent form and manner to reduce the likelihood or possibility of damage to property and injury to persons, and to enable it to provide the most efficient and continuous service that the circumstances will permit; provided, however, that Company shall exercise proper care and discretion in cutting and trimming said trees and all parts thereof, and provided further that, except in case of emergency, Company shall first notify the City of its intention to do such work so that the City may, if it so elects, supervise and superintend such tree trimming.

Section 4. Company shall pay to said City on or before the last day of February of each year that this franchise remains in effect, the amount, if any, by which the following percentages of Company's aggregate gross receipts during the preceding calendar year from sales of electricity delivered by it within the corporate limits of the City through the exercise of the rights and privileges vested in Company by virtue of this Ordinance (excepting therefrom, however, gross receipt from sales to the City or to any other government agency or political subdivision within the City):

2% of the first $500,000 of receipts
1-1/2% of receipts from $500,000 to $1,000,000

1% of receipts from $1,000,000 to $1,500,000
1/2% of receipts in excess of $1,500,000

shall exceed

(a) the aggregate amount of all payments made by Company or Company's customers residing within the City to the City or which shall accrue and for which Company or Company's customers residing within the City became liable, during the preceding calendar year, for or on account of any taxes based upon a specific percentage of Company's gross receipts; and/or

(b) the aggregate amount of all payments (other than general taxes on tangible properties) made or accruing to the City during the preceding calendar year on account of any tax levied or imposed on Company by the City upon the business of selling electricity or upon the proceeds of sales of electricity or upon the right or privilege of engaging in such business within the City, whether said tax be designated as an occupation tax, a license tax, a sales tax or otherwise.

Section 5. Company may deduct from any payment required under this Ordinance all accrued and unpaid debts of the City due Company.

Section 6. The rights, privileges and authority hereby granted shall inure to and be vested in Company, its successors and assigns, successively, subject to all of the terms, provisions and conditions herein contained, and each of the obligations hereby imposed upon Company shall devolve and be binding upon its successors and assigns, successively, in the same manner.

Section 7. From the date of passage and approval of this Ordinance, the franchise, rights, privileges and authority hereby granted, and all the terms and provisions and conditions herein contained, shall be and continue in force and effect for a period of **twenty-five (25) years** commencing **November 19, 1996**, the expiration date of Ordinance No. 46.; provided, however, that Company, its successors and assigns, shall within **sixty (60) days** after the date of such approval, file with the City Clerk an acceptance of the provisions of this Ordinance, and provided further that if such acceptance be not so filed within said period of **sixty (60) days**, all rights, franchise, privileges and authority herein granted shall become null and void.

Section 8. All ordinances and parts of ordinances in conflict with this Ordinance or with any of its provisions are, to the extent of such conflict, hereby repealed.

Section 9. If any portion of this Ordinance, or the application of such provision to particular circumstances, shall be held invalid, the remainder of this Ordinance, or the application of such provision to circumstances other than those as to which it is held invalid, shall not be affected thereby.

Section 10. That the Company, in the construction, maintenance, and operation of the electrical distribution system shall use all reasonable and proper precaution to avoid damage or injury to persons and property and shall hold and save harmless the City from any and all damages, injuries, or expenses caused by Company, or its agents, servants or employees.

(Ord. No. 884-97; 04-15-97)

CHAPTER 18

FLOOD PLAIN CODE

18-1-1 **PURPOSE.** This Code is enacted pursuant to the police powers granted to this City by the Illinois Municipal Code **(65 ILCS Sec. 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2)** in order to accomplish the following purposes:

(A) to prevent unwise developments from increasing flood or drainage hazards to others;

(B) to protect new buildings and major improvements to buildings from flood damage;

(C) to promote and protect the public health, safety, and general welfare to the citizens from the hazards of flooding;

(D) to lessen the burden on the taxpayer for flood control, repairs to public facilities and utilities, and flood rescue and relief operations;

(E) to maintain property values and a stable tax base by minimizing the potential for creating blight areas; and

(F) to make federally subsidized flood insurance available.

(G) to preserve the natural and beneficial characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

18-1-2 **DEFINITIONS.** For the purposes of this Code, the following definitions are adopted:

(A) **"Base Flood".** The flood having a **one percent (1%)** probability of being equaled or exceeded in any given year. The base flood is also known as the **"One Hundred (100) Year Flood".** The base flood elevation at any location is as defined in **Section 18-1-3** of this Code.

(B) **"Base Flood Elevation" (BFE).** The elevation in relation to Mean Sea Level of the crest of the base flood.

(C) **"Building".** A structure that is principally above ground and is enclosed by walls and a roof including manufactured homes and prefabricated buildings and gas and liquid storage tanks. The term also includes recreational vehicles and travel trailers to be installed on a site for more than **one hundred eighty (180) days** per year.

(D) **"Development".** Any man-made change to real estate, including:

(1) demolition, construction, reconstruction, or placement of a building, or any addition to a building;

(2) substantial improvement of an existing building;

(3) installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than **one hundred eighty (180) days**;

(4) installation of utilities, construction of roads, bridges, culverts or similar projects;

(5) construction or erection of levees, dams, walls, or fences;

(6) drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;

(7) storage of materials including the placement of gas and liquid storage tanks; and

(8) channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include maintenance of existing buildings and facilities; resurfacing roads; or gardening, plowing, and similar practices that do not involve filling, grading, or construction of levees.

(E) **"FEMA".** Federal Emergency Management Agency.

(F) **"Flood".** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

(G) **"Flood Fringe".** That portion of the floodplain outside of the regulatory floodway.

(H) **"Flood Insurance Rate Map".** A map prepared by the Federal Emergency Management Agency that depicts the floodplain or special flood hazard area (SFHA) within a community. This map includes insurance rate zones and may or may not depict floodways and show base flood elevations.

(I) **"Floodplain" and "Special Flood Hazard Area (SFHA)"** are synonymous. Those lands within the jurisdiction of the City of Fairview Heights, the extraterritorial jurisdiction of the City of Fairview Heights or that may be annexed into the City of Fairview Heights, that are subject to inundation by the base flood. The floodplains of the City of Fairview Heights are generally identified as such on the countywide Flood Insurance Rate Map of St. Clair County prepared by the Federal Emergency Management Agency and dated **November 5, 2003**. Floodplain also includes those areas of known flooding as identified by the City of Fairview Heights.

(J) **"Floodproofing".** Any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate, property and their contents.

(K) **"Floodproofing Certificate".** A form published by the Federal Emergency Management Agency that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

(L) **"Flood Protection Elevation" or "FPE".** The elevation of the base flood plus **one (1) foot** of freeboard at any given location in the floodplain.

(M) **"Floodway".** That portion of the floodplain required to store and convey the base flood. The floodway for the floodplains of Schoenberger Creek and Ogles Creek shall be as delineated on the countywide Flood Insurance Rate Map of St. Clair County and dated **November 5, 2003**. The floodways for each of the remaining floodplains of the City shall be according to the best data available from Federal, State, or other sources.

(N) **"IDNR/OWR".** Illinois Department of Natural Resources/Office of Water Resources.

(O) **"Manufactured Home".** A structure transportable in **one (1)** or more sections, that is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to the required utilities.

(P) **"NFIP".** National Flood Insurance Program.

(Q) **"REPETITIVE LOSS".** Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds **twenty-five percent (25%)** of the market value of the structure before the damage occurred.

(R) **"SFHA".** See definition of floodplain.

(S) **"Substantial Damage".** Damage of any origin sustained by a building whereby the cost of restoring the building to its before damage condition would equal or exceed **fifty percent (50%)** of the market value of the building before the damage occurred regardless of the actual repair work performed. Costs associated with volunteer labor and materials shall be estimated and counted toward the restoration costs.

(T) **"Substantial Improvement".** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds **fifty percent (50%)** of the market value of the structure, either (a) before the improvement of repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred.

"Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or the Illinois Register of Historic Places.

(U) **"Travel Trailer"** (or Recreational Vehicle). A vehicle which is:

(1) built on a single chassis;

(2) **four hundred (400) square feet** or less in area;

(3) designed to be self-propelled or permanently towable by a light duty truck; and

(4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

18-1-3 **BASE FLOOD ELEVATION.** This Code's protection standard is the base flood. The best available base flood elevation data are listed below. Whenever a party disagrees with the best available data, the party may finance the detailed engineering study needed to replace the existing data with better data and submit it to the Federal Emergency Management Agency for approval.

(A) The base flood elevation for the floodplain of the Schoenberger Creek and Ogles Creek shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study of St. Clair County prepared by the Federal Emergency Management Agency and dated **November 5, 2003**.

(B) The base flood elevation for each floodplain delineated as an "AH Zone" or "AO Zone" shall be that elevation (or depth) delineated on the countywide Flood Insurance Rate Map of St. Clair County, dated **November 5, 2003**.

(C) The base flood elevation for each of the remaining floodplains delineated as an "A Zone" on the countywide Flood Insurance Rate Map of St. Clair County, dated **November 5, 2003**, shall be according to the best data available from federal, state or other sources. Should no other data exist, an engineering study must be financed to determine base flood elevations.

18-1-4 **DUTIES OF THE DEPARTMENT OF LAND USE AND DEVELOPMENT.** The Department of Land Use and Development shall be responsible for the general administration of this Code and ensure that all development activities within the floodplains under the jurisdiction of the City meet the requirements of this Code. Specifically, the Building Official shall:

(A) Process development permits in accordance with **Section 18-1-5**;

(B) Ensure that all development in a floodway (or a floodplain with no delineated floodway) meets the damage prevention requirements of **Section 18-1-6**.

(C) Ensure that the building protection requirements for all buildings subject to **Section 18-1-7** are met and maintain a record of the "as-built" elevation of the lowest floor (including basement) or floodproof certificate;

(D) Assure that all subdivisions and annexations meet the requirements of **Section 18-1-8**;

(E) Ensure that water supply and waste disposal systems met the Public Health standards of **Section 18-1-9**;

(F) If a variance is requested, ensure that the requirements of **Section 18-1-9** are met and maintain documentation of any variances granted;

(G) Inspect all development projects and take any and all actions outlined in **Section 18-1-12** as necessary to ensure compliance with this Code;

(H) Assure that applicants are aware of and obtain any and all other required local, state and federal permits;

(I) Notify IDNR/OWR and any neighboring communities prior to any alteration or relocation of a watercourse;

(J) Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques;

(K) Cooperate with State and Federal floodplain management agencies to coordinate base flood data and to improve the administration of this Code; and

(L) Maintain for public inspection base flood data, floodplain maps, copies of state and federal permits, and documentation of compliance for development activities subject to this Code.

(M) Perform site inspections to ensure compliance with this Code including post damage site inspections in order to make substantial damage determinations on structures within the floodplain.

(N) Maintain the accuracy of floodplain data and maps including the notification of INDR/OWR and submitting information to FEMA within **six (6) months** whenever a modification of the floodplain may change the base flood elevation or result in a change to the FIRM.

18-1-5 **DEVELOPMENT PERMIT.** No person, firm, corporation, or governmental body not exempted by state law shall commence any development in the floodplain without first obtaining a development permit from the Department of Land Use and Development. The Building Official shall not issue a development permit if the proposed development does not meet the requirements of this Code.

(A) The application for development permit shall be accompanied by:

(1) drawings of the site, drawn to scale showing property line dimensions;

(2) existing grade elevations and all changes in grade resulting from excavation or filling;

(3) the location and dimensions of all buildings and additions to buildings, and

(4) the elevation of the lowest floor (including basements) of all proposed buildings subject to the requirements of **Section 18-1-7** of this Code.

(B) Upon receipt of an application for development permit, the Building Official shall compare the elevation of the site to the base flood elevation. Any development located on land that can be shown by survey data to have been higher than the base flood elevation as of the date of the site's first Flood Insurance Rate Map identification is not in the floodplain and therefore not subject to the requirements of this Code. Conversely, any land shown to be below the base flood elevation and which is hydraulically connected to the flooding source, but not shown

on the Flood Insurance Rate Map, shall be subject to the provisions of this Code. The Department of Land Use and Development shall maintain documentation of the existing pre-development ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification.

18-1-6 PREVENTING INCREASED FLOOD HEIGHTS AND RESULTING DAMAGES. Within the floodway identified on the countywide Flood Insurance Rate Map of St. Clair County, dated **November 5, 2003**, and within all other floodplains where a floodway has not been delineated, the following standards shall apply:

(A) Except as provided in **Section 18-1-6(B)**, no development shall be allowed which, acting in combination with existing and anticipated development, will cause any increase in flood heights or velocities or threat to public health and safety. The following specific development activities shall be considered as meeting this requirement:

(1) Barge fleeting facilities meeting the conditions of IDNR/OWR Statewide Permit No. 3;

(2) Aerial utility crossings meeting the conditions of IDNR/OWR Statewide Permit No. 4;

(3) Minor boat docks meeting the conditions of IDNR/OWR Statewide Permit No. 5;

(4) Minor, non-obstructive activities meeting the conditions of IDNR/OWR Statewide Permit No. 6;

(5) Outfall structures and drainage ditch outlets meeting the conditions of IDNR/OWR Statewide Permit No. 7;

(6) Underground pipeline and utility crossings meeting the conditions of IDNR/OWR Statewide Permit No. 8;

(7) Bank stabilization projects meeting the conditions of IDNR/OWR Statewide Permit No. 9;

(8) Accessory structures and additions to existing residential buildings meeting the conditions of IDNR/OWR Statewide Permit No. 10;

(9) Minor maintenance dredging activities meeting the conditions of IDNR/OWR Statewide Permit No. 11; and

(10) Any development determined by IDNR/OWR to be located entirely in a flood fringe area.

(B) Other development activities not listed in **18-1-6(A)** may be permitted only if:

(1) A permit has been issued for the work by IDNR/OWR (or written documentation is provided that an IDNR/OWR permit is not required); and

(2) Sufficient data has been provided to FEMA when necessary and approve revisions of the regulatory map and base flood elevation.

18-1-7 PROTECTING BUILDINGS.

(A) In addition to the damage prevention requirements of **Section 18-1-6**, all buildings located in the floodplain shall be protected from flood damage below the flood protection elevation. This building protection requirement applies to the following situations:

(1) Construction or placement of a new building valued at more than **One Thousand Dollars ($1,000.00);**

(2) Construction or placement of a new building greater than **seventy (70) square feet** in area;

(3) Structural improvement as defined in **Section 18-1-2(T)** to an existing building; or a building whose cumulative improvements, repairs or structural alterations, beginning with the first improvement, repair or structural alteration made subsequent to the effective date of this Code, equals or exceeds **fifty percent (50%)** of the market value of the structure before the first improvement, repair or structural alteration was made.

(4) Substantial damage as defined in **Section 18-1-2(S)** to an existing building; or a building whose cumulative damage repairs, beginning with the first damage repair made subsequent to the effective date of this Code, equals or exceeds **fifty percent (50%)** of the market value of the structure before the first damage repair was made.

(5) Structural alterations to an existing building that increase the floor area by more than **twenty percent (20%)**;

(6) Installing a manufactured home on a new site or a new manufactured home on an existing site (the building protection requirements do not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage); and

(7) Installing a travel trailer on a site for more than **one hundred eighty (180) days** per year.

(8) Repetitive loss to an existing building as defined in **Section 18-1-2(Q)**.

(B) Residential or non-residential buildings can meet the building protection requirements by one of the following methods:

(1) The building may be constructed on permanent landfill in accordance with the following:

(a) The lowest floor (including basement) shall be at or above the flood protection elevation;

(b) The fill shall be placed in layers no greater than **six (6) inches** before compaction and should extend at least **ten (10) feet** beyond the residential or non-residential buildings. Residential or non-residential buildings can meet the Building Protection Requirements by one of the following methods:

(c) The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or other structural measure;

(d) The fill shall be composed of rock or soil and not incorporated debris or refuse materials; and

(e) The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties and when necessary, stormwater management techniques such as swales or basins be incorporated; or

(2) The building may be elevated in accordance with the following:

(a) The building or improvements shall be elevated on stilts, piles, walls, or other foundation that is permanently open to flood waters;

(b) The lowest floor and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the flood protection elevation;

(c) If walls are used, all enclosed areas below the flood protection elevation shall address hydrostatic pressures by allowing the automatic entry and exit of floodwaters. Designs must either be certified by a registered professional engineer or by having a minimum of **one (1)** permanent opening on each wall no more than **one (1) foot** above grade. The openings shall provide a total net area of not less than **one (1) square inch** for every **one (1) square foot** of enclosed area subject to flooding below the base flood elevation;

(d) the foundation and supporting members shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to hydrodynamic forces such as current, waves, ice and floating debris;

(e) the finished interior grade shall not be less than the finished exterior grade;

(f) all structural components below the flood protection elevation shall be constructed of materials resistant to flood damage;

(g) water and sewer pipes, electrical and telephone lines, submersible pumps, and other service facilities may be located below the flood protection elevation provided they are waterproofed; and

(h) the area below the flood protection elevation shall be used solely for parking or building access and not occupied or later modified as habitable space.

(C) Manufactured homes, travel trailers or recreational vehicles to be installed on site for more than **one hundred eighty (180)** days shall be:

(1) elevated in accordance with **Section 18-1-7(B)**; and

(2) anchored to resist flotation, collapse, or lateral movement by being tied down in accordance with the Rules and Regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 IL Adm. Code 870.

(D) Travel trailers and recreational vehicles on site for more than **one hundred eighty (180) days** per year shall meet the requirements of **Section 18-1-7(C)** unless all the following conditions are met:

(1) The travel trailer or recreational vehicle shall be either self-propelled or towable by a light duty truck. A hitch must remain on the vehicle at all times; and

(2) The travel trailer or recreational vehicle shall not be attached to external appurtenances such as decks or porches; and

(3) The travel trailer or recreational vehicle shall be designed solely for recreation, camping or seasonal use and shall not be used as a permanent dwelling; and

(4) The travel trailer or recreational vehicle shall be less than **four hundred (400) square feet** in area; and

(5) The travel trailer or recreational vehicle shall have wheels on all axles with tires inflated and road-ready; and

(6) If so equipped, air conditioning units shall be attached to the frame so as to be safe for movement out of the floodplain; and

(7) If so equipped, propane tanks, electrical and sewer/septic connections shall be quick disconnect and above the flood protection elevation or otherwise made water tight; and

(8) The travel trailer or recreational vehicle shall have a current license and title as a recreational vehicle or park model; and

(9) The travel trailer or recreational vehicle shall either be (a) entirely supported by jacks rather than blocks or (b) have a hitch jack permanently mounted, have the tires touching the ground, and be supported by blocks in such a manner that will allow the blocks to be removed by use of the hitch jack.

(E) **Non-Residential** buildings may be structurally floodproofed (in lieu of elevation) provided a registered professional engineer certifies that:

(1) below the flood protection elevation, the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood;

(2) the building design accounts for flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and impact from debris and ice; and

(3) floodproofing measures will be operable without human intervention and without an outside source of electricity.

Levees, berms, floodwalls and similar works are not considered floodproofing for the purpose of this subsection.

(F) Garages or sheds shall be protected in accordance with **Section 18-1-7(B)** or **18-1-7(E)** unless all of the following conditions are met:

(1) The garage or shed shall be non-habitable; and

(2) The garage or shed shall be used only for storage and shall not later be converted to another use; and

(3) The garage or shed shall be located outside the floodway; and

(4) The garage or shed shall be located on a single-family residential lot and be accessory to an existing principal residential structure; and

(5) Below the flood protection elevation, the garage or shed shall be constructed of flood resistant materials; and

(6) All utilities, plumbing, heating, air conditioning and electrical shall be elevated above the flood protection elevation; and

(7) The garage or shed shall have a minimum of at least **one (1)** permanent opening on each wall no more than **one (1) foot** above grade. The openings shall provide a total net area of not less than **one (1) square inch** for every **one (1) square foot** of floor area; and

(8) The garage or shed shall be less than **Seven Thousand Five Hundred Dollars ($7,500.00)** in market value or replacement cost, whichever is greater and not less than **five hundred (500) square feet** in area; and

(9) The garage or shed shall be anchored to resist flotation, collapse, lateral movement or overturning; and

(10) All flammable or toxic materials, including but not limited to gasoline, paint, insecticides and fertilizers shall be stored above the flood protection elevation; and

(11) The lowest flood elevation of the garage or shed shall be documented and the owner notified of flood insurance implications.

(G) A residential building may be elevated on a crawlspace provided all the following conditions are met:

(1) The building shall be designed and adequately anchored to resist flotation, collapse and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and

(2) Any enclosed area below the flood protection elevation shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of flood waters. A minimum of **one (1)** opening on each wall having a total net area of not less than **one (1) square inch** per **one (1) square foot** of enclosed area. The openings shall be no more than **one (1) foot** above grade; and

(3) The interior grade of the crawlspace below the flood protection elevation shall not be more than **two (2) feet** below the lowest adjacent exterior grade; and

(4) The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundation wall must not exceed **four (4) feet** at any point; and

(5) An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after the flood waters recede; and

(6) Utility systems within the crawlspace must be elevated above the flood protection elevations; and

(7) The bottom of the lowest structural member of the first finished floor (lowest habitable floor) shall be at or above the flood protection elevation.

18-1-8 <u>SUBDIVISION AND OTHER DEVELOPMENT REQUIREMENTS.</u> The City Council shall take into account flood hazards, to the extent that they are known, in all official actions related to land management use and development.

(A) New subdivisions, manufactured home parks, annexation agreements, planned unit developments, and additions to manufactured home parks and subdivisions shall meet the damage prevention and building protection standards of **Sections 18-1-6** and **18-1-7** of this Code. Any proposal for such development shall include the following data:

(1) The base flood elevation and the boundary of the floodplain (where the base flood elevation is not available from an existing study, the applicant shall be responsible for calculating the base flood elevation);

(2) The boundary of the floodway when available; and

(3) A signed statement by a Registered Professional Engineer that the proposed plat or plan accounts for changes in the drainage of surface waters in accordance with the Plat Act **(See 765 Illinois Compiled Statutes, Sec. 205/2).**

(B) Public health standards must be met for all floodplain development. In addition to the requirements of **Sections 18-1-6** and **18-1-7**, the following standards apply:

(1) No development in the floodplain shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the flood protection elevation unless such materials are stored in a storage tank or floodproofed building constructed according to the requirements of **Section 18-1-7** of this Code.

(2) Public utilities and facilities such as sewer, gas and electric shall be located and constructed to minimize or eliminate flood damage;

(3) Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(4) New and replacement sanitary sewer lines and on-site waste disposal systems may be permitted providing all manholes or other above ground openings located below the flood protection elevation are watertight.

(C) All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.

18-1-9 **VARIANCES.** Whenever the standards of this Code place undue hardship on a specific development proposal, the applicant may apply to the Zoning Board of Appeals for a variance. The Zoning Board of Appeals shall review the applicant's request in accordance with **Section 14-10-3** of the City of Fairview Heights' Code of Ordinances. The Corporate Authority may attach such conditions to granting of a variance as it deems necessary to further the intent of this Code.

(A) No variance shall be granted unless the applicant demonstrates that:

(1) The development activity cannot be located outside the floodplain;

(2) An exceptional hardship would result if the variance were not granted;
(3) The relief requested is the minimum necessary;
(4) There will be no additional threat to public health or safety, or creation of a nuisance;
(5) There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities;
(6) The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP; and
(7) All other required state and federal permits have been obtained.

(B) The Zoning Board of Appeals shall notify an applicant in writing that a variance from the requirements of the building protection standards of **Section 18-1-7** that would lessen the degree of protection to a building will:

(1) Result in increased premium rates for flood insurance up to **Twenty-Five Dollars ($25.00)** for **One Hundred Dollars ($100.00)** of insurance coverage;
(2) Increase the risks to life and property; and
(3) Require that the applicant proceed with knowledge of these risks and that the applicant acknowledge in writing the assumption of the risk and liability.

(C) Variances to the building protection requirements of **Section 18-1-7** of this Code requested in connection with the reconstruction, repair or alteration of a site or building included on the National Register of Historic Places or the Illinois Register of Historic Places may be granted using criteria more permissive than the requirements of **Section 18-1-19 (A)(1-5)**.

18-1-10 **DISCLAIMER OF LIABILITY.** The degree of protection required by this Code is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes. This Code does not imply that development either inside or outside of the floodplain will be free from flooding or damage. This Code does not create liability on the part of the City or any officer or employee thereof for any flood damage that results from reliance on this Code or any administrative decision made lawfully thereunder.

18-1-11 **PENALTY.** Failure to obtain a permit for development in the floodplain or failure to comply with the conditions of a permit or a variance shall be deemed to be a violation of this Code. Upon due investigation, the Building Official

may determine that a violation of the minimum standards of this Code exists. The Building Official shall notify the owner in writing of such violation.

(A) If such owner fails, after **ten (10) days'** notice, to correct the violation:

(1) The City may make application to the circuit court for an injunction requiring conformance with this Code or make such other order as the court deems necessary to secure compliance with this Code.

(2) Any person who violates this Code shall, upon conviction thereof, be fined not less than **Twenty-Five Dollars ($25.00)** nor more than **Two Hundred Dollars ($200.00).**

(3) A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

(B) The Building Official shall inform the owner that any such violation is considered a willful act to increase flood damages and therefore may cause coverage by a Standard Flood Insurance Policy to be suspended.

(C) Nothing herein shall prevent the City from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

18-1-12 <u>ABROGATION AND GREATER RESTRICTIONS.</u> This Code repeals and replaces other ordinances adopted by the City Council to fulfill the requirements of the National Flood Insurance Program including: Ordinance No. 340-'78 (Chapter 18 - Revised Code). However, this Code does not repeal the original ordinance adopted to achieve eligibility in the program. Nor does this Code repeal, abrogate, or impair any existing easements, covenants or deed restrictions. Where this Code and other ordinance easements, covenants or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

18-1-13 <u>SEPARABILITY.</u> The provisions and sections of this Code shall be deemed separable and the invalidity of any portion of this Code shall not affect the validity of the remainder.

18-1-14 <u>EFFECTIVE DATE.</u> This Code shall be in full force and effect from and after its passage and approval and publication as required by law.

(Ord. No. 1167-03; 11-18-03)

CHAPTER 21

LIQUOR

ARTICLE I - GENERALLY

21-1-1 **DEFINITIONS.** Unless the context otherwise requires, the words and phrases herein defined are used in this Chapter in the sense given them in the following definitions:

"ACT" means the Illinois Liquor Control Act of 1934, as amended **(235 ILCS 5/1-1 et seq.)**.

"ALCOHOL" means the product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

"ALCOHOLIC LIQUOR" includes alcohol, spirits, wine and beer, and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer, and capable of being consumed as a beverage by human beings. The provisions of this Chapter shall not apply to alcohol used in the manufacture of denatured alcohol produced in accordance with Acts of Congress and regulations promulgated thereunder, nor to any liquid or solid containing **one-half (1/2)** of **one (1) percent,** or less of alcohol by volume.

"BEER" means a beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt and hops in water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

"CITY" means the City of Fairview Heights, Illinois.

"CLUB" means any corporation, organized under the laws of this State, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of annual dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and equipment; provided, that its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members in the annual meeting and that no member or any officer, agent, or employee of the club is paid, or directly or indirectly receives, in the form of salary or other compensation, any profits from distribution or sale of alcoholic liquor to the club or to the members of the club or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the club.

"GASOLINE STATION" for purposes of this Chapter, means an establishment where motor fuel is sold or offered for sale from approved pumps, whether through an attendant or by self-service. Motor fuel, as used herein, shall include all volatile and inflammable liquids which are produced, blended or compounded, or which are suitable or practicable for operating motor vehicles.

"GOLF COURSE" means a terrain in general consisting of at least **nine (9) holes**, which is devoted exclusively to the game of golf and no other recreation or entertainment. The term "golf course" shall not include miniature or obstacle golf establishments.

"GROSS REVENUES" means the amount of money earned by a licensee through the sale of goods or services, rents, video gaming, and any other sources, and prior to reduction for taxes, expenses, or any other means.

"HOTEL/MOTEL" means every building or other structure kept, used, maintained, advertised and held out to the public where food is actually served and consumed and sleeping accommodations offered for adequate pay to travelers and guests, whether transient, permanent or residential, in which **fifteen (15)** or more rooms are used for sleeping accommodations of such guests, and having **one (1)** or more public dining rooms where meals are served to such guests, such sleeping accommodations and dining rooms being contained in the same building, or buildings in connection therewith, and such building or structure being provided with adequate and sanitary kitchen and dining room equipment and capacity.

"KITCHEN" means a commercial kitchen meeting the standards and definition of the International Building Code (IBC), or the current building code of the City, and because of the nature of the cooking or food preparation activities, to have commercial food heat-processing equipment, such as compensating hoods, grease filters, kitchen hoods, sinks, refrigeration, stoves, and similar types of equipment.

"LICENSE YEAR" means that period from **January 1** through **December 31** of the same calendar year or **July 1** of a given year until **June 30** of the following year, depending on the license cycle chosen by the applicant.

"LOCAL LICENSE" means a license issued by the Local Liquor Commissioner of the City pursuant to the provisions of this Chapter.

"LOCAL LIQUOR COMMISSIONER" means the Mayor of the City, or his designee as permitted by law.

"MANAGER" means an individual who is regularly present upon the licensed premises whose authority includes the oversight of the daily operations of the business, and who has authority including, but not limited to: the ability to hire, terminate, or discipline employees; the authority to establish policies or to enforce policies; and the ability to speak with authority on behalf of the local licensed business.

"MEALS" means food offered and prepared in the kitchen on the Premises sufficient to constitute a full breakfast, lunch or dinner and shall not include snacks such as "pretzels, popcorn, potato chips, nuts, or similar food as the "meal".

"PREMISES" means the area within a building for which a license to sell alcoholic liquor is issued and which is actually used in connection with the storage, preparation and sale of alcoholic liquor, but specifically excluding any outside areas such as patios, open porches, roof tops, balconies, stoops, sidewalks, yards, driveways, parking lots and similar outside areas.

"PROPERTY" means any parcel, lot, or tract of land, inclusive of the Premises improvements thereon, in the possession of or owned by, or recorded as the real property of, the same person or persons.

"RESIDENT OF THE CITY" means any person living in the City for a period not less than **one (1)** calendar year.

"RESTAURANT" means any public place kept, used, maintained, advertised, and held out to the public as a place where meals are served, and where meals actually are served and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

"RETAILER" means a person who sells or offers for sale, alcoholic liquor for use or consumption and not for resale in any form.

"SALE" means any transfer, exchange or barter in any manner, or by any means whatsoever for a consideration, and includes and means all sales made by any person, whether principal, proprietor, agent, servant or employee.

"SELL AT RETAIL" AND "SALE OF RETAIL" refers to any mean sales for use or consumption and not for resale in any form.

"SPECIAL EVENT" means an event conducted by an educational, fraternal, political, civic, religious, or non-profit organization.

"SPECIAL EVENT RETAILER" means an educational, fraternal, political, civic, religious, or non-profit organization which sells or offers for sale alcoholic liquors, only for consumption at the location and on the dates designated by a special event retail license.

"SPIRITS" means any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

"STATE" means the State of Illinois or its agencies, commissions and departments.

"TAVERN" means any public place kept, used, maintained, advertised and held out to the public primarily for the sale and consumption of alcoholic liquors on premises and where the monthly gross revenue from the sale of food or meals is less than **twenty-five percent (25%)** of the gross revenues of the business. For purposes of this Code, the terms saloon, bar or any titles referring to drinking establishment shall be the same as a tavern.

"TO SELL" includes to keep or expose for sale and to keep with intent to sell.

"TO SERVE" means to physically provide alcoholic liquor to a retail customer or customers.

"WINE" means any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, as above defined.

ARTICLE II - LICENSING

21-2-1 <u>LIQUOR COMMISSIONER DESIGNATED.</u>

(A) The Mayor of the City shall serve as Local Liquor Commissioner and shall be charged with the administration of this Chapter and of such other ordinances relating to alcoholic beverages as may be, from time to time, enacted by the City Council.

(B) The Local Liquor Commissioner shall have the following powers and duties with respect to local liquor licenses:

(1) All powers and duties granted, or which may hereafter be granted, to the Local Liquor Commissioner by the State.

(2) To grant or to suspend for not more than **thirty (30) days** or to revoke for cause any local license issued to persons or entities for premises within the City, or to punish by a fine for any violation of this Chapter in accordance with Section 7-5 of the Liquor Control Act **(235 ILCS 5/7-5)**.

(3) To enter or to authorize any law enforcement officer, appointed City officer, or other City employee designated by the City Manager, to enter at any time, upon the premises licensed hereunder to determine whether any of the provisions of the State law or City ordinance or any rules or regulations adopted by the City or by the State Liquor Control Commission have been or are being violated; and at such time to examine the premises of the licensee in connection therewith.

(4) To examine, or cause to be examined, under oath, any applicant for a local license or for a renewal thereof, or any licensee upon whom notice of a hearing of a violation of law has been served, or any licensee against whom a citation proceeding has been instituted by the State Liquor Control Commission; to examine, or cause to be examined, the books and records of any such applicant or licensee, and to hear testimony and take evidence for use in the performance of the Commissioner's duties.

(5) To compel the attendance of a witness by subpoena and the production for examination of any books, payrolls, records, correspondence, documents, papers or other evidence by *subpoena duces tecum* in any investigation or hearing before the Commissioner. Further, in case of failure or refusal to obey a subpoena or *subpoena duces tecum* issued to any person, the Commissioner may instruct the Corporation Counsel or his designee to seek compliance to the subpoena or subpoena duces tecum by petitioning the circuit court to enforce the subpoena or subpoena duces tecum. Failure to obey any order issued by the circuit court may be punished by the court as contempt thereof.

(6) To designate other persons to take the actions set out in the subsections of this section for the purpose of obtaining any of the information desired by the Commissioner.

(7) To appoint any other member of the City Council to serve as deputy Local Liquor Commissioner, which person shall have full authority to exercise any of the powers and duties enumerated

herein, except as the Commissioner may specifically exclude by such appointment. Such deputy Local Liquor Commissioner may be appointed to serve at the pleasure of the Local Liquor Commissioner but not beyond the term of officer of the appointing commissioner; and may be appointed either:

(a) To act in the absence of the Local Liquor Commissioner; or

(b) To act in lieu of the Local Liquor Commissioner.

(8) To appoint **one (1)** or more persons over the age of **twenty-one (21) years**, a resident of the City and who does not hold or have any interest in a liquor license or licensed establishment to conduct liquor license disciplinary hearings and investigations and hearings concerning the appeal of bartender permit denials and revocations and applications for approval of managers in licensed liquor establishments at the request of the Local Liquor Commissioner. Any such person so appointed shall submit findings and recommendations to the Commissioner setting forth his conclusions respecting the existence and nature of any violation of law and the appropriate disciplinary action to be taken, if any, which may be accepted, modified or rejected by the Local Liquor Commissioner.

(9) To receive complaints from any citizen within his jurisdiction that any of the provisions of this Chapter or the Liquor Control Act or any rules or regulations adopted pursuant to either of them, have been or are being violated and to act upon such complaints in the manner provided for in this Chapter.

(10) To adopt rules and regulations regarding liquor licenses pursuant to Section 4-1 of the Liquor Control Act **(235 ILCS 5/4-1)**.

(C) An official record of proceedings of all public hearings before the Local Liquor Commissioner or any person appointed to conduct liquor investigations and disciplinary hearings shall be made. Any appeal of any order or action taken by the Commissioner shall be limited to a review of such official record.

(D) In instances where the Mayor has any business interest in the sale of liquor or in the liquor industry, the Mayor shall be prohibited from serving as Liquor Commissioner.

21-2-2 **<u>LICENSE REQUIRED.</u>** It shall be unlawful for any person, either by himself or his agent, or any person acting as an agent, barkeeper, clerk or servant of another, to serve, sell or offer for sale at retail in the City any alcoholic liquor without first having obtained a license to do so as provided in this Chapter. It shall likewise be unlawful for any such person to sell or offer for sale any alcoholic liquor in violation of the terms and conditions of such license. A premises that proposes to serve, sell, or offer for sale at retail alcoholic liquor that would require the issuance of **two (2)** or more local licenses for different classes shall apply for and pay the applicable fees for each class of license to be issued. A prospective licensee that proposes to serve, sell or offer to sale at retail alcoholic liquors at **two (2)** or more premises in the City shall be required to apply, pay for, and obtain a separate license for each location.

21-2-3 **APPLICATIONS FOR LICENSE.** The Local Liquor Control Commissioner is authorized to grant and issue licenses to individuals, firms, and corporations to sell at retail and to keep and offer for sale at retail, alcoholic liquors within the limits and territory of the City, upon the conditions and in the manner provided by this Chapter and by the Act, and not otherwise. Such license shall be in writing, signed by the Local Liquor Control Commissioner and attested by the City Clerk, with the seal of his office affixed thereto.

Prior to issuance of a license, the applicant must submit to the Local Liquor Control Commissioner an application in writing and under oath, stating:

(A) The name, age, and address of the applicant in the case of an individual; in the case of a co-partnership, the persons entitled to share in the profits thereof, and in the case of a corporation for profit or a club, the date of incorporation, the object for which it was organized, the names and addresses of the officers, directors and the name of the person who will be managing the establishment for which the license is sought, and if a majority in interest of the stock of such corporation is owned by **one (1) person** or his nominee, the address and name of such person.

(B) The citizenship of the applicant, his place of birth and if a naturalized citizen, the time and place of his naturalization.

(C) The character of business of the applicant, and in the case of a corporation, the objects for which it was formed.

(D) The length of time that the applicant has been engaged in the business of that character, or in the case of a corporation, the date on which its charter was issued.

(E) The location and description of the premises or place of business which is to be operated under such license, including a scale drawing of such premises clearly indicating all areas within or adjoining the building or structure which are to be used in connection with the retail sale of alcoholic liquor or are accessible from it.

(F) A statement whether applicant has made application for a license to sell at retail alcoholic liquor on premises other than described in this application to this or any other state or political subdivision thereof, including the date, location and disposition of such application.

(G) A statement whether applicant has ever been charged with or convicted of a felony or of being a keeper of a house of ill fame, prostitution, pandering, or other crime opposed to decency and morality or of a gambling offense, or is otherwise disqualified to receive a license by reason of any matter or thing contained in this Chapter, detailing the dates and locations and results of any such charges or convictions.

(H) Whether a previous liquor license by any state or subdivision thereof or by the Federal government has been revoked or suspended, and the reasons therefore, and in the case of a suspension, the length thereof.

(I) A statement whether applicant is an alcoholic or has received treatment for alcoholism or any drinking problem, or has been involved in any incident involving the police, including traffic, in which he was intoxicated, detailing the dates, locations and results of any such treatment or incident.

(J) A statement whether applicant has been involved in any battery, assault, fight or public disorder detailing dates, locations and disposition of any such incidents.

(K) The length of time the applicant has resided in the City prior to the submission of the application, and all addresses at which the applicant has resided in the past **ten (10) years**.

(L) That he will not violate any of the laws of the State of Illinois or of the United Stated, or any of the provisions of this Chapter or resolution and amendments thereto in the conduct of his place of business.

(M) In addition to the foregoing information, such application shall contain such other and further information as the Local Liquor Commissioner may prescribe by rule or regulation not inconsistent with the law.

(N) If such application is made in behalf of a partnership, firm, association, club or corporation, then the same shall be signed and sworn to by at least **two (2) members** of such partnership or the president and secretary of such corporation or club. The applicant shall submit with the application documentary proof of his interest in the premises, whether by lease, deed, or otherwise; and in case the applicant is the owner of the premises, all outstanding mortgages against the premises.

(O) That applicant has proof of dram shop insurance coverage for (1) injury to the person or property; and (2) loss of means of support resulting from death or injury of any person in an amount not less than the maximum recovery allowed under the Illinois Liquor Control Act of 1934, **235 ILCS 5/6-21**.

Every applicant for a license or renewal under this Article shall submit with the application therefor, and prior to the issuance thereof, a Certificate of Insurance listing the city of Fairview Heights, Illinois, as certificate holder; said certificate shall show coverage for liquor liability in accordance with **235 ILCS 5/6-21**. Every licensee shall maintain such a policy in existence, and failure to maintain such a policy of insurance may be the basis for immediate revocation of a license under this Chapter.

(P) In case of a partnership or corporation, the information and statements required by this Section shall be furnished as to each partner, and with respect to a corporation, the information and statements required by this Section shall be furnished as to the President of the corporation, the Secretary of the corporation, the Directors of the Corporation, and with respect to the person who is to manage the establishment for which a license is sought.

The original copy of the application shall be retained by the Local Liquor Control Commissioner; **one (1) copy** given to the Chief of Police; the Chief of Police shall endorse on the copies his approval or disapproval of the application and may make further comments regarding that application. The copies shall be returned to the Local Liquor Control Commissioner and the endorsement and comment of the Chief of Police shall be considered by him as an aid in deciding whether the license should be issued or refused.

21-2-4 **PROHIBITED LICENSEES.** No retail license shall be issued by the Local Liquor Control Commissioner to:

(A) A person who is not of good character and reputation in the community in which he resides.

(B) A person who is not a citizen of the United States.

(C) A person who has been convicted of a felony under any Federal or State law.

(D) A person who has been convicted of being the keeper or is keeping a house of ill fame.

(E) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality.

(F) A person whose license issued under this Chapter or whose license issued by the State Liquor Control Commission has been revoked for cause.

(G) A person who, at the time of application for renewal of any license issued hereunder would not be eligible for such license upon the first application.

(H) A co-partnership, if any general partner thereof or any limited partner thereof, owning more than **five percent (5%)** of the aggregate limited partnership interest in such co-partnership, would not be eligible to receive a license hereunder.

(I) A corporation, if any officer, manager or director thereof, or any stockholders owning in the aggregate more than **five percent (5%)** of the stock of such corporation, would not be eligible to receive a license hereunder for any reason other than citizenship and residence with the City.

(J) A person whose place of business is conducted by a manager or agent unless the manager or agent possesses the same qualifications required of the licensee.

(K) A person who has been convicted of a violation of any Federal or State law concerning the manufacture, possession or sale of alcoholic liquor, or shall have forfeited his bond to appear in court to answer charges for any such violation.

(L) A person who does not own any premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued.

(M) Any law enforcing public official, the Local Liquor Commissioner or member of the City Council; and no such official shall be financially interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquors, except as permitted by state statute **(235 ILCS 5/6-2(a)(14))**.

(N) A person who is not a resident of this City in which the premises covered by the license are located; except in the case of railroad or boat license. A corporation is excluded from the citizenship and residence requirements, so long as it is either incorporated in the State of Illinois, or is a foreign corporation which is qualified under the "Business Corporation Act of 1983" to transact business in Illinois.

(O) A person under the age of **twenty-one (21) years**.

(P) A person who has not submitted to photographing and fingerprinting by the Police Department, or by another law enforcing agency with the approval of the Chief of Police.

(Q) Any person not eligible for a state retail liquor dealer's license.

(R) Any person who either individually, as a member of a co-partnership, or as an officer, manager, director, or stockholder owning in the aggregate more than **five percent (5%)** of the stock of a corporation, has knowingly within the past **three (3) years** furnished false or misleading information or withheld any relevant information on any application for any license or permit required by this Chapter; or knowingly caused or suffered another to furnish or withhold such information on his behalf.

(S) Any establishment which has been declared a nuisance under the provisions of this Code or the statutes of the State unless more than **twelve (12) months** has passed since the declaration of the nuisance and the applicant demonstrates that the condition which created the nuisance has been abated.

(T) A person who is an alcoholic or who has a history of drinking problems or incidents in which he was intoxicated, unless the Local Liquor Commissioner finds that the person has successfully undergone treatment for such condition.

(U) A person who within the past year has been involved in any battery, assault or fight in which he was the aggressor, and which either resulted in great bodily harm to any person or involved his use of a dangerous weapon; or who has been involved in more than **two (2)** batteries, assaults and/or fights in which he was the aggressor within the past **five (5) years**.

21-2-5 **<u>TERM - FEES.</u>** Retailed Liquor Licenses issued under this Chapter shall be valid for either **six (6)** or **twelve (12) month periods** which elections shall be made by the applicant at the time of his application, upon the payment of the license fee as hereinafter set forth, unless sooner revoked or suspended. The **six (6) month periods** shall be from January 1 of each year to June 30 of that year and from July 1 of each year to December 31 of that year. The **twelve (12) month periods** shall be from either January 1 to December 31 of each year, or from July 1 to June 30 of each year. The semi-annual license fee for each **six (6) month** period shall be **Five Hundred Dollars ($500.00),** the annual license fee for each **twelve (12) month period** shall be **Eight Hundred Fifty Dollars ($850.00)**. The license fee shall be payable in advance by the applicant for a license at the time the application for a license is submitted to the Local Liquor Commissioner as herein before provided. Cashiers or Certified checks for the license fee may be tendered, but are not required; whenever the personal check of the applicant is returned by his bank because of insufficient funds in his account the license granted him shall be revoked. In the event the license is denied, the license fee shall not be returned to the applicant. The fees shall be deposited with the City Treasurer who shall deposit the fees in the City General Fund.

Licenses shall state thereon the names of the licensees and the address and description of the premises for which they are granted and the dates of their issuance and expiration.

In addition to the semi-annual fee, each applicant for a **six (6) month** license shall pay to the City Clerk a fee of **Four Dollars ($4.00)** to cover the Liquor Commissioner's issuance of such license. In addition to the annual license fee, each applicant for a **twelve (12) month** license shall pay to the City Clerk a fee of **Eight Dollars ($8.00)** to cover the Liquor Commissioner's issuance of such license.

With respect to a corporation operating an establishment for which a liquor license has been issued, should the manager of said establishment change after the issuance of said liquor license, the corporation must submit the new manager's name and shall be submitted within **thirty (30) days.** Continuation of the license will be contingent upon a background check of the new manager, as set out in **Section 21-2-3** of this Chapter, and all fees shall be waived should the license be changed only as a result of a change of managers. If, for some reason the manager is not acceptable, the licensee shall have **thirty (30) days** to submit a new name before revocation.

Failure to provide new information shall be grounds for suspension or revocation of said license. **(235 ILCS 5/4-1)**

(A) **<u>Licenses for Legacy Liquor Establishments.</u>**

(1) A legacy liquor establishment is defined as any liquor establishment that has been in continuous operation at the same location in Fairview Heights under its current name for at least **thirty (30) years** from the date of Liquor License renewal.

(2) A legacy liquor establishment may apply for any appropriate class of license. A legacy liquor license fee shall be **Four Hundred Twenty-Five Dollars ($425.00)** annually, instead of the amount listed in **Section 21-2-5**, above.

(Ord. No. 1643-14; 06-03-14)

(B) **<u>Licenses for Fraternal, Charitable, Veteran Organization Establishments.</u>** A liquor establishment for an organization that exists as a State registered fraternal, charitable, or veteran organization shall pay an annual liquor license fee of **Four Hundred Twenty-Five Dollars ($425.00)** annually, instead of the amount listed in **Section 21-2-5**, above.

21-2-6 <u>FURNISHING FALSE OR MISLEADING INFORMATION OR WITHHOLDING INFORMATION ON APPLICATION; FAILURE TO COOPERATE IN INVESTIGATION.</u> No person shall knowingly furnish false or misleading information or withhold any relevant information on any application for any license required by this Chapter nor knowingly cause or suffer another to furnish or withhold such information on his behalf. No person shall knowingly furnish any false or misleading information to the Local Liquor Commissioner, the Chief of Police or any person authorized to act in their behalf in the investigation of any application for a license required by this Chapter; nor shall any person willfully withhold any information that is relevant to any such investigation when called upon by the Local Liquor Commissioner, Chief of Police or a person acting in their behalf to furnish such information.

21-2-7 <u>REQUISITES FOR MANAGER.</u>

(A) No licensee shall employ any person to manage his licensed liquor establishment, unless such person possesses the same qualifications required of a licensee, except for residency and citizenship. No licensee shall permit any person to act as a manager of his liquor establishment, unless such manager has been approved by the Local Liquor Commissioner.

(B) No person shall manage or act as manager of a licensed liquor establishment, unless such person possesses the same qualifications required of a licensee, except for residency and citizenship, and such person has been approved by the Local Liquor Commissioner to be a manager of that licensed liquor establishment.

(C) All applications for approval as manager of a licensed liquor establishment shall be submitted to the Local Liquor Commissioner by filing in the office of the City Clerk upon forms made available by the City. A copy of such application shall be promptly forwarded to the Police Department, which shall conduct a thorough investigation of the fitness and eligibility of the applicant.

(D) A manager shall be required to keep a place of residence within the St. Louis Metropolitan Statistical Area, as defined by the U.S. Census Bureau.

21-2-8 <u>CHANGE IN STOCKHOLDERS AND OF PARTNERS, OFFICERS OR DIRECTORS.</u> No corporate licensee shall add any officer or director nor permit any transfer of its stock which would vest in aggregate more than **five percent (5%)** of the stock outstanding in such corporation in any stockholder; nor shall any partnership add a partner, unless such officer, director, stockholder or partner has been previously approved by the Local Liquor Commissioner. All requests for approval of officers, directors, stockholders or partners shall be in writing and under oath, stating substantially the same requisites as set forth in this ordinance. The Local Liquor Commissioner shall not approve such addition of officers or directors or transfer of stock or addition of a partner, unless the proposed officer, director, stockholder or partner would be eligible to receive a license for the retail sale of alcoholic liquor under this Chapter for any reason, except that citizenship and residence within the City shall not be required of an officer, director or stockholder.

21-2-9 <u>RENEWAL.</u>

(A) All applications for the renewal of a license shall be filed with the Liquor Commissioner at least **thirty (30) days** prior to the date of expiration of the license on forms

provided by the City. No renewal application shall be accepted by the City Clerk unless it is completed, signed and notarized and accompanied by payment in full of all license fees, including late filing fees. A late filing fee of **One Hundred Dollars ($100.00)** shall be assessed on a renewal application which is not filed at least **thirty (30) days** before expiration.

(B) No license shall be renewed unless all taxes, fees, costs, bills, assessments and penalties legally due the City, in connection with the operation of the licensed premises, have been paid in full; or arrangements satisfactory to the Local Liquor Commissioner have been made for their payment in writing and sworn to by the licensee. This shall not apply to taxes or fees which are subject of a bona fide dispute and are being contested in the appropriate administrative or judicial forum.

(C) No licensee shall willfully fail or refuse to pay when due any taxes, fees, assessments or penalties owed to the City or to the State in connection with the operation of any business conducted on the licensed premises; nor shall the licensee fail or refuse to timely file any tax return report or other document required in connection with such taxes, fees, assessments or penalties.

21-2-10 SPECIAL EVENT RETAIL LICENSE.

(A) Upon application, the Local Liquor Control Commissioner is authorized to issue a License for a Special Event to a Special Event Retailer or to the holder of a current local license for a Special Event upon the licensee's property. **(235 ILCS 5/1-3.17 and 5/1-3.30)**

(B) In addition to any other requirement of this Chapter, an applicant for a Special Event Retailer's License shall also submit proof of adequate Dram Shop Insurance for the Special Event prior to being issued a License. **(235 ILCS 5/7-1)**

(C) The fee for such license shall be **Five Dollars ($5.00)** per day, subject to the provisions of this Chapter.

(D) No such license shall be transferable.

21-2-11 LICENSE A PERSONAL PRIVILEGE. Licenses shall be a personal privilege for a period not to exceed **twelve (12) months** after issuance unless sooner revoked or expired and shall not be alienable or transferable. The licensee shall renew his license at the expiration thereof, provided he is then qualified to then receive a license and the premises for which such renewal license is sought or suitable for such purposes; provided that the renewal privilege herein provided shall not be construed as a vested right, and may be denied by the Local Liquor Control Commissioner. **(235 ILCS 5/6-1)**

21-2-12 LIMITATION OF LICENSES.

(A) **Population Basis.** The total number of licenses to be issued under this Chapter for Class "A" and Class "C" licenses shall be determined upon the basis of population. The total number of licenses shall not, at any time, exceed **one (1)** for each **fifteen hundred (1,500) persons** in the City.

(B) **Not to Affect Renewals.** This restriction upon the number of licenses shall not limit the right to the renewal of any existing licenses, nor to the issuance of a license to an operator of an established liquor business at a different location; provided such licenses do not increase the number of licenses in existence.

(C) **Annexing License Holders.** The restrictions contained in this section shall in no way affect taverns and other businesses holding retail liquor licenses, duly licensed by the County or other municipalities which are located in the territory annexed to the City. Licenses may be issued to them or renewed by the duly constituted authorities upon annexation; provided that thereafter, all of the restrictions and contingencies contained herein shall apply.

(D) **Closed, Destroyed or Damaged Business.** No license shall be held in existence by the mere payment of fees by any person, firm or corporation, for a longer period than **ninety (90) days**, without a tavern or liquor business for same, being in complete and full operation and open for business. However, if a tavern or liquor business has been destroyed or damaged by fire or act of God and cannot be rebuilt or repaired within the **ninety (90) day period**, then in that event, the Liquor Control Commissioner shall extend the period of time for which a license may be held by the payment of fees without the tavern or liquor business being in full and complete operation for an additional **ninety (90) days**. If either of the above stated periods of time passes without the particular tavern or liquor business returning to complete and full operation, the license for that particular business shall expire and not be subject to renewal, unless all other requirements of this Chapter shall have been met.

21-2-13 HEARINGS ON VIOLATIONS; COMPLAINT BY CITIZENS. Any resident of the City shall have the right to file a complaint with Local Liquor Commissioner stating that any licensee subject to this Chapter has been or is violating the provisions of this Chapter or the Illinois Liquor Control Act or the rules or regulations issued pursuant to either. Such complaint shall be in writing and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provision, rule or regulation believed to have been violated and the facts in detail upon which such belief is based. If after investigating the Local Liquor Commissioner is satisfied that the complaint substantially charges a violation and that from the facts alleged there is reasonable cause for such belief, he shall set the matter for hearing and shall serve notice upon the licensee of the time and place of such hearing and of the particular charge in the complaint.

ARTICLE III - REGULATIONS

21-3-1 **HOURS.**

(A) A Class "A", Class “E” or Class “F” liquor license shall entitle the licensee to sell at retail, alcoholic liquor and beverages and to operate and keep open between the hours of **six o'clock (6:00) A.M.** and **one o'clock (1:00) A.M.** on the succeeding day, on any day of the week, except that on Friday and Saturday of each week, the licensee may sell at retail alcoholic liquor and beverages between the hours of **six o'clock (6:00) A.M.** and **two o'clock (2:00) A.M.** on the succeeding day and with the further exception that no Class "A" licensee shall sell any alcoholic liquor or beverages before the hour of **ten o'clock (10:00) A.M.** on Sundays after the close of business from the preceding day.

(B) A Class "B", same as "A", except and with the further exception that no Class "B" licensee shall sell any alcoholic liquor or beverages before the hour of **eight o'clock (8:00) A.M.** on Sundays after the close of business from the preceding day.

(C) A Class "C", same as "A".

