

WHAT CODES ARE USED IN GLENDALE HEIGHTS?

- ▲ Village Code and Zoning Ordinance
- ▲ 2000 International Building, Mechanical, & Property Maintenance Codes
- ▲ 1999 National Electric Code (With Amendments)
- ▲ 1998 State Plumbing Code (With Amendments)
- ▲ 1997 Illinois Accessibility Code

WHAT PROJECTS REQUIRE A PERMIT?

Some homeowner projects that require a building permit are:

Driveways	Fireplaces	Garages
Swimming Pools	Room Additions	
Sheds	Siding	Patios
Fences	Central Air-conditioning	
Re-Roofing	Antennas	Porches
Sidewalks	Window Replacement	
Decks	Dog Runs	Hot Water Heater

If you're not sure whether a permit is required for your project, call the Department of Community Development **BEFORE** you start to build at 260-6030.

The Community Development Department is responsible for Planning & Zoning Enforcement; Engineering; Plan Review; Building Permits; Construction Inspection; Property Maintenance Enforcement; Flood Information; and a variety of other duties. If you have any questions relating to any of the above, please call the Community Development Department at (630) 260-6030

Mission Statement

The Glendale Heights Department of Community Development strives to provide professional assistance in planning, development and construction by adopting and enforcing current codes and standards in a uniform and unbiased manner, in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.

This brochure contains general information and is not to be used for interpretation of actual village codes

Village of Glendale Heights

Department of Community Development Open
M-F 8:00 a.m.-4:30 p.m. Thursday until 8:00 p.m.

300 Civic Center Plaza
Glendale Heights, IL 60139
Phone (630) 260-6030
Fax (630) 260-1317

VILLAGE OF GLENDALE HEIGHTS

DEPARTMENT OF COMMUNITY DEVELOPMENT



PROPERTY MAINTENANCE

- *Why does the Village care about my property?*
- *Common Property Maintenance Issues*
- *What do I need to do if I receive a violation?*
- *Workmanship*

WHY DOES THE VILLAGE CARE ABOUT MY PROPERTY?

The Village has recognized the need to encourage and promote property maintenance throughout the community. The appearance and maintenance of your property impacts its market value. Simple measures are the key to protecting and maintaining your property values. Let's all pitch in and do our share as a community. The appearance of the community begins with you.

COMMON PROPERTY MAINTENANCE ISSUES

- Weeds: All plant growth must be trimmed and maintained at all times. Weeds are generally defined as all grasses, annual plants and vegetation over 8 inches high. Trees or shrubs, cultivated flowers and gardens are not included in the definition of weeds..
- House Numbers: All house numbers must be in Arabic numerals at least 4" high and 1/2" stroke and required to be mounted on the principal structure. The numbers should be easily readable from the street for your safety.
- Garbage containers; May not be placed in the parkway area earlier than 6:00 p.m. on the day preceding pick-up. All containers must be removed from the parkway area no later than 7:00 a.m. the day after pick-up. At all other times, garbage containers are required to be stored on the side or rear of the dwelling.

- Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure, should be free from any accumulation of rubbish or garbage.
- Vehicles: It is unlawful to park vehicles on any unpaved surface within the Village. In residential areas, motor vehicles may not at any time be in the process of being dismantled, disassembled, or in disrepair.
- Building Exteriors: All exterior surfaces should be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated to prevent deterioration.
- Accessory structures: Fences, sheds, decks, swimming pools and other structures should be properly maintained.
- Roof drains, gutters and downspouts should be maintained in good repair, secured and free from obstructions. Roof water should not be discharged in a manner that creates a public nuisance.
- Public nuisances: Anything which is considered injurious to health or offensive to the senses is considered a public nuisance.
- Per Ordinance #2001-71: All Holiday decorations are required to be removed by April 1st of each year.

WHAT DO I NEED TO DO IF I RECEIVE A VIOLATION NOTICE?

Simply correct the violation stated on the notice within the given time frame to comply. A site inspection will follow, and if the violation has been corrected no further action will be taken. However, if the violation continues to exist, a citation will be issued. Each day the violation continues to exist is a separate offense. If you have any questions, please do not hesitate to call this department at 260-6030

A BRIEF WORD ON WORKMANSHIP

The necessary repairs required to bring your property into compliance must be done in a workmanlike manner. Workmanship can be defined as the accomplishment of fashioning repairs using quality materials and skilled labor that will bring the property back to a publicly acceptable condition.

WHAT CAN I DO IF I CAN'T AFFORD TO MAKE THE REQUIRED REPAIRS IMMEDIATELY?

Contact the Community Development Department at 260-6030 to work out a schedule for compliance.

Also, DuPage County offers a loan program to residents who can not afford to make the repairs required of them by the Village in which they reside.