



BENSENVILLE

THE VILLAGE OF BENSENVILLE

12 South Center Street
Bensenville, IL 60106

Office: 630.250.3484
Fax: 630.250.3438
www.bensenville.us

VILLAGE BOARD

June 19, 2024

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Mr. Christopher McCullough
829 Brentwood Drive
Bensenville, Illinois 60106
Email: [REDACTED]

Re: June 12, 2024 FOIA Request

Dear Mr. McCullough:

I am pleased to help you with your June 12, 2024 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on June 12, 2024. You requested copies of the items indicated below:

"Any and all active rental licenses issued by the Village of Bensenville with the addresses of properties included.

Any and all criteria used to make decisions about granting rental licenses.

A list of all fees and a description of each fee associated with the application for and receipt of a rental license from the Village of Bensenville."

Enclosed are the records found responsive to your request. No redactions have been made.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville

Any and all active rental licenses issued by the Village of Bensenville with the addresses of properties included.

Any and all criteria used to make decisions about granting rental licenses.

A list of all fees and a description of each fee associated with the application for and receipt of a rental license from the Village of Bensenville.

Address	Direction	Street Name	Street	Unit #	State	Zip Code
110	N	Addison	ST.		IL	60106
24	S	Addison	ST.		IL	60106
155	S	Addison	ST.		IL	60106
130	S	Addison	ST.		IL	60106
147	S	Addison	ST.		IL	60106
151	S	Addison	ST.		IL	60106
239	S	Addison	ST.		IL	60106
264	S	Addison	ST.		IL	60106
1013	S	Addison	ST.		IL	60106
272	S	Addison	St		IL	60106
276	S	Addison	St		IL	60106
709	W	Algonquin	St		IL	60106
1006	S	Argyle	ST.		IL	60106
1008	S	Argyle	ST.		IL	60106
1003	S	Argyle	ST.	6 B	IL	60106
1005	S	Argyle	ST.		IL	60106
1004	S	Argyle	ST.		IL	60106
1002	S	Argyle	ST.		IL	60106
1001	S	Argyle	ST.		IL	60106
1111	S	Argyle	ST.		IL	60106
1003	S	Argyle	St.	4A	IL	60106
1003	S	Argyle	ST.	3 B	IL	60106
1003	S	Argyle	St	8A	IL	60106
1117	S	Argyle	ST.		IL	60106
1114	S	Argyle	St.		IL	60106
446	S	Barron	ST.		IL	60106
216	S	Barron	ST.		IL	60106
409	S	Barron	ST		IL	60106
410	S	Barron	ST.		IL	60106
202	S	Barron	ST		IL	60106
338	S	Barron	St.		IL	60106
23	E	Belmont	Ave.		IL	60106
9	E	Belmont	AV		IL	60106
800	E	Belmont	AV		IL	60106
12	E	Belmont	AV		IL	60106
38	E	Belmont	AV		IL	60106
47-49	E	Belmont	AV		IL	60106
8	E	Belmont	AV		IL	60106
18	E	Belmont	AV		IL	60106
111		Bernice	DR		IL	60106
119		Bernice	DR		IL	60106

121		Bernice	DR		IL	60106
125		Bernice	DR		IL	60106
112		Bridget	DR		IL	60106
118		Bridget	DR		IL	60106
119		Bridget	DR		IL	60106
121		Bridget	DR		IL	60106
122		Bridget	DR		IL	60106
125		Bridget	DR		IL	60106
126		Bridget	DR		IL	60106
111		Bridget	DR		IL	60106
1111		Brookwood	ST.		IL	60106
914		Brookwood	ST.		IL	60106
256	S	Center	St.		IL	60106
1131-1139	S	Center	ST.		IL	60106
263	S	Center	ST.		IL	60106
345	S	Center	St		IL	60106
445	S	Center	ST.		IL	60106
124	N	Center	ST.		IL	60106
132		Center	St		IL	60106
132	N	Center	ST.		IL	60106
156	S	Center	ST.		IL	60106
159	S	Center	ST.		IL	60106
169	S	Center	ST.		IL	60106
189	S	Center	ST.		IL	60106
1067	S	Center	St		IL	60106
345	S	Center	ST.		IL	60106
160	S	Center	ST.		IL	60106
349	S	Center	ST.		IL	60106
233	S	Church	ST.		IL	60106
440	S	Church	RD		IL	60106
980	S	County Line	RD		IL	60106
990	S	County Line	RD		IL	60106
112	E	Crest	AV		IL	60106
520	E	Crest	AV		IL	60106
226	E	Crest	AV		IL	60106
942	S	Daniel	DR		IL	60106
928	S	Daniel	DR		IL	60106
1022	S	Daniel	Dr		IL	60106
107	S	David	Dr		IL	60106
1011	S	David	DR		IL	60106
1025	S	David	DR		IL	60106
1053	S	David	DR		IL	60106
1155	S	David	DR		IL	60106
1021	S	David	DR		IL	60106