(D) A Class "D" license shall entitle the licensee to sell at retail alcoholic liquor and beverages between the hours of **ten o'clock (10:00) A.M.** and **one o'clock (1:00) A.M.** on the succeeding day, on any day of the week, except that on Friday and Saturday of each week the licensee may sell at retail alcoholic liquor and beverages between the hours of **ten o'clock (10:00) A.M.** and **two o'clock (2:00) A.M.** on the succeeding day.

No alcoholic liquor shall be sold, possessed or consumed within a licensed premises, or upon the property containing a licensed premises, outside the hours of permitted sales. No customers shall remain within the premises of a Class “A” licensed establishment.

The times referred to above shall means Daylight Savings Time when the same is in effect in the City, and upon cessation of Daylight Savings Time, shall mean Central Standard Time. **(235 ILCS 5/4-1)**

(Ord. No. 1643-14; 06-03-14)

21-3-2 **CLASSIFICATION OF LICENSES.** There shall be **six (6) classes** of licenses that shall be referred to as:

(A) Class "A" licenses which shall authorize the retail sale on the premises of any premises, except a club, hotel, or golf course, of alcoholic liquor for consumption on the premises.

(B) Class "B" licenses shall authorize the retail sale of alcoholic liquor in packages and not for consumption on the premises where sold. Establishments whose premises include gasoline stations attached as a secondary business operation shall only be qualified to apply for a Class “B” license.

(C) Class "C" licenses may be issued to a club, which shall authorize the retail sale on the premises specified of alcoholic liquor for consumption on the premises. Said liquor sales to be made to club members only.

(D) Class "D" licenses may be issued to a restaurant, which meets the definition as provided in **Section 21-1-1** of this Code. The license shall authorize the retail sale on the premises. **(235 ILCS 5/4-1)**

(E) Class “E” licenses may be issued for the retail sale of alcoholic liquors on the premises in any hotel for consumption on the premises, when such retail sale is made by the same entity which operates the hotel. Nothing contained in this Section shall be so construed as to prevent any hotel operator, licensed under the provisions of this Chapter, from

serving alcoholic liquors to registered guests in any room, designed for temporary and permanent habitation with sleeping accommodation and bathing amenities, if such liquor so served shall be kept in and served from a licensed location, place or premises in the hotel.

(F) Class "F" licenses may be issued for the retail sale of alcoholic liquors on the property of any golf course for consumption on the property only.

(G) **Subclass "1" Licenses:** A holder of Class A, C, D, or E license may make application to the Liquor Commissioner for a Subclass "1" license. This subclass license may be obtained for the retail sale of alcoholic beverages in an outdoor beer garden or sidewalk café adjacent to and part of the licensed premises.

(1) The request shall include a scale drawing of the proposed outdoor facility which shall, at a minimum, include the following:

(a) A method by which the area shall be confined to prohibit the removal of alcoholic liquor and constrict noise to the approved area.

(b) A reasonably substantial structure across which alcoholic liquor shall be served which shall afford bartenders reasonable protection from patrons, unless the outdoor facility is serviced directly by the indoor licensed premises.

(c) The locations of at least **two (2) exits** from the area, only one of which shall be through a building or, in the case of a patio, deck, open porch, balcony or rooftop facility, such exits as are required by the City building and fire codes.

(d) Approval of a site plan as provided for in the City's zoning code.

(2) The licensee shall be responsible to see that no customer, employee or other person removes alcoholic liquor from the area designated as the outdoor area, except for an employee carrying alcoholic liquor directly between the establishment and the outdoor area.

(3) Supplemental licenses shall not be issued for any location in a residential district of the City, as defined by the City's zoning code. If granted to any premises within **five hundred (500) feet** of residentially zoned property, no live entertainment shall be permitted outside except live music performed without electronic amplification.

(4) It shall be unlawful for any licensee to operate as provided in any subclass of licenses without holding a current valid Subclass license for such operation.

(5) The term of supplemental licenses shall be for the term of the license held, but such licenses shall be reviewable and subject to termination at any time on the basis of changed conditions pursuant to the restrictions and hearing requirements as set forth below.

(6) Before the issuance, denial, renewal, continuation or termination of any supplemental license, the Local Liquor Control Commissioner shall consider the following issues:

(a) The zoning classification of the licensed premises.

(b) The character of the surrounding area.

(c) The traffic and parking situation, including any off-street parking requirements of the licensed business, within a **five hundred (500) foot** radius.

(d) Any statements of interested persons, either oral or written.

(e) The impact of such proposed or existing Subclass license on the character of and the traffic and parking situation in the immediate neighborhood.

(f) Any past operating history of the licensee and the proposed site.

(g) Whether the operation of the licensee conforms to all requirements of this Chapter for the supplemental license requested.

(h) In the case of the question of renewal or revocation of a Subclass license, whether the music or other live entertainment is audible in the nearest home of a residential zoning district when the windows are closed.

(7) Each applicant for a supplemental license shall submit with the initial application a complete list of the names and addresses of the last person to whom taxes were assessed for any property within **five hundred (500) feet** of the proposed site, together with a sworn statement that the applicant has caused notices to be sent to all such property owners, advising them of pendency of the request and that they have an opportunity pursuant to this Section to request that a hearing may be held before the Local Liquor Commissioner prior to the issuance of the supplemental license.

(8) No supplemental license shall be issued or continued if there is a finding that it would alter or has altered the essential character of the neighborhood, would cause or has caused undue traffic or parking problems in the neighborhood, or that the operation under the supplemental license does not conform to all requirements of this Chapter.

(9) License holders with an outside area in place prior to the passage of this ordinance shall not be subject to parts 1, 3, 6, 7, and 8. However, the license holder shall still apply for the subclass license. Should any substantial change occur to the outside area applicable under this subclass, then all part of this Section shall then apply.

(H) **Certain Licenses Issued Prior to Adoption of Ordinance.** The holder of a license issued prior to the adoption of this Ordinance shall be allowed to retain the same license classification existing on the effective date of this Ordinance for any renewal license, including subsequent renewals, subject to all other requirements and restrictions included herein.

21-3-3 <u>EMPLOYMENT OF PERSONS UNDER THE AGE OF TWENTY-ONE (21).</u>

(A) No licensee under this Chapter shall employ or permit any person under the age of **twenty-one (21) years** to handle, sell or serve alcoholic liquors for sale; provided, however, that any establishment holding a license may employ persons **eighteen (18) years** of age or older to serve alcoholic liquors to patrons in any fixed location used for service of food where such person is under the direct and immediate supervision of an employee **twenty-one (21) years** of age or older who has supervisory authority over the underage employee and who is actually present on the premises at all times the underage employee is serving alcohol, but under no circumstances shall such person be employed or act exclusively as a bartender or cocktail server.

(B) No licensee under this Chapter shall utilize, permit or allow any volunteers under the age of **twenty-one (21) years** to handle, sell, or serve alcoholic liquors for sale regardless of whether the sale or service of alcohol is in conjunction with the sale or service of food.

(C) No licensee under this Chapter shall employ or permit any person under the age of **eighteen (18) years** to act as a compensated entertainer.

21-3-4 <u>PROHIBITED LOCATIONS.</u> No licenses shall be issued for the sale at retail of any alcoholic liquor within **one hundred (100) feet** of any church, school, hospital, home for the aged or indigent persons or for veterans, their wives or children, or any military or naval station; provided that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops, as defined in the aforesaid Act of the General Assembly, or other places where the sale of alcoholic liquors is not the principal business carried on. No person shall hereafter engage in business as a retailer of any undertaking establishment or mortuary. **(235 ILCS 5/6-11)**

21-3-5 <u>ELECTIONS.</u> A person may sell at retail any alcoholic liquor on the day of any national, state, county or city election, including primary elections, during the hours the polls are open.

21-3-6 <u>DISPLAY OF LICENSE.</u> Every licensee shall cause his license to be framed and hung in plain view in a conspicuous place on the licensed premises. **(235 ILCS 5/6-24)**

21-3-7 <u>RETAIL SALES IN BUILDINGS CONTAINING ADULT USES.</u>

(A) No license shall be issued for the sale at retail of any alcoholic liquor for a premises in which there is an adult use as defined in this Code.

(B) It is the purpose of this Chapter to regulate nude conduct in liquor establishments that are unlicensed, or licensed as an adult business in accordance with this Code, in order to promote the health, safety, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of nude conduct in liquor establishments not licensed, or licensed as an adult business. The provisions of this Chapter have neither the intent nor the effect of imposing a limitation or restriction on content or reasonable access to the message intended to be conveyed by erotic

dancers or performers. Similarly, it is neither the intent nor effect of this Chapter to restrict or deny access by adults to semi-nude conduct protected by the First Amendment. This Chapter does not apply to theaters, performing art centers, civic centers and dinner theaters and other similar businesses that have a liquor license where live dance, ballet, music, and dramatic performances of serious artistic, literary, scientific or political merit are offered on a regular basis and in which the predominant business or attraction is not the offering of entertainment which is intended for the sexual interests or titillation of customers.

(C) Based on the evidence of the adverse secondary effects of nude conduct, along with the consumption of alcohol in liquor establishments, presented in hearings and reports made available to the City, and on findings incorporated in the cases of *Barnes v. Glen Theater, Inc.*, 501 U.S. 560 (1991); California v. *La Rue*, 409 U.S. 109 (1972); *Ben's Bar, Inc. v.* Village of *Somerset*, 316 F.3d 702 (7th Cir. 2003) (and cases cited therein); *Wise Enterprises, Inc. v. Unified Gov't of Athens-Clarke County, Georgia*, 217F.3d 1360 (11th Cir. 2000); *Bzaps, Inc. v. City of Mankato*, 268 F.3d 603 (8th Cir. 2001); *Sammy's of Mobile, Ltd. v. City of Mobile*, 140 F.3d 993 (11th Cir. 1998); *Artistic Entm't, Inc. v. City of Warner Robins*, 223 F.3d 1306 (11th Cir. 2000); *Gary v. City of Warner Robins, Georgia*, 311 F.3d 1334 (11th Cir. 2002); Department of *Alcoholic Beverage Control v. Alcoholic Beverage Control Appeals Bd. Of California*, 99 Cal. App.4th 880 (Cal. Ct. App. 2002); *New York State Liquor Auth. v. Ballanca,* 452 U.S. 714 (1981); *Giovanni v. Bason*, 303 F.3d 507 (4th Cir. 2002); *City of Chicago v. Pooh Bah Enterprises, Inc.,* et al., Nos. 1-01-0592, 1-01-1392 (2nd Dist. Sept. 28, 2004) (Rule 23 opinion) and other cases; and on reports of secondary effects occurring in and around, inter alia, bars that feature topless, bottomless or nude conduct, including, but not limited to, Minneapolis, Minnesota – 1980; Town and Village of Ellicottville, New York – 1998; City of New York – 1994, City of Garden Grove – 1991; and Beaumont, Texas – 1982; Report to: The American Center for Law and Justice on the Secondary Impacts of Sex Oriented Businesses – 1996, the City finds:

(1) Semi-nude conduct, coupled with the consumption of alcohol, is associated with a variety of adverse secondary effects including, but not limited to, lewdness, public indecency, sexual harassment, violence, public intoxication, disorderly conduct, and the sexual exploitation of nude conduct.

(2) The location of liquor establishments in residential and commercial areas has a negative impact on surrounding properties and liquor establishments that provide bottomless, topless, or otherwise semi-nude conduct decreases further the value of surrounding properties, both residential and commercial alike.

(3) Each of the foregoing negative secondary effects constitutes a harm which the City has a substantial government interest in preventing and/or abating.

(4) It is consistent with the health, safety, and general welfare of the City to restrict the nude conduct that occurs in liquor establishments that do not have an adult use license.

21-3-8 <u>OPEN VIEW INTO INTERIOR.</u>

(A) In premises upon which the sale of alcoholic liquor for consumption upon the premises is licensed (other than as a restaurant, hotel or club, as defined in the aforesaid Act of the General Assembly, other than one situated on the first, or ground floor), no screen,

blind, curtain, partition, article or thing shall be permitted in the windows or upon the doors of such licensed premises nor inside such premises, which shall prevent a clear view into the interior of such licensed premises from the street, road or sidewalk at all times, and no booth, screen, partition, or other obstruction, nor any arrangements of lights or lighting shall be permitted in or about the interior of such licensed premises which shall prevent a full view of the entire interior of the premises from the street, road or sidewalk, and said premises must be so located that there shall be a full view of the entire interior of such premises from the street, road or sidewalk.

(B) All rooms where liquor is sold for consumption upon the premises shall be continuously lighted during business hours by natural light or artificial white lights so that all parts of the interior of the premises shall be clearly visible.

(C) In case the view into any such licensed premises required by the foregoing provision shall be willfully obscured by the licensee, or by him willfully suffered to be obscured or in any manner obstructed, then such license shall be subject to revocation in the manner herein provided.

(D) In order to enforce the provisions of this section, the Local Liquor Control Commissioner shall have the right to require the filing with it of plans, drawings, and photographs showing the clearance of the view, as above required.

21-3-9 <u>SUSPENSION, REVOCATION AND FINES.</u>

(A) The violation of any provision of this Chapter or the Act by the holder of a Local License holder, or their agents or employees, may result in the suspension, revocation, or fines, or any combination thereof, as prescribed in this Section. The suspension, revocation, or fines for the violation of this Chapter shall not be exclusive remedies available to the City or the Local Liquor Commissioner, including injunctive relief, nor shall such remedies be preempted by any other criminal or civil penalties imposed by the State or court of jurisdiction pursuant to Section 5.08.530 or State law.

(B) The following shall serve as a guideline for the suspension, revocation, and penalties for violations of this Chapter by Local License holders, or their agents or employees:

(1) For the first offense in any **twelve (12) month** period, the license may be suspended for **twenty-four (24) hours** at a time and date determined by the Local Liquor Commissioner, and fine of up to **One Thousand Dollars ($1,000.00)**.

(2) For the second offense in any **twelve (12) month** period, the license may be suspended for no less than **seventy-two (72) hours** over the course of a calendar weekend at a time and date determined by the Local Liquor Commissioner, and a fine of up to **One Thousand Five Hundred Dollars ($1,500.00)**.

(3) For the third offense in any **twelve (12) month** period, the license may be suspended for a period of **thirty (30) days** at a time and date determined by the Local Liquor Commissioner, and a fine of up to **Two Thousand Five Hundred Dollars ($2,500.00)**.

(4) For the fourth offense in any **twelve (12) month** period, the license may be revoked effective upon written notice from the Local Liquor Commissioner, and a fine of up to **Two Thousand Five Hundred Dollars ($2,500.00)**.

(C) Each day a violation occurs shall be considered a separate offense.

(D) Nothing in this Chapter shall preclude the Local Liquor Commissioner from deviating from the guidelines provided for in this Section with regard to the amount of time of suspension or monetary fines.

(E) The guidelines provided for in this Chapter shall not be considered mandated graduated penalties and the Local Liquor Commissioner may proceed directly to a more severe license suspension or fines, and even revocation, for any violation of this Chapter.

(F) No license suspended or revoked under this Chapter shall be reinstated until all times, or a bond for the same, have been paid in full to the City and compliance has been met with the violated provisions of this Chapter, if applicable.

(G) Hearings for the suspension, revocation, and fine pursuant to this Section shall be in accordance with the Act and the applicable provisions of this Chapter.

21-3-10 **CHANGE OF LOCATION.** A retail liquor dealer's license shall permit the sale of alcoholic liquor only on the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Liquor Commissioner. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of this State and the Code of the City. **(235 ILCS 4/7-14)**

21-3-11 **PEDDLING.** It shall be unlawful to peddle alcoholic liquor in the City. **(235 ILCS 5/4-1)**

21-3-12 **SANITARY CONDITIONS.** All premises used for the retail sale of alcoholic liquor, or for the storage of such liquor for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the codes regulating the condition of premises used for the storage or sale of food for human consumption. **(410 ILCS 650/1 et seq.)**

(A) No license shall be issued or renewed without the license holder providing proof of a valid and current food sanitation permit from St. Clair County, if the licensed establishment is required to have such a permit as part of the normal business operation.

(B) The failure to obtain a food sanitation permit, or loss of such permit during a licensed year through suspension, revocation or otherwise, shall require the Local Liquor Commissioner to revoke or suspend the licenses granted under this Chapter to the license holder.

21-3-13 **EMPLOYEES.** It shall be unlawful to employ in any premises used for the retail sale of alcoholic liquor, any person who is afflicted with or who is a carrier of any contagious, infectious or venereal disease; and it shall be unlawful for any person who is afflicted with or a carrier of any such disease to work in or about any premises or to engage in any way in the handling, preparation, or distribution of such liquor. **(410 ILCS 650/10)**

21-3-14 **CLUB LICENSES.** Any organization in the City which is a "club" as defined in **Sec. 5/1-3.24, Chapter 235, Illinois Compiled Statutes**, may, without charge

by the City of any license fee, obtain a license to sell alcoholic liquors to its own members at the building or premises actually used as the club's quarters, upon filing with the Liquor Commissioner or Clerk of this City of its written application therefor signed by its president or corresponding officer and its secretary or similar officer, together with **two (2) copies** of a list of names and residences of all its members. (The license to be issued upon compliance herewith shall state upon its face that sales thereunder of alcoholic liquors are to be made only to members of the licensed club and that a violation thereof will result in the imposition of a penalty or in the revocation or suspension of the license, or both). The license shall be in the form approved by the Liquor Commissioner, and shall be signed by the Liquor Commissioner and attested to by the Clerk. The license shall, at all times, be displayed by the licensee in a conspicuous place in the room where liquors are to be sold.

The Liquor Commissioner shall have and is hereby given the same right of revocation and/or suspension of any license issued hereunder as he now or hereafter may have in the matter of other licenses or the sale of alcoholic liquors.

21-3-15 **PROHIBITED SALES - GENERALLY.** No licensee, nor any officer, associate, member, representative, agent or employee of such licensee shall sell, give or deliver alcoholic liquor to any person under the age of **twenty-one (21) years,** or to any intoxicated person or to any person known by him to be a habitual drunkard, spendthrift, insane, mentally ill, mentally deficient, or in need of mental treatment. No person, after purchasing or otherwise obtaining alcoholic liquor shall sell, give or deliver such alcoholic liquor to another person under the age of **twenty-one (21) years**, except in the performance of a religious ceremony or service. **(235 ILCS 5/6-16)**

For the purpose of this Section, the term “intoxicated person” means a person whose mental or physical functioning is substantially impaired as a result of the use of alcohol.

Should the Local Liquor Commissioner find, following a hearing held pursuant to the provisions of this Chapter, that any licensee or his officer, associate, member, representative, agent or employee has knowingly sold, given or delivered any alcoholic liquor to an intoxicated person, and the person while so intoxicated has caused death or great bodily harm to himself or any other person, the Local Liquor Commissioner may revoke or suspend the license for the establishment.

21-3-16 **UNLAWFUL PURCHASE OF LIQUOR.** Any person to whom the sale, gift or delivery of any alcoholic liquor is prohibited because of age shall not purchase, or accept a gift of such alcoholic liquor, or have such alcoholic liquor in his possession. **(235 ILCS 5/4-1)**

21-3-17 **POSTING WARNING.** In every licensed business where alcoholic liquor is sold, there shall be displayed at all times in a prominent place, a printed card which shall be supplied by the City Clerk and which shall read as follows:

UNDERAGE WARNING

YOU ARE SUBJECT TO A FINE UP TO SEVEN HUNDRED FIFTY DOLLARS ($750.00) UNDER THE ORDINANCE OF THE CITY OF FAIRVIEW HEIGHTS IF YOU PURCHASE ALCOHOLIC LIQUOR, OR MISREPRESENT YOUR AGE FOR THE PURPOSE OF PURCHASING OR OBTAINING ALCOHOLIC LIQUOR.

It shall be unlawful for any holder of a retail liquor dealer's license, or his agent, or employee to suffer or permit any minor to be or remain in any room or compartment adjoining or adjacent to or situated in the room or place where such licensed premises is located; provided that this paragraph shall not apply to any minor who is accompanied by his parent or guardian, or any licensed premises which derives its principal business from the sale of services or other commodities other than alcoholic liquor. **(235 ILCS 5/4-1)**

21-3-18 IDENTIFICATION REQUIRED. If a licensee or his agents or employees believe or have reason to believe that a sale or delivery of any alcoholic liquor is prohibited because of the non-age of the prospective recipient, he shall, before making such sale or delivery, demand presentation of some form of positive identification, containing proof of age and a photograph of the prospective recipient, issued by a public officer in the performance of his official duties. **(235 ILCS 5/6-20)**

21-3-19 EXCLUSIONARY PROVISION. The possession and dispensing, or consumption by a minor of alcoholic liquor in the performance of a religious service or ceremony, or the consumption by a minor under the direct supervision and approval of the parents or parent of such minor in the privacy of a home, is not prohibited by this Chapter. **(235 ILCS 5/6-20)**

21-3-20 SALE AND DELIVERY OF LIQUOR IN MUNICIPAL BUILDINGS. Liquor may be sold or delivered in any building belonging to or under control of the City of Fairview Heights. Prior approval of such sale or delivery of liquor must be obtained from Liquor Commissioner. Only City staff or employees so designated are authorized to conduct the sale and delivery of liquor in municipal buildings. No liquor may be served or delivered to any prisoner confined in jail except upon a physician's prescription. This provision does not preclude the sale or delivery of beer or wine at a City Fair in any otherwise lawful manner.

21-3-21 PROOF OF MINIMUM DRAM SHOP INSURANCE COVERAGE. No person shall sell, keep or offer for sale at retail, or conduct any place for the sale and retail of alcoholic liquor within the limits and territory of this City without having proof of dram shop insurance coverage for (1) injury to the person or property; and (2) loss of means of support resulting from death or injury of any person in an amount not less than the maximum recovery allowed under the Illinois Liquor Control Act of 1934, **235 ILCS 5/6-21**.

No license shall be issued to: A person who intends to sell alcoholic liquors for use or consumption on his or her licensed retail premises who does not have liquor liability insurance coverage for that premises in an amount that is at least equal to the maximum liability amounts set out in subsection (a) of Section 6-21 of the Act **(235 ILCS 5/6-2(18))**.

21-3-22 REPORTING OF INCIDENTS TO POLICE; TELEPHONE REQUIRED ON PREMISES.

(A) Each licensee and each of his agents and employees shall promptly report to the City police any incident occurring on or about the licensed premises and in his knowledge or view relating to the commission of any crime, including any violation of this

Chapter, and shall truthfully and fully answer all questions and investigations of any identified police officer who makes inquiry concerning any persons in or about the licensed premises and any events taking place in and about the licensed premises, and cooperate fully in any such investigation, including the giving of any oral or written statements at such reasonable times and in such reasonable locations to any police officer engaged in such investigation.

(B) Each licensee shall maintain on each licensed premises not less than **one (1)** land-based telephone in operating order which phone must be within the easy access of the bartender or other responsible person in charge of the premises at all times for the purpose of reporting to the City police incidents occurring on or about the licensed premises.

21-3-23 ILLEGAL ACTIVITIES ON PREMISES. No licensee or any officer, associate, member, representative, agent or employee of such licensee shall engage in any activity or conduct or suffer or permit any other person to engage in any activity or conduct in or about the licensed premises which is prohibited by any ordinance of the City or law of the State or the United States.

21-3-24 SOLICITATION OF PATRONS BY EMPLOYEES. No licensee under this Chapter shall permit any employee or entertainer in the premises to solicit any patron thereof to purchase alcoholic or non-alcoholic beverages for such employee or entertainer or any other person on or in such licensed premises, or to solicit any patron to give or donate money or any other thing of value for any purpose; provided, however, that nothing herein contained shall prohibit any bartender or waiter who shall be regularly employed therein from accepting and serving an order of a patron in the regular course of his employment.

21-3-25 PERSONS LOITERING IN LICENSED PREMISES.

(A) No person shall frequent or loiter in any premises licensed under this Chapter for the purpose of soliciting another person to purchase alcoholic or non-alcoholic beverages, or to solicit any other person to give or donate any money or other thing of value for any purpose including prostitution.

(B) No licensee or any person as proprietor, agent, servant, or employee of such licensee shall knowingly permit any person who is in violation of this Section to enter or remain upon the licensed premises. The fact that a licensee has been notified by the City police that a person has been convicted within the past year, or has multiple convictions within the past **three (3) years**, for an offense of prostitution, soliciting for a prostitute, pandering, keeping a place of prostitution, or pimping, and the licensee allows such person to remain on or frequent the premises, may be considered prima facie evidence in a hearing before the Local Liquor Commissioner concerning the revocation or suspension of the license granted to the licensee, that a person's presence upon the licensed premises is for the purpose of soliciting in violation of this Section.

21-3-26 PROHIBITED CONDUCT. It shall be unlawful for any licensee or a person as proprietor, agent, servant or employee of such licensee on the premises to knowingly offer or allow any person to engage in any of the following conduct:

(A) Acts of intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sex act prohibited by law.

(B) Actual display of pubic hair, anus, vulva, genitals, buttocks or the female breast below a horizontal line across the top of the areola. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast, exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed in whole or in part.

21-3-27 SERVING OF ALCOHOL ON SUSPENDED OR REVOKED LICENSE. For any business that does not have a liquor license, or has had its liquor licenses suspended or revoked, it shall be unlawful to serve or give away alcohol, or provide the Property for the serving or giving away of alcohol, for consumption on the Property.

21-3-28 CONSUMPTION OF ALCOHOL ON PROPERTY OF SUSPENDED OR REVOKED LICENSE. For any business that has had its liquor licenses suspended or revoked, it shall be unlawful to make a Property or premises available to any persons that allows persons to bring alcohol to the Property for consumption on the Property.

21-3-29 CONSUMPTION AT CERTAIN LOCATIONS PERMITTED. Consumption of alcoholic liquor shall be permitted within the rules and restrictions of this Code in the public parks within the City, as part of any neighborhood or block party as authorized by the City of Fairview Heights, or as part of any scheduled function within the Fairview Heights Recreation Room. **(Ord. No. 1643-14; 06-03-14)**

21-3-30 CONSUMPTION OF ALCOHOLIC LIQUOR ON PARKING AREAS PROHIBITED. No person shall consume alcoholic liquor upon any private premises commonly used for public parking or driveway purposes within the City limits without first having obtained permission to do so from the owners thereof, except when a special event license or special use permit has been issued by the City.

21-3-31 TRANSPORTING UNSEALED ALCOHOLIC LIQUOR PROHIBITED. No person shall transport on his person or in a vehicle alcoholic liquor in unsealed containers on the streets, public walkways, highways, alleys, or thoroughfares or upon or across any private premises commonly used for public parking and driveway purposes within the City limits without first having obtained permission to do so from the owners thereof.

21-3-32 PATRONS PROHIBITED FROM LEAVING PREMISES WITH OPEN CONTAINER OF ALCOHOLIC LIQUOR. No person shall leave a licensed premises with an open container of any alcoholic liquor. This Section shall not apply to persons leaving the licensed premises with open non-breakable containers containing alcoholic liquor during special events for which a license has been issued, provided the licensed premises are located within the confines of the geographical area of the public event. In the case of a licensed special event, open containers of any alcoholic liquor shall not be removed from the site on which the licensed special event is occurring.

Sealing and removal of open wine bottles from a restaurant or winery. Notwithstanding any other provision of this Act, a restaurant licensed to sell alcoholic liquor in this State may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption provided that the patron has purchased a meal and consumed a portion of the bottle of wine with the meal on the restaurant premises. Notwithstanding any other provision of this Act, a winery licensed to sell alcoholic liquor in this State may permit a patron to remove one unsealed and partially consumed bottle of wine for off-premise consumption. A partially consumed bottle of wine that is to be removed from the premises pursuant to this Section shall be securely sealed by the licensee or an agent of the licensee prior to removal from the premises and placed in a transparent one-time use tamper-proof bag. The licensee or agent of the licensee shall provide a dated receipt for the bottle of wine to the patron. Wine that is resealed in accordance with the provisions of this Section and not tampered with and transported in accordance with the restrictions of subsections (a) and (b) of Section 11-502 of the Illinois Vehicle Code shall not be deemed to violate Section 11-502 of the Illinois Vehicle Code. **(235 ILCS 5/6-33)**

21-3-33 PARENT'S ALLOWANCE OF RESIDENCE FOR INVITEES UNDER TWENTY-ONE (21) TO POSSESS OR CONSUME ALCOHOLIC LIQUOR PROHIBITED. No parent or guardian shall permit his or her residence to be used by an invitee of the parent's child or the guardian's ward, if the invitee is under the age of **twenty-one (21)** and is in possession of alcoholic liquor or is consuming alcoholic liquor. A parent or guardian is deemed to have permitted his or her residence to be used in violation of this Section if he or she knowingly authorizes, enables, or permits such use to occur by (1) failing to control access to either the residence or the alcoholic liquor maintained in the residence; or (2) failing to control access to the residence by allowing alcoholic liquor to be brought to the residence by an invitee.

21-3-34 PERSON PERMITTING RESIDENCE TO BE USED TO HOST GATHERING WITH A PERSON UNDER TWENTY-ONE (21) YEARS TO POSSESS OR CONSUME ALCOHOLIC LIQUOR PROHIBITED. No person shall knowingly permit at a residence, which he or she occupies, a gathering of **two (2)** or more persons where any **one (1)** or more of the persons is under **twenty-one (21) years** of age and the following factors also apply: (1) the person occupying the residence knows that any such person under the age of **twenty-one (21)** is in possession of or is consuming any alcoholic liquor; and (2) the possession or consumption of the alcoholic liquor by the person under **twenty-one (21)** is not otherwise permitted by this Act; and (3) the person occupying the residence knows that the person under the age of **twenty-one (21)** leaves the residence in an intoxicated condition.

For the purposes of this Section where the residence has an owner and a tenant or lessee, there is a rebuttable presumption that the residence is occupied only by the tenant or lessee.

21-3-35 RENTAL OF A HOTEL ROOM USED BY PERSONS UNDER TWENTY-ONE (21) – CONSUMING ALCOHOLIC LIQUOR BY PERSONS UNDER TWENTY-ONE (21) PROHIBITED. No person shall rent a hotel or motel room from the proprietor or agent thereof for the purpose of or with the knowledge that such room shall be used for the consumption of alcoholic liquor by persons under the age of **twenty-one (21) years**.

21-3-36 <u>OCCUPANCY OF PREMISES WHERE ALCOHOL IS POSSESSED OR CONSUMED BY PERSONS UNDER TWENTY-ONE (21).</u> No person under the age of **twenty-one (21) years** shall enter or remain in any house, building or premises under circumstances where the person knows or reasonably should know that alcoholic liquor is being illegally possessed or consumed by persons under the age of **twenty-one (21) years**. Any person under the age of **twenty-one (21)** who violates this Section shall be considered guilty of illegal possession of alcoholic liquor. Any person under the age of **twenty-one (21)** who violates this Section shall be charged with illegal possession of alcoholic liquor, and a violation of this Section shall constitute prima facie evidence of said charge.

21-3-37 <u>PENALTIES FOR VIOLATIONS IN THE CIRCUIT COURT.</u>

(A) Any person, firm or corporation who shall be found guilty of violating any provision of this Chapter shall, for each offense, be fined a sum of not more than **Seven Hundred Fifty Dollars ($750.00)**.

(B) Any person, firm or corporation who shall be found guilty of violating any provision of this Chapter for a second time within a **twelve (12) month** period, shall, for each offense, be fined a sum of not less than **Seven Hundred Fifty Dollars ($750.00)**.

(Ord. No. 1641-14; 05-06-14)

CHAPTER 22

MANDATED POLICIES

ARTICLE I – IDENTITY THEFT PREVENTION PROGRAM

22-1-1 **OBJECTIVE.** The purpose of this Identity Theft Prevention Program (Program) is to protect customers of the City of Fairview Heights' services from identity theft. The Program is intended to establish reasonable policies and procedures to facilitate the detection, prevention and mitigation of identity theft in connection with the opening of new covered accounts and activity on existing covered accounts.

22-1-2 **SCOPE.** This Program applies to the creation, modification, and access to identifying information of a customer of the utilities operated by the City or the City's services by any and all personnel of the City, including management personnel. This Program does not replace or repeal any previously existing policies or programs addressing some or all of the activities that are the subject of this Program, but rather it is intended to supplement any such existing policies and programs.

22-1-3 **DEFINITIONS.** When used in this Program, the following terms have the meanings set forth opposite their name, unless the context clearly requires that the term be given a different meaning:

Covered Account: The term "covered account" means an account that the City of Fairview Heights offers or maintains, primarily for personal, family or household purposes that involves or is designed to permit multiple payments of transactions. (16 CFR 681.2(b)(3)(i). A utility account is a "covered account." The term "covered account" also includes other accounts offered or maintained by the City for which there is a reasonably foreseeable risk to customers the City or its customers from identity theft. (16 CFR 681.2(b)(3)(ii).

Identity Theft: The term "identity theft" means a fraud committed or attempted using the identifying information of another person without authority. (16 CFR §681.2(b)(8) and 16 CFR §603.2(a).

Identifying Information: The term "identifying information" means any name or number that may be used, alone or in conjunction with any other information, to identify a specific person, including any name, social security number, date of birth, official state or government issued driver's license or identification number, alien registration number, government passport number, employer or taxpayer identification number. Additional examples of "identifying information" are set forth in 16 CFR §603.2(a).

Red Flag: The term "red flag" means a pattern, practice or specific activity that indicates the possible existence of identity theft.

22-1-4 **IDENTIFICATION OF RED FLAGS.** In order to identify relevant red flags, the City considers the types of accounts that it offers and maintains, the methods it provides to open its accounts, the methods it provides to access its accounts, and its previous experiences with identity theft. The City identifies the following red flags, in each of the listed categories:

(A) **Notifications and Warnings from Credit Reporting Agencies.**

(1) Report of fraud accompanying a credit report;

(2) Notice or report from a credit agency of a credit freeze on a customer or applicant;

(3) Notice or report from a credit agency of an active duty alert for an applicant; and

(4) Indication from a credit report of activity that is inconsistent with a customer's usual pattern or activity.

(B) **Suspicious Documents.**

(1) Identification document or card that appears to be forged, altered or inauthentic;

(2) Identification document or card on which a person's photograph or physical description is not consistent with the person presenting the document;

(3) Other document with information that is not consistent with existing customer information (such as if a person's signature on a check appears forged); and

(4) Application for service that appears to have been altered or forged.

(C) **Suspicious Personal Identifying Information.**

(1) Identifying information presented that is inconsistent with other information the customer provides (example: inconsistent birth dates);

(2) Identifying information presented that is inconsistent with other sources of information (for instance, an address not matching an address on a credit report);

(3) Identifying information presented that is the same as information shown on other applications that were found to be fraudulent;

(4) Identifying information presented that is consistent with fraudulent activity (such as an invalid phone number or fictitious billing address);

(5) Social security number presented that is the same as one given by another customer;

(6) An address or phone number presented that is the same as that of another person;

(7) A person fails to provide complete personal identifying information on an application when reminded to do so; and

(8) A person's identifying information is not consistent with the information that is on file for the customer.

(D) **Suspicious Account Activity or Unusual Use of Account.**

(1) Change of address for an account followed by a request to change the account holder's name;

(2) Payments stop on an otherwise consistently up-to-date account;

(3) Account used in a way that is not consistent with prior use (example: very high activity);

(4) Mail sent to the account holder is repeatedly returned as undeliverable;

(5) Notice to the City that a customer is not receiving mail sent by the City;

(6) Notice to the City that an account has unauthorized activity;

(7) Breach in the City's computer system security; and

(8) Unauthorized access to or use of customer account information.

(E) **Alerts From Others.** Notice to the City from a customer, identity theft victim, law enforcement or other person that it has opened or is maintaining a fraudulent account for a person engaged in identity theft.

22-1-5 DETECTING RED FLAGS.

(A) **New Accounts.** In order to detect any of the red flags identified above associated with the opening of a **new account**, City personnel will take the following steps to obtain and verify the identity of the person opening the account:

(1) Require certain identifying information such as name, date of birth, residential or business address, principal place of business for an entity, social security number, driver's license or other identification;

(2) Verify the customer's identity (for instance, review a driver's license or other identification card);

(3) Review documentation showing the existence of a business entity; and

(4) Independently contact the customer.

(B) **Existing Accounts.** In order to detect any of the red flags identified above for an **existing account**, City personnel will take the following steps to monitor transactions with an account:

(1) Verify the identification of customers if they request information (in person, via telephone, via facsimile, via email);

(2) Verify the validity of requests to change billing addresses; and

(3) Verify changes in banking information given for billing and payment purposes.

22-1-6 **PREVENTING AND MITIGATING IDENTITY THEFT.** In the event City personnel detect any identified red flags, such personnel shall take one or more of the following steps, depending on the degree of risk posed by the red flag:

(A) **Prevent and Mitigate.**

(1) Continue to monitor an account for evidence of identity theft;
(2) Contact the customer;
(3) Change any passwords or other security devices that permit access to accounts;
(4) Not open a new account;
(5) Close an existing account;
(6) Notify the Program Administrator for determination of the appropriate step(s) to take;
(7) Notify law enforcement; or
(8) Determine that no response is warranted under the particular circumstances.

(B) **Protect Customer-Identifying Information.** In order to further prevent the likelihood of identity theft occurring with respect to credit accounts, the City will take the following steps with respect to its internal operating procedures to protect customer-identifying information:

(1) Ensure that its website is secure or provide clear notice that the website is not secure;
(2) Ensure complete and secure destruction of paper documents and computer files containing customer information;
(3) Ensure that office computers are password protected and that computer screens lock after a set period of time;
(4) Keep offices clear of papers containing customer information;
(5) Ensure computer virus protection is up to date; and
(6) Require and keep only the kinds of customer information that are necessary for collection purposes.

22-1-7 **PROGRAM UPDATES.** The Program Administrator will periodically review and update this Program to reflect changes in risks to customers and the soundness of the City from identity theft. In doing so, the Program Administrator will consider the City's experiences with identity theft situations, changes in identity theft methods, changes in identity theft detection and prevention methods, and changes in the City's business arrangements with other entities. After considering these factors, the Program Administrator will determine whether changes to the Program, including the listing of red flags, are warranted. If warranted, the Program Administrator will update the Program.

22-1-8 PROGRAM ADMINISTRATION.

(A) **Oversight.** Responsibility for developing, implementing and updating this Program lies with an Identity Theft Committee for the City. The Committee is headed by a Program Administrator who will be the City Administrator. Two or more other individuals appointed by the Program Administrator comprise the remainder of the committee membership. The Program Administrator will be responsible for the Program administration, for ensuring appropriate training of City staff on the Program, for reviewing any staff reports regarding the detection of red flags and the steps for preventing and mitigating identity theft, determining which steps of prevention and mitigation should be taken in particular circumstances and considering periodic changes to the Program.

(B) **Staff Training and Reports.** City staff responsible for implementing the Program shall be trained either by or under the direction of the Program Administrator in the detection of red flags, and the responsive steps to be taken when a red flag is detected.

(C) **Violation.** The Program Administrator will be responsible for notifying the appropriate individual of any failure of the employees in adhering to the provisions of this Program. All employees have been advised that violations of the policies set forth herein may be grounds for disciplinary action or dismissal.

(D) **Service Provider Arrangements.** In the event the City engages a service provider to perform an activity in connection with one or more accounts, the City will take the following steps to ensure the service provider performs its activity in accordance with reasonable policies and procedures designed to detect, prevent, and mitigate the risk of identity theft.

(1) Require, by contract, that service providers have such policies and procedures in place; and

(2) Require, by contract, that service providers review the City's Program and report any red flags to the Program Administrator.

(Ord. No. 1469-10; 01-05-10)

CHAPTER 24

MOTOR VEHICLE CODE

ARTICLE I – DEFINITIONS ADOPTED

24-1-1 **ILLINOIS VEHICLE CODE; DEFINITIONS ADOPTED.** The Illinois Vehicle Code, Illinois Compiled Statutes, Chapter 625, Chapter 1, entitled, "Title and Definitions", except Section 5/1-100 and Section 5/1-300, as passed, approved and amended by the Illinois General Assembly is hereby adopted by the City, the provisions thereof shall be controlling within the corporate limits of the City. **(Ord. No. 697-90; 12-04-90)**

ARTICLE II - GENERAL PROVISIONS

24-2-1 **OBEDIENCE TO POLICE.** Members of the police department, special police, auxiliary police, community service officers, and marshals assigned to traffic duty are hereby authorized to direct all traffic in accordance with the provisions of this Article, or in emergencies as public safety or convenience may require, and it shall be unlawful for any person to willfully fail or refuse to comply with any lawful order, signal or direction of a policeman. Except in cases of emergency, it shall be unlawful for any person not authorized by law to direct or attempt to direct traffic. **(Ord. No. 697-90; 12-04-90) (See 625 ILCS Sec. 5/11-203)**

24-2-2 **SCENE OF FIRE.** The fire department officer in command, or any fireman designated by him, may exercise the powers and authority of a policeman in directing traffic at the scene of any fire or where the fire department has responded to an emergency call for so long as fire department equipment is on the scene in the absence of or in assisting the police. **(Ord. No. 697-90; 12-04-90)**

24-2-3 **SIGNS AND SIGNALS.** It shall be unlawful for the driver of any vehicle to willfully disobey the instructions of any traffic sign or signal placed in view by authority of the corporate authorities or in accordance with the laws of the State of Illinois, excepting on direction of a police officer or of a fire department officer, or any fireman designated by him when exercising the powers and authorities delegated to them in **Section 24-2-2**. All signs and signals established by direction of the governing body shall conform to the Illinois State Manual of Uniform Traffic Control Devices for Streets and Highways. **(Ord. No. 697-90; 12-04-90) (See 625 ILCS Sec. 5/11-301)**

24-2-4 **OPERATION OF GOLF CARTS.**

(A) **Permission.** Pursuant to statutory authority **(625 ILCS 5/1-1428)** the operation of Golf Carts on the streets and byways of the Stonewolf Subdivision is hereby allowed.

(B) **Signs.** Appropriate signs will be posted in said subdivision alerting the public to such use.

(C) **Equipment.** No Golf Cart may be operated unless, at a minimum, it has the following: brakes, a steering apparatus, tires, a rearview mirror, red reflectorized warning devices in the front and rear, a slow-moving emblem on the rear of the Golf Cart, a headlight that emits a white light visible from a distance of **five hundred (500) feet** to the front, a tail lamp that emits a red light visible from at least **one hundred (100) feet** from the rear, brake lights, and turn signals. When operated, a Golf Cart shall have its headlight and tail lamps lighted.

(D) **Penalty.** Anyone found violating **Section 24-2-4(C)** of this Chapter shall be fined for each offense, not less than **Seventy-Five Dollars ($75.00)** nor more than **Five Hundred Dollars ($500.00)**. **(Ord. No. 1224-05; 12-21-04)**

ARTICLE III - STOP AND THROUGH STREETS

24-3-1 **THROUGH STREETS.** The streets and parts of streets of the City designated by ordinance as Through Streets are hereby declared to be Through Streets. The driver of a vehicle shall stop at the entrance to a through street and shall yield the right-of-way to other vehicles which have entered the intersection or which are approaching so close on a through street as to constitute an immediate hazard unless directed otherwise by the traffic officer or a traffic-control signal. **(Ord. No. 697-90; 12-04-90)**

24-3-2 **ONE-WAY STREETS.** It shall be unlawful to operate any vehicle on any streets designated as one-way streets by ordinance in any direction other than that so designated. See **Schedule "O"** for the designated one-way streets. **(See 625 ILCS Sec. 5/11-208) (Ord. No. 1479-10; 04-06-10)**

ARTICLE IV - DRIVING RULES

24-4-1 **ILLINOIS VEHICLE CODE; RULES OF THE ROAD ADOPTED.** The Illinois Vehicle Code, Illinois Compiled Statutes, Chapter 625, Chapter 11, entitled, "Rules of the Road", as passed, approved and amended by the Illinois General Assembly, is hereby adopted by the City and the provisions thereof shall be controlling within the corporate limits of the City, except for the following changes, deletions and omissions:

(1) **Omissions:**

(a) Omit Sections 5/11-202, 204, 207, 208, 208.1, 208.2, 209, 209.1, 211, 302, 303, 313, 401 to and including 416, 501, 503, 504, first paragraph beginning with "any" and ending with "amended" 602, 603, 604, 606(b), 608, and 1422.

(2) **Changes and Additions.**

(a) Add to 5/11-601 the following: "(h) the following speed restrictions are hereby established for the streets as set out in the plat attached hereto, made a part hereof, and marked Exhibit "A"."

(b) The speed limit on Longacre Drive between Illinois Route 159 and Union Hill Road is increased to 35 miles per hour.

(c) The speed limit on Ludwig between Illinois Route 159 and Ruby Lane is decreased from 40 MPH to 35 MPH as the result of a Speed Study conducted by the Police Department between June 21, 1990 and June 27, 1990." **(Ord. No. 702-91; 01-15-91)**

(d) The speed limit on Holy Cross Road, from the Frontage Road to St. Clair Avenue is decreased from 30 MPH to 25 MPH. **(Ord. No. 1538-11; 09-06-11)**

(e) Change 5/11-1416(a) to read: "Any person who shall willfully and unnecessarily hinder, obstruct or delay, or who shall willfully and unnecessarily attempt to delay, hinder or obstruct any other person in lawfully driving and traveling upon or along any highway within this State or who shall offer for barter or sale,

merchandise on said highway so as to interfere with the effective movement of traffic shall be guilty of a violation of this Article." **(Ord. No. 697-90; 12-04-90)**

(f) Change 5/11-904(a) to read: "preferential right-of-way at an intersection may be indicated by stop or yield signs."

(g) Change 5/11-1204(a) to read: "preferential right-of-way at an intersection may be indicated by stop signs or yield signs."

(3) **General Speed Restriction.** The general speed limit for streets in the City is 25 MPH, unless otherwise posted as follows:

Longacre Drive	35 MPH
Ludwig Drive	35 MPH
Union Hill Road	30 MPH (Lincoln Trail to Longacre)
	35 MPH (Longacre to Carbon Road)
North Ruby Lane	35 MPH (Lincoln Trail to Ludwig)
Old Lincoln Trail	35 MPH
Old Collinsville Road	30 MPH (Lincoln Highway to Ashland Ave.)

(Ord. No. 1551-11; 10-18-11)

24-4-2 DRIVING RULES.

(A) No person shall drive any vehicle with a willful or wanton disregard for the safety of persons or property.

(B) No person shall be a participant in drag racing as defined in 7/11-504 of the Statutes of the State of Illinois, 1989.

(C) **Fleeing of Attempting to Elude Police Officer.** Any driver or operator of a motor vehicle, who, having been given a visual or audible signal by a police officer directing such driver or operator to bring his vehicle to a stop, willfully fails or refuses to obey such direction, increases his speed, extinguishes his lights, or otherwise flees or attempts to elude the officer is guilty of a violation of this Ordinance. The signal given by the police officer may be by hand, voice, siren, red or blue light. Provided, the officer giving such signal shall be in police uniform and if driving a vehicle, such vehicle shall be marked showing it to be an official police vehicle.

(D) **Unlawful Possession of Highway Sign or Marker.** The Department and local authorities, with reference to traffic control signs, signals, or markers owned by the department or local authority, are authorized to indicate the ownership of such signs, signals or markers on the back of such devices in letters not less than **three-eighths (3/8") inch** or more than **three-fourths (3/4")** inch in height, by use of a metal stamp, etching or other permanent means and, except for employees of the department or local authorities, police officers, contractors and their employees engaged in highway construction contract or work on the highway approved by the department of local authorities, is a violation of this Ordinance for any person to possess such sign, signal or marker so identified.

(E) **Special Speed Limitations on Elevated Structures.** No person shall drive a vehicle over any bridge or other elevated structure constituting a part of a highway at a speed which is greater than the maximum speed which can be maintained with safety to such bridge or structure, when such structure is sign posted.

Upon the trial of any person charged with the violation of this Section, proof of the determination of the maximum speed by the City and the existence of such signs is conclusive evidence of the maximum speed which can be maintained with safety to such bridge or structure.

(F) **Obstructing Person in Highway.** Any person who shall willfully and unnecessarily hinder, obstruct or delay, or who shall willfully and unnecessarily attempt to delay, hinder or obstruct any other person in lawfully or traveling along or upon any highway

within the State or who shall offer for barter or sale merchandise on said highway so far as to interfere with the effective movement of traffic shall be guilty of violation of this Section.

(G) **Child Passenger Protection Act.** The Illinois Vehicle Code, Illinois Compiled Statutes, Chapter 625, Sec. 25/1 through 25/7, entitled, "Child Passenger Protection Act", as passed, approved and amended by the Illinois General Assembly, is hereby adopted by the City and the provisions thereof shall be controlled within the corporate limits of the City. **(Ord. No. 697-90; 12-04-90)**

ARTICLE V - EQUIPMENT OF VEHICLES

24-5-1 ILLINOIS VEHICLE CODE; EQUIPMENT OF VEHICLES ADOPTED. The Illinois Vehicle Code, Illinois Compiled Statutes, Chapter 12, entitled, "Equipment of Vehicles", as passed, approved and amended by the Illinois General Assembly is hereby adopted by the City, and the provisions thereof shall be controlling within the corporate limits of the City, except for the following omissions:

(1) 5/12-605, 5/12-701, the last paragraph beginning with the word "It" and ending with the word "Section". **(Ord. No. 697-90; 12-04-90)**

ARTICLE VI - PARKING RULES

24-6-1 TIME LIMIT PARKING. It shall be unlawful to park any vehicle for a period of time in excess of the amount of time designated by ordinance and so posted. **(Ord. No. 697-90; 12-04-90)**

24-6-2 VEHICLES FOR SALE. It shall be unlawful to park any vehicle upon any street for the purpose of displaying it for sale, or to park any vehicle upon any street from which vehicle merchandise is peddled or sold. **(Ord. No. 697-90; 12-04-90)**

ARTICLE VII

PARKING VIOLATIONS

24-7-1 PARKING RULES.

(A) It shall be unlawful to park any vehicle or to permit a vehicle to remain parked in any zone for a period longer than designated.

(B) It shall be unlawful to park any vehicle or to permit a vehicle to remain parked in any fire lane as designated in Schedule "D" of **Section 24-7-1. (Ord. No. 224; 11-18-75)**

(C) It shall be unlawful to park any travel trailer or utility trailer on any residential street except for the purpose of pick-up or delivery of residents and/or personal property for a period in excess of **eight (8) hours**. **(Ord. No. 1700-15; 06-16-15)**

(D) For purposes of this Section, commercial vehicle shall be defined as any vehicle operated for the transportation of persons and/or personal property in the furtherance of any commercial or industrial enterprise. **(Ord. No. 891-97; 07-01-97)**
It shall be unlawful to park any commercial vehicle or any motor vehicle having a gross weight of more than **three (3) tons** or a width of more than **seven (7) feet** or a motor vehicle with a rate capacity of **one (1) ton** or more, or motor vehicle with a length of over **twenty (20) feet** upon, along, or over any street or thoroughfare within the City, except that any such commercial vehicle or second division vehicle in the process of loading or unloading shall be exempt. Fire department vehicles, ambulances, and vehicles owned or used by the City shall also be exempt.

(E) It shall be prohibited to park any motor vehicle which is not bearing registration plates or decals issued to a handicapped person, as defined by Section 5/1-159.1 of **"The Illinois Vehicle Code",** pursuant to Sections 5/3-616 or 5/11-1301.2 of **"The Illinois Vehicle Code"**, or to a disabled veteran pursuant to Section 5/3-609 of **"The Illinois Vehicle Code"**, as evidence that the vehicle is operated by, or for a handicapped person, or a disabled veteran, in any parking place, including any private or public off street parking facility specifically reserved for motor vehicles bearing such registration plates or decals.

(1) The parking privileges for motor vehicles bearing registration plates or decals issued to a handicapped person or a disabled veteran shall also include motor vehicles registered in another jurisdiction upon which is displayed a registration plate, special decal or device issued by the other jurisdiction designating the vehicle as operated by, or for a handicapped person.

(2) Handicapped or disabled veteran persons bearing the required registration plates or decals shall be exempt from the payment of parking meter fees and exempt from any ordinance imposing time limitations on parking, except limitations on one-half hour or less on any street or highway zone or any parking lot or parking place which is owned, leased or owned and leased by the City or a City parking utility; but such vehicles shall be subject to the laws prohibiting parking in "No Stopping" and "No Standing" zones in front of or near fire hydrants, driveways, public building entrances

and exits, bus stops and loading areas, and where the motor vehicle constitutes a traffic hazard, whereby such vehicle shall be moved at the instruction and request of a law enforcement officer to a location designated by the officer.

(3) Any person owning or operating any public or private off street facility may, after notifying the Police remove or cause to be removed to the nearest garage or other place of safety any vehicle parked within a stall or space reserved for use by the handicapped or disabled veterans, which does not display handicapped registration plates or a special decal or device as required under this paragraph. **(Ord. No. 1044-01; 03-06-01)**

(See 625 ILCS Sec. 5/11-1301.1 et seq.)

24-7-2 PARKING VIOLATIONS.

(A) Any person accused of a violation of an ordinance prohibiting parking a vehicle in a designated area, or restricting the length of time a vehicle may be there parked, may settle and compromise the claim against the accused for such illegal parking by paying to the City within **five (5) days** from the date the ticket is issued **Five Dollars ($5.00)** or after **five (5) days** and within **thirty (30) days** from the date the ticket is issued **Fifteen Dollars ($15.00)**, for each such offense. Such payment may be made to the City Clerk, **8:30 A.M. to 5:00 P.M.** Monday through Friday, and a receipt shall be issued for all money so received, and such money shall be promptly turned over to the City Collector, to be credited to the Fines Fund. The members of the Police Department are hereby authorized to refrain from instituting a prosecution for the alleged offense involved so long as payment of the fine is made within **thirty (30) days** from the date the ticket is issued.

(B) Provided that subsection (A) shall not apply to persons parking a vehicle in a fire lane, to persons parking a vehicle so as to obstruct the entrance or exit of any place where police or fire department apparatus or other emergency equipment is kept or housed, or so as to block an emergency entrance in a hospital. Nor shall subsection (A) apply to any person charged with parking a vehicle so as to entirely obstruct traffic on an arterial street to a one-way traffic only; nor to any person who refuses to move a vehicle illegally parked at the request of any member of the Police Department.

