

ORDINANCE NO. 7677-22

AN ORDINANCE AMENDING THE MINIMUM HOUSING CODE,
ARTICLE V OF CHAPTER 8 OF THE URBANA CITY CODE

WHEREAS, recorded statistics filed with and compiled by the State of Illinois Department of Law Enforcement for calendar year of 1975 disclose that 1,904 crimes of burglary were reported and verified within Champaign County, with 303 of those crimes being reported and verified within the Corporate limits of the City of Urbana; and

WHEREAS, recorded statistics filed with and compiled by the State of Illinois Department of Law Enforcement further disclose that, of the 303 crimes of burglary so reported and verified in Urbana, 30.8% occurred in apartments and 36% occurred in private residences; and

WHEREAS, insurance statistics with respect to residential burglaries disclose that approximately 42% of those crimes are committed by forcing inadequate front door locks and approximately 10% are committed by forcing inadequate back door locks; and

WHEREAS, the owner-occupant of any existing dwelling unit is found to possess the right and option to secure that unit in any manner deemed necessary to insure the safety of said owner and his or her property, while the occupant of any existing individual dwelling unit who is not the owner thereof is not possessed of that same right and option; and

WHEREAS, these amendments to the Urbana Minimum Housing Code are designed to significantly reduce the possible risk of criminal activity upon the non-owner occupants of existing dwelling units and their property as well as to minimize the number of hours spent by law enforcement officials in investigating such crimes; and

WHEREAS, the present cost of any new locks required by these amendments to the Minimum Housing Code have variously been estimated to range from \$6.00 on up per lock, depending upon the quality of the lock; and

WHEREAS, this estimated cost does not appear unreasonable in view of the added security thereby afforded to such citizens of Urbana and their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

Section 1.

That Subsection 8-5-1.A.1b(1) of Subsection 8-5-1.A.1b, entitled "Purpose", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code, be and the same is hereby amended to read as follows:

8-5-1.A.1b(1). Establishing minimum standards for basic equipment and for light, ventilation, space, heating and sanitation; for safety from fire; for security to safeguard life and property; for space, use and location; and for safe and sanitary maintenance; for cooking equipment in all dwellings and multi-family dwellings now in existence;

Section 2.

That Subsection 8-5-1.A.1c, entitled "Matters Covered", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code, be and the same is hereby amended to read as follows:

8-5-1.A.1c Matters Covered: The provisions of the Housing Code shall apply to all structures used for human habitation, which are now, or may become in the future, substandard with respect to structure, protection against fire hazard, adequate security, equipment or maintenance, inadequate provisions for light and air, lack of proper heating, unsanitary conditions, and over-crowding, or otherwise may be deemed to constitute a menace to the safety, health and welfare of persons and lead to the continuation, extension and aggravation of urban blight. Adequate protection of the public, therefore, requires the establishment and enforcement of these minimum housing standards.

Section 3.

That Section 8-5-2.B., entitled "Applied Meaning of Words and Terms", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code be and the same is hereby amended by adding the following words and applied meanings:

- a) Deadbolt Lock. A locking device with a bolt that has no automatic spring action and which must, therefore, be operated manually

by a key cylinder, thumbturn, or lever, and is positively held fast when in the projected position (also known as a deadlock.)

b) Deadlocking Latch. A locking device in which the bolt is projected by a spring action for automatically retaining the door in a closed position and in which the latch bolt is positively held in the projected position by a guard bolt, plunger, or auxiliary mechanism (also known as a spring bolt with an anti-shim pin.)

c) Exterior Doors and Windows. The doors or windows of a building or structure that provide access from the outside of the building or structure, or a part thereof. Exterior doors and windows include but are not limited to those portions of individual dwelling units constructed in a common building or structure which are accessible to persons not residing within that particular dwelling unit. This definition also includes doors leading from garage areas into various residential dwellings.

d) Strike. The area in or attached to the door frame or jamb into which the lock bolt is projected.

Section 4.

That Subsection 8-5-3.C.3.c., entitled "Windows to be Openable", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code be and the same is hereby amended to read as follows:

8-5-3.C.3.c. Windows to be Openable and Securable: Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position and capable of being locked by window hardware.

Section 5.

That Subsection 8-5-3.C.3.d., entitled "Door Hardware", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code be and the same is hereby amended to read as follows:

8-5-3.C.3.d. Doors, Door Hardware and Door Security: Every exterior door, door hinge and door locking device shall be maintained in good condition and, except for exterior doors to any individual dwelling unit occupied as owner-occupant, meet the following additional requirements:

(1) All swinging doors to individual dwelling units shall be of wood or metal construction with a minimum thickness of one and three-eighths (1 3/8) inches and shall be minimally secured with a deadbolt lock capable of being activated from the outside by a key and from the inside by a turnpiece and having a throw of at least one-half (1/2) inch which penetrates the strike not less than three-eighths (3/8) inch; provided, however, that where individual dwelling units have more than one (1) exterior entrance, only the deadbolt lock to the main entrance door of that dwelling unit need be capable of being activated from the outside by a key. Where surface or rim mounted deadbolt locks and strikes are used, they shall be mounted, in solid construction material, with screws which penetrate said material not less than one and one-fourth (1 1/4) inches, or, in hollow construction material, with blind fasteners on doors and with molly type fasteners or toggle bolts on door casings or jambs.

