

CHAPTER VIII PROPERTY MAINTENANCE CODE

Section 800: Deletions and Amendments The following deletions and amendments to the 2012 International Property Maintenance Code shall be incorporated into this chapter.

Section 101.1 Title. Amend this section to read as follows: These regulations shall be known as the Property Maintenance Code of the Village of Tinley Park, hereinafter referred to as “this code”.

Section 102.3 Application of other codes. Amend this section to read as follows: Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the adopted ICC Codes 2012 as indicated in the Tinley Park Building Code as amended. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the Tinley Park Zoning Codes.

Section 111.1 Application for appeal: Delete this section and refer to Section 100.L of the Chapter I of this Code.

Section 111.8 Stays of enforcement. Amend as follows: Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the Building Committee.

Section 201.3 Terms defined in other codes. Amend as follows: Where terms are not defined in this code and are defined in the adopted Tinley Park Comprehensive Building Code as amended, such terms shall have the meanings ascribed to them as in those codes.

Section 302.4 Weeds. Amend as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Each notice of violation shall be valid for entire calendar year.

Section 304.7 Roofs and drainage. Amend as follows: 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 in 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 creates a public nuisance and the discharge hose must be at least five (5) feet away from all property lines. Sump pump discharges must be directed to the rear of the property and must be at least ten (10) feet from property lines.

Section 304.14 Insect Screens. Amend as follows: During the period from April 15th to October 15th, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than sixteen (16) mesh per inch, and every screen door used for insect control shall have self-closing devices in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

Section 602.3 Heat Supply. Amend as follows (not including exceptions): Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof, shall supply the use of a heat during the period from September 1st to May 15th to maintain a temperature of not less than 68 degrees F in all habitable rooms, bathrooms and toilet rooms.

Section 602.4 Occupiable work spaces. Amend as follows: Indoor occupiable work spaces shall be supplied with heat during the period from September 1st to May 15th to maintain a temperature of not less than 65 degrees F during the period the spaces are occupied.

Section 603.1 Mechanical appliances. Amend as follows: All mechanical appliances, solid fuel-burning appliances, cooking appliances, cooling appliances, refrigeration appliances, freezing appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended functions.

Section 801- Parking Lot and Private Commercial Roadways.

It is the intent of this Section to provide a uniform guideline for the maintenance of, and subsequent submittal requirements for permits for the maintenance of, existing and future private and public parking lots and private roadways in the Village and for resurfacing and reconstruction.

Definitions:

- A. Parking Area: The parking area is to be defined as the pavement required for the number of parking stalls needed to accommodate the business customers and employees of the owners/tenants served by said parking lots as determined by Village ordinance and/or as determined and installed by the owner thereof, whichever is greater. The parking area covers striping, signage, lighting, drainage, and the ingress/egress areas to the business. The parking area also includes delivery and loading dock pavement. Related landscaped areas are also included.
- B. Street, Private: Any right of way or area set aside to provide vehicular

access within a development that is not dedicated or intended to be dedicated by the Village and is also not maintained by the Village.

C. Application: The parking area shall be inspected and evaluated in unison with the property owner. After inspection, if the following items are determined to exist the owner will be notified in writing of the deficiencies.

- 1) When the pavement begins to fail (i.e., potholes, severe settlement or heaving, tripping hazards, asphalt failure due to sub-base failure, severe cracking) as determined by the Code Compliance Officer or Department of Public Works.
- 2) When the pavement condition presents a hazard to vehicular and/or pedestrian traffic.
- 3) When curb and gutter and utility structures have failed.
- 4) When the striping and signage become unrecognizable or does not meet current standards.
- 5) When there is a change in use, or additions are being made.
- 6) When sidewalks become out of repair or dangerous (e.g. a difference in inches between any two adjacent slabs).
- 7) All pavements are to meet the minimum requirements of the Village of Tinley Park Development Ordinance, the IDOT Standard Specifications for Road and Bridge Construction, the International Property Maintenance Code, and the Illinois Accessibility Code, current editions.

D. Enforcement: After an inspection of the property deficiencies, a written notice of the deficiencies will be provided to the property owner for response.

