



# VILLAGE OF LAKE VILLA

## DISCOVER THE OPPORTUNITIES

### PROPERTY MAINTENANCE CODE SUMMARY

**Vacant Structures and land:** All vacant structures and/or land must be maintained in a clean, secure, and sanitary so as to not cause a blight or adversely affect public health and safety. (301.3)

**Exterior Property Areas:** All exterior premises must be maintained in good repair, clean and sanitary condition, and structurally sound. (302)

**Noxious Weeds:** Any weeds such as jimson, burdock, ragweed, thistle, and cocklebur are prohibited. Grass cannot exceed 8" in height. (302.4 including local amendment)

**Trees & Shrubs:** Any dead or hazardous trees and shrubs shall be removed by the property owner. (302.41)

**Accessory structures:** Detached garages, carports, awnings, patio covers, sheds, signs and sign structures, storage buildings, benches and similar accessory structures shall be maintained structurally sound and free from deterioration. Accessory structures shall also free from chipped and peeling paint and metal structures shall be free from rust. (302.71 including local amendment)

**Inoperable and Unlicensed Motor Vehicles:** may not be stored in public view for more than 7 days (302.8 including local amendment)

**Parking on Grass:** Is prohibited. (302.8 including local amendment)

**Defacement of property:** Is prohibited. The property owner must repair any markings, carvings, or graffiti immediately. (302.9 including local amendment)

**Swimming Pools:** Swimming pools must be in good repair. Pools at least 24 inches in depth require a fence at least 48 inches in height and shall have self-closing latches. (303.2)

**Exterior Structures:** All exterior structures must be maintained in good repair, clean and sanitary condition, and structurally sound to not pose a threat to public health. (304.1)

- All portions of the structure must **be properly anchored**. (304.1.1)
- 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. (304.2)
- Other exterior structures such as roofs, gutters, decorative features, chimneys, porches and windows shall be in good repair and safe. (304.6-13)

**Address Numbers** must be displayed. (304.3 and local amendment)

**Fire Escapes and Stairways:** Shall be kept free of mud, debris, snow, ice or other obstructions. (304.10.1)

**Interior Structure:** The interior of all premises must be maintained in good repair, clean and sanitary condition, and structurally sound including surfaces, stairs, doors and handrails. (305.1 - 6)

**Garbage & Rubbish:** The interior and exterior of premises must be kept free from the accumulation of all rubbish or garbage. (308.1) Garbage and rubbish is defined as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; dismantled machinery or appliances or parts of such machinery or appliances or other household items, lumber, scrape iron, tin and other metals not neatly piled, building material or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insects, rodents or vermin infestation (local amendment).

**Refrigerators:** Shall not be discarded, abandoned, or stored on the premises without first removing the doors. (308.2.2)

**Infestation:** All premises shall be kept free from insect and rodent infestations. (309.1)

**Mechanical and Electrical Requirements:** The temperature of a structure must be able to reach 68°F between October 1<sup>st</sup> and April 30<sup>th</sup>. (602.3)