
**THE CITY OF CALUMET CITY
COOK, ILLINOIS**

**ORDINANCE
NO. 24-12**

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE X, REGARDING THE ADOPTION
OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF THE CODE OF
ORDINANCES OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS.

**THADDEUS JONES, Mayor
DR. NYOTA T. FIGGS, City Clerk**

**DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
DEANDRE TILLMAN
RAMONDE WILLIAMS
MONET WILSON
Aldermen**

Published in pamphlet form by authority of the Mayor and City Council of Calumet City
Prepared by: Peterson, Johnson, and Murray, LLC, Village Attorneys
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

CALUMET CITY
Cook County, Illinois

ORDINANCE NO. 24-12

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE X, REGARDING THE ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF THE CODE OF ORDINANCES OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS.

WHEREAS, the City of Calumet City, Cook County, Illinois (the "City") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the "Home Rule Powers"); and

WHEREAS, the Mayor and the City Council of the City of Calumet City (the "Corporate Authorities") may from time to time amend the text of the Municipal Code of the City of Calumet City when it is determined to be in the best interests of the City; and

WHEREAS, the Corporate Authorities have determined it is in the best interest of the health, safety, morals and welfare of the citizens of the City to update and amend the previously adopted 2021 International Property Maintenance Code to fit the needs of Calumet City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, by and through its Home Rule Powers, as follows:

Section 1. That the above recitals are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Chapter 14, Article V, Division 1, Sections 691 and 692 of the Municipal Code of the City of Calumet City is hereby amended by deleting the stricken language and adding the following underlined language to read as follows:

Sec. 14-691. International Property Maintenance Code Adopted.

A certain document, one (1) copy of which is on file in the office of the city clerk, being marked and designated as the "2021 International Property Maintenance Code (IPMC)" be and is hereby adopted as the property maintenance code of the city for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2021 International Property Maintenance Code (IPMC) are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 14-692.

Sec. 14-692. International Property Maintenance Code Amendments and revisions.

The 2021 International Property Maintenance Code (IPMC) is amended and revised in the following respects:

Section 101.1: Insert "City of Calumet City."

Section 103.1: Delete and replace with the following language:

"The department of inspectional services shall serve as the department of property maintenance inspection. The department of inspectional services shall also be known as the department of property maintenance inspection and all references in city codes or ordinances to the department of inspectional services and department of property maintenance inspection shall be interchangeable."

Section 103.2: Delete and replace with the following language:

"The director of inspectional services shall serve as the code official. The director of inspectional services shall also be known as the code official and shall be appointed by the mayor of the jurisdiction. All references in the city codes or ordinances to the director of inspectional services and the code official shall be interchangeable."

Section 111.2: Add: "In cases where it reasonably appears that there is immediate danger to the life or safety of any person due to the condition of a structure, and the structure has previously been placarded as unsafe as provided above, the director of inspectional services shall give written notice by certified mail or to personal service upon the owner, the agent or person in control of the building that unless action is taken within ten (10) days of the date of the notice to render the structure safe and secure, the director of inspectional services shall either cause the necessary work to render the structure safe or undertake the immediate demolition thereof. For purposes of this section, the director of inspectional services shall employ the necessary labor to perform the repair or demolition deemed necessary as expeditiously as provided and shall forward the costs of said repair or demolition to the City Comptroller for the purpose of filing a lien against the property."

Section 107: Delete and replace it with the following language:

"Decision or determinations made by the director of inspirational services relative to the application and interpretation of this Code may be appealed by written application to the Chief of the Fire Department of the City of Calumet City who shall act on said appeal within five

(5) business days of receipt. The decision of the fire chief may then in turn be appealed, in writing, to the public safety committee within five (5) business days and the committee's decision may subsequently be appealed to the full city council, in writing, within five (5) business days from the receipt of the decision from the committee. The decision of the city council shall be final and shall be subject to judicial review under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.)."

Section 108: Delete.

Section 302.4: Insert "6 inches."

Add: "Section 302.10: Dead material. All premises and exterior property shall be maintained free from dead or damaged trees, bushes, shrubs, or other lifeless vegetation. This would include cut as well as in-ground vegetation."

