

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.02.020 (DEFINITIONS) AND ADDING SECTION 15.02.210 TO CHAPTER 15.02 (HOUSING CODE) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CREST HILL CITY CODE OF ORDINANCES

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the City Council of the City of Crest Hill has previously established a Code of Ordinances governing Buildings, Construction and Housing, which Ordinances are codified in Title 15 (Buildings and Construction), including Chapter 15.02 (Housing Code); and

WHEREAS, Chapter 15.02 previously included definitions of Homeowners' Associations and required Homeowners' Associations to register with the City Clerk; and

WHEREAS, the City Council has been advised that in addition to Homeowners' Associations of residential dwellings in the City, there are also certain commercial and business properties which are served by an established association which, under the language of the current Ordinances in Chapter 15.02 are not defined or required to register with the City Clerk; and

WHEREAS, the City Council has from time to time amended, updated, and otherwise modified its Ordinances pertaining to housing, as needed; and

WHEREAS, the City Council has determined that the Definitions Section of Chapter 15.02 (15.02.020) should be amended to define a Landowners' Association and that a new registration section (15.02.210) should be added to Chapter 15.02.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The City Council hereby finds that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: That Section 15.02.020 (Definitions) Chapter 15.02 (Housing Code) of Title 15 (Buildings and Construction) of the Crest Hill Code of Ordinances is hereby repealed in its entirety and replaced with the following:

§ 15.02.020 - DEFINITIONS.

(A) For the purposes of this Chapter the following definitions shall apply unless the

context clearly indicates a different meaning:

ACCESSORY STRUCTURE. A detached structure which is not used or intended to be used for living or sleeping by human occupants and which is located on or partially on any premise.

BASEMENT. A portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

BUILDING. Includes “structure” and shall be construed as if followed by the words “or part thereof.”

BUILDING CODE AUTHORITY. The legally designated Administrator of the City Building and Zoning Code and/or his authorized representative.

CELLAR. That portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.

CENTRAL HEATING SYSTEM. A single system supplying heat or one or more dwelling unit(s) or more than one room in a building.

CHIMNEY. A vertical masonry shaft of reinforced concrete, or other approved noncombustible, heat resistant material enclosing one or more flues, for the purpose of removing the by-products of combustion from solid, liquid or gaseous fuel.

DILAPIDATED. Fallen into partial ruin or decay.

DORMITORY. A room or group of rooms in any dwelling used for living and sleeping purposes by four or more persons.

DWELLING. Any enclosed space which is wholly or partly used or intended to be used for living or sleeping by human occupants; except that temporary housing as hereinafter defined shall not be regarded as a dwelling.

DWELLING UNIT. Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

EGRESS. A place or means of entering or exiting a dwelling.

EXTERMINATION. The control and elimination of insects, rodents, or other pests by eliminating their harborage places; by removing and making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping, or by any other recognized pest elimination methods approved by the state or other governmental entity with the authority to regulate the aforesaid.

FAMILY. One adult person plus one more persons who are immediately related to the adult and residing in the same dwelling unit. **FAMILY** shall not include any cousins of the second blood or beyond.

FLUSH WATER CLOSET. A toilet bowl flushed with water under pressure with a water sealed trap above the floor level.

GARBAGE. The animal and vegetable waste resulting from the handling, preparation, cooking, serving and nonconsumption of food.

GUEST. Any person who shares a dwelling unit in a nonpermanent status for not more than 30 days.

HABITABLE ROOM. A room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, pantries, kitchenettes, and utility rooms of less than 50 square feet of floor space, foyers or common corridors, stairways, closets, storage spaces and workshops, hobby and recreation areas in unheated or uninsulated parts of structure below ground level or in attics.

HEATED WATER. Water heated to a temperature of not less than 120°F at the outlet.

HOMEOWNERS' ASSOCIATION. Any group of residents within a defined subdivision or planned unit development consisting of single- or multi-family dwellings, where the group has been formally chartered in the subdivision or PUD covenants and/or declarations, or has been registered with the Illinois Secretary of State or other state agency.

HOUSEHOLD. A family and/or one or more unrelated persons, including servants, who share the same dwelling and use some or all of its cooking and eating facilities.

INFESTATION. The presence within or around a dwelling of any insects, rodents, or other pests.

KITCHEN. Any room containing any or all of the following equipment, or any area of a room within three feet of such equipment: sink and dishwasher, stove, range or microwave oven, refrigerator cabinets and/or shelves for storage of equipment and utensils and counter or table for food preparation.

KITCHENETTE. A small kitchen or an alcove containing cooking facilities.

LANDOWNERS' ASSOCIATION. Any group of commercial or non-residential property owners within a subdivision or planned unit development where the group has been formally chartered in the subdivision or planned unit development covenants and/or declarations, or has been registered with the Illinois Secretary of State or other

State of Illinois agency.

MULTIPLE DWELLING. Any building containing more than two dwelling units and/or rooming units.

OCCUPANT. Any person living, sleeping, cooking or eating in, or having possession of a dwelling unit or a rooming unit; except that a guest will not be considered an occupant.

