

City of Zion

HOUSING AND PROPERTY GUIDE

A Guide to Housing, Property and Zoning Codes .

Presented by City of Zion Building Department



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Informational Booklet



DEAR RESIDENT,

These next pages have been developed to communicate to the residents in the City of Zion the ordinances pertaining to Housing and Property Maintenance, as well as some basic information regarding Building and Zoning requirements. It is our hope that communicating this information to you will result in a better understanding and provide the tools to help make Zion a better place to live and work. It is our ultimate goal to make Zion's neighborhoods safer, cleaner and more livable.

The following pages are not legal documents and are only meant as a guide. For more precise information, please contact the Building and Zoning Department.

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Requirements Outside the Home

STRUCTURES

All Structures including homes, apartment buildings, sheds and garages must meet the following minimum requirements:

- All wood/metal surfaces protected with paint or stain.
- All siding in good repair no peeling paint, no pieces missing vinyl/aluminum/wood.
- All fascia/soffits/gutters in good repair and painted or protective coating.
- Free of Graffiti.
- Chimney in good repair. No loose or missing bricks, sound tuckpointing.
- Roof free of leaks and shingles in good repair.
- Porches/Stairs must be in good repair and have handrails if over 2 steps.
- Windows should be operable, weather-tight, unbroken and screened.
- Doors should be weather-tight and have proper hardware.
- Property identified with house numbers 3" tall on street side of building screwed or nailed with contrasting background.
- No holes/cracks in any part of structure that would allow rodent or wildlife entry.
- Any deficiency that allows degradation of the structure must be corrected.

BENEFITS OF MAINTAINING YOUR PROPERTY

By properly maintaining your property you will receive a multitude of benefits. These include: Higher property values, reduced crime and vandalism, renewed pride of ownership, and setting an example for the neighborhood.

Requirements in the Yard

TRASH

The importance of containing trash can not be stressed enough. Improperly stored trash is not only unsightly but also provides a breeding ground for insects, rodents, and wildlife.



- The only containers approved for residential trash pick up are Onyx 90 gal tote style. No other types should be used. You should have enough of them to hold a 7 day accumulation of your household trash. They are available for purchase at City Hall.
- Please keep lid closed at all times.
- Plastic/Paper bags of trash set on the ground are not permitted.
- The property owner is responsible to insure any loose and windblown debris is picked up from their yard, parkway and alley.
- Bulky items must be set next to your trash container. There is no additional charge to pick these items up **but** they must be set out neatly and of size and weight that one driver can handle them. In the event you have a large quantity or the item(s) may be too large for one person to remove you must call Onyx at 847-623-3870 to arrange for a special pick up. Please be advised there may be a charge for large quantities.
- Construction debris from "do-it-yourself" projects will be picked up if placed next to the trash cart. Only one cubic yard will be picked up as long as the material is properly containerized or tied in bundles four foot in length maximum and do not exceed 50 pounds. You must call Onyx to arrange for a special pick up if you have more debris or arrange for a dumpster to be delivered to your site.
- White Goods/Appliances are picked up each Thursday. The items they will pick up are all types of appliances, air conditioners, hot water heaters, etc. Please insure you remove doors from refrigerators and freezers. You must call Onyx at 847-623-3870 to schedule a pick up.
- Items that cannot be picked up are tires, car batteries, any type of vehicle part, liquid or hazardous waste such as paints, solvents, and oils. Other items that will not be picked up are concrete, stone, dirt, propane or air tanks. Please never set these items out for pick up. Call the Building Department for recommended ways to dispose of these items.

Requirements in the Yard *Continued*

YARDWASTE

There are a few options for the removal of yard waste. It is important to identify which is best for you. Illinois law requires that all household yard waste be taken to a compost facility. Please insure that your yard waste is never mixed with household waste.

- If you decide to containerize your yard waste (grass clippings, leaves, weeds) your options are to place in 30 gallon biodegradable paper bags or 30 gallon cans marked with a special decal (available at City Hall) or the words yard waste stenciled on the can. Do not exceed 50 pounds per container. **Never place yard waste in plastic bags.** Yard waste gets picked up at the same location and day of your household trash. Never set out loose yard waste in alley right of way or parkway. Generally the dates for this service are April 1 and ends December 1. This service is provided by Onyx.
- Bulk leaf pick up is a service provided by the City of Zion and is performed the same day as your trash pick up. In general the dates for this service are mid October and ending the third week of November. Place leaves in the parkway, do not place in the street. Do not place branches or other debris with the leaves or park your car in front of the pile, this will result in the leaves not being picked up.
- Branches from trees and shrubs are picked up by the city throughout the year. Place them at your regular garbage collection point. Stack them neatly with the cut end facing toward the alley. The maximum diameter that will be picked up is 6". Please insure no other debris is in the pile or they will not be picked up.
- Please note that burning of leaves, garbage, and yard waste is prohibited.



