

SECTION 4: CODE AUDIT

FINAL REPORT & RECOMMENDATIONS TO THE
PLAN COMMISSION

Glencoe Sustainability Working Group (SWG)

Village Code audit general comments

October, 2012

Glencoe is a community with a long history and a village code which is fairly typical of an affluent, historic, and transit oriented commuter suburb. Its ordinances have special enhancements to meet community needs and desires, such as tree preservation and historic preservation which contribute to the high quality of life in Glencoe. Although various sections of the village code do a good job addressing green building practices, the code was developed before sustainability emerged as a major issue. We recommend the Village support a lower impact, sustainable environment and that the code be amended through a process of continual improvement.

There are not many code barriers to voluntary sustainable building practices that take place inside the building's zoning envelope or on the lot. From a regulation standpoint, it is not too difficult to build a state of the art sustainable structure in the Village. The LEED Platinum home on Washington Avenue only required a minor zoning variation, however, the Village's building and development codes, which set minimum standards, do not require best current practices.

The village needs to decide what kind of community it wants to be and the role it wants to play in sustainability. Does it want to meet minimum Federal and State standards? Would matching the current practices of neighboring communities be acceptable? Or does the village want to raise the bar to reflect best practices? Perhaps the answer is a mix of all three.

In evaluating the code, the SWG identified some barriers to sustainability as well as beneficial practices that promote sustainability. Some barriers can be removed and flexibility can provide an alternative means of meeting a requirement. Actions taken now can save money, improve public health, advance the local economy, and maintain community character. Other actions will require a longer-term effort for community analysis and approval.

It is recommended that the Village first take sustainable actions that can be implemented now to take advantage of easily incorporated sustainability concepts - "low hanging fruit." Many of these actions are attached as specific revisions, additions, and comments to Chapters 1-38 of the Village Code. These are by no means exhaustive and will require review by staff, Plan Commission, and Village Board. A summary of possible items is also listed at the end of this report for further consideration. This audit is merely a start to help focus our efforts and establish progress.

REVISIONS, ADDITIONS, COMMENTS

Chapter 9: Buildings and Construction

TOC:	Add	new Section 9-18A	Adoption of energy Code: 2012 IECC
TOC:	Add	New Section 9-18.7	Renewable energy systems.
TOC:	Add	9-18.8	Adoption of CMAP water use conservation ordinance 2011.
TOC:	Add	9-18.9	Adoption of international Property maintenance code. 2012
TOC:	Add	9-18-10	Adoption of International green construction code. 2012
TOC:	Add	9-18.11	Adoption of international existing building code 2012.
TOC:	Add	9-18-12	Adoption of steep slopes ordinance.
9-15	Fees and Charges Add (q):		The cost of any renewable energy system as defined in 9-18-7 shall be deducted from the overall construction cost of which the permit fee is based.
9-18	Add	IECC 2012 Edition	
9-18a	Update	National electrical Code	from 2002.
9-18b	Update	International Mechanical code	from 2003.
9-18c	Update	International plumbing code	and check relationships to new state plumbing code.
9-18.3	Update	(and lower) flow rates	for all plumbing fixtures.
9-18.7	Create	new section regarding definition and requirements	for renewable energy systems.
9-45	Garage Drainage:		Review conflicts with plumbing code. In general, garage drains not permitted.

- Article XII Storm water runoff restriction.
Does this article meet Federal NPDES Requirement?
- 9-83 (2) Does the Village Engineering and Specifications Manual need to be updated to reflect County, State and Federal requirements.
- 9-83 (b) (2) A Review overall c-factor limits on lot area to reduce allowable impervious Lot area.

CHAPTER 12: Dry Cleaners and Laundries

- TOC: Add new section 12.9 Disposal of dry cleaning agents.
- TOC: Add new section 12.17 Disposal of cleaning agents.

Chapter 15: Filling Stations and Public Garages

- TOC: Add new section 15-21 Provision of stalls for electric power vehicle recharging.
- 15-18 smoking Add " or filling station" to end of sentence.

Chapter 20: Garbage, Rubbish and Weeds

- TOC:
- 20-17A Add new section: Construction Recycling, covering material reuse, recycle content, deconstruction etc.
- 20-1 Better definition of "weeds" to allow unmowed, uncultivated grasses higher than 8 inches, and acceptable native landscaping.
- 20-4 Add special event recycling as requirement to special event permit application process.
- 20-7 Update species prohibitions with input from Chicago Botanic Garden.
- 20-14 (a) Expand voluntary recycling program to commercial properties
- 20-14 (b) Publish the list of materials qualifying as recyclable commodities.
- 20-18 New section on scope and extent of mandatory construction recycling and deconstruction options.