(C) In addition to the authority granted by State Statutes and elsewhere in this Code to tow, remove, and store vehicles, any Police Officer of the City is hereby authorized to remove or cause to be removed to a place of safety, any vehicle found parked in a designated fire lane. The costs of such removal, and reasonably storage costs if the vehicle is not removed by the owner thereof on the same day that such vehicle is removed from the fire lane, shall be at the expense of the owner of the vehicle. **(Ord. No. 419-81; 10-21-81)**

(D) Subsection (A) of this Section shall not apply to persons parking a vehicle in a handicapped parking space without the required registration plates or decals. Any person found guilty of wrongfully parking in a handicapped parking space, shall be fined **Two Hundred Fifty Dollars ($250.00)** in addition to any costs or charges connected with the removal or storage of the motor vehicle. **(Ord. No. 1501-10; 10-05-10)**

ARTICLE VIII - WEIGHT LIMITATIONS

24-8-1 **PROHIBITION OF THROUGH COMMERCIAL VEHICLES ON RESIDENTIAL STREETS.** It shall be unlawful to operate a commercial vehicle on or over **twenty thousand (20,000) pounds** gross vehicle weight on any local, local collector or marginal access street as defined in **Section 14-1-11** of the Revised Code of Ordinances and enumerated herewith, except for purposes of the transaction of business on such streets, and signs indicating such prohibition shall be posted by means of signs installed at or near major entry points to the City's Corporate Limits. Said gross vehicle weight limitation shall apply to all streets accepted into the Municipal Street System, now and in the future, with the following exceptions:

Commerce Lane	Malinda Drive
Executive Drive	Market Place
Jerome Lane	North Ruby Lane
Lanaghan Drive	Old Collinsville Road
Lincoln Highway	Old Lincoln Trail
Longacre Drive	Palmway Drive
Ludwig Drive	Plaza Drive
Lynn Lee Court	Union Hill Road

(Ord. No. 929-98; 08-04-98)

ARTICLE IX - TRAFFIC SIGNS

24-9-1 **TRAFFIC CONTROL SIGNAL LOCATION.** Signal Control devices shall be located as set out in Schedules A, A-1, B, and C. (See Schedules at the conclusion of this Chapter.)

ARTICLE X - PENALTY

24-10-1 **ARRESTS.** Any person arrested for a violation of any provision of this Code shall be released upon proper bail being furnished as required by law.

24-10-2 **PRIMA FACIE PROOF.** The fact that an automobile which is illegally operated or parked is registered in the name of a person shall be considered prima facie proof that such person was in control of the automobile at the time of such violation.

[ED. NOTE: See Chapter 2 of the Revised Code for Abandoned Vehicles.]

ARTICLE XI - VEHICLE SEIZURE AND IMPOUNDMENT

24-11-1 MOTOR VEHICLE IMPOUNDMENT.

(A) **Purpose.** Pursuant to Article II, Chapter 11 of the Illinois Vehicle Code, **625 ILCS 5/11-208.7**, the City of Fairview Heights (the "municipality") shall follow the procedures set forth herein when impounding vehicles and imposing reasonable administrative fees, payable to and collected by the municipality, related to its administrative and processing costs associated with the investigation, arrest, and detention of an offender, or the removal, impoundment, storage, and release of the vehicle. The administrative fees imposed herein by the municipality shall be uniform for all similarly situated vehicles and are in addition to any other penalties or fees that may be assessed by a court of law for the underlying violations, or by a person, firm, or entity that tows and stores the impounded vehicle.

(B) For purposes of this Section:

(1) *Controlled substances* means any substance as defined and included in the schedules of Article II of the Illinois Controlled Substances Act, **720 ILCS 570/201 et seq.**, and cannabis as defined in the Cannabis Control Act, **720 ILCS 550/1 et seq.**

(2) *Drug paraphernalia* means any equipment, products and materials as defined in **720 ILCS 600/2**.

(3) "Weapons offense" means any of the following offenses contained within Article 24 of Chapter 720 of the Illinois Compiled Statutes: 720 ILCS 5/24-1, 24-1.1, 24-1.2, 24-1.25, 24-1.5, 24-1.6, 24-2.1, 24-2.2, 24-3, 24-3.1, 24-3.2, 24-3.3, 24-3.4, 24-3.5, 24-3.6 and 24-3A.

(4) "Theft Offense" means any offense in violation of Article 16 or 16A of the Criminal Code of 1961, Chapter 720 of the Illinois Compiled Statutes.

(5) *Driving under the influence of alcohol, drugs and/or intoxicating compounds* means any offenses as defined section 5/11-501 of the Illinois Vehicle Code, **625 ILCS 5/11-501**.

(6) *Driving on a suspended or revoked license, permit, or privilege to operate a motor vehicle* means any offenses as defined in Section 5/6-303 of the Illinois Vehicle Code, **625 ILCS 5/6-303**; except that vehicles shall not be subjected to seizure or impoundment if the suspension is for an unpaid citation (parking or moving) or due to failure to comply with emission testing.

(7) *Driving on an expired license* means operation or use of a motor vehicle with an expired license, in violation of Section

5/6-101 of the Illinois Vehicle Code, **625 ILCS 5/6-101**, if the period of expiration is greater than one year.

(8) *Driving without a license or permit* means operation or use of a motor vehicle without ever having been issued a license or permit, in violation of Section 6-101 of this Code, or operating a motor vehicle without ever having been issued a license or permit due to a person's age.

(9) *Driving a vehicle by person subject to warrant* means operation or use of a motor vehicle by a person against whom a warrant has been issued by a circuit clerk in Illinois for failing to answer charges that the driver violated Section 6-101, 6-303, or 11-501 of the Illinois Vehicle Code.

(10) *Fleeing or attempting to elude a police officer* means any offenses as defined in Section 5/11-204 or 11-204.1 of the Illinois Vehicle Code, **625 ILCS 5/11-204** and **204.1**.

(11) *Leaving the scene of a personal injury or property damage accident* means any offenses as defined in Sections 5/11-401, 5/11-402, and 5/11-403 of the Illinois Vehicle Code, **625 ILCS 5/11-401, 402** and **403**.

(12) A *misdemeanor* means any misdemeanor offense as defined by an Illinois statute or the Fairview Heights Code of Ordinances.

(13) A *traffic violation* means any offense as defined by the Illinois Vehicle Code or Chapter 24 of the Fairview Heights Code of Ordinances, the "Motor Vehicle Code".

(14) *Interested Person* means the recorded title holder(s) or lien holder(s) of the motor vehicle as registered with the Secretary of State, State of Illinois, or if not registered in Illinois, the particular state where the motor vehicle is registered.

(C) **Offenses Subject to Impoundment and Administrative Fees.**

(1) A motor vehicle used in the possession or delivery of a controlled substance or drug paraphernalia, in violation of the Illinois Controlled Substance Act, the Cannabis Control Act, or the Drug Paraphernalia Control Act, shall be subject to seizure and impoundment under the subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **Four Hundred Dollars ($400.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(2) A motor vehicle used in the commission of a weapons offense, in violation of Article 24 of Chapter 720 of the Illinois Compiled Statutes, shall be subject to seizure and

impoundment under the subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **Four Hundred Dollars ($400.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(3) A motor vehicle used in the commission of a theft offense, in violation of Article 16 or 16A of Chapter 720 of the Illinois Compiled Statutes, shall be subject to seizure and impoundment under the subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **Four Hundred Dollars ($400.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(4) A motor vehicle used in the commission of the offense of driving under the influence of alcohol, drugs and/or intoxicating compounds shall be subject to seizure and impoundment under the subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **Four Hundred Dollars ($400.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(5) A motor vehicle used in the commission of the offense of driving on a suspended or revoked license, permit, or privilege to operate a motor vehicle, driving on an expired license, driving without a license or permit, fleeing or attempting to elude a police officer, or leaving the scene of a personal injury or property damage accident shall be subject to seizure and impoundment under the subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **Four Hundred Dollars ($400.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(6) A motor vehicle driven by a person subject to warrant shall be subject to seizure and impoundment under this subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **Four Hundred Dollars ($400.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(7) A motor vehicle used in the commission of a misdemeanor shall be subject to seizure and impoundment under the subsection. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **One Hundred Fifty Dollars ($150.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(8) Where the police make a custodial arrest of the driver of a vehicle as the result of a misdemeanor, traffic violation, or on a warrant where the driver's vehicle is not considered an instrumentality of the crime, the driver's vehicle shall be subject to seizure and impoundment under this subsection as an exercise of the police officer's community caretaking functions if the officer determines that the driver is unable to remove the vehicle from a public location without continuing its illegal operation, the location of the vehicle creates a need for the police to protect the vehicle from theft or vandalization or the location of the vehicle may jeopardize public safety and the efficient movement of vehicular traffic. The arrestee may give custody of the vehicle to his or her unarrested associates, who are present and capable of taking custody of the vehicle, in lieu of impoundment, provided he/she has the capacity to make that decision. The owner of record of such vehicle, or its agent, shall be liable to the City for an administrative fee of **One Hundred Fifty Dollars ($150.00)**, in addition to fees for the towing and storage of the vehicle and any other criminal penalties assessed by a court of law for the underlying offense.

(D) **Notice of Impoundment.**

(1) Whenever a police officer has probable cause to believe that a vehicle is subject to seizure and impoundment pursuant to this Section, the police officer shall provide for the towing of the vehicle to a facility controlled by the City or its agents, or authorized by the City to receive towed vehicles.

(2) At the time the vehicle is towed, the municipality shall notify, or make a reasonable attempt to notify, the owner, lessee, or person identifying himself or herself as the owner or lessee of the vehicle, or any person who is found to be in control of the vehicle at the time of the alleged offense, of the fact of the seizure, and of the vehicle owner's or lessee's right to an administrative hearing.

(3) The municipality shall also provide notice that the motor vehicle will remain impounded pending the completion of an

administrative hearing, unless the owner or lessee of the vehicle or a lien holder posts with the municipality a bond equal to the administrative fee as provided by this ordinance and pays for all towing and storage charges.

(E) **Preliminary Hearing.**

(1) Whenever the owner of a vehicle seized pursuant to this Section requests, in writing, hand delivered to the Fairview Heights Police Department, a preliminary hearing on probable cause in person and in writing at the police department within **twelve (12) hours** after the seizure, a hearing officer shall conduct such preliminary hearing within **seventy-two (72) hours** after the seizure, excluding Saturdays, Sundays and holidays. The owner, lessee, or person identifying himself or herself as the owner or lessee of the vehicle, or any person who is found to be in control of the vehicle at the time of the alleged offense, shall be given a reasonable opportunity to be heard at the preliminary hearing. The formal rules of evidence will not apply at the hearing, and hearsay evidence shall be admissible. If, after the hearing, the hearing officer determines that there is probable cause to believe that the vehicle was used in the commission of any crime described in paragraphs (A)(1) through (A)(11), the hearing officer shall order the continued impoundment of the vehicle as provided in this Section unless the owner of the vehicle posts with the City a cash bond in the amount of **Four Hundred Dollars ($400.00)** plus fees for towing and storing the vehicle. If the hearing officer determines that there is no such probable cause, the vehicle will be returned without penalty or other fees.

(F) **Administrative Hearing.**

(1) **Notice.** Within **ten (10) days** after a vehicle is seized and impounded pursuant to this Section, the City shall provide a notice of hearing by either personal service or by first-class mail, return receipt requested, to the owner, lessee, and any lien holder of record ("interested persons"), at the last known address of the interested person as registered by the Illinois Secretary of State. The notice of hearing shall contain the date, time, and location of the administrative hearing, as well as notify all interested persons of their right to have the vehicle released to them upon payment of all administrative fees and towing and storage fees. An initial hearing shall be scheduled and convened no later than

forty-five (45) days after the date of the mailing of the notice of hearing.

(2) **Hearing.** All interested persons shall be given a reasonable opportunity to be heard at the hearing. The formal rules of evidence will not apply at the hearing, and hearsay evidence shall be admissible. The administrative hearings shall be conducted in compliance with **625 ILCS 5/11-208.3** and by a hearing officer who is not an employee of the City of Fairview Heights and is an attorney licensed to practice law in this State for a minimum of **three (3) years**. At the conclusion of the administrative hearing, the hearing officer shall issue a written decision either sustaining or overruling the vehicle impoundment.

(3) **Outcome.** If the administrative hearing officer sustains the basis for the vehicle impoundment, the hearing officer shall enter a written order requiring any administrative fee posted to secure the release of the vehicle shall be forfeited to the municipality. Unless the administrative hearing officer overturns the basis for the vehicle impoundment, no vehicles shall be released to the owner, lessee, or lien holder of record until all administrative fees and towing and storage charges are paid. All final decisions of the administrative hearing officer shall be subject to review under the provisions of the Administrative Review Law.

(G) **Abandoned Vehicles.**

(1) Any motor vehicle that is not reclaimed or retrieved from the towing facility or storage facility within **thirty-five (35) days** after the administrative hearing officer issues a written decision shall be deemed abandoned and may be disposed of in accordance with the provisions of Article II of Chapter 4 of the Illinois Motor Vehicle Code.

(H) **Towing and Storage.**

(1) The administrative fee imposed by the municipality for impounded vehicles may be in addition to any fees charged for the towing and storage, or both, of an impounded vehicle. The towing or storage fees, or both, shall be collected by and paid to the person, firm, or entity that tows and stores the impounded vehicle. The towing and/or storage company shall be entitled to receive a fee from the owner or person entitled to possession of any such vehicle prior to the release of the vehicle. The fee shall be to cover the cost of removing said vehicle and, in addition, any fees for the cost of storage of the vehicle for each day or fraction thereof that said vehicle remained at their storage facility in

compliance with their practices. Fees for towing and storage of a vehicle under this Section shall be the same as those charged pursuant to **Section 2-1-5** of this Code.

(2) It shall be the duty of the towing or storage company in possession of the vehicle to obtain documentation issued by the Fairview Heights Police Department confirming compliance with the foregoing requirements and to retain photocopies of that documentation in their files for a period of not less than **six (6) months** following release of said vehicle. The foregoing information shall be made available to the authorities of the City of Fairview Heights for inspection and copying, upon their request, by the towing or storage company. The towing or storage company is prohibited from releasing any vehicle they may tow within the City of Fairview Heights until and unless they obtain the documentation as noted above.

(I) **Administrative Fees.**

(1) The administrative fees established by this Section are to be paid by the registered owner, or the agents of the registered owner, of the vehicle involved in the incident leading to custodial arrest regardless of whether that person was operating the vehicle at the time of the incident. Vehicles towed by the Fairview Heights Police Department for any reason other than those listed above shall be released to the registered owner with no administrative fee charged by the municipality. The person purporting to be the registered owner must present proof of ownership, current proof of insurance and possess a valid driver's license prior to release.

(2) For the purposes of the Section, the administrative fee shall be waived by the municipality:

(a) Upon verifiable proof that the vehicle used in the violation was stolen at the time it was impounded; or

(b) If the vehicle was operating as a common carrier including, but not limited to taxicabs or buses, and the violation occurred without the knowledge of the person in control of the vehicle.

(3) Unless stayed by a court of competent jurisdiction, any administrative fee imposed under this Section which remains unpaid in whole or in part after the expiration of the deadline for seeking judicial review under the Administrative Review Law may be enforced in the same manner as a judgment entered by a court of competent jurisdiction.

(4) This Section incorporates Sections 4/201 through 4/214.1 of the Illinois Vehicle Code to the extent that they are consistent. Where a provision of this Section differs from Sections 4/201 through 4/214.1 of the Illinois Vehicle Code, the provisions of this Section shall be controlling. Enforcement and administration of this Section shall be consistent with the policies and procedures of Section 4/201 through 4/215 of the Illinois Vehicle Code to the extent that said policies and procedures do not directly conflict with the provisions of this Section.

(Ord. No. 1562-12; 03-09-12)

ARTICLE XII - GOLF CART POLICY

DIVISION I - PLEASANT RIDGE NEIGHBORHOOD

24-12-1 **PERMISSION.** Pursuant to statutory authority **(625 ILCS 5/1-1426.1)** the operation of golf carts on the streets and byways in the Pleasant Ridge Neighborhood is hereby allowed.

24-12-2 **SIGNS.** Appropriate signs will be posted in said subdivision alerting the public to such use.

24-12-3 **EQUIPMENT.** No golf cart may be operated unless, at a minimum, it has the following: brakes, a steering apparatus, tires, a rearview mirror, red reflecting warning devices in the front and rear, a slow-moving emblem on the rear of the golf cart, a headlight that emits a white light visible from a distance of **five hundred (500) feet** to the front, a tail lamp that emits a red light visible from at least **one hundred (100) feet** from the rear, brake lights, and turn signals. When operated, a golf cart shall have its headlight and tail lamps lighted.

24-12-4 **PENALTY.** Anyone found violating **Section 24-12-3** of this Division shall be fined for each offense, not less than **Seventy-Five Dollars ($75.00)** nor more than **Five Hundred Dollars ($500.00)**.

(Ord. No. 1550-11; 10-18-11)

ARTICLE XIII

INOPERABLE AND UNLICENSED VEHICLES

24-13-1 DEFINITIONS. The following definitions shall apply to the interpretation and enforcement of this Chapter:

"INOPERABLE MOTOR VEHICLE" shall mean any motor vehicle from which, for a period of at least **seven (7) days**, the engine, wheels, or other parts have been removed or on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own motor power. **"Inoperable Motor Vehicle" does not include** any motor vehicle that is kept within a building when not in use; nor a vehicle on the premises of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise. **(Ord. No. 903-97; 11-04-97)**

"PERSON" shall mean any person, firm, partnership, association, corporation, company or organization of any kind.

"PROPERTY" shall mean any real property within the City which is not a street or highway.

"STREET" OR "HIGHWAY" shall mean the entire width between the boundary line of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.

"UNREGISTERED VEHICLE" shall mean any vehicle which has invalid or otherwise improper registration as required pursuant to **Illinois Compiled Statutes, Chapter 625, Sec. 5/3-400, et seq.,** as now or hereafter amended.

"VEHICLE" shall mean any device, in, upon, or by which any person or property is or may be transported or drawn upon a street or highway, propelled by a power other than human power designed to travel along the ground by use of wheels, treads, runners, or slides, and shall include, without limitations, automobiles, trucks, trailers, motorcycles, tractors, buggies and wagons. **(Ord. No. 544-86; 06-03-86)**

24-13-2 LEAVING OF UNREGISTERED VEHICLES ON THE STREET. No person shall leave or park any vehicle having invalid or otherwise improper registration as required pursuant to **Illinois Compiled Statutes, Chapter 625, Sec. 5/3-400, et seq.,** as now or hereafter amended on any street or highway in the City. **(Ord. No. 544-86; 06-03-86)**

24-13-3 INOPERABLE VEHICLES DECLARED TO BE A NUISANCE. Inoperable motor vehicles, as defined herein, whether on public or private property, are hereby declared to be a nuisance. No person shall abandon, leave or park any inoperable vehicle on public or private property in the City. No owner of any inoperable vehicle shall permit or allow such vehicle to be abandoned, left or parked on public or private property in the City. **(Ord. No. 544-86; 06-03-86)**

24-13-4 **PARKING OR STORAGE OF INOPERABLE MOTOR VEHICLES.** No person shall leave or park or allow to be left or parked any inoperable motor vehicle, as defined in this Chapter, on public or private property within the City. **(Ord. No. 544-86; 06-03-86)**

24-13-5 **IMPOUNDING, RECLAMATION, AND DISPOSITION.** The Police Department is hereby authorized to remove or have removed any inoperable motor vehicle, as defined in this Chapter, left or found at any place within the City, and follow and perform the procedures as provided in **Chapter 625, Illinois Compiled Statutes, Sec. 5/4-200 et seq.,** as now and hereafter amended, with respect to such vehicle as if such vehicle were abandoned within the meaning of such Article II, the provisions of which shall apply to impounded inoperable motor vehicles as if such vehicles were abandoned within the meaning of **Chapter 625, Illinois Compiled Statutes, Sec. 5/4-200 et seq.,** as now and hereafter amended. **(Ord. No. 544-86; 06-03-86)**

SCHEDULE A

TRAFFIC CONTROL SIGNAL LOCATIONS

In accordance with Sections 11-304 and 11-305, the following locations are designated traffic signal control locations:

Highway 50 and Bunkum Road
Highway 50 and Rte. 159
Highway 50 and Rt. 161 (two)
Old Collinsville Road at Rt. 50

SCHEDULE A-1

SCHOOL TRAFFIC SIGNAL CONTROL LOCATIONS

In accordance with Sections 11-3-4 and 11-305, the following locations are designated school traffic control locations:

Rte. 159 between North School Drive and Longacre Avenue. **(Ord. No. 86)**

SCHEDULE B

I. STOP AND THROUGH INTERSECTIONS

In accordance with **Section 11-304** and **Section 11-305,** drivers of vehicles shall stop before entering any of the following intersections:

STOP STREET (DIRECTION)		THROUGH STREET
Anita Drive (South Bd.)	at	Chateau Dr. **(#859-96)**
Anita Drive (Both)	at	Elvira Drive **(#652-89)**
Aubuchon Drive	at	Cherry St. **(#447-82)**
Aubuchon Drive	at	Highway 50 **(#86)**
Auburn Court	at	Duke Dr. **(#881-97)**
Augustana Way	at	Columbia **(#1406-08)**
Barco Road (East Bd.)	at	Old Collinsville Road **(#652-89)**
Barco Road (West Bd.)	at	Perrin Rd. **(#652-89)**
Bayberry Dr. (South Bd.)	at	Ashland Dr. **(#1225-05)**
Bayberry Dr. (East Bd.)	at	Oulvey Dr. **(#1225-05)**
Baylor Dr.	at	Columbia Ave. **(#881-97)**
Baylor Dr.	at	Stanford Way **(#881-97)**
Beacon Hill Road (Both)	at	Estatesview Dr. **(#690-90)**
Bel Dere Drive	at	Bunkum Road **(#86)**
Bel Rose	at	Highway 50 **(#86)**
Belle Drive	at	East Dr. **(#775-93)**
Belle Drive (West Bd.)	at	N. Illinois St.
Blackwolf (East Bd.)	at	Wolfrun Trail **(#1145-03)**
Blanc-Lee (South Bd.)	at	Beau Gon **(#690-90)**
Bluff Court	at	Highway 50 **(#86)**
Bountiful Drive	at	North Point Dr. **(#86)**
Bourne Ct. (North Bd.)	at	Brittany Dr. **(#876-97)**
E. Bourne Ct. (East Bd.)	at	Sheffield **(#887-97)**
Brittany Drive (North Bd.)	at	Longacre Dr. **(#782-93)**
Brown Road	at	Pearson Dr. **(#380-80)**
Bunkum Road	at	Old Lincoln Trail **(#86)**
Burcham Dr. (Both)	at	Highland Road **(#692-90)**
Caledonia Court (West Bd.)	at	Bayberry Dr. **(#1225-05)**
Cameo Dr.	at	Chateau Dr. **(#1206-04)**
Candlelight Dr.	at	Pontiac Dr. **(#775-93)**
Canty Lane	at	Highway 50 **(#86)**
Cari Dr. (East Bd.)	at	Mark Dr. **(#887-97)**
Carlin Drive	at	Old Lincoln Trail **(#86)**
Catherine Drive	at	Highway 50 **(#86)**
Catherine Drive	at	St. Clair Dr. **(#86)**
Cedar Dr. (Both)	at	Pleasant Ridge Dr. **(#902-97)**
Center Lane	at	St. Clair Road **(#86)**
Chateau Drive (West Bd.)	at	N. Illinois St. **(#652-89)**
Cherry Street	at	Stacy Dr. **(#447-82)**
Clark Street	at	Wilshire **(#408-81)**
Clemson Drive (West Bd.)	at	Depaul Dr. **(#1145-03)**
Clinton Road (East Bd.)	at	Old Collinsville Road **(#652-89)**
Clinton Road (West Bd.)	at	Perrin Road **(#652-89)**

SCHEDULE B (CONTINUED)

Club Road	at	St. Clair Road **(#500-84)**
Club Road	at	Wilson Lane **(#500-84)**
Coral Drive	at	Old Collinsville Road **(#86)**
Cory Drive (South Bd.)	at	Stites Ave. **(#652-89)**
Countryside Lane	at	Ashland Ave. **(#101)**
Countryside Lane	at	Highway 50 **(#86)**
Countryside Lane (Both)	at	Plum St. **(#101)**
Crossroad Drive	at	Highway 50 **(#86)**
Crystal Dr. (East Bd.)	at	Bayberry Dr. **(#1225-05)**
Debra Drive	at	Cherry St. **(#284f)**
DePaul Dr.	at	Columbia Ave. **(1291-05)**
Deppe Lane	at	South Road **(#1524-11)**
Drake Road (East Bd.)	at	Old Collinsville Road **(#652-89)**
Duke Dr.	at	Columbia Ave. **(#1619-13)**
Durley Drive (East Bd.)	at	Old Collinsville Road **(#652-89)**
Edding Ln. (East Bd.)	at	N. Ruby Ln. **(#869-96)**
Elvira Drive (Both)	at	East Drive **(#652-89)**
Elvira Drive (West Bd.)	at	Highway 50 **(#652-89)**
Embassy Drive	at	Old Collinsville Road **(#86)**
Enos Drive (East Bd.)	at	Old Collinsville Road **(#652-89)**
Enos Drive (Both)	at	Perrin Road **(#690-90)**
Estatesview Drive	at	Highway 50 **(#86)**
Estella Drive	at	Highway 159 **(#86)**
Estelle Lane	at	Bunkum Road **(#86)**
Executive Drive (West Bd.)	at	Salem Place **(#86)**
Fairview Drive	at	Bunkum Road **(#86)**
Fairview Drive	at	Highway 50 **(#86)**
Fairway Drive	at	North Ruby Lane **(#86)**
Fairway Drive	at	Pasadena Drive **(#86)**
Felicity Drive	at	Chateau Dr. **(#1206-04)**
Fields End Dr. (West Bd.)	at	Bayberry Dr. **(#1225-05)**
First Avenue	at	Highland Park Road **(#569-87)**
First Avenue	at	Highway 50 **(#86)**
Fordham	at	Joseph Drive **(#652-89)**
Fordham	at	Lenora Dr. **(#738-92)**
Forest Drive	at	Bunkum Road **(#86)**
Forest Drive	at	Highland Road **(#86)**
Forest Hills Dr	at	Fairview Dr. **(#218)**
Frey Lane (South Bd.)	at	Ashland Ave. **(#101)**
Frey Lane (North Bd.)	at	Highway 50 **(#86)**

SCHEDULE B (CONTINUED)

Gale Drive	at	Laurel Drive **(#1546-11)**
Gale Drive	at	North Point **(#408-81)**
Glenwood Dr. (South Bd.)	at	Forest Dr. **(#876-97)**
Greenridge Heights Rd. (Letha)	at	Old Lincoln Trail **(#86)**
Hampton Drive	at	Highway 50 **(#86)**
Harris Drive	at	Old Collinsville Road **(#86)**
Hermitage Avenue	at	Mt. Vernon Dr. **(#447-82)**
Highland Park Road	at	Highland Park Road **(#569-87)**
Highland Road	at	Bunkum Road **(#86)**
Hill Drive	at	Old Lincoln Trail **(#86)**
Hillside Avenue	at	Sycamore **(#86)**
Hilltop	at	Highway 161 **(#86)**
Hollandia Drive	at	Bonita Blvd. **(#652-89)**
Holliday Drive (Both)	at	Bayberry Dr. **(#1225-05)**
Holliday Drive (West Bd.)	at	Crystal Dr. **(#1225-05)**
Holliday Drive	at	Old Collinsville Road **(#86)**
Holliday Drive (Both)	at	Oulvey Dr. **(#1107-02)**
Holy Cross Road	at	Highway 50 **(#86)**
N. Holy Cross Road	at	Highway 50 **(#86)**
Hyde Park Drive	at	Lexington Dr. **(#447-82)**
Hyde Park Drive	at	Monticello Place **(#447-82)**
Irma Lane (South Bd.)	at	Fairway Dr. **(#702-91)**
Jerome Lane	at	Highway 50 **(#388-80)**
Jerome Lane	at	Market Place **(#388-80)**
Jerome Lane (North leg of intersection)	at	Market Place **(#447-82)**
Joseph Drive	at	Ashland Ave. **(#101)**
Joseph Drive	at	Highway 50 **(#86)**
Judith Lane (South Bd.)	at	Fairway Dr. **(#702-91)**
Judy Lane	at	Highway 50 **(#86)**
Judy Lane	at	Orlando Court **(#509-85)**
Kadlec Drive (West Bd.)	at	Highway 159 **(#652-89)**
Kadlec Drive (East Bd.)	at	Joseph Drive **(#652-89)**
Kassing Drive (East Bd.)	at	Highway 159 **(#652-89)**
Lake Stratford Dr. (East Bd.)	at	Bonita Blvd. **(#652-89)**
Lakeland Hills Dr. (East Bd.)	at	Highway 159 **(#652-89)**
Lakeshire Drive	at	Bunkum Road **(#86)**
Lanaghan Drive	at	Estella Drive **(#111)**
Lanaghan Drive	at	Highway 60 **(#86)**
Lanaghan Drive (South Bd.)	at	Malinda Dr. **(#928-98)**
Lea Drive	at	Cedar Drive **(#806-94)**

SCHEDULE B (CONTINUED)

Lea Drive	at	Wayne Drive **(#806-94)**
Leininger Drive	at	Old Collinsville Road **(#86)**
Leininger Drive (West Bd.)	at	Oulvey Dr. **(#1360-07)**
E. Lexington Drive	at	Hampton **(#408-81)**
Lexington Drive	at	Highway 50 **(#86)**
Lexington Drive	at	Monticello Place **(#662-90)**
E. Lexington Drive	at	Old Collinsville Road **(#86)**
Lexington Dr. (North leg-East)	at	Richmond Dr. **(#495-84)**
Liberty Road	at	Union Hill Rd. **(#86)**
Old Lincoln Trail	at	Highway 161 **(#86)**
Linda Drive (East Bd.)	at	Highway 159 **(#86)**
Lola (West Bd.)	at	Bonita **(#1452-09)**
Lonewolf Ct. (South Bd.)	at	Redwolf Ct. **(#1145-03)**
Lucinda Drive	at	Holy Cross Road **(#86)**
Ludwig Dr.	at	North Ruby Ln. **(#224)**
Lynwood Lane	at	Glenwood Road **(#86)**
Lynwood Lane	at	Highland Road **(#86)**
Mae Street	at	South Ruby Lane **(#160)**
Magdalena Avenue	at	Highway 50 **(#86)**
Access Road: Magna Bank	at	Highway 50 **(#86)**
Malinda Drive	at	Highway 159 **(#86)**
Mary Ann Dr. (North Bd.)	at	Baldus Dr. **(#876-97)**
Mar-Jacques Drive	at	Beau Gon **(#652-89)**
Marilyn Circle	at	Stacy Dr. **(#552-86)**
Mark Drive	at	Highway 50 **(#86)**
Market Place	at	N. Ruby Lane **(#388-80)**
McKnight Road	at	Liberty Road **(#86)**
Meckfessel Drive	at	North Point **(#86)**
Meckfessel Drive	at	Union Hill Rd. **(#86)**
Merriweather Lane	at	Bountiful Dr. (Both) **(#1344-07)**
Merriweather Lane	at	Meckfessel Dr. (North Bd.) **(#1344-07)**
Merriweather Lane	at	Primrose Lane (Both) **(#1344-07)**
Merriweather Lane	at	South Point Dr. **(#86)**
Millikin Dr. (West Bd.)	at	Duke Dr. **(#1032-00)**
Montclair Drive	at	Highway 50 **(#86)**
Monticello Place	at	Highway 50 **(#86)**
Mount Vernon Drive	at	Highway 50 **(#86)**
Neuner Drive	at	Estella Dr. **(#86)**
Neuner Drive	at	Malinda Dr. **(#86)**
New Castle Drive	at	Longacre Dr. **(#632-89)**
N. 94th Street	at	Highway 50 **(#86)**
N. 94th Street	at	Highway 161 **(#86)**
Noles Drive	at	Highway 50 **(#86)**
North Avenue	at	1st Ave **(#86)**

SCHEDULE B (CONTINUED)

North Point	at	Highway 50 **(#86)**
North Point	at	Liberty Road **(#86)**
North Road	at	St. Clair Road **(#500-84)**
North Ruby Lane	at	Highway 50 **(#86)**
North School Drive	at	Highway 159 **(#86)**
Nottingham Dr. (East Bd.)	at	Brittany Dr. **(#782-93)**
Nottingham Dr. (East Bd.)	at	New Castle Dr. **(#782-93)**
Nottingham Dr. (West Bd.)	at	New Castle Dr. **(#782-93)**
Old Bunkum Road	at	Bunkum Rd. (near Bel Dere Dr.) **(#86)**
Old Bunkum Road	at	Bunkum Rd. (near Highland Rd.) **(#86)**
Orlando Place	at	Ashland Ave. **(#101)**
Orlando Place	at	Highway 50 **(#86)**
Orleans (East Bd.)	at	Joseph Dr. **(#896-97)**
Oulvey Drive (East Bd.)	at	Old Collinsville Rd. **(#86)**
Oxford Ave. (East Bd.)	at	Brittany Dr. **(#782-93)**
Oxford Ave. (West Bd.)	at	Brittany Dr. **(#782-93)**
Oxford Ave. (East Bd.)	at	New Castle Dr. **(#782-93)**
Oxford Ave. (West Bd.)	at	New Castle Dr. **(#782-93)**
Palmetti (Both legs)	at	Orlando Court **(#509-85)**
Pasadena Drive	at	Highway 50 **(#86)**
Patricia Drive	at	Estates View Drive **(#1422-08)**
Peachtree Lane (North Bd.)	at	Chateau Drive **(#652-89)**
Pearson Drive	at	Old Lincoln Trail **(#86)**
Perrin Rd. (North Bd.)	at	Ashland Ave. **(#652-89)**
Phillips Drive	at	Highway 50 **(#86)**
Pine Trail	at	Pasadena Drive **(#101)**
Pleasant Lane	at	Highway 50 **(#86)**
Pleasant View (East Bd.)	at	Magdalena **(#569-87)**
Pleasant View (South Bd.)	at	Magdalena **(#569-87)**
Pleasant View	at	Sycamore **(#86)**
Plum Street	at	Debra Dr. **(#329-78)**
Pontiac Dr. (Both)	at	Kassing Ave. **(#652-89)**
Pontiac Dr. (South Bd.)	at	Linda Dr. **(#652-89)**
Pontiac Dr. (Both)	at	Lola Ln. **(#1464-09)**
Pontiac Dr. (North Bd.)	at	Longacre Dr. **(#652-89)**
Pontiac Dr. (Both)	at	Stites Ave. **(#652-89)**
Potomac Dr.	at	Highway 50 **(#86)**

SCHEDULE B (CONTINUED)

Redwolf Ct. (East Bd.)	at	Wolfrun Trail **(#1145-03)**
Renollet Drive	at	Highway 50 **(#86)**
Richmond Drive (Both)	at	Fairfield Dr. **(#713-91)**
Richmond Drive (South Bd.)	at	Lexington Dr. (South leg) **(#495-84)**
Ridge Heights Rd. (East Bd.)	at	Old Lincoln Trail **(#86)**
Roselawn Ave. (South Bd.)	at	Highway 50 **(#86)**
SBI 12 Spur	at	Highway 50 **(#86)**
SBI 12 Spur	at	Old Lincoln Trail **(#86)**
St. Clair Road (Both)	at	Old Lincoln Trail **(#86)**
Schaperkoetter Dr.	at	E. Lexington Dr. **(#1132-03)**
Schaperkoetter Dr. (South Bd.)	at	Highway 50 **(#86)**
Second Ave.	at	Highway 50 **(#86)**
Sharilane Dr.	at	Kassing Dr. **(#1395-08)**
Sheffield Ct. (East Bd.)	at	Cheshire Ct. **(#887-97)**
Sheryl Dr. (South Bd.)	at	Highway 50 **(#86)**
South Ave (West Bd.)	at	First Ave **(#86)**
South Road (Both)	at	St. Clair Rd. **(#447-82)**
South Road Lane	at	St. Clair Rd. **(#447-82)**
South Ruby Lane	at	Highway 50 **(#86)**
Spivey Ln. (East Bd.)	at	Edding Ln. **(#869-96)**
Stanford Way	at	Columbia Ave. **(#881-97)**
Stites Avenue (East Bd.)	at	Highway 159 **(#652-89)**
Summit Dr. (East Bd.)	at	Glenwood Dr. **(#502-84)**
Summit Dr. (East Bd.)	at	Highland Road **(#86)**
Susan Ct. (South Bd.)	at	Cari Dr. **(#887-97)**
Sycamore Drive	at	Highland Park Rd. **(#569-87)**
Temple Dr.	at	Columbia Ave. **(#881-97)**
Temple Dr.	at	Stanford Way **(#881-97)**
Third Ave.	at	Highway 50 **(#86)**
Tietje Dr. (East Bd.)	at	Concord Dr. **(#1263-05)**
Timberwolf Trail (South Bd.)	at	Stonewolf Trail **(#1145-03)**
Tulane Ct.	at	Northwestern Ave. **(#881-97)**
Union Hill Road	at	Highway 50 **(#86)**
Union Hill Road	at	Longacre Dr. **(#429-82)**
Vale Drive	at	Liberty Road **(#86)**
Vale Drive (North Bd.)	at	Primrose **(#1360-07)**
Village Drive	at	Beau Gon **(#652-89)**
Voss	at	Highway 50 **(#86)**
Wake Forest	at	Columbia **(#1406-08)**
Weinel Drive	at	Highway 50 **(#86)**
Wendell Court (East Bd.)	at	Joseph Drive **(#652-89)**
Wilmington	at	Holy Cross Rd. (#218-75)
Wilmington	at	Lakeshire Dr. **(#1605-13)**
Wilshire Drive	at	Highway 50 **(#86)**
Wolfrun Trail (South Bd.)	at	Stonewolf Trail **(#1145-03)**
Wolf Hollow (West Bd.)	at	Timberwolf Trail **(#1145-03)**

SCHEDULE B (CONTINUED)

II. THREE-WAY INTERSECTIONS

Bonita Blvd. (Both)	at	Linda Drive **(#652-89)**
Bonita Blvd. (Both)	at	Stites Ave. (West Bd.) **(#652-89)**
Chateau Drive (Both)	at	Archway Drive **(#652-89)**
Columbia Ave. (Both)	at	DuPaul **(#1619-13)**
Countryside Ln. (Both)	at	Cherry St. **(#539-86)**
Dogwood Street (Both)	at	Primrose Ln. (West Bd.) **(#86)**
Duke Dr. (Both)	at	Northwestern Ave. **(#881-97)**
Dunhill Dr.	at	Saybrook Falls Dr. **(#1619-13)**
Dunhill Dr.	at	Willow Spring Hill Dr. **(#1619-13)**
Glenwood Dr. (Both)	at	Summit Dr. (East Bd.) **(#503-84)**
Hampton (Both)	at	E. Lexington Dr. (West Bd.) **(#533-86)**
Jubaka Dr. (Both)	at	Lakeland Hills Dr. **(#702-91)**
Lakeland Hills (Both)	at	Lawrence Drive **(#806-94)**
Lakeshire Dr. (West)	at	Forest Hills Dr. (Both) **(#1359-07)**
Linda Dr. (Both)	at	Pontiac Dr. **(#947-99)**
Lindenleaf (Both)	at	Beau Gon **(#713-91)**
Old Collinsville Rd. (Both)	at	Ashland Ave. (East Bd.) **(#652-89)**
Old Collinsville Rd. (Both)	at	Ashland Ave. **(#616-88)**
Orlando Place (Both)	at	Cypress **(#536-85)**
Potomac (Both)	at	Concord Dr. **(#494-84)**
Richmond Drive (Both)	at	Hermitage Dr. **(#543-83)**
St. Clair Dr. (Both)	at	Bluff Ct. (South Bd.) **(#869-96)**
South Ruby Lane (Both)	at	St. Clair Dr. (East Bd.) **(#397-80)**
Toulon Court (Both)	at	Archway Dr. **(#702-91)**

III. FOUR-WAY INTERSECTIONS

Ashland Avenue	and	Joseph Dr. **(#652-89)**
Cherry Drive	and	Joseph Dr. **(#83)**
Conner Pointe	and	Saybrook Falls **(#1684-15)**
Joseph Drive	and	Elvira Drive **(#652-89)**
Joseph Drive	and	Plum St. **(#101)**
Kassing Avenue	and	Bonita Blvd. **(#799-94)**
Market Place	and	Commerce Lane (#562-86)
North Point Drive	and	Meckfessel Dr. (#218)
North Point Drive	and	Primrose Lane **(#86)**
Perrin Road	and	Durley Drive **(#690-90)**
St. Clair Road	and	Old Lincoln Trail **(#525-85)**
South Ruby Lane	and	Longacre Dr. (#218)
Terra Springs Way	and	Connor Pointe Dr. **(#1524-11)**
Viburnum Drive	and	Beau Gon (#658-89)

SCHEDULE "C"

NO PARKING ZONES

In accordance with the provisions of this Chapter, Sections 5/11-304 and 5/11-305, no person shall stand or park a vehicle at any time at any of the following locations:

STREET-SIDE(S)		LOCATION
Ashland Dr. - Both	From	Rte. 159 to Old Collinsville Rd. **(#786-93)**
Barco	From	Entire Street **(#848-95)**
Bluff Court - Both	From	Lincoln Trail South 400 feet **(#575-87)**
Brown Dr.		Cul-de-Sac (6:00 A.M. to 6:00 P.M.) **(#1463-09)**
Bunkum Road - Both	From	Old Lincoln Trail to a Point 300 feet north of the Centerline of Rte. 50
Cliff Dr. (Both)		Entire Street **(#796-94)**
Club Road - Both	From	St. Clair Road east 170 ft. **(#126)**
Concord Dr. & Potomac Dr.	From	East edge of the driveway of #14 North Concord Dr. east 200 ft. **(#380-80)**
Crossroad Drive - Both	From	Lincoln Highway north 125 feet **(#546-86)**
DePaul Dr. - Both	From	Frank Scott Parkway to a point 200 feet North of the centerline of Frank Scott Parkway. **(#1708-15)**
Dogwood Dr. – East	From	313 Dogwood to #4 Southpoint Rd. **(#1331)**
Enos Drive – North	From	Entire Length **(#1188-04)**
Estates View Dr. - Both	From	St. Clair Ave. north 100 feet
Estella - North	From	N. Illinois west 280 ft. **(#757-92)**
First Ave. - Both	From	Pleasant View Dr. south 180 feet **(#635-89)**
First Ave. - Both	From	St. Clair Ave. north 179 feet **(#588-87)**
Fordham – West	From	Centerline of Joseph Dr. to a point 70 feet east **(#1685-15)**
Hillside Avenue - North	From	Sycamore Dr. in an easterly direction to the northeastern boundary of Bluff View School property. **(#720-91)**
Hillside Avenue - South	From	Sycamore west 110 feet **(#662-90)**
Hillside Avenue - South	From	The northeastern boundary line of the Bluff View School to the southwestern boundary line of the school on the east side of Sycamore Dr. **(#720-91)**
Holy Cross Road - Both	From	The property line of 9504 Holy Cross Road west for a distance of 1,392 feet **(#1499-10)**

SCHEDULE C (CONTINUED)

Ill. Rte. 161 - Both	From	U.S. 50 south 2,100 feet **(#149)**
Joseph Drive - East	From	200 feet south of Elvira Dr. to a point 400 feet south of Elvira Dr. **(#755-92)**
Joseph Drive – North	From	Centerline of Fordham to a point 85 feet south **(#1685-15)**
Joseph Drive - West	From	275 feet south of Elvira Dr. to a point 355 feet south of Elvira Dr. **(#755-92)**
Kassing Ave. – Both	From	Lake Stratford Dr. east 40 feet **(#1578-12)**
Kassing Ave. - Both	From	48 Kassing Dr. to the intersection of Sharilane Dr. **(#1394-08)**
Lake Stratford Dr. – Both	From	Kassing Ave. to Lake Stratford Circle **(#1578-12)**
Lanaghan Drive - West	From	Malinda Dr. to Lincoln Trail **(#512-85)**
Lincoln Highway - Both	From	1100 feet east of Rte. 159 Centerline to Old Collinsville Road **(#424-81)**
Lincoln Highway - Both	From	Orlando Place to Mt. Vernon Drive **(#369-79)**
Lincoln Trail - North	From	Rte. #50 to Bunkum Rd. Extension
Lincol. Trail - North	From	S.B.I. 12 Spur east 30 feet
Longacre Drive - Both	From	Union Hill Rd. to Rte. 159
Ludwig Drive - Both	From	Rte. 159 to north Ruby Lane
Magdalena Avenue – East	From	Entire Distance in City **(#1032-00)**
Malinda Drive - Both		The entire length **(#551-86)**
Meckfessel Dr. & Dogwood Dr. (South)	From	#4 Meckfessel Dr. to Bountiful Dr. **(#1331)**
Mt. Vernon Drive – West	From	Lincoln Highway north 600 feet **(#1025-00)**
North Point Road - Both	From	Lincoln Trail south 50 feet **(#512-85)**
Old Bunkum Road - Both	From	Holy Cross Rd. south **(#521-85)**
Old Collinsville Rd. - Both	From	Ashland to a point 560 feet south of Enos Drive **(#652-89)**
Old Collinsville Rd. - East	From	Lincoln Highway south 300 feet **(#417-81)**
Old Collinsville Rd. - West	From	Ashland north 1080 feet **(#417-81)**
Old Collinsville Rd. - West	From	Lincoln Highway south 1288 feet **(#417-81)**
Old Lincoln Trail - North	From	Bunkum Rd. west 300 feet **(#841-95)**
Old Lincoln Trail – North	From	Route 161 to east 520 feet **(1226-05)**
Old Lincoln Trail – South	From	9840 Old Lincoln Trail east 300 feet **(1226-05)**
Old Lincoln Trail - South	From	Wilson Ln. east 735 feet **(#841-95)**
Orlando Drive - East	From	Lincoln Highway south 150 feet
Pasadena Drive - Both	From	Lincoln Trail north 350 feet **(#458-83)**
Pine Trail - South	From	The west edge of #4 Pine Trail west for 230 feet **(#655-89)**

SCHEDULE C (CONTINUED)

Pleasant Lane - Both	From	Lincoln Trail north 600 feet **(#440-81)**
Pleasant View - Both	From	Magdalena Dr. to Sycamore Drive **(#426-82)**
Pleasant View - North	From	89th St. to Magdalena Ave. **(#855-96)**
Pleasant View - South	From	89th St. east 225 feet **(#855-96)**
Pontiac Road – Both	From	225 feet south of Hillside to Highland Park Road **(#1086-02)**
Potomac Drive - Both	From	Lincoln Trail north 50 feet **(#512-85)**
Potomac Drive - East	From	South edge of driveway at No. 10 Potomac south for 100 ft. **(#380-80)**
Potomac Drive - West	From	North edge of driveway at No. 9 Potomac north 200 feet **(#380-80)**
Roselawn Avenue - Both		
Route 50 - Both	From	300 feet of any intersection
Route 50 - Both	From	A point 1031 ft. east to a point 1152 west of Rte. 161 **(#149)**
Route 50 - Both	From	St. Clair Rd. to a point 1100 feet east of Ill. Rte. 159
Route 50 - Both	From	Schaperkoetter Rd. to Old Collins-ville Road **(#145)**
Route 159 - Both		Entire distance in City **(#334-78)**
Ruby Lane - Both	Within	300' of all intersections **(#187)**
South Ruby Lane - Both	From	Lincoln Trail to Wilcox **(#367-79)**
Salem Place - Both	From	Old Collinsville Rd. to Rte. 159 **(#428-82)**
North School Drive	From	Ill. 159 to 400 feet west **(#364)**
St. Clair Avenue - Both	From	Rte. 161 and Magdalena east to
St. Clair Drive - South	From	Union Hill Rd. to a point 650 feet east **(#458-83)**
St. Clair Road - Both	From	Club Rd. north 168 feet **(#126)**
St. Clair Road - Both	From	Lincoln Trail to Rte. 50 **(#188)**
		Montclair Dr. and Holy Cross Road **(#535-85)**
Schaperkoetter Drive	From	Lincoln Highway north 130 feet **(#546-86)**
Second Avenue - Both	From	Rte. 50 north 273 feet **(#126)**
Sheryl Drive - Both	From	Lincoln Trail north 180 feet **(#837-95)**
Spivey Lane - Both		Entire Length **(#1374-07)**
Sycamore Drive - West	From	Hillside south 430 feet **(#662-90)**

SCHEDULE C (CONTINUED)

Sycamore Drive - West	From	The intersection of Hillside Ave. and Sycamore Dr. in a southerly direction to the southwestern boundary line of Bluff View School property**. (#720-91)**
Union Hill Road - East	From	Rte. 50 south to Corporate Limits **(#276)**
Union Hill Road - West	From	Rte. 50 south to Meckfessel Drive **(#276)**
Union Hill Road		Within 300' of all intersections **(#187)**
Voss Drive – West		Entire Length **(#1174-03)**
Voss Drive – East		Lincoln Trail south 376 feet **(#1174-03)**
Wilson Lane - East	From	Old Lincoln Trail south 188 feet
Wilshire Dr. (Both)	From	St. Clair Ave. for 100 feet. **(#796-94)**

SCHEDULE C-1

LIMITED PARKING

In accordance with **Sections 5/11-304 and 5/11-305,** no person shall stand or park his vehicle:

BETWEEN THE HOURS OF 8:00 A.M. AND 12:00 NOON ON SUNDAYS:

Roselawn Ave.	(Both sides)	First Block **(#1013-00)**

SCHEDULE "D"

FIRE LANES

On the St. Clair Square Mall property starting from a point on the West parking lot located 19.0 feet South of the Southwest corner of the Sears store at a width of 0.0 to 15.0 feet from the curb edge continuously around the complex to a point delineated by a corner marking the joining of the Northeast corner of the Sears store and the Southwest JC Penney store, including the area on the South side of a parking island located 140.0 to 300.0 feet East of the Famous Barr building, North of the curb marking the South edge of the North parking lot at a width of 0.0 to 15.0 feet from the South island edge, but excluding the following areas designated as loading zones: (1) 660.0 feet to 779.0 feet North of the Southwest corner of the Sears store at a width of 0.0 to 15.0 feet from the curb edge; (2) Along the sidewalk and loading docks area adjacent to the South edge of the North parking lot, 132.0 feet to 272.0 feet East of the Famous Barr building; (3) Along the sidewalk and loading docks from a point at curb edge adjacent to the corner marking the Northeast external corner of the JC Penney store to the Southeast corner of the JC Penney loading dock area at a width of 0.0 to 15.0 feet from the curb edge. **(Ord. No. 1255-05; 06-07-05)**

A 24 foot wide Fire Lane located upon the ingress/egress easement for property located at 313 Salem Place; parking is prohibited on the entire width of the Fire Lane, from the point of intersection of the ingress/egress with Salem Place, continuing for a distance from 0.0 feet to 222 feet east of said intersection. **(Ord. No. 1488-10; 06-01-10)**

LOADING ZONES

On the St. Clair Square Mall property, the following areas shall be designated as loading zones: (1) On the West parking lot east edge from 660.0 feet to 779.0 feet North of the Southwest corner of the Sears store at a width of 0.0 to 15.0 feet from the curb edge; (2) Along the sidewalk and loading docks area adjacent to the South edge of the North parking lot, 132.0 feet to 272.0 feet East of the Famous Barr building; (3) Along the sidewalk and loading docks from a point at curb edge adjacent to the corner marking the North edge of JC Penney package pickup area to the Southeast corner of the JC Penney loading dock area at a width of 0.0 to 15.0 feet from the curb edge. **(Ord. No. 1255-05; 06-07-05)**

HANDICAPPED PARKING ZONES

Americana Circle (South Side)	From	Southeast corner of intersection with Cameo Drive east 123 feet **(#1491-10)**

SCHEDULE "E"

RIGHT TURNS ONLY

Only right turns onto Highway 50 from the exit at Market Place, located East of Ruby Lane and West of Jerome Lane shall be lawful. **(#365; 07-03-79)**

Only onto Lincoln Trail from the southeast exit of 6525 North Illinois. **(#1247-05; 05-03-05)**

SCHEDULE "F"

NO "U" TURNS

In accordance with the provisions of this Chapter and Ch. 625 of the Illinois Compiled Statutes, "U" turns are hereby prohibited on the following streets:

For north and south bound traffic on Illinois Route 159 at the intersection of Malinda Drive **(#702-91)**

SCHEDULE “G”

NO LEFT TURNS

In accordance with the provisions of this Chapter and Chapter 625 of the Illinois Compiled Statutes, left turns are hereby prohibited onto the following streets:

Commerce Lane	From	The southwest exit of 10835 Lincoln Trail **(#1066-01)**
North Illinois Street	From	The north exit of 6114 North Illinois Street **(#1066-01)**
North Illinois Street	From	The south exit of 6204 North Illinois Street **(#1066-01)**
Lincoln Trail	From	The south exit of 10835 Lincoln Trail **(#1066-01)**
Lincoln Trail	From	The south exit of 10899 Lincoln Trail **(#1066-01)**
Lincoln Trail	From	The southeast exit of 6525 North Illinois **(#1066-01)**

SCHEDULE “O”

ONE-WAY STREETS

Wilmington Drive	From	Holy Cross Road - Southbound to Lakeshire Drive **(#1479-10)**

CHAPTER 25

NUISANCES

ARTICLE I - GENERALLY

25-1-1 **SPECIFIC NUISANCES ENUMERATED.** It is hereby declared to be a nuisance and to be against the health, peace and comfort of the City, for any person, firm or corporation within the limits of the City to permit the following; but the enumeration of the following nuisances shall not be deemed to be exclusive:

(A) **Rubbish/Garbage.** To cause the carcass of any animal or rubbish/garbage to be collected, to be deposited or to remain in any place, to the prejudice of others. Rubbish/Garbage shall be defined as noted in 302.1 of the BOCA National Property Maintenance Code of 1996.

(B) **Corruption of Water.** To corrupt or render unwholesome, or impure, the water of any spring, river, stream, pond or lake, to the injury or prejudice of others.

(C) **Encroachment.** To obstruct or encroach upon public right-of-way, private ways, streets, alleys, commons, landing places, and ways to burying places.

(D) **Manufacturing or Storage of Gunpowder.** To carry on the business of manufacturing or storage of gunpowder, nitroglycerine, or other highly explosive substances, or mixing or grinding the materials therefore, in any building within **three hundred (300) yards** of any building erected at the time such business may be commenced.

(E) **Noxious Odors.** To erect, continue or use any property building, device or equipment for the exercise of any trade, employment, manufacture, or dissemination which, by occasioning noxious exhalations, offensive smells or otherwise, is offensive or dangerous to the health of individuals or the public.

(F) **Wells Unplugged.** To permit any well drilled for oil, gas, salt water disposal or any other purpose in connection with the production of oil and gas, to remain unplugged after such well is no longer used for the purpose for which it was drilled.

(G) **Burn-Out Pits.** To construct or operate any salt water pit or oil field refuse pit, commonly called a "burn-out pit", so that salt water, brine or oil field refuse or other waste liquids may escape therefrom in any manner except by the evaporation of such salt water or brine or by the burning of such oil field waste or refuse.

(H) **Discarded Materials.** To permit concrete bases, discarded machinery and materials to remain around any oil or gas well, or fail to fill any holes, cellars, slush pits and other excavations made in connection with any such well or to restore the surface of the lands surrounding any such well to its condition before the drilling of any such well, upon abandonment of any such oil or gas well.