1131	S	David	DR		IL	60106
1135	S	David	DR		IL	60106
944	S	David	DR		IL	60106
1017	S	David	DR		IL	60106
1022	S	David	DR		IL	60106
1031	S	David	DR		IL	60106
1035	S	David	DR		IL	60106
1039	S	David	DR		IL	60106
1045	S	David	DR		IL	60106
1049	S	David	DR		IL	60106
1046	S	David	Dr.		IL	60106
1123	S	David	DR		IL	60106
1143	S	David	DR		IL	60106
1151	S	David	DR		IL	60106
1030-32	S	David	DR		IL	60106
738	S	Dennis	DR		IL	60106
111	S	Dolores	DR		IL	60106
117	S	Dolores	DR		IL	60106
106	S	Dolores	DR		IL	60106
127	S	Dolores	DR		IL	60106
100	N	Eastview	AV		IL	60106
104	N	Eastview	AV		IL	60106
108	N	Eastview	AV		IL	60106
112	N	Eastview	AV		IL	60106
110	N	Eastview	AV		IL	60106
113	N	Eastview	AV		IL	60106
112	N	Eastview	AV		IL	60106
157	S	Eltis	St.		IL	60106
1201	W	Itasca	St.		IL	60106
1111		Elmhurst	St		IL	60106
1109		Elmhurst	St		IL	60106
1111		Elmhurst			IL	60106
1001		Ferrari	DR		IL	60106
1011		Ferrari	DR		IL	60106
1021		Ferrari	DR		IL	60106
1041		Ferrari	DR		IL	60106
1051		Ferrari	DR		IL	60106
1061		Ferrari	DR	GB	IL	60106
1071		Ferrari	DR		IL	60106
141	S	Foley	DR		IL	60106
172	S	Foley	ST.		IL	60106
179	S	Franzen	ST.		IL	60106
240	E	George	St.	A	IL	60106
246	E	George	ST.	A	IL	60106

246	E	George	ST.	F	IL	60106
320	E	George	ST.		IL	60106
100	E	George	ST.		IL	60106
110	E	George	ST.		IL	60106
120	E	George	ST.		IL	60106
130	E	George	ST.		IL	60106
10	E	George	St	Unit C	IL	60106
139	E	George	St.		IL	60106
214	E	George	ST.		IL	60106
234	E	George	ST.		IL	60106
238	E	George	ST.	F	IL	60106
242	E	George	ST.	F	IL	60106
244	E	George	ST.	A	IL	60106
244	E	George	ST	D	IL	60106
252	E	George	ST.	A	IL	60106
254	E	George	ST.	B	IL	60106
256	E	George	ST.	F	IL	60106
258	E	George	ST.	F	IL	60106
264	E	George	ST.	E	IL	60106
305	E	George	ST.		IL	60106
751	E	George	ST.		IL	60106
757	E	George	ST.		IL	60106
310	E	George	ST	2NW	IL	60106
242	E	George	ST.	B	IL	60106
310	E	George	ST.	1 SW	IL	60106
630	E	George Bldg. A	ST.		IL	60106
640	E	George Bldg. B	ST.		IL	60106
630	E	George Bldg. C	ST.		IL	60106
630	E	George Bldg. D	ST.		IL	60106
111		Gerry Steven	CT		IL	60106
112		Gerry Steven	CT		IL	60106
118		Gerry Steven	CT		IL	60106
119		Gerry Steven	CT		IL	60106
121		Gerry Steven	CT		IL	60106
122		Gerry Steven	CT		IL	60106
125		Gerry Steven	CT		IL	60106
1108		Glendale	ST.		IL	60106
1207	W	Glendale	AV		IL	60106
1112	W	Glendale	Av		IL	60106
911		Glendale	ST.		IL	60106
920	W	Glendale	ST		IL	60106
141	E	Grand	Av	GA	IL	60106
141	E	Grand	Av	312	IL	60106
193		Grace	ST.		IL	60106

