

**CITY OF LOVES PARK**

---

**ORDINANCE NO. 4688-25**

**AN ORDINANCE AMENDING SECTIONS 18-86 AND 18-87  
OF THE CODE OF ORDINANCES  
OF CITY OF LOVES PARK, ILLINOIS  
(PROPERTY MAINTENANCE CODE)**

---

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF LOVES PARK, ILLINOIS, THIS  
17TH DAY OF FEBRUARY, 2025**

---

**Published in Pamphlet Form by  
authority of the Mayor and City Council  
of the City of Loves Park, Illinois, this 20th  
day of February, 2025.**



---

Robert J. Burden, City Clerk

**ORDINANCE NO: 4688-25**

**AN ORDINANCE AMENDING SECTION 18-86 AND 18-87  
OF THE CODE OF ORDINANCES OF THE CITY OF LOVES PARK**

**WHEREAS**, Section 18-86 of the Code of Ordinances of the City of Loves Park regulates condition and maintenance of all property located within the City; and

**WHEREAS**, the City of Loves Park desires to ensure public safety of such properties;  
and

**WHEREAS**, the City desires to amend said section.

**NOW THEREFORE**, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK, WINNEBAGO COUNTY, ILLINOIS AS FOLLOWS:

The *International Property Maintenance Code*, 2021 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Loves Park, in the State of Illinois for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all if the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Loves Park are hereby referred to, adopted, and made a part of hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes prescribed in Section Two of this ordinance.

**SECTION TWO:** Section 18-87 is rescinded and replaced as follows:

**The International Property Maintenance Code 2021 edition, is hereby amended as follows:**

**(1) Section 101.1 is amended as follows:**

**101.1 Title.** These regulations shall be known as the *International Property Maintenance Code* of the City of Loves Park, hereinafter referred to as "this code".

**(2) Section 202 is amended as follows:**

**Add the Following Definition:**

**DEBRIS.** Materials which are placed outside in a haphazard manner, which may create rodent and pest harborage, or items which are not intended or customarily stored outdoors and which if left exposed and unprotected from the elements have, or potentially will, deteriorate by reason of vandalism, moisture and exposure. Such materials can include rubbish and items which might otherwise be considered useable such as furniture, appliances, boards intended for interior use, cardboard boxes of items, clothing, dishes, machinery, and so forth.

**(3) Section 302.1 is amended as follows:**

**302.1 Sanitation.** All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition free from any accumulation of garbage, debris and rubbish. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. The Code Official may order the removal of garbage, debris and rubbish pursuant to Illinois Compiled Statutes 65 ILCS 5/11-20-13.

**(4) Section 302.4 is deleted and replaced as follows:**

**302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as overgrowth, underbrush, all grasses, annual plants and vegetation. However, this term shall not include trees or shrubs or cultivated flowers and sand gardens. All weeds shall be removed pursuant to Illinois Compiled Statutes 65 ILCS 5/11-20-7 and Chapter 94, Article One of the City of Loves Park Code of Ordinances.

**(5) Section 302.7 is amended as follows:**

**302.7 Accessory Structures.** Accessory structures, including attached garages, detached garages, fences, walls and retaining walls, shall be maintained structurally sound and in good repair. All garages where a garage door was intended or installed must be provided with an approved and functioning garage door.

**(6) Section 302.8 is deleted in its entirety and replaced as follows:**

**302.8 Motor Vehicles.** Except as provided for in other regulations, no currently unregistered or inoperable motor vehicle shall be parked, kept or stored on any premises, with the exception of not more than one unregistered or inoperable vehicle stored within a totally enclosed permanent structure. No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted in an approved spray booth.

**Exception:** Uses that are properly zoned for such storage.

**(7) Section 302.10 is added as follows:**

**302.10 Cisterns.** Pursuant to Illinois Compiled Statutes 65 ILCS 5/11-20-10, cisterns unused and abandoned shall be filled with clean fill earthen material and sealed with a non-removable cover as prescribed by the Code Official.

**(8) Section 302.11 shall be added as follows:**

**302.11 Temporary holiday lighting.** Holiday decorations clearly incidental and customary, and commonly associated with a national, local, or religious holiday shall be displayed for a period of no longer than 30 days preceding and 30 days following the holiday.

**(9) Section 304.14 is amended as follows:**

**304.14 Insect Screens.** During the period from April 1 to November 1 every door, window and other outside opening used, or structure required, for ventilation purposes serving any building containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or used in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door or screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screen doors shall not be required for out-swinging doors or other type of openings which make screening impractical, provided other approved means, such as air curtains or insect repellent fans are employed.

**(10) Section 308.4 is added as follows:**

**308.4 Rubbish, Debris and Garbage on Parkways.** No rubbish, debris or garbage shall be disposed of at any site other than those approved by the city. It shall be considered to be a violation of this code to set out bulk waste for collection without first calling the city's bulk waste contractor, or to set out bulk waste prior to the time designated by the city's bulk waste contractor and City of Loves Park Ordinances.

