

**ORDINANCE NO. 07-O-4**

**ORDINANCE ADOPTING THE INTERNATIONAL  
PROPERTY MAINTENANCE CODE, 2006 EDITION, SUBJECT TO SPECIFIED AMENDMENTS**

An ordinance of the Village of Round Lake adopting the 2006 edition of the *International Property Maintenance Code*, for regulating and 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 existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Village of Round Lake; providing for the issuance of permits and collection of fees therefore; repealing Chapter 15.28 of the Municipal Code of the Village of Round Lake and all other ordinances and parts of the ordinances in conflict therewith.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROUND LAKE, LAKE COUNTY, ILLINOIS as follows:**

**SECTION 1:** That the Municipal Code of the Village of Round Lake be amended by striking and deleting Chapter 15.28 of the Municipal Code and substituting in its place the following new Chapter 15.28 adopting the International Property Maintenance Code, 2006 Edition subject to specified amendments, all as follows:

**Chapter 15.28**

**Property Maintenance Code Adopted**

**Sections:**

- 15.28.010**      **International Property Maintenance Code, 2006 Edition, adopted.**  
**15.28.020**      **Amendments and Revisions.**

**15.28.010 International Property Maintenance Code, 2006 Edition, adopted.**

That a certain document, three (3) copies of which are on file in the office of the Clerk of Round Lake, being marked and designated as the *International Property Maintenance Code*, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the Village of Round Lake, in the State of Illinois for regulating and 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 existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Village of Round Lake are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 15.28.020 of this chapter.

**15.28.020 Amendments and Revisions.**

The following sections of the International Property Maintenance Code, 2006 Edition, are amended and revised as hereinafter stated:

**Section 101.1.** Insert: **Village of Round Lake**

**Section 103.5.** Insert: **Chapter 15.08 of the Village of Round Lake Municipal Code**

**Section 106.4 Violation penalties.** Delete this section in its entirety and replace as follows:

**106.4 Violation and penalties.** Any person, firm, company, corporation or any agent, employees or contractors of such who shall violate, disobey, omit, neglect or refuse to comply with or resist enforcement of any provision of this title shall be fined not less than twenty-five dollars (\$25.00) nor more than seven hundred fifty dollars (\$750.00) for each offense. Each day that a violation of this title shall be permitted to continue, shall constitute a separate offense. Upon conviction the following procedure shall apply:

A. The fines and penalties for the violation of this chapter shall be determined by counting the time from the day of issuance (the day of issuance being the first day) of the notice of the ordinance violation until and including the day the fine is paid and shall be as follows:

1. Between the day of issuance of notice of violations up to and including the tenth day the fine shall be twenty-five dollars (\$25.00).
2. Between the eleventh day and twentieth day inclusive, the fine shall be thirty dollars (\$30.00).
3. After the twentieth day, the fine shall be thirty-five dollars (\$35.00).

B. For all purposes, the "day of payment" means the day the authorized village officer received the payment and issued a receipt therefore.

C. All violators shall be notified in writing of the initial ordinance violation and of the delinquency dates causing the increased fines. The notices required hereunder need only be mailed to the address of the property in violation of this chapter or to the owner of record of the property as shown in the records of the recorder of deeds of Lake County. Court process must be served as in civil cases.

D. In the event the payment of the required fine is not received by the twentieth day following the violation, then the building commissioner or any officer at his or her direction is authorized to compel the appearance of the violator before a court in conformity with the Criminal Code of the state of Illinois.

Add the following definition to section 202:

**Multifamily Building.** Three or more dwelling units located on a single lot.

Add the following section:

**Section 302.2.1 Sump Pumps and Gutters.** All sump pumps discharges from all buildings shall be connected to a storm sewer, provided an existing storm sewer is adjacent to or within the boundaries of the property where the building is located. If no storm sewer exists, the sump pump and/or roof gutter shall discharge not less than five feet beyond the building but not more than ten feet from the building. Discharge shall not terminate within 10 feet of any property line. In no case shall the discharge cause a nuisance to adjoining properties. The termination distance may be extended upon the approval of the Building Commissioner or representative.

**Section 302.4.** Insert: **8 inches**

Add the following section:

**Section 302.1.1 Firewood.** The exterior storage of firewood on private property shall be limited to two cords. The firewood shall not be stored within the required front yard and shall be stored neatly so as not to create a dangerous condition or be offensive to the neighborhood.

**Section 304.14.** Insert: April 1st-October 31

**Section 404.5** Delete this section in its entirety and replace as follows:

**Section 404.5 Overcrowding.** Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements in table 404.5

**TABLE 404.5  
MINIMUM AREA REQUIRMENTS**

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 OCCUPANTS	3-5 OCCUPANTS	6 OR MORE OCCUPANTS
Living room	No requirements	120	150
Dinning room	No requirements	80	100
Bedrooms	Shall comply with Section 404.5		

**404.5.1 Sleeping area.** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4

**404.5.2 Combined spaces.** Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate room and if the space is located so as to function as a combination living/dining room.

Add the following section:

**Section 307.4 Trash enclosures.** All multi-family, commercial and/or industrial buildings utilizing exterior storage for refuse containers shall construct and maintain screened trash enclosures. Exterior refuse containers shall be enclosed behind a permanent, opaque enclosure constructed of wood, metal, masonry, or other appropriate material. Such enclosure shall extend from the ground level to two feet (2') above the top of the highest container and shall be equipped with access gates. The gates may have four inches (4") of clearance above the ground to facilitate winter usage and shall be equipped with an inside release to preclude child entrapment. Access gates to trash enclosures shall be kept closed except during trash removal. Trash enclosures walls and gates shall be maintained plumb and in good repair.

**Section 505.1** Delete reference to the International Plumbing Code and replace with Illinois Plumbing Code.

Section 602.3. Insert: October 1<sup>st</sup> to May 15<sup>th</sup>

Section 602.4. Insert: October 1<sup>st</sup> to May 15<sup>th</sup>

Add the following section:

**Section 704.5 Carbon Monoxide Alarms.** Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.

Add the following to Chapter 8:

Illinois Public Act 094-0741.....IPMC 704.5

**SECTION 2:** All Ordinances in conflict with this Ordinance to the extent of such conflict are hereby repealed.

**SECTION 3:** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 4:** That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**SECTION 5:** This Ordinance shall be in full force and effect from and after ten (10) days of its passage, approval and publication in pamphlet form.

**APPROVED:**

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Village President – William Gentes

**ATTEST:**

\_\_\_\_\_  
Village Clerk – Jeanne Kristan

**PASSED:**

**APPROVED:**

**PUBLISHED IN  
PAMPHLET FORM:**

**AYES:**

**NAYS:**

**ABSENT:**