

## VILLAGE OF HOFFMAN ESTATES LOCAL AMENDMENTS TO THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE

### 1. SECTION 101 - GENERAL

**101.1 Title.** Insert [Village of Hoffman Estates] at name of jurisdiction.

### 2. SECTION 103 - Title shall be amended to read: DEPARTMENT OF DEVELOPMENT SERVICES - DIVISION OF CODE ENFORCEMENT.

**103.5 Fees.** Shall be deleted in its entirety.

### 3. SECTION 107 - NOTICES AND ORDERS

**107.2 Form.** Delete Items 5 and 6 in their entirety.

Item 1. Shall be amended to read: Be verbal or in writing.

Item 4. Replace "correction order" with "reinspection date"

**107.6 Transfer of ownership.** Shall be deleted in its entirety.

### 4. SECTION 109 - EMERGENCY MEASURES

**109.6 Hearing.** Shall be deleted in its entirety.

**111 MEANS OF APPEAL.** Shall be deleted in its entirety.

### 5. SECTION 202 - GENERAL DEFINITIONS The following definitions shall be added to read:

**DERELICT VEHICLE.** As defined in 625 ILCS 5/1-115.07.

**DISREPAIR.** The state of being deteriorating, decaying or dilapidated.

**INOPERABLE OR DERELICT MOTOR VEHICLE.** A motor vehicle as defined by 625 ILCS 5/1-146 that is unable to be operated legally on a public road or a vehicle that exhibits one or more of the following conditions: derelict, wrecked, partially or fully dismantled or substantially damaged to the extent that the vehicle cannot be operated under its own power, or unable to be safely operated, including but not limited to: vehicles on blocks or similar devices, with deflated tire or tires, or from which the engine, wheels or tires have been removed.

**SUBSTANTIALLY DAMAGED.** Damaged to more than 50 percent of replacement cost.

**UNLICENSED MOTOR VEHICLE.** A motor vehicle which does not display license plates and/or registration stickers required to operate on a public way.

**VEHICLE SHELL.** As defined by 625 ILCS 5/1-218.1.

**WRECK.** Broken remains of something ruined or destroyed.

### 6. SECTION 302 - EXTERIOR PROPERTY AREAS

**302.3 Sidewalks and driveways.** Shall be added to read: Excessive cracking of the driveway pavement, surface or depressions shall be patched or seal-coated.

**302.4 Weeds.** Insert [ten inches (10")].

Substitute "cut and destroy" with "cut and/or destroy".

**302.7 Accessory Structures.** Shall be added to read: All detached and attached garages must have an approved door that serves to keep the structure secure.

**302.8 Motor vehicles.** Shall be deleted in its entirety and replaced with: No inoperable or unlicensed motor vehicle shall be parked, kept or stored on any premise where it is visible from the street, and no vehicle shall be at anytime in a state of major disassembly, disrepair, or in the process of being stripped or dismantled except for being in an enclosed structure; i.e., a residential garage. Inoperable motor vehicles are also subject to the regulations of [Section 7-10-3](#) of the Hoffman Estates Municipal Code. Painting of vehicles is prohibited unless conducted inside of an approved spray booth and in a location zoned for such purposes.

**302.8.1 Motorized Construction Equipment.** Shall be added to read: All motorized construction equipment shall be stored in a garage or shed. Motorized construction equipment shall be considered to be bulldozers, skid loaders and other machines of similar type as determined by the Director of Code Enforcement.

**302.10 Outside Storage.** Shall be added to read: There is to be no outside storage in the front yard of any residential property. Side yard storage shall be limited to garbage, recycling, receptacles, yardwaste bags and firewood. The Director of Code Enforcement may grant exceptions to this regulation, for limited periods of time. Storage on balconies shall be limited to outdoor lawn furniture, potted plants, and approved barbecue grills provided that the property management permits such items. A maximum of two (2) bicycles shall be permitted on balconies in apartment or condominium buildings provided that the management or association provides no other storage options and the apartment management or condominium homeowners association rules do not prohibit such storage. Bicycles, motorcycles and other motorized cycles shall not be secured to any tree, post, fence or other accessory structure except approved bicycle racks in any apartment, condominium or town home complex.

7. SECTION 304 - EXTERIOR STRUCTURE

304.3 Premises identification. Shall be amended to read: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals, be a minimum of four inches (4") high with a minimum stroke width of one-half inch (1/2"). Commercial buildings shall have the same address, posted and visible on the rear door.

304.14 Insect Screens. The words "During the period from [DATE] to [DATE]" shall be deleted.

304.15 Doors. Shall be amended to read: All exterior doors, door assemblies and hardware shall be maintained in good condition and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

304.17 Guards for basement windows. Shall be deleted in its entirety.

8. SECTION 305 - INTERIOR STRUCTURE

305.7 Window Treatments. Shall be added to read: Newspaper or other sheets of paper, bed sheets, blankets or flags are not acceptable window treatments for use in any residential structure.

305.8 Vacant Residential Structures. Shall be added to read: Vacant residential structures shall not be utilized solely for storage purposes.

9. SECTION 308 - RUBBISH AND GARBAGE

308.2.2. Refrigerators. Shall be deleted in its entirety and amended to read: Refrigerators and similar equipment not in operation shall not be discarded or abandoned without first removing the doors or with doors facing down laid flat on the ground eliminating entrapment possibilities. Refrigerators and similar equipment shall not be stored outside of any premises at any time unless the item is curbside awaiting proper disposal.

308.3.1 Garbage Facilities. Shall be deleted and amended to read: The owner of every building containing two (2) or more dwelling units shall supply an approved leak proof, covered, outside garbage receptacle.

10. SECTION 309 - EXTERMINATION

309.1 Infestation. Shall be deleted and amended to read: All structures shall be kept free from insect and rodent infestation. A licensed Illinois Pest Control Operator shall promptly exterminate all structures in which insects or rodents are found. After extermination, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. Shall be amended to read: The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure or at anytime an infestation is found to exist.

309.4 Multiple Occupancy. Shall be amended to read: The owner of a structure containing two (2) or more dwelling units, a multiple occupancy, or a non-residential structure shall be responsible for extermination in the public or shared areas of the structure, occupied areas of the structure and exterior property areas.

11. SECTION 404.5 OVERCROWDING Shall be deleted in its entirety and replaced with:

404.5 OVERCROWDING. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5 MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1—2 occupants	3—5 occupants	6 or more occupants
Living room	No requirements	120	150
Dining room	No requirements	80	100
Bedrooms	1 occupant minimum 70 square feet 2 or more occupants minimum 50 square feet per occupant		

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 rooms and if the space is located so as to function as a combination living room/dining room.

12. SECTION 602 - HEATING FACILITIES

602.3 Heat Supply. Shall be amended to read: Every owner and operator of any building who rents, leases, or lets one (1) or more dwelling units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat through out the year to maintain a temperature of not less than 65°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

602.4 Occupiable work spaces. Insert [September 1] and [May 31].

13. CHAPTER 8 REFERENCED STANDARDS. Shall be added to read:

Reference the following additional codes:

Hoffman Estates Municipal Code, Illinois Pesticide Act, Illinois Plumbing Code/2004, Illinois Accessibility Code/1997