20-27 - (7) Add new section: Waste System fund to be used for recycling or sustainable initiatives.

Chapter 21 Health and Sanitation

21-17 (b) All human excrement shall be disposed in the public sanitary sewer. Exceptions shall not be permitted.

21-20 Ponds, cisterns and rain gardens should be exempted from mosquito breeding collections of water.

21-21 (a) Water Treatment of ponds, cisterns and rain gardens shall be in accord with Village recommendations to limit mosquito breeding.

Chapter 21A Sewer use and user charge.

21 A-1 Definitions: Population equivalent: What is source for population equivalent of 130 gallons of sewage per day in determining impacts of industrial users on treatment system?

21 A-1 Definition of "garbage" should exclude composting.

21A-1 Definitions: Waste water should include definition of "gray water" for potential reuse under certain conditions.

21A-5 Delete reference to allowance for private sanitary treatment
21A-10 if public sewer is more than 400 feet distant.

21A-39 Eliminate article: There should be no exceptions for industrial waste of unusual strength or character.

Chapter 22: Licenses and Permits Generally

22-26 (m) (8) Add new clause - "Vehicles shall not idle if unoccupied or for long periods of time".

22-38 Yard chemicals: Define "restricted yard chemical".

Chapter 23: Motor Vehicles and Traffic

23-12 Use of "roller blades" on smaller streets should be allowed.

23-15 (a) Bicycles are not defined as vehicles as they are human powered. Article should be corrected per current definition of "vehicle" in ordinance.

- 23-15 (c) Bicycles shall be given the right of way on streets within the Village, and the Village is required to establish bike lanes on select streets.
- 23-17 Eliminate article requiring bicycles to have audible warning devices. The vast majority has none.
- 23-21 Arm signals should not be required of bicyclists under conditions requiring immediate action.
- 23-22 Bicyclists shall operate at right hand side of road and at edge only if bike lane exists or condition of pavement is not dangerous.
- 23-31 Impounding of bicycles should only occur after multiple violations. This is excessive punishment and discourages people from bike riding.
- 23-32 through 44 Eliminate articles requiring registration of bicycles. It can only act as disincentive for their use.
- 23-51-1 (a) Entry upon street ends. Not clearly understood, needs better wording. Hazel Street end is used by pedestrians to walk down road to beach.
- 23-54 Add new Section: It shall be unlawful to operate any vehicle which is emitting excessive, visible exhaust pollution.

Chapter 25A Planning

- 25A-5 Comprehensive Plan for Glencoe to be reviewed by Plan Commission every 5 years at a minimum.
- 25A-6 Zoning shall be consistent with comprehensive plan.

Chapter 26A Historic Preservation

- 26A-3 Definitions Design guidelines should be articulated with respect to energy efficiency.
- 26A-12 Add "energy efficiency" to list of information and assistance provided to person.

Chapter 30 Streets and Sidewalks

- TOC Article 1 Add sections on bike lanes, markings for cyclists and safe routes to school.
- TOC Article 2 Section 30-14: include permeable pavement and storm bioretention.

- 30-7 Public Display of Merchandise
Add "unless approved by Village Manager".
- 30-9 Playing games
Add "unless approved by Village Manager".
- 30-12 Add permeable paving to specifications.
- 30-19 (b) Add the following "Additional driveways (over 1) shall only be approved
30-20 if required for public safety and does not require removal of trees".
- 30-22 Consider changing driveway material requirements to permeable
concrete, masonry or asphaltic material.
- 30-27 Add "trees" to protected items from injury from temporary driveways.
- 30-32 Add "tree protection" to tunneling bond.
- 30-33 Add "trees" to list of items not be disturbed.
- 30-38 Add "tree replacement " as directed by Village.
- 30-41 Add "trees shall not be removed if parking cutouts are approved."
- 30-50 Add permeable paving specifications to parking cut out specifications.
- 30-51 Eliminate allowance for one parking cutout per residence.
- 30-54 (a) Revise "wood" awning and sign frames to metal and 6' x 6" awning
height seems too low. Revise to 7'-6".
- (c) New Article: Consider solar shading capabilities of awning design.
- 30-55/56 Consider language allowing renewable energy equipment to be
exempted under certain conditions from definition of obstruction or
encroachment.
- 30-62 Delete entire section. Coal should not be allowed in Village as fuel
source. Landscape material should not be allowed to be deposited in
streets as it can clog sewers.

