

CHAPTER 16

CONDOMINIUM REGULATIONS

ARTICLE 1. CONDOMINIUM AND CONDOMINIUM CONVERSIONS

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16-1-1: **APPLICABILITY:** This Article shall apply to all divisions of land or property into residential and commercial condominium units.

16-1-2: **DEFINITIONS:** The terms and words used shall have the definitions set forth on the Condominium Property Act of Illinois.

16-1-3: **SUBDIVISION PLAT OF CONDOMINIUMS:** A subdivision plat of any conversion into or construction of condominium units shall require a public hearing using the procedures set forth in Article 2, Subdivision Regulations, of Chapter 12.

16-1-4: **CONDOMINIUM PLAT APPROVAL; RECORDING:** No condominium plat shall be recorded without the prior approval of the Village, nor permits issued for the construction or conversion of the same without said approval. No plat of condominium shall be recorded without complying with the requirements of this section.

16-1-5: **NEW CONDOMINIUM CONSTRUCTION REQUIREMENTS:** All newly constructed condominiums shall comply with the Condominium Property Act and shall meet the following requirements:

- a. No unit in any condominium may be sold or transferred unless a condominium declaration with a plat has been approved by the Director of Buildings and Inspectional Services and recorded.

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including open space

provided for each unit  
each building. Each  
conditioning system

location screened  
least twice weekly

16-1-6: CC  
into condominium  
requirements:

that such conversion  
deleterious effect  
improvements, per  
area provisions, shall  
targeted for purchase

condominium de  
Inspectional Service

building, or sub  
requirements of  
may be allowed to  
exterior of the ex

location screened  
least twice weekly

16-1-7: C  
traffic and parking  
shall have the right

police, and enforcement of its ordinances and the plat shall so provide. Such common area shall remain the property of the condominium and the Village shall not accept a dedication of these elements or the responsibility of maintenance. The association shall maintain the public area and parkway in a clean condition, free of debris, leaves, and trash.

16-1-8:       **CERTIFICATE OF INSPECTION:** Once a certificate of inspection has been issued, no new certificate of inspection need be secured for the resale of any unit for which a certificate of inspection has been previously issued, or to the sale or resale of any unit which was originally designed and sold under the Condominium Property Act if a certificate of occupancy has been issued with respect thereto, unless one is requested by an owner or the Village.

16-1-9:       **FEES:**       The fees for such inspection shall be paid by the applicant or the owner association, or owner, if the Village is compelled to inspect to insure compliance with this section. The fee shall be \$250 plus \$50 for each unit.

16-1-10:       **BOND REQUIREMENTS:** All building converted into condominiums shall require that a cash bond in the amount of \$500 per unit be posted to guarantee that the requirements of Section 16-1-6 are met. The cash bond shall be refunded upon completion of an inspection by the Director of Buildings and Inspectional Services finding that all of such requirements have been completed.