(I) **Underground Wells.** To permit any salt water, oil, gas or other wastes from any well drilled for oil, gas or exploratory purposes to escape to the surface, or into a mine or coal seam, or into any underground fresh water supply, or from one underground stratum to another.

(J) **Discharge of Sewage.** To connect, or cause to be connected, any drain, carrying or to carry any toilet, sink, basement, septic tank, cesspool, industrial waste or any fixture or device discharging polluting substances into any storm sewers, or onto any public or private property in violation of the Illinois Private Sewage Code.

(K) **Litter on City Streets.** It shall be unlawful for any person to allow rubbish/garbage, paper, cardboard, wire, dirt, rock, stone, glass, brick, lumber, wood or litter of material objects of any size or description to fall or be thrown upon City streets.

(L) **Slaughterhouses.** To locate or maintain at any place within the City, any slaughterhouse, packing house, rendering establishment or bone factory, or to suffer or permit any premises at any place within the limits aforesaid used for any of the purposes aforesaid to become foul or offensive.

(M) **Accumulation of Junk And Trash.** To permit the deposit, accumulation or piling up of any rags, old rope, paper, iron, brass, copper, tin, aluminum, ashes, plastic, brush, litter,

weeds, slush, lead, glass bottles, building materials, furniture, appliances, carpeting, broken glass, or other rubbish/garbage upon any lot, piece or parcel of land or upon any public or private alley, street or public way within the City and to allow the same to be placed so that it can be blown about or scattered by the wind.

(N) **Offensive Liquids.** To keep nauseous, foul or putrid liquid or substance or any liquid or substance likely to become nauseous, foul, offensive or putrid, nor permit any such liquid to be discharged, placed, thrown or to flow from or out of any premise into or upon any adjacent premises or any public street or alley or permit the same to be done by any person connected with the premises under his control.

(O) **Motor Transport Engines.** To operate commercial motor transport or refrigeration engines in the nighttime between the hours of **eight (8:00) o'clock P.M.** and **six (6:00) o'clock A.M.**, in any place in which a majority of the buildings, within a radius of **four hundred (400) feet** are used exclusively for residence purposes, excluding state and federal highways.

(P) **Discarded or Abandoned Refrigerators, Iceboxes, Etc.** To place, allow or maintain any unattended or discarded refrigerator, appliance, icebox or any other container with an airtight door, lid or cover at any location where it would be readily accessible to children without first having completely removed the door, lid or cover.

(Q) **Other Nuisances.** In addition to the aforementioned, "Nuisance" shall also be defined as any violations of Sections 303.0, 304.0, 305.0, 306.0 and 307.0 of the BOCA National Property Maintenance Code of 1996.

(R) **Transportation/Conveyance.** To bring into the City or cause to be brought into the City any of the aforementioned nuisance items or conditions.

(S) **Materials Susceptible to Becoming Windborne.**

(1) It shall be unlawful for any person to operate or maintain or cause to be operated or maintained any building, structure or premises, open building, demolition or wrecking operation, or any other enterprise without taking reasonable precautions to minimize atmospheric pollution.

(2) It shall be unlawful for any person to cause or permit the handling, loading, unloading, storing, transferring, transporting, placing, discarding or scattering of any ashes, fly ash, cinders, slag or dust collected from any combustion process, any dust, dirt, chaff, waste paper, trash, rubbish, waste, or refuse matter of any kind, or any other substance or material whatever, which is likely to be scattered by the wind, or is susceptible to being windborne, without taking reasonable precautions to minimize atmospheric pollution.

(Ord. No. 1358-07; 07-06-07)

(T) **Sump Pump Discharge.** Discharge of any water or other fluids originating from sumps, sump pits, sump pumps, or any reservoir serving as a water drain or receptacle for water, from pipes or the structures shall not cross onto any public sidewalk, street or street curb, street gutter or storm sewer, causing runoff to be concentrated over and onto that public sidewalk, street, street curb or street gutter whereby the water will stagnate, freeze or cause slippery conditions on the sidewalk, street or street curb or street gutter. Discharge shall not be directed to any area or location that shall cause a nuisance, hazard, or allow a collection of water to remain on any property not owned by the user.

Sump pump water discharge lines may be connected to a storm system as approved by the Director of Public Works. **(Ord. No. 1486-10; 06-01-10)**

(U) **Upholstered Furniture Left Outdoors.**

(1) No person shall place, use, keep, store or maintain outdoors any indoor upholstered furniture not manufactured for outdoor use, including, but not limited to, upholstered chairs and couches, except when said indoor upholstered furniture is place at the curb to be removed the night prior to large item pickup, or when said furniture is placed outdoors as part of the lawful garbage sale or other sale, where permitted or licensed, and otherwise allowed under City Ordinance.

(2) No real property owner or real property manager or other person in control of such real property shall permit indoor upholstered furniture to

remain outdoors on such real property after it has been placed there in violation of this Section.

(3) As used herein "indoor upholstered furniture" means any furniture constructed with stuffing or cushions or springs, not intended for outdoor use.

(4) As used here "outdoors" means any place visible from a public place and exposed to precipitation, including but not limited to yards, rooftops, and unenclosed porches, decks, patios, and balconies.

(5) As used herein "unenclosed" means an area not totally surrounded with a combination of walls, windows, doors, floor and a roof.

(6) Any person, firm or corporation who shall violate or permit violation of any provision of this Section shall be guilty of a misdemeanor, punishable by a fine of not less than **Fifty Dollars ($50.00)** nor more than **Five Hundred Dollars ($500.00)**. Each day the violation continues shall be deemed a separate offense.

(7) The Ordinance codified in this Chapter shall take effect upon becoming law, after passage and publication by the City Clerk.

(8) Any Ordinance inconsistent with this Section is repealed.

(Ord. No. 1660-14; 09-16-14)

25-1-2 **NUISANCES DETRIMENTAL TO HEALTH GENERALLY.** No building, vehicle, structure, receptacle, yard, lot, premise, or part thereof shall be made, used, kept, maintained or operated in the City if such use, keeping, maintaining of any nuisance shall be dangerous or detrimental to health.

25-1-3 **UNHEALTHFUL BUSINESSES.** No substance, matter or thing of any kind whatsoever, which shall be dangerous or detrimental to health shall be allowed to exist in connection with any business or shall be used therein or used in any work or labor performed in the City, and no nuisance shall be permitted to exist in connection with any business or in connection with any such work or labor.

25-1-4 **REFUSE/RECYCLABLE CONTAINERS.** All businesses located within the City of Fairview Heights, Illinois shall visually screen and physically cover and enclose all refuse and recyclable collection containers located on the outside of any building on their premises. All refuse and recyclable collection containers shall be kept closed when not being used or emptied and inside the enclosure except when being emptied. Areas around and inside enclosures must be kept clean and free of rubbish/garbage.

25-1-5 **ENFORCEMENT.** When violations of this Chapter occur, the Director of Administrative Services or a designee may issue a ticket, following utilization of the procedures as set forth in **Article IV** of this Chapter, to the owner occupant, agent, or person in possession or control of any lot, building or premises in or upon which any nuisance may be found, or who may be the owner or the cause of any such nuisance.

25-1-6 **DISCHARGING POLLUTING SUBSTANCES.** It shall be unlawful for any person, firm, or corporation to connect or cause to be connected, any drain carrying or to carry any toilet, sink, basement, septic tank, cesspool, industrial waste, or any fixture or device discharging polluting substances to any storm water sewer or drain in the City.

25-1-7 **PENALTY.** If anyone fails to abate said nuisances and is found guilty of violating any section of this Chapter, he shall be punished by a fine as follows:

	NOT LESS THAN	NOT MORE THAN
First Offense	$ 25.00	$500.00
Second Offense (Same Section)	$150.00	$1,000.00
Third Offense and Thereafter	$250.00	$1,500.00

ARTICLE II - MISCELLANEOUS NUISANCES

25-2-1 NOISE.

(A) **Prohibited; Enumeration.** The creating of any unreasonably loud, disturbing and unnecessary noise within the City limits is prohibited. Noise of such character, intensity or duration as to be detrimental to the life or health of any individual or in disturbance of the public peace and welfare is prohibited. The following, among others, are declared to be loud, disturbing and unnecessary noises and noises in violation of this Section, but this enumeration shall not be deemed to be exclusive:

(1) **Blowing Horns.** The sounding of any horn or signal device on any automobile, motorcycle or bus, while not in motion, except as a danger signal if another vehicle is approaching apparently out of control or if in motion only as a danger signal after or as brakes are being applied and deceleration of the vehicle is intended; the creation by means of any such device of any unreasonably loud or harsh sound; and the sounding of such device for an unnecessary and unreasonable period of time.

(2) **Radios, Etc.** The playing of any radio, music player such as a boom box, tape cassette, disc player or television, audio system or musical instrument or live band in such a manner or with such volume, between the hours of **11:00 P.M.** and **7:00 A.M.** In such a manner as to be plainly audible at a distance of **one hundred (100) feet** from the source of the noise, shall be prima facie evidence of a violation of this Section.

(3) **Yelling, Shouting, Hooting, Etc.** Yelling, shouting, hooting, whistling or singing on the public streets, particularly between the hours of **10:00 P.M.** and **7:00 A.M.** or at any time or place so as to annoy or disturb the quiet, comfort or repose of any person in any dwelling, hotel or any other type of residence or of any person in the vicinity.

(4) **Exhaust Discharge.** To discharge into the open air the exhaust of any steam engine, stationary internal combustion engine, or motorboat engine except through a muffler or other device that will effectively prevent loud or explosive noises therefrom.

(5) **Building Operations.** The erection, including excavation, demolition, alteration or repair, of any building in any residential district or within **three hundred (300) feet** of a residential district; the excavation of streets and highways in

any residential district or within **three hundred (300) feet** of a residential district; other than between the hours of **7:00 A.M.** and **9:00 P.M.** during the months of September through May, and between the hours of **6:30 A.M.** and **9:00 P.M.** during the months of June, July and August, except for urgent necessity in the interest of public health and safety and then only with a permit from the director of land use and development, which permit may be granted for a period not to exceed **thirty (30) days** while the emergency continues. If the director of land use and development determines that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways within the hours of **9:00 P.M.** and **7:00 A.M.** and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done within the hours of **9:00 P.M.** and **7:00 A.M.** upon application being made at the time the permit for the work is awarded or during the progress of the work.

(6) **Noises Near Schools, Churches, Etc.** The creation of any excessive noise on any street adjacent to any school, institution of learning, church or court while such is in session, which unreasonably interferes with the workings or sessions thereof.

(7) **Loading and Unloading Operations.** The creation of a loud and excessive noise in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers. Commercial loading or unloading activity within **one hundred (100) feet** of residentially occupied premises, or schools, is prohibited between the hours of **10:00 P.M.** and **7:00 A.M.**

(8) **Attracting Attention.** The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention, by creation of noise, to any performance, show or sale or display of merchandise.

(9) **Loudspeakers or Amplifiers on Vehicles.** The use of mechanical loudspeakers or amplifiers on trucks or other moving or standing vehicles for advertising or other purposes.

(10) **Power Landscape and Cleaning Equipment.**

(a) It shall be unlawful to operate or use any power landscape equipment in a manner that is plainly

audible beyond the boundaries of the premises upon which such equipment is operated or used; provided, however, the use or operation of power lawn equipment shall be lawful:

(i) Between **7:30 a.m.** and **8:00 p.m.** on Mondays through Fridays, inclusive and between **8:00 a.m.** and **7:00 p.m.** on Saturdays, Sundays and nationally recognized holidays;

(ii) On golf courses at any time; and

(iii) On City-owned or maintained property at any time.

(b) For the purposes of this Section, "power landscape and cleaning equipment" shall mean all equipment powered by any source other than manual power that is used for cleaning, landscaping or lawn maintenance activities including, without limitation, mowers, tractors, trimmers, vacuums, power washers, sweepers, blowers, tillers or hedge clippers.

(c) The provisions of Sections 16-48 and 16-49 of this Article shall not apply to the operation or use of power landscape equipment. **(Ord. No. 1358-07; 07-06-07)**

(11) **Mechanical Equipment Noise.**

(a) Except temporarily in the case of urgent necessity to protect public health or safety, no person shall cause or permit the operation of any blower, fan, pump, or compressor, or engine or motor in connection therewith including without limitation stationary motor vehicle engines, fixed or vehicle-mounted heating, ventilation, refrigeration or cooling systems, pool filtration systems, generators or other such mechanical equipment, which emits noise of a continuous or penetrating nature that disturbs the comfort or repose of any reasonable person of ordinary sensibilities occupying residential occupying residential property within the area of audibility, if the sound level of such noise exceeds the residential noise level standards in subsection (b) of this Section.

(b) Noise defined in subsection (a) of this Section, emitted from any property shall not exceed the average sound levels set forth in subsections (1) and (2) of this Section upon any portion of any other

property if such other property is zoned for residential use.

(i) Between **10:00 p.m.** and **7:00 a.m.**; **sixty-three (63)** decibels (dBA).

(ii) Between **7:00 a.m.** and **10:00 p.m.**; **sixty-eight (68)** decibels (dBA).

(Ord. No. 1358-07; 07-06-07)

(B) **Exceptions.** None of the terms or prohibitions of subsection (A) of this Section shall apply to or be enforced against the following:

(1) Any vehicle of the City while engaged upon necessary public business.

(2) Excavations or repairs of bridges, streets or highways by or on behalf of the City, the County or the State, during the hours between sunset and sunrise, when the public welfare and convenience are served thereby.

(3) Cries for emergency assistance and warning calls.

(4) Radios, sirens, horns and bells on police, fire and other emergency response vehicles.

(5) Parades, fireworks displays and other special events for which a permit has been obtained from the City, within such hours as may be imposed as a condition for the issuance of the permit.

(6) Activities on or in municipal and school athletic facilities and on or in publicly owned property and facilities, provided that such activities have been authorized by the owner of such property or facilities or its agent.

(7) Fire alarms and burglary alarms, prior to the giving of notice and a reasonable opportunity for the owner or tenant in possession of the premises served by any such alarm to turn off the alarm.

(8) Religious worship activities, including but not limited to bells and organs.

(9) Locomotives and other railroad equipment, and aircraft.

(10) Noise which is a normal by-product of commercial and industrial activity, when the activity producing the noise is occurring on premises where such activity is permitted under the Fairview Heights Development Code, in which case such noise shall not be deemed to be a violation of this Chapter except as such noise is also in violation of an Illinois Pollution Control Board Order.

(Ord. No. 1289-05; 11-15-05)

25-2-2 SKATEBOARDS.

(A) **Definitions.** Words and phrases defined for the purposes of this Chapter shall have the meanings set forth in this Section, unless normal construction in context shall clearly indicate to the contrary:

(1) "Skateboard" has its ordinary meaning and includes a board of any material with wheels affixed to the underside, designed to be ridden by a person.

(2) "Riding a skateboard" means standing with one or both feet touching the skateboard, crouching, sitting or lying upon the skateboard while it is in motion.

(3) "Scooter" shall have its ordinary meaning and includes a footboard mounted upon or between two or more small wheels and controlled by an upright steering handle.

(4) "Roller Skates" shall be defined as a shoe with four small wheels attached to it for skating on a hard usually flat surface, as a sidewalk or a floor.

(5) "Inline Skate" shall be defined as a shoe with wheels attached and arranged in a straight line.

(6) "Fairview Heights Municipal Complex" is located at 10025 Bunkum Road, 10027 and 10017 Bunkum Road, and includes the Library, City Hall, Police Department and the sidewalks and parking lots that are within those boundaries.

(B) **Skateboard Regulations.** No person shall operate, ride or propel a skateboard, roller skates, in-line skates, or scooter on any property stated in this Section. A person in violation of this Section may be cited for an infraction and the skateboard, roller skates, in-line skates, or scooter he or she was riding may be seized as evidence and held until the disposition of the charge.

(1) The Fairview Heights Municipal Complex.

(2) On public or private property, including parking lots, parking ramps, sidewalks or any other property where signs are posted prohibiting skateboarding. For property to be posted, a sign at least **eleven (11) inches square** must be placed in a conspicuous place on the property. The sign must carry an appropriate notice and the name of the person or entity giving the notice followed by the word "owner" if the person or entity giving the notice is the holder of legal title to the land, or by the word "occupant" if the person or entity giving the notice is not the holder of legal title but is the lawful occupant of the land or is in lawful possession thereof.

(Ord. No. 1184-04; 03-02-04)

ARTICLE III - DISEASED OR DEAD TREES

25-3-1 **DEFINITIONS.** "Trees" as used in this Code shall include, but not be limited to the following:

All shade and ornamental trees of any type growing on private property, as well as all shade and ornamental trees of any type growing on any street, highway, or any public place where otherwise indicated. **(Sec. 25.31)**

25-3-2 **NUISANCE.** Dead or diseased trees on private property within the City, when such trees constitute a hazard to life or property, or harbor insects or disease which constitute a potential threat to other trees within the City are hereby declared a public nuisance. The City shall have the right to cause the removal through notification in writing to the owners of such trees. Removal shall be done by said owners at their own expense within **thirty (30) days** after the date of service of notice. In the event of failure of owners to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the property owner. **(Sec. 25.32)**

25-3-3 **ABATEMENT OF NUISANCE.** If the person so served with written notice does not abate the nuisance within **thirty (30) days** after the service of such notice, the City, under the Director of Administrative Services or a designee, may proceed to abate such nuisance, following utilization of the procedures as set forth in **Article IV** of this Chapter. **(Sec. 25.33)**

ARTICLE IV - ABATEMENT

25-4-1 **DEFINITIONS.** **"Abatement"** as used in this Code shall include the complete removal or elimination of any nuisance condition as found in **Articles I, II or III** of this Chapter and/or as defined as **"Public Nuisance"** in Section PM 302.0 of the BOCA National Property Maintenance Code of 1996.

"Demolition" shall be defined as the complete removal from the premises on which it is located of any structure, or building and the subsequent disposal of any and all materials included both inside and on the exterior of said structure or building.

25-4-2 **NOTICE.** Whenever the Director of Administrative Services or a designee or any officer of the City with enforcement authority determines that a violation of this Code exists, he may, as an alternate enforcement procedure to other enforcement procedures provided for, also cause to be served upon any individual, property owner or occupant a notice to abate the violation within a reasonable time after service of this notice.

The Director of Administrative Services or designee or any officer of the City with enforcement authority shall, in cases where immediate and imminent health hazard and/or endangerment of the public health, safety and welfare exist, issue a citation (notice to appear in court) without first having to issue the aforementioned notice to abate. Said officer shall also be empowered to bring about the abatement of the nuisance in situations where immediate and imminent health hazard and/or endangerment of the public health, safety and welfare exists.

Demolition of structures or buildings shall only take place with a written statement of consent of the property owner or a legally binding order from an officer or presiding judicial official of a court of law.

25-4-3 **TIME LIMIT.** In situations where no immediate and imminent health hazard and/or endangerment of the public health, safety, and welfare exists, the Director of Administrative Services or designee or any officer of the City with enforcement authority shall issue a written notice to abate the nuisance within the following time limits for offenses as listed, the time limit to begin with any of the following: the serving, receipt and/or posting of the notice: **seventy-two (72) hours** for the **first (1st) violation**, **forty-eight (48) hours** for the **second (2nd)** repeated violation and **twenty-four (24) hours** for the **third (3rd)** or more repeated violations. After all reasonable efforts have been used to locate the property owner or occupant responsible for the violation, said officer shall post the notice in a conspicuous location at the site of the violation.

25-4-4 **<u>CONTENTS OF NOTICE.</u>** The Notice to Abate shall contain:

(A) A description of the violation;

(B) The location of the property or place where the violation occurs;

(C) Explanation that the recipient of the notice shall abate the nuisance condition within the time limit as prescribed in **Section 25-4-3** of the Article provided that all reasonable efforts have been made to determine the whereabouts of the person responsible for the property and/or said violation.

(D) A statement that if the violation is not abated within the time limit as directed and no request for a hearing has been made within that time limit, the City may choose to abate the violation then assess the cost thereof against the person to whom the notice has been directed and also that the City may choose to exercise its authority to place a lien against the property and enforce the lien by foreclosure thereof. The costs incurred by the City may include the City's reasonable attorney's fees and all other reasonable costs relating to the abatement.

25-4-5 **<u>ABATEMENT COSTS.</u>** In the event that the City performs the abatement, an accurate record and accounting of the expense incurred, including the time and equipment costs of City personnel or persons under contract with the City, and the City's reasonable attorney's fees, as applicable, shall be maintained by the City. An itemized billing shall be forwarded to the person to whom the notice to abate was provided or who is determined to have been responsible for the violation with a statement notifying that person the bill shall be paid within **thirty (30) days**.

In default thereof, the City may file a lien, as stated in **Section 25-4-4(D)**, against the property covering the City's costs as described herein plus interest at **nine percent (9%)** per annum compounded monthly, and foreclose the lien pursuant to statutory authority to foreclose liens and as pursuant to the Fairview Heights Municipal Code. The City may also file a separate action for collection of the debt or pursue any other remedy available under the law, including local ordinance although only a single collection of the debt can be accomplished.

25-4-6 **<u>APPEAL/HEARING.</u>** Any person ordered to abate a nuisance condition considered a violation of this Chapter may request a hearing before the City officer ordering the abatement by filing a written request for the hearing with said officer before the expiration of the abatement notice period. In the event of a request for hearing, said officer shall conduct a hearing within **seven (7) days** of the request and render a decision within **five (5) days** of the conclusion of the hearing. If it is affirmed as a result of the hearing that a violation exists, the abatement of the nuisance may be ordered within an additional time period as specified by the officer in an order explaining the outcome of the hearing. In the event that the officer ordering the abatement is not available to conduct the hearing, it shall be delayed until at which time the officer is available to do so or a designee shall be appointed by the Mayor to conduct the hearing.

25-4-7 <u>ENFORCEMENT; RIGHT OF ENTRY.</u> The Director of Administrative Services or any designee/officer of the City with enforcement authority may enter upon private property at all reasonable hours for the purpose of inspecting nuisance conditions thereon and may remove such items, materials, evidence or samples or perform other tasks deemed necessary for the purpose of analysis to determine whether or not the same are contributing to the existence of a nuisance condition. It shall be unlawful for any person to prevent the Director of Administrative Services or any designee officers of the City with enforcement authority from entering upon private property for the purpose of carrying out any duties under the provisions of this Chapter.

(Ord. No. 1051-01; 05-02-01)

ARTICLE V – CHRONIC NUISANCE PROPERTY

25-5-1 GENERALLY.

(A) Any Property within the City limits of Fairview Heights, Illinois which becomes a Chronic Nuisance Property as defined herein is in violation of this Article and subject to its remedies.

(B) Any Owner or Person in Charge who Permits Property under his or her ownership or Control to become and remain a Chronic Nuisance Property, as defined in this article, shall be in violation of this chapter and article and shall be subject to its remedies.

25-5-2 DEFINITIONS.

"Chief of Police" means the chief of the police department of the City of Fairview Heights, Illinois or any of his or her designees.

"Chronic Nuisance Property" means Property on which **two (2)** or more Nuisance Activities listed in this section have occurred during any **three hundred sixty-five (365) day** period, as a result of **two (2)** separate events, and where any of the Nuisance Activities listed in this section were independently investigated and determined to have occurred by any law enforcement agency; or the commission of **four (4)** or more City ordinance violations in a **six (6) month** period; or an unreasonably high number of calls for police service to or related to the Property including calls that are related to the Nuisance Activities listed below, that when compared to other properties of similar type in the City of Fairview Heights, Illinois reasonably indicate that the activity at the Property is out of character for the area and is impacting the quality of life of those in the area of the Property.

"Nuisance Activities" mean any of the following activities, behaviors, or conduct:

(A) The commission of any of the following Illinois Criminal Code violations as specified in **720 ILCS 5/37-1**, to-wit: murder as defined in **720 ILCS 5/9-1**; kidnapping or aggravated kidnapping as defined in **720 ILCS 5/10-1 & 720 ILCS 5/10-2**, respectively; prostitution or solicitation of prostitution as defined in **720 ILCS 5/11-14**; obscenity and child pornography as defined in **720 ILCS 5/11-20 & 720 ILCS 5/11-20.1**, respectively; distribution of harmful material to a child or distribution of obscene publications as defined in **720 ILCS 5/11-21 & 720 ILCS 5/11-22**, respectively; criminal housing management as defined in **720 ILCS 5/12-5.1**; theft as defined in **720 ILCS 5/16-1**; possession of explosives or explosive or incendiary devices as defined in **720 ILCS 5/20-2**; selling, manufacturing, purchasing, or carrying a machine gun as defined in **720 ILCS 5/24-1**; unlawful sale of firearms as defined in **720 ILCS 5/24-3**; gambling or keeping a gambling place as defined in **720 ILCS 5/28-1 & 720 ILCS 5/28-3**, respectively; and concealing or aiding a fugitive as defined in **720 ILCS 5/31-5**.

(B) Unlawful use of a weapon as defined in **720 ILCS 5/24-1, et seq.**

(C) Mob action as defined as **720 ILCS 5/25-1**.

(D) Discharge of a firearm as defined in **720 ILCS 5/24-1.2 & 1.5**.

(E) Selling, serving, storing, delivering, manufacturing, cultivating, giving away, or using controlled substances as controlled substances are defined in **720 ILCS 550/1 et seq.**

(F) Sexual abuse or related offenses as defined in **720 ILCS 5/12-15, et seq.**

(G) Public indecency as defined in **720 ILCS 5/11-9**.

(H) Selling, serving, storing, delivering, manufacturing, cultivating, giving away, or using cannabis as prohibited by **740 ILCS 40/2** and as cannabis is defined in **720 ILCS 570/201, et seq.**

(I) Illegal consumption or possession of alcohol as defined in **235 ILCS 5/1, et seq.**

(J) Battery as defined in **720 ILCS 5/12-3**.

(K) Domestic battery as defined in **720 ILCS 5/12-3.2**.

"City" means the City of Fairview Heights, Illinois.

"Control" means the ability to regulate, restrain, dominate, counteract or govern conduct that occurs on the subject Property.

"Owner" means any Person, firm, corporation, trust, other legal entity, or agent thereof, having a legal or equitable interest in the Property. Owner includes mortgagee in possession of Property.

"Permit" means to suffer, allow, consent to, acquiesce by failure to prevent, or expressly assent or agree to the commission of an act that is a Nuisance Activity under this article.

"Person" means any natural person, association, partnership, corporation, trust or other legal entity capable of owning or using property in the City.

"Person in Charge" means any person in actual or constructive possession of a Property, including but not limited to, an Owner, landlord, agent of an Owner, property manager, or occupant of Property who is in possession and Control of the Property.

"Property" means any real estate, including land and land improvements and appurtenances, including but not limited to, any premises, rooming house, building or structure, or part or portion thereof. For Property containing more than one unit, Property may be limited to the unit or the portion of the Property on which the Nuisance Activity has occurred or is occurring.

25-5-3 PROCEDURE.

(A) When the Chief of Police receives one (1) or more police reports documenting the occurrence of Nuisance Activity on or within a Property in the City, the Chief of Police shall independently review and investigate each report to determine whether there exists or existed the occurrence of a Nuisance Activity. Upon a finding by the Chief of Police of such Nuisance Activity, the Chief of Police may:

(1) Notify the Owner or Person in Charge of the Property in writing that the Property is in danger of becoming a Chronic Nuisance Property as defined herein. The notice shall contain the following information:

(a) The street address or legal description sufficient for identification of the Property.

(b) A statement that the Chief of Police has information that the Property may be or is in danger of becoming a Chronic Nuisance Property, with a concise description of the Nuisance Activity that may exist, or that may have occurred.

(c) The Chief of Police shall offer the Owner or Person in Charge an opportunity to propose or agree upon a course of action that the Chief of Police agrees will abate the Nuisance Activity giving rise to the violation or violations.

(d) Demand that the Owner or Person in Charge respond to the Chief of Police within **ten (10) days** to discuss the Nuisance Activity.

(B) After complying with the notification procedures described in subsection A of this section, when the Chief of Police receives a police report documenting the occurrence of a subsequent Nuisance Activity occurrence at or within a Property and determines that the Property has become a Chronic Nuisance Property, the Chief of Police shall:

(1) Notify the Owner or Person in Charge of the Property in writing that the Property has been determined to be a Chronic Nuisance Property. The notice shall contain the following information:

(a) The street address or legal description sufficient to identify the related Property.

(b) A statement that the Chief of Police has determined the Property to be a Chronic Nuisance Property, with a concise description of the Nuisance Activity violations which led to his or her findings.

(c) Demand that the Owner or Person in Charge respond within **ten (10) days** to said statement to propose or agree upon a course of action that the Chief of Police agrees will abate the Nuisance Activity giving rise to the violation.

(d) Service of the notice shall be made either personally or by first class mail, postage prepaid, return receipt requested, addressed to the Owner or Person in Charge of the Property, or such other place as is likely to give the Owner or Person in Charge notice of the determination of the Chief of Police.

(e) A copy of the notice shall be served on the occupant, at the address of the Property, if this person or persons are different than the Owner or Person in Charge, and shall be made either personally or by first class mail, postage prepaid.

(f) A copy of the notice shall also be posted at the Property after **ten (10) days** have elapsed from the service or mailing of the notice to the Owner or Person in Charge if the Owner or Person in Charge has not acknowledged receipt of the notice by contacting the Chief of Police.

(g) The failure of any Person to receive notice as described in this section shall not invalidate or otherwise affect the proceedings under this article.

(2) After the notification, but prior to the commencement of legal proceedings by the City pursuant to this article, if an Owner or Person in Charge stipulates with the Chief of Police that the Owner or Person in Charge will pursue a course of action the Chief of Police agrees will abate the Nuisance Activities giving rise to the violation (which may include eviction of a tenant who is causing or contributing to a Nuisance Activity on the Property pursuant to the Illinois Forcible Entry and Detainer Act, **735 ILCS 5/9-120**), the Chief of Police may agree to postpone commencement of legal proceedings for a period of not less than **ten (10) days** and not more than **sixty (60) days**.

(3) If the agreed upon course of action does not result in the abatement of the Nuisance Activity within the time period legal proceedings are postponed for, or if no such agreement concerning abatement of the Nuisance Activity is reached within **thirty (30) days** after notification under this section, the Chief of Police shall request authorization from city council for the corporate legal counsel of the City to commence legal action and/or otherwise seek all remedies available under this article or Illinois law.

(4) If the Nuisance Activity cannot reasonably be expected to be abated within the proposed period of time mentioned above as determined by the Chief of Police (as may be in cases involving the eviction of a tenant under the Illinois Forcible Entry and Detainer Act), then the Chief of Police may request authorization from city council for the corporate legal counsel of the City to commence legal action and/or otherwise seek all remedies available under this article or Illinois law.

(5) Concurrent with the notification procedure set forth herein, the Chief of Police shall send copies of the notice, as well as other documentation which supports legal proceedings, to the City's corporate legal counsel.

(C) When an Owner or Person in Charge of Property makes a response to the Chief of Police as required above, any conduct or statement made by them in connection with the response shall not constitute an admission that any Nuisance Activities have occurred or are occurring. This subsection does not require the exclusion of any evidence which would be otherwise admissible or offered for any other purpose (including knowledge and notice on the part of said Person in Charge that Nuisance Activity has occurred or is occurring as determined by the City's police department).

25-5-4 **REMEDY.** In the event a court of competent jurisdiction makes a judicial finding that certain Property is a Chronic Nuisance Property as defined in this article, the court may order the following remedies:

(A) The Property may be closed and secured against all use and occupancy for a period of time not less than **thirty (30) days**, nor more than **three hundred sixty-five (365) days**; or the court may employ any other remedy as deemed appropriate to abate the Nuisance Activity or Activities that have created the Chronic Nuisance Property.

(B) Without notice or bond, the court may enter a temporary restraining order or preliminary injunction to enjoin any Person from maintaining such Nuisance Activities and may enter an order restraining any Person from removing or interfering with real or personal property used in connection with the Nuisance Activities.

(C) In addition to the remedy provided in subsection A and B of this section, the court may impose upon the Owner or Person in Charge of the Property a civil penalty in the amount of up to **One Hundred Fifty Dollars ($150.00)** per day, payable to the City for each day the Owner or Person in Charge had actual or constructive knowledge of the Nuisance Activities occurring on the Property and failed to abate the Nuisance Activities, and/or for each day the Owner had knowledge the Property had been declared a Chronic Nuisance Property by the Chief of Police and failed to abate the Nuisance Activities.

(D) In addition to the aforesaid remedies, the Owner shall be responsible for payment of the City's costs, court fees, and attorney fees incurred in seeking enforcement of this article.

(E) In determining what remedy or remedies are appropriate, the City may present, and the court may consider, evidence of other conduct which has occurred on the Property, including but not limited to conduct that creates a disturbance to the neighborhood surrounding the Property.

25-5-5 **BURDEN OF PROOF, DEFENSES, AND CIVIL PENALTIES.** In an action seeking closure of Chronic Nuisance Property, the City shall have the initial burden of showing by a preponderance of the evidence that the Property is a Chronic Nuisance Property as defined in this chapter.

(A) It shall be a defense to an action seeking the closure of Chronic Nuisance Property that the owner of the Property at the time in question could not, in the exercise of reasonable care or diligence, determine that the Property had become a Chronic Nuisance Property, or could not, in spite of the exercise of reasonable care and diligence, Control the conduct leading to the findings that the property is a Chronic Nuisance Property.

(B) In determining the amount of any civil penalty requested, the court may consider any of the following factors and may recite the applicable court fines in the court's order assessing the civil penalty:

(1) The actions or lack of action taken by the Person in Charge to mitigate or correct the Nuisance Activities at the Property.
(2) Whether the problem at the Property was repeated or continuous.
(3) The magnitude or gravity of the Nuisance Activity.
(4) The cooperation of the Person in Charge with the City.
(5) The cost of the City investigating and correcting or attempting to correct the condition.

25-5-6 **EMERGENCY PROCEDURES.** In the event the mayor and/or the city administrator and/or the city council determine that Property is an immediate threat to the public safety and welfare, the City may apply to a court of competent jurisdiction for interim relief. In such an event, the notification provision set forth in **Section 25-5-3** of this article need not be complied with, however, the City shall make a reasonable effort to notify the Owner or Person in Charge prior to any related court hearings.

(A) All remedies available under this chapter are available, including a civil fine as provided in **Section 25-5-4** of this chapter if the court finds that the Owner or Person in Charge had knowledge of the Nuisance Activities on the Property constituting a violation of this chapter and Permitted the activities to occur.

(B) In the event the Owner or Person in Charge fails to abate the Nuisance Activity or Activities within a time specified by the court, the court may authorize the City to physically secure the Property against use or occupancy. In the event that the City is authorized to secure the Property, all costs reasonably incurred by the City to secure the Property against use or occupancy shall be made and assessed against the Owner and shall create a lien against the Property. Costs include, but are not limited to costs incurred physically securing the Property, court fees, and attorney's fees.

(C) The City may use any contractor of its choosing to secure the Property as described in this Section. The City shall prepare a statement of costs incurred and the City shall thereafter submit a statement to the court and the Owner for their review. If no objection to the statement is made within the period required by the court, a judgment for said sum may be entered against the Owner and a lien in that sum may be recorded against said Property. Said lien may be enforced in any manner allowable under Illinois law.

(D) The Owner of Property which a fine or penalty is assessed against shall be personally liable for the payment thereof to the City.

25-5-7 **SEVERABILITY.** If any provision of this chapter as applied to any person or circumstances is held to be invalid by a court of competent jurisdiction for any reason, the remainder of this chapter in the application of its provision will remain and be in full force and effect, as changed and amended by said determination of invalidity.

25-5-8 **CONFLICTS, APPLICABILITY.** All ordinances or resolutions, or parts of ordinances or resolutions in conflict herewith, including **Chapter 25 (NUISANCES)** thereof shall remain and be in full force and effect but shall not apply to and shall be preempted by this chapter with regard to defining and prohibiting "Chronic Nuisance Property in the City."

(Ord. No. 1581-12; 08-21-12)

CHAPTER 27

OFFENSES

27-1-1 **MEANINGS OF WORDS AND PHRASES.** For the purposes of this Chapter, the words and phrases of the **Illinois Compiled Statutes, Chapter 720, Secs. 5/2-5 through 5/2-22,** as approved, adopted and amended are hereby adopted by the City, as fully as if set out herein.

27-1-2 **DISORDERLY CONDUCT TOWARD POLICE OFFICER.** No person shall, in the City, by violent, tumultuous or obstreperous conduct or carriage, or by loud and unusual noises, disturb any police officer in the discharge of his duties, nor shall any person assault, strike, or fight with any police officer in the discharge of his duties, or knowingly permit such conduct in or upon any house or premises in this City, owned or possessed by him or under his management or control. **(See 65 ILCS Sec. 5/11-1-1)**

27-1-3 **OBSCENITY.**

(A) **Definition.** A thing shall be deemed to be obscene if:

(1) the average person, applying the contemporary community standards prevailing in the City of Fairview Heights, would find that the work taken as a whole appealed to the prurient interest;

(2) the work depicts or describes in a patently offensive way, representations or descriptions of nude persons, ultimate sexual acts, normal or perverted sexual conduct, whether actual or simulated, or patently offensive representations or descriptions of masturbation, excretory functions or lewd exhibition of the human genitals; and

(3) the work, taken as a whole, lacks serious literary, artistic, political or scientific value.

(B) **Prohibition.** It shall be unlawful for any person to sell, deliver, offer for sale, distribute, publish, print, exhibit or possess with intent to distribute, with knowledge of the nature or content thereof, or recklessly failing to exercise reasonable inspection which would have disclosed the nature or content thereof, any obscene thing as defined in subsection (A) hereof or to present or to direct an obscene play or other performance or to perform an obscene act or otherwise present an obscene exhibition or to advertise or otherwise promote obscene material.

(C) **Affirmative Defense.** It shall be an affirmative defense to any charge alleging the violation of this ordinance that the dissemination, publication or exhibition:

(1) was not for gain, and was made to personal associates other than children under **eighteen (18) years** of age.

(2) was to institutions or individuals having scientific or other special justification for possession, receipt or observation of such material, exhibition or presentation.

(D) **Penalty.** Any person violating any provision of this Section shall be fined **Two Hundred Fifty Dollars ($250.00)**, on his, her, or its first violation thereof. The second and subsequent conviction shall carry a fine of **Five Hundred Dollars ($500.00). (Ord. No. 216; 09-08-75) (See 65 ILCS Sec. 5/11-5-1)**

27-1-4 RESERVED.

27-1-5 INTOXICATION IN PUBLIC. No person shall, in the City, be found in a state of intoxication, or drunk, in any street, or other public place, or shall be found drunk lying or roving about the streets, alleys, or sidewalks of this City, or the private grounds of any of the inhabitants thereof or being drunk as aforesaid, shall disturb the peace, order and quiet of the City, or the peace and quiet of the citizens thereof, by loud and unusual noises, disorderly conduct, indecent language or behavior, or in any other manner. **(See 65 ILCS Sec. 5/11-5-3)**

27-1-6 BARBED WIRE AND ELECTRIC FENCES. It shall be unlawful for any person to erect or maintain any electric fence or any fence constructed in whole or in part of barbed wire or to use barbed wire as a guard to any parking lot, stairway or entrance to a building. **(Ord. No. 41; 02-07-71)**

27-1-7 ADMISSION FEES, FRAUDULENTLY AVOIDING PAYMENT OF. It shall be unlawful for any person fraudulently to enter, without payment of the proper admission fee, any theatre, ballroom, lecture, concert or other place where admission fees are charged; provided, however, that nothing herein contained shall be deemed to prohibit or restrict the free admission of police officers engaged in the performance of police duties to any place of public entertainment or amusement. **(Ord. No. 41; 02-07-71) (See 65 ILCS Sec. 5/11-5-1)**

27-1-8 ASSEMBLY, UNLAWFUL. It shall be unlawful for **two (2)** or more persons to assemble together for the purpose of disturbing the peace or for the purpose of committing an unlawful act and not to disperse upon the command of an officer or conservator of the peace to do so. **(Ord. No. 41; 02-07-71) (See 65 ILCS Sec. 5/22-5-2 and 720 ILCS Sec. 5/25-1)**

27-1-9 **CIGARETTES OR TOBACCO, SALE OF TO MINORS.** It shall be unlawful for any person to sell, buy for or furnish any cigar or cigarette or tobacco in any of its forms to any minor under **sixteen (16) years** of age, unless upon the written order of the parent or guardian. **(Ord. No. 41; 02-07-71) (See 720 ILCS Sec. 675/1)**

27-1-10 **DRUG PARAPHERNALIA.**

(A) **Definitions.**

(1) The term "drug paraphernalia" means all equipment, products, and materials of any kind which are used, intended for use, or marketed for use with illegal cannabis or drugs, as defined by the **Illinois Compiled Statutes**, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing into the human body a controlled substance in violation of the Illinois Controlled Substances Act, **Illinois Compiled Statutes, Chapter 720, Sec. 570/100, et seq.,** "Drug Paraphernalia" includes, but is not limited to: **(Ord. No. 438-82; 07-20-82)**

(a) Kits used, intended for use or designed for use in the planting, propagating, cultivating, growing or harvesting of any species of plant which is a controlled substance or from which a controlled substance can be derived;

(b) Kits used, intended for use or designed for use in manufacturing, compounding, converting, producing, processing or preparing controlled substances;

(c) Isomerization devices used, intended for use or designed for use in increasing the potency of any species of plant which is a controlled substance;

(d) Testing equipment, used, intended for use, or designed for use in identifying or analyzing the strength, effectiveness or purity of controlled substances;

(e) Scales and balances used, intended for use or designed for use in weighing or measuring controlled substances;

(f) Dilutents and adulterants, such as quinine hydrochloride, mannitol, mannite, dextrose and lactose, used, intended for use or designed for use in cutting controlled substances;

(g) Separation gins and sifters used, intended for use or designed for use in removing twigs and seeds from, or in otherwise cleaning or refining marijuana;

(h) Blenders, bowls, containers, spoons and mixing devices used, intended for use, or designed for use in compounding controlled substances;

(i) Capsules, balloons, envelopes and other containers used, intended for use or designed for use in packaging small quantities of controlled substances;

(j) Containers and other objects used, intended for use or designed for use in storing or concealing controlled substances;

(k) Hypodermic syringes, needles and other objects used, intended for use or designed for use in parenterally injecting controlled substances into the human body;

(l) Objects used, intended for use or designed for use in ingesting, inhaling or otherwise introducing marijuana, cocaine, hashish or hashish oil into the human body, such as:

(i) Metal, wooden, acrylic, glass, stone, plastic or ceramic pipes, with or without screens, permanent screens, hashish heads or punctured metal bowls;

(ii) Water pipes;

(iii) Carburetion tubes and devices;

(iv) Smoking and carburetion masks;

(v) Roach clips or other objects used to hold burning materials, such as a marijuana cigarette which has become too small or short to be held in the hand;

(vi) Miniature cocaine spoons and cocaine vials;

(vii) Champer pipes;

(viii) Carburetor pipes;

(ix) Electric pipes;

(x) Air-driven pipes;

(xi) Chilams;

(xii) Bongs;

(xiii) Ice pipes or chillers.

(2) In determining whether an object is “drug paraphernalia”, a court or other authority should consider, in addition to all other relevant factors, the following:

(a) Statements by an owner or anyone in control of the object concerning its use;

(b) Prior convictions, if any, of an owner or anyone in control of the object, under any state or federal law relating to any controlled substances;

(c) The proximity of the object, in time and place, to a direct violation of this Ordinance;

(d) The proximity of the object to controlled substances;

(e) The existence of any residue of controlled substances on the object;

(f) Direct or circumstantial evidence of the intent of an owner or anyone in control of the object to deliver it to persons whom he knows, or should reasonably know, intend to

use the object to facilitate a violation of this Ordinance; and the innocence of an owner or anyone in control of the object, as to a direct violation of this Ordinance, shall not prevent a finding that the object is intended or designed for use as "drug paraphernalia";

(g) Instructions, oral or written, provided with the object concerning its use;

(h) Descriptive materials accompanying the object which explain or depict its use;

(i) National and local advertising concerning the object's use;

(j) The manner in which the object is displayed for sale;

(k) Whether the owner or anyone in control of the object is a legitimate supplier of like or related items to the community, such as a licensed distributor or dealer of tobacco products;

(l) Direct or circumstantial evidence of the ratio of sales of the object(s) to the total sales of the business enterprise in question;

(m) The existence and scope of legitimate uses for the object in the community;

(n) Expert testimony concerning the object's use.

(B) **Offenses and Penalties.**

(1) **Possession of Drug Paraphernalia.** It is unlawful for any person to use, or possess with the intent to use, drug paraphernalia to plant, propagate, cultivate, grow, harvest, manufacture, compound, convert, produce, process, prepare, test, analyze, pack, repack, store, contain, conceal, inject, ingest, inhale or otherwise introduce into the human body a controlled substance in violation of the Illinois Controlled Substance Act, **Ill. Comp. Stat., Ch. 720, Sec. 570/100 et seq.** Any person violating this Section is guilty of a crime and, upon conviction, shall be fined not less than **One Hundred Dollars ($100.00)** and not more than **Five Hundred Dollars ($500.00).**

(2) **Manufacture or Delivery of Drug Paraphernalia.** It is unlawful for any person to deliver, to sell, to possess with the intent to deliver or sell, or to manufacture with the intent to deliver or sell, drug paraphernalia, knowing, or under circumstances where one reasonably should know, that it will be used to plant, propagate, cultivate, grow, harvest, manufacture, compound, convert, produce, process, prepare, test, analyze, pack, repack, store, contain, conceal, inject, ingest, inhale or otherwise introduce into the human body a controlled substance in violation of the Illinois Controlled Substance Act,

Illinois Compiled Statutes, Chapter 720, Sec. 570/100, et seq. Any person violating this Section is guilty of a crime, and upon conviction, shall be fined not less than **One Hundred Dollars ($100.00)**, nor more than **Five Hundred Dollars ($500.00)**.

(3) **Delivery of Drug Paraphernalia to a Minor.** Any person **eighteen (18) years** of age or older who violates Subsection (B) of this Section by delivering, selling, or giving drug paraphernalia to a juvenile is guilty of an additional offense, and upon conviction, shall be fined not less than **One Hundred Dollars ($100.00)**, nor more than **Five Hundred Dollars ($500.00).**

(4) **Advertisement of Drug Paraphernalia.** It is unlawful for any person to place in any newspaper, magazine, handbill or other publication any advertisement, knowing or under circumstances where one reasonably should know that the purpose of the advertisement, in whole or in part, is to promote the sale of objects designed or intended for use as drug paraphernalia. Any person violating this Section is guilty of a crime and upon conviction, shall be fined not less than **One Hundred Dollars ($100.00)**, nor more than **Five Hundred Dollars ($500.00)**.

(C) **Forfeiture of Property.**

(1) All articles defined in Subsection (A) shall be subject to forfeiture.

(2) Property subject to forfeiture under this Chapter may be seized by any peace officer upon process issued by any court having jurisdiction over the property. Seizure by any police officer without process may be made:

(a) If the property subject to seizure has been the subject of a prior judgment in favor of the City in an ordinance violation proceeding;

(b) If there is probable cause to believe that the property is either directly or indirectly dangerous to health of safety.

(3) In the event of seizure pursuant to subsection (2), proceedings under subsection (4) shall be promptly instituted.

(4) Property taken or detained under this Ordinance shall not be subject to replevin, but is deemed to be in the custody of the Chief of Police, subject only to the orders of the court having jurisdiction over the forfeiture proceedings. When property is seized under this Ordinance, the Chief of Police may:

(a) Place the property under seal; or
(b) Remove the property to a place designated by him; or
(c) Take custody of the property and remove it to an appropriate location for destruction.

(Ord. No. 411; 06-02-81) (See 720 ILCS Sec. 570/100 to 570/103)

27-1-11 PROHIBITION OF POSSESSION OF WEAPONS, LIQUOR AND DRUGS IN THE ST. CLAIR COUNTY COURTROOM LOCATED IN THE CITY MUNICIPAL COMPLEX. Except for evidence purposes, it shall be unlawful for any person other than police officers to possess within the St. Clair County Circuit Court Courtroom located in the City Municipal Complex

(A) a dangerous weapon as defined in **Illinois Compiled Statutes, Chapter 720, Section 5/33A-1,** as now and hereafter amended or renumbered, or

(B) alcoholic liquor as defined in **Illinois Compiled Statutes, Chapter 235, Section 5/1-3.03**, as now and hereafter amended or renumbered, or

(C) a controlled substance as defined in **Illinois Compiled Statutes, Chapter 720, Section 570/102**, as now and hereafter amended or renumbered, or

(D) cannabis as defined in the **"Cannabis Control Act"**, **Illinois Compiled Statutes, Chapter 720, Section 550/1, et seq.,** as now and hereafter amended or renumbered. **(Ord. No. 474-83; 10-05-83)**

27-1-12 DELINQUENCY, ENCOURAGING. It shall be unlawful for any person, by an act or neglect, to encourage, aid or cause delinquency in a child; and it shall likewise be unlawful for any person, after notice that a driver's license of any child has been suspended or revoked, to permit such child to operate a motor vehicle during the period that such driver's license is suspended; and it shall likewise be unlawful for any person to knowingly permit any child to operate a motor vehicle without a license.

27-1-13 ESCAPE - AID IN. It shall be unlawful to rescue or attempt to rescue or shall abet or encourage the rescue or escape of any person from the custody of any officer or other person legally having him in charge, or shall molest or interfere with any officer or other person so legally having him in charge, or shall in any manner, aid, abet or encourage the rescue or the attempt to escape from any person legally committed thereto, or shall supply or attempt to supply any such person with any weapon or with any implement or means whereby an escape might be affected, or with any intoxicating liquors, drugs or other article without the consent of the officer in charge. **(See 720 ILCS Sec. 5/31-7)**

27-1-14 **ESCAPES.** It shall be unlawful for any person convicted of any offense or in lawful custody to escape or attempt to escape from custody. **(Ord. No. 41-71; 02-07-71) (See 720 ILCS Sec. 5/31-6(C))**

27-1-15 **FALSE PRETENSES.** It shall be unlawful for any person to obtain any food, drink, goods, wares or merchandise under false pretenses, or to enter any public place and call for refreshments or other articles and receive and refuse to pay for same, or depart without paying for or satisfying the person from whom he received the food, goods, wares or merchandise. **(Ord. No. 41-71; 02-07-71)**

27-1-16 **HUNTING PROHIBITED.** All hunting within City of Fairview Heights is prohibited. No one is permitted to hunt using a gun, bow and arrow, or any other weapon.

(A) **Definitions.**

(1) **"Hunt"** shall mean the act of a person possessing a weapon for the purpose of pursuing food or sport.

(2) **"Gun"** shall mean Shotgun, Rifle, Handgun, or Airgun.

(3) **"Person"** includes the plural "persons", "females" as well as "males" and shall extend and be applied to clubs, associations, corporations, firms and partnerships as well as individuals.

(4) **"Weapon"** shall mean any instrument of offensive or defensive combat.

(5) **"Bow and Arrow"** shall mean Compound Bow, Recurve Bow, or Cross Bow.

(B) **Penalties.** Any person, firm, or corporation found to be guilty of an infraction of this provision shall be fined not less than **Seventy-Five Dollars ($75.00)** nor more than **Five Hundred Dollars ($500.00)** for each offense, and a separate offense shall be deemed committed for each and every day during which a violation continues or exists. Further, any person, firm, or corporation guilty of any infraction of any of the provisions of this Section shall become liable to the City for any expense, loss or damage incurred by the City by reason of such violation. **(Ord. No. 853-96; 04-16-96) (See 65 ILCS Sec. 5/11-5-1)**

27-1-17 **BEGGING.** No person shall beg or solicit alms within the City, without having obtained permission in writing from the Mayor. **(See 65 ILCS Sec. 5/11-5-4)**

27-1-18 **DISCHARGING FIREARMS IN CITY; EXCEPTION.**

(A) No person, except authorized law enforcement personnel, shall, within the City, fire or discharge any firearm or airgun without written permission from the Mayor

first obtained, which permission shall prescribe the limits within which such firing may be done, and may be revoked at any time after it has been granted. A registered gun club shall be excluded from the provisions of this Section, but limited to the club grounds.

(B) No person shall throw, shoot, fire or otherwise discharge any arrow, bolt or other projectile through the use of a bow, crossbow or other device within the City limits, except when done in the lawful defense of the person, property or family, or when done either at an organized and established public or private archery shooting range or gallery. **(Ord. No. 853-96; 04-16-96)**

27-1-19 **BLASTING IN CITY.** No person shall, by himself or his agent or employee, fire off any blast, unless the blast is property guarded so as to prevent accident to person or property, or open any stone quarry within the City, without permission from the City Council.

27-1-20 **STORAGE OF EXPLOSIVES.**

(A) **Nitroglycerine; Dynamite, Etc.** No person shall have, keep, possess, or store, at or in any place within the City, any nitroglycerine, dynamite or giant powder, or any form or combination of any of them.

(B) **Blasting Powder, Etc.** No person shall keep, possess or store any blasting powder, or any explosive cotton, at or in any one place in the City in any quantity exceeding **five (5) pounds,** except a dealer thereof, or quarryman of rock or miner who may keep **twenty-five (25) pounds** at any one time. **(See 65 ILCS Sec. 5/11-8-4)**

(C) **Smokeless Gun Powder.** No person shall have, keep, possess or store at or in any one place in the City in any quantity exceeding **fifteen (15) pounds**, except a dealer thereof who may keep **five hundred (500) pounds.**

(D) **Black Powder.** No person shall have, keep, possess or store at or in any one place in the City in any quantity exceeding **two (2) pounds**, except a dealer thereof, who may keep **fifty (50) pounds.**

27-1-21 **IMPERSONATION OF OFFICER.** No person in the City shall falsely represent himself to be an officer of the City, or shall, without being duly authorized by the City, exercise or attempt to exercise any of the duties, functions or powers of a City officer, or hinder, obstruct, resist or otherwise interfere with any City officer in the discharge of the duties of his office, or attempt to prevent any such officer from arresting any person, either by force or by giving notice to such person, or attempt to rescue from such officer any person in his custody, or impersonate any of the members of the police force of this City, or maliciously or with the intention of deceiving any person, wear the uniform of, or a uniform similar to that worn by the members of the Police Department or use any of the signs, signals or devices adopted and used by the Police Department. **(See 720 ILCS Sec. 5/32-5.1)**

27-1-22 **DESTRUCTION OF PUBLIC PROPERTY.** No person shall deface, destroy, or in any way, injure any public property, or any other apparatus of the City. **(See 65 ILCS Sec. 5/11-1-1)**

27-1-23 CRIMINAL DAMAGE TO PROPERTY. It shall be unlawful for any person, without the owner's consent, to willingly or recklessly damage any property of another, including domestic animals, by any means, including but not limited to fire, explosive damage, or by defacing, deforming or otherwise damaging such other property by the use of paint or any other similar substance. **(Ord. No. 750-92; 09-15-92) (See 720 ILCS Sec. 5/21-1)**

27-1-24 RENTING PREMISES FOR UNLAWFUL PURPOSES. It shall be unlawful for any person to rent, use or allow to be used any building or property owned by him, for any purpose whereby riotous or disorderly persons are gathered.

