

Maintained properties protect the community, preserve property values, and enhance the attractiveness of the neighborhood. To preserve the community's overall quality of life, Village officials routinely inspect for exterior code violations which may be detrimental to the safety and quality of life enjoyed by the residents of Mount Prospect.

The information contained in this guide provides a general outline of the Village's various property maintenance regulations. For more detailed information, please refer to the Village Code. If you have any questions, please call Environmental Health & Housing at (847) 870-5668.



1. Accessory Structures

- a) Garages, sheds, fences, decks, gazebos, and trellises shall be structurally sound, free of holes, rotting material, and where necessary painted for protection from the elements.
- b) Swimming pools shall be maintained clean and sanitary.

2. Address Numbers

Property addresses must be indicated with numerals not less than 4 inches high in a location clearly visible from the street.



3. Animals

- a) Animals are not permitted to run stray.
- b) Dogs must be leashed or enclosed by an adequate fence.
- c) Animals must not disturb the peace.
- d) When walking your dog you must carry a device at all times to remove defecation.
- e) You must remove and properly dispose of your dog's defecation.
- f) Your property must be kept clean of animal waste and sanitary.
- g) No more than a total of three dogs or cats are permitted per residence.
- h) Dogs and cats must wear collars with current proof of rabies vaccination tag.



4. Building Surfaces

Siding, roofs, gutters, windows and doors shall be free of holes, rotting material, and where necessary, painted for protection from the elements.



5. Grading and Drainage

- a) Standing or stagnant water is prohibited.
- b) The filling of drainage swales is prohibited.



6. Commercial Vehicles

- a) No more than one commercial vehicle may be parked at a residence.
- b) The signage on a commercial vehicle is limited to the front door panel.
- c) Commercial vehicles must be parked in rear or side yards only, or as close to the garage as possible if rear or side yards are not accessible.
- d) Commercial vehicles must not be taller or wider than 7', or longer than 19' 6".
- e) Commercial vehicle storage rack cannot exceed 18" in height and the total height of the vehicle, rack, and storage cannot exceed 8'.
- f) Storage in pick-up beds must be below the height of the bed.
- g) No trailers may be attached to the commercial vehicle.
- h) Commercial trailers are prohibited.



7. Home Occupation

- a) No person shall be employed other than a member of the immediate family residing in the dwelling unit.
- b) Business traffic and delivery shall not disrupt the neighborhood.
- c) Business storage is limited to 100 cubic feet inside the dwelling.
- d) Outside storage is not permitted.



8. Sanitation

- a) Exterior areas must be maintained free of garbage and rubbish.
- b) Outdoor storage is limited to lawn and garden equipment, garbage cans, grills and portable fireplaces, patio furniture, household tools, children's play equipment, and other similar items.
- c) Compost piles may not exceed 4' in height, width or length, and must be at least 5' from the property line in the rear yard.

- d) Compost piles must be regularly tended to for proper decomposition and have no obnoxious odors.
- e) Garbage and recycling must be stored in wheeled carts and kept covered.
- f) Yard waste for pick-up must be stored in a provided Waste Hauler wheeled cart, yard waste bag, or container with sticker.
- g) Garbage and yard material containers may be set out no earlier than 4:30 P.M. on the day before the scheduled collection.
- h) After collection, the containers and improperly prepared or unaccepted waste must be removed from the curb.
- i) Garbage, recycling, and yard material containers must be stored in the garage or behind the front of the house. If these containers are stored on the street side of a corner lot, the containers must be screened by a fence or dense evergreen hedge.



9. Signs

- a) Garage/yard sale signs may be posted for no more than three days and must be removed after the sale.
- b) Real Estate and Sale signs shall not exceed 10 square feet in area.
- c) Signs prohibiting entry are limited to one per frontage and no more than 4 signs. The total sign area may not exceed 6 square feet.

- d) Signs shall not be posted in the Village's right of way.
- e) Holiday signs or decorations may not be displayed more than 60 days.



10. Vegetation

- a) Grass and weeds must be maintained below 8 inches in height.
- b) Privately-owned bushes and trees must not obstruct the public sidewalk.
- c) Dead trees and shrubs must be removed.
- d) Activities harmful to parkway trees are prohibited.



11. Vehicles and PODS

- a) All vehicles, including recreational campers, boats and trailers, must be parked on the driveway or in the garage.
- b) All vehicles must be licensed and have a current Village sticker.
- c) Parking over sidewalks is prohibited.
- d) Inoperable vehicles and cars under repair or overhaul must be in a garage.
- e) One portable on demand container is permitted for 14 days or less and shall be located on the driveway.



12. Walkways and Driveways

- a) Driveways must be free of potholes, large cracks, loose gravel, and trip hazards.
- b) Sidewalks and patios must be maintained and not pose a hazard.
- c) Gravel driveways/pads installed without a permit are prohibited.
- d) Existing gravel driveways must be replaced by 2015.

Village of Mount Prospect



Additional Resources:

For additional information regarding refuse, grading, and parkway trees contact the Public Works Department at 847-870-5640.

For additional information regarding home occupation, signs, and commercial vehicles contact the Environmental Health & Housing Division at 847-870-5668. Please visit the Village's website at www.mountprospect.org

Village of Mount Prospect

**RESIDENTIAL PROPERTY
MAINTENANCE GUIDE**



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