

ORDINANCE NO. 14-9

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE
CITY OF OAKBROOK TERRACE, AS AMENDED, TITLE XV (LAND USAGE);
CHAPTER 157 (PROPERTY MAINTENANCE CODE)**

WHEREAS, the City of Oakbrook Terrace (the "City") is a home rule unit of local government under Article VII, Section 6 of the 1970 Illinois constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City has heretofore adopted the International Property Maintenance Code, 2009 Edition, with local amendments for regulating and governing of the conditions and maintenance of all property, buildings and structures in the City and providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures and premises are safe, sanitary and fit for occupation and use; and

WHEREAS, the City Council has determined upon the recommendation of the City's staff and code enforcement consultant that the International Property Maintenance Code, 2009 should be amended by the City.

NOW THEREFORE, BE IT HEREBY ORDAINED by the Mayor and City Council of the City of Oakbrook Terrace, DuPage County, Illinois, as follows:

Section 1. Title XV (Land Usage); Chapter 157 (Property Maintenance Code), §157.01 (Property Maintenance Code) of the Code of Ordinances of the City of Oakbrook Terrace is hereby amended as follows:

301.2 Responsibility. The owner of the premises shall maintain the exterior of all premises and every structure including but not limited to walls, roofs, cornices, chimneys, drains, towers, porches, landing, fire escapes, stairs, store fronts, signs, windows, doors, awnings and marquees in good repair, and all surfaces thereof shall be kept painted or protected with other approved coating or material where necessary for the purpose of preservation and avoiding a blighting influence on adjoining properties. All obsolete signs shall be removed. All surfaces shall be maintained free of broken glass, loose shingles, crumbling mortar or brick, peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved safely, fire hazards eliminated, and adjoining properties and the neighborhood protected from blighting influences 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, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

302.13 Lawns, Hedges and Tree Trimming. All premises shall be appropriately maintained and lawns, hedges, bushes, trees and other vegetation shall be kept trimmed and from becoming overgrown and unsightly where exposed to public view or where such vegetation may constitute a blighting influence on adjoining property and shall be kept trimmed to provide adequate clearance from electric power lines on private property or prevent other hazardous conditions, as follows:

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

Section 3. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 25th DAY OF February, 2014.

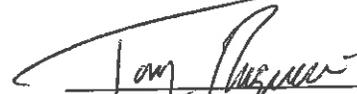
AYES: Esposito, Przychodni, Sarallo, Shadley, Thomas, and Vlach,

NAYES: None

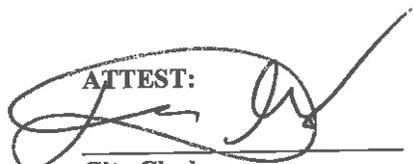
ABSENT: None

ABSTENTION: None

APPROVED:



Tony Ragucci, Mayor

ATTEST:


City Clerk