11	W	Green	St.	508	IL	60106
701	W	Green	ST.		IL	60106
114	W	Green	St		IL	60106
104	W	Green	ST.		IL	60106
210	E	Green	ST.		IL	60106
531	w	Green	St		IL	60106
224	W	Green	ST.		IL	60106
309	W	Green	ST.		IL	60106
313	W	Green	ST.		IL	60106
528	W	Green	ST.		IL	60106
531	W	Green	ST.		IL	60106
312	W	Green	ST.		IL	60106
1008	W	Greenvalley	AV		IL	60106
1202	W	Greenvalley	AV		IL	60106
1100-1138	W	Grove	ST.		IL	60106
1140-1160	W	Grove	ST.		IL	60106
1162-1182	W	Grove	ST.		IL	60106
511	W	Grove	AV		IL	60106
380	W	Hillside	DR		IL	60106
459	W	Hillside	DR		IL	60106
379	W	Hillside	DR	3	IL	60106
390	W	Hillside	DR		IL	60106
419	W	Hillside	DR		IL	60106
439	W	Hillside	DR		IL	60106
449	W	Hillside	DR		IL	60106
469	W	Hillside	DR		IL	60106
479	W	Hillside	DR		IL	60106
489	W	Hillside	DR		IL	60106
499	W	Hillside	DR		IL	60106
500	W	Hillside	DR		IL	60106
511	W	Hillside	DR		IL	60106
519	W	Hillside	DR		IL	60106
901	W	Irving Park	RD	301	IL	60106
1103	W	Hillside	DR		IL	60106
1210	W	Hillside	DR		IL	60106
1040	W	Irving Park	RD		IL	60106
1064	W	Irving Park	RD		IL	60106
1345	W	Irving Park	RD		IL	60106
1060	W	Irving Park	RD		IL	60106
1050	W	Irving Park	RD		IL	60106
1054	W	Irving Park	RD		IL	60106
1058	W	Irving Park	RD		IL	60106
1062	W	Irving Park	RD		IL	60106
1066	W	Irving Park	RD		IL	60106

1068	W	Irving Park	RD		IL	60106
1072	W	Irving Park	RD		IL	60106
1084	W	Irving Park	RD		IL	60106
1030	W	Irving Park	RD		IL	60106
1094	W	Irving Park	RD		IL	60106
920	W	Irving Park	Rd	301	IL	60106
930/950	W	Irving Park	RD		IL	60106
1350-1352	W	Irving Park	RD		IL	60106
920	W	Irving Park	Rd	301	IL	60106
206	W	Irving Park	RD		IL	60106
235	W	Irving Park	RD		IL	60106
911	W	Irving Park	RD		IL	60106
924	W	Irving Park	RD	106	IL	60106
925	W	Irving Park	RD		IL	60106
968	W	Irving Park	RD		IL	60106
964	W	Irving Park	Rd		IL	60106
976	W	Irving Park	RD		IL	60106
1010	W	Irving Park	RD		IL	60106
1014	W	Irving Park	RD		IL	60106
1020	W	Irving Park	RD		IL	60106
1029	W	Irving Park	RD		IL	60106
1045	W	Irving Park	RD		IL	60106
1046	W	Irving Park	RD		IL	60106
1048	W	Irving Park	RD		IL	60106
1076	W	Irving Park	RD		IL	60106
1332	W	Irving Park	RD		IL	60106
1346	W	Irving Park	RD		IL	60106
1348	W	Irving Park	RD		IL	60106
1201		Itasca	St.		IL	60106
1217		Itasca	St.		IL	60106
1229		Itasca	ST.		IL	60106
1116		Itasca	ST.		IL	60106
11		Jacquelyn	DR	1	IL	60106
770		John	ST.		IL	60106
873		John	ST.		IL	60106
309	S	Judson	ST.		IL	60106
425	S	Judson	ST.		IL	60106
238	S	Judson	ST.		IL	60106
202	S	Judson	ST.		IL	60106
267	S	Judson	ST.		IL	60106
306	S	Judson	ST.		IL	60106
310	S	Judson	ST.		IL	60106
313	S	Judson	ST.		IL	60106
314	S	Judson	ST.		IL	60106

