

## **SANITATION**

- All garbage must be placed in approved containers.
- Garbage cannot be set out earlier than 7 p.m. on the night prior to collection.
- Garbage containers in the residential zoning districts may be in the rear and side yards only.
- All exterior areas shall be maintained free of the accumulation of rubbish, refuse, garbage or yard waste.

## **VEGETATION**

- Grasses and weeds may not exceed eight inches in height.
- Vegetation or trees that are dead may cause property or utility damage and must be removed. Also, if the dead vegetation is visible from the public way, it must be removed.

## **ACCESSORY STRUCTURES**

- Accessory structures include decks, detached garages, fences, patios, pools and sheds.
- All accessory structures must be in good repair and structurally sound.
- They must be constructed as per the specifications of Community Development.
- Accessory structures must be in the proper location for that property's zoning district.

## **HOUSE NUMBERS**

- House numbers shall be in Arabic numerals and a minimum of 3 inches in height.
- House numbers shall be displayed on the house structure itself and be easily readable from the public way.
- Each garage off an alley or side street of the house must have the numbers attached as well.

## City of West Chicago Community Development Phone Numbers

### **West Chicago City Hall**

475 Main Street  
(630) 293-2200

### **Community Development Department**

(630) 293-2200 ext. 131

### **Joanne Gugliotta**

Community Development Director  
(630) 293-2200 ext. 141

### **John Fincham**

Assistant Community Development Director  
(630) 293-2200 ext. 155

### **Karl Wielecki**

City Planner  
(630) 293-2200 ext. 158

### **Brett Howard**

Building Inspector  
(630) 293-2200 ext. 133

### **Mike Vogt**

Building Inspector  
(630) 293-2200 ext. 175

### **El Zonta**

Building Inspector  
(630) 293-2200 ext. 132

### **West Chicago Police Department**

Non-Emergency  
(630) 293-2222

### **West Chicago Fire Protection District**

Non-Emergency  
(630) 231-2123

### **Emergency**

911



## City of West Chicago A Quick Reference Guide Property Maintenance Codes



CITY OF WEST CHICAGO  
COMMUNITY DEVELOPMENT DEPARTMENT  
475 MAIN STREET  
WEST CHICAGO, IL 60185  
(630) 293-2200

## **GRADING AND DRAINAGE**

- The filling of drainage swales or detention/retention ponds is prohibited.
- Sump pumps are to discharge to the owners property only.

## **MOTOR VEHICLES**

- Cars may not be parked off of the approved driveway surface.
- Commercial vehicles classified as weight Class D or greater are not permitted in residential zoning districts.
- All vehicle repair work is to be performed within an enclosed structure.
- No vehicle outside an enclosed structure may be in a state of disrepair or major disassembly.
- All vehicles must be properly licensed and plated.
- Not more than one travel trailer or other recreational vehicle may be parked on any one lot.
- Travel trailers, recreational vehicles, campers and water crafts must be parked in the rear or side yards on approved pavement.

## **SIDEWALKS AND PARKWAYS**

- Vegetation or trees must be trimmed back from the sidewalk.
- Vehicles may not block the sidewalk or public way.
- Rubbish, garbage and yard waste may not be placed on the parkway except prior to designated pick-up schedule.

## **WINDOWS AND SCREENS**

- All broken windows must be repaired or replaced.
- Boarded up windows must be repaired or replaced within 30 days.
- Windows must be in good condition, weather tight and properly glazed without cracks or holes.
- Screens are required from May 1 to October 1 for all doors and ventilation.

## **ANIMALS**

- Except for licensed kennels, not more than three domestic animals may be kept on any one lot.
- The owner of the pet is responsible for cleaning any waste.
- Agriculture, non-domestic or exotic animals are prohibited. (For a complete list of prohibited animals, please contact the Building Department).
- Agriculture, non-domestic or exotic animals are prohibited. For a complete list of prohibited animals, please contact Community Development.
- No cats, dogs or any other type of animal are allowed to run at large in the City.
- It is unlawful for any person to keep any animal on any property located within the City when the keeping of such animal constitutes a public nuisance or menace to public health or safety.

## **EXTERIOR MAINTENANCE**

- All structures should be maintained in good repair with no holes, missing boards or siding, or loose and rotting materials.
- All peeling paint must be removed and the surface coated.
- There shall be no missing bricks or mortar.
- Roofs should be free of leaks.
- Roof shingles should be in good repair with no worn or missing shingles.
- Gutters and downspouts should be in good repair and clear of obstructions.
- Stairs more than four steps in height must have handrails/guardrails.
- Exterior outlets must be GFI receptacles with all-weather covers.
- Hose spigots are required to have backflow preventors.

## **HOME OCCUPATIONS**

- May not use more than 20 percent of the total dwelling unit floor area.
- Shall be conducted by family members residing on the premises.

- Sales between the proprietor of the home occupation and members of the general public shall not be permitted on the premises.
- Pick-up and delivery of items may be conducted only by employees of the home occupation.
- Traffic or parking may not cause a disturbance to the normal traffic flow for the neighborhood.
- No home occupation may cause a nuisance to the surrounding neighborhood
- The exterior of the home may not be altered to represent a business. Signs for the home occupation may not exceed two square feet in area and must be attached onto the exterior of the residence or in the yard of the residence.

## **OTHER**

- Garage or yard sales are limited to three times during the calendar year.
- Brush pick-up is the first Monday of each month May through November.
- No signs may be placed in the parkway or on any utility poled in the City.
- It is unlawful for any person to cause or allow open or uncontrolled burning in the City.
- There is no parking on City streets between 2:00 a.m. and 5:00 a.m. or after two inches of snowfall.
- Solicitors must have a permit issued by the West Chicago Police Department and exhibit the permit upon request.
- Water restrictions apply between the date of May 15 and September 15 with odd houses on odd days and even number houses on even days.

This brochure contains a brief description of the most commonly asked property maintenance questions. Please contact Community Development for additional information regarding these and other property maintenance issues. Remember, many home property repairs may require a building permit. For additional information regarding repair, remodeling or construction permits, call Community Development, (630) 293-2200 ext. 131.