Add Section 303.6.1: Graffiti. The property owner shall take all necessary steps to remove any and all graffiti, of graffiti-like markings on the exterior surface of any building or other structure within forty-eight (48) hours of being notified."

Add: "Section 304.6.1: Exterior covering. No plastic sheeting may be installed, attached or maintained on the exterior of any structure for insulation, weatherproofing, or other purposes, except in the case of emergency weatherproofing approved by the department of inspectional services and not exceeding a forty-five (45) day period. Boarded up windows, doors, holes or other areas shall be painted or colored in a manner that is consistent with the building colors upon application to the building. The coating applied shall render the boarding used to cover the windows, doors or other areas as inconspicuous as possible. A building inspection shall be performed by the department of inspectional services and building permit obtained prior to the boarding up of any vacant structure. The building permit can be waived for an emergency board up approved by the department of inspectional services. Boarding up work, once commenced following issuance of a permit, shall be completed without delay or interruption."

Section 304.3: Add the words "and alley adjacent to" after the words "street or road fronting" in the first sentence.

Section 304.14: Insert "September 30 to April 30."

Section 307.1 – Handrails and Guardrails: Replace the last sentence of this sections with the following: "Guards shall be not less than 36 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface."

Section 502.5: Delete the word "International".

Section 505.1: Delete the word "International".

Section 507.1: Delete the words "a public nuisance" and substitute therefore "a private or public nuisance. The accumulation of standing water, either on the property or other property, is prohibited. Gutters and downspouts shall be required and shall be in good repair."

Section 602.3: Insert "September 30 to April 30."

Section 602.4: Insert "September 30 to April 30."

Section 604.2: Delete and replace with the following language:

"One-family dwelling units shall have a service of no less than one hundred (100) amp. This shall include rowhouses, townhouses and the like. Dwelling units requiring an upgrade in the size of the service shall be required to comply with the provisions of 2011 Chicago Electrical Code and additionally smoke detector requirements within the 2021 International Residential Code and the 2021 International Building Code."

Section 605.2: Delete the last sentence and replace with the following language: "All receptacles shall be protected by ground fault protection as per the provisions of ~~2011 Chicago~~ 2020 National Electrical Code."

Section 606.1: Delete and replace with the following language:

"Elevators and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. Inspections shall be performed at least annually by a licensed contractor and the inspection report shall be filed with both the city clerk's office and the department of inspectional services. If the elevator or escalator is located in a commercial building, at the time of business license renewal, proof of current inspection shall be required for renewal of the business license. Certificates of inspections shall be posted within each elevator and one (1) copy shall be sent to the department of inspectional services."

Appendix B. Sections B101.1 through B101.8: Delete and replace with the following: "The zoning board of appeals shall function as the building board of appeals."

Section 3. The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance which shall be enforced to the fullest extent possible.

Section 4. Any typographical or clerical errors made herein this ordinance including misnumbering of sections may be corrected by the City Clerk with the approval of the City attorney.

Section 5. All policies, ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

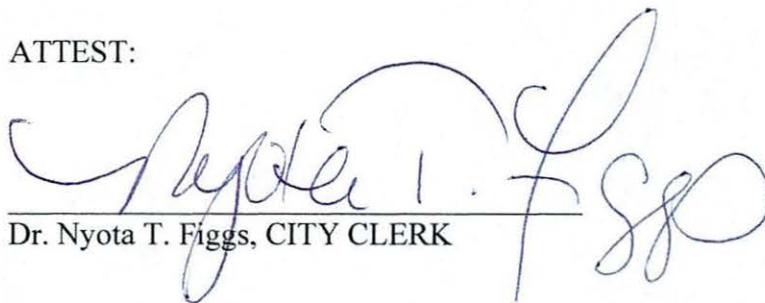
ADOPTED this 23rd day of May, 2024, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton	X			
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				

APPROVED by the Mayor on May 23, 2024.


Thaddeus Jones
MAYOR

ATTEST:


Dr. Nyota T. Figgs, CITY CLERK