27-1-25 OFFENSE, AID TO AN. It shall be unlawful for any person, in any way or manner, to aid, abet, counsel, advise or encourage any other person in the commission of any of the acts mentioned herein or in any manner encourage the commission of such offense hereby defined.

27-1-26 POSTING BILLS. It shall be unlawful for any person to paste, paint, print or nail any handbill, sign, poster, advertisement or notice of any kind on any curbstone, flagstone, or any other portion or part of any sidewalk, or upon any tree, lamppost, utility pole, hydrant, or upon any private wall, door or gate, without the consent in writing of the owner of such curbstone, flagstone, sidewalk, tree, lamppost, utility pole, hydrant, private wall, door or gate; provided, however, that this Section shall not prevent posting by proper City and County officials of election signs, polling place signs, and other signs or placards necessary under the law to the conduct of elections, except they may not be attached to a tree.

27-1-27 DISCARDED REFRIGERATORS. It shall be unlawful for any person, firm or corporation to leave or permit to remain outside of any dwelling, building, or other structure or within any unoccupied or abandoned building, dwelling, or other structure under his or its control, any abandoned, unattended or discarded ice box, refrigerator, or other container which has an air-tight door or lid, snap lock or other locking device which may not be released from the inside without first removing the door or lid, snap lock or other device from the ice box, refrigerator or container. **(See 720 ILCS Sec. 505/1)**

27-1-28 INJURING UTILITY WIRES AND POLES. It shall be unlawful to willfully, maliciously, or negligently break, deface, injure or destroy any telegraph or telephone pole, post or wire, or any electric light post, pole or electric conductor, wire or lamp or any other thing connected with the same or belonging thereto, or any water main, gas main, pipe or hydrant or lamp or lamppost, or anything belonging to or connected therewith, or with any of them.

27-1-29 RESISTING AN OFFICER. It shall be unlawful for any person to interfere willfully with, resist, delay, obstruct, molest or threaten to molest any officer of the municipality in the exercise of his official duties. **(See 65 ILCS Sec. 5/11-1-1)**

27-1-30 TRESPASSING.

(A) It shall be unlawful to knowingly and without authority to enter any vehicle, aircraft or watercraft or any part thereof of another without his consent.

(B) It shall be unlawful to enter upon the land or any part thereof of another, after receiving, immediately prior to such entry, notice from the owner or occupant that such entry is forbidden, or to remain upon the land of another after receiving notice from the owner or occupant to depart.

(C) It shall be unlawful to enter upon land, or any building owned or occupied by the City of Fairview Heights, after receiving, immediately prior to such entry, notice from the City or its representative that such entry is forbidden, or to remain upon such land or in such building after receiving notice from the City or its representatives to depart, and to thereby interfere with another person's lawful use or enjoyment of such building or land.

(D) A person has received notice within the meaning of subsections (B) and (C) if he has been notified personally, either orally or in writing, or if a printed or written notice forbidding such entry to him or a group of which he is a part, has been conspicuously posted or exhibited at the main entrance to such land or building or the forbidden part thereof.

(E) This Section does not apply to any person, whether a migrant worker or otherwise living on the land with permission of the owner or of his agent having apparent authority to hire workers on such land and assign them living quarters or a place of accommodations for living thereon, nor to anyone living on such land at the request of, or by occupancy, leasing or other agreement or arrangement with the owner or his agent, nor to anyone invited by such migrant worker or other person so living on such land to visit him at the place he is so living upon the land. **(See 65 ILCS Sec. 5/11-5-2 and 720 ILCS Sec. 5/21-2, 5/21-3(A); 5/21-5(A), 5/21-5(B) and 5/21-3(C))**

27-1-31 POSSESSION; PRESENTATION; AND DISTRIBUTION OF OBSCENE MATERIAL.

(A) **Definition.** Anything shall be deemed to be obscene if:

(1) the average person, applying state-wide community standards prevailing in the State of Illinois, would find that the work taken as a whole appealed to the prurient interest;

(2) the work depicts or describes in a patently offensive way, representations or descriptions of nude persons, ultimate sexual acts, normal or perverted sexual conduct, whether actual or simulated, or patently perverted sexual conduct, whether actual or simulated, or patently offensive representations or descriptions

of masturbation, excretory functions, or lewd exhibition of the human genitals; and

(3) the material is utterly without redeeming social value.

(Ord. No. 595-88; 02-16-88)

(B) **Prohibition.** It shall be unlawful for any person to sell, deliver, offer for sale, distribute, publish, print, exhibit or possess with intent to distribute, with knowledge of the nature or content thereof, or recklessly failing to exercise reasonable inspection which would have disclosed the nature or content thereof, any obscene thing as defined in paragraph (A) hereof or to present or to direct an obscene plat or other performance or to perform an obscene act or otherwise present an obscene exhibition or to advertise or otherwise promote obscene material.

(C) **Affirmative Defense.** It shall be an affirmative defense to any charge alleging the violation of this Section that the dissemination, publication or exhibition was:

(1) not for gain and was made to personal associates other than children under **eighteen (18) years** of age;

(2) to institutions or individuals having scientific or other special justification for possession, receipt or observation of such material, exhibition or presentation.

(D) **Penalty.** Any person violating any provision of this Section shall be deemed guilty of a misdemeanor and upon the first conviction thereof such person shall be fined **Two Hundred Fifty Dollars ($250.00).** The second and subsequent conviction shall carry a fine of **Five Hundred Dollars ($500.00). (Ord. No. 194; 11-05-74) (See 65 ILCS Sec. 5/11-5-1)**

27-1-32 ASSAULT.

(A) A person commits an assault when, without lawful authority, he engages in conduct which places another in reasonable apprehension of receiving a battery.

(B) It shall be unlawful to commit an assault.

(See 720 ILCS Sec. 5/12-1)

27-1-33 BATTERY.

(A) A person commits battery if he intentionally or knowingly without legal justification and by any means:

(1) causes bodily harm to an individual, or

(2) makes physical contact of an insulting or provoking nature with an individual.

(B) It shall be unlawful to commit battery. **(See 720 ILCS Sec. 5/12-3)**

27-1-34 **PETTY THEFT.** A person commits a petty theft when the value of the property is under **Three Hundred Dollars ($300.00)** and he knowingly: **(Ord. No. 434-82; 04-20-82)**

(A) Obtains or exerts unauthorized control over property of the owner; or

(B) Obtains by deception, control over property of the owner; or

(C) Obtains by threat control over property of the owner; or

(D) Obtains control over stolen property knowing the property to have been stolen by another or under such circumstances as would reasonably induce him to believe that the property was stolen, and:

(1) Intends to deprive the owner permanently of the use or benefit of the property;

(2) Knowingly uses, conceals or abandons the property in such a manner as to deprive the owner permanently of such use or benefit;

(3) Uses, conceals, or abandons the property knowing such use, concealment or abandonment probably will deprive the owner permanently of such use or benefit.

(E) It shall be unlawful to commit a petty theft. **(See 720 ILCS Sec. 5/16-1)**

27-1-35 **CRIMINAL DAMAGE TO FIRE FIGHTING APPARATUS, HYDRANTS OR EQUIPMENT.** No person shall willfully and maliciously cut, injure, damage, tamper with or destroy or deface any fire hydrant or any fire hose or any fire engine, or other public or private fire fighting equipment, or any apparatus appertaining to such equipment, or intentionally open any fire hydrant without proper authorization. **(See 720 ILCS Sec. 5/21-1.1)**

27-1-36 **DISORDERLY CONDUCT.** A person commits disorderly conduct when he knowingly:

(A) Does any act in such unreasonable manner as to alarm or disturb another and to provoke a breach of the peace, or;

(B) with intent to annoy another, makes a telephone call, whether or not conversation thereby ensues, or;

(C) transmits in any manner to the fire department of the City, or fire protection district, a false alarm of fire, knowing at the time of such transmission that there is no reasonable ground for believing that such fire exists, or;

(D) transmits in any manner to another a false alarm to the effect that a bomb or other explosive of any nature is concealed in such place that its explosion would endanger human life, knowing at the time of such transmission that there is no reasonable ground for believing that such bomb or explosive is concealed in such place, or;

(E) transmits in any manner to any peace officer, public officer or public employee a report to the effect that an offense has been committed, knowing at the time of such

transmission that there is no reasonable ground for believing that such offense has been committed, or;

(F) enters upon the property of another and for a lewd or unlawful purpose deliberately looks into a dwelling on the property through any window or other opening in it.

(G) It shall be unlawful to commit disorderly conduct.

(See 720 ILCS Sec. 5/25-1)

27-1-37 FALSE ALARMS.

(A) **Prohibition.** It shall be unlawful for any person, business or corporation residing or doing business in the City of Fairview Heights, and having on his or its premises an alarm, to permit or allow the transmission of a false alarm if the alarm in question has transmitted **three (3)** or more false alarms within the immediately preceding **thirty (30) days**. It shall be unlawful to install or use an automatic dialing device, in conjunction with said alarm, which is programmed to dial the "911" telephone number of the Department of Police for the City of Fairview Heights, Illinois. It shall be unlawful to access the number "911" for the purpose of making a false alarm or complaint or reporting false information which could result in the emergency response of any public safety agency. **(Ord. No. 721-91; 08-20-91)**

(B) **Definitions.**

(1) **Burglar Alarm.** The term "burglar alarm" shall mean and include any alarm system designed to detect and signal the presence of a burglar, thief, interloper or person breaching the peace which terminates in any manner at the Police Department of the City of Fairview Heights or emits an audible sound at the physical premises on which the alarm is installed.

(2) **False Alarm.** The term "false alarm" shall mean and include any and all detonations of burglar alarms (when in fact, no burglar, thief, interloper or person breaching the peace is on the premises) if the detonation was caused by human error or equipment malfunction at the physical premises on which the alarm is installed, but not if the denotation was caused by a malfunction in telephone lines or equipment not located at the physical premises on which the alarm is installed.

(3) **Person, Business or Corporation.** The term "person, business or corporation" shall mean and include any person owning, operating, in control of, or managing the premises from which such transmission of a false alarm occurred.

(4) **Automatic Dialing Device.** The term "automatic dialing device" shall mean and include any alarm system which automatically dials a specific telephone number and transmits an emergency message by recording over regular telephone lines when actuated. **(Ord. No. 721-91; 08-20-91)**

(5) **911.** The term "911" shall mean and include the emergency telephone system that contacts any public safety agency, by dialing the numbers 9-1-1 on the telephone. **(Ord. No. 721-91; 08-20-91)**

(C) **Penalty.** Any person, business or corporation violating any provision of this Section shall be fined **Fifty Dollars ($50.00)** and a separate offense shall be deemed committed each and every time police officers of the City of Fairview Heights respond to a false alarm made unlawful by this Section. **(Ord. No. 418-81; 10-21-81) (See 65 ILCS Sec. 5/11-5.3-1)**

27-1-38 FIREWORKS.

(A) **Defined.** The term "fireworks" shall mean and include any explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibitional nature by explosion, combustion, deflagration or detonation and shall include blank cartridges, and toy cannons, in which explosives are used; the type of balloons which require fire underneath to propel the same; firecrackers, torpedoes, sky rockets, Roman candles, sparklers, bombs, or other fireworks of like construction and any tablets or other device containing any explosive substance, or containing combustible substances producing visible effects; provided, however, that the term "fireworks" shall not include toy pistols, toy canes, toy guns or other devices in which paper or plastic caps containing twenty-five hundredths grains or less of explosive compound are used, providing they are so constructed that the hand cannot come in contact with the cap when in place for the explosion, and the toy pistol, paper or plastic caps which contain less than twenty-five hundredths grains of explosive mixture, excluding recoverable model rockets sold for the express use of modelers and/or exhibitions of rocketry, the sale and use of which shall be permitted at all times.

(B) **Prohibition.** Except as hereinafter provided, it shall be unlawful for any person, property owner or person in control of property, firm, co-partnership or corporation to offer for sale, expose for sale, sell at retail or use or explode any fireworks within the City limits of Fairview Heights. Any property owner or person in control of property is in violation of this Code if fireworks are exploded, used, or ignited on his or her property or upon property in his or her control, while said property owner or person in control of said property is present.

(C) **Permits.** The Police Chief will authorize the City Clerk to grant permits for the supervised public display of fireworks. Permit shall not be authorized for the use or explosion of any fireworks within any building or structure. No permit granted hereunder shall be transferable. Permits may be granted hereunder to any group of **three (3)** or more adult individuals applying therefor. No permit shall be required for supervised outside only public displays by State or County Fair Associations.

(D) **Application.** Application for permits shall be made in writing at least **fifteen (15) days** in advance of the date of the display and action shall be taken on such application within **forty-eight (48) hours** after such application is made.

(E) **Display.** Every such display shall be handled by a competent individual designated by the Police Chief and shall be of such character and so located, discharged or fired, as not to be hazardous to property or endanger any person or persons.

(F) **Fee.** There shall be a charge of **Ten Dollars ($10.00)** for the issuance of a permit.

(G) **Violations - Punishment.** Any person, property owner or person in control of property, firm, co-partnership or corporation violating the provisions of this paragraph and upon the conviction thereof, shall be punished by a fine not exceeding **One Hundred Dollars ($100.00). (Ord. No. 1751; 06-07-16)**

27-1-39 CURFEW.

(A) **Established.** It shall be unlawful for a person less than **seventeen (17) years** of age to be present at or upon any public assembly, building, place, street or highway at the following times unless accompanied and supervised by a parent, legal guardian or other responsible companion at least **eighteen (18) years** of age approved by a parent or legal guardian or unless engaged in a business or occupation which the laws of this State authorize a person less than **seventeen (17) years** of age to perform.

(1) Between 12:01 A.M. and 6:00 A.M. Saturday;

(2) Between 12:01 A.M. and 6:00 A.M. Sunday; and

(3) Between 11:00 P.M. on Sunday to Thursday, inclusive and 6:00 A.M. on the following day. **(Ord. No. 762-93; 02-16-93)**

(B) **Parent Responsibility.** It shall be unlawful for a parent, legal guardian or other person to knowingly permit a person in his custody or control to violate Section 27-1-39(A) of this Chapter. **(See 720 ILCS Sec. 555/1 and 65 ILCS Sec. 5/11-1-5)**

27-1-40 PARENTAL RESPONSIBILITY FOR DAMAGES.

(A) **Definitions.** For the purposes of this Section, the following definitions apply:

(1) **"Person"** shall include any individual, firm, partnership, association, corporation, company or organization of any kind.

(2) **"Property"** shall include any real estate including improvements thereon, and tangible personalty.

(3) **"Parent"** shall include the lawful mother or father of an unemancipated minor, whether by adoption or birth.

(4) **"Legal Guardian"** shall include any person appointed guardian or given custody of an unemancipated minor by a Circuit Court of this State or of any State of the United States, but does not include a person appointed guardian or given custody of, an unemancipated minor under the Illinois Juvenile Court Act.

(5) **"Unemancipated Minor"** shall include a person who has attained **eleven (11) years** of age but who has not yet reached **nineteen (19) years** of age and who resides with his parent or legal guardian and whose prime support is provided by his parent or legal guardian or who does not reside with his parent or legal guardian, but resides in another place with the permission of his parent or legal guardian.

(B) **Agreement.** Upon establishment of the guilt of an unemancipated minor for willful or malicious acts which cause injury to a person or property, the unemancipated minor shall obtain from his parent or legal guardian an agreement that restitution shall be made by the parent or legal guardian to the person injured or the owner of the property damaged and shall also obtain a payment schedule for such payments, provided that:

(1) Restitution has not already been made by the unemancipated minor, his parent or legal guardian or any other person, voluntarily or under the provisions of the Illinois Parental Responsibility Law, **Ill. Comp. Stat., Ch. 740, Sec. 115/1, et seq.;** and

(2) The parent or legal guardian was made a party defendant in all proceedings against the unemancipated minor and has been served with all citations, summons, complaints, notices, and other documents required to be served upon the unemancipated minor defendant, with service made upon the parent or legal guardian, in the same manner service was made upon the unemancipated minor defendant.

(C) **Limitation on Recovery.** No restitution under this Ordinance may exceed **One Thousand Dollars ($1,000.00)** actual damages for each person or property owner for each occurrence of willful or malicious acts by the unemancipated minor which causes injury. In determining the damages to be allowed in a restitution for personal injury, only medical, dental and hospital expenses may be considered. This ordinance shall not effect the recovery of damages in any other cause of action where the liability of the parent or legal guardian is predicated on a Common Law basis.

(D) **Criminal Action.** In the event that restitution is not made according to the payment schedule obtained in compliance with subsection (B) hereof, the parent or legal guardian shall be presumed to have failed to exercise proper parental responsibility, shall be charged with that offense, and upon conviction, shall be fined an amount not to exceed **Five Hundred Dollars ($500.00)** for each offense. **(Ord. No. 387; 06-17-80) (See 740 ILCS Sec. 115/1 et seq.)**

27-1-41 TRUANCY.

(A) **Prohibition.** It shall be unlawful for any person under the age of **sixteen (16):**

(1) Enrolled in a public or private school within the City of Fairview Heights; or

(2) Being a resident of the City of Fairview Heights and enrolled in a public or private school within St. Clair County, or

(3) Being a non-resident of the City of Fairview Heights enrolled in any public or private school outside the City of Fairview Heights, to be present within the City of Fairview Heights;

to absent himself or herself from attendance at school during session without permission from his or her parent or legal guardian; or

Any person who so absents himself or herself without said permission shall be guilty of the offense of truancy and shall be subject to the penalty set forth below.

Emergency or other unforeseen absences due to illness or other causes beyond the control of the person so absenting himself or herself from school without said permission shall not constitute truancy; provided, that permission from the parent or legal guardian for such absence is submitted in writing to the proper school authorities within **twenty-four (24) hours** after such absence. **(Ord. No. 889-97; 07-01-97) (See 105 ILCS Sec. 5/26-1 et seq.)**

27-1-42 THEFT OF RECYCLABLES UNLAWFUL.

(A) **Theft of Recyclables.** It shall be unlawful for any person to collect, obtain, possess or pickup any recyclable item(s) from any receptacle or collection point where service is provided by an authorized waste hauler licensed by the City within the City limits or from any specified recycling center within the City limits unless said person is acting as an agent for the City of Fairview Heights or acting as an agent for a waste hauler licensed by the City of Fairview Heights.

(B) **Penalty.** Any person violating this Section shall be fined not less than **Seventy-Five Dollars ($75.00)** nor more than **Five Hundred Dollars ($500.00)**. A separate offense shall be deemed committed each and every time an offense is committed. **(Ord. No. 761-93; 02-16-93)**

27-1-43 PROHIBITION OF SMOKING IN CERTAIN CITY BUILDINGS.

(A) **Prohibition.** It shall be unlawful for any person to smoke tobacco anywhere within the Municipal Complex Building, Library, City Garage Building or while inside/within any vehicle owned by the City. **(Ord. No. 860-96; 07-02-96)**

(B) **Notices.** The Director of Public Works & Muncipal Complex shall post and maintain appropriate notices in the Municipal Complex Building, Library and City Garage Building advising of the prohibition of smoking therein.

(C) **Penalty.** Any person violating the provisions of subsection (A) hereof shall, upon conviction thereof, be fined not less than **Fifty Dollars ($50.00)** for the first such conviction and not less than **One Hundred Dollars ($100.00)** nor more than **Five Hundred Dollars ($500.00)** upon a second or subsequent conviction. **(Ord. No. 805-94; 08-02-94) (See 410 ILCS Sec. 80/1 et seq.)**

27-1-44 DOMESTIC BATTERY.

(A) A person commits Domestic Battery if either party intentionally or knowingly without legal justification by any means:

(1) Causes bodily harm to any family or household member as defined in Subsection (3) of Section 112A-3 of the Code of Criminal Procedure of 1963, as amended **(725 ILCS Sec. 5/11A-3);**

(2) Makes physical contact of an insulting or provoking nature with any family or household member as defined in Subsection (3) of Section 112A-3 of the Code of Criminal Procedure of 1963, as amended. **(Ord. No. 890-97; 06-03-97)**

27-1-45 <u>OPEN BURNING.</u>

(A) **<u>Prohibition.</u>** It shall be unlawful for any person, business or other entity to burn garbage, refuse or any other materials within the City, unless specified in paragraph (B) as stated herein.

(B) **<u>Exceptions.</u>**

(1) The burning of yard waste (leaves, brush, weeds, tree trimmings, branches, shrubbery, and other foliage) shall be permitted only on Tuesdays, Thursdays and Saturdays between the hours of **9:00 A.M.** and **4:00 P.M.** from **November 1** through **April 30**. The burning of yard waste shall be limited only to yard waste grown on the property where the burning is taking place. All burning shall be kept under control and not left unattended. All burning yard waste shall be completely extinguished by **4:00 P.M.** Burning of yard waste shall be confined to private property.

(2) The Mayor may authorize exceptions in cases of firefighter training, state and federal disaster declarations, and local storm damage.

(3) The burning of fuels for legitimate campfire, recreational and cooking purposes, or in domestic fireplaces, in areas where such burning is consistent with other laws, provided that no garbage shall be burned in such cases.

(4) Open burning necessary for the commercial or residential development of previously undeveloped property shall be allowed upon review and approval by the applicable Fire District, issuance of IEPA permit and the issuance of a permit by the City. Said fire cannot be started before dawn, must be extinguished by dark, and must be attended at all times.

(C) **<u>Enforcement.</u>** The enforcement of this Section shall be handled by the Fairview Heights Police Department and/or the Code Enforcement Officer.

(D) **<u>Penalty.</u>** Any person violating this Section shall be fined not less than **One Hundred Dollars ($100.00)**. A separate offense shall be deemed committed each and every time an offense is committed.

(Ord. No. 1709-15; 11-17-15)

27-1-46 <u>HARASSMENT.</u> It shall be unlawful to harass, intimidate or threaten any person who is about to sell or lease or has sold or leased a residence or other real property, or is about to buy or lease, or has bought or leased a residence or other real property, when the harassment, intimidation or threat relates to a person's

attempt to sell, buy or lease a residence, or other real property, or refers to a person's sale, purchase or lease of a residence or other real property. **(Ord. No. 1057-01; 08-22-01)**

27-1-47 POSSESSION OF TOBACCO BY MINORS.

(A) **Established.** It shall be unlawful for any person under the age of **eighteen (18) years** to have in his or her possession any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, or sipping tobacco, while upon any public sidewalks, public thoroughfares, public streets, public highways, public parks, or any property of a public school, or any other public areas within the City limits.

(B) **Defense.** It is a defense to a violation under this Chapter that the minor engaged in the prohibited conduct while:

(1) Accompanied by, and with the approval of, the child's parent, legal guardian or custodian.

(2) Participating in one of the following activities that necessitate the possession of a tobacco product.

(a) The performance of a religious ceremony.

(b) Participation in a theatrical performance.

(Ord. No. 1207-04; 08-17-04)

27-1-48 SPITTING OR EXPECTORATING ON PUBLIC WAYS.

(A) It shall be unlawful for any person to spit or expectorate on or about any public way or in any public hall or other public building.

(B) **Penalty.** Violation of this Section by any person shall secure a penalty not to exceed **Five Hundred Dollars ($500.00)** for each offense. **(Ord. No. 1350-07; 04-04-07)**

27-1-49 PUBLIC URINATION.

(A) **Definitions.** For the purpose of this Section, the following definitions shall apply:

"Public Place" means any place where the conduct may reasonably be expected to be viewed by others.

"Urination or Defecation" means any act which constitutes the initiation, action or completion of urinating or defecating, including, but not limited to, exposing the genital area.

(B) It shall be unlawful to perform any act of urination or defecation in a public place within the City.

(C) **Penalty.** Violation of this Section by any person shall secure a penalty not to exceed **Five Hundred Dollars ($500.00)** for each offense. **(Ord. No. 1352-07; 04-04-07)**

27-1-50 USE OF GROUNDWATER AS A POTABLE WATER SUPPLY PROHIBITED. [Except for such uses or methods in existence before the effective date of this Section.] The use or attempt to use groundwater, as a potable water supply, by the installation or drilling of wells or by any other method is hereby prohibited in the area shown on Exhibit A, within the City of Fairview Heights. This prohibition expressly includes the City of Fairview Heights within the area shown as Exhibit "A". The Parcel Index Numbers corresponding to the prohibition area are attached as Exhibit B. **(Ord. No. 1439-09; 05-05-09)**

27-1-51 PROHIBITING THE POSSESSION, SALE, OR OFFERING FOR SALE, OF PRODUCTS CONTAINING SYNTHETIC CANNABINOIDS.

(A) **Definitions.** As used in this Section, the following terms shall have these prescribed meanings:

"Person": An individual, corporation, partnership, wholesaler, retailer of any licensed or unlicensed business.

"Illegal Smoking Product:" Any substance, whether described as tobacco, herbs, incense, spice or any blend thereof, regardless of whether the substance is marketed for the purpose of being smoked, which includes any one or more of the following chemicals:

(1) 2[(1R,3S)-hydroxycyclonehexyl]-5-(2-mehtyloctan-2-yl) phenol (also known as CP47,497) and homologues;

(2) (6aS, 10aS)-9-(hydroxmethyl)-6, 6-dimethyl-3-(2-methyloctan-2-yl)-6a, 7, 10, 10a-tetrahydrobenzo [c]chromen-1-ol) (also known as HU-211 or Dexanabinol);

(3) 1-Pentyl-3-(1-naphthoyl)indole (also known as JWH-018); or

(4) Butyl-3-(1-naphthoyl)indole (also known as JWH-037).

(B) **Unlawful to Sell, Offer, Gift or Display.** It shall be unlawful for any person to sell, offer to sell, gift, or publicly display for sale any illegal smoking product.

(C) **Possessing or Ingesting.** Possessing or ingesting of any illegal smoking product by any person is hereby prohibited.

(D) **Illegal.** Illegal to possess distribute, sell, ingest, a look a like substance and/or any substance purported to be or contain the ingredients present in an illegal smoking product.

(Ord. No. 1496-10; 09-07-10)

27-1-52 MDPV PROHIBITED.

(A) **Purpose.** The Chapter is enacted to protect, preserve and promote the health, safety and welfare of the citizens of the City of Fairview Heights by prohibiting the possession, consumption, distribution, or delivery of any substance containing MDPV as hereinafter defined, it being the specific finding of the City of

Fairview Heights that such substances have a dangerous effect upon anyone using said substances and have no medicinal or beneficial purposes.

(B) **Definitions.** When used in this Chapter, the following words have the meanings as hereinafter provided:

(1) **"Consume":** To ingest, inhale, inject MDPV, or otherwise introduce MDPV into one's body;

(2) **"Deliver":** The actual, constructive, or attempted transfer from one person to another of MDPV, whether or not there is an agency relationship, and includes a sale;

(3) **"Distribute":** To deliver other than by administering or dispensing MDPV;

(4) **"MDPV":** Includes any material, compound, mixture, or preparation containing any quantity of the following substances having a stimulant effect on the central nervous system, including their, salts, isomers and salts of isomers, of 3.4 Methylenedioxyprovalerone, Methylone, Mephedrone, 4-methoxymethcathinone, 4-Fluoromethcathinine, and 3-Fluoromethcathinone;

(5) **"Possess":** Means with the knowledge of the presence and nature of substance, either actually or constructively in control of a substance. A person has actual possession if he has the substance on his person or within easy reach and convenient control. A person who, although not in actual possession, has the power and intention at a given time to exercise dominion or control over the substance either directly or through another person or persons is in constructive possession of it.

(C) **General Prohibition.** It shall be unlawful for any person to possess, consume, distribute or deliver, or possess with the intent to distribute or deliver any substance containing MDPV as defined in this Chapter, in the City of Fairview Heights.

(D) **Sales Prohibited.** It shall be unlawful for any individual or business within the City of Fairview Heights to sell or offer for sale any product containing MDPV.

(E) **Penalty.**

(1) Any person violating part (C) of this Section shall be fined no less than **One Hundred Dollars ($100.00)** on his, her or its first violation thereof. The second and subsequent convictions shall carry a fine of no less than **Two Hundred Fifty Dollars ($250.00)**.

(2) Any person or business violating part (D) of this Section shall be fined no less than **Five Hundred Dollars ($500.00)** for his, her or its first violation thereof. The second and subsequent convictions shall carry a fine of no less than **Seven Hundred Fifty Dollars ($750.00)**.

(Ord. No. 1530-11; 06-07-11)

CHAPTER 29

PARKS

ARTICLE I – GENERAL REGULATIONS

29-1-1 **PROHIBITED ACTS.** It shall be unlawful for any person, firm or corporation using such parks to either perform or permit to be performed any of the following acts:

(A) **Vandalism.** Willfully mark, deface, disfigure, injure, tamper with, or displace or remove any building, bridges, tables, benches, fireplaces, railings, paving or paving material, waterlines or other public utilities or parts or appurtenances thereof, signs, notices or placards whether temporary or permanent, monuments, stakes, posts, or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal.

(B) **Polluting Waters.** Throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream, bay or other body of water in or adjacent to any park or any tributary, stream, storm sewer, or drain flowing into such waters, any substance, matter or thing, liquid or solid, which will or may result in the pollution of said waters.

(C) **Rubbish and Trash.** Bring in or dump, or leave, any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, or refuse; or other trash. No such refuse or trash shall be placed in any waters in or contiguous to any park, or left anywhere on the grounds thereof, but shall be placed in the proper receptacles where these are provided; where receptacles are not so provided, all such rubbish or waste shall be carried away from the park by the person responsible for its presence, and properly disposed of elsewhere.

(D) **Disorderly Conduct.** Engage in disorderly conduct or disturb the peace.

(E) **Swimming Restricted.** Swim, bathe, or wade in any waters or waterways in or adjacent to any park, except in such waters and at such places as are provided.

(F) **Obstructing Use.** Prevent any person from using any park, or any of its facilities, or interfere with such use.

(G) **Picnic Areas.** No person in a park shall picnic or lunch in a place other than those designated for that purpose. Attendants shall have the authority to regulate the activities in such areas when necessary to prevent congestion and to secure the maximum use for the comfort and convenience of all. Visitors shall comply with any directions given to achieve this end.

No person in a park shall use any portion of the picnic areas or of any of the buildings or structures therein for the purpose of holding picnics to the exclusion of

other persons, nor shall any person use such area and facilities for an unreasonable time if the facilities are crowded.

(H) **Special Activities.** It shall be unlawful to engage in special activities including flying model airplanes, golf practice, ice skating, sledding, fishing, games and picnics except at locations specifically designated for such activities by the Director of Parks and Recreation. Areas for such activities may be reserved by groups for use at specified times. **(Ord. No. 1042-01; 02-20-01)**

(I) **Motor Vehicles.** It shall be unlawful to drive or park any self-propelled vehicle except devices moved by human power, except on a street, driveway or parking lot in any park, or to park or leave any such vehicle in any place other than one established for public parking. It shall be unlawful to pass on any park road. The speed limit in any park shall be **fifteen miles per hour (15 MPH). (Ord. No. 339-78; 05-16-78)**

(J) **Animals.** No animals shall be allowed at Moody Park, except in a case of group activity approved pursuant to **Section 29-2-1**. All other parks fall under **Section 4-1-1**, a dog, cat or other domesticated animal, "running at large", means an animal which is not on a leash controlled by the owner or his or her agent. Except for Pleasant Ridge Park where dogs may be off-leash, but must adhere to the off-leash rules as follows:

(1) All dogs must be registered with the County of St. Clair and tags must be visible on their harness or collar.
(2) All dogs must remain on a leash while in designated parking areas.
(3) All dogs must remain on a leash while in pavilion areas.
(4) Dogs are not allowed in or within **twenty (20) feet** of the playground.
(5) You must have complete control of your dog at all times.
(6) You are liable for damage or injury inflicted by your dog.
(7) No more than **three (3) dogs** are allowed per person.
(8) You must clean up feces and remove from site.
(9) Any violations can be reported to Animal Control at 618-489-2060.

(Ord. No. 1474-10; 03-16-10)

(K) **Sales.** It shall be unlawful for any person other than employees and officials of the City acting on behalf of the City, to vend, sell, peddle or offer for sale any commodity or article within any park.

(L) **Signs.** It shall be unlawful for anyone to paste, glue, tack or otherwise post any sign, placard, advertisement, or inscription whatsoever, nor shall any person erect or cause to be erected, any sign whatsoever on any public lands or highways or roads adjacent to a park.

(M) **Removing Artifacts.** Remove Indian relics, arrowheads, or similar artifacts.

(N) **Leaving Animals.** Deposit or leave any species of fish, fowl, or animal in any park.

(O) **Fires.** Light any fires other than in established fire containers or pits.

(P) **Hours.** It shall be unlawful for any person other than employees and officials of the City acting on behalf of the City to be present in a park except as provided for in **Section 29-2-1** herein at times other than those specified below:

(1) **Generally.** Hours at all City Parks, with the exception of Everett Moody Park shall be from **8:00 A.M.** to sunset.
(2) **Everett Moody Park.** At the Everett Moody Park, the hours shall be from sunrise to **11:00 P.M.** from **May 1st** to **September 30th**; and from sunrise to **10:00 P.M.** from **October 1st** to **April 30th**.
(3) **Playgrounds.** At all City playgrounds, the hours shall be from **8:00 A.M.** to sunset.

(Ord. No. 1717-16; 01-19-16)

(Q) **Alcohol.** No alcohol will be permitted within **one hundred (100) feet** of any youth organized playing fields or surfaces such as ball fields, soccer fields, football fields, volleyball court, playgrounds or tennis courts. **(Ord. No. 1717-16; 01-19-16)**

29-1-2 **PENALTY.** Anyone found guilty of violating any of the provisions of this Article shall be fined not less than **Five Dollars ($5.00),** nor more than **Five Hundred Dollars ($500.00).**

[Unless Otherwise Noted, This Article #279; 09-21-76]

ARTICLE II - GROUP ACTIVITIES

29-2-1 **GROUP ACTIVITY.** Whenever any group, association or organization desires to use said Park facilities for a particular purposes, such as picnics, parties, theatrical or entertainment performances, political speeches or any other special event, a representative of said group, association or organization shall first obtain written permission from the Director of Parks and Recreation for such purposes.

The Director of Parks and Recreation shall grant the application if it appears that the group, association or organization will not interfere with the general use of the Park by the individual members of the public and if the group, association or organization meets all other conditions required by the Director of Parks and Recreation. The Director of Parks and Recreation shall require an Original Certificate of Insurance showing the name and date(s) of the event, Public Liability Insurance in the amount of at least **One Million Dollars ($1,000,000.00)** per occurrence, and further naming the City of Fairview Heights as Additional Insured for the period of time for the particular purpose/event. The Original Certificate of Insurance must be submitted to the City Clerk's Office **ten (10) working days** prior to the purpose/event or will be a reason for cancellation. A Certificate of Insurance and the amount of liability may be requested at the discretion of the Parks and Recreation Committee for some Special Events. In the event liquor/beer is sold at the event, an Original Certificate of Insurance must be directed to the Liquor Commissioner **ten (10) working days** prior to the event showing Liquor Liability in the amount of **One Million Dollars ($1,000,000.00)** and showing the City of Fairview Heights as the insured and/or property owner, or will be a reason for cancellation. Carnival Ride Companies operating on City property will be required to provide and submit to the City Clerk's Office an Original Certificate of Insurance **ten (10) working days** prior to the event showing **One Million Dollars ($1,000,000.00)** worth of Liability coverage for each event and showing the City of Fairview Heights as Additional Insured or will be a reason for cancellation.

Hours for group activities at all City Parks shall be the same as those set out in Section 29-1-1(P). The Director of Parks and Recreation may grant an extension of said hours for group activities with his grant of the application for the use of the park.
(Ord. No. 839-95; 10-03-95)

ARTICLE III - FEES

29-3-1 **GEORGE LANXON FIELD.** Any organized team, who wishes to use George Lanxon Field at Everett Moody Park at Longacre, will be charged a fee of **Fifty Dollars ($50.00)** per game without lights and a fee of **Sixty Dollars ($60.00)** per game with lights. Any organized team who wishes to hold a tournament with staff members present will be charged a fee of **One Hundred Thirty Dollars ($130.00)** per game. **(Ord. No. 1717-16; 01-19-16)**

29-3-2 **FEES.** The following fees will be charged:

(A) **Grill Users Fee.** A fee of **Twenty Dollars ($20.00)** will be charged for use of the City Grill. Fairview Heights' residents and businesses only may reserve the grill to be located in the City limits of Fairview Heights.

(B) **Pavilions.**

(1) **Moody Park Facilities.** A **One Hundred Fifty Dollar ($150.00)** charge will be required to reserve Pavilion No. 5, and a **Fifty Dollar ($50.00)** charge will be required for Pavilions No. 1, No. 2, No. 3 and No. 4. A **One Hundred Dollar ($100.00)** deposit will also be required for each reservation. All deposits will be refunded with the removal of all trash created by reservation and placed into supplied dumpster and maintained in proper order, with the approval of the Director of Parks and Recreation.

(2) **Pleasant Ridge Park Facilities.** A **Fifty Dollar ($50.00)** charge will be required for Pavilions No. 1, No. 2, No. 3 and No. 4. A **One Hundred Dollar ($100.00)** deposit will also be required for each Pavilion. All deposits will be refunded with the removal of all trash created by reservation and placed into supplied dumpster and maintained in proper order, with the approval of the Director of Parks and Recreation.

(3) **Old Lincoln Trail Park Facilities.** A **Twenty-Five Dollar ($25.00)** charge will be required for Pavilions No. 1 and No. 2. A **Fifty Dollar ($50.00)** deposit will also be required for each Pavilion. All deposits will be refunded with the removal of all trash created by reservation and placed into supplied dumpster and maintained in proper order, with the approval of the Director of Parks and Recreation.

(C) **Ball Diamond No. 1 North Field.** Any organized team who wishes to use Ball Diamond #1 at Everett Moody Park shall be charged a fee of **Forty Dollars ($40.00)** per game without lights and **Fifty Dollars ($50.00)** per game with lights. **(Ord. No. 1717-16; 01-19-16)**

(D) **Soccer Field No. 1 or Football Field No. 1.** Any organized team, who wishes to use Soccer Field No. 1 at Everett Moody Park, will be charged a fee of **Fifty Dollars ($50.00)** per game without lights and **Sixty Dollars ($60.00)** per game with lights. **(Ord. No. 1717-16; 01-19-16)**

(E) **Walk a Thon/Bike a Thon.** Any business/organization who wishes to hold an event in any park within Fairview Heights shall be charged a fee of **Fifty Dollars ($50.00)**. **(Ord. No. 1717-16; 01-19-16)**

(F) **Recreation Room.** Any business/organization, who wishes to hold an event in the Fairview Heights Recreation Room, shall be charged a fee of **One Hundred Fifty Dollars ($150.00)**. **(Ord. No. 1717-16; 01-19-16)**

(G) **Miracle Field.** Any business, organization or resident, excluding the Miracle League, who wishes to use the Miracle Field at Everett Moody Park shall be charged a fee of **Fifty Dollars ($50.00)** per game or a fee of **One Hundred Dollars ($100.00)** for all day usage. **(Ord. No. 1717-16; 01-19-16)**

(H) **Community Rooms.** Any business or resident, who wishes to hold an event in the Community Room, shall be charged a fee of **Fifty Dollars ($50.00)** and a deposit of **One Hundred Dollars ($100.00)** per reservation. Fees will be waived for all Fairview Heights organizations. **(Ord. No. 1717-16; 01-19-16)**

(Unless otherwise noted Ord. No. 1665-14; 11-04-14)

CHAPTER 30

LAW ENFORCEMENT

ARTICE I – DEPARTMENT ESTABLISHED

30-1-1 LAW ENFORCEMENT DEPARTMENT.

(A) **Creation.** There is hereby created the Law Enforcement Department supervised by a Director. The Director shall be an ex-officio member of the Aldermanic Law Enforcement Committee. The Chief of Police shall serve as the Director of this Department. **(#443; 09-21-82)**

(B) **Chief of Police.** There is hereby established the position of Chief of Police, who shall be appointed in the following manner.

Whenever a vacancy occurs in the position of Chief of Police of the Fairview Heights Police Department, the Council shall direct the Board of Fire and Police Commissioners to seek applicants for such job within and without the Department, and may advertise nationally or by whatever means such Fire and Police Commissioners deem necessary to attract the best possible applicants for the job of Chief of Police. Such solicitation for applicants shall include members of the then existing Police Department. Upon receipt of the applications for the job of Chief of Police, the Board of Fire and Police Commissioners shall then determine the qualifications of the applicants by examinations, both oral and written, and upon the conclusion of such examinations, shall submit to the Mayor a list of at least **ten (10)** qualified applicants, with their respective examination scores, provided, however, if **ten (10) persons** have not applied for the job, then all such names, qualifications and test results shall be submitted to the Mayor. The Mayor then shall appoint the Chief of Police from such list with the advice and consent of the majority of the City Council.

If the Chief of Police has been appointed from members of the Police Department, he shall be considered as on furlough from the rank he held immediately prior to his appointment as Chief of Police. If the appointee resigns as Chief of Police or is relieved of his duties as Chief, unless relieved for cause, he shall revert to and be established in such prior rank, and thereafter be entitled to all the benefits and emoluments of such prior rank without regard as to whether a vacancy then exists in such rank. All time spent as Chief of Police shall be considered as time spent in the previous rank for longevity purposes.

The Chief of Police may be removed by the Board of Fire and Police Commissioners at any time for just cause. **(#443; 09-21-82)**

(C) **Divisions and Sections.** The Chief of Police shall create administrative divisions and operating divisions with the prior approval of the Mayor. **(#443; 09-21-82)**

(D) **Policemen.** The office of policeman of the City is hereby created. There shall be as many policemen as the City Council may designate from time to time. **(#18; 06-16-70)**

30-1-2 **APPOINTMENTS.** All appointments, except that of the Chief of Police shall be made in full accordance with the statutes relating to the function of the Board of Fire and Police Commissioners. **(#18; 06-16-70)**

30-1-3 **OATH OF POLICEMEN.** All members of the Police Department shall, before entering upon duty as policemen, take and subscribe to an oath of office substantially in the following form:

> "I solemnly swear that I will support the Constitution of the United States and of the State of Illinois, and that I will faithfully discharge the duties of the office of Policeman of the City to the best of my ability."

Such oath shall be subscribed and sworn to before some officer authorized by the laws of this State to administer oaths and the certificates thereof shall be filed in the office of the City Clerk. **(#18; 06-16-70)**

30-1-4 **GENERAL POWERS AND DUTIES OF THE CHIEF.**

(A) **General and Special Supervision.** The Chief of Police shall have general and special supervision of the Police Department and all of its properties, equipment, appliances and implements used in, about, or appurtenant to the Department, and he shall be held responsible for the proper use thereof and the proper efficiency and conduct of the members of the Department. **(#18; 06-16-70)**

(B) **Records and Reports.** The Chief of Police shall keep or cause to be kept, books of records of the Police Department, and all persons arrested or committed by the Police, showing the time and place of each arrest, the offense for which the same was made, the Magistrate or Court before whom such was tried, and the disposition of each case. He shall, on or before **March lst** of each year, prepare and give to the Mayor a report which shall contain information and data relating to the Department's operations and include comments and suggestions relating thereto. **(#443; 09-21-82)**

(C) **Policies.** The Chief of Police shall direct the administration and operation of the Police Department and in addition to policies transmitted by the Mayor, shall establish such other policies, directives, rules and regulations for the administration and operation of the Department as he sees fit. **(#18; 06-16-70)**

30-1-5 **ENFORCEMENT OF ORDINANCES.** The Chief of Police shall enforce all ordinances and police regulations of the City and orders of the Mayor and City Council, and the laws of the State of Illinois. **(#18; 06-16-70)**

The Chief of Police shall, among his other duties assigned to him herein and hereafter by the corporate authorities promote and supervise police education incentive

programs, provide Department liaison with the Police Pension Board, draft the annual police department budget, handle permits for fireworks, conduct speed and accident studies, and supervise Police Department communications and crossing guards. **(#241; 04-06-76)**

30-1-6 **GENERAL POWERS AND DUTIES OF POLICEMEN.** It shall be the duty of all police officers and patrolmen as follows:

(A) To arrest or cause to be arrested, with or without process, all persons who break the peace or are found violating any municipal ordinance or any criminal law of the State.

(B) To commit arrested persons for examination.

(C) If necessary, to detain arrested persons in custody overnight or Sunday in any safe place, or until they can be brought before the proper magistrate. **(#18; 06-16-70)**

(D) To exercise all other powers as conservators of the peace that the corporate authorities may prescribe.

(E) Enforce City ordinances, including, but not limited to, ordinances relating to derelict automobiles, parking of automobiles, traffic control, street vendors, solicitors and fire lanes. **(#241; 04-06-76)**

30-1-7 **BONDS.** Every policeman of the City shall file a fidelity bond in the sum of **One Thousand Dollars ($1,000.00).** The cost of said bond shall be paid by the City. **(#18; 06-16-70)**

30-1-8 **RIOTS.** Whenever the Police Department shall find it impossible or shall have insufficient power to suppress riots, routs, disorderly or unruly assemblies or to maintain the public peace and tranquillity and suppress disorder, and the Mayor is satisfied that the situation has passed beyond the control of the Police Department, it shall be the duty of the Mayor to notify the Governor of the State of Illinois and to obtain the aid of the State of Illinois. **(#18; 06-16-70) (See Ch. 6, Articles II and III)**

30-1-9 **PROBATIONARY APPOINTMENT.**

(A) All vacancies to the Police Department shall be filled by individuals from the Eligibility Register established by the Board of Fire and Police Commissioners.

(B) All original appointments shall be for a probationary period of not less than **eighteen (18) months** from the original date of appointment. **(#398-80; 11-04-80)**

30-1-10 **DISPATCH CALL CENTER.** The Law Enforcement Department shall maintain at all times the City's Dispatch Call Center, including the maintenance of its 9-1-1 or Public Safety Answering Point (PSAP). Subject to applicable laws, the Dispatch Call Center shall:

(A) Answer 9-1-1 emergency and non-emergency calls from the public, the interdepartmental calls from police, fire and ambulance services, and calls from other public safety agencies;

(B) Monitor multiple computer and/or video screens, gather, prioritize and document caller information;

(C) Provide callers with the appropriate advice or referral, or initiate police, fire and/or emergency medical (EMS) services to the caller; and

(D) Operate Computer Aided Dispatch (CAD), 800 MHz radio and multiple sophisticated communications equipment systems.

(Ord. No. 1722-16; 01-19-16)

30-1-11 - 30-1-14 **RESERVED.**

ARTICLE II – ABANDONED VEHICLES

30-2-1 **ESTABLISHMENT OF PROCESSING FEE.** A processing fee of **Twenty-Five Dollars ($25.00)** is hereby established to be imposed on any entity that applies to the Department for a salvage title on an abandoned vehicle. The fee is to be paid at the time of application and is intended to offset the expenses the Department incurs in processing said applications in the manner prescribed by the **Illinois Vehicle Code**.

30-2-2 **TOW SERVICES.** Tow services utilized by the City must have their Business located within the City Limits of Fairview Heights, and that only one comprehensive list of Tow Services shall exist, and that said List shall be the Police Department's Tow Rotation List. As such, communications between the Police Department and Code Enforcement will be necessitated in order to know which Tow Service is on call at a given time.

(Ord. No. 1243-05; 04-05-05)

ARTICLE III - EMERGENCY SERVICES AND DISASTER AGENCY

30-3-1 ESTABLISHMENT. There is hereby created the Fairview Heights Emergency Services and Disaster Agency (ESDA) to prevent, minimize, repair and alleviate injury or damage resulting from disaster caused by enemy attack, sabotage or other hostile action or from natural or man-made disaster, in accordance with "The Illinois Emergency Services and Disaster Act of 1988 and any amendments that may be made to this act". This ESDA shall consist of the Coordinator and such additional members as may be selected by the Coordinator. **(#614-88; 11-01-88)**

30-3-2 COORDINATOR.

(A) The Coordinator of the City ESDA shall be appointed by the Mayor, with the consent of the City Council and shall serve until replaced by the Mayor.

(B) The Coordinator shall have direct responsibility for the organization, administration, training and operation of the ESDA, subject to the direction and control of the Mayor, as provided by statute.

(C) In the event of the absence, resignation, death, or inability to serve as the Coordinator, the Mayor, or any person designated by him, shall be and act as Coordinator until a new appointment is made, as provided in this Article.

30-3-3 FUNCTIONS. The City ESDA shall perform such ESDA functions within the City as shall be prescribed in and by the State ESDA plan and program prepared by the Governor; and such orders, rules and regulations as may be promulgated by the Governor, and in addition, shall perform such duties outside the corporate limits as may be required pursuant to any Mutual Aid Agreement with any other political subdivision, municipality or quasi-municipality entered into, as provided by "The State ESDA Act of 1988 and any amendments that may be made to this act". **(#614-88; 11-01-88)**

30-3-4 SERVICE AS MOBILE SUPPORT TEAM. All or any members of the City ESDA organization may be designated as members of a Mobile Support Team created by the Director of the State ESDA, as provided by law. The leader of such Mobile Support Team shall be designated by the Coordinator of the City ESDA organization.

Any member of a Mobile Support Team who is a City employee or officer while serving on call to duty by the Governor or the State Director shall receive the compensation and have the powers, duties, rights and immunities incidental to such employment or office. Any such member who is not a paid officer or employee of the City, while so serving, shall receive from the State, reasonable compensation, as provided by law.

30-3-5 AGREEMENTS WITH OTHER POLITICAL SUBDIVISIONS. The Coordinator of ESDA may negotiate Mutual Aid Agreements with other cities or political subdivisions of the State, but no such agreement shall be effective until it has been approved by the Mayor and City Council and by the State Director of ESDA.

30-3-6 EMERGENCY ACTION. If the Governor proclaims that a disaster emergency exists, in the event of actual enemy attack upon the United States, or the occurrence within the State of Illinois of a major disaster resulting from enemy sabotage or other hostile action, or from man-made or natural disaster, it shall be the duty of the City ESDA to cooperate fully with the State ESDA and with the Governor in the exercise of emergency powers, as provided by law.

(A) **Local Disaster Emergencies.** A local disaster emergency may be declared only by the Mayor. It cannot be continued or renewed for a period in excess of **seven (7) days** except with the advice and consent of the City Council. An order or proclamation continuing or terminating a local disaster emergency shall be given prompt and general publicity and shall be filed promptly with the City Clerk.

30-3-7 COMPENSATION. Members of the ESDA, who are paid employees or officers of the City, if called for training by the State Director of ESDA, shall receive for the time spent in such training the same rate of pay as is attached to the position held; members who are not such City employees or officers shall receive for such training time such compensation as may be established by the Mayor and City Council.

30-3-8 REIMBURSEMENT BY THE STATE. The State Treasurer may receive and allocate to the appropriate fund any reimbursement by the State to the City for expenses incidental to training members of the ESDA, as prescribed by the State Director of ESDA, compensation for services and expenses of members of a Mobile Support Team while serving outside the City in response to a call by the Governor or State Director of ESDA, as provided by law, and any other reimbursement made by the State incidental to ESDA activities, as provided by law.

30-3-9 PURCHASES AND EXPENDITURES. The Mayor and City Council may, on recommendation of the City Coordinator of ESDA, authorize any purchase or contracts necessary to place the City in a position to compensate effectively any disaster resulting from the explosion of any nuclear or other bomb or missile, and to protect the public health and safety, protect property, and provide emergency assistance to victims in the case of such disaster, or from man-made or natural disaster.

In the event of enemy caused or other disaster, the City Coordinator of ESDA is authorized, on behalf of the City, to procure such services, supplies, equipment or other material as may be necessary for such purposes, in view of the exigency without regard

to the statutory procedures or formalities normally prescribed by law pertaining to City contracts or obligations as authorized by **"The State ESDA Act of 1988 and any amendments that may be made to this act",** provided that if the Mayor and City Council meet at such time, he shall act subject to the directions and restrictions imposed by that body. **(#614-88; 11-01-88)**

30-3-10 **OATH.** Every person appointed to serve in any capacity in the City ESDA organization shall, before entering upon his duties, subscribe to the following oath, which shall be filed with the Coordinator:

> "I, _____, do solemnly swear (or affirm) that I will support and defend and bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of Illinois and the territory, institutions and facilities thereof, both public and private, against all enemies, foreign and domestic; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter. And I do further swear (or affirm) that I do not advocate, nor am I, nor have been a member of any political party or organization that advocates the overthrow of the Government of the United States or of this State by force or violence; and that during such time as I am affiliated with the **Fairview Heights ESDA** organization, I will not advocate nor become a member of any political party or organization that advocates the overthrow of the Government of the United States or of this State by force or violence."

30-3-11 **OFFICE.** The Mayor is authorized to designate space in a City building or elsewhere as may be provided for by the Mayor and City Council for City ESDA as its office.

30-3-12 **APPROPRIATION - LEVY OF TAXES.** The Mayor and City Council may make an appropriation for ESDA purposes in the manner provided by law and may levy in addition for ESDA purposes only a tax not to exceed **Five Cents ($.05)** per **One Hundred Dollars ($100.00)** of the assessed value of all taxable property in addition to all other taxes as provided by **"The State ESDA Act of 1988 and any amendments that may be made to this act";** however, that amount collectible under such levy shall in no event exceed **Twenty-Five Cents ($0.25)** per capita**. (#614-88; 11-01-88)**

ARTICLE IV - BAIL BOND ADMINISTRATIVE FEES

30-4-1 ESTABLISHMENT OF BAIL BOND ADMINISTRATIVE FEES. The Police Department shall impose a **Twenty Dollar ($20.00)** Administrative Fee to handle the Bail Bond processing for any person arrested for violating a bailable Local, State or Federal offense. **(Ord. No. 1549-11; 10-18-11)**

CHAPTER 31

SAFETY

ARTICLE I - GENERAL PROVISIONS

31-1-1 **OBJECTIVES - GOALS.** The objective of the Safety Program is to prevent accidents and injuries, to reduce operating costs by following safe practices, to prevent lost time, to prevent equipment and property damage, and to reduce expenditures of City funds for medical care, compensation and liability. The Safety Program is an outline of the relationships of management and employee responsibilities necessary for an effective Safety Program. The goals of this Program are:

(A) The maintenance of safe and healthful working conditions.

(B) Consistent adherence to proper operating practices and procedures designed to prevent injury and illness.

(C) Conscientious observance of all federal and state safety regulations.

