

ORDINANCE 2010-06

BARRINGTON TOWNSHIP GENERAL PROPERTY REQUIREMENTS

SECTION 100

GENERAL

1.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for the maintenance of structures, equipment and exterior property.

1.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

1.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 200

EXTERIOR PROPERTY AREAS

2.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

2.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

2.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

2.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. 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.

2.4.1 In the event an owner of a property within the Township shall fail to cut weeds on his property so as to comply with section 2.4 above, the Township will give the owner written notice demanding compliance with the provisions of this Ordinance within **10 business days** from the date of notice. Notice shall be given by mail addressed to the owner at the address shown on public record for payment of taxes. If no address is given, then notice shall be deemed given by posting on the property.

2.4.2 If the owner fails to cut the weeds on his property so as to comply with section 2.4 above within said **10 day period**, then the Township shall be authorized to cut said weeds, or to employ or contract with others to cut said weeds and to charge the cost thereof against the owner. The Township shall charge the owner the actual cost of cutting the weeds. If the owner does not pay this amount and if the Township files a Notice of Lien then an **additional \$125.00** shall be added to the amount due to cover the Township administrative costs, expenses and filing fees. All such charges shall be a lien upon the real estate on which the weeds were cut.

2.4.3 If the owner shall refuse to pay the cost of such cutting, the Township shall, within **30 days** after incurring the weed cutting expense, file a Notice of Lien in the office of the Recorder of Deeds or Registrar of Titles of Cook County, Illinois.

2.4.4 Such Notice of Lien shall consist of a sworn statement setting forth:

- a. Description of the real estate sufficient for identification thereof;
- b. The amount of money representing the cost and expense incurred in cutting the weeds, plus the **additional charge of \$125.00** pursuant to paragraph 2.4.2 above;
- c. The date or dates when such cost and expense was incurred by the Township.

2.4.5 The owner shall also be responsible for all costs and expenses, including all court costs and any reasonable attorney fees incurred by the Township in enforcing its lien under this Ordinance and the amount thereof shall be a part of the lien against owner's property.

2.4.6 The provisions of this Ordinance shall be deemed severable and the invalidity of one part of this Ordinance shall not affect the remainder.

2.4.7 This Ordinance shall take effect upon passage and publication as required by law.

2.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

2.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

2.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

2.7.1 Gates. Gates which are required to be self-closing and self-latching in accordance with the *International Building Code* shall be maintained such that the gate will positively close and latch when released from a still position of 6 inches (152mm) from the gatepost.

2.7.2 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

2.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

2.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to any approved state of maintenance and repair.

SECTION 300

EXTERIOR STRUCTURE

3.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

3.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from

exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Revised this 14th day of June, 2022.

Votes in favor _____

Votes against _____

Supervisor

Attest:

Clerk