E. Application/Submittal for Permit.
A copy of the original approved design plans should be used for reference, where practical. The plan submittals are to delineate the proposed improvements including repair strategy, extent of repairs or modifications, and location. Four copies of the repair plans are to be submitted for review and comments, including a cost estimate.

F. Repairs

1) Pavement

- a) When pavement removal has been determined to be necessary (i.e.: severe alligating, potholes, etc.), the pavement is to be repaired in accordance with the

Village Development Ordinance and the IDOT standard Specifications for Road and Bridge Construction. Section 440 Pavement Rehabilitation, current editions. The pavement shall be neatly saw cut before removal. The asphalt is to be removed and replaced with the required pavement cross-section. Should the sub-base be determined to be unstable, a proof roll may be required to determine the scope of repairs. If the sub-base is determined to be failing after the asphalt has been removed, then the appropriate repairs will be required.

- b) All patching areas will be re-graded and compacted. The saw cut asphalt edges require prime before the asphalt is replaced. For areas where the complete asphalt surface has been removed, aggregate prime coat shall be installed per the current specifications.
- c) All necessary milling to maintain drainage is to be shown in plan.
- d) Milling is required around any structure that is not to be adjusted or repaired.
- e) Milling is required where asphalt surface meets concrete surfaces.
- f) Milling is required along all B-6.12 type curbs. Asphalt overlays within gutters are not permitted without Village approval.
- g) Milling is required along all "B" type curb if the height of the curb shall be 3 inches or less after the overlay.
- h) Milling of large cracks and sealing, the use of geo-textile fabric for alligatored areas and longitudinal cracks may be considered by the Village Engineer for less severe failures.
- i) A butt joint is required where existing pavement meets new pavement.
- j) Pavement area shall be mechanically swept clean before prime coat is applied at the required application rate. Apply prime, in advance of paving, following the Village of Tinley Park and IDOT specifications, current editions. The use of aggregate (sand) for prime is recommended if traffic will be allowed through the construction area.
- k) A geotechnical engineer is recommended to be present for all paving operations to verify that the proper compaction is being obtained. Paving is to be installed per the Village of Tinley Park and IDOT specifications, current editions.
 - 1) Concrete pavement shall be patched in accordance to the IDOT Standard Specifications for Road and Bridge Construction, Section 442 Pavement Patching, current edition.

- 2) Manhole Structures (storm, sanitary, water)
 - a) All structures in the paved areas shall be reconstructed as necessary to maintain planned drainage and integrity of the structure.
 - b) Broken or deteriorated adjusting rings shall be replaced. Two (2) adjusting rings totaling eight (8) inches maximum is required. Adjusting rings shall be of a recycled rubber material.
 - c) All broken castings and lids shall be replaced.
 - d) Adjustments to any valve vaults or sanitary sewer structures shall obtain the approval of the Public Works Department.
 - e) Use of frame insets shall be permitted.
 - f) Structures and manhole lids shall be cleaned after paving.
- 3) Curb and sidewalks
 - a) All curb that is broken, not allowing proper drainage, missing, or creates a trip hazard is to be replaced.
 - b) All sidewalk that is broken, missing, or creates a trip hazard shall be replaced.
 - c) Spalled or deteriorated sidewalk shall be replaced when it fails to meet the 2012 edition of the International Property Maintenance Code
 - d) Curb and sidewalk shall be replaced in accordance to the current Village Standards.
- 4) Lighting
 - a) Lighting shall be verified after reconstruction of the parking lot to assure that damage has not occurred.
- 5) Signage and Striping
 - a) Signage and Striping shall be updated to the current standards.
 - b) The originally approved striping plans, including the required amount of handicapped parking stalls as specified by Chapter 11 of

the 2012 edition of the ICC International Building Code, current edition of the Illinois Accessibility Code and the ADA, shall be used unless current standards require changes. Any changes to the plan not otherwise required by the Village shall be approved by the Building Department.

