



Ord. No. 7463
File No. 145

The City of Crystal Lake Illinois

**AN ORDINANCE CREATING CHAPTER 400: PROPERTY MAINTENANCE CODE
OF THE CODE OF ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
CRYSTAL LAKE** as follows:

SECTION I: That Chapter 400: Property Maintenance Code be created and shall read as follows:

Chapter 400: Property Maintenance Code

GENERAL REFERENCES

General penalty — See Ch. 1, Art. II
Building Code — See Ch. 187.
Electrical Code — See Ch. 230.
Existing Building Code — See Ch. 239
Fire Code — See Ch. 251.
Fuel Gas Code — See Ch. 264.
Mechanical Code — See Ch. 336.
Plumbing Code — See Ch. 392.
Residential Code — See Ch. 422.

§ 400-1. Adoption of standards by reference.

The International Property Maintenance Code, 2018 Edition, and subsequent amendments thereto, published by the International Code Council, Inc., shall be and is hereby adopted by reference as the International Property Maintenance Code for the City of Crystal Lake. All terms and conditions contained in the International Property Maintenance Code, 2018 Edition, and subsequent amendments thereto, published by the International Code Council, Inc., shall be part of the ordinances of the City of Crystal Lake the same as if they were adopted verbatim.

§ 400-2. Additions, insertions and amendments.

The following sections of the International Property Maintenance Code are hereby revised and amended as follows:

- A. Section 101.1: Insert City of Crystal Lake as the name of jurisdiction.
- B. Section 102.3, Application of other codes, is amended as follows: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, Illinois State Plumbing Code, and NFPA 70.

- C. Section 103.5, Fees, is amended as follows: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule: Chapter 241: Fees
- D. Section 111.2, Membership of board, is amended to read as follows: The board of appeals shall consist of the City's Administrative Law Judge.
- E. The remainder of Section 111 after Section 111.2 is deleted in its entirety.
- F. That Section 112.4, Failure to comply, is amended as follows: Any person who shall continue any work on the system 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 liable for a fine as set forth in Chapter 248, Fines.
- G. The following definition is inserted into Section 202 in alphabetical order:

Storage

The act of keeping, placing or maintaining real property regardless of functionality or proposed future use for a period of longer the 30 days. Items used in everyday use, such as but not limited to grills and children's play toys, are not included in this definition.

- H. The following section is inserted as section 302.2.1: Sump pump discharge. Sump pumps not connected to a storm sewer, shall be discharged at a point located no closer to the abutting property line than 1/2 the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to directly flow across walking or street surfaces. When the point of discharge is located within five feet from the abutting property line, the discharge pipe shall be directed to the front or rear of the property.
- I. Section 302.4, Weeds, is amended as follows: Premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. Noxious 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.
- J. Section 302.8, Motor vehicle, is amended as follows: Except as provided for in other regulations, inoperative or unlicensed motor vehicles and trailers shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of majority disassembly, disrepair, or in the process of being stripped or dismantled.
- K. The following is inserted as Section 302.10: Exterior property area. Exterior property areas including grass, trees and bushes damaged by vehicular travel or construction activity shall be restored.
- L. The following is inserted as section 302.11: Exterior storage. All items *stored* on the exterior property area must meet the following:
 - 1. Items stored must be designed or normally intended to be stored outdoors
 - 2. Items must be maintained in a neat orderly fashion
 - 3. Must be stored a minimum of five feet from any property line
 - 4. Storage shall not be located in a required front yard
- M. Section 303.2, Enclosures, is amended as follows: Private swimming pools, hot tubs and spas, designed to hold water 24 inches in depth or greater shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.
- N. The following is inserted as section 304.1.2: Whenever repair, replacement or maintenance of exterior structures is required to comply with this section, such repair, replacement or maintenance shall be completed

to substantially match, conform and be consistent with the existing exterior structures in color, material and appearance.

- O. The following is inserted as section 304.1.3: Whenever repair, replacement or maintenance of a roof or siding assembly in excess of four hundred square feet is performed, the entire roof or siding assembly must be replaced.
- P. Section 304.14, Insect screens, is amended as follows: During the period from April 1 to October 31, every door, window and other 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, stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working order.
- Q. The following is inserted as section 310:
 - 310: Signage
 - 310.1 Illumination. Means of illumination shall be fully operational to maintain illumination levels. Broken, missing or damaged lighting devices must be replaced or repaired.
 - 310.2 Maintenance. Signs, sign panels and inserts must be maintained free from holes, defects and missing parts.
- R. Section 502.5, Public toilet facilities, is amended as follows: Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the Illinois State Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.
- S. Section 505.1, General, is amended as follows: Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered water and cold running water in accordance with the Illinois State Plumbing Code.
- T. The following is inserted as section 507.2: Downspout discharge. Downspouts not connected to a storm sewer, shall be discharged at a point located no closer to the abutting property line than 1/2 the overall distance as measured between the building and the abutting property line. The discharged water shall not be allowed to directly flow across walking or street surfaces. When the point of discharge is located within five feet from the abutting property line, the discharge pipe shall be directed to the front or rear of the property.
- U. Section 602.3, Heat supply, is amended as follows: 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 October 1 to April 30 to maintain a minimum temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms and toilet rooms.
- V. Section 602.4, Occupiable work spaces, is amended as follows: Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to April 30 to maintain a minimum temperature of 65 degrees F (18 degrees C) during the period the spaces are occupied.

SECTION II: That Chapter 302: Housing Code be repealed in its entirety.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

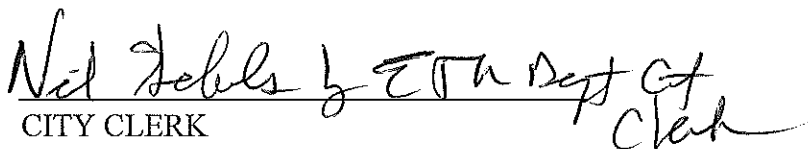
DATED at Crystal Lake, Illinois, this 17th day of April, 2018.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: 
AARON T. SHEPLEY, MAYOR

SEAL

ATTEST:


CITY CLERK

PASSED: April 17, 2018

APPROVED: April 17, 2018

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.