

ORDINANCE NO. O-9-25

**AN ORDINANCE AMENDING CHAPTER 10, ARTICLE III –
PROPERTY MAINTENANCE CODES AND AMENDMENTS,
ARTICLE IV – RENTAL PROPERTY RULES AND REGULATIONS, AND
ARTICLE VII – NOTICE OF VIOLATION PROCEDURES, PENALTIES,
APPEALS AND CONFLICT OF ORDINANCES OF
THE PALATINE CODE OF ORDINANCES**

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Mayor and Village Council of the Village of Palatine
on February 3, 2025**

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AN ORDINANCE AMENDING CHAPTER 10, ARTICLE III – PROPERTY MAINTENANCE CODES AND AMENDMENTS, ARTICLE IV - RENTAL PROPERTY RULES AND REGULATIONS, AND ARTICLE VII - NOTICE OF VIOLATION PROCEDURES, PENALTIES, APPEALS AND CONFLICT OF ORDINANCES OF THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 10 of the Village Code to update building codes and ensure our building stock stays current with common building practices; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 10 of the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power, that:

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, is hereby amended by amending Chapter 10, Article III – Property Maintenance Codes and Amendments, Article IV - Rental Property Rules and Regulations, and Article VII - Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances as indicated on Exhibit “A.”

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing Ordinance, all of which are indicated on Exhibit “A”.

SECTION 3: That this ordinance shall be in full force and effective after its passage and approval as provided by law.

PASSED: This 3rd day of February, 2025

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 3rd day of February, 2025



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

3rd day of February, 2025



Village Clerk

PALATINE CODE OF ORDINANCES – CHAPTER 10- EXSITING STRUCTURES' MAINT. ETC.

ARTICLE III. PROPERTY MAINTENANCE CODES AND AMENDMENTS

Section 10-3.26 Method of Service

Section 111.4.2 Method of Service shall be deleted in its entirety and replaced with the following:

Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods.

ARTICLE IV. RENTAL PROPERTY RULES AND REGULATIONS

Sec. 10-15. Licensing of the operation of rental dwelling units.

(d) No Rental Dwelling License shall be issued or renewed unless the applicant owner or operator has first made application therefor on a fully completed application in the format provided by the Village Manager or his designee. The Village Manager shall develop the format for such applications and make the same available to the public. If any change occurs to the contact information provided in the application for the applicant owner or operator, or if any change occurs to the contact information provided for any designated agent, including the addition and/or removal of an agent, the applicant owner or operator shall give notice of such change(s) to the Village's code official in writing within fourteen (14) days.

**ARTICLE VII. NOTICE OF VIOLATION PROCEDURES, PENALTIES, APPEALS AND
CONFLICT OF ORDINANCES**

Sec. 10-42. Notice of violation; procedures.

If the code official determines that the alleged violation(s) arise out of the ~~2021~~ International Property Maintenance Code (IPMC), incorporated herein, or Article IV, V, and VI of this chapter, notice regulations set forth in Section 111.4.107 of the ~~2021~~ IPMC shall be followed.