

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 107, Means of Appeal, delete in full.

Section 108, Board of Appeals, delete in full.

Section 109.2, 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 109.3, 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."