

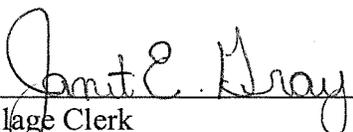
**ORDINANCE NO. 2694**

**AN ORDINANCE  
SUPPLEMENTING AND AMENDING ARTICLE XII OF CHAPTER 10  
“BUILDINGS AND BUILDING REGULATION” OF THE RANTOUL CODE,  
AS SUPPLEMENTED AND AMENDED, IN CONNECTION WITH ADOPTION OF  
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE**

**VILLAGE OF RANTOUL  
CHAMPAIGN COUNTY, ILLINOIS**

**CERTIFICATE OF PUBLICATION**

Published in pamphlet form this 8th day of February, 2022, by authority of the President and Board of Trustees of the Village of Rantoul, Champaign County, Illinois.

  
\_\_\_\_\_  
Village Clerk

**ORDINANCE NO. 2694**

**AN ORDINANCE SUPPLEMENTING AND AMENDING ARTICLE XII OF CHAPTER 10  
“BUILDINGS AND BUILDING REGULATION” OF THE RANTOUL CODE,  
AS SUPPLEMENTED AND AMENDED, IN CONNECTION WITH ADOPTION OF  
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/1-3-2, provides that a municipality may adopt, by reference, certain regulations without setting forth those provisions in full; and,

**WHEREAS**, Article XII of Chapter 10 of the Village Code provides for the adoption by reference of the International Property Maintenance Code, 2006 edition, published by the International Code Council; and,

**WHEREAS**, the International Code Council is made up of code enforcement officials, trade industry representatives, design professionals and other interested parties who participate in establishing and revising codes for adoption and use by municipalities; and,

**WHEREAS**, the International Code Council periodically updates those certain codes which they develop and publish to assist municipalities; and

**WHEREAS**, the International Code Council has published the 2018 edition of the International Property Maintenance Code; and,

**WHEREAS**, the Village Board desires to adopt, by reference, the updated and revised version of the International Property Maintenance Code as and for its Property Maintenance Code.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS**, as follows:

**Section 1. Amendment.** That ARTICLE XII, entitled “Property Maintenance Code”, of CHAPTER 10, entitled “Buildings and Building Regulation”, be and the same is hereby amended to provide as follows:

**Sec. 10-386. - Adoption by reference.**

A certain document, at least one copy of which is and has remained on file for a period of not less than 30 days prior to the adoption of the ordinance from which this article is derived and shall be kept available for public use in the office of the village clerk, being marked and designated as the International Property Maintenance Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code (the "Property Maintenance Code") of the Village, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions

and terms of the property maintenance code are hereby referred to, adopted and made a part hereof as if fully set out in this article, with such additions, amendments, insertions and deletions, if any, prescribed in Section 10-387.

**Sec. 10-387. - Additions, amendments, insertions and deletions.**

The following sections of the property maintenance code are hereby revised as follows:

- A. *Section 101.1.* In the second line insert the following for “[Name of Jurisdiction]”: “Village of Rantoul, Champaign County, Illinois.”
- B. *Section 102.3.* Delete the existing text in its entirety and replace it with the following: “Application of other codes: The specific work related to any repairs, additions or alterations to a structure, or changes of occupancy or use, shall be done in accordance with the procedures and provisions of any applicable codes or regulations as may be adopted or enacted by the Village.”
- C. *Section 102.7.* Insert the following language after the words “Chapter 8” in line 3: “, or the equivalent code as may be adopted by the Village.”
- D. *Section 103.* Delete Sections 103.1 through 103.5, inclusive, in their entirety and replace them with the following:
  - 103.1 General. The office of the village inspector, as that office is authorized, established and provided for in Chapter 2, Article III, Division 9 of the Village Code, shall be the designated authority charged with the administration and enforcement of this code and all references in this code to the "code official" shall be deemed and construed to be references to the "village inspector."
  - 103.2 Fees. Any fees which may be required for activities and services performed by the Village under this code shall be in the amounts established from time to time by the Village Board.
- E. *Section 106.4.* Delete the text in its entirety and replace it with the following: Any person who shall violate a provision of this code or fail to comply therewith or with any requirements thereof shall be prosecuted and the penalties shall be as specified in Sections 1-23 and 10-6 of the Village Code.
- F. *Section 106.5.* Insert the following language at the end of the section: “Failure to abate a violation shall be an implied consent for the Village to abate the violation. Such an implied consent shall be deemed to form a contract between the responsible person(s) and the Village for correcting, abating or removing the violation. All costs incurred by the Village in abating a violation shall be charged to the person or persons responsible for the violation, and shall be a lien upon the real estate where the violation occurred.”
- G. *Section 111.* Delete the section in its entirety and replace it with the following: The board of code appeals, as that board is created, established and provided for in Chapter 2, Article IV, Division 3 of the Village Code, shall be the board to which any person shall have the right to appeal a decision of the village inspector under this code, and all references in this code to the "board of appeals" or the "board" shall be deemed and construed to be references to the board of code appeals.
- H. *Section 112.4.* Insert the figures “\$75” and “\$750”, respectively, for each applicable “[Amount]”.
- I. *Section 302.4.* Insert "eight inches" for [jurisdiction to insert height in inches].
- J. *Section 304.14.* Insert "April 1" and "November 20", respectively, for each applicable “[Date]”.

- K. Add Section 304.20 as follows: "304.20. Defacement of Property. Intentional damage, mutilation or defacement of property (such as graffiti) of a building, structure or property is in violation of this Code. It is the responsibility of the owner of such building, structure or property to restore such to its original state of repair."
- L. *Section 602.3.* Insert "October 1" and "April 30", respectively, for each applicable date [Date].
- M. *Section 602.4.* Insert "October 1" and "April 30", respectively, for each applicable [Date].
- N. *Section 704.1.3.* Insert the following after "*International Fire Code requirements.*": ", as well as any other applicable state or local law."
- O. *Section 704.1.3(5).* Insert the following after "Section 915.6.": "See also Carbon Monoxide Alarm Detector Act, 430 ILCS 135/1 et seq."
- P. *Section 704.2.3(13)* Insert the following after "Section 907.10.": "See also Smoke Detector Act, 425 ILCS 60/1 et seq."

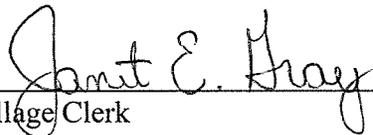
**Section 2. Effective Date.** The provisions of this Ordinance shall, after its passage, approval and publication as required by law, become effective on June 1, 2022.

**Section 3. Conflict.** All ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

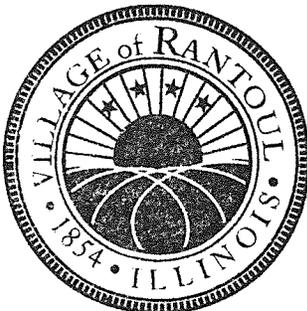
**Section 4. Publication.** The Village Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form.

This Ordinance is hereby passed, the "ayes" and "nays" being called, by the concurrence of a majority of the members of the Corporate Authorities then holding office on the date set forth below.

**PASSED** this 8th day of February, 2022.

  
 \_\_\_\_\_  
 Village Clerk

**APPROVED** this 8th day of February, 2022.



  
 \_\_\_\_\_  
 Village President