

CITY OF LE ROY
COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO. 10-06-~~05~~⁰³-51

**AN ORDINANCE ADOPTING COMMERCIAL PROPERTY MAINTENANCE
TO THE MUNICIPAL CODE OF LE ROY, ILLINOIS, 2003 TITLE 9,
BUILDING REGULATIONS**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
21st Day of June 2010

PRESENTED: June 21, 2010

PASSED: June 21, 2010

APPROVED: June 21, 2010

RECORDED: June 21, 2010

PUBLISHED: June 21, 2010


In Pamphlet Form

Voting "Aye" 8

Voting "Nay" 0

The undersigned being the duly qualified and Acting City Clerk of the City of Le Roy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

(SEAL)



City Clerk of City of Le Roy

Dated: June 21, 2010

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ORDINANCE NO. 10-06-03-51

**AN ORDINANCE ADOPTING COMMERCIAL PROPERTY MAINTENANCE TO THE
MUNICIPAL CODE, LE ROY, ILLINOIS, 2003
TITLE 9, BUILDING REGULATIONS**

WHEREAS, the Mayor and City Council of the City of Le Roy, McLean County, Illinois, an Illinois municipal corporation, deem it to be in the best interests of the city and its residents that the commercial property maintenance provisions hereinafter set forth be approved, and

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Le Roy, Illinois in lawful meeting assembled, as follows:

SECTION 1. Title 9, Chapter 5, is hereby adopted as follows:

9-5-1: Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

9-5-2: Exterior Structure. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare.

9-5-2A: Protective Treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

9-5-2B: Foundation Walls. All foundation walls shall be maintained free from open cracks and breaks and shall be kept in such condition so as to prevent weather related degradation or entry of rodents and other pests.

9-5-2C: Exterior Walls. All exterior walls shall be free from holes, breaks, and loose mortar, rotting materials, structurally sound capable of safely supporting the imposed dead and live loads; and maintained weatherproof and properly surface coated where required to prevent deterioration.

9-5-2D: Roofs and Drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration on the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that will/can create damage to adjoining structures or creates a public nuisance.

9-5-2E: Decorative Features. All cornices, corbels, terra cotta trim, wall facings and similar decorative or accessory features shall be maintained in good repair with proper anchorage and in a safe condition.

9-5-2F: Overhang Extensions. All overhang extensions including, but not limited to canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in good condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. All existing signs indentifying or relating to occupant/business shall be removed upon closure.

9-5-2G: Stairways, Decks and Balconies. Every exterior deck, stairway, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

9-5-2H: Chimneys and Towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

9-5-2I: Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

9-5-2J: Basement Hatchway. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

9-5-2K: Public Light Fixture Standards. No advertisements, signs, placards, decorative items, etc. affixed to any public street light fixture without permission of the City.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion made by Shirley Chancellor, and seconded by Nancy Bentley by roll call vote on the 21st day of June, 2010, as follows

Aldermen elected 8

Aldermen Present 8

Voting Aye:

Shirley Chancellor, Nancy Bentley, T.A. Whitsitt, Dawn Hanafin, Boyd Denner, Dawn Thompson, John Haney, Dave McClland

Voting Nay:

None

Absent:

None

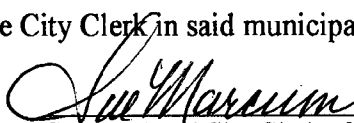
Abstain:

None

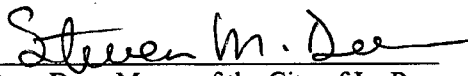
Other:

None


and deposited and filed in the office of the City Clerk in said municipality on the 21st day of June, 2010.


Sue Marcum, City Clerk of the City of Le Roy
Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 21st day of June, 2010.


Steve Dean Mayor of the City of Le Roy,
Mc Lean County, Illinois

ATTEST (SEAL)


Sue Marcum, City Clerk of the City of Le Roy
Mc Lean County, Illinois

CERTIFICATE

I, Sue Marcum, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **June 21, 2010** the Corporate Authorities of such municipality passed and approved **Ordinance No. 10-06-0~~8~~³-51** entitled:


**AN ORDINANCE ADOPTING COMMERCIAL PROPERTY MAINTENANCE
TO THE MUNICIPAL CODE OF THE CITY OF LE ROY, ILLINOIS, 2003
TITLE 9, BUILDING REGULATIONS**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 10-06-0~~8~~³-51, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **June 21, 2010** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 21st day of June 2010.

(SEAL)


Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE ADOPTING COMMERCIAL PROPERTY MAINTENANCE
TO THE MUNICIPAL CODE OF THE CITY OF LE ROY, ILLINOIS, 2003
TITLE 9, BUILDING REGULATIONS**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 21st day of June, 2010, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 21st day of June 2010

(SEAL)



City Clerk