31-1-2 **SAFETY COMMITTEE.** To facilitate the Safety Program, a Safety Committee is hereby created, composed of the Mayor, City Clerk, Treasurer and the Insurance Broker of Record. The Safety Committee has the responsibility to provide advice, guidance and any other aid as may be needed in preventing accidents, including, but not limited to:

(A) Safety indoctrination of new employees.

(B) Protective equipment emphasis (safety shoes, ear protectors, hard hats, etc.).

(C) Safety meeting planning and assistance.

(D) Supplying information and educational material for meetings.

(E) Providing forms for safety meeting minutes.

(F) Hazard analysis, etc.

(G) Accident investigation follow-up.

(H) Suitable job placement for employees able to return after injury.

(I) Statistical reporting and study, including a general yearly report to the City Council.

(J) General publicity handouts, management reports, memos, letters, notices, etc.

(K) Arranging periodic safety inspections of the departments.

(L) Responsible for administering Department of Labor requirements regarding toxic substances. **(#549-86; 07-01-86)**

31-1-3 **SAFETY SUPERVISOR.** The responsibilities and duties of the Safety Committee shall be administered or implemented by Safety Supervisors. These supervisors shall be appointed by the

Safety Committee and serve at the Committee's pleasure. They shall act for and be responsible to the Safety Committee. The activity and/or scope of duties of each Safety Supervisor shall be stipulated at the time of their appointment.

31-1-4 <u>CITY DEPARTMENT HEADS AND/OR DESIGNATED ADMINISTRATIVE PERSONNEL.</u> All City Department Heads and all employees who have been designated or given administrative authority shall be responsible for the prevention of accidents. In addition to fully cooperating with the Safety Supervisors, they are assigned these responsibilities:

(A) They are directly responsible for maintaining safe working conditions and practices and for the safety of all employees under their supervision.

(B) Each administrative head is responsible for the proper training of the employees reporting to him. Job hazards and safe procedures should be fully explained to each employee before he begins work.

(C) They shall see that required personal protective equipment is used in accordance with safety rules and practices.

(D) They shall encourage employee safety suggestions and give them immediate consideration.

(E) They shall schedule departmental safety meetings as often as requested by safety supervisors to effect safe practices and work methods.

(F) They will enforce all general and departmental safety rules and regulations.

(G) They shall see that all accidents are reported and that first aid is rendered in case of injury.

(H) They shall investigate all accidents and near misses and prepare reports of accidents.

31-1-5 <u>EMPLOYEES.</u> City employees shall be responsible for the exercising of maximum care and good judgment in preventing accidents. Employees shall have the following responsibilities.

(A) They shall report to the immediate supervisor and seek first aid for all injuries, however minor they may be.

(B) They shall report to their immediate supervisor any unsafe conditions, equipment or practices as soon as possible.

(C) They shall read and abide by the safety regulations and all safety rules.

(D) They shall use whatever personal protective equipment is necessary and supplied to them.

(E) They shall consider safety meetings as part of their regular job. Reasons to be excused from a safety meeting must be just as important as those for missing any of the employee's regular shifts.

[Unless Otherwise Noted, This Chapter #488-84; 07-17-84]

CHAPTER 32

SEWAGE SYSTEM

ARTICLE I – GENERAL REGULATIONS

32-1-1 **CREATION.** There is hereby created within the City limits a Pilot Program providing for participation of the cost by the City and owners of single-family residences in which the owner resides, in the purchase, installation and maintenance of a private Sewage System accomplished by the aeration process. **(#516-85; 5-21-85)**

32-1-2 **LENGTH.** The Pilot Program shall be available to applicants for **one (1) year** from the effective date of this section. The City Council may extend this Pilot Program from time to time. Exercising this option of extension, this section will remain in effect an additional year, until **October 9, 1985**. **(#487-84; 07-03-84)**

32-1-3 **TYPE OF SYSTEM.** The private Innovative Sewage System shall consist of the treatment of the household wastewater flow by the aeration process with pre-treatment of the influent and internal filtration of the final plant effluent. The treatment system shall provide primary and secondary treatment of the wastewater flow and tertiary filtration of the effluent before discharge.

32-1-4 **OWNERSHIP.** The City shall purchase and retail property ownership of the individual home wastewater treatment system throughout the duration of this Pilot Program. The City shall maintain same, furnish supplies needed, and be responsible for normal and necessary repairs to the unit during the life of the Pilot Program. Prior to the expiration of the Pilot Program, the City shall establish the payment required, if any, and the method of transferring ownership to the homeowner.

32-1-5 **INSTALLATION.** During the first year of the program, all the above systems purchased by the City shall be installed by a contractor, who shall be determined by the City through a bid process. The contractor shall install the units following the specifications as prescribed by the manufacturer, the City, and the Illinois Department of Public Health.

32-1-6 **PROPERTY OWNER RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.** By applying to the City and being accepted by same for participation, the property owner shall be responsible for the following:

(A) A portion of the cost of installation as set out herein in **Section 32-1-19**.

(B) The cost of electrical power to operate the system.

(C) The cost of interconnecting the sewer lines to one common line.

(D) The cost of any modification needed to the owner's home to adapt it to the system. (Including, but not limited to an optional "Y" connection to the pre-existing septic system and compliance with health regulations of the City and State.)

32-1-7 PROPERTY OWNER AGREEMENT. By applying to the City and being accepted by same for participation, the property owner agrees to the above and the following:

(A) The City shall establish where the unit is to be located. (Property owner has **ten (10) days** to withdraw his application for installation after being notified of location.)

(B) The City shall be given, without charge, easements for the purpose of location, service and monitoring of the unit.

(C) The City shall certify that the pre-existing system is failing, is a health hazard and there are no public sanitary sewers available.

32-1-8 INSPECTION AND NOTICE. The City shall be allowed to inspect the work of the whole system at any stage of installation and the unit shall not be activated until the whole system has been approved by the City and/or any departments or agencies having jurisdiction. Property owner shall immediately notify the City of any alarm and modification in the system.

32-1-9 PROPERTY OWNER OPERATION. The property owner shall operate the system in good working condition, except for manual maintenance and repair, and free from offensive odors and unsightly conditions, at no expense to the City.

32-1-10 LIEN ON REAL ESTATE. By applying and being accepted by the City, the property owner agrees that all charges shall constitute or may become a lien against the real estate under the terms of this Chapter.

32-1-11 CORRECTION OF DEFECT. Any person who shall neglect, refuse or fail to correct any defect caused by him in the system shall not be permitted to reactivate the system. When the defect is corrected, the system shall be reactivated.

32-1-12 DISCHARGE OF WASTES IN SYSTEM. Except as hereinafter provided, no person shall discharge or cause to be discharged any of the following described waters or wastes to any unit:

(A) Any liquid or vapor having a temperature higher than **fifteen hundred degrees Fahrenheit (1500°F)**.

(B) Any liquids or gases which, by reason of their nature or quantity, may cause fire or explosion, or be injurious in any other way to the units or to the operation of the system.

(C) Any solid or viscous wastes which cause obstruction to the flow in laterals or other interference with the proper operation of the system.

(D) Other wastes such as garbage, refuse, wood residues, sand, lime, cinders, ashes, offal, night soil, silt, oil, tar, dyestuffs, acids, chemicals and all other substances whose discharge would cause pollution.

(E) Any noxious or malodorous gas or substance capable of creating a public nuisance.

(F) The following level of contaminates shall not be exceeded during a period of **twenty-four (24) hours** or a period of normal daily operation, whichever is less:

CONTAMINATE		CONCENTRATION (MG/I)
Arsenic (total)		0.25
Barium (total)		2.0
Cadmium (total)		0.15
Chromium (total)		2.0
Copper (total)		1.5
Cyanide (total)		1.0
Fluoride (total)		2.5
Iron (total)		15.0
Lead (total)		0.1
Manganese (total)		1.0
Mercury (total)		0.0005
Nickel (total)		2.0
Oil (Hexane solubles or equivalent)		100.0
pH	range	5-10
Phenols		1.0
Selenium (total)		1.0
Silver		0.1
Zinc (total)		2.0

(G) Any garbage that has not been properly shredded.

(H) Any waters or wastes containing strong acid iron pickling wastes, or concentrated plating solutions whether neutralized or not.

32-1-13 TESTS AND ANALYSES. All tests and analyses of the characteristics of waters and wastes to which reference is made above shall be determined in accordance with the most recent edition of **"Standard Methods for the Examination of Water and Sewage,"** or 40 CFR Part 136 entitled, **"Guidelines Establishing Test Procedures for Analysis of Pollutants,"** as published in the **October 16, 1973, "Federal Register,"** or a method approved by the City. Sampling shall be carried out by customarily accepted methods to reflect the effect of constituents upon the system and to determine the existence of hazards to life, limb, and property.

32-1-14 EXAMINATION AND TESTING. The City, its agents and employees shall have ready access at all reasonable times to the premises, places or buildings where the system is installed for the purpose of examining and testing the operation of the sewerage system, and it shall be unlawful for any person or corporation to interfere with, prevent, or obstruct the City or its duly authorized employees or agents in its or their duties hereunder. Every property owner of the residence shall take and accept the services of the wastewater treatment system and facilities upon the conditions prescribed in this section.

32-1-15 PROTECTION FROM DAMAGE. No unauthorized person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface, or tamper with any structure, appurtenance, or equipment which is a part of the Innovative Sewage System. Any person guilty of an infraction of this provision shall be subject to immediate arrest under charge of disorderly conduct and/or criminal damage to property and subject to such other penalties as provided by law.

32-1-16 POWER AND AUTHORITY OF INSPECTORS. Representatives of the Illinois Environmental Protection Agency and the U.S. Environmental Protection Agency, bearing proper credentials and identification shall be permitted to enter upon all properties at any time for the purpose of inspection, observation, measurement, sampling and testing, in accordance with the provisions of this Chapter.

32-1-17 SAFETY RULES AND INDEMNIFICATION. While performing the necessary work herein referred to, the City, the Illinois Environmental Protection Agency, and the U.S. Environmental Protection Agency and the Illinois Department of Public Health shall observe all safety rules applicable to inspection, testing, installation and maintenance of the system. The property owner shall

be held harmless for injury or death to City employees and the City shall indemnify the property owner against loss or damage to its property by City employees and against liability claims and demands for personal injury or property damage asserted against the property owner and growing out of the inspection, testing, installation and maintenance operation, except as such may be caused by negligence or failure of the property owner to maintain safe conditions.

32-1-18 **PENALTIES.** Any person found to be guilty of an infraction of any provision of this Chapter shall be served by the City with written notice, by registered or certified mail, stating the nature of the infraction and providing **thirty (30) days** from the date of said written notice as the time limit for the satisfactory correction of the infraction. The offender shall, within the period of time stated in said notice, permanently cease all infractions. Any person who shall continue beyond the time limit provided for above shall be guilty, and upon conviction thereof, shall be fined an amount of **Two Hundred Dollars ($200.00)** for each separate violation. Each day in which any such infraction of this Chapter shall continue shall be deemed a separate violation. Further, any person guilty of an infraction of any of the provisions of this Chapter shall become liable to the City for any expense, loss or damage incurred by the City by reason of such violation.

32-1-19 **COST OF THE UNIT AND INSTALLATION.** No installation shall be made until paid. The cost of the unit and its installation charge shall be determined by the City after receipt of an application from the owner of said property. The City shall notify the owner of its share of the cost and it shall have **thirty (30) days** from the date of notification to pay same. No personal checks shall be accepted. The City shall pay **fifty percent (50%)** of the cost of the unit and installation up to a maximum cost for both of **One Thousand Five Hundred Dollars ($1,500.00)**.

32-1-20 **EVALUATION OF PROGRAM.** At the end of the first year of the program, and from time to time as provided by the City Council, the City shall evaluate all the data and experience gained from the installation and use of the units. A final report shall be prepared by the City and the report shall, without reservation, comment on the adequacy of the unit.

32-1-21 **ACCOUNTING PROCEDURES.** Separate accounting procedures shall be established for the cost of units, installation, collection, holding and disbursement of revenues generated under this Chapter. A portion of the revenues thus generated shall be retained in a special replacement fund, as established by the City Council from time to time, to be used as needed during the service life of the system for replacement of system equipment and collection system repairs as needed to insure a complete and operable

system, capable of meeting the standards for which it has been designed. This amount shall be revised annually to reflect appropriate replacement amounts.

32-1-22 **WASTEWATER TREATMENT FUND.** All of the revenues received by the City as fees, use charges, and special charges, as provided for herein, shall be set aside as collected and kept separate and apart from all other City funds in a separate fund which is designated as **"Wastewater Treatment Fund"** of the City.

32-1-23 **COST STUDY.** In order that the cost of providing services to the various users can be analyzed and evaluated, the City shall cause a study to be made within a reasonable period of time following the first full calendar year of operation. Such study shall include, but not be limited to, an analysis of the costs associated with the unit and installation, maintenance and supplies, and the necessary revenue required to provide reasonable funds for operation and maintenance, replacements, and improvements to the wastewater treatment system.

Thereafter, on an annual basis, if the program is continued, within a reasonable period of time following the normal accounting period, the City shall cause a similar study to be made for that purpose. Said studies shall be conducted by officers and/or employees of the City or by a firm of certified public accountants and/or a firm of consulting engineers which firms shall have experience in such studies.

32-1-24 **MONTHLY CHARGE.** The City reserves the right, at any time after the passage of this Chapter to establish a minimum monthly charge and any special additional charges which are necessary in the judgment of the City Council. Again, by making application and being accepted for installation by the City, the property owner agrees to said charges.

32-1-25 **UNLAWFUL DISCHARGE.** It shall be unlawful for any person, firm or corporation to connect or cause to be connected any drain carrying or to carry any toilet, sink, basement, septic tank, cesspool, industrial waste or any fixture or device discharging polluting substances into any storm sewers constructed as part of any Illinois Department of Transportation improvement.

(A) **Penalty.** Any person, firm or corporation violating this ordinance shall be fined not less than **Five Dollars ($5.00)** nor more than **Five Hundred Dollars ($500.00)** for each offense and separate offense shall be deemed committed each and every day during which a violation continues or exists. **(Ord. No. 801-94; 05-17-94)**

CHAPTER 33

STREETS

ARTICLE I – EXCAVATIONS AND BARRICADES

33-1-1 PERMIT.

(A) A permit shall be obtained from the Director of Public Works and Streets before any digging, ditching or excavating is done in or across any street, alley or sidewalk, or before suspending, laying, erecting or causing or placing any obstruction, or anything whatsoever across any street, alley or sidewalk. The applicant shall, with the application requesting approval of the above, present or provide for a bond as stipulated in **Section 33-1-2** below.

(B) **Emergency Provisions.** The Mayor, or the Chief of Police, or the Director of Public Works and Streets is authorized to give a verbal, temporary permit when, in his judgment, a condition exists that necessitates immediate action in order to safeguard the health, safety or welfare of the citizens. The applicant who receives this verbal approval must apply for the permit before the close of the City's next business day. **(Ord. No. 663-90; 01-16-90)**

33-1-2 BOND. A joint and several bond in the sum of at least **Two Thousand Five Hundred Dollars ($2,500.00)** running to the City and all persons, firms and corporations concerned duly conditioned that if the permit be granted, the applicant will restore the streets, alleys and sidewalks of the City to their former condition; that applicant will pay the City for any and all damage done to trees, sidewalks and paving or other public property, and will hold the City harmless from any and all liability growing out of the granting of such permit. The Mayor may waive the bond when the applicant is a City, Town, Village, Township or County. **(Ord. No. 443; 09-21-82)**

33-1-3 RECORDS - RETENTION AND INSPECTION. The City Clerk shall endorse upon each application and bond the date and hour of its filing and shall preserve the application and bond as a public record of his office. **(Ord. No. 443-82; 09-21-82)**

33-1-4 **BARRICADES.** Any obstruction, ditch, excavation, underground opening, or hazardous condition on or across any street, alley or sidewalk, during the day or night, shall be guarded, properly barricaded, and protected by lights, lanterns and other warning signals by the applicant so as to not endanger the safety of persons traveling along the streets, alleys, and other public places of the City. **(Ord. No. 178; 06-04-74)**

33-1-5 **CONSTRUCTION.** This Chapter shall not be construed as repealing or rescinding any section of ordinance or ordinances of the City, relating to permits, applications, or fees for connection to or service from the Sanitary Sewer and Water Mains in the City, but the provisions of this Chapter shall be construed as additional provisions relating thereto. **(Ord. No. 178; 06-04-74)**

33-1-6 **RULES AND REGULATIONS.** The rules and procedures are as follows:

(A) A permit shall only be issued to a prequalified or bonded contractor.

(B) The contractor or utility shall show evidence that adequate and proper insurance fully covering all aspects of the work has been provided.

(C) The cut of trench shall be backfilled with sand and the surface replaced with at least **four (4) inches** of hot or cold mix asphaltic material tamped or rolled to a smooth alignment with the adjacent pavement. In the case of a concrete street or roadway, the opening shall be sawed, backfilled with sand and at least **eight (8) inches** of concrete be placed smooth and even with existing pavement; right-of-way area to be leveled and seeded.

(D) The contractor or utility shall notify the City so that an inspection of the work can be made.

(E) The contractor or utility shall be responsible for the cut or opening for **one (1) year** and any repairs required shall be made at no expense to the City.

(F) During the progress of the work and until such time as the street or roadway is ready for use, the contractor or utility shall provide barricades, lights or flares for the protection of the public, both pedestrian and vehicular.

(G) Any excavation made in response to an emergency situation shall not require the prior issuance of a permit, but shall be made to comply with the provisions of this Code within a period of not less than **two (2) working days,** following the start of the excavation. **(Ord. No. 178; 06-04-74)**

(H) Under special requests and with prior approval of the City Engineer, Section (C) above may be waived and the contractor or utility, at a pre-construction conference with all parties in attendance, may be allowed to backfill with select: material in the method specified in State of Illinois, Department of Transportation, "Standard Specifications for Road and Bridge Con-

struction", 1976, or the latest revision thereof, with one of the following conditions:

(1) Verification of compaction by a qualified engineer or a full-time inspector and written statement that the backfill operation was performed in accordance with the specification.

(2) Post a bond in an amount determined by the City Engineer to cover maintenance and repair of the street for a **two (2) year** period. **(Ord. No. 287; 01-18-77)**

ARTICLE II - SCHOOL CROSSING GUARDS

33-2-1 **CREATION OF POSITION.** There is hereby created the position of school crossing guard.

33-2-2 **APPOINTMENT.** The Mayor, with the advice and consent of the City Council, shall annually appoint school crossing guards.

33-2-3 **SALARY.** School crossing guards shall be paid as may be prescribed from time to time by ordinance.

33-2-4 **DUTIES.** School crossing guards shall assist school children and pedestrians in the safe and cautious passage across heavily traveled streets, roadways, and highways. Nothing in this Article shall be intended or constructed to extend police powers or powers of arrest to the crossing guards.

33-2-5 **HOURS.** Appointed school crossing guards shall be at their assigned crossing as provided from time to time by the Mayor and City Council in the resolution establishing the location of school crossing guards.

33-2-6 **LOCATION.** School crossing guards shall be assigned at such locations as may be provided from time to time by resolution. **(Ord. No. 79; 01-05-72)**

ARTICLE III - ENCROACHMENT

33-3-1 DEFINITIONS.

(A) **Roadway Right-of-Way** is defined as those areas existing or acquired by dedication or by fee simple for highway purposes; also, the areas acquired by temporary easement during the time the easement is in effect.

(B) **Project Right-of-Way** is defined as those areas within the project right-of-way lines established jointly by the City, State, and the United States Federal Highway Administration which will be free of encroachments except as hereinafter defined.

(C) **Encroachment** is defined as any building, fence, sign, basketball goal post (portable or permanently mounted), or any other structure or object of any kind (with the exception of utilities and public road signs), which is placed, located or maintained in, on, under or over any portion of the roadway right-of-way which has been established. **(Ord. No. 1440-09; 05-19-09)**

(D) **Permissible Encroachment** is defined as any existing awning, marquee, advertising sign or similar overhanging structure supported from a building immediately adjacent to the limits of the platted street where there is a sidewalk extending to the building line and which does not impair the free and safe flow of traffic on the highway, the permissive retention of overhanging signs is not to be construed as being applicable to those signs supported from poles constructed outside the roadway right-of-way line and not confined by adjacent buildings.

(E) **Construction Easement Area** is defined as the area lying between the project right-of-way limits and the platted street limits which the City, by concurrence in the establishment of the project right-of-way lines, will permit the State to enter to perform all necessary construction operations. **(Ord. No. 534-85; 12-17-85)**

33-3-2 ENCROACHMENT UNLAWFUL. It shall be unlawful for any person, firm or corporation to erect or cause to be erected, to retain or cause to be retained, any encroachment (herein above defined), within the limits of the project right-of-way or roadway right-of-way where no project right-of-way lines have been established.

33-3-3 CUSTOM MASONRY MAILBOXES. Masonry mailboxes, such as structures built of aesthetic, break-away brick, stone, or other masonry material to support the standard mailbox receptacle, can be permitted. A standard mailbox support post must be either a **four inch by four inch (4" x 4")** posts of treated wood, or a minimum **one and one-half (1 ½) inch** to a maximum of **three (3) inch** diameter light gauge galvanized steel hollow pipe. Residents who, for aesthetic or other reasons, would prefer to construct a masonry mailbox support structure may do so by authority of the USPS postal code and approval by the local postmaster. Such custom-built boxes must conform generally to the same requirements specified in USPS-STD-7. Approval of such custom-built boxes will be done on a case-by-case basis. Such approval will only be granted for individual personal use at a residence. The local postmaster serving the Fairview Heights area will review and grant approval to custom-built boxes, including the use of brick or stone supports. Fairview Heights residents are to file a copy of their USPS custom-built approval with the City's Land Use & Development Office at City Hall, 10025 Bunkum Road prior to construction. Any custom-built or other nonconforming mailboxes not on file with the City will be referred to the USPS and may be cited by the City's Code Enforcement Division. **(Ord. No. 1440-09; 05-19-09)**

33-3-4 PENALTY. Any person, firm or corporation violating this Article shall be fined not less than **Five Dollars ($5.00)** nor more than **Five Hundred Dollars ($500.00)** for each offense, and a separate offense shall be deemed committed for each and every day during which a violation continues or exists. **(Ord. No. 1440-09; 05-19-09)**

ARTICLE IV - TREES-CULVERTS

33-4-1 **PLANTING.** It shall be unlawful to plant any tree, shrub or bush in any public street, parkway or alley within the City limits.

33-4-2 **CULVERTS.** It shall be unlawful for any person, firm, or corporation to place a culvert in any drainage ditch within the bounds of any street, parkway or alley in the City, without having obtained a permit for the same by filing an application therefor; with the City Clerk and the culvert so installed shall meet with the requirements of the City Council of the City from time to time established, and shall be installed at the direction of an employee of the City, from time to time designated by the City Council, to insure that the culvert is installed to obtain the proper drainage from the ditch in which the culvert is placed.

33-4-3 **APPROVAL FOR DRIVEWAYS.** No person, firm or corporation shall hereafter construct, build, establish or maintain any driveway over, across or upon any portion of a public sidewalk, street, or parkway, without first having obtained approval from the Director of Public Works and Streets. Application for such approval must be requested in writing upon forms provided by the City. All work shall be done under the jurisdiction of the Director of Public Works and Streets and shall be subject to such requirements as the Director of Public Works and Streets shall impose having due regard for drainage, maintenance of the streets and the safety of the people using the street or sidewalk. **(Ord. No. 460-83; 03-13-83) (Ord. No. 663-90; 01-16-90)**

ARTICLE V - REGULATIONS

33-5-1 **UNDERMINING.** No person shall undermine in any manner any street, or any other ground or real estate situation in the City or to any private person.

33-5-2 **OPEN DOORS.** No person shall open, or allow to remain open any door or the grating of any vault belonging to the premises occupied by him, on any street, alley, or sidewalk in the City for any purpose, except the taking in and removing of goods; and any person allowing such grating to remain open shall warn passersby of the danger.

33-5-3 **VAULTS.** No person shall dig or cause to be dug, in any street or sidewalk, any vault, without covering the opening thereof in such a manner as to prevent persons, animals and vehicles from falling into the excavation. Such vault shall be in conformance with other code provisions.

33-5-4 **CLOSING STREET.** Whenever public safety or the improvement or repair of any street, alley, or public place requires it, the Mayor may order any street, alley, or public place temporarily closed to traffic and the placing of signs indicating that the street, alley, or public place is closed by order of the Mayor. Whenever such signs are so placed, no person shall ride or drive upon or cross such street, alley, or public place, or in any manner destroy, deface, or remove any such sign.

33-5-5 **SIGNS ACROSS STREET.** No person shall place any sign, advertisement, or banner over any or across any street or alley in the City, unless he has written approval of the City Council.

33-5-6 **OBSTRUCTING STREET.**

(A) No person shall place or cause to be placed or erected on any public ground, or in any public street, alley, or sidewalk in the City, any debris, materials, or obstruction, except as may be permitted by this Chapter.

(B) It shall be the duty of the police to exercise a vigilant supervision over such places, and to notify any person found making such deposit, or responsible for the same, to remove the offending matter at once.

33-5-7 **BURNING PROHIBITED.** No person, firm or corporation shall burn or cause to be burned any materials within a right-of-way including road surface, curb and gutter or open drainageway in the City. **(Ord. No. 836-95; 09-19-95)**

(See 65 ILCS Sec. 5/11-80-17)

ARTICLE VI - STRUCTURE NUMBERS

33-6-1 DESIGNATION OF STREET NUMBERS.

(A) Street numbers for dwelling units and places of business on all public and private streets in the City of Fairview Heights shall be assigned by the 9-1-1 Emergency Telephone System Board in accordance with the procedures adopted by the County of St. Clair, with the exception of changes to existing street numbers and street names. The City Council shall have final review and approval of all changes to existing street numbers and street names before the changes are implemented by the 9-1-1 Emergency Telephone System Board of St. Clair County and final approval by the City Council. **(Ord. No. 797-94; 03-01-94)**

33-6-2 POSITION OF DESIGNATED STREET ADDRESS.

(A) The owner or occupant or person in charge of any dwelling or building to which a number has been assigned will be notified by the 9-1-1 Emergency Telephone System Board of the number assigned to the same at any time after the adoption of this Article.

(B) The owner or occupant or person in charge of a house or building to which a number has been assigned shall affix the number to the structure if visible from the road, or to a sign or number post if not visible from the road, in such a way that the numbers can be clearly seen from the roadway.

C) It shall be the duty of such owner or occupant or person in charge thereof upon affixing the new number to remove any different number which might be mistaken for, or confused with, the number assigned to said structure by the 9-1-1 Emergency Telephone System Board.

(D) Each principal building shall display the number as signed to the frontage on which the front entrance is located. In case a principal building is occupied by more than one business or family dwelling unit, each separate front entrance or family dwelling unit shall display a separate number or letter designation.

(E) Numerals indicating the official numbers for each principal building or each front entrance to such building shall be posted in a manner as to be legible and distinguishable from the street on which the property is located, with letters painted or applied, of a contrasting color to the background, of not less than **three (3) inches** in height. If a building or dwelling is situated

in such a way that the numbers cannot be easily seen from the roadway in front of said structure then a sign or number post must be used in front of the structure and placed in such a way that it can be easily seen from the roadway. **(Ord. No. 760-93; 02-16-93)**

33-6-3 NEW STRUCTURES.

(A) Numbers will be assigned to each proposed lot or tract on the surveyors copies of Final Subdivision Plats by the 9-1-1 Emergency Telephone System Board.

(B) No building permit shall be issued for any principal building until the owner or developer has procured from the 9-1-1 Emergency Telephone System Board of the County of St. Clair, or the City Planner and Chief of Police, the official number of the premises. Final approval of a certificate of occupancy of any principal building erected or repaired after **February 16, 1993**, shall be withheld until permanent and proper numbers have been displayed in accordance with requirements of **Section 33-6-2** above. **(Ord. No. 760-93; 02-16-93)**

33-6-4 PENALTIES.

(A) In the event that the owner or occupant or person in charge of any house or building refuses to comply with the terms of this Article by failing to affix the number assigned within **six**ty **(60) days** after notification, or by failing, within said period of **sixty (60) days** to remove any old numbers affixed to such house, or house entrance, or elsewhere, which may be confused with the number assigned thereto, he shall be punished by paying a fine of not more than **Five Hundred Dollars ($500.00).**

(B) The City Attorney may bring an action in the name of Fairview Heights, Illinois, to restrain or prevent a violation of any provision of this Article or to otherwise enforce the provisions of this Article. **(Ord. No. 760-93; 02-16-93)**

CHAPTER 35

TAX INCREMENT FINANCING

ARTICLE I – INTERESTED PARTIES REGISTRY REGISTRATION RULES

35-1-1 **DEFINITIONS.** As used in these Registration Rules, the following terms shall have the definitions set forth below.

(A) **"Act"** shall mean the Tax Increment Allocation Redevelopment Act **65 ILCS § 5/11-74.4-1 et seq.** as amended from time to time.

(B) **"City"** shall mean City of Fairview Heights, Illinois.

(C) **"Interested Party(ies)"** shall mean (1) any organization(s) active within the City (2) any resident(s) of the City, and (3) any other entity or person otherwise entitled under the Act to register in a specific Registry who has been registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

(D) **"Redevelopment Project Area"** shall mean a redevelopment project area that (1) is intended to qualify (or has subsequently qualified) as a "redevelopment project area" under the Act and (2) is subject to the "interested parties" registry requirements of the Act.

(E) **"Registration Form"** shall mean the form appended to these Registration Rules or such revised form as may be approved by the City consistent with the requirements of the Act.

(F) **"Registry" or "Registries"** shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to Section 11-74.4-4.2 of the Act for the Redevelopment Project Area.

35-1-2 **ESTABLISHMENT OF REGISTRY.** The City shall establish a separate interested parties registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The City shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new registry must be completed prior to the deadline for sending any of the notices required by **Section 35-1-10** of these rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.

35-1-3 **MAINTENANCE OF REGISTRY.** The Registries shall be maintained by the City Clerk or his or her designee. In the event the City determines that someone other than the City Clerk should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other Department provided that the City (i) gives prior written notice to all Interested Parties not less than **thirty (30) days** prior to such transfer and (ii) publishes notice of such transfer in a newspaper of general circulation in the City.

35-1-4 **REGISTRATION BY RESIDENTS.** An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver's license, lease, utility bill, financial statement or such other evidence as may be acceptable to the Clerk to establish the individual's current City residency.

35-1-5 **REGISTRATION BY ORGANIZATIONS.** An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the City.

35-1-6 **DETERMINATION OF ELIGIBILITY.** All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within **ten (10) business days** of the City Clerk's receipt of all such documents. The City Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.

35-1-7 **RENEWAL AND TERMINATION.** An Interested Party's registration shall remain effective for a period of **three (3) years**. At any time after such **three (3) year** period the City Clerk shall provide written notice by regular mail to the Interested Party stating that such registration shall terminate unless the Interested Party renews such registration within **thirty (30) days** of the City Clerk's mailing of written notice. To renew such registration, the Interested Party shall, within such **thirty (30) day** period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the City Clerk to confirm such party's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive **three (3) year** period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the City Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within **thirty (30) days** of receipt of the City Clerk's notice. If all defects are not corrected within **thirty (30) days** of the Interested Party's receipt of the City Clerk's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant.

35-1-8 **AMENDMENT TO REGISTRATION.** An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail for any of the following: (1) a change in address for notice purposes; (2) in the case of organizations, a change in the name of the contact person; and (3) a termination of registration. Upon receipt of such notice, the City Clerk shall revise the applicable Registry accordingly.

35-1-9 **REGISTRIES AVAILABLE FOR PUBLIC INSPECTION.** Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name, address and telephone number of each Interested Party and for organizations, the name and phone number of a designated contact person.

35-1-10 **NOTICES TO BE SENT TO INTERESTED PARTIES.** Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

(A) pursuant to subsection 74-4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;

(B) pursuant to subsection 74-4.5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed **ten (10)**; such notice shall be sent by mail not later than **ten (10) days** following the City's adoption by ordinance of such changes.

(C) pursuant to subsection 74-4.5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than **five percent (5%)** after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed **ten (10)**; such notice shall be sent by mail not later than **ten (10) days** following the City's adoption by ordinance of any such amendment.

(D) pursuant to subsection 74-4.5(d)(9) of the Act for redevelopment plans or projects that would result in the displacement of residents from **ten (10)** or more inhabited residential units or that contain **seventy-five (75)** or more inhabited residential units, notice of the availability of the annual report described by subsection 74-4.5(d), including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.

(E) pursuant to subsection 74-4.6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of **ten (10)** or more inhabited residential units or which will contain **seventy-five (75)** or more inhabited residential units, such notice shall be sent by certified mail not less than **fifteen (15) days** before the date of such preliminary public meeting.

35-1-11 **NON-INTERFERENCE.** These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.

35-1-12 **AMENDMENT OF REGISTRATION RULES.** These Registration Rules may be amended by the City subject to and consistent with the requirements of the Act.

(Ord. No. 1738-16; 04-19-16)

ADDENDUM "A"

NOTICE – CITY OF FAIRVIEW HEIGHTS
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
REGISTRATION FOR INTERESTED PARTIES REGISTRY

Pursuant to Section § 5/11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS § 5/11-74.4-1 et seq. (the "Act") the City of Fairview Heights (the "City") is required to establish an interested parties registry ("Registry" or "Registries") for each Tax Increment Financing ("TIF") redevelopment project area created pursuant to the Act (a "Redevelopment Project Area") whether existing as of the date of this notice or hereafter established. On July 1st, 2014, the City adopted an ordinance authorizing the establishment of Registries by the City Clerk ("Clerk") and adopting registration rules for such Registries. The purpose of this notice is to inform interested parties of the Registries and registration rules for the Registries and to invite Interested Parties (as defined below) to register in the Registry for any Redevelopment Project Area.

Any organization active within the City of Fairview Heights and any resident of the City (an "Interested Party") is entitled to register in the Registry for any Redevelopment Project Area. Organizations include, but are not limited to, businesses, business organizations, civic groups, not-for-profit corporations and community organizations.

An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must also complete and submit a registration form to the Clerk. Such individual must also submit a copy of a current driver's license, lease, voter registration card, utility bill, financial statement or such other evidence as may be acceptable to the Director to establish the individual's current municipal residency.

Interested Party Registries are being established for the following proposed TIF Redevelopment Project Area which the City has decided to consider establishing, viz:

A portion of the City of approximately 200 acres generally bounded on the north by Hillside Ave., on the west by Illinois Route 157, on the south by Lebanon Rd., and on the east by Montclair Dr. The area to be developed or redeveloped may also include other properties in the vicinity of these boundaries.

All individuals and organizations whose registration form and supporting documentation comply with the registration rules and who submit such documentation, either in person or by mail, to the City of Fairview Heights, Attn: City Clerk's Office, City Hall, 10025 Bunkum Road, Fairview Heights, IL 62208, will be registered in the applicable Registry within ten (10) business days of the Clerk's receipt of all such documents. The Clerk will provide written notice of the registrant confirming such registration. Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under the Act with respect to the applicable TIF Redevelopment Project Area. If the Clerk determines that a registrant's registration form and/or supporting documentation is incomplete or does not comply with the registration rules adopted by the City, the Clerk will give written notice to the registrant specifying the defects. The registrant will be entitled to correct any defects and resubmit a new registration form and supporting documentation. An Interested Party's registration will remain effective for a period of three years. Rules for the renewal or amendment of an Interested Party's registration are included with the registration form that may be obtained as described herein.

Each Registry will be available for public inspection at the office of the Clerk during normal municipal business hours. The Registry will include the name, address and telephone number of each Interested Person and, for organizations, the name and phone number of a designated contact person.

Interested Parties will be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

(i) pursuant to § 5/11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice will be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;

(ii) pursuant to § 5/11-74.4-4(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed development project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that, measured from the time of creation of the redevelopment project area, the total displacement of inhabited households will exceed 10; such notice will be sent by mail not later than 10 days following the City's adoption by ordinance of such changes;

(iii) pursuant to § 5/11-74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of inhabited households will exceed 10; such notice will be sent by mail not later than 10 days following the City's adoption by ordinance of such amendment;

(iv) pursuant to § 5/11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of this information, including how to obtain the report, required by subsection (d) of Section 5/11-74.4-5 of the Act; such notice will be sent by mail within a reasonable period of time after completion of the certified audit report.

(v) Pursuant to § 5/11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units, such notice will be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

Registration forms can be obtained at the office of the City Hall, 10025 Bunkum Road, Fairview Heights, IL 62208. Registration forms can be obtained by Interested Parties in person or by their representatives. Registration forms will not be mailed or faxed. If you require additional information, please call the Office of the City Clerk at 618.489.2000.

CITY OF FAIRVIEW HEIGHTS, ILLINOIS
REQUEST FOR DEVELOPMENT PROPOSALS

The City of Fairview Heights is requesting proposals from developers who are interested in developing, or redeveloping, a certain portion of the community as part of a tax increment financing (TIF) program presently being considered by the City.

This portion of the City consists of approximately 200 acres and is generally bounded on the north by Hillside Ave., on the west by Illinois Route 157, on the south by Lebanon Rd., and on the east by Montclair Dr. The area to be developed or redeveloped may also include other properties in the vicinity of these boundaries.

Interested developers should submit the following materials:

1. Description of project being proposed.
2. Location of project.
3. Estimated size and cost of proposed project.
4. General schedule for project.
5. Developer background and experience in similar projects.
6. If City assistance is requested, information demonstrating why such assistance is required in order to make the project feasible.
7. Evidence of financial ability of developer to complete project.
8. Information on how the proposed project will complement the other public and private development and redevelopment activities in the City.
9. Contact person for project.

Three copies of the above materials must be received by **4:00 p.m., Friday, August 8, 2014**, by:

City of Fairview Heights
Attn: Mike Malloy, Director of Economic Development
City Hall
10025 Bunkum Road
Fairview Heights, IL 62208

TIF INTERESTED PARTIES REGISTRATION FORM

Registration for City Residents: If you are a City of Fairview Heights resident and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part A** of this form. Proof of residency is required. Please attach a photocopy of one of the following (driver's license, lease, utility bill, financial statement, or such other evidence as may be suitable to establish your current municipal residency) to this form.

Registration for Organizations: If your organization is active in the City of Fairview Heights and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part B** of this form. Please attach a one-page statement which describes the organization's current operations in the municipality to this form. (Note: existing organizational documents that provide this information will also be accepted.)

PART A: REGISTRATION FOR MUNICIPAL RESIDENTS (Please Print)

Name: _____

Street Address: _____

Zip Code: _____ Home Telephone: _____

I have attached a copy of _____ as proof that I am a resident of the City of Fairview Heights as of the date of this registration form.

Please list the TIF(s) you are interested in below:

PART B: ORGANIZATION REGISTRATION (Please Print)

Organization Name: _____

Contact Name: _____

Street Address: _____

City _____ State _____ Zip _____

Telephone (_____) _____ Fax (_____) _____

Please list the TIF(s) you are interested in below:

Check here _____ if a statement describing your organization's current operations in the City of Fairview Heights is attached.

Please return this form to:

TIF Interested Parties Registry
Attn: Mike Malloy, Director of Economic Development
City Hall
10025 Bunkum Road
Fairview Heights, IL 62208

Signature _____ Date _____

CHAPTER 36

TAXATION

ARTICLE I – SALES TAX – HOME RULE

36-1-1 **POWER.** The City of Fairview Heights, through its duly elected Corporate Authorities, shall possess and exercise only those Home Rule powers and functions that are necessary to impose a tax upon all persons engaged in the business of selling tangible personal property other than an item of tangible personal property titled or registered with an agency of this State's government at retail in this City at a rate percent of the gross receipts from such sales made in the course of such business of making sales of service at a rate percent of the selling price of any tangible personal property transferred by such serviceman as an incident to a sale of service.

36-1-2 **RESTRICTION.** The City of Fairview Heights shall exercise no other Home Rule powers and functions other than those specifically set forth in **Section 36-1-1** herein.

36-1-3 **(1%) TAX.** A tax hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, at retail, in this municipality at the rate of **one percent (1%)** of the gross receipts from such sales made in the course of such business while this Code is in effect; and a tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, at the rate of **one percent (1%)** of the selling price of all tangible personal property transferred by such serviceman as an incident to a sale of service. The City shall hereby utilize no less than **thirty-five percent (35%)** of the Home Rule Tax collected for infrastructure improvement; these improvements shall include for the improvement/replacement of City streets, sidewalks, drainage, infrastructure, maintenance of City owned property and purchase of equipment and material for these items. The remaining **sixty-five percent (65%)** of Home Rule funds shall be designated by City Council in the annual City Budget. These funds may be utilized for the operation of the City, with priority towards maintaining our City's infrastructure. These funds shall provide for the hiring of a City Administrator for the day-to-day operation of the City as approved by Council. Upon approval of this Chapter, the City shall include a City Administrator in the next annual City Budget, and the Personnel Committee, with advice and consent of Council shall outline the hiring process, reporting structure, as well as the salary and benefits. The salary, benefits and support cost for a City Administrator shall be paid from these Home Rule funds. Any surplus in Home Rule funds shall be designated for Infrastructure Improvement.

The imposition of these Home Rule taxes are in accordance with **Sections 5/8-11-1** and **8-11-5** of the Illinois Municipal Code, respectively **(65 ILCS 5/8-11-1 and 65 ILCS 5/8-11-5)**. **(Ord. No. 1689-15; 04-09-15)**

36-1-4 **PROCEDURE.** The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Department of Revenue shall have full power to administer and enforce the provisions of this Code.

36-1-5 **DIRECTION.** The Municipal Clerk is hereby directed to file a certified copy of this Code with the Illinois Department of Revenue on or before the **first (1st) day** of **September, 2004. (Ord. No. 1203-04; 08-17-04)**

36-1-6 **VALIDITY.** That in the event any section or provision of this Code or any portion thereof shall be held to be unconstitutional, unenforceable or void by the highest reviewing court upon the exhaustion of all appeals, the Corporate Authorities shall pass a Resolution calling for a referendum at the next scheduled regular election in which the voters of the City of Fairview Heights shall elect whether or not to remain a Home Rule Unit.

(Ord. No. 769-93; 05-04-93)

ARTICLE II - HOTEL TAX

36-2-1 **DEFINITIONS.** For the purpose of this Article, whenever any of the following words, terms or definitions are used herein, they shall have the meaning ascribed to them in this Section:

(A) **"Hotel Room or Motel Room"** means a room within a structure offered for rental on a daily basis and containing facilities for sleeping. One room offered for rental with or without an adjoining bath shall be considered as a single hotel or motel room. The number of hotel or motel rooms within a suite shall be computed on the basis of those rooms utilized for the purpose of sleeping.

(B) **"Owner"** means any person having an ownership interest in, conducting the operation of a hotel or motel room, or receiving the consideration for the rental of such hotel or motel room.

(C) **"Person"** means any natural person, trustee, court appointed representative, syndicate, association, partnership, firm, club, company, corporation, business trust, institution, or other political subdivision, contractor, supplier, vendor, vendee, operator, user or owner, or any officers, agents, employees or other representative, acting either for himself or for any other person in any capacity, or any other entity recognized by law as the subject of rights and duties. The masculine, feminine, singular or plural is included in any circumstances. **(Ord. No. 1349-07; 03-21-07)**

36-2-2 **TAX.** There is hereby levied and imposed a tax of **seven percent (7%)** of the rent charged for the privilege and use of renting a hotel or motel room within the City of Fairview Heights, Illinois for each **twenty-four (24) hour** period or any portion thereof for which a daily room charge is made. This tax increase is to go into effect **October 1, 2011**. **(Ord. No. 1540-11; 09-06-11)**

36-2-3 **EXCLUSION.**

(A) The ultimate incidence of, and liability for payment of said tax is to be borne by the person who seeks the privilege of occupying the hotel or motel room, said person hereinafter referred to as **"renter"**.

(B) The tax herein levied shall be paid in addition to any and all other taxes and charges. It shall be the duty of the owner of every hotel or motel to secure said tax from the renter of the motel or hotel room, and to pay-over to the City Collector or any authorized representative of the City said tax under procedures prescribed by the City Collector, or as otherwise provided in this Article.

(C) Every person required to collect the tax levied by this Article shall secure said tax from the renter at the time he collects the rental payment for the

hotel or motel room. Upon the invoice receipt or other statement or memorandum of the rent given to the renter at the time of payment, the amount due under the tax provided in this Article shall be separately on said document. **(Ord. No. 1349-07; 03-21-07)**

36-2-4 **BOOKS AND RECORDS.** The City Treasurer or authorized representative, may enter the premises of any hotel or motel for inspection and examination of records in order to effectuate the proper administration of this Article, and to assure the enforcement of the collection of the tax imposed. It shall be unlawful for any person to prevent, hinder, or interfere with the City Treasurer or authorized representative in the discharge of their duties in the enforcement of this Article. It shall be the duty of every owner to keep accurate and complete books and records to which the City Treasurer, or authorized representative, shall at all times have full access, which records shall include a daily sheet showing:

(A) The number of hotel or motel rooms rented during the **twenty-four (24) hour** period, including multiple rentals of the same hotel or motel rooms where such shall occur; and

(B) The actual hotel or motel tax receipts collected for the date in question.

36-2-5 **TRANSMITTAL OF TAX REVENUE.**

(A) Commencing on **July 1, 1985,** the owner or owners of each hotel or motel within the City, shall file tax returns showing tax receipts received with respect to each hotel or motel room during each month commencing on **July 1, 1985.** The return shall be due on or before the last day of each succeeding calendar month, and the return shall indicate for what period the return is to be filed; i.e., returned for January tax receipts is due on or before the last day of February.

(B) Commencing on **July 1, 1985,** the tax return and payment for such period shall be due on or before **August 31, 1985.** Thereafter reporting periods and taxes shall be paid in accordance with the provisions of this Article. At the time of filing said tax returns, the owner shall pay to the City Collector all taxes due for the period to which the tax return applies.

(C) If for any reason any tax is not paid when due, a penalty at the rate of **one and one-half percent (1 1/2%)** compounded every **thirty (30) days** or portion thereof, from the date of delinquency, including all fees incurred to collect said tax and/or penalty shall be added and collected. **(Ord. No. 582-87; 08-01-87)**

36-2-6 **COLLECTION.** Whenever any person shall fail to pay any tax as herein provided, the Corporation Council shall, upon the request of the City Council bring or cause to be brought an action to enforce the payment of said tax on behalf of the City in any court of competent jurisdiction.

36-2-7 **PROCEEDS OF TAX AND FINES.** All proceeds resulting from the imposition of the tax under this Article, including penalties, shall be appropriated as follows:

(A) **Five percent (5%)** of the gross tax revenue collected each year shall be appropriated for and directed to the office of the City Treasurer to defray the costs of administering and processing the imposition, application and collection of the tax.

(B) All the rest, residue and remainder of the Tax Revenue collected each year, shall be paid into the Treasury of the City of Fairview Heights into a special fund to be used and applied for the promotion and development of tourism and conventions in the City of Fairview Heights.

(C) A committee of the Economic Development Commission shall be established as the "City of Fairview Heights Tourism Committee". The primary responsibility of this Tourism Committee is to convene as often as necessary and make recommendations to the City Council as to the orderly disbursements of funds collected.

36-2-8 **PENALTIES.** Any person, firm or corporation found willfully guilty of failing to pay, collect, report and transmit said hotel or motel tax to the City Collector in accordance with the terms of this Article shall, except when otherwise specifically provided, upon conviction thereof be punished by a fine not to exceed **Five Hundred Dollars ($500.00)** for each offense. A separate and distinct offense shall be regarded as committed each day upon which said person shall continue any such violation, or permit any such violation to exist after notification thereof.

[Unless otherwise noted this Article Ord. No. 519-85; 06-04-85]

ARTICLE III - TAX INCREMENT FINANCE

36-3-1 **GUIDELINES AND PROCEDURES.** The City adopts the guidelines and procedures for commercial, industrial, and residential redevelopment in tax increment financing districts as set out in the Business Assistance Program document prepared and maintained by the Office of Economic Development, City of Fairview Heights.

City staff shall make available for download on the website of the City an electronic copy of the Business Assistance Program document. The Director of Economic Development shall make available for inspection and/or provide a paper copy of the Business Assistance Program document upon request.

The Business Assistance Program document shall not be altered, repealed, or amended absent approval by City Council via Resolution. **(Ord. No. 1561-12; 03-09-12)**

36-3-2 **APPLICATION.** The City adopts the Business Assistance Program Application for consideration of commercial, industrial and residential redevelopment within tax increment financing districts as set out in the Business Assistance program Document, Appendix 1.

The Business Assistance Program Application, Appendix 1 shall not be altered, repealed or amended absent approval by City Council via Resolution. **(Ord. No. 1561-12; 03-09-12)**

36-3-3 **PUBLIC HEARING.** The City Council shall conduct a Public Hearing on each application and the agreement that has been approved by the Finance Committee of the City Council with notice given to the public not less than **fifteen (15)** or more than **thirty (30) days** before said hearing.

36-3-4 **ACCEPTANCE OR REJECTION.** After said Public Hearing the City Council shall consider and pass an ordinance accepting or rejecting the redevelopment plan and agreement within **fourteen (14)** to **ninety (90) days.**

36-3-5 **TIME FACTOR.** No ordinance shall provide for the commencement of a redevelopment project for a period of time in excess of **two (2) years.**

(Ord. No. 764-93; 04-06-93)

(See 65 ILCS Sec. 5/11-74.4-1 et seq.)

ARTICLE IV

FOOD AND BEVERAGE SALES TAX

36-4-1 **DEFINITIONS.** As used in this Article, unless the context otherwise requires, the following words shall have the meaning hereinafter ascribed to them:

(A) **Person** means any individual, firm, unincorporated association, partnership, joint venture, limited partnership, corporation, representative, or other entity.

(B) **Farm Produce Stand** means those temporary and sometimes semi-permanent stands utilized by farmers and other produce growers to sell primarily their own products in season.

(C) **Business** shall refer to any commercial establishment who holds a F-1 or F-4 (F-4a through F-4f) St. Clair County Food Service Sanitation Permit.

(D) **Food and Beverages Prepared for Immediate Consumption** shall mean any food and/or beverages prepared at any commercial establishment who holds a St. Clair County Food Service Sanitation Permit as follows:

F-1. Taverns and bars selling liquor only, prepackaged food and/or non-potentially hazardous foods*. (Taverns and bars with kitchens, see F-4) *Potentially hazardous foods includes milk or milk products, eggs, meat, poultry, fish, etc., in a form capable of supporting rapid growth of micro-organisms.

F-2. Ice cream parlors which sell ice cream, sherbert, and like products only, self contained push carts.

F-3. Carry-out establishments, catering, drive-in window service, mobile or similar operations without seating.

F-4. Food service establishments with seating capacity:

F-4a	1-9	F-4d	31-60
F-4b	10-20	F-4e	61-100
F-4c	21-30	F-4f	101 or more

Food and beverages prepared for immediate consumption shall exclude items sold at:

(1) places of business where the percentage of food and beverages prepared for immediate consumption is less than **ten percent (10%)** of the total sales of the business on an annual basis or total sales of food and beverages are less than **Five Thousand Dollars ($5,000.00)** per year.

(2) places of business that are commonly referred to as “farm produce stands”.

(3) Those organizations that are exempt from Sales Tax by the Illinois Department of Revenue shall be exempt from the City’s Food and Beverage Tax. A copy of the Sales Tax Exemption letter issued by the Illinois Department of Revenue may be required as proof of status.

(Ord. No. 1043-01; 02-20-01)

36-4-2 **TAX.** A tax is hereby imposed upon all retail sales of food and beverages that have been prepared for immediate consumption within the City at the rate of **two percent (2%)** of the selling price of such food and/or beverages. This tax is imposed in addition to any other tax imposed by the City or any other governmental entity with respect to such food and beverages. The purchaser of such food and beverages shall be liable for the payment of the tax imposed, but the person engaged in the business of selling such food and beverages at retail assumes the responsibility of collecting and paying said tax to the City. This tax increase will go into effect **October 1, 2011**. **(Ord. No. 1539-11; 09-06-11)**

36-4-3 **SALES TAX RETURNS TO FAIRVIEW HEIGHTS.** Every person engaged in the retail business of selling food and beverages for immediate consumption within the City shall file with the City Collector, on or before the last day of each month following the period to which they apply a report in the form required by the City Collector and the report shall be accompanied by a check or other form of payment in the amount of the tax due and payable upon such taxable sales made during the preceding month. **(Ord. No. 1043-01; 02-20-01)**

36-4-4 **SALES TAX RETURNS TO ILLINOIS.** Every report filed under the preceding section shall be accompanied by a photocopy or other copy of the sales tax return filed by the person engaged in the business of selling such food and beverages at retail with the Illinois Department of Revenue pursuant to **Section 120/3 of Chapter 35 of the Illinois Compiled Statutes**, as amended, (commonly known as the sales tax return) showing the total retail sales made by such person for the preceding calendar month.

36-4-5 **BOOKS AND RECORDS.** Every person engaged in the business of selling food and beverages prepared for immediate consumption at retail shall keep complete and accurate books and records of all such retail sales according to standards adopted by the Illinois Department of Revenue for retail sales generally. The City Treasurer or authorized representative may enter the premises of every such person at reasonable times and upon reasonable advance notice to inspect the books and records of such person in order to effectuate the proper administration of the tax imposed by this Article, and to insure compliance with this Article. It shall be unlawful and a violation of this Article for any person to hinder, interfere with or prevent the City Treasurer or authorized representative from performing his duties hereunder.

36-4-6 **PENALTY.** If for any reason tax is not paid when due, a penalty at the rate of **ten percent (10%)** of the amount of tax owed shall be applied, plus interest at the rate of **one and one-quarter percent (1 ¼%)** per month from the date of delinquency shall be added and collected.

36-4-7 **VIOLATIONS.** Any person found guilty of violating any provision of this Article, including the late filing of a return or the late payment of the tax, shall be fined an amount not to exceed **Five Hundred Dollars ($500.00)** for each offense. A separate offense is committed upon each day that a violation exists.

36-4-8 **ADDITIONAL REMEDIES FOR COLLECTION.** In addition to the penalties imposed for late filing, late payment and violation of this Article, the City may elect to file civil proceedings for collection of the tax, plus penalties which in the event of such civil

proceedings shall include the City's reasonable counsel fees, or the City may elect to file a lien upon the real estate upon which the violator's business is conducted and may foreclose such lien pursuant to the applicable statute. The City may pursue any and all of such remedies contemporaneously or concurrently.

36-4-9 **USE OF PROCEEDS.** Proceeds resulting from the imposition of the tax imposed by this Article, including interest and penalties collected in association therewith, may be paid to retire a certain **Eight Million Dollar ($8,000,000.00) Bond** issue for police station, sewers and storm sewers, and fund both a Finance Director position and a Planning & Development Coordinator position, and thereafter, as the Council directs thereby avoiding and abating any real estate tax. **(Ord. No. 1484-10; 04-20-10)**

(Ord. No. 1022-00; 09-19-00)

ARTICLE V

TAXPAYERS' RIGHTS CODE

36-5-1 **TITLE.** This Article shall be known as, and may be cited as, the "Locally Imposed and Administered Tax Rights and Responsibility Code".