**(11) Section 404.3 Exceptions: 2. is amended as follows:**

**404.3 Minimum ceiling heights.**

**Exceptions:**

2. Basement rooms in one- and two- family dwellings occupied exclusively for bathrooms, toilet rooms, laundry areas, study areas or recreation purposes, having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.

**(12) Section 501.1 is amended as follows:**

**501.1 Scope.** The provisions of this chapter and the current Illinois State Plumbing Code listed in Chapter 8 shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

**(13) Section 601.1 is amended as follows:**

**601.1 Scope.** The provisions of this chapter, the 2020 National Electrical Code, and the 2021 International Mechanical Code (all as amended) shall govern the minimum mechanical and electrical facilities and equipment to be provided.

**(14) Section 602.3 shall be deleted and replaced as follows:**

**602.3 Heat Supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitories or guest rooms on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from October 1 to May 1 to maintain a room temperature of not less than 68°F / 20°C in all habitable rooms, bathrooms, and toilet rooms.

**(15) Section 602.4 is amended as follows:**

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a temperature of not less than 65°F / 18°C during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**(16) Section 602.6 is added as follows:**

**602.6 Primary heat source.** A fireplace or wood burning appliance shall not be allowed as the required primary heat source for a structure.

**(17) Section 603.3 is amended as follows:**

**603.3 Clearances.** All required clearances to combustible structural or finish materials shall be maintained. Clearances of 36 inches (914 mm) shall be maintained for all other combustibles such as stored materials.

**(18) Section 603.7 is added as follows:**

**603.7 Flue.** All fuel-burning equipment and appliances shall be connected to an approved chimney or vent. When a water heater is connected to a chimney or vent with a furnace, the water heater shall not be connected below the furnace vent connection.

**Exception:** Fuel-burning equipment and appliances, which are labeled for unvented operation.

**(19) Section 604.1 is amended as follows:**

**604.1 Facilities required.** Every occupied building shall be provided with an electrical system in compliance with the requirements of this section, Section 605 and local amendments.

**(20) Section 604.2.1 shall be added as follows:**

**604.2.1 Minimum service requirements—one- and two-family dwelling.** If Edison base fuses are in use in the existing panel(s), and there is evidence of over-fusing, the fuses must be replaced with fuse adapters of the “S” type, and “S” type fuses must be installed. When installing a new service in an existing single-family dwelling, or replacing or repairing any part of the existing service equipment, a minimum 3-wire 100 ampere 120/240 volt service shall be required to be installed, with a minimum panel size of 16 spaces. The entire service shall be brought up to all the current code standards adopted by the City of Loves Park.

**Exception:** Replacement or addition of a branch-circuit overcurrent protective device.

**(21) Section 604.2.2 shall be added as follows:**

**604.2.2 Minimum service requirements—multi-family dwelling.** For existing multi-family services no more than two 60 ampere main disconnects shall be allowed on a 100 ampere service, and no more than four 60 ampere main disconnects and one 30 ampere house main disconnect shall be allowed on a 200 ampere service. A panel designated for a specific unit shall serve no other units. If Edison base fuses are in use in the existing panel(s), and there is evidence of over-fusing, the fuses must be replaced with fuse adapters of the “S” type, and “S” type fuses must be installed. When replacing or installing any part of the electrical service in an existing multi-family dwelling, the entire service shall be brought up to all the current code standards adopted by the City of Loves Park. The minimum panel size allowed shall be 12 spaces if that number of spaces is adequate to serve the amount of required circuits in the apartment.

**Exception:** Replacement or addition of a branch-circuit overcurrent protective device.

**(22) Section 604.2.3 shall be added as follows:**

**604.2.3 Main Disconnecting Means.** Main disconnecting means and overcurrent protective devices shall be accessible to each tenant of a multi-family building. Overcurrent devices such as fuses or breakers shall be used to protect branch circuit conductors.

**(23) Section 604.2.4 shall be added as follows:**

**604.2.4 Service grounding.** The grounded conductor at the main disconnecting means shall be bonded to the main service metal water pipe within 5 feet (1524 mm) of the point of entry of the main water service pipe. A jumper shall be installed around the water meter.

**(24) Section 605.1.1 shall be added as follows:**

**605.1.1 Electrical equipment, wiring, and appliances.** No structure shall be deemed to comply with the requirements of this article relating to electrical equipment, wiring, and appliances unless:

- (a) Exposed wire. Any exposed knob-and-tube wire has insulation that is in good condition and is properly protected as required by NEC Article 394.
- (b) Short circuit. No short circuit or break exists in any electrical conductor.
- (c) Shock hazard. No obvious shock hazard exists.
- (d) Overload. No circuit shall be overloaded as a result of connecting equipment or appliances to outlets supplied with wire of inadequate size.
- (e) Overcurrent protection. Branch circuits shall be protected by breakers or fuses of the proper rating for the wire size.
- (f) Devices. Every fixture, receptacle, switch and junction box shall be securely and properly fastened in position.
- (g) Maintenance and in good condition. Every fixture, receptacle, and switch shall be properly maintained in workable and safe condition (including proper covers or enclosures), securely fastened to box, and shall be connected to source of electrical power in a safe manner.
- (h) Exposed noncurrent-carrying metal parts grounded. All exposed noncurrent-carrying metal parts of the electrical system that are within eight feet (2438 mm) vertically or five feet (1524 mm) horizontally of ground, or a grounded metal object subject to contact by persons, shall be grounded.

