

## AN ORDINANCE

## Ordinance 1333.

Amending sections 261, 272, 321, 478, 482, 484, 486, 487, 488, 491, 492, 493, 494, 495, 496, 497, 498, 501, 505, 506, 508, and 518 of Chapter 20 of the Wilmette Code of 1917 adopted March 20, 1917.

Be it ordained by the President and Board of Trustees of the Village of Wilmette:

Section I. That Section 261 of the Wilmette code of March 20, 1917 be amended to read as follows:

261. CLASSIFICATION OF BUILDINGS. §61. As a means of reference in this chapter all buildings erected within said village shall be divided into classes designated as follows, to wit:

Class 1, which shall embrace all buildings used or designed to be used in the sale, storage or manufacture of merchandise; or as live, boarding or sale stables; or public garages or private stables or private garages exceeding 600 square feet area.

Class 2, which shall embrace (A) all tenement buildings and all buildings used or designed to be used as residence for two or more families, (B) hotels, boarding or lodging houses occupied by 20 or more persons; sanitariums, hospitals, asylums and office buildings.

Class 3, which shall embrace all detached buildings used or designed to be used as residences for one family, not exceeding three stories basement and attic in height, and all buildings used as private stables or garages not exceeding 600 square feet area.

Class 4, which shall embrace all buildings used or designed to be used as assembly halls for gatherings of 100 or more people, whether for purposes of worship, discussion, instruction or entertainment.

Section II. That Section 272 of the Wilmette code of March 20, 1917, be amended to read as follows:

272. DEPTH OF FOUNDATIONS. §72. Foundation walls, piers or footings for buildings must in all cases extend at least five feet below the surface of the ground on which they are built and in case of buildings forty-five feet or more in height, foundations shall extend at least ten feet below the depth drained by the street sewers in the neighboring streets or alleys, but if such sewers are more than ten feet below the grade of the building for which the foundations are being built, such foundations need not extend to more than ten feet below said grade, provided that sound hard soil is found at that depth.

Section III. That Section 321 of the Wilmette code of March 20, 1917, be amended to read as follows:

321. INTERIOR SUPPORTING WALLS OF BUILDINGS IN CLASS 2. §321. If, in buildings of class 2, the distance between the enclosing walls is more than 25 feet in the clear, there shall be intermediate supports for the joists, which supports shall be either brick walls or iron or steel columns or beams.

If brick walls are used for this purpose, they may in all cases where the thickness of walls is given in the table, as sixteen inches or more, be made four inches less in thickness than the dimensions stated in the table.

Section IV. That Section 478 of the Wilmette code of March 20, 1917, be amended to read as follows:

478. NEW TENEMENT HOUSES—HOW TO BE CONSTRUCTED. §278. Every new tenement house more than three stories and basement high shall be of fire proof construction; every new tenement house not exceeding three stories and basement in height may be of ordinary construction provided the floor construction of the first story be of fireproof construction as defined by the Wilmette Code and provided further that the roof thereof is covered with slate, tile, composition of felt and gravel or other incombustible materials approved by the commissioner of public works.

Apartment buildings of two stories in height and having not more than one apartment on each floor may be of ordinary construction.

Section V. That Section 482 of the Wilmette Code of March, 1917, be amended to read as follows:

482. STAIRWAYS AND ENTRANCE HALLS. §282. Every new tenement house shall have at least two flights of stairs, which shall extend from the entrance floor to the top story, and which shall be as far apart as practicable. Such stairs in every tenement house shall each be at least three feet wide in the clear and no such stairs shall have any winders. Every apartment shall be directly accessible from both such flights of stairs without going through any other apartment. In a fireproof building, where a public corridor serving two or more apartments leads directly to a stairway such corridor and stairway will be credited as one of the two required stairways. If any existing tenement house be so altered as to increase the number of apartments therein or if such buildings be increased in height, or if the halls or stairs therein be damaged by fire or otherwise to an extent greater than one-half the value thereof, the entrance stair halls, entrance halls and other public halls of the buildings so damaged or altered shall be made to conform to the requirements of the Wilmette Code of 1917 relating to new tenement houses. All enclosed stairs in every tenement house shall have at least one hand rail, and where the width of such stairs is greater than four feet, such stairs shall have a hand rail on each side thereof. All open stairs shall be provided with suitable and substantial hand rails on each side. All openings from the basement to any enclosed stairway or entrance hall in tenement buildings of three stories or more in height and in two story tenement buildings having four or more apartments shall be provided with fire windows, sash and frames or doors and frames approved by the National Board of Fire Underwriters.