GRASS

- Grass/Weeds must not exceed 8" tall.
- Residents are responsible to maintain the parkway's and alley right of ways adjacent to their property.

Requirements in the Yard *Continued*

YARD APPEARANCE

- The storage of items or junk and debris outside the home is prohibited. All storage must be in garages, sheds, or in the home.
- Fences must be maintained in a good state of repair. No missing slats, leaning or peeling paint.
- Yard must be kept free of litter, trash and windblown debris. This includes parkways and alleys.
- Storage of firewood requires that it be stacked neatly on an impervious surface such as concrete or be stacked 8 inches off the ground.



VEHICLES AND PARKING

All vehicles parked in the City of Zion must obey the following:

- All vehicles at a residence or apartment must properly display a current city sticker. City Stickers are available for purchase at City Hall.
- All vehicles parked outside must have current license plates and be operable. Any vehicle with flat tires, cracked windshield, pools of fluids, excessive damage or in any state of disrepair will be considered as inoperable.
- Minor repairs to vehicles on residential properties is allowed only if the vehicle is registered to the owner/tenant of the property. However the vehicle cannot be left unattended if it is on a jack or jack stands/ramps. The vehicle should not be left in any state of disassembly for more than 24 hours.
- Vehicles including boats and busses that have an overall weight in excess of 8000 pounds including the vehicle maximum load limit are not permitted to park outside in residential areas.
- Parking on City of Zion streets is prohibited between the hours of 2am and 6am.
- Parking in or on alleys and their right of ways is prohibited.
- Parking of vehicles should not block public sidewalks.

Requirements in the Yard Continued

VEHICLES AND PARKING

- Parking is only allowed on approved surfaces such as concrete or blacktop.
- Properties that have gravel/stone driveways installed prior to 6/6/1995 can continue to use them but they must be maintained free of grass and weeds, also they may not be enlarged. Failure to maintain these driveways will result in requiring the installation of a hard surface.
- Parking of vehicles, motor homes, campers, boats, trailers, etc. on grass is prohibited.

MISCELLANEOUS

- Rummage sales require that you register with the Building Department. Only two rummage sales are allowed at an address per year. Permits are at no cost and can be obtained in the Building Department. Contact the Building Department for specific requirements.
- Operating a business out of the home in most cases is prohibited. Contact the Building Department if you have questions on what is permitted.
- Animals must be licensed with the City of Zion. Licenses can be obtained at City Hall. Animals are not allowed to run free unless in a properly fenced area.
- Building permits are required for many projects such as installing fencing, driveways, sheds, decks, roofing, siding, sidewalks, electrical and plumbing projects. This is just a partial listing, please call the Building Department if you are not certain if your project requires a permit.



- If you are performing any digging on your property remember to contact J.U.L.I.E. at 800-892-0123. They will locate any underground utilities for you free of charge.
- Signage is not permitted on public property. Examples are "House For Sale" and Business Signs. Rummage and yard sales as permitted by policy which you can obtain when you register for your sale.

Important Local Phone Numbers

Affordable Housing of Lake County 847-263-7478

Provides low interest loans for home improvement.

J.U.L.I.E. 800-892-0123

Call before you dig.

Lake County Fair Housing 847-336-3247

Catholic Charities 847-782-4000

Lake County Council Against Sexual Abuse 847-244-1187

Department of Children & Family Services 800-252-2873

Child Abuse Hotline

Zion Township 847-872-2811

Lake County Health Department 847-377-8000

SBC 800-244-4444

Comed 800-334-7661

Peoples Energy 847-336-9300

City of Zion Phone Directory

Emergency	911
Police Non-Emergency	847-872-8000
Gang and Drug Unit	847-746-4083
Animal Control	847-746-4059
City Hall	847-746-4000
Water/Waste/Sewer Billing	847-746-4000
Vehicle Stickers & Pet License	847-746-4006
Public Works (Street/Water/Engineering)	847-746-4050
Building and Code Enforcement	847-746-4018

**PLEASE KEEP THIS BOOKLET FOR
FUTURE REFERENCE**