



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**From:** Jeff Stehman, Building and Zoning Supervisor  
**Thru:** Walter Denton, City Administrator  
Ted Shekell, Planning Director  
**Date:** April 1, 2008  
**Subject:** Ordinance No. \_\_\_\_: An Ordinance amending Ordinance #3302, Section 6 which adopted the ICC Codes in December 2004. **First Reading.**

**List of committees that have reviewed:** The Community Development Committee reviewed the ordinance and discussed this amendment at its meetings on March 17, 2008.

**Background:** This ordinance will amend Ordinance #3302, particularly Section 6, which adopted the 2003 ICC Codes. The amendment will completely replace Section 6 with a revised Section 6. There are three main reasons we are amending Section 6 at this time:

- We have re-structured Section 6 in order to make it flow better, through reorganization of the general provisions that apply to all structures, residential requirements and commercial requirements. We have also clarified who is responsible to apply and added several definitions related to ownership and transfer of such. After 17 years of amendments of the original ordinance, this change makes the ordinance more reader friendly and easier to understand for the residents and property owners.
- We have added removal of the electrical service panel covers to all property maintenance inspections. Due to the increasing number of calls we have received from homeowners that have been made aware of problems within the electrical service panels, it has become obvious that this extra level of protection is something we should be doing to ensure the life and safety of our residents.
- We have added the requirement for Carbon Monoxide Detectors to our checklists, pursuant to the requirements of the State of Illinois Carbon Monoxide Detector Act. Our enforcement of this state-mandated requirement will make non-compliance a city ordinance violation rather than a state misdemeanor. We are already observing roughly a 75% voluntary compliance on our inspections.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff recommendation:** Our department believes these revisions are necessary for the efficient enforcement of the Property Maintenance Code, protection of the life, health and safety of our residents and clear interpretation of the ordinance to ensure residents can easily understand the requirements.