Section VI. That Section 484 of the Wilmette Code of March, 1917, be amended to read as follows:

484. DIVIDING WALLS OF MASONRY. §284. In every new tenement house (a) there shall be a wall of solid masonry, of thickness as required in Section 312, Chapter 20, of Wilmette Code, extending from the basement floor or the first floor to the roof between each set of apartments and around each court and each light shaft, except as hereinafter provided; provided however, that a wall between apartments and extending from the main stair hall to the outer wall of the building may be offset at the second story floor line to some point near the center of the building, or of the group of apartments, to admit of an even distribution of space in the rooms adjacent to such walls, if such wall is supported at the second story floor line on fireproofed steel or iron beams which extend from the brick wall surrounding the main stair hall to the outer wall of the building; and provided, further, that such offset wall may be reduced to the thickness of eight inches if supported at each

floor line above the first story on fireproofed steel or iron beams carried by masonry walls as above specified; and provided, however, that in three story tenement buildings having a store or stores in the first story of a building of this class, a masonry dividing wall between apartments may begin at a second story floor line, if such dividing wall is supported fireproofed steel or iron beams carried by masonry; and provided further, that such dividing wall may be reduced to the thickness of eight inches, if supported at fireproofed steel or iron beams carried by masonry. And provided that in buildings of fireproofed construction the partitions between apartments and around stairs may be of burnt clay tile or other non-combustible material not less than three inches in thickness or reinforced concrete partitions not less than four inches in thickness.

(b) Fire walls of solid masonry of thickness as provided for by Section 312 of the Wilmette Code shall be constructed so as to separate each apartment in two story tenement buildings, and each six apartments in three story tenement buildings. Fire walls shall be constructed of required thickness as provided for by Section 312 of the Wilmette Code from the basement floor level to a point not less than three feet above the highest part of the roof. No openings will be permitted in any such fireproof wall unless provided with doors or windows approved by the National Board of Fire Underwriters.

Section VII. That Section 486 of the Wilmette Code of March, 1917, be amended to read as follows:

486. STAIRS AND STAIR HALLS IN NEW TENEMENT HOUSES. §286. The stairs and stair halls in all new tenement houses three stories or less in height may be of ordinary construction.

Section VIII. That Section 487 of the Wilmette Code of March, 1917, be amended to read as follows:

487. STAIRS—HOW ENCLOSED—STAIRS—REAR PORCHES—REAR STAIR CONSTRUCTION. §287.

(a) Stairs and stair halls, on a floor, serving more than one apartment on a floor in new tenement buildings shall be enclosed on all sides by solid masonry of the thickness as required in Section 312 of the Wilmette Code of 1917.

(b) Rear porches and rear stairs may be supported on brick piers of at least twenty inches face and twelve inches thick, and on concrete piers and piers between corners of at least sixteen inches by sixteen inches or twelve inches by twenty-four inches. The openings between piers shall be filled in completely or partially by brick or hollow tile curtain walls of at least eight inches thickness, properly supported on steel or reinforced concrete beams. Where openings are only partially filled in window frames and sash may be inserted when not interfering with the proper ventilation of any portion of the tenement building.

(c) The porch floors and stairs may be of wood and wood frame construction designed to carry eighty pounds live load per square foot.

(d) Rear exterior stairs and porches may be erected on tenement buildings of three stories in height if constructed of incombustible material.

