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Passed 3-2-26

ORDINANCE NO. CO-2026-3

**AN ORDINANCE AMENDING TITLE 8, CHAPTER 6, TO CREATE SECTION 8-6-2, TO BE ENTITLED “FATS, OIL, AND GREASE MANAGEMENT” TO REGULATE THE DISPOSAL AND MANAGEMENT OF FATS, OILS AND GREASE IN THE VILLAGE OF BROADVIEW, COUNTY OF COOK, STATE OF ILLINOIS**

\* \* \* \* \*

**WHEREAS**, the Village of Broadview, County of Cook, State of Illinois (the “Village”) is a duly organized and existing village created under the provisions of the laws of the State of Illinois and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

**WHEREAS**, the Village President (the “President”) and the Village Board (the “Village Board”) and with the President, the “Corporate Authorities”) are committed to protecting the public health, safety, and welfare of Village residents and visitors and to ensuring the efficient operation of Village services and infrastructure; and

**WHEREAS**, Section 11-20-5 of the Illinois Municipal Code (65 ILCS 5/11-20-5) authorizes the Village to do all acts and make all regulations which may be necessary or expedient for the promotion of public health and suppression of diseases, including the regulation of plumbing; and

**WHEREAS**, Sections 11-20-10 and 11-109-1 of the Illinois Municipal Code (65 ILCS 5/11-20-10 and 65 ILCS 5/11-109-1) authorize the Village to regulate the construction, repair, use and maintenance of sewers and drains within its corporate limits; and

**WHEREAS**, Section 11-80-10 of the Illinois Municipal Code (65 ILCS 5/11-80-10) authorizes the Village to regulate and prevent the deposit of offensive matter in, and to prevent injury to, streets, alleys or other municipal property; and

**WHEREAS**, Section 11-141-7 of the Illinois Municipal Code (65 ILCS 5/11-141-7) authorizes the Village to make, enact, and enforce all needful rules, regulations, and ordinances for the improvement, care and protection of its sewerage system; and

**WHEREAS**, the Corporate Authorities have determined that the accumulation of fats, oils and grease within the Village's sewer system can cause blockages, overflows, and damage to public and private property, thereby posing a threat to the Village's public health, safety, and welfare; and

**WHEREAS**, the Corporate Authorities find it necessary and in the best interests of the Village to adopt regulations governing the proper disposal and management of fats, oils, and grease to prevent such accumulations and to ensure the continued safe and efficient operation of the Village's sewer system;

**NOW THEREFORE, BE IT ORDAINED** by the President and the Village Board of the Village of Broadview, County of Cook, State of Illinois, as follows:

**ARTICLE I  
IN GENERAL**

**Section 01. Incorporation Clause.**

All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true, and correct, and the Corporate Authorities do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

**Section 02. Purpose.**

The purpose of this Ordinance is to amend Title 8, Chapter 6 to create Section 8-6-2 – Fats, Oil, and Grease Management, to be added to the Village Code, and to authorize the President and other Village officials to take all action necessary to carry out the intent of this Ordinance.

**Section 03. Invocation of Authority.**

This Ordinance is enacted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

**Section 04. State Law Adopted.**

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

**Sections 05-09. Reserved.**

**ARTICLE II  
AMENDMENT OF TITLE 8, CHAPTER 6 TO CREATE SECTION 8-6-2 – FATS, OIL  
AND GREASE MANAGEMENT**

**Section 10. Amendment to Title 8, Chapter 6 to create Section 8-6-2 to the Village Code.**

Section 8-6-2 of Title 8, Chapter 6 is hereby created and made part of the Village Code notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, as follows:

**TITLE 8 – PUBLIC WAYS AND PROPERTIES  
CHAPTER 6 – COMBINED WATERWORKS AND SEWERAGE SYSTEM  
SECTION 8-6-2 – FATS, OIL AND GREASE MANAGEMENT**

*A. Definitions.* For the purposes of this Section, the following words and terms shall have the meanings prescribed:

1. *Fats, Oil and Grease (FOG)* means material either liquid or solid, composed primarily of fat, oil, or grease from animal or vegetable sources. Examples of FOG include kitchen cooking grease, vegetable oil, bacon grease, and other similar substances.

2. *Food Service Establishment (FSE)* means any commercial or institutional facility primarily engaged in preparing, serving, or otherwise making available for consumption foodstuffs that require or result in washing and discharging kitchen or food preparation wastewaters including restaurants, cafeterias, bars, catering facilities, coffee shops, cafes, bars, catering facilities, etc.

3. *Non-FSE FOG Discharger (NFD)* means any establishment, including but not limited to motels, hotels, prisons, churches, schools, hospitals, care centers, or meeting spaces with a commercial-style kitchen that is used for preparing, serving or otherwise making available for consumption foodstuffs that require or result in washing and discharging kitchen or food preparation wastewaters.