- 30-67 "Address" placement on residence needs to be enforced for public safety.
- 30-72 (b) (10) Add new article: "Landscape around utilities with approved native plant material.
- 30-77 (c) Add "protection of trees" and "limitations" to off- site impact", to agenda of preconstruction meeting for construction of utility facilities in public right of way.
- 30-84 (a) Add the following construction standards for utility improvements.
 (9) ITE complete streets.
 (10) ASCE Low impact development.
 (11) Envisions green APWA/ACEC Program.
 (12) EPA water management.
- 30-86 (a) (2) Add "nearby trees" to items of minimum interference and impact.
- 30-86 (d) Add "telecommunication wiring shall not be loose laid at grade to pose public safety hazards."
- 30-86 (e)(2) Add " with appropriate landscape material" to free standing facility.
- 30-86(c) Vegetation control by chemical spraying. Add, "utility must provide product data to director of public works prior to spraying."

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Chapter 31: Subdivisions

- TOC. Article III Consider adding adoption of LEED ND to subdivision design standards and CDRC design standards as resource.
- 31-1-8 Not clear when/why variations are to be considered.
- 31-3-3(b)(6) Add new Section requiring bond and or escrow for 2 year duration to monitor longer term health of trees.
- 31-3.5 Add "Village shall have authority to require applicant to provide expert ecological consultant to prepare and attest to impact on ecology of the area."
- Add "lake bluff" to areas of disturbance.

- 31-3.7 Consider adding “bio-swales” to storm water system.
- 31-4-1 General requirements: Consider transportation impact fees for roads, traffic control, bike ways etc.
- 31-4-1 (a) (2) Add new section (E) for bike paths.

Chapter 34: Trees and Shrubs

- TOC: Article II Dutch Elm Disease
Consider adding Emerald Ash Beetle to this Article.
- 34-5 Prohibited Trees: Why are Poplar trees prohibited? And “kindred” trees need better definition.
- 34-25 (d) (1) Removal of any Heritage or Priority trees will require approval of Plan Commission prior to issuance of permit.
- 34-29 Penalty for Priority tree removal without permit. Increase fine to \$1500/tree. And each day such violation continues without compliance fine shall be \$1,000.

Chapter 36: Water

- 36-3 Stagnant pools of water: Add” Rain gardens, pools, and cisterns if properly installed shall be exempt”.
- 36-4 Definitions: Add “Rainwater Reuse”.
- 36-18 Water used during construction. Consider increasing deposits, and lower cubic contents of building.
- 36-18 (d) Consider graduated rate for water used for construction. The larger the building, the higher the rate.
- 36-23 Consider graduated rate for water used by consumers. The larger the building, the higher the rate.

Possible Items that could be addressed in Glencoe Village Code

Building Improvements adjacent to or in the building envelope

Allow Solar Collector encroachment

Allow wind power generators encroachment

Allow Window shades / Sun Control Devices encroachment

Exempt Extra wall insulation up to 8 inches, for floor area calculations

Allow Skylights, to encroach up to 8 inches

Control Power generator, location, efficiency, noise

Allow Geothermal locations off site

Require ADA universal home access

Other improvements on lot

Encourage rain gardens

Require permeable pavement

Limit % turf

Permit Electric vehicle charging stations

Encourage native landscaping

Require on site stormwater management

Require dry wells & bioswales on site

Preserve right to solar access?

Require dust mud tracking material storage control

Require and enforce and clearing and grading plans

Enforce erosion & sedimentation control

Protect mature trees

Off lot (Village) Engineering improvements on public land

(Note: Village should update standards to best engineering practices)

Bicycle related

- Provide signs and stencil
 - Provide bike racks at destinations
 - Improve pavement markings
 - Improve road condition *and provide bike lanes.*
 - Create Bicycle Plan
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Stormwater related

- Provide Bioswales adjacent to streets and in parking lots
- Require steep slope protection / riparian buffers
- Require coastal & ravine setbacks
- Improve management of detention retention ponds
- Update Village Drainage plan Stormwater treatment

Pedestrian related

- Improve crosswalk timers / beepers
- Upgrade crosswalk markings and surfaces
- Designate “safe routes to school”
- Complete sidewalk network
- Retrofit for ADA intersection curbing

Road related

- Provide LED streetlights / stoplights
- Reduce light pollution with better fixture control
- Road diets / medians
- Conduct speed safety studies as needed

Require permeable pavement

Upgrade RR crossing protection

Solid Waste

Expand recycling to events, parks, commercial retail and offices

Manage/require de-construction

Require construction materials management

Allow composting

Zoning in Support of Sustainability

Review Teska Report recommendations

Revisit Downtown Plan