(e) All windows in stair halls except where same open into a street, alley, outer court or yard shall have metal frames and sash, glazed with wire glass. This requirement shall not apply to tenement buildings which are not more than three stories and basement in height with only one apartment on each floor.

Section IX. That Section 488 of the Wilmette Code of March, 1917, be amended to read as follows:

488. MAIN ENTRANCE HALLS. §288. Every main entrance hall in a new tenement house shall be at least three feet six inches wide in the clear from the entrance up to and including the stair enclosure and beyond this point, at least three feet wide in the clear. In very new non-fireproof tenement house, except in two story, two apartment buildings, such entrance hall shall be enclosed with solid masonry walls and with ceilings covered with metal lath and cement plaster or equivalent and shall comply with all the conditions of the following sections of this ordinance as to the construction of stair halls. If such main entrance hall is the only entrance to more than one flight of stairs, the several portions of the main entrance hall which separates the entrance of the building from the several flights of stairs, respectively, shall be increased respectively at least one foot in width for each additional flight of stairs.

Section X. That Section 491 of the Wilmette Code of March, 1917, be amended to read as follows:

491. NEW TENEMENT HOUSES—PERCENTAGE OF LOTS THEY MAY OCCUPY. §291. No existing tenement house shall hereafter be enlarged or its lot diminished, or other buildings be placed on its lot, or no tenement house hereafter erected shall occupy either alone or with other buildings a greater percentage of the area of the lot than as follows:

(a) In the case of corner lots, not more than 70 per centum;

(b) In the case of interior lots, not more than 60 per centum;

(c) In the case of a lot, triangular or irregular in shape bounded on two or more sides by a street and having a number of lineal feet of frontage exceeding one-twentieth of the number of square feet in the area of such lot, it shall not be necessary to comply with the conditions of this section as to percentage of lot which may be covered. No measurement of lot area shall include any portion of street or alley.

(d) Fire escapes or stairs or landings constructed and erected according to law which project not more than four feet from the building shall not be considered as part of the building or occupied area of yards, but shall be so considered in the case of all courts. Cornices which project into an outer court or from the sides of tenement houses for a distance of more than eighteen inches shall be considered as part of the building. A cornice which projects into an inner court or lot line court to any extent shall be considered as part of the area occupied by the building. For the purposes of this ordinance, the measurements shall be taken at the ground level, except that in the case of a building where there is a store or offices or entrance story, in which case measurements may be taken at the top of such story.

By "corner lot" is meant a lot situated at the junction of two streets, or of a street and public alley at least thirty (30) feet wide, provided that if such alley be less than thirty (30) feet wide, and the lot be estimated on a line thirty (30) feet from the opposite side of the alley, such lot may be considered a corner lot. Any portion of the width of such lot distant more than fifty feet from such junction shall not be regarded as part of a

corner lot, but shall be subject to the provisions of an interior lot.

A lot other than a corner lot is an "interior lot."

The front of a lot is that boundary line which borders on the street. In the case of a corner lot, the boundary line shall be the line bordering on two or more streets, the owner elect by statement on his plans which street boundary line shall be the front.

The rear of a lot is the side opposite to the front.

In the case of a triangular or gore lot, the rear is the boundary line not bordering on a street. The depth of a lot is the dimension measured from the front of the lot to the extreme rear line of the lot. In the case of irregular shaped lots the mean depth shall be taken.

For the purpose of this section, a public thoroughfare thirty (30) feet or more in width shall be considered a street, and any public thoroughfare less than thirty feet in width shall be considered an alley.

Section XI. That section 492 of the Wilmette Code of 1917 be amended to read as follows:

492. THE NEW TENEMENT HOUSES—HEIGHT. §292. For the purpose of this ordinance, the height of a tenement house shall be the perpendicular distance measured from the curb level to the highest point on the roof; except that where the building is situated on sloping ground the height shall be measured from the mean of the ground as finally graded, to the highest point of the roof immediately above such point.

