

VILLAGE OF BRADLEY

ORDINANCE NO. O-06-23-05

AN ORDINANCE AMENDING THE TECHNICAL AND BUILDING CODES OF THE
VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 26 DAY OF June, 2023

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 26 day of June, 2023

ORDINANCE NO. O-06-23-05

**AN ORDINANCE AMENDING THE BUILDING CODES OF THE VILLAGE OF
BRADLEY, KANKAKEE COUNTY, ILLINOIS**

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Corporate Authorities of the Village have authority to adopt and promulgate rules and regulations related to the “strength and manner of constructing all buildings, structures, and their accessories and of the construction of fire escapes thereon” (65 ILCS 5/11-30-4); and

WHEREAS, the Corporate Authorities of the Village previously exercised this authority, adopting various regulations and codes governing the conditions and maintenance of all property, buildings and structures within the Village by providing standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; standards for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures within the Village; and for the issuance of permits and collection of fees in connection therewith; and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, and in the best interests of the Village and its citizens to set forth specific requirements for new buildings and additions as set forth in this Ordinance; and

WHEREAS, on May 18, 2023 the Village provided the Illinois Capital Development Board with written notice of its intent to amend its building and technical codes, as set forth herein, along with an identification of each code adopted and amended, by title and edition, in full compliance with 20 ILCS 3105/10.18.

NOW THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. Chapter 10 (Buildings and Building Regulations), Article III (Technical Codes), Division 1 (Generally) is hereby amended in part to insert the following new provisions:

Sec. 10-12 – Exterior Wall Covering Materials

(A) **Compliance:** Any new building or additions constructed on any real property zoned and classified as a residential, multi-family residential, business commercial, manufacturing, or industrial district under the official zoning map of the village and its zoning regulations shall comply with all items and provisions of this section.

(B) Front Elevations:

1. In one- and two-family residential districts, shall consist of not less than seventy five percent (75%) of primary materials and not more than twenty five percent (25%) of secondary materials.
2. In multi-family residential districts, shall consist of not less than fifty percent (50%) of primary materials and not more than fifty percent (50%) of secondary materials as listed in this section.
3. In commercial business districts, shall consist of not less than ninety percent (90%) of primary materials and not more than ten percent (10%) of secondary materials as listed in this section.
4. In industrial and manufacturing districts, shall consist of not less than thirty percent (30%) of primary materials with the remainder percent of secondary materials as listed in this section.

(C) Side And Rear Elevations:

1. Residential one- and two-family districts shall consist of approved secondary materials.
2. In commercial business districts, shall consist of not less than seventy percent (70%) of primary materials and not more than thirty percent (30%) of secondary materials as listed in this section.
3. In industrial and manufacturing districts, shall consist of not less than thirty percent (30%) of primary materials with the remainder percent of secondary materials as listed in this section.
4. In multi-family residential districts, shall consist of not less than fifty percent (50%) of primary materials and not more than fifty percent (50%) of secondary materials as listed in this section.

(D) Structural Elements:

1. All new buildings, developments, moved buildings, and additions in the residential, multi-family residential, commercial business, industrial or manufacturing districts of the Village of Bradley shall have exterior walls with approved weather resistant coverings of *primary* materials as listed:
 - (a) Face brick.
 - (b) Common brick.
 - (c) Solid masonry.
 - (1) Split face (block or brick).
 - (2) Exposed aggregate.
 - (3) Natural stone.
 - (d) Precast and/or poured concrete.

- (1) Exposed aggregate.
 - (e) Dryvit or equal (Commercial only)
 - (f) Glass.
 - (g) Ceramics.
 - (h) Marble and/or granite or equal.
 - (i) Cultured stone or brick.
2. The *secondary* materials as listed
- (a) Architectural metals.
 - (b) Wood or wood products or equal. Cement board siding/LP Smart Board.
 - (c) Vinyl at .46 minimum thickness. (Not allowed in B1, B2, B3 or M-I districts)
 - (d) Clad metals.
 - (e) Metal lap siding shall be allowed after review and recommendation by the planning commission and approval by the village board.
 - (f) Plywood, aluminum, or steel are not approved materials for one and two family attached or detached dwellings.
3. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious to their surroundings.
4. All materials shall be of a permanent nature and require a minimum amount of maintenance.

SECTION 3. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4. That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 5. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6. That this Ordinance shall be in full force and effect on and after July 1, 2023.

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PASSED by the Board of Trustees on a roll call vote on the 26 day of June, 2023.

TRUSTEES:

RYAN LEBRAN	Aye - <u> </u>	Nay - <u> </u>	Absent - <u> X </u>
BRIAN BILLINGSLEY	Aye - <u> </u>	Nay - <u> </u>	Absent - <u> X </u>
DARREN WESTPHAL	Aye - <u> X </u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN TIERI	Aye - <u> X </u>	Nay - <u> </u>	Absent - <u> </u>
GRANT D. VANDENHOUT	Aye - <u> X </u>	Nay - <u> </u>	Absent - <u> </u>
GENE JORDAN	Aye - <u> X </u>	Nay - <u> </u>	Absent - <u> </u>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 4 Nay - 0 Absent - 2

ATTEST:



JULIE TAMBLING, VILLAGE CLERK Deputy
Khamseo Nelson

APPROVED this 26 day of June, 2023.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

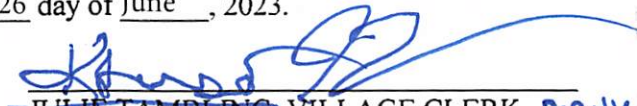


JULIE TAMBLING, VILLAGE CLERK Deputy
Khamseo Nelson

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, Julie Tambling, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Ordinance number O-06-23-05, "AN ORDINANCE AMENDING THE TECHNICAL AND BUILDING CODES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS," which was adopted by the Village Corporate Authorities at a meeting held on the 26th day of June, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 26 day of June, 2023.



JULIE TAMBLING, VILLAGE CLERK Deputy
Khamseo Nelson

(SEAL)



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