4. *Grease Removal System (GRS)* means any device intended for separating, collecting and removing waterborne FOG and solids that settle prior to discharging into the wastewater collection system.

5. *Grease Interceptor* means any device intended for separating, collecting and removing waterborne FOG and solids that settle prior to discharging into the wastewater collection system.

6. *Grease/Solids Depth* means the grease/solids depth consists of the combined depth of the grease cap at the top of the Grease Interceptor's liquid level and the solids deposition at the bottom of the Interceptor. (Example: The grease cap at the top of the liquid measures six (6) inches and the solids at the bottom measures eight (8) inches for a combined accumulation of fourteen (14) inches. The Interceptor's liquid level is forty-eight (48) inches. The grease/solids depth is fourteen (14) divided by forty-eight (48) times 100 equaling 29% of the liquid depth).

7. *Grease Trap* means an indoor "under the counter" unit designed to collect, contain and remove food wastes and grease from the wastewater while allowing the remaining wastewater to be discharged to the wastewater collection system by gravity.

8. *Oil/Water Separator* means a device designed to remove oil (e.g. petroleum-based products) from the waste stream while allowing the remaining wastewater to be discharged to the wastewater collection system by gravity.

9. *User* means any person, establishment, or facility that contributes, causes, or permits the contribution of FOG into the Village's sanitary sewer systems.

10. *Variance* means a written document issued by the Village's Public Works Director or their designee that modifies and/or changes requirements of this FOG Program for a specific User.

#### B. *Grease Removal System Requirements.*

1. FSEs and NFDs that discharge into the Village's sanitary sewer system must install a Grease Interceptor or Trap at the User's expense. Grease Interceptors may be required in other commercial or industrial applications when deemed necessary by the Village.

2. Automotive-related facilities that may contribute petroleum-based oil to the Village's sanitary sewer collection system are required to install an approved Oil/Water Separator.

3. Wastewater from sanitary facilities shall not be introduced into any Grease Interceptor, Grease Trap or Oil/Water Separator.

4. The Grease Removal System at a facility shall be maintained to prevent grease from entering into the sewer collection system, to prevent backups and blockages, and to produce less than 100mg/L of FOG in the discharge as measured by EPA Method 1664A or equivalent method approved by the Village.

C. Pre-Existing Establishments. This subsection shall apply to all FSEs and NFDs built on or before March 2, 2026.

1. Grease Traps shall be a minimum of 35 gallons in size unless a Variance is applied for and granted by the Village. The Village has the authority to mandate the frequency of clean-outs for any establishment to meet discharge requirements. If requirements cannot be met by clean-out frequency, a larger Grease Trap or Grease Interceptor may be required.

2. Grease Interceptors shall be a minimum of 500 gallons in size, unless a Variance is applied for and granted by the Village. Grease Interceptors are typically pre-cast concrete units that are plumbed to receive only kitchen waste (pot sinks, prep sinks, can wash, floor drains, dishwasher, and food grinder waste). The Grease Interceptor should be located as close to the source as possible, and in a manner that is fully accessible for regular and safe maintenance, cleaning and sampling, without creating a nuisance.

3. Any facility with an existing Grease Interceptor or Trap that anticipates expanding or substantially changing its food handling or preparation operations must receive approval from the Village prior to commencing operations and may be required to upgrade their grease interceptor or grease trap.

D. New Establishments. This subsection shall apply to all FSEs and NFDs built after March 2, 2026.

1. For all new building construction, a minimum 500-gallon grease interceptor is required. A licensed Illinois Plumbing Contractor shall install all Grease Interceptors and Grease Traps in compliance with the latest edition of the Illinois Plumbing Code and obtain a building permit from any relevant State, municipal, or other governmental authorities prior to installation.

2. The User shall verify the minimum tankage required based on the anticipated flow rates and organic loads, using generally accepted methods of design such as Uniform Plumbing Code methods, but in no case will a grease interceptor less than 500 gallons be permitted. The User shall be solely responsible for the performance of the device and its ability to reduce effluent FOG concentrations below 100 mg/Land consistently prevent blockages and backups.

3. The Village has the authority to make determinations of Grease Interceptor or Grease Trap adequacy, need, and effectiveness based on a review of all relevant information regarding Grease Interceptor/Trap performance, maintenance, and facility site/building review. To assure adequacy and effectiveness, the Village may require repairs, modifications or replacement of such Interceptors or Traps.

4. The Village may require the provision of specific information relevant to potential FOG production, including menus, hours/days of operation, food preparation procedures, clean up practices, etc.