OPERATOR. Any person who has charge, care, control, or management of a building, or part thereof, in which dwelling units, or rooming units are leased for occupancy.

OWNER. Any person who, alone or jointly or severally with others:

- (1) has legal or equitable title to any premise, dwelling or dwelling unit, or
- (2) is in charge, care, or control of any premise, dwelling or dwelling unit, as owner or agent of the owner, or as executor, administrator, trustee or guardian of the estate of the owner.

PERMISSIBLE OCCUPANCY. The maximum number of persons permitted to reside in a dwelling unit or rooming unit.

PERSON. Any individual, firm, corporation, association partnership or other legal entity.

PLUMBING. Includes all of the following supplied facilities and equipment; gas pipes, gas burning equipment, water pipes, garbage disposal units, waste pipes, water closet pipes, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents and any other similar supplied fixtures, and the installation thereof, together with all connections to water, sewer, or gas lines.

PREMISES. A platted lot or part thereof, or an unplatted lot or parcel of land, either occupied or unoccupied by any dwelling or other structure, including any such building, accessory structure or other structure thereon.

PRIVACY. The existence of such conditions that a person to carry out an activity commenced without interruption or interference, either by sight or sound, by unwanted persons.

RAT HARBORAGE. Any place where rats can live, nest, or seek shelter.

RAT PROOF. Any form of construction which will prevent the ingress or egress of rats to or from a given space or building, or gaining access to food, water, or harborage.

It consists of the closing and keeping closed of every opening in foundations, basements, cellars, exterior and interior walls, ground or first floors, roofs, sidewalk gratings, sidewalk openings and other places that may be reached and entered by rats by climbing, burrowing or other methods, by the use of materials impervious to rat gnawing and other methods approved by the Building Code Authority.

REFUSE. All putrescible and non-putrescible solids (except fecal matter and animal carcasses) including garbage, rubbish and ashes.

REFUSE CONTAINER. A water-tight container that is constructed of durable material impervious to rodents, that is capable of being serviced without creating unsanitary conditions, or such other containers approved by the Building Code Authority. Openings into the container such as covers and doors shall be tight-fitting.

ROOMING UNITS. Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking purposes.

RUBBISH. Non-putrescible solid wastes (excluding ashes) consisting of either:

(1) combustible wastes such as paper, cardboard, plastic containers, yard clippings and wood;

(2) non-combustible wastes such as tin cans, glass and crockery.

SAFETY. The condition of being free from danger and hazards which may cause accidents or disease.

SPACE HEATER. A self-contained, heating appliance of either the circulating type or the radiant type intended primarily to heat only one room.

TEMPORARY HOUSING. Any tent, trailer, mobile home, or any other structure used for human shelter which is designed to be transportable and which is not permanently affixed to the same premises for more than 30 consecutive days.

(B) When a question arises as to the specific performance criteria which applies to any requirement of performance standard of this Chapter, the codes and ordinances of the city shall first be used for the interpretation of the requirements and the interpretation of this Chapter.

(C) Whenever the terms dwelling, dwelling unit, rooming units, premises, and structures are used herein, they shall be construed as they were followed by the phrase "or any part thereof."

(D) Words used herein in the singular shall be interpreted to include the plural, the plural the singular, the masculine to include feminine, and the feminine the masculine. (Ord. 1034, passed 7-21-97; Am. Ord. 1406, passed 6-19-06)

SECTION 3: That in addition to the foregoing amendment to Section 15.02.020, the following new Section 15.02.210 is hereby added to Chapter 15.02 of Title 15, as follows:

§15.02.210 Landowners' Associations.

- (A) Any Landowners' Association representing the owners of commercial or business property within a subdivision or planned unit development located in whole or in part in the city must register with the City Clerk's office. At registration, the City Clerk shall require the following information:
- (1) A copy of the covenants or declarations that created the Landowners' Association, with the stamped document number showing the recordation by the Will County Recorder of Deeds;
 - (2) If no covenants or declarations exist, a stamped copy of a certification by an agency of the State of Illinois establishing the existence of the association;
 - (3) The names and addresses of all officers of the Landowners' Association, with telephone numbers (if available) FAS numbers or e-mail addresses, with a requirement that all information must be updated by the Landowners' Association on a yearly basis, and where an officer has been added or removed the Clerk's office must be notified within 30 days.
 - (4) The name and address of the business entity, whether it be a person, partnership, or corporation, which created the Landowners' Association.
- (B) Where a Landowners' Association seeks to address the City Council at a public meeting, one of the officers of the association must request that the matter be placed on the Council agenda for the requisite meeting.
- (C) Each Landowners' Association must update its registration with the City Clerk's office no later than January 31 of each year, and if there is a change in the officers of the association, the new names, addresses and telephone numbers of the officers must be submitted to the City Clerk within 30 days of the change.

SECTION 4: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 6: That the City Clerk is hereby directed to publish this Ordinance.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

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PASSED THIS ___ DAY OF _____, 2026.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderpersion Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS ___ DAY OF _____, 2026.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk