

NON-RESIDENTIAL PROPERTY CODE FACTS

The Code Enforcement Division is responsible for ensuring that non-residential properties are maintained to the standards as described within the Village's Municipal Code and the International Property Maintenance Code. These standards and regulations are in place to maintain the appearance and quality of life within the entire Village of Bradley. The Village strives to inform all property owners of maintenance concerns so that they do not create nuisances. *First impressions are important to attracting new residents, employers and businesses to the Village.*

Outdoor Storage

Outdoor storage and screening in accordance with Village codes and ordinances is subject to the review and approval of the Village. Prior to establishing an outdoor storage area, contact the Building Division with any questions.

Dumpsters/Trash Enclosures

Any existing dumpster enclosures, including gates, need to be maintained in good condition to present a neat and orderly appearance.

Any existing dumpsters or trash containers not located within an enclosure, need to be maintained in good condition and situated to present a neat and orderly appearance. Garbage should not accumulate outside the dumpster or container.

Parking Lots

All components comprising an off-street parking area, including pavement, stall striping, light and signage parking lots need to be maintained in good condition to present a neat and orderly appearance and need to be kept free from broken pavement, potholes, refuse and debris. Striping needs to be visible and clearly define all parking spaces, including handicapped parking spaces. All related signage needs to be readable and properly maintained and located for their respective purposes.

All uses shall be required to provide off-street parking spaces for handicapped persons in accordance with standards established by the State (see most current version of the Illinois Accessibility Code, as amended). The posted fine amount is \$250.

Parking Lot Lighting

All parking lot lighting fixtures need to be operational and all structures (poles) need to be free of damage or rust.

Signage

All components of a wall sign, or freestanding sign needs to be maintained in good, readable condition to present a neat and orderly appearance. Illuminated signage needs to be functional and all sign structures need to be free of damage, rust or discoloration.

Any sign which no longer advertises an existing business being conducted on the premises needs to be taken down or removed from the wall of the building and/or freestanding sign structure. If sign is located on the wall the entire structure needs to be removed and the wall returned to its original condition free of holes and/or discoloration. If the sign is located on the freestanding sign structure, the panel to be

removed needs to be replaced with a blank opaque panel (no clear panel which allows for the interior components of the sign to be visible).

Landscaping

All landscaping needs to be maintained in good condition so to present a neat and orderly appearance and kept free from refuse and debris. Any dead or severely damaged or diseased plant material needs to be replaced no later than the next planting season for that particular plant or plants in question.

Structures/Buildings

All buildings and structures need to be maintained in good condition and free of visible exterior damage, including but not limited to: broken windows or doors, peeling paint, and graffiti. Prior to performing any improvements, contact the Building Division for review of applicable codes and ordinances and any permit requirements.