

1 AN ACT concerning townships.

2 Be it enacted by the People of the State of Illinois,
3 represented in the General Assembly:

4 Section 5. The Township Code is amended by adding
5 Article 113 as follows:

6 (60 ILCS 1/Art. 113 heading new)

7 ARTICLE 113. PROPERTY MAINTENANCE CODE

8 (60 ILCS 1/113-5 new)

9 Sec. 113-5. Applicability. The township board may
10 exercise the powers granted under this Article only after the
11 electors of the township, at an annual or special meeting,
12 authorize the township board to do so.

13 The township board may not exercise its powers under this
14 Article within the corporate limits of any municipality.

15 (60 ILCS 1/113-10 new)

16 Sec. 113-10. Property maintenance standards. For the
17 purposes of promoting the public health, safety, morals,
18 comfort, and general welfare; conserving the value of
19 property located in the township; and lessening or preventing
20 the deleterious or blighting effect of residential,
21 commercial, or industrial buildings, improvements, or
22 properties that are detrimental to the public health, safety,
23 morals, and welfare because of the dilapidation,
24 deterioration, or depreciation of physical maintenance, the
25 township board may:

- 26 (1) Adopt and enforce ordinances, rules, and
27 standards regulating the minimum conditions for the
28 maintenance of exterior property, premises, and
29 structures of residential, commercial, and industrial

1 buildings, improvements, and properties.

2 (2) Adopt and enforce ordinances, rules, and
3 standards regulating the minimum conditions for
4 maintenance of the interior property, premises, and
5 structures of residential, commercial, and industrial
6 buildings designed, intended, or used for human occupancy
7 or habitation.

8 (60 ILCS 1/113-15 new)

9 Sec. 113-15. Adoption of property maintenance code. A
10 township may adopt by reference the provisions of any
11 property maintenance code or a portion of any code, without
12 setting forth the provisions of the code in full, if at least
13 3 copies of the code that is adopted by reference are filed
14 in the office of the township clerk and are available for
15 public use, inspection, and copying.

16 Any amendment to the code may be adopted in the same
17 manner provided that the required number or amended or
18 corrected copies are filed with the township clerk and are
19 available for public use, inspection, and copying.

20 In this Section, "code" includes, but is not limited to,
21 any published compilation of rules and regulations that have
22 been prepared by various technical, trade, or service
23 associations governing the minimum conditions for the
24 maintenance of exterior property, premises, and structures or
25 the minimum conditions for the maintenance of interior
26 property, premises, and structures.

27 (60 ILCS 1/113-20 new)

28 Sec. 113-20. Enforcement.

29 (a) All ordinances, codes, standards, or regulations
30 adopted under this Article must be enforced by an officer of
31 the township designated by the ordinance. That officer may
32 order the restraint, correction, or abatement of any

1 violation of the ordinances, codes, or regulations. The
 2 ordinance may give the officer the power to make orders,
 3 requirements, decisions, and determinations regarding the
 4 enforcement of the ordinances, codes, and regulations.

5 (b) The ordinances, codes, and regulations must be
 6 applicable throughout the township (except for any part of
 7 the township located within the corporate limits of a
 8 municipality) if the property maintenance code, ordinance,
 9 standard, or regulation are consistent with any maintenance
 10 code, ordinance, regulation, or standard adopted by the
 11 county in which the township is located. This subsection
 12 does not prohibit a township from enforcing a code,
 13 ordinance, regulation or standard that is more stringent than
 14 the county's codes, ordinances, regulations, or standards.

15 (30 ILCS 1/113-25 new)

16 Sec. 113-25. Violations.

17 (a) If a building, a structure, or property is owned,
 18 maintained, or used in violation of any ordinance, code, or
 19 regulation adopted under this Article, the township may
 20 institute any appropriate action or proceeding to restrain,
 21 prevent, correct, or abate the violation.

22 (b) The township board may adopt, by ordinance, any
 23 finer or penalties that the board deems appropriate for the
 24 violation of ordinances, codes, or regulations adopted under
 25 this Article. No fine or penalty, however, may exceed \$500.
 26 A penalty imposed for a violation of an ordinance, code, or
 27 regulation adopted under this Article may include a
 28 requirement that the defendant perform some reasonable public
 29 service work such as, but not limited to, picking up litter
 30 in a public park or along a public highway or maintaining
 31 public facilities.

32 Section 10. The Counties Code is amended by changing

1 Section 5-12017 as follows:

2 (55 ILCS 5/5-12017) (from Ch. 34, par. 5-12017)

3 Sec. 5-12017. Violations. In case any building or
4 structure is erected, constructed, reconstructed, altered,
5 repaired, converted or maintained or any building, structure
6 or land is used in violation of this Division or of any
7 ordinance, resolution or other regulation made under
8 authority conferred thereby, the proper authorities of the
9 county or of the township in which the building, structure,
10 or land is located, or any person the value or use of whose
11 property is or may be affected by such violation, in addition
12 to other remedies, may institute any appropriate action or
13 proceedings in the circuit court to prevent such unlawful
14 erection, construction, reconstruction, alteration, repair,
15 conversion, maintenance or use, to restrain, correct, or
16 abate such violation, to prevent the occupancy of said
17 building, structure or land or to prevent any illegal act,
18 conduct, business, or use in or about such premises.

19 Any person who violates the terms of any ordinance
20 adopted under the authority of this Division shall be guilty
21 of a petty offense punishable by a fine not to exceed \$500,
22 with each week the violation remains uncorrected constituting
23 a separate offense.

24 (Source: P.A. 86-962.)

25 Section 99. Effective date. This Act takes effect upon
26 becoming law.