36-5-2 **SCOPE.** The provisions of this Code shall apply to the City's procedures in connection with all of the City's locally imposed and administered taxes.

36-5-3 **DEFINITIONS.** Certain words or terms herein shall have the meaning ascribed to them as follows:

(A) **Act.** "Act" means the "Local Government Taxpayers' Bill of Rights Act".

(B) **Corporate Authorities.** "Corporate Authorities" means the City of Fairview Heights City Council.

(C) **Locally Imposed and Administered Tax or "Tax".** "Locally Imposed and Administered Tax" or "Tax" means each tax imposed by the City that is collected or administered by the City not an agency or department of the State. It does not include any taxes imposed upon real property under the Property Tax Code or fees collected by the City other than infrastructure maintenance fees.

(D) **Local Tax Administrator.** "Local Tax Administrator", the City Collector is charged with the administration and collection of the locally imposed and administered taxes, including staff, employees or agents to the extent they are authorized by the City Collector to act in the City Collector's stead. The City Collector shall have the authority to implement the terms of this Code to give full effect to this Code. The exercise of such authority by the City Collector shall not be inconsistent with this Code and the Act.

(E) **City.** "City" means the City of Fairview Heights, Illinois.

(F) **Notice.** "Notice" means each audit notice, collection notice or other similar notice or communication in connection with each of the City's locally imposed and administered taxes.

(G) **Tax Ordinance.** "Tax Ordinance" means each ordinance adopted by the City that imposes any locally imposed and administered tax.

(H) **Taxpayer.** "Taxpayer" means any person required to pay any locally imposed and administered tax and generally includes the person upon whom the legal incidence of such tax is placed and with respect to consumer taxes includes the business or entity required to collect and pay the locally imposed and administered tax to the City.

36-5-4 **NOTICES.** Unless otherwise provided, whenever notice is required to be given, the notice is to be in writing, mailed not less than **seven (7) days** prior to the day fixed for any applicable hearing, audit or other scheduled act of the City Collector. The notice shall be sent by the City Collector as follows:

(A) First class or express mail, or overnight mail, addressed to the persons concerned at the persons' last known address, or

(B) Personal service or delivery.

36-5-5 **LATE PAYMENT.** Any notice, payment, remittance or other filing required to be made to the City pursuant to any tax ordinance shall be considered late unless it is:

(A) physically received by the City on or before the due date, or

(B) received in an envelope or other container displaying a valid, readable U.S. postmark dated on or before the due date, properly addressed to the City, with adequate postage prepaid.

36-5-6 **PAYMENT.** Any payment or remittance received for a tax period shall be applied in the following order:

(A) first to the tax due for the applicable period;

(B) second to the interest due for the applicable period; and

(C) third to the penalty for the applicable period.

36-5-7 **CERTAIN CREDITS AND REFUNDS.**

(A) The City shall not refund or credit any taxes voluntarily paid without written protest at the time of payment in the event that a locally imposed and administered tax is declared invalidly enacted or unconstitutional by a court of competent jurisdiction. However, a taxpayer shall not be deemed to have paid the tax voluntarily if the taxpayer lacked knowledge of the facts upon which to protest the taxes at the time of payment or if the taxpayer paid the taxes under duress.

(B) The statute of limitations on a claim for credit or refund shall be **four (4) years** after the end of the calendar year in which payment in error was made. The City shall not grant a credit or refund of locally imposed and administered taxes, interest, or penalties to a person who has not paid the amounts directly to the City.

(C) The procedure for claiming a credit or refund of locally imposed and administered taxes, interest or penalties paid in error shall be as follows:

(1) The taxpayer shall submit to the City Collector in writing a claim for credit or refund together with a statement specifying:

(a) the name of the locally imposed and administered tax subject to the claim;

(b) the tax period for the locally imposed and administered tax subject to the claim;

(c) the date of the tax payment subject to the claim and the cancelled check or receipt for the payment;

(d) the taxpayer's recalculation, accompanied by an amended or revised tax return, in connection with the claim; and

(e) a request for either a refund or a credit in connection with the claim to be applied to the amount owed, and, as applicable, related interest and penalties; provided, however, that there shall be no refund and only a credit given in the event the taxpayer owes any monies to the City.

(2) Within **ten (10) days** of the receipt by the City Collector of any claim for a refund or credit, the City Collector shall either:

(a) grant the claim; or

(b) deny the claim, in whole or in part, together with a statement as to the reason for the denial or the partial grant and denial.

(3) In the event the City Collector grants, in whole or in part, a claim for refund or credit, the amount of the grant for refund or credit shall bear interest at the rate of **four percent (4%)** per annum, based on a year of **three hundred sixty-five (365) days** and the number of days elapsed, from the date of the overpayment to the date of mailing of a refund check or the grant of a credit.

36-5-8 **AUDIT PROCEDURE.** Any request for proposed audit pursuant to any local administered tax shall comply with the notice requirements of this Code.

(A) Each notice of audit shall contain the following information:

(1) the tax;

(2) the time period of the audit; and

(3) a brief description of the books and records to be made available for the auditor.

(B) Any audit shall be conducted during normal business hours and if the date and time selected by the City Collector is not agreeable to the taxpayer, another date and time may be requested by the taxpayer within **thirty (30) days** after the originally designated audit and during normal business hours.

(C) The taxpayer may request an extension of time to have an audit conducted. The audit shall be conducted not less than **seven (7) days** nor more than **thirty (30) days** from the date the notice is given, unless the taxpayer and the City Collector agreed to some other convenient time. In the event taxpayer is unable to comply with the audit on the date in question, the taxpayer may request another date within the **thirty (30) days**, approved in writing, that is convenient to the taxpayer and the City Collector.

(D) Every taxpayer shall keep accurate books and records of the taxpayer's business or activities, including original source documents and books of entry denoting the transactions which had given use or may have given rise to any tax liability, exemption or deduction. All books shall be kept in the English Language and shall be subject to and available for inspection by the City.

(E) It is the duty and responsibility of every taxpayer to make available its books and records for inspection by the City. If the taxpayer (or tax collector) fails to provide the documents necessary for audit within the time provided, the City Collector may issue a tax determination and assessment based on the best estimate of the taxpayer's tax liability.

(F) If an audit determines there has been an overpayment of a locally imposed and administered tax as a result of the audit, written notice of the amount of overpayment shall be given to the taxpayer within **thirty (30) days** of the City's determination of the amount of overpayment.

(G) In the event a tax payment was submitted to the incorrect local governmental entity, the City Collector shall notify the local governmental entity imposing such tax.

36-5-9 APPEAL.

(A) The City Collector shall send written notice to a taxpayer upon the City Collector's issuance of a protestable notice of tax due, a bill, a claim denial, or a notice of claim reduction regarding any tax. The notice shall include the following information:

(1) the reason for the assessment;
(2) the amount of the tax liability proposed;
(3) the procedure for appealing the assessment; and
(4) the obligations of the City during the audit, appeal, refund and collection process.

(B) A taxpayer who receives written notice from the City Collector of a determination of tax due or assessment may file with the City Collector a written protest and petition for hearing, setting forth the basis of the taxpayer's request for a hearing. The written protest and petition for hearing must be filed with the City Collector within **forty-five (45) days** of receipt of the written notice of the tax determination and assessment.

(C) If a timely written notice and petition for hearing is filed, the City Collector shall fix the time and place for hearing and shall give written notice to the taxpayer. The hearing shall be scheduled for a date within **thirty (30) days** of receipt of the written protest and petition for hearing, unless the taxpayer requests a later date convenient to all parties.

(D) If a written protest and petition for hearing is not filed within the **forty-five (45) day** period, the tax determination, audit or assessment shall become a final bill due and owing without further notice.

(E) Upon the showing of reasonable cause by the taxpayer and the full payment of the contested tax liability along with interest accrued as of the due date of the tax, the City Collector may reopen or extend the time for filing a written protest and petition for hearing. In no event shall the time for filing a written protest and petition for hearing be reopened or extended for more than **ninety (90) days** after the expiration of the **forty-five (45) day** period.

36-5-10 HEARING.

(A) Whenever a taxpayer or a tax collector has filed a timely written protest and petition for hearing under **Section 36-5-9**, above, the City Collector shall conduct a hearing regarding any appeal.

(B) No continuances shall be granted except in cases where a continuance is absolutely necessary to protect the rights of the taxpayer. Lack of preparation shall not be grounds for a continuance. Any continuance granted shall not exceed **fourteen (14) days**.

(C) At the hearing the City Collector shall preside and shall hear testimony and accept any evidence relevant to the tax determination, audit or assessment. The strict rules of evidence applicable to judicial proceedings shall not apply.

(D) At the conclusion of the hearing, the City Collector shall make a written determination on the basis of the evidence presented at the hearing. The taxpayer or tax collector shall be provided with a copy of the written decision.

36-5-11 INTEREST AND PENALTIES. In the event a determination has been made that a tax is due and owing, through audit, assessment or other bill sent, the tax must be paid within the time frame otherwise indicated.

(A) **Interest.** The City hereby provides for the amount of interest to be assessed on a late payment, underpayment, or nonpayment of the tax to be **ten percent (10%)** per annum, based on a year of **three hundred sixty-five (365) days** and the number of days elapsed.

(B) **Late Filing and Payment Penalties.** If a tax return is not filed within the time and manner provided by the controlling tax ordinance, a late filing penalty, of the amount of tax required to be shown as due on a return shall be imposed; and a late payment penalty shall of (specify rate percentage not to exceed **ten percent (10%))** of the tax due shall be imposed. If no return is filed within the time or manner provided by the controlling tax ordinance and prior to the City issuing a notice of tax delinquency or notice of tax liability, then a failure to file penalty shall be assessed equal to (specify rate percentage not to exceed **twenty-five percent (25%))** of the total tax due for the applicable reporting period for which the return was required to be filed. A late filing or payment penalty shall not apply if a failure to file penalty is imposed by the controlling ordinance.

36-5-12 **ABATEMENT.** The City Collector shall have the authority to waive or abate any late filing penalty or failure to file penalty if the City Collector shall determine reasonable cause exists for delay or failure to make a filing.

36-5-13 **INSTALLMENT CONTRACTS.** The City may enter into an installment contract with the taxpayer for the payment of taxes under the controlling tax ordinance. The City Collector may not cancel any installment contract so entered unless the taxpayer fails to pay any amount due and owing. Upon written notice by the City Collector that the payment is **thirty (30) days** delinquent, the taxpayer shall have **fourteen (14) days** to cure any delinquency. If the taxpayer fails to cure the delinquency within the **fourteen (14) day** period or fails to demonstrate good faith in restructuring the installment contract with the local administrator, the installment contract shall be canceled without further notice to the taxpayer.

36-5-14 **STATUTE OF LIMITATIONS.** The City, through the City Collector, shall review all tax returns in a prompt and timely manner and inform taxpayers of any amounts due and owing. The taxpayer shall have **forty-five (45) days** after receiving notice of the reviewed tax returns to make any request for refund or provide any tax still due and owing.

(A) No determination of tax due and owing may be issued more than **four (4) years** after the end of the calendar year for which the return for the applicable period was filed or for the calendar year in which the return for the applicable period was due, whichever occurs later.

(B) If any tax return is not filed or if during any **four (4) year** period for which a notice of tax determination or assessment may be issued by the City, the tax paid was less than **seventy-five percent (75%)** of the tax due, the statute of limitations shall be **six (6) years** after the end of the calendar year in which return for the applicable period was due or end of the calendar year in which the return for the applicable period was filed.

(C) No statute of limitations shall not apply if a fraudulent tax return was filed by the taxpayer.

36-5-15 **VOLUNTARY DISCLOSURE.** For any locally imposed and administered tax for which a taxpayer has not received a written notice of an audit, investigation, or assessment from the City Collector, a taxpayer is entitled to file an application with the local administrator for a voluntary disclosure of the tax due. A taxpayer filing a voluntary disclosure application must agree to pay the amount of tax due, along with interest of **one percent (1%)** per month, for all periods prior to the filing of the application but not more than **four (4) years** before the date of filing the application.

A taxpayer filing a valid voluntary disclosure application may not be liable for any additional tax, interest, or penalty for any period before the date the application was filed. However, if the taxpayer incorrectly determined and underpaid the amount of tax due, the taxpayer is liable for the underpaid tax along with applicable interest on the underpaid tax,

unless the underpayment was the result of fraud on the part of the taxpayer, in which case the application shall be deemed invalid and void. The payment of tax and interest must be made by no later than **ninety (90) days** after the filing of the voluntary disclosure application or the date agreed to by the City Collector. However, any additional amounts owed as a result of an underpayment of tax and interest previously paid under this Section must be paid within **ninety (90) days** after a final determination and the exhaustion of all appeals of the additional amount owed or the date agreed to by the City Collector, whichever is longer.

36-5-16 **PUBLICATION OF TAX ORDINANCES.** Any locally administered tax ordinance shall be published via normal or standard publishing requirements. The posting of a tax ordinance on the Internet shall satisfy the publication requirements. Copies of all tax ordinances shall be made available to the public upon request at the City Clerk's office.

36-5-17 **INTERNAL REVIEW PROCEDURE.** The City Collector shall establish an internal review procedure regarding any liens filed against any taxpayers for unpaid taxes. Upon a determination by the City Collector that the lien is valid, the lien shall remain in full force and effect. If the lien is determined to be improper, the local administrator shall:

(A) timely remove the lien at the City's expense;
(B) correct the taxpayer's credit record; and
(C) correct any public disclosure of the improperly imposed lien.

36-5-18 **APPLICATION.** This Ordinance shall be liberally construed and administered to supplement all of the City's tax ordinances. To the extent that any tax ordinance is in conflict with or inconsistent with this ordinance, this ordinance shall be controlling.

(Ord. No. 1033-00; 12-19-00)

EXHIBIT "A"

GUIDELINES AND PROCEDURES FOR COMMERCIAL, INDUSTRIAL, OR RESIDENTIAL REDEVELOPMENT WITHIN A TAX INCREMENT FINANCING DISTRICT.

In order to facilitate the entering into of an agreement concerning commercial, industrial or residential redevelopment within a tax increment financing district within the City of Fairview Heights, the City of Fairview Heights hereby adopts the below listed guidelines and procedures to be complied with before entering such an agreement.

Guidelines

1. The approval of a commercial, industrial or residential redevelopment project shall be governed by the Tax Increment Allocation Redevelopment Act. **(65 ILCS Sec. 5/11-74.4-1 et seq.** as amended), (the "TIF Act") and the Illinois Constitution. Unless otherwise defined herein, capitalized terms shall have the meaning ascribed to them by the TIF Act.
2. Prior to any authorization to enter into negotiation of a redevelopment agreement, the City shall receive and consider written redevelopment proposals from qualified developers.
3. The City shall review the financial soundness of each redevelopment proposal and the capability of each developer to undertake the Redevelopment Project described in the redevelopment proposal and, in accordance with the procedures below, shall select the redevelopment proposal and developer which, in the determination of the City Council, offers the greatest benefit to the City.
4. The City reserves the right to require the applicant to provide a performance bond of its general and all subcontractors performing any work on a project within a tax increment financing district.
5. The City shall require that the applicant:
   a. Provide architectural drawings, building plans and specifications to all interested contractors.
   b. All interested contractors shall be provided access to bidding processes.
   C. Bid openings be on a given day at a time certain.
   d. **Two (2) copies** of drawings, plans and specifications be available at Fairview Heights City Engineer's office for local use.
   e. Complete list of bidders to be available to the City upon request.
6. The City may consider various economic incentives as part of the selection of a redevelopment proposal and developer including, but not limited to tax increment financing.

Procedures

1. Each redevelopment proposal shall be made directly to the City Council through the City Clerk by filing an application and submitting a written proposal containing the information specified in paragraph (2) below. A development fee of $5,000.00 to cover costs of processing shall accompany each redevelopment proposal submitted.
2. As part of the application process, a redevelopment plan shall be submitted specifying the following:
   a. The program to be undertaken to accomplish the objectives including but not limited to estimated redevelopment project costs as defined by **65 ILCS Sec. 5/11-74.4-4** as amended from time to time.
   b. The sources of funds to pay costs.
   C. The nature and terms of the obligations to be issued.
   d. The most recent equalized assessed valuation of the redevelopment project area.
   e. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the redevelopment project area.
   f. A commitment to fair employment practices and an affirmative action plan.
   g. If the redevelopment plan concerns an Industrial Park Conservation Area, the redevelopment plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of new employees to be employed in the operation of the facilities to be developed.
   h. If the property is to be annexed, the terms of the annexation agreement.
   i. A site development plan drawn to scale and including a vicinity sketch or location map; boundaries of the Redevelopment Project Area; scale and types of development; streets, parking areas, and loading areas; location and approximate size of all new construction and identification of existing structures to remain (if any); existing and proposed utilities and sewerage; proposed grading.
   j. Proposed development schedule.
   k. Pro forma or other data demonstrating the financial feasibility of the proposed Redevelopment Project.
   1. Data demonstrating the developer's capacity to undertake the proposed Redevelopment Project.
   m. A study, by a knowledgeable and reputable company, with expertise acceptable to the City, finding the elements required by **65 ILCS Sec. 5/11-74.4-3** (A) "Blighted area"; (b) "Conservation area"; (c) "Industrial Park Conservation area"; (n) "Redevelopment Plan".

3. Prior to review and public hearings by the City Director of Land Use and Development and the City Council, the application shall be reviewed by the Finance Committee of the City Council, the City Attorney and the City Auditor. They shall conduct an analysis of the application and shall prepare a report to the City Council. This Review Team shall analyze the redevelopment plan on the basis of the following criteria and shall meet with the Redevelopment Plan and for consideration for the City Council in accordance with the TIF Act:
   a. A brief assessment of the soundness of the applicant's proposed project.
   b. Legal conformance of the project with applicable state and local statutes, policies and guidelines.
   C. Potential public benefit to be derived from the Redevelopment Project in terms of next tax generation, job creation, economic stimulation, etc.
   d. Financial feasibility of the project's success.
   e. Other areas of concern as the City Attorney, City Auditor and Finance Committee shall consider significant.
4. If the Review Team determines that the redevelopment plan (including any necessary changes) is consistent with the requirement of the TIF Act, if financially sound, and will enure to the benefit of the City's residents, the Review Team shall notify the Director of Land Use and Development and the City Council to proceed with the review process.
5. On completion of the in depth analysis, the Council may, after deliberation, if it decides the project is sound, and it will enure to the benefit of the residents, adopt an appropriate motion or resolution to enter into negotiations for an agreement specifying the terms of the redevelopment project. The negotiating team for the City Council shall consist of the Mayor, City Attorney and Director of Land Use and Development, and if they so desire, they can request one member of the Council to join the team or the Council can require one of their own members to join the team for negotiation purposes.
6. The City Council reserves the right to waive any of the aforesaid Guidelines and Procedures, except those required by the TIF Act or other applicable law, upon good cause shown.
7. The City Council further reserves the right to reject any application and redevelopment plan without cause.
8. The City Council reserves the right to waive any of the aforesaid guidelines and procedures, except those required by state statute upon good cause shown by any corporation, firm or business concerned with proposed redevelopment project within a tax increment financing district.

EXHIBIT "B"

***** NOTE *****

IF THE APPLICANT FIRM IS A SUBSIDIARY OR AFFILIATE OF ANOTHER FIRM(S), LIST THE FOLLOWING INFORMATION CONCERNING THE PARENT OR AFFILIATE COMPANY(S):

_____ _____
Firm Name Firm Telephone Number

_____
Street Address

_____
City State Zip

_____ _____
Name & Title of Responsible Officer Telephone Number

_____
Street Address

_____
City State Zip

I

Ownership, Management and Financial Responsibility

A. How many years has the Company been in business? _____

B. Is the Company a proprietorship, partnership or corporation? _____

C. List the names and affiliations of the Company's Board of Directors.

_____
_____
_____

D. If proprietorship, partnership or closed corporation, list the names of owners and percentage owned. _____
_____
_____
_____

E. If the Company is publicly owned, is it registered under the Securities Exchange Act of 1934? _____

F. Give the name of the Company's auditors. _____

II

Type of Business

A. What type of business is proposed to be conducted by the Company at the project site? Please describe in detail the precise nature of activities to be undertaken in the development. _____

_____

_____

_____

_____

III

Detailed Description of the Project

A. Amount for land $_____
Amount for buildings $_____
Amount for expenses $_____

1. What is the estimated target date
   a. to begin construction? _____

   _____

   b. to being operations? _____

2. Will all improvements be completed at one time or will the project be constructed in stages? _____

   _____

   a. If stages, detail the stages as to time, size, etc.

   _____

   _____

   _____

3. Will you seek competitive bids from local contractors or sub-contractors?

   _____

B. Site Acquisition and Preparation

1. Address and/or location of proposed site (Attach as Exhibit "A" a drawing or map specifying the exact location, road access, and adjacent land use). _____
_____
_____
_____
_____

2. a. What is the present zoning of the property? _____
   b. Is the proposed site properly zoned? _____
   c. If a zoning change is pending, cite application number and status. _____
   _____
   d. If zoning change application has not been made, briefly describe what change will be needed and plans for submitting an application. _____
   _____
   _____

3. Is the project site now either owned, leased or under option or contract or purchase by the Company? _____
4. Total number of acres required for the project. _____
5. Cost of required land improvements, including, grading, filling, plantings, etc.
_____
_____
_____
_____
_____

6. Building
   1. State size and type of construction of building to be acquired or constructed. _____
   _____
   _____

2. If the project contemplates renovation or rehabilitation of an existing building, please describe. _____
_____
_____
_____
_____

3. Name and address of engineer, contractor and/or architect. _____
_____

4. Will a construction performance bond be required? _____

5. A general description of the proposed building(s), including but not confined to the following information, should be attached as Exhibit B":
   a. Architectural rendering or other drawings as available.
   b. Total square footage.
   c. Number of floors.
   d. Number of parking spaces.
   e. Average construction cost per square foot of anticipated construction or acquisition cost of the building. _____

C. Traffic impact as a result of the proposed improvement.
   1. The present traffic count and type of street. _____
   2. Projected traffic count. _____
   3. What traffic changes are needed, if any, including traffic controls. _____
   _____
   _____
   4. Projected cost of the above changes. _____
   _____

IV

Measure of Economic Growth and Benefits

A. What additional annual dollar amount of revenue is contemplated when the development being financed is fully operational? _____
_____

B. On completion of the development, how many additional employees will be hired locally by the Company? _____
_____

1. Initially? _____
   Part-time? _____
   Full-time? _____
2. Initially? _____
   Part-time? _____
   Full-time? _____
3. Long term? _____

C. Briefly describe additional manpower required to staff the facilities, including approximate number of persons within various categories. (Attach description as needed.)

1. Top and middle management _____
2. Line supervisory _____
3. Sales _____
4. Clerical _____
5. Skilled labor _____
6. Semi-skilled labor _____
7. Unskilled labor _____

D. Estimated increase in annual payroll as a result of the facility.

1. Initially? _____
2. Within five years? _____
3. Long term? _____

E. What are the estimated annual purchases (expressed in dollars) in the Fairview Heights metropolitan area that will result from establishment of the new facility? _
_____
_____

DATED _____

_____
Company or Firm Name

BY _____
Name and Title

Applications should be filed with:

CITY OF FAIRVIEW HEIGHTS
City Clerk
10025 Bunkum Road
Fairview Heights, IL 62208

NOTE: A $5,000.00 NON-REFUNDABLE APPLICATION FEE, PAYABLE BY CHECK TO THE CITY OF FAIRVIEW HEIGHTS MUST ACCOMPANY ALL FILED APPLICATIONS. THIS FEE COVERS THE COST TO THE CITY OF LEGAL REVIEW, ANALYSIS AND PROCESSING OF THE APPLICATION.

CHAPTER 37

FISCAL AND FINANCE

ARTICLE I – POLICY ESTABLISHED

37-1-1 **ESTABLISHED.** This Chapter shall contain all the rules and regulations adopted by the Council that pertain or relate to budgetary, fiscal, financial, monetary and audit matters in addition to internal control procedures, and the purchase, storage and distribution of all goods, materials and services procured by the City. **(#232; 03-02-76)**

ARTICLE II

PETTY CASH FUNDS

37-2-1 **PETTY CASH FUNDS.**

(A) A Petty Cash Fund shall be established or discontinued by Council action only. The Fund, when approved, shall designate the name of the fund, the amount and the name of the custodian.

(B) The City Treasurer shall, in writing, notify the named custodian, of the Council's action of either establishing or discontinuing a Fund. **(#593-88; 01-05-88)**

(C) The Treasurer shall have the authority to either issue a check for the amount approved, payable to the individual named as custodian of the Fund, or request the custodian to close the Fund and render a final report on it. The City Treasurer shall advise the Council when the Fund has been properly and officially closed. The City Treasurer shall notify the Council of an unreasonable delay in the closing of any Fund. **(#593-88; 01-05-88)**

(D) The amount of Petty Cash Fund shall be set from time to time by the City Council. The custodian of the Fund need not be bonded. Reimbursement requests by the custodian is limited to one reimbursement in any calendar month. **(#593-88; 01-05-88)**

(E) The purchase of any one item from Petty Cash Funds at any one time is not to exceed **Twenty-Four Dollars and Ninety-Nine Cents ($24.99). (#593-88; 01-05-88)**

(F) The custodian of any Fund can refuse to reimburse anyone for an expenditure made by them. The individual shall, in this instance, request reimbursement by use of a purchase order.

(G) The custodian of any fund shall not reimburse anyone for an expense that was incurred **sixty (60) days** or more prior to the date of the request for reimbursement. In this instance, the individual shall submit a purchase order for the reimbursement.

(H) Every Petty Cash Voucher shall be substantiated by an invoice, sales slip, register tape or other suitable document that clearly indicates what the item purchased is, how many were purchased, from whom it was purchased, and the total amount paid.

(I) Petty Cash Funds shall not be used to reimburse anyone for mileage expense, travel expense or entertainment expense, or meal expense for either themselves or others. These expenses shall be paid by use of a purchase order. Meals for persons detained by the Police Department are excepted.

(J) Petty Cash Funds shall not be used by any individual for personal use. Any individual violating this section will be subject to disciplinary action by the applicable elected official responsible for said employee. Continued violation of this section may result in termination of employment from the City. **(#593-88; 01-05-88) [#249, Sec. 1; 04-20-76: ¶¶ (A);(F);(G);(H) and (I)]**

37-2-2 FORMAT AND PHYSICAL DESCRIPTION.

(A) **Petty Cash Voucher.** This voucher shall contain at least the following: Date, designation, description, amount, department total amount, **two (2)** signature spaces, one for authorized approval of the purchase and the other for acknowledgment of receipt of the funds expended. **(#593-88; 01-05-88)**

(B) **Petty Cash Report.** It shall contain at least the following: Date, designation, department disbursements by item and amount, total disbursement, amount on hand and total of fund authorized. In addition, it shall contain a certification to the effect the fund is in balance and a reimbursement request for the expenses. This certification shall be signed by the custodian of the fund. **(#593-88; 01-05-88)**

37-2-3 PETTY CASH VOUCHER - PROCEDURE.

(A) Only **one (1)** copy shall be made. It shall be prepared by the recipient of the funds. The voucher shall, at all times have securely attached to it the sales slip or other approved documentation for the purchase.

(B) The Mayor shall have the authority to approve the department or division head signature.

(C) The fund custodian shall retain all the "paid" Petty Cash Vouchers in his possession. They shall be kept with the funds of which he is the custodian, and shall be a part of the total funds for which he is accountable. **(#249; § 3, 04-02-76)**

37-2-4 PETTY CASH REPORT - PROCEDURE.

(A) The report shall be prepared by the custodian in duplicate. It shall be prepared at least once each calendar month and shall be the method by which the fund is reimbursed. The original copy shall have attached to it the "paid" Petty Cash Vouchers. The individual "paid" Petty Cash Vouchers shall equal the total amount as shown on the front of the form. An adding machine tape of the individual amounts listed on the report shall be securely fastened to the report when it is submitted for payment. **(#249, Sec. 4; 04-20-76)**

(B) The custodian shall certify the report and give the original to the City Treasurer. The City Treasurer shall consider it as an invoice payable by the City and accord it the same treatment as is given an "approved for payment" purchase order. The duplicate copy of the report is retained by the Fund Custodian in his/her Petty Cash until the reimbursement check from the City Treasurer is received. When the proper correct amount is received, the retained duplicate copy will be destroyed. **(#593-88; 01-05-88)**

37-2-5 CLOSING-OUT FUND -- PROCEDURE.

(A) When a custodian is advised in writing that the fund has been discontinued, a "Final Petty Cash Report" shall be prepared immediately. The final report shall be prepared in the same manner and submitted to the City Treasurer for processing as is the "Normal" Petty Cash Report. Before this report is submitted to the City, the custodian shall print in bold letters across the face of the form, the word "FINAL". **(#593-88; 01-05-88)**

(B) The City Treasurer shall issue the check for the amount approved and shall retain it in his possession. He shall notify the custodian of the fund to meet with him in order to complete closing out the fund. The Treasurer shall advise the Council when this has been accomplished. **(#249, Sec. 5; 04-20-76)**

37-2-6 SUPPLIES.

(A) The City Treasurer shall provide each custodian with a Petty Cash Fund Box.

(B) Each department or division head shall keep a supply of Petty Cash Vouchers on hand for his use. No safeguards need be provided for these forms. **(#249, Sec. 6; 04-20-76)**

37-2-7 MISCELLANEOUS.

(A) Each custodian shall take reasonable precautions in safeguarding and protecting the funds entrusted to him.

(B) Each custodian shall fully comply with the procedures and requirements of this Article and shall personally reimburse the City for any payments made that are not properly allowable or substantiated.

(C) Each custodian shall immediately notify the City Treasurer in the event a discrepancy occurs in the funds entrusted to him. The City Treasurer shall immediately notify the members of the Finance Committee who shall notify the City Council of the event, along with other pertinent information relating thereto and known by him at the next regularly scheduled Council meeting. **(#249; Sec. 7; 04-20-76)**

[This Article was formerly Article IV in the Revised Code.]

ARTICLE III - MILEAGE FUNDS

37-3-1 PAYMENT.

(A) No mileage expense claims will be paid from Petty Cash Funds. A purchase order shall be used for all mileage expense claims made.

(B) The purchase order shall have attached thereto as an invoice a mileage expense claim in duplicate. **(See Exhibit "C")**
(#250; Sec. 2; 04-27-76)

37-3-2 CLAIM.

(A) A reimbursement request shall be submitted at least once a month. It shall be submitted within a time interval that shall provide prompt payment for it. Claims submitted only once a month shall be mileage expense for a complete calendar month.

(B) **Late Claims.** Mileage expense claims submitted for periods that are over **ninety (90) days** prior to the date of the purchase order to which they are attached shall be subject to a reduction of not more than **Five Cents ($.05)** per mile. The Aldermanic Finance Committee shall have the authority to make this deduction and correct the purchase order to reflect their action, subject to Council approval.
(#250; 04-27-76)

[This Article was formerly Article V in the Revised Code.]

ARTICLE IV

CONTRACTORS REQUIRED INSURANCE COVERAGE

37-4-1 INSURANCE AND WORKMAN'S COMPENSATION COVERAGE – CONTRACTOR/VENDOR OF THE CITY.

(A) **Insurance.** A Contractor/Vendor shall obtain and thereafter keep in force the following insurance coverage provided by insurance companies acceptable to the City and authorized to transact business under the laws of the State of Illinois. The insurance companies providing coverage shall be rated in the Best's Key Rating Guide. The City will accept companies with a rating not lower than B+ provided the financial size category is VII or larger. Companies rated A- or better shall have a financial size category of not less than VI. Coverage limits shall be written at not less than the minimum specified herein. Higher minimum limits and additional coverage may be specified by a special provision elsewhere in the contract with the City. Whether stated herein or elsewhere, the City does not warrant the adequacy of the types of insurance coverage or the limits of liability specified.

(1) **Workers Compensation and Employers Liability.**

(a) Workers compensation shall be provided according to the provisions of the Illinois Workers' Compensation Act, as amended. Notwithstanding the rating and financial size categories stated herein, coverage may be provided by a group self-insurer authorized in Section 4(a) of the Act and approved pursuant to the rules of the Illinois Department of Insurance.

(b) Employers Liability

i.	Each accident	$500,000
ii.	Disease-policy limit	$500,000
iii.	Disease – each employee	$500,000

(2) **Commercial General Liability.** Required liability insurance coverage shall be written in the occurrence form and shall provide coverage for operations of the Contractor/Vendor, operations of subcontractors (contingent or protective liability); completed operations; broad form property damage and hazards of explosion, collapse and underground; and contractual liability. The general aggregate limit shall be endorsed on a per project basis.

(a)	General Aggregate Limit	$2,000,000
(b)	Products-Completed Operations Aggregate Limit	$2,000,000
(c)	Each Occurrence Limit	$1,000,000

The coverage shall provide by an endorsement in the appropriate manner and form that the City, its officers, and employees shall be named as additional insureds with respect to the policies and

any umbrella excess liability coverage for occurrences arising in whole or in part out of the work and operations performed. The City may accept a separate owner's protective liability policy in lieu of the City, its officers, and employees being insureds on the Contractor's/Vendor's policies.

(3) **Commercial Automobile Liability.** The policy shall cover owned, non-owned, and hired vehicles.
Bodily Injury & Property Damage
Liability Limit Each Occurrence $1,000,000

(4) **Umbrella Liability.** Any policy shall provide excess limits over and above the other insurance limits stated herein. The Contractor/Vendor may purchase insurance for the full limits required or by a combination of primary policies for lesser limits and remaining limits provided by the umbrella policy.

All insurance shall remain in force during the period covering occurrences happening on or after the effective date and remain in effect during performance of the work and at all times thereafter when the Contractor/Vendor may be correcting, removing, or replacing defective work until notification of the date of final inspection. Termination or refusal to renew shall not be made without **thirty (30) days** prior written notice to the City by the insurer and the policies shall be endorsed so as to remove any language restricting or limiting liability concerning this obligation.

Certified copies of the original policies or certificate(s) of insurance by the insurer(s) issuing the policies and endorsements setting forth the coverage, limits and endorsements shall be filed with the City Clerk before the City will execute the contract. A certificate of insurance shall include a statement "the coverage and limits conform to the minimums required by this Section. Any exception or deviation shall be brought to the attention of the City for a ruling of acceptability. In no event shall any failure of the City to receive policies or certificates or to demand receipt be construed as a waiver of the Contractor's/Vendor's obligation to obtain and keep in force the required insurance."

All costs for insurance as specified herein will be considered as included in the cost of the contract. The Contractor/Vendor shall, at its expense and risk of delay, cease operations if the insurance required is terminated or reduced below the required amounts of coverage. Coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor/Vendor from its obligation to indemnify in excess of the coverage according to the contract.

(Ord. No. 973-99; 07-20-99)

ARTICLE V

STATE GIFT BAN ACT

37-5-1 ADOPTION OF ACT.

(A) The State Gift Ban Act **(5 ILCS Sec. 425 et seq.)** is hereby adopted as required by Section 83 of the Act **(5 ILCS Sec. 425/83)**.

(B) The solicitation or the acceptance of gifts prohibited to be solicited or accepted under the Act is prohibited by any elected or appointed official or any employee of the City of Fairview Heights.

All non-salaried appointed or elected officials are exempted from the Act and provisions of this Article.

37-5-2 STATE LEGISLATIVE ETHICS COMMISSION; COMPLAINTS. All complaints for violations of the Act and this Article shall be filed with the State Legislative Ethics Commission (created by Section 45(a)(6) of the Act).

37-5-3 EXISTING ETHICS ORDINANCE OR GIFT BAN ORDINANCE. This Article does not repeal or otherwise amend or modify any previous Ordinances which regulates the conduct of the City of Fairview Heights Officials and Employees. If previous Ordinances are less restrictive than the State Gift Ban Act and this Article, then the provisions and this Article shall prevail in accordance with the provisions of Section 95 of the Act **(5 ILCS Sec. 425/95)**.

37-5-4 FUTURE AMENDMENTS TO STATE GIFT BAN ACT. Any amendment to the State Gift Ban Act **(5 ILCS Sec. 425/1 et seq.)** that becomes effective after the passage of this Article shall be incorporated into this Article by reference and shall be applicable to the solicitation and acceptance of gifts. However, any amendment that makes its provisions optional for adoption by municipalities shall not be incorporated into this Article by reference without formal action by the corporate authorities of the City of Fairview Heights.

37-5-5 FUTURE DECLARATION OF UNCONSTITUTIONALITY OF STATE GIFT BAN ACT.

(A) If the Illinois Supreme Court declares the State Gift Ban Act **(5 ILCS Sec. 425/1 et seq.)** unconstitutional in its entirety, then this Article shall be repealed as of the date that the Supreme Court's decision becomes final and not subject to any further appeals or rehearings. The Article shall be deemed repealed without further action by the corporate authorities of the City of Fairview Heights if the Act is found unconstitutional by the Illinois Supreme Court.

(B) If the Illinois Supreme Court declares part of the State Gift Ban Act **(5 ILCS Sec. 425/1 et seq.)** unconstitutional but upholds the constitutionality of the remainder of the Act or does not address the remainder of the Act, then the remainder of the Act as adopted by this Article shall remain in full force and effect; however, that part of this Article relating to the part of the Act found unconstitutional shall be deemed repealed without further action by the corporate authorities of the City of Fairview Heights.

(Ord. No. 969-99; 06-16-99)

ARTICLE VI – INVESTMENT POLICY

37-6-1 INVESTMENT POLICY. It is always prudent for any public unit to have an Investment Policy in place for the purpose of safe guarding funds, equitably distributing the investments and maximizing income of the governmental unit. The following policy is adopted for the City of Fairview Heights, Illinois.

37-6-2 SCOPE OF INVESTMENT POLICY. This Investment Policy applies to the investment activities of all funds under the jurisdiction of the City Treasurer. This Investment Policy will also apply to any new funds or temporary funds placed under the jurisdiction of the City Treasurer. The Illinois State Statutes will take precedence except where this policy is more restrictive wherein this policy will take precedence.

37-6-3 OBJECTIVES. The purpose of this Investment Policy of the City Treasurer is to establish cash management and investment guidelines for the stewardship of public funds under the jurisdiction of the City Treasurer. The specific objectives of this Investment Policy will be as follows:

(A) Safety of principal.

(B) Diversity of investments to avoid unreasonable risks.

(C) The portfolio shall remain sufficiently liquid to meet all operating costs which may be reasonably anticipated.

(D) The highest interest rate available will always be the objective of this policy combined with safety of principal, which is left to the discretion of the City Treasurer. Collateralization shall be obtained for investments in amounts greater than Federal Deposit Insurance Corporation (FDIC) limits within an institution.

(E) In maintaining its investment portfolio, the City Treasurer shall avoid any transaction that might impair public confidence in the City.

(F) The City Treasurer will give consideration to the financial institutions positive community involvement when consideration is given to the financial institution to be used as a depository.

(G) All funds will be invested for a period of **one (1) day** or longer, depending on the requirement for the disbursement of funds.

(H) All funds shall be deposited within **two (2) working days** at prevailing rates or better in accordance with Illinois State Statutes.

37-6-4 RESPONSIBILITY. All investment of funds under the control of the City Treasurer is the direct responsibility of the City Treasurer. The City Treasurer shall be responsible for all transactions and shall establish a system of controls of the activities of all subordinates who are directly involved in the assistance of such investment activities.

37-6-5 **ACCOUNTING.** All investment transactions shall be recorded by the City Treasurer or the City Treasurer's staff. A report will be generated, at least monthly, listing all active investments. This report will be made available to the City Council and City Treasurer.

37-6-6 **FINANCIAL INSTITUTIONS.** The City Treasurer will have the responsibility to select which financial institutions will be depositories for City Treasurer funds.

The City Treasurer will take into consideration security, size, location, condition, service, fees and the community relations involvement of the financial institution when choosing a financial institution.

At no time will the City Treasurers' investments exceed **sixty-five percent (65%)** of the financial institutions Capital and surplus.

All financial institutions having any type of financial relationships; deposits, investments, loans, etc. are required to provide a complete and current "Call Report" required by their appropriate regulatory authority each calendar quarter within **thirty (30) days** of the "Call" request date.

37-6-7 **INVESTMENT VEHICLES.** The City Treasurer will use investments approved for governmental units as set forth in the most current issue of the Illinois Compiled Statutes (ILCS) including Securities Exchange Commission registered and AAA rated by Moody's and Standard & Poor's money market mutual funds consisting of U.S. Government Treasuries.

37-6-8 **COLLATERAL.** It shall be the policy of the City Treasurer that collateralization will be required for any investments within an institution which are not covered by the Federal Deposit Insurance Corporation (FDIC), Savings Association Insurance Fund (SAIF) or the National Credit Unions Administration (NCUA). At all times the City Treasurer will require that deposits in excess of **ten percent (10%)** of the capital and surplus of a financial institution will be collateralized. The City Treasurer may request collateral for any part of deposits in financial institutions when the City Treasurer determines it to be in the best interest of safeguarding the funds on deposit.

When collateral is required, **one hundred five percent (105%)** of the deposit will be required. Only the following collateral will be accepted:

U.S. Government direct securities
Obligations of Federal Agencies
Obligations of Federal Instrumentalities
Obligations of the State of Illinois
Obligations of this City

Acceptable Collateral as identified in the Illinois Compiled Statutes for use by the Treasurer of the State of Illinois.

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the possible income to be derived.

The above standard is established as the standard for professional responsibility and shall be applied in the context of managing the City Treasurer's portfolio.

37-6-9 **SECURITY CONTROLS.** The City Treasurer is authorized to establish financial accounts for the office of City Treasurer with the advice and consent of the City Council. At all times the City Treasurer and Mayor, jointly will be authorized to sign on financial accounts of the City. **Authorized signatories will NOT be permitted to reconcile bank accounts at any time. (See Chapter 3; Article VII)**

(Ord. No. 990-99; 12-21-99)

ARTICLE VII – TREASURY MANAGEMENT POLICY

37-7-1 **TREASURY MANAGEMENT POLICY.** It is always prudent for any public unit to have a Treasury Management Policy in place for the purpose of safe guarding funds belonging to the City's treasury which are deposited in local financial institutions of deposit.

37-7-2 **SCOPE OF TREASURY MANAGEMENT POLICY.** This Treasury Management Policy applies to financial transactions governing funds belonging to the City's treasury which are deposited in local financial institutions of deposit. The Illinois State Statutes will take precedence except where this policy is more restrictive, wherein this policy will take precedence. This Treasury Management Policy shall not apply to or govern City investment accounts, which shall be governed by the Investment Policy, set forth in Article VI of Chapter 37.

37-7-3 **OBJECTIVES.** The purposes of this Treasury Management Policy is to establish treasury management guidelines for the stewardship of public funds belonging to the City's treasury which are deposited in local financial institutions of deposit.

37-7-4 **DEPOSIT OF FUNDS.** The process by which public funds belonging to the City treasury shall be deposited into accounts maintained by local financial institutions of deposit shall be governed by the City Code and all applicable laws. **(See Chapter 3, Article VII)**.

37-7-5 **COLLATERALIZATION.** The local financial institutions of deposit at which public funds belonging to the City treasury are deposited shall assign, transfer, pledge and convey to City securities as collateral which shall at all times have a market value equal to at least **one hundred five percent (105%)** of the amount of public funds held by such institution over and above Federal Deposit Insurance Corporation insurance limits.

37-7-6 **AUTHORITY TO SIGN CHECKS.** The Mayor, the City Treasurer and the Finance Director jointly, are authorized to sign checks against the public funds belonging to the City's treasury which are deposited in local financial institutions of deposit. The facsimile of at least **two (2)** signatures of the Mayor, the City Treasurer and the Finance Director jointly, are hereby authorized and acceptable on such checks.

37-7-7 **WIRE TRANSFERS.** All individual wire transfers of public funds belonging to the City's treasury which are deposited in local financial institutions of deposit shall be executed, in writing, by at least **two (2)** of the following: Mayor, Treasurer, Finance Director. Written instructions must include the name of the payee, payee's bank, payee's bank ABA number, and the payee's account to be credited. All incoming wire transfers shall be reported for collection to the City Clerk, who shall forward same to the office of the City Treasurer for all further processing in accordance with City Code and all applicable laws.

37-7-8 **SECURITY CONTROLS.** Neither the Mayor, Treasurer, nor Finance Director, nor any other persons now identified in **Sections 37-7-5** and **37-7-6** or as same may be hereafter amended, shall be authorized or permitted to reconcile accounts maintained at local institutions of deposit into which public funds belonging to the City's treasury have been deposited.

(Ord. No. 1597-12; 12-18-12)

EXHIBIT "A"

Department Head _____

City of Fairview Heights

PETTY CASH VOUCHER

Department _____ Date _____

Description: Amount:

_____ $_____

_____ _____

_____ _____

_____ _____

_____ _____

TOTAL $_____

Approved by: Payment Received by:

_____ _____

Department Head

EXHIBIT "B"

City of Fairview Heights

PETTY CASH REPORT

Department _____

Date _____

Disbursements

Item	Amount
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total Disbursements: _____

Petty Cash Fund (currency only) _____

TOTAL PETTY CASH FUND _____

I certify that the cash fund is in balance and request reimbursement for the items above.

/s/_____

Fund Custodian

(Ord. No. 250; 04-27-76) **[Supplement No. 50; 02-01-00]**

EXHIBIT "C"

MILEAGE EXPENSE CLAIM CITY OF FAIRVIEW HEIGHTS PAGE 1 OF

DATES MILEAGE CLAIM IS FOR: FROM TO (DATE-MONTH-YEAR)

DEPARTMENT EXPENSE CHARGEABLE TO:

SPECIFY EXACTLY PLACES; STREETS; AREA; LOCATION TRAVELED	MILEAGE START	END	TOTAL	RATE	AMOUNT DUE	EXPLAIN REASON-PURPOSE
From						
To						
From						
To						
From						
To						
From						
To						
From						
To						
From						
To						
From						
To						
From						
To						
From						
To						

Name of Registered Owner TOTAL MILES [ ]

TOTAL AMOUNT DUE [$]

Approved By: I certify the above is true and correct

/s/ /s/

DEPARTMENT HEAD CLAIMANT

CHAPTER 39

WARDS

39-1-1 **<u>WARDS ESTABLISHED.</u>** The following ward boundaries are hereby established for the City:

(A) **<u>Ward #1.</u>** Beginning at the point of Bunkum Road and St. Clair Avenue, formerly U.S. Route 50; thence westerly along the center line of St. Clair Avenue to the intersection of the southwesterly extension of the westerly line of Magdalena Street; thence northeasterly along said westerly line of Magdalena Street, and the southwesterly extension thereof, to the most easterly corner of Lot 3 of said **"Magdalena Place"**; thence northwesterly along the northeasterly line of said Lot 3 of **"Magdalena Place"** to the most northerly corner of said Lot 3 of **"Magdalena Place"**; thence northerly along the westerly line of Lots 4 and 5 of said **"Magdalena Place"** to the point of intersection with the easterly extension of the southerly line of Lot 5 of the **"Subdivision of Lot 11 of Magdalena Place"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "27" on Page 22; thence northwesterly along said southerly line, and the easterly extension thereof, of Lot 5 of the **"Subdivision of Lot 11 of Magdalena Place"** to the southwesterly corner of said Lot 5 of the **"Subdivision of Lot 11 of Magdalena Place"**, said point also being a point on the southeasterly line of SBI Route 157, prior to its relocation; thence northeasterly along said southeasterly line of SBI Route 157, prior to its relocation, to the northwesterly corner of Lot 1 of **"Bluff View"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "O" on Page 9; thence easterly along the northerly line of said Lot 1 of **"Bluff View"** to the point of intersection with the southwesterly extension of the southeasterly line of Lot 118 of **"Woodland Hills"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "S" on Pages 7, 12, and 13; thence northeasterly along said southeasterly extension of the southeasterly line of Lot 118 of **"Woodland Hills"** and the southeasterly line of Lots 118, 117, 116 and 115 of said **"Woodland Hills"** to the most easterly corner of said Lot 115 of **"Woodland Hills"**; thence northwesterly along the northeasterly line of said Lot 115 of **"Woodland Hills"** to the point of intersection with the southerly line of Kassing Drive; thence easterly along said southerly line of Kassing Drive to the northeasterly corner of Lot 113 of said **"Woodland Hills"**; thence northerly along the northerly extension of the easterly line of said Lot 113 of **"Woodland Hills"** to the northerly line of said Kassing Drive; thence easterly along said northerly line of Kassing Drive to the southwesterly corner of Lot 28 of said **"Woodland Hills"**; thence northerly along the westerly line of Lots 28 and 19 of said **"Woodland Hills"** and the northerly extension of said westerly line of Lot 19 of **"Woodland Hills"** to the point of intersection with the northerly line of the 6 foot walk as shown on said recorded plat of **"Woodland Hills"**; thence westerly along said northerly line of the 6 foot walk to the southeasterly corner of Lot 1 of said **"Woodland Hills"**; thence northeasterly along the easterly line of Lots 1, 2, 3, 4, 5, 6, 7, and 8 of said **"Woodland Hills"** to the northeasterly corner of said Lot 8 of **"Woodland Hills"**, said point also being a point on the southerly line of Crest Drive; thence southeasterly along said

southerly line of Crest Drive to the point of intersection with the southwesterly extension of the southeasterly line of Lot 9-A of the aforesaid Section 24, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "51" on Page 75; thence northeasterly along said southwesterly extension of the southeasterly line of Lot 9-A of Section 24 and said southeasterly line of Lot 9-A of Section 24 to the northeasterly corner of said Lot 9-A of Section 24, said point also being the southeasterly corner of Lot 3 of **"Rawling's Assessment Plat"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "47" on Page 24; thence northerly along the easterly line of said Lot 3 of **"Rawling's Assessment Plat"**, and along the easterly line of Lot 4 of said **"Rawling's Assessment Subdivision"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "46" on Page 56, to a point on the southerly line of Rawling's Road, said point also being the northeasterly corner of said Lot 4 of **"Rawling's Subdivision"**; thence northeasterly along the southwesterly extension of the easterly line of Lot 1 of said **"Rawling's Subdivision"** and the easterly line of said Lot 1 of **"Rawling's Subdivision"**, to the northeasterly corner of said Lot 1 of **"Rawling's Subdivision"**, said point also being the southeasterly corner of Lot 41 of the aforesaid **"Woodland Hills"** to the southeasterly corner of Lot 46 of said **"Woodland Hills"**; thence northeasterly along the easterly line of Lots 46, 47, 48, and 49 to the northeasterly corner of said Lot 49 of **"Woodland Hills"**; thence northwesterly along the northeasterly line of said Lot 49 of **"Woodland Hills"** to a point on the southeasterly line of the aforesaid SBI Route 157, prior to its relocation; thence northeasterly along said southeasterly line of SBI Route 157, prior to its relocation, to the point of intersection with the southerly line of the North half of the south half of the northwest quarter of the aforesaid Section 18; thence easterly along said southerly line of the north half of the south half of the northwest quarter of Section 18 and the southerly line of the north half of the south half of the northeast quarter of said Section 18, to the point of intersection with the easterly line of Hill Road; thence southerly along said easterly line of Hill Road to a point on the westerly line of Lot 13 of the southeast quarter of said Section 18, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "A" on Page 276, said point being 549.6 feet northerly of the point of intersection of said westerly line of Lot 13 of the southeast quarter of Section 18 with the northeasterly line of Bunkum Road (County Highway 34); thence easterly at right angles to the course last described a distance of 175.0 feet to a point; thence southerly along a line lying parallel to said westerly line of Lot 13 of the southeast quarter of Section 18 a distance of 100.0 feet to a point; thence westerly at right angles to the course last described a distance of 175.0 feet to the point of intersection with said westerly line of Lot 13 of the southeast quarter of Section 18; thence southerly along said westerly line of Lot 13 of the southeast quarter of Section 18 to a point 249.6 feet northerly of the aforesaid point of intersection of the westerly line of Lot 13 of the southeast quarter of Section 18 with the northeasterly line of Bunkum Road (County Highway 34); thence easterly at right angles to the course as described a distance of 256.15 feet to a point; thence southerly at an angle of 92 degrees 35 minutes to the course last described to the point of intersection with the northerly line of the aforesaid Section 19; thence easterly along the northerly line of Section 19 to the easterly line of said Section 19; thence southerly along said easterly line of Section 19 to the point of intersection with the northwesterly line of Bunkum Road (County

Highway 34); thence southeasterly along said northeasterly line of Bunkum Road to the northerly line of Circle Drive (County Highway 83); thence northeasterly along said northerly line of Circle Drive to the southwesterly corner of Outlot A of **"John Baldus Tracts Assessment Plat No. 2"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "54" on Page 22; thence northerly along the westerly line of said Outlot A of **"John Baldus Tracts Assessment Plat No. 2"** to the northwesterly corner of said Outlot A of **"John Baldus Tracts Assessment Plat No. 2"**, said point also being the southeasterly corner of Lot 7 of the southwest quarter of the aforesaid Section 17, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "C" on Page 45; thence northerly along the westerly line of said Lot 7 to the northwesterly corner of said Lot 7, said point also being on the northerly line of the aforesaid southwesterly quarter of Section 17; thence easterly along said northerly line of the southwest quarter of Section 17 and the northerly line of the southeast quarter of Section 17 to the point of intersection with the westerly line of Lot 4 of the aforesaid **"Caseyville Farms Subdivision"**; thence northerly along said westerly line of Lot 4 to the northwesterly corner of said Lot 4; thence easterly along the northerly line of said Lot 4 and the northerly line of Lot 5 of the aforesaid **"Caseyville Farms Subdivision"** to the northeasterly corner of said Lot 5, said point also being on the easterly line of the aforesaid Section 17; thence southerly along said easterly line of Section 17, to the southeasterly corner of the southeast quarter of Section 17, said point also being the southwesterly corner of Lot 9 of the aforesaid Section 16, thence easterly along the southerly line of said Lot 9 of Section 16 thence easterly along the southern line of said northeast quarter of Section 16 to the center line of East O'Fallon Drive; thence southeasterly to the intersection with the center line of Pleasant Ridge Road; thence following the center line of Pleasant Ridge Road southwesterly, to the intersection with the east line of Section 20; thence southerly along the east line of Section 20 to the north line of the E 1/2 SE 1/4 Section 20; thence westerly along said north line of E 1/2 SE 1/4 Section 20 to the NW corner of E 1/2 SE 1/4 Section 20; thence southerly along the west line of E 1/2 SE 1/4 Section 20 to the north right-of-way line of Interstate 64; thence westerly along the north right-of-way line of Interstate 64 to the intersection with the center line of Bunkum Road (County Highway 34); thence southerly along the said center line of Bunkum Road to the point of beginning.