E. Maintenance Practices Requirements.

1. Grease Traps should be cleaned as frequently as necessary to meet system requirements. However, in no case shall the cleaning interval exceed 30 days unless a Variance is applied for and granted by the Village. Grease Traps may require more frequent cleaning depending on the size of the trap and the grease load.

2. Grease Interceptors should be cleaned as frequently as necessary to meet system requirements, but in no case shall cleaning intervals exceed 90 days. The user is responsible for ensuring that the waste hauler completely evacuates all contents of the interceptor, including floating material, wastewater, bottom sludge, and solids. Decanting or back flushing for the purpose of reducing volume is prohibited.

3. All waste removed from the Grease Interceptor or Trap must be disposed of or recycled at a facility permitted to receive such waste. The User shall be responsible for the proper removal and lawful disposal of the Grease Interceptor/Trap waste.

4. The use of enzymes, chemicals, or biological additives is not an acceptable Grease Interceptor/Trap maintenance practice.

5. All FSEs and NFDs that discharge into the Village's sanitary sewer system shall maintain written records, on-site, of cleaning and grease removal activities for grease removal devices.

F. Records Requirements for Facilities with a Grease Trap.

1. A Grease Trap Cleaning Log shall be maintained that summarizes all cleaning and maintenance activities. This form shall be clearly posted in the kitchen at all times, and in plain view of kitchen workers, to aid in compliance with these regulations.

2. The Grease Trap Cleaning Log shall be updated every time a Grease Trap is cleaned out. Grease Trap maintenance typically involves removing the contents of the Grease Trap for interim disposal in an outdoor, on-site, grease storage barrel. Grease Trap Cleaning Logs are to be stored on site for three (3) years.

3. A Grease Removal Form must be filled out when a waste hauler removes the contents of the grease storage barrel for ultimate disposal. The form, with appropriate signatures from the waste hauler and kitchen manager, are to be stored on site for three (3) years. The Village reserves the right to require copies of forms to be mailed to the Village.

G. Records Requirements for Facilities with a Grease Interceptor. A Grease Removal Form shall be filled out every time a waste hauler removes the contents of a Grease Interceptor or performs maintenance on it. The form should have appropriate signatures for the waste hauler and kitchen

manager. These forms are to be stored on site for three (3) years. The Village reserves the right to require copies of forms to be mailed to the Village.

H. Determination of Compliance. A Grease Removal System shall be considered out of compliance if any of the following conditions exist, unless a Variance permits such condition:

1. FOG concentrations at the discharge point are found to exceed 100 mg/I as measured by EPA Method 1664A or an equivalent approved method.

2. FOG is determined to be bypassing the Grease Removal System and is collecting in the discharge as determined by observation of the discharge point, or the occurrence of backups or blockages.

3. Maintenance cleaning has not been accomplished every thirty (30) days for traps, or every ninety (90) days for interceptors.

4. Failure to submit records.

5. Inspection hindrance.

6. Failure to maintain on-site records.

7. Failure to maintain Interceptors or Traps in proper working order.

8. Failure to ensure a complete clean out of a Grease Interceptor.

9. Source of sewer blockage.

10. Source of combined sewer overflow.

11. Falsification of records.

The Village will perform routine inspections and sampling to evaluate compliance with the requirements of this Ordinance.

The Village has the right to require fees for sampling and inspection, as well as the right to levy fines for non-compliance.

#### I. Inspection and Sampling

1. The Village shall have the right to enter the premises of any User to determine whether the User is complying with all requirements of this Section and any individual wastewater discharge permit or order issued hereunder. Users shall allow the Village or its representative's ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and the performance of any additional duties.

2. Any temporary or permanent obstruction to safe and easy access to the areas requiring inspection and/or sampling shall be promptly removed by the User at the written or verbal request of the Village and shall not be replaced. The costs of clearing such access shall be borne by the User.

3. The Village shall have the right to set up on the User's property such devices as are necessary to conduct sampling and/or metering of the User's operations.

4. All costs incurred by the Village in sampling and testing such Users may be recovered by invoicing such Users.

5. Denial of the Village's access to the User's property shall be deemed a violation. Unreasonable delays may be considered denial of access.

#### J. Variances.

1. A Variance to the design and maintenance requirements contained herein may be requested when compliance creates an undue hardship. Hardships caused by space availability, minimal anticipated FOG production, cost, etc., may be grounds for a Variance. The User must submit sufficient documentation, as required by the Village, which explains the need to vary from design or maintenance requirements. A Variance Request Form shall be made available by the Village. After reviewing the documentation, the Village will notify the facility in writing of acceptance or denial of the Variance request. The Village may also request further study pursuant to, or as a condition of, the Variance. The Village may impose certain conditions on Users who have received a Variance.