**(25) Section 605.2.1 shall be added as follows:**

**605.2.1 Receptacle outlets in dwellings.** Receptacle outlets are required in the following locations:

- (a) Laundry areas shall have a grounded receptacle within six feet (1829 mm) of the laundry tub. Receptacles mounted on the ceiling do not fulfill this requirement.

(b) Bathroom receptacles shall be installed adjacent to the sink. A receptacle outlet shall not be installed within tub or shower perimeter. All bathroom receptacles shall have ground fault circuit interrupter protection.

(c) Kitchens: a minimum of three duplex wall receptacles are required with two accessible for appliance use. All existing receptacles serving an appliance with a factory installed grounded plug, or serving countertop spaces, shall be properly grounded.

(d) All receptacle outlets which are added or replaced in bathrooms, kitchens, basements, garages, open porches, breezeways, or other locations used by a person standing on the ground or on grounding conductive materials shall be on a grounded system and shall have ground fault circuit interrupter protection.

(e) No receptacle shall be installed in the floor, unless it has an approved box and cover for in-floor use.

**(26) Section 605.3 shall be amended as follows:**

**605.3 Luminaires.** Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, furnace room, utility room, and within 6' of any electrical service panel shall contain not less than one electric luminaire. Pool and spa luminaires over 15V shall have ground fault circuit interrupter protection.

**(27) Section 605.3.1 shall be added as follows:**

**605.3.1 Hall and stairway lighting in multiple dwellings.** Every hall and stairway in every multiple dwelling containing five (5) or more units shall be adequately lighted at all times. All multiple dwellings containing four (4) or less units may have conveniently located light switches controlling an adequate lighting system instead of full-time lighting. All exterior stairs shall be adequately lighted and shall be controlled by conveniently located light switches that have been permanently installed.

**(28) Section 605.3.2 shall be added as follows:**

**605.3.2 Wall switches, stairways and exterior exits.** Permanently mounted wall switches, not dependent on a battery to operate, to control a luminaire shall be provided in the following locations:

(a) On the interior side of all exterior doorway entrances, unless an automatic means of switching is provided on the outside.

(b) All stairways. If the stairway consists of six or more risers, a three-way switch must be installed at the top and bottom of the stairway.

**(29) Section 605.3.3 shall be added as follows:**

**605.3.3 Wall switches, other rooms.** Permanently mounted wall switches, not dependent on a battery to operate, at the point of entry to the room to control a lighting outlet within the room shall be provided in the following locations:

- (a) In all bathrooms to control a luminaire. Switches shall be installed so as not to be within tub or shower perimeter.
- (b) In kitchens to control a luminaire.
- (c) In all habitable rooms to control a luminaire or receptacle.

**SECTION THREE:** The Provisions and Sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

**SECTION FOUR:** All ordinances, resolutions, or parts of ordinances in conflict herewith are hereby repealed.

**SECTION FIVE:** This ordinance shall be in full force and effective on April 1, 2025.

**SECTION SIX:** A full, true, and complete copy of this Ordinance shall be published within 10 days after its passage in pamphlet form by and under the authority of the Corporate Authorities.

Dated: February 17, 2025

APPROVED:

  
MAYOR

ATTESTED:

A handwritten signature in black ink, appearing to be "D. J. Owens", written over a horizontal line.

CITY CLERK

**PASSED: February 17, 2025, 9 Ayes, (Aldermen Owens, John Jacobson, Little, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker) 1 Absent (Alderman Allton)**

**APPROVED: February 20, 2025**

**PUBLISHED: In pamphlet form February 20, 2025 as required by Ordinance.**

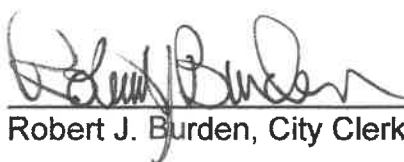
STATE OF ILLINOIS            )  
COUNTY OF WINNEBAGO    )  
CITY OF LOVES PARK        )

**CERTIFICATE**

**I, ROBERT J. BURDEN**, certify that I am the duly elected and acting Municipal Clerk of the City of Loves Park, Winnebago County, Illinois. I further certify that on February 17, 2025, the Corporate Authorities passed Ordinance No. 4688-25, entitled "An Ordinance Amending Sections 18-86 and 18-87 of the Code of Ordinances of the City of Loves Park, Illinois (Property Maintenance Code)," and by its terms, that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 4688-24, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on February 20, 2025, and continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection, upon request, in the office of the municipal clerk.

Dated at Loves Park, Illinois, this February 20, 2025.

  
\_\_\_\_\_  
Robert J. Burden, City Clerk