
THE VILLAGE OF CHICAGO RIDGE
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 18-06-16

**AN ORDINANCE OF THE VILLAGE OF CHICAGO RIDGE, ILLINOIS, REGARDING
VACANT BUILDINGS**

CHARLES E. TOKAR, Village President
BARBARA M. HARRISON, Village Clerk

FRANCES COGLIANESE
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WILLIAM McFARLAND
DEBORAH "DEB" PYZNARSKI
Trustees

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WHEREAS, the Village of Chicago Ridge, Cook County, Illinois (the “*Village*”) is a home rule unit of local government pursuant to 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 Village pursuant to its home rule authority and its property maintenance codes desires to establish measures to abate the public nuisances, health and safety hazards, and other harmful effects that arise from vacant buildings in the village.

WHEREAS, the Corporate Authorities find it in the best interests of the Village to amend the Village Code provisions regarding registration and maintenance of vacant buildings as further provided below.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Chicago Ridge, Cook County, Illinois, as follows:

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

Section 2. Article III (“Supplemental Local Regulations”) of Chapter 12 (“Buildings and Building Regulations”) of the Village Code is hereby amended by adding Division 10 (“Vacant Buildings”) to provide as follows:

DIVISION 10. - VACANT BUILDINGS.

Section 12-295 – Vacant Buildings Registration

(A) Purpose. The purpose of this section is to establish measures to abate the public nuisances, health and safety hazards, and other harmful effects that arise from vacant buildings in the village.

(B) Definitions. For purposes of this section, the following words and/or phrases shall apply.

(1) VACANT BUILDING. Any building or structure that is unoccupied by a person or occupied by unauthorized persons for more than 30 days, excepting any permitted warehouse, garage, vacation property, or building or structure used only on a seasonal basis. It includes any building condemned or does not have a valid certificate of occupancy or certificate of compliance from the village.

(C) Obligations of vacant building owner.

(1) Registration. All owners of vacant buildings shall register with the Building Department on a form provided, their name, telephone number, email address, address(es) of all vacant structures owned, drivers license or state identification number, and date of birth.

(2) Transfer. Upon the transfer of ownership, the information required above shall be provided within 14 days of the change of ownership.

(3) Compliance with Chicago Ridge Municipal Code. The designation of the individual in this section is prima facie evidence of control of the building to be named as a defendant in any legal action to enforce compliance with the applicable

provisions of the Chicago Ridge Municipal Code, including those relating to the building maintenance and fire prevention.

(4) Each vacant building must be registered separately.

(D) Registration fee. For each vacant building, the village shall collect a fee of \$100.00.

(E) Renewal of registration. As long as the building remains vacant, the registration shall be renewed on an annual basis, the fee for the renewal is equal to the fee contained in subsection (D) of this section.

(F) Inspection. Each vacant building registered herein shall be inspected periodically, but not less than annually. The building owner shall, at the owner's expense, submit the inspection report to the Building Department. The report shall be prepared by a duly licensed inspection company or individual and will provide information as follows:

(1) Building openings. Doors, windows, areaways, and other openings shall be weather-tight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows, or other openings shall be secured.

(2) Roofs. The roof and flashings shall be sound and tight, not admit moisture, or have defects which might admit moisture, rain or roof drainage.

(3) Drainage. The building storm drainage system shall be functional and allow discharge in an appropriate manner.

(4) Building structure. The building shall be maintained in good repair and be structurally sound. Structure members shall be free of deterioration and capable of safely bearing imposed dead and live loads.

(5) Foundation walls. Shall be maintained structurally sound and in a sanitary condition so as not to pose a threat to public health and safety, shall be capable of supporting the load which normal use may cause to be placed thereon, and be free from other cracks and breaks, and free from leaks.

(6) Exterior. The property must comply with the Property Maintenance Code adopted by the village.

(G) Penalty and enforcement. A violation of this section shall be a civil matter which may be enforced in Circuit Court, or pursuant to any administrative adjudication procedure established by the village. The penalty for violation of this section shall be in accordance with Section 1-16.

(H) Other laws. This section is in addition to all other ordinances of the village and all applicable laws of the state.

Section 3. Those provisions of the Village Code that have not been expressly amended herein shall remain in full force and effect.

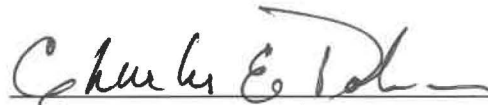
Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

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

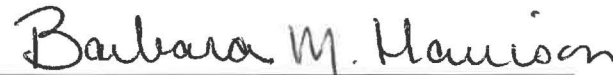
Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

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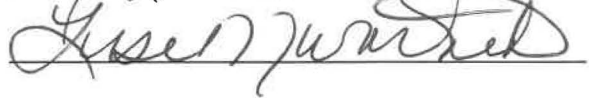
ADOPTED this 19th day of JUNE, 2018.


Charles E. Tokar, President

ATTEST:


Barbara M. Harrison, Village Clerk

AYES:

NAYS:

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATE

I, BARBARA M. HARRISON, Village Clerk of the Village of Chicago Ridge, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____ “AN ORDINANCE OF THE VILLAGE OF CHICAGO RIDGE, ILLINOIS, REGARDING VACANT BUILDINGS,” which Ordinance was duly adopted by said Board of Trustees at a regular meeting held on the ____ of June, 2018.

I do further certify that a quorum of said Board of Trustees was present at said meeting, and that the Board of Trustees complied with all requirements of the Illinois Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of June, 2018.

Barbara M. Harrison, Village Clerk
Village of Chicago Ridge