2. If a Variance is granted and the User subsequently increases anticipated food service production, or the Village later determines that the discharge adversely impacts the sanitary sewer collection system or treatment works, the Variance may be revoked.

#### K. Enforcement.

1. If any FSE or NFD is determined to be the source, in whole or in part, of a sanitary sewer blockage and/or overflow, the Facility may be assessed a fine, plus remediation costs for cleanup. The fines assessed pursuant to this ordinance are not the exclusive remedy the Village may pursue. The Village may use other methods to remedy the situation, such as the termination of wastewater service or the pursuit of all other remedies available by law.

2. When the Village finds that a User has violated, or continues to violate, any provision of this ordinance or an individual wastewater discharge permit, the Village may serve upon that User a written Notice of Violation as to the particulars of such violation or violations and what will be required to remedy the situation. Within ten (10) calendar days of the receipt of such notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the User to the Village. Submission of such a plan in no way relieves the User of liability for any violations occurring before or after receipt of the Notice of Violation. Nothing in this Section shall limit the authority of the Village to take

any action, including emergency actions or any other enforcement action, before issuing a Notice of Violation.

3. When the Village finds that a User has committed a major violation and that the User's past violations are likely to recur, the Village may issue an order to the User directing it to cease and desist all such violations and directing the User to: (a) Immediately comply with all requirements; and (b) Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and/or terminating the discharge. Issuance of a cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the User.

4. Unpaid charges, fines, and penalties shall, after ninety (90) calendar days, accrue interest at a rate of one and one-half percent (1.5%) compounded monthly. A lien against the facility's property may be sought for unpaid charges, fines, and penalties. Unpaid charges, fines, and penalties shall also be cause for termination of services.

5. FSEs and NFDs desiring to dispute such fines must file a written request for the Village to reconsider the fine, along with full payment of the fine amount, within thirty (30) days of being notified of the fine. Where a request has merit, the Public Works Director or their designee may convene a meeting on the matter. In the event the User's appeal is successful, the payment, together with any interest accruing thereto, shall be returned to the User. The Public Works Director or their designee may add the costs of preparing administrative enforcement actions, such as notices and orders, to the fine.

L. Fees and Penalties.

1. Fees:

- Interceptor Sampling Fee: \$90
- Discharge Sampling Fee: \$90
- FOG Analysis: \$50

2. Fines for Violations (Effective March 12, 2026):

<b>Minor Violations</b>				
	1 <sup>st</sup> Offense	2 <sup>nd</sup> Offense	3 <sup>rd</sup> Offense	4 <sup>th</sup> Offense & Up
Failure to Submit Records	Warning	\$100	\$150	\$500
Inspection Hindrance	Warning	\$100	\$150	\$500
Failure to maintain on-site Records	Warning	\$100	\$150	\$500
<b>Moderate Violations</b>				
	1 <sup>st</sup> Offense	2 <sup>nd</sup> Offense	3 <sup>rd</sup> Offense	4 <sup>th</sup> Offense & Up

Failure to maintain system in proper working order	\$150	\$300	\$500	\$1000
Failure to maintain required cleanout frequency	\$150	\$300	\$500	\$1000
Failure to ensure complete cleanout of GRS	\$150	\$300	\$500	\$1000
<b>Major Violations</b>				
Failure to Install Grease Removal System	\$500			
Source of sewer blockage (minimum)	\$500			
Source of sanitary sewer overflow (minimum)	\$1,000			
Falsification of records	\$1,000			

**ARTICLE III.**

**AUTHORIZATION, HEADINGS, SAVINGS CLAUSES, EFFECTIVE DATE**

**Section 11. Authorization.**

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the Village are specifically authorized and directed to draft and disseminate any and all necessary forms to be utilized in connection with this amendment.

**Section 12. Headings.**

The headings of the articles, Sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

**Section 13. Severability.**

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by

a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 14. Effective Date.**

This Ordinance shall be effective and in full force immediately upon passage and approval.

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**ADOPTED** by the Village Board of the Village of Broadview, Cook County, Illinois on this 2 day of MARCH 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Abraham	✓			✓
Chao-Malave	✓			✓
Miller	✓			✓
Senior	✓			✓
Shelby	✓			✓
Whimper	✓			✓
(Mayor Thompson)				✓
<b>TOTAL</b>	<u>6</u>	<u>0</u>	<u>0</u>	<u>7</u>

**SO PASSED, ADOPTED, APPROVED AND ENACTED IN AND AT THE VILLAGE OF BROADVIEW, COUNTY OF COOK, STATE OF ILLINOIS, THIS 2 DAY OF MARCH 2026.**

**APPROVED,**



**VILLAGE PRESIDENT**

**ATTEST:**



**Village Clerk**

**Recorded in the Municipal Records:  
Published in Pamphlet Form:**

