

This brochure contains a *summary* of regulations. For complete definitions, descriptions, or exceptions to the regulations, the Municipal Code may be reviewed at the Village Hall in the Community Development Department or on the Village web site (www.homesweethomewood.com).

Remember, many improvements require building permits.

For further information regarding when building permits are needed, how building permits are obtained or the registering of contractors, call the Building Division at 206-3858 or visit the Village web site (www.homesweethomewood.com).

Property maintenance violations or general property maintenance questions may be directed to the Village's Code Enforcement Officer at 206-3857.

**Village of Homewood
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Exterior Property Maintenance Code Regulations

*An informational guide to
Homewood's Property Maintenance
Code*

Exterior Property Maintenance Code Regulations

The following numbers correspond to those on a violation notice.

1. Sanitation

- A. Refuse shall not be placed on curb sooner than 24 hours prior to scheduled pickup.
- B. Refuse containers shall be removed from the curb area within 8 hours after collection.
- C. Refuse containers must be kept covered at all times.
- D. Refuse containers must be kept clean and in good repair by the owner, occupant or lessee of any premises in the Village.
- E. All yard waste, except branches, shall be stored in scavenger-issued landscape waste totes or durable, disposable paper bags weighing no more than 60 pounds each.
- F. Branches should be securely tied in bundles no longer than four feet and weighing no more than 60 pounds.

2. Weeds – Tall Grass

- A. Grass and weeds shall not exceed 6 inches in height.
- B. Compost piles:
 - must have no obnoxious odors
 - must be located only in rear yards
- C. Shrubbery on private property shall not obstruct sidewalks or street.

3. Motor Vehicles (and recreational vehicles)
No parking is permitted on an unpaved surface.

4. Accessory Structures

Accessory structures must be structurally sound and in good repair, of the proper size, and in the proper location. Examples include:

- Detached garages
- Sheds
- Fences
- Decks-Patios
- Pools
- Stairs and handrails

5. Exteriors of Buildings

Exteriors of buildings must be maintained in good repair without holes, loose or rotting materials, peeling paint, or graffiti. The surface should be intact and properly painted without missing bricks or mortar. This includes:

- Exterior walls
- Soffit/fascia

6. Roofs (and drainage)

- A. Roofs must be free of leaks.
- B. Shingles must be in good repair, not worn or missing.
- C. Gutters and downspouts must be in good repair and free of obstructions.

7. Doors (and hardware)

- A. Doors and related hardware must be properly maintained in good repair.
- B. Locks must secure the door.

8. Windows and Screens

- Must be in sound condition, good repair, and weather tight.
- Shall be without cracks or holes in glazing materials.
- Must be easily opened and held in position by window hardware.
- Screens are required for open doors or windows used for ventilation.

9. House Numbers

- Shall be not less than three inches high.
- Must be visible from the street.
- Shall be in numerals only.

10. Other Possible Violations

A. Overhanging Trees

Limbs of trees that project over a public sidewalk less than 8 feet above the surface are prohibited.

B. Abandoned Pools

Unused pools not occupied or used for a period of 30 days shall be completely drained or covered with an approved pool cover. Abandoned pools shall be removed or filled to the grade of adjacent land.

C. Abandoned Refrigerators/Freezers

Discarded refrigerators, deep freezers, or other containers capable of trapping a child inside must have the locking mechanism or doors removed.

D. No Building Permit Where Required

Any person commencing work that requires a building permit before obtaining the necessary permit shall pay a penalty of 100 percent of the usual permit fee in addition to the required fees.