

**ORDINANCE NO. 7-2021**

**AN ORDINANCE AMENDING SECTION 5-8 OF CHAPTER 5,  
BUILDING AND BUILDING REGULATIONS, OF THE  
EVERGREEN PARK MUNICIPAL CODE BY ADOPTING THE  
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE**

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Village Attorney

## ORDINANCE NO. 7-2021

### AN ORDINANCE AMENDING SECTION 5-8 OF CHAPTER 5, BUILDING AND BUILDING REGULATIONS, OF THE EVERGREEN PARK MUNICIPAL CODE BY ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois, as follows:

#### Section 1

That Section 5-8, Property Maintenance Code, of Chapter 5, Building and Building Regulations, of the Evergreen Park Municipal Code be amended to read as follows:

##### Sec. 5-8. Property Maintenance Code.

The "2021 International Property Maintenance Code" as published by the International Code Council, Inc. is hereby adopted as the Property Maintenance Code of the Village with the following changes, additions or insertions:

*Section 101.1*, insert "Village of Evergreen Park."

*Section 102.3, Application of other codes*, change to read "Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Building Code, Plumbing Code, Mechanical Code, and Electrical Code adopted by the Village. Nothing in this Code shall be construed to cancel, modify or negate any provision of the zoning ordinance."

*Section 102.4, Existing remedies*, add "The Village shall have the right to cause the demolition, repair or enclosure of unsafe buildings as provided for in the Illinois Municipal Code without following any of the procedures and notice requirements of this Code."

*Section 103, Code Compliance Agency*, delete in full.

*Section 104.1, Fees*, add "The Building Commissioner shall be the code official. The code official may designate any employee of the Village with the enforcement of this code."

*Section 105.2, Inspections*, change to read "The code official may serve a notice of violation, but no such notice is a prerequisite to the existence of a violation or to action by the Village to restrain, correct or abate such violation."

*Section 105.3, Right of entry*, change to read "The code official may institute court proceedings to restrain, correct or abate any violation, or to require the removal or termination of the unlawful occupancy of any structure, or the order or direction of the code official. Any action taken on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate."

*Section 107, Means of Appeal*, delete in full.

*Section 108, Board of Appeals*, delete in full.

*Section 109.4, Violation penalties*, change to read “Any person who violates any provision of this Code shall be subject to a fine of not less than \$100 nor more than \$750 for each violation thereof. Each day that a violation occurs shall constitute a separate offense and violation.”

*Section 110.4, Failure to comply*, change to read “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than \$100 nor more than \$750 for each violation thereof. Each day that a violation occurs shall constitute a separate offense and violation.”

*Section 111.1.1, Unsafe conditions*, add “No structure may be boarded up for more than 6 months. An unsafe structure includes any structure boarded up for more than 6 months.”

*Section 111.4.1, Unlawful structure*, change to read “Whenever the code official has condemned a structure or equipment, notice shall be sent by first class mail to the taxpayer of record or the party responsible for paying any water bill. The notice shall include a statement of the violations and a deadline by which to correct the violations.”

*Section 113.1, General*, change to read “The code official may order the demolition of any structure which is:

1. Dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy.
2. A public nuisance.
3. Vacant or abandoned for more than 6 months.
4. Boarded up for more than 6 months.
5. Under construction where there has been a cessation of normal construction activity for a period of more than 6 months.
6. Maintain in violation of the provisions of this code for more than 6 months.”

*Section 113.2, Notices and orders*, change to read “A notice of order of demolition shall be served as provided for in the Illinois Municipal Code.”

*Section 201.6, Local Codes*, add Section to read “Whenever reference is made to the International Building Code, International Fire Code, International Zoning Code, International Plumbing Code, or International Mechanical Code, such reference shall be to the Building Code, Fire Code, Zoning Ordinance, Plumbing Code, Mechanical Code, currently in effect.”

*Section 301.3, Vacant structures and land*, add “No structure shall be maintained which is:

1. Dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy.
2. A public nuisance.
3. Vacant or abandoned for more than 6 months.
4. Boarded up for more than 6 months.
5. Under construction where there has been a cessation of normal construction activity for a period of more than 6 months.
6. In violation of the provisions of this code for more than 6 months.”

*Section 302.4, Weeds*, insert “8 inches” at the end of the first sentence.

*Section 304.3, Premises identification*, add “Street numbers must be attached to the structure (or light pole or mailbox) and may not be painted thereon. Street numbers may not be painted on any stairway, stoop, sidewalk, curb, or other area.”

*Section 304.14, Insect screens*, insert “May 1” and “October 1.”



*Section 404.5, Overcrowding*, add “If any room used for residential purposes is overcrowded, the code official may order the number of persons sleeping or living in said room to be reduced in order to conform to the minimum area requirements of this Chapter. It shall be prohibited to use for sleeping purposes any kitchen, hallway, closet, basement, storage room, public area, dining room or living room (except that a living room may be used for sleeping purposes of a guest for not more than 2 consecutive nights).”

*Section 602.3, Heat supply*, insert “October 1” and “May 1.” Delete the Exception.

*Section 602.4, Occupiable work spaces*, insert “October 1” and “May 1.”

*Appendix A, Boarding Standard*, is mandatory and shall be in effect.

*Appendix B, Board of Appeals*, is deleted and shall not be in effect.

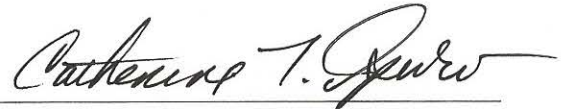
## Section 2

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

## Section 3

This ordinance shall be in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 19<sup>th</sup> day of July, 2021.



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CATHERINE T. APARO, Village Clerk

APPROVED by me this 19<sup>th</sup>  
day of July, 2021.

  
\_\_\_\_\_  
KELLY BURKE, Mayor

I DO HEREBY CERTIFY that this ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Evergreen Park, in accordance with law, this 19<sup>th</sup> day of July, 2021.



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CATHERINE T. APARO, Village Clerk