(B) **Ward #2.** Beginning at the intersection of the westerly line of Union Hill Road and the northerly line of Section 32; thence westerly along said northerly line of Section 32 and the northerly line of the aforesaid Section 31, to a point on the northerly line of said Section 31, said point being a distance of 530 feet easterly of the point of intersection of said northerly line of Section 31 with the southeasterly line of Old Lincoln Trail, said point also being the northeasterly corner of Lot 3 of said Section 31, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats "A" on Page 402; thence southerly along the easterly line of said Lot 3 of Section 31 to a point on the southerly line of the abandoned Chicago and Eastern Illinois Railroad; thence southwesterly then northwesterly along said southerly line on the abandoned Chicago and Eastern Railroad to the point of intersection with the easterly line of Illinois Route 161; thence northwesterly along said easterly line of Illinois Route 161 to the point of intersection with the southerly line of the aforesaid Old Lincoln Trail; thence northwesterly along said southerly line of the Old Lincoln Trail to the point of intersection with the northerly line of the aforesaid Section 36; thence

westerly along said northerly line of Section 36 to the point of intersection with the southwesterly line of the Louisville and Nashville Railroad; thence northwesterly along said southwesterly line of the Louisville and Nashville Railroad to the point of intersection with the southwesterly line of Lebanon Road; thence northwesterly along said southwesterly line of Lebanon Road to the point of intersection with the westerly line of the Southeast Quarter of the aforesaid Section 25; thence northerly along said westerly line of the Southeast Quarter of Section 25 to the point of intersection with the southwesterly line of the aforesaid Louisville and Nashville Railroad; thence northwesterly along said southwesterly line of the Louisville and Nashville Railroad to the point of intersection with the southwesterly line of Lot 15 of Section 25, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "P" on Page 33; thence northwesterly along said southwesterly line of Lot 15 of Section 25, also being the northeasterly line of **"Loisel Hills"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "54" on Page 78, to the most westerly corner of said Lot 15 of Section 25; thence northeasterly along the northwesterly line of said Lot 15 of Section 25 to the point of intersection with the southwesterly line of the aforesaid Louisville and Nashville Railroad; thence northwesterly along said southwesterly line of the Louisville and Nashville Railroad to the point of intersection with the southwesterly extension of the westerly line of Magdalena Street as shown on the plat of **"Magdalena Place"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "Y" on Page 12; thence northeasterly along said southwesterly extension of the westerly line of Magdalena Street to the point of intersection with the centerline of St. Clair Avenue (U.S. Route 50); thence southeasterly and easterly along the centerline of St. Clair Avenue (U.S. Route 50) to the intersection with the centerline of Bunkum Road; thence north along the centerline until the intersection with the north right-of-way of Interstate 64; thence easterly along the north right-of-way of said Interstate 64 to the west line of Lot 39 of **"Roselawn Heights First Addition"** extended northerly; thence south along the west line of said Lot 39 to the centerline of Leo Street; thence easterly to the centerline of Roselawn Avenue; thence south along the centerline of Roselawn Avenue to the intersection with the south line of Lot 64 of **"Roselawn Heights Second Addition"** extended easterly; thence westerly along said south line of Lot 64 to a point 137.25 feet east of the southwest corner of said Lot 64; thence south 123.88 feet to the northeast corner of Lot 18 of **"Roselawn Heights"**; thence easterly 25 feet to the centerline of Roselawn Avenue; thence southerly along the centerline of Roselawn Avenue to the intersection with Lincoln Trail (U.S. Route 50); thence westerly along the centerline of said Lincoln Trail to the intersection with the centerline of Union Hill Road; thence south along the centerline of Union Hill Road to the point of beginning.

(C) **Ward #3.** Beginning at the intersection of the centerlines of North Illinois Street (Illinois Route 159) and Ashland Drive; thence easterly along the centerline of Ashland Drive to the west line of the east half of the northwest quarter of the northeast quarter of Section 27; thence proceeding south along said west line to the northeast corner of Lot 16 of **"Chateau Estates Phase III"**; thence westerly along the north line of **"Chateau Estates Phase III"** to a point on the east line of Lot 11 of **"Chateau Terrace Third Addition"**; thence around the north boundary line of said Lot 11 to a point in the centerline of Joseph Drive; thence south along Joseph Drive to the intersection with the centerline of Orleans Drive; thence

westerly along the centerline of Orleans Drive to the centerline of Lemans Way; thence south along the centerline of Lemans Way to the point where said road turns west; proceeding along westerly said centerline of Lemans Way to the centerline of Anita Drive; thence south along the centerline of Anita Drive to the intersection of the centerline of Chateau Drive; thence westerly along the centerline of Chateau Drive to the intersection with the centerline of North Illinois Street (Illinois Route 159); thence north 443 feet along said centerline to the north line of **"Scheibel Tracts A.P."** extended easterly; thence in a westerly direction 240 feet to the northwest corner of Lot 1 of **"Scheibel Tracts A.P."**; thence in a southerly direction 161 feet to a point; thence 549.79 feet west along the northern boundary of Outlot A **"Scheibel Tracts A.P."** to the northeast corner of Lot 3 of **"Hollandia Third Addition"**; thence south 282 feet along the east boundary line of Lot 2 and 3 of **"Hollandia Third Addition"** to the southeast corner of Lot 2; thence west 366.78 feet along the southern boundaries of **"Hollandia Third Addition"** and **"Hollandia Second Addition"** to the northeast corner of Outlot A of **"Lake Stratford"**; thence southerly along the eastern line of said Outlot A to the southeast corner; thence in a westerly direction along the southern boundary of **"Lake Stratford"** to the southwest corner of Lot 23 of **"Lake Stratford"**; thence in a northeasterly and northerly direction along the eastern boundary of **"Lake Stratford"** to the northwest corner of Lot 10 of **"Lake Stratford"**; thence in an easterly direction 50 feet along the north boundary of **"Lake Park Estates"**; thence southwesterly along the northwestern boundary of **"Lake Park Estates"** to a point on the north/south centerline of Section 33; thence southerly along said centerline to the point of intersection with the southwesterly line of the former St. Louis and O'Fallon Railroad; thence westerly along said southwesterly line of the former St. Louis and O'Fallon Railroad to the point of intersection with the western line of Union Hill Road; thence northerly along said westerly line of Union Hill Road to the point of intersection with the centerline of Lincoln Trail (U.S. Route 50); thence easterly along said centerline to the intersection with the centerline of Roselawn Avenue; thence northerly along the centerline of Roselawn Avenue to the intersection of the north line of Lot 18 of **"Roselawn Heights"** extended easterly; thence west 25 feet to the northeast corner of said Lot 18; thence northerly 123.88 feet to a point on the south line of Lot 64 of **"Roselawn Heights Second Addition"** 39.21 feet west of the southeast corner of said Lot 64; thence easterly to the centerline of Roselawn Avenue; thence northerly along said centerline to a point on the southern line of Lot 39 of **"Roselawn Heights First Addition"**; thence westerly to the southwest corner of said Lot 39; thence northerly along the western line of said Lot 39 extended to the north boundary of Interstate 64; thence easterly along said northerly boundary of Interstate 64 to the centerline of North Ruby Lane; thence southerly along said centerline of North Ruby Lane to the intersection with the centerline of Lincoln Trail (U.S. Route 50); thence easterly along said centerline to the intersection of the centerline of North Illinois Street (Illinois Route 159); thence southerly along said centerline to the intersection with the centerline of Ashland Road; thence easterly along said centerline of Ashland Road to the point of beginning.

(D) **Ward #4.** Beginning at the point of intersection of the westerly line of Old Collinsville Road and the northerly line of the aforesaid Section 27; thence southerly along said westerly line of Old Collinsville Road to the point of intersection with the southerly line of U.S. Route 50; thence easterly along said southerly line of U.S. Route 50 to the easterly line

of said Old Collinsville Road; thence southerly along said easterly line of Old Collinsville Road to a point on the northerly line of **"Coral Gables"**, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "55" on Page 95, also being the northerly line of Palmway Drive; thence easterly along the northerly line of said Palmway Drive, and the easterly extension thereof, a distance of 600.14 feet to a point; thence southerly and parallel to said easterly line of Old Collinsville Road a distance of 484.68 feet to a point; thence easterly and parallel to said southerly line of U.S. Route 50 to the point of intersection with the westerly line of Lot 2 of **"St. Ellen Tracts"**, reference being had to the plat thereof recorded in said Recorder's Office, in Book of Plats "54" on Page 37; thence northerly along said westerly line of Lot 2 of **"St. Ellen Tracts"** to the northwesterly corner of said Lot 2 of **"St. Ellen Tracts"**, said point also being on the southerly line of the aforesaid U.S. Route 50; thence easterly along said southerly line of U.S. Route 50 a distance of 239.0 feet to a point, said point being a distance of 21.00 feet westerly of the northeasterly corner of said Lot 2 of **"St. Ellen Tracts"**; thence southerly and parallel to the easterly line of said Lot 2 of **"St. Ellen Tracts"** a distance of 1250 feet to a point; thence westerly and parallel to the southerly line of said U.S. Route 50 to a point on the aforesaid westerly line of Old Collinsville Road; thence southerly along said westerly line of Old Collinsville Road to the point of intersection with the centerline of Ashland Drive; thence west along the centerline of Ashland Drive to its intersection with the centerline of North Illinois Street or (Illinois Route 159); thence north along the centerline of North Illinois Street to its intersection with the centerline of Lincoln Trail/Lincoln Highway; thence westerly along the centerline of Lincoln Trail to its intersection with Ruby Lane; thence north along the centerline of North Ruby Lane to the north right-of-way line of Interstate 64; thence westerly along the northerly right-of-way line of Interstate 64 to the east line of W 1/2 SW 1/4 Section 21; thence northerly along said east line of W 1/2 SW 1/4 Section 21 to the NE corner of W 1/2 SW 1/4 Section 21; thence westerly along the north line of W 1/2 SW 1/4 Section 21 to the west line of Section 21 also being the NW corner of W 1/2 SW 1/4 Section 21; thence northerly along the west line of Section 21 to the point of intersection with the centerline of Pleasant Ridge Road; thence northeasterly direction along the centerline of Pleasant Ridge Road to its intersection with East O'Fallon Drive; thence in a northwesterly direction to the intersection of the south line of Lot 9 of Section 16; thence easterly along the southerly line of said Lot 9 of Section 16, reference being had to the plat thereof recorded in the said Recorder's Office in Book of Plats **"Lands North No. 2"** on Page 41, to the southeasterly corner of said Lot 9 of Section 16; thence northerly along the easterly line of said Lot 9 of Section 16 to the northeasterly corner of said Lot 9 of Section 16; thence westerly along the northerly line of said Lot 9 of Section 16 to the point of intersection with the easterly line of the Baltimore and Ohio Railroad; thence northerly along said easterly line of the Baltimore and Ohio Railroad to the point of intersection with the northerly line of the southwest quarter of Section 16; thence easterly along the southerly line of said northeast 1/4 of said Section 16 a distance of 668.00 feet to a point; thence north 30 degrees 55 minutes 20 seconds east a distance 231.27 feet to a point; thence south 59 degrees 04 minutes 40 seconds east a distance of 105.63 feet to a point; thence north 21 degrees 25 minutes 23 seconds east a distance of 411.86 feet to a point; thence north 60 degrees 34 minutes 37 seconds west a distance of 66.26 feet to a point; thence north 50

degrees 09 minutes 30 seconds east a distance of 219 feet to a point; thence north 58 degrees 08 minutes 34 seconds east a distance of 50.55 feet to a point; thence north 64 degrees 06 minutes 34 seconds east a distance of 25.90 feet to a point; thence north 70 degrees 06 minutes 34 seconds east a distance of 56.34 feet to a point; thence south 83 degrees 22 minutes 32 seconds east a distance of 146.91 feet to a point; thence south 61 degrees 44 minutes 29 seconds east a distance of 136.05 feet to a point; thence north 86 degrees 56 minutes 31 seconds east a distance of 62.59 feet to a point; thence south 55 degrees 47 minutes 57 seconds east a distance of 394.83 feet to a point; thence south 45 degrees 54 minutes 34 seconds east a distance of 224.96 feet to a point; thence south 64 degrees 32 minutes 48 seconds east a distance of 336.03 feet to a point in the southerly line of the northeast 1/4 of Section 16 to the northwesterly corner of Lot 14 of **"Windsor Park"**; reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "43" on Page 48; thence continuing easterly along said northerly line of Section 16, also being the northerly line of said Lot 14 of **"Windsor Park"**, a distance of 29.54 feet to a point; thence northerly at right angles to the course last described a distance of 312.73 feet to a point; thence northerly at right angles to the course last described a distance of 547.59 feet to the point lying 164.25 feet southwesterly of the southwest corner of Lot 20 of **"Pin Oak Court"** reference being had to Plat Book 57 on Page 26; thence proceeding in a westerly direction along the southern boundary of the **"Pin Oak Court"** to the southwest corner of Lot 13; thence proceeding southwesterly along the southern boundary of Lot 34 of **"Pin Oak Court First Addition"**, reference being had to Plat Book 59 on Page 78 a distance of 50 feet; thence at right angles to the course last described a distance of 75.76 feet; thence westerly at right angles to the course last described a distance of 60 feet to the southeast corner of Lot 32 of **"Pin Oak Court First Addition"**; thence in a westerly direction along the southern boundary of **"Pin Oak Court First Addition"** to the southwest corner of Lot 31; thence northwesterly along the western boundary of **"Pin Oak Court First Addition"** to the northwest corner of Lot 27; thence in an easterly direction along the northern boundaries of **"Pin Oak Court First Addition"** and **"Pin Oak Court"** to the westerly line of Illinois Route 159; thence southerly along said westerly line of Illinois Route 159 to the point of intersection with the aforesaid northerly line of the southeast quarter of Section 16; thence westerly along said northerly line of the southeast quarter of Section 16 a distance of 25.00 feet to a point; thence southerly at right angles to the course last described, and along said westerly line of Illinois Route 159, a distance of 25.0 feet to a point; thence westerly at right angles to the course last described a distance of 454.12 feet to the point of intersection with the westerly line of the aforesaid Lot 14 of **"Windsor Park"**; thence southerly along the westerly line of said **"Windsor Park"** to the northwesterly corner of Lot 2 of said **"Windsor Park"**; thence easterly along the northerly line of said Lot 2 of **"Windsor Park"** a distance of 479.65 feet to the northeasterly corner of said Lot 2 of **"Windsor Park"**, said point also being on the westerly line of Illinois Route 159; thence southerly along said westerly line of Illinois Route 159 a distance of 491.11 feet to the southeasterly corner of Lot 1 of said **"Windsor Park"**, said point also being on the northerly line of the aforesaid Section 21; thence westerly along said northerly line of said Section 21 to the northeasterly corner of the northwest quarter of said Section 21; thence southerly along the easterly line of said northwest quarter of Section 21 to the southeasterly corner of said northwest quarter of Section

21; thence easterly along the northerly line of the southeast quarter of said Section 21 to the easterly right-of-way line of Illinois Route 159; thence southerly along said right-of-way line, being a curve to the left, having a radius of 28597.80 feet and a chord bearing south 0 degrees 00 minutes 17 seconds west, a chord distance of 70.18 feet; thence south 89 degrees 55 minutes 28 seconds west, a distance of 5.00 feet; thence southerly along a curve to the left, having a radius of 28602.80 feet and a chord bearing south 0 degrees 07 minutes 32 seconds east, chord distance of 49.62 feet; thence south 0 degrees 10 minutes 32 seconds east, continuing along said right-of-way line a distance of 249.23 feet; thence south 28 degrees 59 minutes 11 seconds east, a distance of 114.13 feet; thence south 0 degrees 10 minutes 32 seconds east, a distance of 273.51 feet to the northwest corner of a 33/12 acre tract conveyed to C & N Development, L.L.C.; thence north 89 degrees 50 minutes 05 seconds east, a distance of 69.25 feet; thence around a curve to the left, having a radius of 270.00 feet and a chord bearing north 81 degrees 58 minutes 30 seconds east, a chord distance of 76.93 feet; thence north 73 degrees 47 minutes 07 seconds east, a distance of 590.73 feet; thence along a curve to the right, having a radius of 360.00 feet and a chord bearing north 82 degrees 12 minutes 30 seconds east, a chord distance of 105.47 feet; thence north 89 degrees 22 minutes 05 seconds east, a distance of 608.60 feet to the northeast corner of said C & N Development L.L.C. tract; thence south 0 degrees 37 minutes 56 seconds west, a distance of 1176.07 feet to the northerly right-of-way line of the B & O Railroad; thence easterly along the easterly and northerly lines of said Baltimore & Ohio Railroad to the point of intersection with the west line of the southeast quarter of Section 22; thence northerly along said west line of the southeast quarter of Section 22 to a point 2172.6 feet north of the southwest corner of the southeast quarter of Section 22; thence easterly and parallel to the south line of said southeast quarter of Section 22 to a point on the easterly line of aforesaid Old Collinsville Road; thence southerly along said easterly line of Old Collinsville Road to a point of intersection with the easterly extension of the northerly line of Lot 9 of said Section 22; thence westerly along said northerly line of Lot 9 of Section 22 and the easterly extension thereof to its intersection with the easterly line of Lot 8 of said Section 22; thence northerly along said easterly line of Lot 8 of Section 22 to the northerly line of said Lot 8 of Section 22; thence westerly along said northerly line of Lot 8 of Section 22 to the westerly line of said Lot 8 of Section 22; thence southerly along said westerly line of Lot 8 of Section 22 to the point of intersection with the northerly line of the Baltimore and Ohio Railroad; thence southeasterly along said northerly line of the Baltimore and Ohio Railroad to the point of intersection with the centerline of the aforesaid Old Collinsville Road; thence southerly along said centerline of Old Collinsville Road to the point of intersection with the southerly line of said Baltimore and Ohio Railroad; thence northwesterly along the southerly line of said Baltimore and Ohio Railroad to the point of intersection with the aforesaid west line of the southeast quarter of Section 22; thence southerly along said west line of the southeast quarter of Section 22 to the southwest corner of said southeast quarter of Section 22; thence easterly along the south line of said southeast quarter of Section 22 to the point of intersection with the westerly line of the aforesaid Old Collinsville Road; thence southerly along said westerly line of Old Collinsville Road to the point of intersection with the northerly line of the aforesaid Section 27, said point being the point of beginning.

Excepting therefrom all that part of the east half of the southeast quarter of the aforesaid Section 20 lying northerly of F.A.I. Route 64 and all that part of the west half of the southwest quarter of the aforesaid Section 21 lying northerly of F.A.I. Route 64.

(E) **Ward 5.** Commencing at the southeast corner of Section 27 and extension of southerly line of Section 27 easterly to a point on the easterly line of Old Collinsville Road; thence southerly along said easterly line of Old Collinsville Road to the point of intersection with the northeasterly extension of the southerly line of Lot 7 of **"Thouvenot Terrace"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "79" on Page 84; thence southwesterly along the southerly line of Lots 7 and 8 of said **"Thouvenot Terrace"** to the southwesterly corner of said Lot 8 of **"Thouvenot Terrace"** thence southwesterly along part of the southeasterly line of Lot 9 of said **"Thouvenot Terrace"** a distance of 116.85 feet to the northeasterly corner of Lot 16 of said **"Thouvenot Terrace"**; thence southeasterly along the easterly lines of said Lot 16 and Lot 15 of said **"Thouvenot Terrace"** to the southeasterly corner of said Lot 15 of **"Thouvenot Terrace"**; thence southwesterly along the southerly line of said Lot 15 of **"Thouvenot Terrace"** to the southwesterly corner of said Lot 15 of **"Thouvenot Terrace"**; thence northwesterly along the westerly line of said Lot 15 of **"Thouvenot Terrace"** to the southwesterly corner of Lot 13 of said **"Thouvenot Terrace"**; thence southwesterly along the southerly line of said Lot 13 of **"Thouvenot Terrace"** to the southwesterly corner of said Lot 13 of **"Thouvenot Terrace"**; thence southeasterly along part of the southwesterly line of said **"Thouvenot Terrace"** and the easterly line of Lot 2 of aforesaid U.S. Survey 647 and the easterly line of Lot 2 of aforesaid U.S. Survey 370, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "C" on Page 375, to the point of intersection with the northeasterly line of the cemetery as shown on said plat recorded in Book of Plats "C" on Page 375; thence southeasterly along said northeasterly line of said cemetery to the most easterly corner of said cemetery; thence southwesterly along the southeasterly line of said cemetery to the most southerly corner of said cemetery; thence northwesterly along the southwesterly line of said cemetery to the point of intersection with the aforesaid easterly line of Lot 2 of U.S. Survey 370; thence southeasterly along said northeasterly line of U.S. Survey 370 to the southeasterly corner of said Lot 2 of U.S. Survey 370; thence southwesterly along the southeasterly line of said Lot 2 of U.S. Survey 370 to the southwesterly corner of said Lot 2 of U.S. Survey 370; thence northwesterly along the southwesterly line of said Lot 2 of U.S. Survey 370, and the southwesterly line of Lot 2 of U.S. Survey 647, reference being had to the plat thereof recorded in Book of Plats "C" on Page 375, and the southwesterly line of Lot 5C of the aforesaid Section 3, reference being had to the aforesaid plat recorded in Book of Plats "C" on Page 375 to the point of intersection with the southerly line of Drake Lane; thence westerly along said southerly line of Drake Lane to the point of intersection with the northeasterly line of Smelting Works Road; thence northwesterly along the northwesterly extension of the northeasterly line of said Smelting Works Road to the point of intersection with the northerly line of said Drake Lane; thence westerly along said northerly line of Drake Lane, and the westerly extension thereof, to the point of intersection with the centerline of Illinois Route 159; thence southerly along said centerline of Illinois Route 159 to the point of intersection with the easterly extension of the southerly line of Lot 1 of **"C and F"** subdivision, reference being had

to the plat thereof recorded in said Recorder's Office in Book of Plats "79" on Page 27; thence westerly along the southerly line of said Lot 1 of **"C and F"** subdivision, to the point of intersection with the easterly line of Lot 8 of **"Greenbriar Parque"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "70" on Page 89; thence southerly along the easterly line of Lots 8, 7 and 6 of said **"Greenbriar Parque"**, to the southeasterly corner of said Lot 6 of **"Greenbriar Parque"**, also being a point on the northerly line of Lot 1 of said **"Greenbriar Parque"**; thence easterly along said northerly line of Lot 1 of **"Greenbriar Parque"** to a point; thence southerly along the easterly line of said Lot 1 of **"Greenbriar Parque"**, and the southerly extension thereof, to the point of intersection with the southerly line of Beau-Gon Avenue, also being the southerly line of said **"Greenbriar Parque"**; thence westerly along the southerly line of said **"Greenbriar Parque"** and **"Greenbriar Parque First Addition"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "72" on Page 12, to the southwesterly corner of said **"Greenbriar Parque First Addition"**; thence northerly along the westerly line of said **"Greenbriar Parque First Addition"** to the point of intersection with the northerly line of Beau-Gon Avenue; thence westerly along the northerly line of Beau-Gon Avenue, as shown on the plat of **"Greenbriar Meadows"** as recorded in said Recorder's Office in Book of Plats "85" on Page 86 and on the plat of **"Greenbriar Meadows First Addition"** as recorded in said Recorder's Office in Book of Plats "85" on Page 96, to the southwesterly corner of Lot 1 of said **"Greenbriar Meadows First Addition"**, said point also being the southeasterly corner of Lot 39 of **"Country View Estates First Addition"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "87" on Page 54, said point also being on the northerly extension of the easterly line of **"Country View Estates"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "79" on Page 94; thence southerly along said easterly line of **"Country View Estates"** to the point of intersection with the northerly line of Old Caseyville Road; thence westerly along said northerly line of Old Caseyville Road to the point of intersection with the northerly extension of the easterly line of **"Brady Meadows"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "80" on Page 93; thence southerly along the easterly line of **"Brady Meadows"** to the southeasterly corner of said **"Brady Meadows"**; thence westerly along the southerly line of said **"Brady Meadows"** to a point; thence northerly along the westerly line of said **"Brady Meadows"** to the point of intersection with the southerly line of the aforesaid Old Caseyville Road; thence westerly along said southerly line of Old Caseyville Road, and the westerly extension thereof, to the point of intersection with the westerly line of Union Hill Road; thence northerly along said westerly line of Union Hill Road to the point of intersection with the westerly extension of the northerly line of the aforesaid **"Country View Estates First Addition"**; thence easterly along the northerly line of said **"Country View Estates First Addition"** to the point of intersection with the westerly line of the aforesaid **"Greenbriar Meadows First Addition"**, said point also being the northeasterly corner of said **"Country View Estates First Addition"**; thence northerly along said westerly line of **"Greenbriar Meadows First Addition"** to the point of intersection with the northerly line of the Northwest Quarter of Section 4, said point also being the northwesterly corner of said **"Greenbriar Meadows First Addition"**; thence easterly along the northerly line of said **"Greenbriar**

Meadows First Addition" to the southwesterly corner of the Southeast Quarter of the aforesaid Section 33; thence northerly along the westerly line of said Southeast Quarter of Section 33 to the point 50 feet north of the southwest corner of Lot 11 of **"Lake Park Estates"** as recorded in Book of Plats "87" on Page 18; thence proceeding in a northeasterly direction along the northwesterly line of **"Lake Park Estates"** to the far northeast corner of said subdivision; thence south and southwesterly along the eastern and southeastern line of **"Lake Park Estates"** to the southwest corner of **"Lake Stratford"** as recorded in Book of Plats "83" on Page 97; thence proceeding in an easterly direction along the southern boundary of **"Lake Stratford"** to the southeast corner of said subdivision and southeast corner of Outlot A; thence proceeding in a northerly direction along the eastern boundary of Outlot A of **"Lake Stratford"** to the centerline of Section 33; thence proceeding in an easterly direction along the southern boundaries of **"Hollandia Second Addition"** and **"Hollandia Third Addition"** to the southeast corner of Lot 2 of **"Hollandia Third Addition"**; thence in a northerly direction along the east boundaries of Lot 2 and 3 of **"Hollandia Third Addition"** to the northeast corner of Lot 3; thence in an easterly direction along the southern boundary line of **"Hollandia Third Addition"** Lot 5 and Lot 6 and its extension along **"Scheibel Tracts A.P."** Outlot A 549.79 feet; thence in a northerly direction 161 feet to the northwest corner of Lot 1 of **"Scheibel Tracts A.P."**; thence in an easterly direction 240 feet to the centerline of Illinois Route 159; thence south 443 feet along said centerline to the intersection of the centerline of Chateau Drive; thence east along the centerline of Chateau Drive to the intersection of the centerline of Anita Drive; thence north along Anita Drive centerline to the intersection with the centerline of Lemans Way; thence east along the centerline of Lemans Way to a point where said road turns north proceeding along said centerline of Lemans Way north to the intersection of the centerline of Orleans Drive; thence east along the centerline of Orleans Drive to the west right-of-way line of Joseph Drive; thence proceeding around the north boundary line of Lot 11 of **"Chateau Terrace Third Addition"** to the northwester corner of **"Chateau Estates Phase III"**; thence proceeding east along the north border line of **"Chateau Estates Phase III"** to the northeast corner of Lot 16 and the east line of the west half of the northwest quarter of the northeast quarter of Section 27; thence proceeding north along said east line to the intersection with the centerline of Ashland Road; thence easterly along said centerline to the point of beginning.

EXHIBIT "B"

FAIRVIEW HEIGHTS OUTBOUNDARY

Part or all of the following Sections and U.S. Surveys: Section 16, 17, 18, 19, 20 21, 22, 26, 27, 28, 29, 30, 31, 32, 33 and 34 of Township 2 North, Range 3 West, Sections 3 and 4 of Township 1, North, Range 8 West, Sections 13, 24, 25 and 36 of Township 2, North Range 9 West, all of the Third Principal Meridian and U.S. Surveys 768, 647, 368 and 370 all being situated in St. Clair County, Illinois and being more particularly described as follows:

Beginning at the point of intersection of the westerly line of Old Collinsville Road and the northerly line of the aforesaid Section 27; thence southerly along said westerly line of Old Collinsville Road to the point of intersection with the southerly line of U.S. Route 50; thence easterly along said southerly line of U.S. Route 50 to the easterly line of said Old Collinsville Road; thence southerly along said easterly line of Old Collinsville Road to a point on the northerly line of **"Coral Gables"**, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "55" on Page 95, also being the northerly line of Palmway Drive; thence easterly along the northerly line of said Palmway Drive, and the easterly extension thereof, a distance of 600.14 feet to a point; thence southerly and parallel to said easterly line of Old Collinsville Road a distance of 484.68 feet to a point; thence easterly and parallel to said southerly line of U.S. Route 50 to the point of intersection with the westerly line of Lot 2 of **"St. Ellen Tracts"**, reference being had to the plat thereof recorded in said Recorder's Office, in Book of Plats "54" on Page 37; thence northerly along said westerly line of Lot 2 of **"St. Ellen Tracts"** to the northwesterly corner of said Lot 2 of **"St. Ellen Tracts"**, said point also being on the southerly line of the aforesaid U.S. Route 50; thence easterly along said southerly line of U.S. Route 50 a distance of 239.0 feet to a point, said point being a distance of 21.00 feet westerly of the northeasterly corner of said Lot 2 of **"St. Ellen Tracts"**; thence southerly and parallel to the easterly line of said Lot 2 of **"St. Ellen Tracts"** a distance of 1250 feet to a point; thence westerly and parallel to the southerly line of said U.S. Route 50 to a point on the aforesaid westerly line of Old Collinsville Road; thence southerly along said westerly line of Old Collinsville Road to the point of intersection with the southerly line of the aforesaid Section 27; thence easterly along said southerly line of Section 27 and the easterly extension thereof, to a point on the aforesaid easterly line of Old Collinsville Road; thence southerly along said easterly line of Old Collinsville Road to the point of intersection with the northeasterly extension of the southerly line of Lot 7 of **"Thouvenot Terrace"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "79" on Page 84; thence southwesterly along the southerly line of Lot 7 and 8 of said **"Thouvenot Terrace"** to the southwesterly corner of said Lot 8 of **"Thouvenot Terrace"** thence southwesterly along part of the southeasterly line of Lot 9 of said **"Thouvenot Terrace"** a distance of 116.85 feet to the northeasterly corner of Lot 16 of said **"Thouvenot Terrace"**; thence southeasterly along the easterly lines of said Lot 16 and Lot 15 of said **"Thouvenot Terrace"** to the southeasterly corner of said Lot 15 of **"Thouvenot Terrace"**;

thence southwesterly along the southerly line of said Lot 15 of **"Thouvenot Terrace"** to the southwesterly corner of said Lot 15 of **"Thouvenot Terrace"**; thence northwesterly along the westerly line of said Lot 15 of **"Thouvenot Terrace"** to the southwesterly corner of Lot 13 of said **"Thouvenot Terrace"**; thence southwesterly along the southerly line of said Lot 13 of **"Thouvenot Terrace"** to the southwesterly corner of said Lot 13 of **"Thouvenot Terrace"**; thence southeasterly along part of the southwesterly line of said **"Thouvenot Terrace"** and the easterly line of Lot 2 of aforesaid U.S. Survey 647 and the easterly line of Lot 2 of aforesaid U.S. Survey 370, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "C" on Page 375, to the point of intersection with the northeasterly line of the cemetery as shown on said plat recorded in Book of Plats "C" on Page 375; thence southeasterly along said northeasterly line of said cemetery to the most easterly corner of said cemetery; thence southwesterly along the southeasterly line of said cemetery to the most southerly corner of said cemetery; thence northwesterly along the southwesterly line of said cemetery to the point of intersection with the aforesaid easterly line of Lot 2 of U.S. Survey 370; thence southeasterly along said northeasterly line of U.S. Survey 370 to the southeasterly corner of said Lot 2 of U.S. Survey 370; thence southwesterly along the southeasterly line of said Lot 2 of U.S. Survey 370 to the southwesterly corner of said Lot 2 of U.S. Survey 370; thence northwesterly along the southwesterly line of said Lot 2 of U.S. Survey 370, and the southwesterly line of Lot 2 of U.S. Survey 647, reference being had to the plat thereof recorded in Book of Plats "C" on Page 375, and the southwesterly line of Lot 5C of the aforesaid Section 3, reference being had to the aforesaid plat recorded in Book of Plats "C" on Page 375 to the point of intersection with the southerly line of Drake Lane; thence westerly along said southerly line of Drake Lane to the point of intersection with the northeasterly line of Smelting Works Road; thence northwesterly along the northwesterly extension of the northeasterly line of said Smelting Works Road to the point of intersection with the northerly line of said Drake Lane; thence westerly along said northerly line of Drake Lane, and the westerly extension thereof, to the point of intersection with the centerline of Illinois Route 159; thence southerly along said centerline of Illinois Route 159 to the point of intersection with the easterly extension of the southerly line of Lot 1 of **"C and F"** subdivision, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "79" on Page 27; thence westerly along said southerly line of said Lot 1 of **"C and F"** subdivision, to the point of intersection with the easterly line of Lot 8 of **"Greenbriar Parque"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "70" on Page 89; thence southerly along the easterly line of Lots 8, 7 and 6 of said **"Greenbriar Parque"**, to the southeasterly corner of said Lot 6 of **"Greenbriar Parque"**, also being a point on the northerly line of Lot 1 of said **"Greenbriar Parque"**; thence easterly along said northerly line of Lot 1 of **"Greenbriar Parque"** to a point; thence southerly along the easterly line of said Lot 1 of **"Greenbriar Parque"**, and the southerly extension thereof, to the point of intersection with the southerly line of Beau-Gon Avenue, also being the southerly line of said **"Greenbriar Parque"**; thence westerly along the southerly line of said **"Greenbriar Parque"** and **"Greenbriar Parque First Addition"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "72" on Page 12, to the southwesterly corner of said **"Greenbriar Parque First Addition"**; thence northerly along the westerly line of said

"Greenbriar Parque First Addition" to the point of intersection with the northerly line of Beau-Gon Avenue; thence westerly along the northerly line of Beau-Gon Avenue, as shown on the plat of **"Greenbriar Meadows"** as recorded in said Recorder's Office in Book of Plats "85" on Page 86 and on the plat of **"Greenbriar Meadows First Addition"** as recorded in said Recorder's Office in Book of Plats "85" on Page 96, to the southwesterly corner of Lot 1 of said **"Greenbriar Meadows First Addition"**, said point also being the southeasterly corner of Lot 39 of **"Country View Estates First Addition"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "87" on Page 54, said point also being on the northerly extension of the easterly line of **"Country View Estates"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "79" on Page 94; thence southerly along said easterly line of **"Country View Estates"** to the point of intersection with the northerly line of Old Caseyville Road; thence westerly along said northerly line of Old Caseyville Road to the point of intersection with the northerly extension of the easterly line of **"Brady Meadows"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "80" on Page 93' thence southerly along the easterly line of **"Brady Meadows"** to the southeasterly corner of said **"Brady Meadows"**' thence westerly along the southerly line of said **"Brady Meadows"** to a point; thence northerly along the westerly line of said **"Brady Meadows"** to the point of intersection with the southerly line of the aforesaid Old Caseyville Road; thence westerly along said southerly line of Old Caseyville Road, and the westerly extension thereof, to the point of intersection with the westerly line of Union Hill Road; thence northerly along said westerly line of Union Hill Road to the point of intersection with the westerly extension of the northerly line of the aforesaid **"County View Estates First Addition"**; thence easterly along the northerly line of said **"Country View Estates First Addition"** to the point of intersection with the westerly line of the aforesaid **"Greenbriar Meadows First Addition"**, said point also being the northeasterly corner of said **"Country View Estates First Addition"**; thence northerly along said westerly line of **"Greenbriar Meadows First Addition"** to the point of intersection with the northerly line of the Northwest Quarter of Section 4, said point also being the northwesterly corner of said **"Greenbriar Meadows First Addition"**; thence easterly along the northerly line of said **"Greenbriar Meadows First Addition"** to the southwesterly corner of the Southeast Quarter of the aforesaid Section 33; thence northerly along the westerly line of said Southeast Quarter of Section 33 to the point of intersection with the southwesterly line of the former St. Louis and O'Fallon Railroad, said point being 300.00 feet southerly of the center of said Section 33; thence northwesterly along said southwesterly line of the former St. Louis and O'Fallon Railroad to the point of intersection with the southwesterly extension of the easterly line of Lot 62 of **"Liberty Heights"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "28" on Page 13; thence northeasterly along said southwesterly extension of the easterly line of Lot 62 of **"Liberty Heights"** to the point of intersection with the southerly line of Union Boulevard as shown on said plat of **"Liberty Heights"**, said point of intersection also being on the southerly line of said **"Liberty Heights"**; thence southwesterly along said southerly line of **"Liberty Heights"** to a point, said point being 436.60 feet easterly of the point of intersection with the aforesaid southwesterly line of the former St. Louis and O'Fallon Railroad; thence westerly along said southwesterly line of the former St. Louis and

O'Fallon Railroad to the point of intersection with the westerly line of Union Hill Road; thence northerly along said westerly line of Union Hill Road to the point of intersection with the northerly line of the aforesaid Section 32; thence westerly along said northerly line of Section 32 and the northerly line of the aforesaid Section 31, to a point on the northerly line of said Section 31, said point being a distance of 530 feet easterly of the point of intersection of said northerly line of Section 31 with the southeasterly line of Old Lincoln Trail, said point also being the northeasterly corner of Lot 3 of said Section 31, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats "A" on Page 402; thence southerly along the easterly line of said Lot 3 of Section 31 to a point on the southerly line of the abandoned Chicago and Eastern Illinois Railroad; thence southwesterly then northwesterly along said southerly line on the abandoned Chicago and Eastern Illinois Railroad to the point of intersection with the easterly line of Illinois Route 161; thence northwesterly along said easterly line of Illinois Route 161 to the point of intersection with the southerly line of the aforesaid Old Lincoln Trail; thence northwesterly along said southerly line of the Old Lincoln Trail to the point of intersection with the northerly line of the aforesaid Section 36; thence westerly along said northerly line of Section 36 to the point of intersection with the southwesterly line of the Louisville and Nashville Railroad; thence northwesterly along said southwesterly line of the Louisville and Nashville Railroad to the point of intersection with the southwesterly line of Lebanon Road; thence northwesterly along said southwesterly line of Lebanon Road to the point of intersection with the westerly line of the Southeast Quarter of the aforesaid Section 25; thence northerly along said westerly line of the Southeast Quarter of Section 25 to the point of intersection with the southwesterly line of the aforesaid Louisville and Nashville Railroad; thence northwesterly along said southwesterly line of the Louisville and Nashville Railroad to the point of intersection with the southwesterly line of Lot 15 of Section 25, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "P" on Page 33; thence northwesterly along said southwesterly line of Lot 15 of Section 25, also being the northeasterly line of **"Loisel Hills"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "54" on Page 78, to the most westerly corner of said Lot 15 of Section 25; thence northeasterly along the northwesterly line of said Lot 15 of Section 25 to the point of intersection with the southwesterly line of the aforesaid Louisville and Nashville Railroad; thence northwesterly along said southwesterly line of the Louisville and Nashville Railroad to the point of intersection with the southwesterly extension of the westerly line of Magdalena Street as shown on the plat of **"Magdalena Place"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "Y" on Page 12; thence northeasterly along said southwesterly extension of the westerly line of Magdalena Street to the point of intersection with the centerline of the aforesaid U.S. Route 50; thence northeasterly along said westerly line of Magdalena Street, and the southwesterly extension thereof, to the most easterly corner of Lot 3 of said **"Magdalena Place"**; thence northwesterly along the northeasterly line of said Lot 3 of **"Magdalena Place"** to the most northerly corner of said Lot 3 of **"Magdalena Place"**; thence northerly along the westerly line of Lots 4 and 5 of said **"Magdalena Place"** to the point of intersection with the easterly extension of the southerly line of Lot 5 of the **"Subdivision of Lot 11 of Magdalena Place"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of

Plats "27" on Page 22; thence northwesterly along said southerly line, and the easterly extension thereof, of Lot 5 of the **"Subdivision of Lot 11 of Magdalena Place"** to the southwesterly corner of said Lot 5 of the **"Subdivision of Lot 11 of Magdalena Place"**, said point also being a point on the southeasterly line of SBI Route 157, prior to its relocation; thence northeasterly along said southeasterly line of SBI Route 157, prior to its relocation, to the northwesterly corner of Lot 1 of **"Bluff View"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "O" on Page 9; thence easterly along the northerly line of said Lot 1 of **"Bluff View"** to the point of intersection with the southwesterly extension of the southeasterly line of Lot 118 of **"Woodland Hills"**, reference being had to the plat thereof in said Recorder's Office in Book of Plats "S" on Pages 7, 12 and 13; thence northeasterly along said southeasterly extension of the southeasterly line of Lot 118 of **"Woodland Hills"** and the southeasterly line of Lots 118, 117, 116 and 115 of said **"Woodland Hills"** to the most easterly corner of said Lot 115 of **"Woodland Hills"**; thence northwesterly along the northeasterly line of said Lot 115 of **"Woodland Hills"** to the point of intersection with the southerly line of Kassing Drive; thence easterly along said southerly line of Kassing Drive to the northeasterly corner of Lot 113 of said **"Woodland Hills"**; thence northerly along the northerly extension of the easterly line of said Lot 113 of **"Woodland Hills"** to the northerly line of said Kassing Drive; thence easterly along said northerly line of Kassing Drive to the southwesterly corner of Lot 28 of said **"Woodland Hills"**; thence northerly along the westerly line of Lots 28 and 19 of said **"Woodland Hills"** and the northerly extension of said westerly line of Lot 19 of **"Woodland Hills"** to the point of intersection with the northerly line of the 6 foot walk as shown on said recorded plat of **"Woodland Hills"**; thence westerly along said northerly line of the 6 foot walk to the southeasterly corner of Lot 1 of said **"Woodland Hills"**; thence northeasterly along the easterly line of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of said **"Woodland Hills"** to the northeasterly corner of said Lot 8 of **"Woodland Hills"**, said point also being a point on the southerly line of Crest Drive; thence southeasterly along said southerly line of Crest Drive to the point of intersection with the southwesterly extension of the southeasterly line of Lot 9-A of the aforesaid Section 24, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "51" on Page 75; thence northeasterly along said southwesterly extension of the southeasterly line of Lot 9-A of Section 24 and said southeasterly line of Lot 9-A of Section 24 to the northeasterly corner of said Lot 9-A of Section 24, said point also being the southeasterly corner of Lot 3 of **"Rawling's Assessment Plat"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "47" on Page 24; thence northerly along the easterly line of said Lot 3 of **"Rawling's Assessment Plat"**, and along the easterly line of Lot 4 of said **"Rawling's Assessment Subdivision"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "46" on Page 56, to a point on the southerly line of Rawling's Road, said point also being the northeasterly corner of said Lot 4 of **"Rawling's Subdivision"**; thence northeasterly along the southwesterly extension of the easterly line of Lot 1 of said **"Rawlings Subdivision"** and the easterly line of said Lot 1 of **"Rawling's Subdivision"**, to the northeasterly corner of said Lot 1 of **"Rawling's Subdivision"**, said point also being the southeasterly corner of Lot 41 of the aforesaid **"Woodland Hills"** to the southeasterly corner of Lot 46 of said **"Woodland Hills"**; thence northeasterly along the easterly line of Lots 46,

47, 48 and 49 to the northeasterly corner of said Lot 49 of **"Woodland Hills"**; thence northwesterly along the northeasterly line of said Lot 49 of **"Woodland Hills"** to a point on the southeasterly line of the aforesaid SBI Route 157, prior to its relocation; thence northeasterly along said southeasterly line of SBI Route 157, prior to its relocation, to the point of intersection with the southerly line of the North half of the south half of the northwest quarter of the aforesaid Section 18; thence easterly along said southerly line of the north half of the south half of the northwest quarter of Section 18 and the southerly line of the north half of the south half of the northeast quarter of said Section 18, to the point of intersection with the easterly line of Hill Road; thence southerly along said easterly line of Hill Road to a point on the westerly line of Lot 13 of the southeast quarter of said Section 18, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "A" on Page 276, said point being 549.6 feet northerly of the point of intersection of said westerly line of Lot 13 of the southeast quarter of Section 18 with the northeasterly line of Bunkum Road (County Highway 34); thence easterly at right angles to the course last described a distance of 175.0 feet to a point; thence southerly along a line lying parallel to said westerly line of Lot 13 of the southeast quarter of Section 18 a distance of 100.0 feet to a point; thence westerly at right angles to the course last described a distance of 175.0 feet to the point of intersection with said westerly line of Lot 13 of the southeast quarter of Section 18; thence southerly along said westerly line of Lot 13 of the southeast quarter of Section 18 to a point 249.6 feet northerly of the aforesaid point of intersection of the westerly line of Lot 13 of the southeast quarter of Section 18 with the northeasterly line of Bunkum Road (County Highway 34); thence easterly at right angles to the course as described a distance of 256.15 feet to a point; thence southerly at an angle of 92 degrees 35 minutes to the course last described to the point of intersection with the northerly line of the aforesaid Section 19; thence easterly along the northerly line of Section 19 to the easterly line of said Section 19; thence southerly along said easterly line of Section 19 to the point of intersection with the northwesterly line of Bunkum Road (County Highway 34); thence southeasterly along said northeasterly line of Bunkum Road to the northerly line of Circle Drive (County Highway 83); thence northeasterly along said northerly line of Circle Drive to the southwesterly corner of Outlot A of **"John Baldus Tracts Assessment Plat No. 2"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "54" on Page 22; thence northerly along the westerly line of said Outlot A of **"John Baldus Tracts Assessment Plat No. 2"** to the northwesterly corner of said Outlot A of **"John Baldus Tracts Assessment Plat No. 2"**, said point also being the southeasterly corner of Lot 7 of the southwest quarter of the aforesaid Section 17, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "C" on Page 45; thence northerly along the westerly line of said Lot 7 to the northwesterly corner of said Lot 7, said point also being on the northerly line of the aforesaid southwesterly quarter of Section 17; thence easterly along said northerly line of the southwest quarter of Section 17 and the northerly line of the southeast quarter of Section 17 to the point of intersection with the westerly line of Lot 4 of the aforesaid **"Caseyville Farms Subdivision"**; thence northerly along said westerly line of Lot 4 to the northwesterly corner of said Lot 4; thence easterly along the northerly line of said Lot 4 and the northerly line of Lot 5 of the aforesaid **"Caseyville Farms Subdivision"** to the northeasterly corner of said Lot 5, said point also

being on the easterly line of the aforesaid Section 17; thence southerly along said easterly line of Section 17, to the southeasterly corner of the southeast quarter of Section 17, said point also being the southwesterly corner of Lot 9 of the aforesaid Section 16, thence easterly along the southerly line of said Lot 9 of Section 16, reference being had to the plat thereof recorded in the said Recorder's Office in Book of Plats **"Lands North No. 2"** on Page 41, to the southeasterly corner of said Lot 9 of Section 16; thence northerly along the easterly line of said Lot 9 of Section 16 to the northeasterly corner of said Lot 9 of Section 16; thence westerly along the northerly line of said Lot 9 of Section 16 to the point of intersection with the easterly line of the Baltimore and Ohio Railroad; thence northerly along said easterly line of the Baltimore and Ohio Railroad to the point of intersection with the northerly line of the southwest quarter of said Section 16; thence easterly along the southerly line of said northeast 1/4 of said Section 16 a distance of 668.00 feet to a point; thence north 30 degrees 55 minutes 20 seconds east a distance of 231.27 feet to a point; thence south 59 degrees 04 minutes 40 seconds east a distance of 105.63 feet to a point; thence north 21 degrees 25 minutes 23 seconds east a distance of 411.86 feet to a point; thence north 60 degrees 34 minutes 37 seconds west a distance of 66.26 feet to a point; thence north 50 degrees 09 minutes 30 seconds east a distance of 219 feet to a point; thence north 58 degrees 08 minutes 34 seconds east a distance of 50.55 feet to a point; thence north 64 degrees 06 minutes 34 seconds east a distance of 25.90 feet to a point; thence north 70 degrees 06 minutes 34 seconds east a distance of 56.34 feet to a point; thence south 83 degrees 22 minutes 32 seconds east a distance of 146.91 feet to a point; thence south 61 degrees 44 minutes 29 seconds east a distance of 136.05 feet to a point; thence north 86 degrees 56 minutes 31 seconds east a distance of 62.59 feet to a point; thence south 55 degrees 47 minutes 57 seconds east a distance of 394.83 feet to a point; thence south 45 degrees 54 minutes 34 seconds east a distance of 224.96 feet to a point; thence south 64 degrees 32 minutes 48 seconds east a distance of 336.03 feet to a point in the southerly line of the northeast 1/4 of Section 16 to the northwesterly corner of Lot 14 of **"Windsor Park"**, reference being had to the plat thereof recorded in said Recorder's Office in Book of Plats "43" on Page 48; thence continuing easterly along said northerly line of Section 16, also being the northerly line of said Lot 14 of **"Windsor Park"**, a distance of 29.54 feet to a point; thence northerly at right angles to the course last described a distance of 312.73 feet to a point; thence northerly at right angles to the course last described a distance of 547.59 feet to a point lying 164.25 feet southwesterly of the southwest corner of Lot 20 of **"Pin Oak Court"** reference being had to Plat Book "57" on Page 26; thence proceeding in a westerly direction along the southern boundary of the **"Pin Oak Court"** to the southwest corner of Lot 13; thence proceeding southwesterly along the southern boundary of Lot 34 of **"Pin Oak Court First Addition"**, reference being had to Plat Book "59" on Page 78 a distance of 50 feet; thence at right angles to the course last described a distance of 75.76 feet; thence westerly at right angles to the course last described a distance of 60 feet to the southeast corner of Lot 32 of **"Pin Oak Court First Addition"**; thence in a westerly direction along the southern boundary of **"Pin Oak Court First Addition"** to the southwest corner of Lot 31; thence northwesterly along the western boundary of **"Pin Oak Court First Addition"** to the northwest corner of Lot 27; thence in an easterly direction along the northern boundaries of **"Pin Oak Court First Addition"** and **"Pin Oak Court"** to the westerly line of Illinois Route 159; thence southerly

along said westerly line of Illinois Route 159 to the point of intersection with the aforesaid northerly line of the southeast quarter of Section 16; thence westerly along said northerly line of the southeast quarter of Section 16 a distance of 25.00 feet to a point; thence southerly at right angles to the course last described, and along said westerly line of Illinois Route 159, a distance of 25.0 feet to a point; thence westerly at right angles to the course last described a distance of 454.12 feet to the point of intersection with the westerly line of the aforesaid Lot 14 of **"Windsor Park"**; thence southerly along the westerly line of said **"Windsor Park"** to the northwesterly corner of Lot 2 of said **"Windsor Park"**; thence easterly along the northerly line of said Lot 2 of **"Windsor Park"** a distance of 479.65 feet to the northeasterly corner of said Lot 2 of **"Windsor Park"**, said point also being on the westerly line of Illinois Route 159; thence southerly along said westerly line of Illinois Route 159 a distance of 491.11 feet to the southeasterly corner of Lot 1 of said **"Windsor Park"**, said point also being on the northerly line of the aforesaid Section 21; thence westerly along said northerly line of said Section 21 to the northeasterly corner of the northwest quarter of said Section 21; thence southerly along the easterly line of said northwest quarter of Section 21 to the southeasterly corner of said northwest quarter of Section 21; thence easterly along the northerly line of the southeast quarter of said Section 21 to the easterly right-of-way line of Illinois Route 159; thence southerly along said right-of-way line, being a curve to the left, having a radius of 28597.80 feet and a chord bearing south 0 degrees 00 minutes 17 seconds west, a chord distance of 70.18 feet; thence south 89 degrees 55 minutes 28 seconds west, a distance of 5.00 feet; thence southerly along a curve to the left, having a radius of 28602.80 feet and a chord bearing south 0 degrees 07 minutes 32 seconds east, continuing along said right-of-way line a distance of 249.23 feet; thence south 28 degrees 59 minutes 11 seconds east, a distance of 114.13 feet; thence south 0 degrees 10 minutes 32 seconds east, a distance of 273.51 feet to the northwest corner of a 33/12 acre tract conveyed to C & N Development, L.L.C.; thence north 89 degrees 50 minutes 05 seconds east, a distance of 69.25 feet; thence around a curve to the left, having a radius of 270.00 feet and a chord bearing north 81 degrees 58 minutes 30 seconds east, a chord distance of 76.93 feet; thence north 73 degrees 47 minutes 07 seconds east, a distance of 590.73 feet; thence along a curve to the right, having a radius of 360.00 feet and a chord bearing north 82 degrees 12 minutes 30 seconds east, a chord distance of 105.47 feet; thence north 89 degrees 22 minutes 05 seconds east, a distance of 608.60 feet to the northeast corner of said C & N Development L.L.C. tract; thence south 0 degrees 37 minutes 56 seconds west, a distance of 1176.07 feet to the northerly right-of-way line of the B & O Railroad; thence easterly along the easterly and northerly lines of said Baltimore & Ohio Railroad to the point of intersection with the west line of the southeast quarter of Section 22; thence northerly along said west line of the southeast quarter of Section 22 to a point 2172.6 feet north of the southwest corner of the southeast quarter of Section 22; thence easterly and parallel to the south line of said southeast quarter of Section 22 to a point on the easterly line of aforesaid Old Collinsville Road; thence southerly along said easterly line of Old Collinsville Road to a point of intersection with the easterly extension of the northerly line of Lot 9 of said Section 22; thence westerly along said northerly line of Lot 9 of Section 22 and the easterly extension thereof to its intersection with the easterly line of Lot 8 of said Section 22; thence northerly along said easterly line of Lot 8 of Section 22 to the northerly line of said Lot 8 of Section 22;

thence westerly along said northerly line of Lot 8 of Section 22 to the westerly line of said Lot 8 of Section 22; thence southerly along said westerly line of Lot 8 of Section 22 to the point of intersection with the northerly line of the Baltimore and Ohio Railroad; thence southeasterly along said northerly line of the Baltimore and Ohio Railroad to the point of intersection with the centerline of the aforesaid Old Collinsville Road; thence southerly along said centerline of Old Collinsville Road to the point of intersection with the southerly line of said Baltimore and Ohio Railroad; thence northwesterly along the southerly line of said Baltimore and Ohio Railroad to the point of intersection with the aforesaid west line of the southeast quarter of Section 22; thence southerly along said west line of the southeast quarter of Section 22 to the southwest corner of said southeast quarter of Section 22; thence easterly along the south line of said southeast quarter of Section 22 to the point of intersection with the westerly line of the aforesaid Old Collinsville Road; thence southerly along said westerly line of Old Collinsville Road to the point of intersection with the northerly line of the aforesaid Section 27, said point being the point of beginning.

Excepting therefrom all that part of the east half of the southeast quarter of the aforesaid Section 20 lying northerly of F.A.I. Route 64 and all that part of the west half of the southwest quarter of the aforesaid Section 21 lying northerly of F.A.I. Route 64.

(Ord. No. 938-98; 11-04-98)

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