For the purposes of this section, the curb level shall be the level of the established street curb in front of the building, measured at the center of such front. Where no curb level has been established, the Village Engineer may establish such curb level or its equivalent for the purpose of this section.

This definition shall not be construed to prevent a building "stepping up" on sloping ground to follow the slope of ground as finally graded; provided no part of the building shall exceed the maximum height allowed by this ordinance.

Section XII. That Section 493 of the Wilmette Code of 1917 be amended to read as follows:

493. NEW TENEMENT HOUSES—YARDS—SPACE BETWEEN. §293. At the rear of every lot containing a tenement house, there shall be a yard (extending across the entire width of the lot) open and unobstructed from the earth to the sky, except by fire escapes not more than four feet wide, constructed and erected according to law, unless the rear of such lot abuts upon a public alley at least ten feet wide, in which case the rear line of such building shall be not less than eight feet from the center of such alley; every part of such yard shall be directly accessible from every other part thereof; such yard shall have an area of at least eight per centum of the superficial area of the lot on corner lots, except as otherwise provided in this section; and on other lots, such yards shall have an area of at least ten per centum of the superficial area of the lot.

No tenement house shall hereafter be erected nearer to any existing tenement house than six feet; provided, however, that this shall not prevent the building up to three feet from the dividing line of an adjoining lot, if such lot contains a tenement house, shall be nearer than three feet in any case to the dividing line between the adjoining lot and the lot on which the tenement house is being erected. No tenement house shall be erected or be enlarged nor shall its lot be diminished, so that the rear line of the building on such lot approaches nearer than ten feet to the rear line of the lot, unless the rear of the lot upon which it stands abuts upon a public alley, in which case the rear line of such building shall be not less than eight feet from the center of such alley.

Where a tenement house stands upon other than a corner lot, no other separate tenement house shall be built or placed upon the front or rear of the same lot.

Section XIII. That Section 494 of the Wilmette Code of 1917 be amended to read as follows:

494. NEW TENEMENT HOUSES—COURTS AND PORCHES. §294. Where porches are constructed in courts of now existing or new tenement houses, the amount of area of unobstructed space in such courts shall be exclusive of space occupied by stairs and porches. No additional rear porch shall be constructed on any existing tenement house in such a way that the buildings on the lot with all their porches shall occupy a greater portion of the lot than is permitted in this Ordinance. No rear porch on any existing tenement house where the total area of buildings and all porches exceeds the proportion of the lot permitted in this Ordinance shall be reconstructed until the plan for such reconstruction shall have been submitted to and approved by the Building Commissioner. No rear porch built of combustible materials and more than eight feet in width, excepting stairways, shall be constructed on any new tenement house nor added to, nor reconstructed on any existing tenement house.

Front porches of buildings in existence at the time of the passage of this code may be enclosed temporarily from the first day of November in each year to the first day of the following May with wood sash glazed with ordinary glass, provided that the glass area shall be as large as is consistent with good construction and the ordinances of the Village, and further provided, that the sashes are fitted with hinges or hung in such a manner as to allow them to open at least half-way of the area, or that one-half of all sash installed are so fitted or hung as to open their entire area, and the area of such open sash shall be at least twice the area of all windows from adjacent rooms opening upon porches so enclosed, unless such rear porches shall be constructed with windows opening into a street, alley, yard or court of proper legal dimensions as required by this code for habitable rooms in addition to the windows opening onto the porch, in which case the amount of movable part of porch enclosure shall be not less than ten per cent of the floor area of said porch and in no case less than ten square feet of glass area.

Rear porches and side porches of buildings in existence at the time of the passage of this code, where every part of said porch is at least ten feet distant from any other building, porch or structure located upon the same lot with the building of which said porch is a part, may be enclosed temporarily from the first day of November in each year to the first day of the following May with wood sash glazed with ordinary glass; provided that the glass area of the enclosure shall be as large as is consistent with good construction and the ordinances of the Village; and further provided, that the sashes are fitted with hinges or hung in such a manner as to allow

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