(2) For all swinging doors to individual dwelling units in any multi-family apartment house dwelling or any boarding house, lodging house or tourist house dwelling which are not directly accessible from the outside of such a building or structure, a deadlocking latch capable of being activated from the outside by a key and from the inside without a key and having a throw of at least one-half (1/2) inch which penetrates the strike not less than three-eighths (3/8) inch may be used in lieu of the deadbolt lock specified above provided that all entrance doors which are directly accessible from the outside of such a building or structure are minimally secured with a deadlocking latch capable of being activated from the outside by a key and from the inside by an approved panic device and having a throw of at least five-eighths (5/8) inch which penetrates the strike not less than one-half (1/2) inch.

(3) Where observation is not otherwise provided, a peephole, which is located so as to enable a person in an individual dwelling unit to view from the inside of the door any person immediately outside the door, shall be provided on the main entrance door to each individual dwelling unit.

(4) The active leaf on all pairs of doors shall be secured in the manner specified in parts (1) or (2) of this section. The inactive leaf shall be equipped with flush or surface bolts at the head and the foot of the door.

(5) All patio type doors opening onto patios or balconies which are less than one (1) story above ground level or are otherwise accessible from the outside shall be secured with a deadlock or hook type lock equipped with a turnpiece on the inside and with a throw which engages the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The active leaf shall, in addition, be equipped with flush or surface bolts at the head and foot of the door.

Section 6.

That Section 8-5-4.C. entitled "Exterior Structure", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code be and the same is hereby amended by adding to that section the following additional subsection:

8-5-4.C.3.i. Lighting: All exterior entranceways to the common areas of any multi-family apartment house dwelling or any boarding house, lodging house or tourist house dwelling shall be well-lighted at all times.

Section 7.

That Subsection 8-5-5.B.3., entitled "Interior Door", of the Minimum Housing Code, Article V of Chapter 8 of the Urbana City Code be and the same is hereby amended to read as follows:

8-5-5.B.3. Access Doors to Rooming Units: Access doors to rooming units shall meet the requirements of Section 8-5-3.C.3.d. of this Minimum Housing Code as amended.

Section 8.

This Ordinance so amending the Minimum Housing Code of the City of Urbana shall be in full force and effect ninety (90) days from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 16th day of August, 1976.

PASSED by the City Council this 16 day of AUGUST,
1976.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 23 day of August,
1976.

Hiram Paley
Hiram Paley, Mayor

CERTIFICATE OF PUBLICATION

I, Duane Eckerty, City Clerk, City of Urbana, Illinois, do
herewith certify that I caused the above Ordinance to be duly published
in the Champaign-Urbana Courier on the 27th day of August,
1976, and a Certificate of Publication is attached hereto.

Duane Eckerty
Duane Eckerty, City Clerk

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Section 2.
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18899

Certificate of Publication

STATE OF ILLINOIS }
Champaign County } ss.

CHAMPAIGN-URBANA COURIER, Inc., a corporation, hereby certifies that it is the publisher of THE COURIER, a daily secular newspaper of general circulation in said County, printed and published in the City of Urbana, and in the City of Champaign, in said County and State, and that said newspaper is a newspaper as defined in "An Act to revise the law in relation to notices," approved February 13, 1874, as amended, and that the printed notice hereto annexed and hereby made a part of this certificate has been published in said newspaper at least once

each week for one successive weeks in each and every copy and impression

thereof; that the date of the first newspaper containing said publication was Aug.

27 A.D. 19 76, and that the date of the last newspaper containing said

publication was _____ A.D. 19 _____; and that _____

Barbara A. Rees

_____ by resolution of the Board of Directors of said CHAMPAIGN-URBANA COURIER, Inc., has been authorized to make this certificate.

IN TESTIMONY WHEREOF said CHAMPAIGN-URBANA COURIER, Inc., has caused this cer-

tificate to be executed in its name by said Barbara A. Rees

this 27th day of Aug. A.D. 19 76.

CHAMPAIGN-URBANA COURIER, Inc.

Publication Fee, \$ 53.64

By Barbara A. Rees

880.09; Nelson Concrete Products 2/20/10
Mfg. Co. 107.28; Northern Illinois W
279.15; Odman Hecker & Co. 382.06;
Supply Co. 41.40; OK Trucking Co.
129.50; Oxford Chemicals 1,374.53; Oz
48.58; Don Parker .6.98; P.D.G. Printi
26.10; Penn. Central Transportation
200/200 Blumw. Minnesota 16.50; Eon

CERTIFICATE OF PUBLICATION

in

THE COURIER

CHAMPAIGN AND URBANA, ILLINOIS

In the Matter of

Ordinance 7677-22 amend.

Minimum Housing Code

Solicitors or
Attorneys

**City Clerk
Urbana, Ill.**