

CITY OF CHESTER, ILLINOIS

ORDINANCE NO. 1498

AN ORDINANCE AMENDING CHAPTER 29,
PROPERTY MAINTENANCE CODE,
OF THE REVISED CODE OF ORDINANCES OF THE
CITY OF CHESTER, ILLINOIS

ADOPTED BY THE CITY COUNCIL OF THE
CITY OF CHESTER, ILLINOIS,

THIS 15th DAY OF November, 2010

PUBLISHED IN PAMPHLET FORM BY ORDER OF THE
MAYOR AND CITY COUNCIL

THIS 16th DAY OF November, 2010

ORDINANCE NO. 1498

**AN ORDINANCE AMENDING CHAPTER 29,
PROPERTY MAINTENANCE CODE,
OF THE REVISED CODE OF ORDINANCES OF THE
CITY OF CHESTER, ILLINOIS**

WHEREAS, the City Council of the City of Chester, Illinois, has deemed it to be in the best interest of the City of Chester, Illinois, to amend Chapter 29, Property Maintenance Code, of the Revised Code of Ordinances of the City of Chester, Illinois.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTER, ILLINOIS, AS FOLLOWS:

SECTION 1: Section 29-1-2 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-1-2 SCOPE. The provisions of this Code shall apply to all existing residential rental units, all new construction (rental or non-rental) and new commercial buildings and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties. **(101.2)**

SECTION 2: Section 29-1-18 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-1-18 FEES. The inspection fee will be \$50.00 for the occupancy inspection and one follow-up inspection, if required. Additional inspections, if required, will be \$25.00 per inspection. The fees will be collected when the owner/occupant makes a deposit for water and gas services. The City Clerk will accept the fees and make arrangements for the inspection. **(103.5)**

SECTION 3: Section 29-1-27 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-1-27 RECORDS. The Code Enforcement Officer shall keep official records of all business and activities specified in the provisions of this Code. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations. (104.7)

SECTION 4: Section 29-1-28 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-1-28 FREQUENCY OF INSPECTION. Inspections are required when occupancy changes and more than one year has elapsed since the last inspection and prior to occupancy of newly constructed buildings. Private residential property sales will be exempt from inspections.

SECTION 5: Section 29-3-35 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-3-35 BUILDING SECURITY. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be equipped with deadbolt lock or door knob with locking device incorporated into it designed to provide security for the occupants and property within. (304.18)

SECTION 6: Section 29-3-48 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-3-48 DISPOSAL OF GARBAGE. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers. (307.3)

(A) **Garbage Facilities.** Every dwelling shall be supplied with one of the following: an approved mechanical food waste grinder in each dwelling unit or an approved leakproof, covered outside garbage container. (307.3.1)

SECTION 7: Section 29-4-5 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-4-5 HABITABLE SPACES. Every habitable space shall have at least **one (1) window** of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be **eight percent (8%)** of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located

less than **three (3) feet (914 mm)** from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least **eight percent (8%)** of the floor area of the interior room or space, but not less than **twenty-five (25) square feet (2.33 m²)**. The exterior glazing area shall be based on the total floor area being served. **(402.1)**

Windows in habitable spaces shall open and stay open on their own without props. **(402.1R)**

SECTION 8: Section 29-4-6 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-4-6 COMMON HALLS AND STAIRWAYS. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a **sixty (60) watt** standard incandescent light bulb or compact florescent of equal output for each **two hundred (200) square feet (19 m²)** of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than **thirty (30) feet (9144 mm)**. In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of **one (1) footcandle (11 lux)** at floors, landings and treads. **(402.2)**

SECTION 9: Section 29-6-19 of Chapter 29 of the Revised Code of Ordinances of the City of Chester, Illinois, is hereby amended to provide as follows:

29-6-19 ELECTRICAL SYSTEM HAZARDS. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improperly sized fuses or breakers, insufficient receptacle and lighting outlets, missing or broken cover plates for outlets, light switches and junction boxes, frayed wires that may present a hazard to the occupant or building, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Enforcement Officer shall require the defects to be corrected to eliminate the hazard. **(604.3)**

SECTION 10: That any Ordinance or part of Ordinances in conflict herewith are to the extent of such conflict repealed.

SECTION 11: That this Ordinance shall become effective December 1, 2010.


PASSED and APPROVED this 15th day of November, 2010, in regular meeting of the City Council, pursuant to roll call vote which was as follows:

	AYE	NAY	ABSENT
Carolyn Schwent	<u>X</u>	_____	_____
Carole Abernathy	<u>X</u>	_____	_____
D. Michael Blechle	<u>X</u>	_____	_____
Kenneth Dillman	<u>X</u>	_____	_____
Richard Brueggemann	<u>X</u>	_____	_____
Clinton Cowan	<u>X</u>	_____	_____
Russ Rader	<u>X</u>	_____	_____
Nancy Crossland	<u>X</u>	_____	_____

APPROVED:


JOE L. EGGEMEYER, Mayor

ATTEST:


NANCY J. EGGEMEYER, City Clerk

PASSED: November 15, 2010

APPROVED: November 15, 2010

PUBLISHED: November 16, 2010 IN PAMPHLET FORM

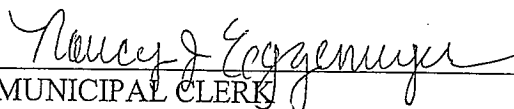
CERTIFICATE OF PUBLICATION

I, Nancy J. Eggemeyer, certify that I am the duly elected and acting municipal clerk of the City of Chester, Randolph County, Illinois.

I further certify that on November 15, 2010, the Corporate Authorities of such municipality passed and approved Ordinance No. 1498 entitled **AN ORDINANCE AMENDING CHAPTER 29, PROPERTY MAINTENANCE CODE, OF THE REVISED CODE OF ORDINANCES OF THE CITY OF CHESTER, ILLINOIS**, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1498, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the municipal building commencing on November 16, 2010, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Chester, Illinois, this 16th day of November, 2010.


MUNICIPAL CLERK