



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: John A. Schneider, Building Safety Manager

DATE: July 14, 2011

SUBJECT: Update - Adoption of the 2009 International Code Series

During the review of the proposed 2009 Model Codes Adopting Ordinance, the Committee of the Whole directed Building Safety staff to work with Legal Division staff and the Central Illinois Rental Property Professionals/Chamber of Commerce (CIRPP/CoC) regarding the potential for revising some language in Section PM-108.2.2 (page 63) to make the code more acceptable to the CIRPP/CoC. Specifically, the CIRPP/CoC requested deletion of the term “vacant or unoccupied” from the Section PM-108.2.2.

City of Urbana Housing Inspector Clay Baier worked with Curt Borman, Acting City Attorney to formulate the following suggested change:

“ PM 108.2.2 Registration of Vacant Structures: Whenever any building in the City becomes a public nuisance, as defined within this Code, or is a blighting influence, or hereafter becomes abandoned, vacant or unoccupied and cited for violation of city ordinance or property maintenance codes within the past six months...”

Mr. Baier then met with the CIRPP board during its July 12, 2011, meeting and presented the proposed revised language to them for review and input. The board stated that their preference was to remove the term “vacant and unoccupied” from PM 108.2.2., and the board did not propose any alternative language. Further, the board said that they would consult the Chamber of Commerce regarding the proposed optional language.

Staff is concerned that removing all reference to vacant or unoccupied structures from Section PM 108.2.2 would significantly limit the City’s ability to proactively address some vacant structures that could negatively affect the surrounding neighborhood and eventually become a blighting influence and a financial burden.

For that reason, staff recommends the following language: “vacant or unoccupied and cited for violation of city ordinance or property maintenance codes within the past six months; ...” as a reasonable alternative to the term “vacant or unoccupied” currently included in the proposed 2009 Model Codes Adopting Ordinance.