- c) Handicapped parking spaces and signs shall comply with Chapter 11 of the 2012 edition of the ICC International Building Code and current edition of the Illinois Accessibility Code.
 - d) Two (2) coats of paint are required for re-stripping applications.
 - e) All signposts shall conform to the current Village codes and/or standards and shall be plumb and securely embedded into the pavement.
 - f) All sign panels missing, illegible or lacking reflectivity shall be replaced to meet the current Village codes and/or standards.
- 6) Grading within the parking lot (islands)
- a) All areas within the parking lot shall be graded to drain, and settled areas filled in.
 - b) Plans for any alterations to the existing parking lot islands shall be submitted for approval.
- 7) Traffic Control
- a) It is the responsibility of the permit applicant to provide advance warning and safe access to the adjacent businesses during construction.
 - b) Proper notification shall be provided prior to the start of construction.
 - c) The construction area shall be properly barricaded, and any required informational signs shall be provided and maintained.
 - d) The storage of equipment and construction material shall be confined to areas that are well lit and properly barricaded. At no time shall the area block drainage areas, fire hydrants, fire lanes, or entrance/exits.

Section 802 Motor vehicles. Except as provided for in other regulations, no inoperative, unlicensed or unregistered motor vehicle shall be parked, kept or stored on any premises, and no

vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Section 803 Motor vehicle parking. No motor vehicle shall be parked on any lot unless parked on a concrete or asphalt driveway.

Section 804 Size of dumpsters/containers. All dumpsters/containers shall be of sufficient size to accommodate all garbage and disposable items generated by the premises they serve for a minimum of one (1) pickup per week. If in the judgment of the Code Compliance Officer, the accumulation of garbage and disposable trash is consistently greater than the capacity of the provided dumpster/container, the Code Compliance Officer shall direct the responsible person to increase the size of the dumpster/container or increase the number of pick ups per week. Failure to comply shall be a violation of this code and result in the fines and penalties as prescribed by code.

Section 805 Dumpster Storage Areas. All outdoor dumpster/container collection and storage areas shall be completely obscured from surrounding property by a solid screen six (6) feet in height constructed of masonry, wood, plastic, or material approved by the Code Compliance Officer and the dumpster/container must be set on a surface of concrete or asphalt. All existing storage areas not screened in accordance with this code shall comply within one (1) year of this code or within 6 months of notification by the code official. Any screened areas in a damaged condition, must be repaired within 14 days of such notification by the Code Compliance Officer. Failure to obtain an extension to make repairs after the 14 days shall require the area to conform to this code. Construction dumpsters stored on site for a temporary period not exceeding 60 days need not conform to this code.

Section 806 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes (by a licensed qualified contractor) that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. A copy of the most recent exterminator's report is required, as proof of service.

Section 807 Proof of Extermination

The owner of any rental unit shall provide proof that the unit had been exterminated prior to tenant occupying unit, if requested.

Section 808 Overcrowding

The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the Building Official, endanger the life, safety or welfare of the occupants.

Section 809 Area for sleeping purposes: Only rooms designated as bedrooms may be occupied for sleeping purposes and/or considered to be rooms occupied for sleeping purposes. Every room occupied for sleeping purposes (bedroom) shall contain at least fifty (50) square feet of floor area for each occupant thereof.

Section 810 Boarding Standards All boarding sheets shall be painted an approved color. The maximum time for any boarding shall be eight (8) weeks.

Appendix A (Boarding Standards) shall be considered part of this code.

CHAPTER IX - MAINTENANCE OF PUBLIC STREETS AND RIGHT-OF-WAYS

SECTION 900 – CLEANING OF STREETS

A. General

The current adopted Village of Tinley Park Code of Ordinances is hereby incorporated into this Code, and is as effective and binding as if fully set forth herein.

SECTION 901 – STREET & ALLEY LITTERING

All streets and alleys adjoining the construction site shall be kept clean and free of all mud, waste, and debris caused by construction operations. Such materials shall be removed from the public way immediately.

SECTION 902 - RESPONSIBILITY

The applicant to whom a building permit has been issued shall be responsible for policing all streets and alleys adjoining the site of his operations and he shall be liable for any fines or penalties relating to Sections 900, 901, 903 and 904.

SECTION 903 – SPOIL PILES, EXCESS EARTH, BUILDING MATERIALS, ETC.

Streets and public right-of-ways shall not be used for storage of these materials and they shall be deposited away from the right-of-way a sufficient distance to prevent sliding, spilling, or washing onto public property.

SECTION 904 – DUMPSTERS, CONTAINERS FOR DEBRIS, ETC.

No dumpsters, or other containers for debris, shall be placed on, or shall project into, any improved street or public right-of-way.