

**VILLAGE OF LONG GROVE  
ORDINANCE NO. 2020-O-\_\_\_\_**

**AN ORDINANCE AMENDING THE LONG GROVE  
VILLAGE CODE REGARDING STANDARDS FOR CERTAIN SCREENING**

Adopted by the  
President and Board of Trustees  
of  
the Village of Long Grove  
this 27th day of October, 2020

Published in pamphlet form by direction  
and authority of the Village of Long Grove,  
Lake County, Illinois  
this 27th day of October, 2020

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**WHEREAS**, Title 4 of the Long Grove Village Code (“*Village Code*”) sets forth certain regulations and restrictions known as the “Long Grove Building Regulations” (“*Building Regulations*”) to ensure the public health, safety, and welfare as affected by building construction and to secure the safety of life and property from fire, explosions, and all other hazards incident to the occupancy of buildings, structures, or premises; and

**WHEREAS**, Chapter 1 of the Building Regulations adopts by reference the 2015 International Building Code with amendments and modifications (as modified, the “*Long Grove Building Code*”), including Appendix J of the 2015 International Building Code, which regulates grading, excavation, and earthwork construction, including fills and embankments; and

**WHEREAS**, the Subdivision Regulations of the Village of Long Grove (the “*Village*”), which are set forth in Title 6 of the Village Code, also include standards for the construction of berms within scenic corridor easements in the Village, including a requirement that berms not exceed 8 feet in height, subject to certain exceptions; and

**WHEREAS**, under the Village’s Zoning Code, a “berm” is defined as “a hill or contour of land that acts as a visual barrier between a lot and adjacent properties, alleys, or streets”; and

**WHEREAS**, the President and Board of Trustees find and determine that berms exceeding eight feet in height are generally inconsistent with the character of development in the Village, and it has not been the practice of the Village Board to approve berms in excess of eight feet within scenic corridors or new developments except in exceptional circumstances; and

**WHEREAS**, the President and Board of Trustees have determined that outside scenic corridors additional review would be appropriate for berms in excess of four feet; and

**WHEREAS**, the President and Board of Trustees have also determined that additional standards should be established so that materials used for berms are appropriate for the public health, safety, and general welfare; and

**WHEREAS**, the President and Board of Trustees have determined that it is in the best interests of the Village and its residents to amend the Building Regulations of the Village Code, as set forth herein, to modify the regulations for berms constructed on all properties within the Village;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Long Grove, County of Lake, State of Illinois, as follows:

**SECTION ONE.**      **Recitals.** The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

**SECTION TWO.**      **Amendment to Section 4-1-2 of the Village Code.** Section 4-1-2, titled “Amendments,” of Chapter 1, titled “Building Code,” of Title 4, titled “Building Regulations,” of the Long Grove Village Code is hereby amended in part as follows:

**4-1-2: AMENDMENTS:**

The following sections of the 2015 international building code are hereby added, amended, revised, and changed as follows:

\* \* \*

**Chapter 35 Referenced Standards.**

Delete ICC electric code.

Delete international plumbing code and insert the Illinois plumbing code - 2014. This change affects all references to the international plumbing code in the entire code.

Delete the international sewage disposal code.

NFPA See the changes indicated in the international fire code amendments.

Appendices: Adopt the following appendices: G, H105, H106, J

**Adopt Appendix J and insert the following new subsection:**

**J107.7 Additional Standards for Fills (Berm) Construction. For any fills undertaken or constructed on any property within the Village (a “Berm”):**

- A. The Berm shall not exceed **four (4)** feet in height unless otherwise approved (i) in connection with a special use permit, (ii) by resolution of the Village Board of Trustees finding that such Berm will not have undue deleterious impacts on adjoining properties, streets, and areas, or (iii) as otherwise permitted within a scenic corridor. **The maximum height authorized pursuant to subparts (i) or (ii) above shall not exceed eight (8) feet.** For purposes of this subsection, Berm height shall be calculated as the difference between the original elevation level of the site and the finished elevation level of the Berm. The term "original elevation level" shall be the elevation of a site at the time prior to any permit issued by the Village that authorizes or authorized any modification to the site's grade.
- B. The Berm shall be subject to the review and approval of the Village Engineer for satisfaction of the requirements and standards of the Lake County watershed development.
- C. The Berm shall not be constructed with any landscape debris, construction debris and other environmentally hazardous material as reasonably determined by the Village Engineer.

\* \* \*

**SECTION THREE. Effective Date.** This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_ day of October, 2020.

AYES:            ( )  
 NAYS:            ( )  
 ABSENT:        ( )  
 ABSTAIN:       ( )

APPROVED this \_\_\_\_ day of October, 2020.

\_\_\_\_\_  
 Bill Jacob, Village President

ATTEST:

\_\_\_\_\_  
 Amy Gayton, Village Clerk