

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

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ORDINANCE NO. 3262

AN ORDINANCE AMENDING CHAPTER 150: BUILDING  
REGULATIONS – RESIDENTIAL RENTAL OCCUPANCY OF THE CITY  
CODE OF ORDINANCES, BY THE CITY OF GREENVILLE, BOND  
COUNTY, ILLINOIS

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ADOPTED BY THE  
CITY COUNCIL  
OF  
THE CITY OF GREENVILLE  
THIS 12<sup>th</sup> DAY OF April, 2022

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Published in pamphlet form by authority of the City Council of the City of Greenville, Bond  
County, Illinois, this 13<sup>th</sup> day of April, 2022.

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Ordinance No. 3262

AN ORDINANCE AMENDING THE CODE OF ORDINANCES,  
CHAPTER 150: BUILDING REGULATIONS - RESIDENTIAL RENTAL OCCUPANCY  
OF THE CITY CODE OF ORDINANCES

**WHEREAS**, it is desired that the Greenville Code of Ordinances Section 150.53: Inspections be amended in the following respects:

That portion of Chapter 150, Building Regulations, Section 150.53, Inspections being:

**Section 150.53: Inspections**

- a. Upon proper application for an occupancy permit, the Code Enforcement Officer or his or her designee shall cause an inspection to be made of the premises in question to determine if an occupancy permit may be issued. If the inspection is satisfactory, the Code Enforcement Official shall issue an occupancy permit which shall be valid until the next change of occupancy or until said occupancy permit is revoked by the Code Enforcement Official as provided in Section 150.51.
- b. Properties that have a 3<sup>rd</sup> party inspection system such as a HUD housing inspection shall provide that inspection to the Code Enforcement Official as a substitute for the inspection in a. above with the consent of the Code Enforcement Official.
- c. The specifications for the occupancy permit inspection will be available at the City's Municipal Building and made available to the public. The specifications shall be based on the then adopted version of the International Property Maintenance Code.
- d. All inspections are to be conducted by the City's Code Enforcement Official or his or her designee.
- e. The property owner may submit to the Code Enforcement Official, a request for property code hardship exemption of a Residential Occupancy Checklist Code.
  - I. Request must be in writing.
  - II. Request must detail reason(s) the property code exemption should be granted.
  - III. Request must specify why fixing the deficiency would create a significant hardship. Hardship must be significant and not merely an inconvenience to resolve.
  - IV. Property code hardship exemption shall not create a Life Safety issue.
  - V. Request will be reviewed by the Code Enforcement Official, and must be approved by the Code Enforcement Official and City Manager to be granted.
  - VI. Property code hardship exemption will be reviewed during subsequent inspections and may be revoked if conditions change.

is hereby amended and replaced with new Section 150.53, Inspections which shall say:

- a. Upon proper application for an occupancy permit, the Code Enforcement Officer or his or her designee shall cause an inspection to be made of the premises in question to determine if an occupancy permit may be issued. If the inspection is satisfactory, the Code Enforcement Official shall issue an occupancy permit which shall be valid until the next change of occupancy or until

said occupancy permit is revoked by the Code Enforcement Official as provided in Section 150.51.

- b. Properties that have a 3<sup>rd</sup> party inspection system such as a HUD housing inspection shall provide that inspection to the Code Enforcement Official as a substitute for the inspection in a. above with the consent of the Code Enforcement Official.
- c. The specifications for the occupancy permit inspection will be available at the City's Municipal Building and made available to the public. The specifications shall be based on the then adopted version of the International Property Maintenance Code.
- d. All inspections are to be conducted by the City's Code Enforcement Official or his or her designee.
- e. The property owner may submit to the Code Enforcement Official, a request for property code hardship exemption of a Residential Occupancy Checklist Code.
  - VII. Request must be in writing.
  - VIII. Request must detail reason(s) the property code exemption should be granted.
  - IX. Request must specify why fixing the deficiency would create a significant hardship. Hardship must be significant and not merely an inconvenience to resolve.
  - X. Property code hardship exemption shall not create a Life Safety issue.
  - XI. Request will be reviewed by the Code Enforcement Official, and must be approved by the Code Enforcement Official and City Manager to be granted.
  - XII. Property code hardship exemption will be reviewed during subsequent inspections and may be revoked if conditions change.
- f. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

**NOW THEREFORE**, be it ordained by the Mayor and City Council of the City of Greenville, Bond County, Illinois, as follows:

**SECTION 1-GENERAL STATEMENT:** Upon passage, Chapter 150, Building Regulations, Section 150.53, Inspections shall be amended as outlined above.

**SECTION 2-REPEAL:** All prior Ordinances and/or Resolutions, that are inconsistent with the provisions of this Ordinance is hereby repealed.

**SECTION 3-SAVINGS PROVISIONS:** In the event any section, subsection, sentence or phrase of this Ordinance should be declared invalid, all other provisions hereof shall not be affected by such invalidity and shall remain in full force and effect.

**SECTION 4-EFFECTIVE DATE:** This Ordinance shall be published in pamphlet form as provided by law, and shall be in full force from its passage.

Passed by the Mayor and City Council of the City of Greenville, Illinois the 12<sup>th</sup> day of April, 2022.

Bill Carpenter	<u>Aye</u>
Iván Estévez	<u>Aye</u>
Kyle Littlefield	<u>Aye</u>
Lisa Stephens	<u>Aye</u>
George Barber	<u>Aye</u>



George Barber, Mayor

Sue Ann Nelson  
Sue Ann Nelson, City Clerk

*Prepared by the City of Greenville*

STATE OF ILLINOIS - COUNTY OF BOND  
CITY OF GREENVILLE

CERTIFICATE

I, Sue Ann Nelson, certify that I am the duly appointed and acting City Clerk of the City of Greenville, Bond County, Illinois.

I further certify that on April 12, 2022, the Corporate Authorities of such municipality passed and approved Ordinance No. 3262 entitled:

“AN ORDINANCE AMENDING THE CODE OF ORDINANCES,  
CHAPTER 150: BUILDING REGULATIONS - RESIDENTIAL RENTAL OCCUPANCY  
OF THE CITY CODE OF ORDINANCES”

Dated at Greenville, Illinois, this 12<sup>th</sup> day of April, 2022.

{SEAL}

*Sue Ann Nelson*

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Sue Ann Nelson, City Clerk