

ORDINANCE 14-28

**AN ORDINANCE AMENDING TITLE NINE CHAPTER ONE ARTICLE F
PROPERTY MAINTENANCE CODE OF THE VILLAGE OF WEST DUNDEE**

WHEREAS, the Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, the Village of West Dundee is committed to protecting the public health and safety; and

WHEREAS, the Village of West Dundee is committed to maintaining a functional built environment and safe neighborhoods while securing property values and quality of life by the efficient administrative of building code regulations; and

WHEREAS, the Village Board has recently reviewed new code provisions and is desirous of updating codes regulating the built environment to meet internationally accepted code standards; and

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: Title 9 Chapter 1 Article F of the Village Code of the Village of West Dundee is hereby amended to read as follows:

9-1F-1: PROPERTY MAINTENANCE CODE ADOPTED:

9-1G-1: Property Maintenance Code

A. Adoption: Pursuant to the authority granted by Title 65 Illinois Compiled Statutes 5/1-3-2, the Village of West Dundee hereby adopts by reference, as criteria for the minimum regulations governing the conditions and maintenance of all property, buildings and structures: by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structure the provisions of the published **2012 International Property Maintenance Code** with the following amendments:

Section R101.1- These provisions shall be known as *Property Maintenance Code of [NAME OF JURISDICTION]*, hereinafter referred to as "this code."

Insert: Village of West Dundee as the NAME OF JURISDICTION

Section 103.5 Fees- The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be indicated in the following schedule.

Insert: Section 1-4-1 of the West Dundee Village Code

Section 202 General Definitions

Section 302.4 Weeds- All premises and exterior property shall be maintained free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Insert: 10" (ten) inches.

Create Section 302.7.1 Materials. Any enclosed, attached, or detached accessory structure constructed of canvas, nylon, plastic, or other pliable material supported by air, cables, tubing, metal, or wood framework shall be prohibited.

Create Exception: The provisions of this Section shall not apply to awnings or canopies which provide weather protection or decoration.

Section 304.1- The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Add text: Whenever repair, replacement or maintenance of exterior structures is required to comply with this section, such repair, replacement or maintenance shall be completed to match, conform and be consistent with the existing exterior structure.

Create Section 304.7.1 Location. Any method used which extends a storm water discharge pipe more than 24" from a foundation must meet the following conditions:

1. Termination of an extension can be no closer than 6' to any property line
2. Termination of an extension must be located in front or rear yard
3. Multiple extensions can't be combined into a single discharge location
4. A minimum distance of 10' must be maintained between individual discharge terminations

Section 304.14 Insect screens- During the period from [DATE] to [DATE], every door, window and outer outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or

utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch.

Insert: April 1st and September 30th

Create Section 309 Signage

Create section 309.1 Illumination. Means of illumination shall be fully operational to maintain illumination levels. Broken, missing or damaged lighting devices must be replaced or repaired.

Create section 309.2 Maintenance. Signs, sign panels and inserts must be maintained free from holes, defects and missing parts.

Section 602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from [DATE] to [DATE] to maintain temperature of not less than 68° F in all habitable rooms, bathrooms and toilet rooms.

Insert: October 1st and May 1st

Section 602.4 Work spaces. Indoor work spaces shall be supplied with heat during the period from [DATE] to [DATE] to maintain a temperature of not less than 65° F during the period the spaces are occupied.

Insert: October 1st and May 1st

Section 2: PENALTIES:

Any person who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this property maintenance code, including provisions adopted by reference, or who fails to comply with any order issued pursuant to any section of the property maintenance code, shall be fined as provided in the general penalty in section 1-4-1 of this code for each offense, with each day such violation continues after a service of notice as provided for in the property maintenance code, constituting a separate offense. (Ord. 89-04, 4-3-1989; amd. 2004 Code) :

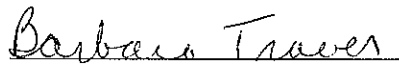
Section 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.


Section 5: That this Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

AYES: Trustees Price, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None
ABSENT: Trustee Hanley
ABSTAIN: None

ATTEST:



Barbara Traver
Village Clerk



Christopher Nelson
Village President

Passed: 8/4/2012
Approved: 8/4/2014
Published: 8/4/2014

Prepared by:
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