

ORDINANCE NO. 10-O-0039

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF WEST CHICAGO – CHAPTER 4, ARTICLE I,
SECTION 4-1 – ADMINISTRATION**

WHEREAS, the City of West Chicago is authorized, pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq., to establish requirements relating to the regulation of construction of buildings and other structures; and

WHEREAS, the City of West Chicago is a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and,

WHEREAS, the City Council of the City of West Chicago has determined that it is reasonable and in the best interest for the City to update its Code of Ordinances from time to time to keep pace with current standards and practices,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That Chapter 4, Article I, Section 4-1(l)(10)j., of the Code of Ordinances of the City of West Chicago is hereby deleted in its entirety and in lieu thereof the following language shall be substituted:

“j. For single family homes, a final As-Built plan shall be submitted showing all final as-built dimensions of all buildings and/or structures erected. The City Engineer shall review and approve the As-Built drawings before the improvements are accepted by the City and prior to final occupancy. The plan shall show all easements, setbacks, utilities, elevations, grades, slopes, drainage routes, sidewalks, utility services, trees, and other items as required. The plans must be signed and sealed by a Professional Engineer or Surveyor licensed in the State of Illinois.”

Section 2. That Chapter 4, Article I, Section 4-1(l)(10), of the Code of Ordinances of the City of West Chicago is hereby amended by adding the following:

- “k. For multi-family, commercial, and subdivision developments, electronically produced As-Built engineering drawings of the permitted subdivision and/or design improvements shall be submitted within 15 months of the date of permit issuance. The City Engineer shall review and approve the As-Built drawings before the improvements are accepted by the City and prior to final occupancy.

As-Built engineering drawings shall be based on the original approved engineering plans and shall show all items depicted in the original approved plan(s) for all proposed and existing, onsite and offsite improvements. The As-Built engineering drawings shall accurately depict the as-constructed location, grade, slope, profile, elevation, contour, rim, invert, stage/storage/volume, specified lid or grate, detail, size, length, etc., for all improvements as shown on the originally approved plans. Additionally, the as-built location of all streetlights and associated conduits and control equipment, installed parkway trees, and all recorded easements must be clearly shown on the plan sheets for verification purposes. As-Built items deviating from their approved design may require additional documentation prior to approval. The plans must be signed and sealed by a Professional Engineer or Surveyor licensed in the State of Illinois.

After approval, final mylar and digital As-Built engineering drawings must be submitted to the City. Digital As-Built submissions must comply with the formatting set forth by the City's geographic information system (G.I.S.) department. In the event that the subdivision and/or design plans are not submitted in a format compatible with the City's geographic information system, an additional fee in an amount equal to one-half (1/2) percent of the cost of such improvements shall be charged.

In addition to the as-built requirements, other items including, but not limited to, Deed of Conveyance/Bill of Sale, original lien waivers, easements, and

maintenance securities may be required prior to final occupancy and project close-out.”

Section 3. That Chapter 4, Article I, Section 4-13(m)(6) of the Code of Ordinances of the City of West Chicago is hereby deleted in its entirety.

Section 4. That Appendix B, Article IX, Section 9.3 of the Code of Ordinances of the City of West Chicago is hereby deleted in its entirety and in lieu thereof the following language shall be substituted:

“9.3 The subdivider shall install street and utility improvements, and other improvements indicated on the approved plans as herein provided. The subdivider shall before the recording of his plan, enter into a contract with the City of West Chicago, agreeing to install the required improvements. The subdivider shall meet all requirements of Section 12.6 of the Ordinance. Upon completion of the required improvements, guaranteed by the surety, reproducible “as built” engineering drawings of the subdivision shall be submitted prior to acceptance of all work, to the administrative officer, by the developer of the subdivision. The City Engineer shall review and approve the “as-built” drawings before the improvements are accepted by the City. “As-built” drawings must conform to the requirements set forth in Chapter 4, Article I, Section 4-1(l)(10)k.”

Section 5. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 6. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2010.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman H.R. Monroe	_____	Alderman J. Smith	_____
Alderman R. Radkiewicz	_____	Alderman R. Pineda	_____
Alderman S. Dimas	_____	Alderman A. Murphy	_____
Alderman J. Smith, Jr.	_____	Alderman J. Gianforte	_____
Alderman N. Connelly	_____	Alderman R. Stout	_____
Alderman M. Fuesting	_____	Alderman N. Dzierzanowski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2010.

Mayor Michael B. Kwasman

ATTEST:

Nancy M. Smith, City Clerk

PUBLISHED: _____