
THE CITY OF KANKAKEE
KANKAKEE COUNTY, ILLINOIS

ORDINANCE

NUMBER 2020 - 65

ORDINANCE AMENDING CHAPTER 8 (BUILDING AND BUILDING REGULATIONS), ARTICLE V (PROPERTY MAINTENANCE CODE), SECTION 113 (LICENSING OF DWELLINGS) OF THE MUNICIPAL CODE OF THE CITY OF KANKAKEE

CHASITY WELLS-ARMSTRONG, Mayor
ANJANITA DUMAS, C.M.C., City Clerk

MICHAEL PRUDE
CHERRY MALONE-MARSHALL
MICHAEL O'BRIEN
STACY GALL
DAVID CRAWFORD
LARRY OSENGA
DANITA SWANSON

JAMES A. FAFORD
TYLER D. TALL, SR.
CARMEN LEWIS
CHRISTOPHER CURTIS
MICHAEL COBBS
FRED TETTER
P. CARL BROWN

Aldermen

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ORDINANCE AMENDING CHAPTER 8 (BUILDING AND BUILDING REGULATIONS), ARTICLE V (PROPERTY MAINTENANCE CODE), SECTION 113 (LICENSING OF DWELLINGS) OF THE MUNICIPAL CODE OF THE CITY OF KANKAKEE

WHEREAS, the City of Kankakee, Kankakee County, Illinois (“City”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Mayor and City Council of the City of Kankakee (the “Corporate Authorities”) may amend the text of the Municipal Code of the City of Kankakee from time to time to meet the changing needs of the City; and

WHEREAS, the *Municipal Adoption of Codes and Records Act*, 50 ILCS 220, authorizes municipalities to adopt certain codes by reference without setting forth the full provisions of said codes; and

WHEREAS, the Corporate Authorities have determined that it is in the best interest of the health, safety, and welfare of its citizenry to amend the text of the Municipal Code of the City regarding the Building and Building Regulations.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Kankakee, Kankakee County, Illinois, as follows:

SECTION 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2: Revisions to Property Maintenance Code of Article V. ("PROPERTY MAINTENANCE CODE") of Chapter 8 ("BUILDING AND BUILDING REGULATIONS") Section 113 of the Municipal Code of the City of Kankakee is hereby amended by deleting the stricken language and adding the following underlined language to read as follows:

113 LICENSING OF DWELLINGS.

113.2 Initial license. An initial operating license shall be issued upon the inspection of the premises and the determination by the City of Kankakee that the premises is in compliance with the applicable Property Maintenance, Fire and Life Safety Codes as amended. Upon the issuance of an initial license, every operating license, with the exception of Section 8 properties which shall require an annual inspection, shall be issued for a period of 3 years from its date of issuance, unless sooner revoked as provided pursuant to the applicable sections of this code. licensed premises shall require a bi-annual two-year inspection, unless revoked sooner or as provided pursuant to the applicable sections of this code.

113.8 Two-year inspections. After the issuance of the initial license, all rental properties to which this Ordinance is applicable shall be inspected on a Bi-Annual two-year basis from the date of the issuance of the initial license.

113.12 Non-assignability/Transfer of ownership. In addition to renewal inspections, inspections shall also be required to occur within 30 days of any transfer of ownership. Transfer of ownership shall be defined by the delivery of deed or by the notice of intent to transfer title by a contract lawfully recorded in office of the Kankakee County Recorders Office. In the event the property is not sold by recorded contract, the person whose name is currently shown as the owner on the last recorded title shall remain solely responsible for the renewal of this license until such time as a transfer of ownership is recorded. Inspection or reinspection procedures and costs for an issuance of operating license upon transfer of ownership shall be the same as for the initial license described herein. The grantor of any contract shall remain liable for any violations that have been identified and documented by the City of Kankakee Code Department prior to the said transfer. Any license issued pursuant to this Ordinance is non-assignable by the Holder thereof. Upon transfer of ownership of any premises subject to this Ordinance, the new owner shall make application for a new Rental License and be subject to the terms of this Ordinance. A sale on Contract is a "Transfer" with the meaning of this Section.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

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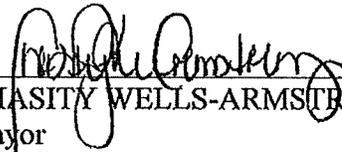
ADOPTED by the Mayor and City Council of the City of Kankakee, Kankakee County,

Illinois this 15th day of June 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
PRUDE	X			
MALONE-MARSHALL	X			
O'BRIEN	X			
GALL	X			
CRAWFORD	X			
OSENGA	X			
SWANSON	X			
FAFORD	X			
TALL	X			
LEWIS			X	
CURTIS	X			
COBBS	X			
TETTER	X			
BROWN	X			
MAYOR WELLS-ARMSTRONG				
TOTAL	13		1	

APPROVED by the Mayor of the City of Kankakee, Kankakee County, Illinois on this

15th day of June 2020.


 CHASITY WELLS-ARMSTRONG
 Mayor




 Anjanita Dumas, C.M.C., City Clerk
 City of Kankakee