



Compliance

with the Illinois Accessibility Code will be required for all new construction of commercial and multi-family residential buildings and parking lots before issuance of certificates of occupancy, inspection, and or business licenses. Compliance will also be required whenever such building is altered at a cost as prescribed by the Illinois Accessibility Code, or when a parking lot is expanded, repaved, seal coated, or otherwise modified. Existing commercial facilities must come into compliance with the Code within three years, if they are public accommodations, whether altered or unaltered.

Issues involving non-compliance of existing facilities due to hardship shall be considered during an administrative hearing. The Hearing Officer may approve a plan for phasing-in compliance over a reasonable period of time during which a provisional certificate of occupancy, inspection or business license may be issued.

To accommodate non-compliant businesses in Joliet and to accomplish compliance in an affordable way, a three-tiered, phased approach to ADA compliance is envisioned. Non-compliant facilities are required to address the most fundamental obstacles to accessibility within the first year after notification of non-compliance. A second level of accessibility must be addressed by the second year, and three years after notification of non-compliance, full accessibility will be required.

Good access is good business. Turning away or discouraging customers with inaccessible properties is not and it is illegal. The IRS provides tax credits to small businesses for removal of barriers to accessibility, under Section 44 of the IRS Code.

The City of Joliet wishes to assist owners of commercial and residential rental properties in obtaining compliance with the law.



Handicap-accessible parking zones must be properly identified.



The incorrect way.



The correct way.

The City of Joliet wishes to assist owners of commercial and residential rental properties in obtaining compliance with the law. Help is available from:

Director of Building Services

City of Joliet
150 West Jefferson Street
Joliet, IL 60432
(815) 724-4070

Chairman

Mayor's Committee of Citizens with Disabilities
(815) 729-1681

Will-Grundy Center for Independent Living
(815) 729-0162

**GOOD ACCESS
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GOOD BUSINESS**



JOLIET

The Americans with Disabilities Act became law July 26, 1990. The Act (ADA) is designed to provide a clear and comprehensive national mandate to end discrimination against individuals with disabilities. It provides clear and consistent enforceable standards and ensures that the federal government plays a central role in enforcing these standards. Adopted in 1988, the Illinois Accessibility Code provides accessibility standards for the State of Illinois for facilities used by the public. Accessibility is, therefore, prescribed by both state and federal law.

THE ROLE OF THE CITY OF JOLIET

It is the goal of the City of Joliet that all facilities used by the public are fully accessible to persons with disabilities. This includes all parking lots, retail and wholesale stores open to the public, restaurants, cafes, taverns, gas stations, public buildings, lodging, schools, parks, and entertainment venues. To this end, the City has adopted, by Ordinance, the Illinois Accessibility Code, and shall employ the provisions of the "Site Inspection Checklist" published by the Attorney General's office, when making inspections by the Building, Neighborhood Services, and Business License Divisions. Copies of the City's Accessibility Ordinance are available from the City Clerk. Copies of the "Site Inspection Checklist" are available from the City's Building Division.

FIRST TIER:

Compliance REQUIRED within ONE YEAR

- » Accessible reserved parking spaces with proper markings, signs, etc.
- » Curb cuts with clear accessible path from parking to front entrance of business or building
- » Front entrances must be barrier free with the proper width and easily opened
- » Accessible restrooms available to the public

SECOND TIER:

Compliance REQUIRED within TWO YEARS

- » All drinking fountains, telephones, and counters must be lowered to accommodate persons using wheelchairs
- » Aisles and shelving must be configured to promote accessibility

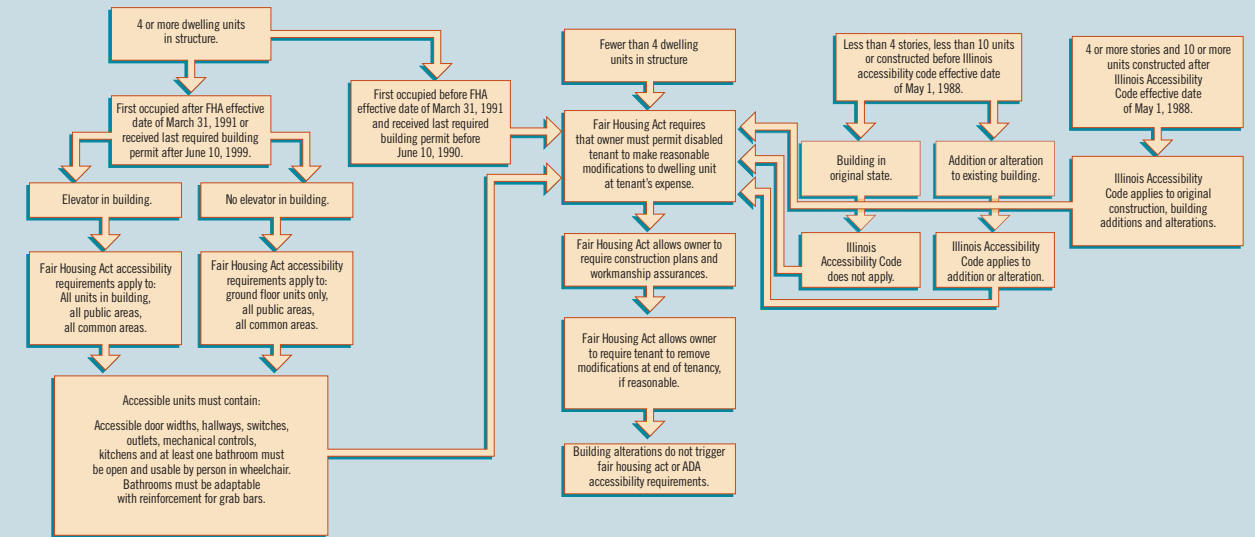
THIRD TIER:

Compliance REQUIRED within THREE YEARS

- » Elevators and chair lifts must be installed where necessary
- » Accessible restrooms regardless of the availability to the public

These flow charts are provided to help you determine what, if any, measures are necessary to bring your commercial or residential rental property into compliance with the ADA, the Illinois Accessibility Code, and the City Code.

RESIDENTIAL PROPERTY FLOW CHART



COMMERCIAL PROPERTY FLOW CHART

