

**VILLAGE OF VERNON HILLS
ORDINANCE 2023-097**

**AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS,
OF THE VERNON HILLS CODE, ARTICLE IX – PROPERTY MAINTENANCE CODE,
SECTION 5-142, AMENDMENTS, RELATED TO INDOOR HEATING REGULATIONS**

WHEREAS, the Village of Vernon Hills is a municipal corporation existing under the laws of the State of Illinois, and

WHEREAS, Ordinance 2018-016, approved February 6, 2018, amended the Vernon Hills Code to adopt the 2018 edition of the International Property Maintenance Code, with local amendments; and

WHEREAS, the Staff of the Community Development Department observed that the regulations pertaining to indoor heating requirements required further amendments; and

WHEREAS, the Committee of the Whole discussed the Staff recommendation at its meeting on September 5, 2023 and directed Staff to prepare an Ordinance amending the code as described herein; and

WHEREAS, the President and Board of Trustees, having determined that the requested amendment is in the best interest of the Village of Vernon Hills and hereby adopts this ordinance amending the Vernon Hills Village Code pursuant to its authority to establish reasonable regulations pertaining to building and property maintenance standards within the Village of Vernon Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION 1. The above recitals are hereby incorporated into and made part of this Ordinance.

SECTION 2. Chapter 5, Buildings and Building Regulations, of the Village of Vernon Hills Code of Ordinances, Article IX – Property Maintenance Code, Section 5-142, International Property Maintenance Code Amendments is hereby amended to insert the following additional amendments:

- (l) Section 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary, and working condition in accordance with the Illinois State Plumbing Code. (Rest of section remains the same.)
- (m) Section 602.3 Heat supply. 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, shall supply heat to the occupants thereof during the period from September 1 to May 31. Said heat supply shall maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and

toilet rooms If the outside temperate is below 0°F (-18°C). If the outside temperate is below 0°F (-18°C), the indoor temperature shall be maintained at not less than 65°F (18°C). In unoccupied buildings, the owner or operator shall maintain a room temperature sufficient to prevent water and waste lines from freezing unless the plumbing system has been otherwise protected by an approved method.

- (n) Section 602.4 Occupiable spaces. Indoor occupiable work spaces shall be supplied with heat during the period from September 1 to May 31 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied. (Exceptions remain the same.)

SECTION 3. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION 4. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law. Notice to the State of Illinois Capital Development Board is required for a minimum of 30 days prior to the amendment. It is the intent of the Village for the amendment adjusting the starting date of the heating season to take effect in 2024.

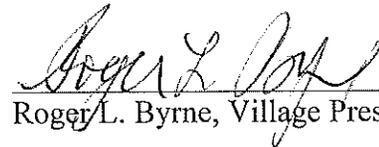
SECTION 6. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2023-097.

Adopted by roll call vote as follows:

AYES: 7 – Oppenheim, Marquardt, Takaoka, Forster, Schenk, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 – None


Roger L. Byrne, Village President



PASSED: 09/19/2023
APPROVED: 09/19/2023
ATTEST: 09/19/2023


Kevin Timony, Village Clerk

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2023-097

AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ARTICLE IX – PROPERTY MAINTENANCE CODE, SECTION 5-142, AMENDMENTS, RELATED TO INDOOR HEATING REGULATIONS

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 19th day of September, 2023

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

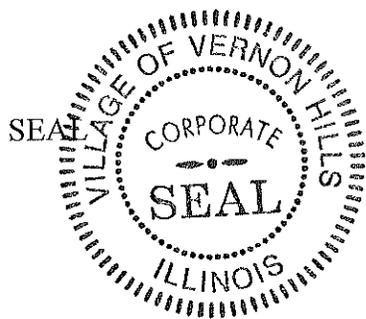
I, KEVIN TIMONY, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON SEPTEMBER 19, 2023, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE NO. 2023-097 AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ARTICLE IX – PROPERTY MAINTENANCE CODE, SECTION 5-142, AMENDMENTS, RELATED TO INDOOR HEATING REGULATIONS.

THE PAMPHLET FOR ORDINANCE NO. 2023-097 INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY DATED SEPTEMBER 19, 2023 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 VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 19TH DAY OF SEPTEMBER 2023.



Kevin Timony, Village Clerk



AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, KEVIN TIMONY, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE NO. 2023-097 AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE VERNON HILLS CODE, ARTICLE IX – PROPERTY MAINTENANCE CODE, SECTION 5-142, AMENDMENTS, RELATED TO INDOOR HEATING REGULATIONS TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM SEPTEMBER 19, 2023 TO SEPTEMBER 25, 2023.



Kevin Timony, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th DAY OF SEPTEMBER 2023



Notary Public

