

CHAPTER 17.24.070 REQUIREMENTS FOR CONDOMINIUM CONVERSIONS

■ INSPECTION REPORT AND PERMIT REQUIRED

- Inspection by qualified licensed engineer or registered architect
- Property conditions report stating compliance with development standards and conversion requirements
- Special use permit by the Village Board which automatically includes a public notice and a public hearing before the Plan Commission

■ KEY UPGRADES REQUIRED

- Electrical and plumbing upgrades and service
- In-unit heating, air conditioning, and hot water
- Minimum storage space outside of units
- Safety detectors and emergency lighting
- Quality and condition specified for windows, appliances, surfaces, and fixtures
- In-unit hook-ups or common laundry facilities
- Assembly or meeting area for building with more than 50 units
- No more than 10% efficiency units or 25% efficiency and one bedroom units for buildings with more than 16 units
- Minimum square footage based on number of bedrooms
- A minimum of one parking space per unit or the existing availing parking must be provided, whichever is greater.

■ APPLICATION OF REQUIREMENTS

- As part of special use consideration, requirements may be waived or reduced for proposed conversions that do not meet all of the requirements if the applicant can demonstrate the benefits outweigh the disadvantages for the residents, neighbors, and Village.