318	S	Judson	ST.		IL	60106
401	S	Judson	ST.		IL	60106
440	S	Judson	ST.		IL	60106
1100	S	Judson	ST.		IL	60106
1030	S	Judson	ST.		IL	60106
1040	S	Judson	ST.		IL	60106
1050	S	Judson	ST.		IL	60106
1060	S	Judson	ST.		IL	60106
1070	S	Judson	ST.		IL	60106
1080	S	Judson	ST.		IL	60106
1090	S	Judson	ST.		IL	60106
1100	S	Judson	ST.		IL	60106
1110	S	Judson	ST.		IL	60106
1120	S	Judson	ST.		IL	60106
515	W	Main	ST.		IL	60106
517	W	Main	ST.		IL	60106
519	W	Main	ST.		IL	60106
521	W	Main	ST.		IL	60106
523	W	Main	ST.		IL	60106
525	W	Main	ST.		IL	60106
11	W	Main	ST.		IL	60106
13	W	Main	ST.		IL	60106
728	W	Main	ST.		IL	60106
235		Marion	ST.		IL	60106
222-224		Marion	St		IL	60106
226-228		Marion	ST.		IL	60106
230-232		Marion	ST.		IL	60106
424		Marion	ST.		IL	60106
361		Marshall	RD		IL	60106
218		Marshall	RD		IL	60106
407		Marshall	RD		IL	60106
223		Marshall	ST.		IL	60106
323		Marshall	RD		IL	60106
336		Marshall	ST.		IL	60106
342		Marshall	ST			
489		Marshall	RD		IL	60106
100	S	Mason	ST	302	IL	60106
4	S	Mason	St	508	IL	60106
4	S	Mason	ST	401	IL	60106
401	S	Mason	ST.		IL	60106
193	S	Mason	St		IL	60106
264	S	Mason	ST.		IL	60106
100	N	Mason	RD	103	IL	60106
122	N	Mason	ST.		IL	60106

136	N	Mason	ST.		IL	60106
334	S	Mason	ST.		IL	60106
341	S	Mason	ST.		IL	60106
406	S	Mason	ST.		IL	60106
410	S	Mason	ST.		IL	60106
188	S	May	ST.		IL	60106
213	S	May	ST.		IL	60106
232	S	May	ST.		IL	60106
193	S	May	St		IL	60106
442	S	May	ST.		IL	60106
185	S	MAY	ST		IL	60106
1303	W	Medianh	St		IL	60106
1009		Medinah	ST.		IL	60106
1303	W	Medinah			IL	60106
1209	W	Medinah	St		IL	60106
914		Medinah	ST.		IL	60106
918		Medinah	ST.		IL	60106
414		Memorial	St		IL	60106
502	E	Memorial	ST.		IL	60106
453	S	Miner	ST.		IL	60106
457	S	Miner	ST.		IL	60106
402	S	Miner	ST.		IL	60106
216	S	Miner	ST.		IL	60106
262	N	Mohawk	Dr		IL	60106
208		Pamela	Dr		IL	60106
946		Pamela	DR		IL	60106
119		Pamela	DR		IL	60106
124		Pamela	DR		IL	60106
933		Pamela	DR		IL	60106
945		Pamela	DR		IL	60106
47		Pamela	DR		IL	60106
311	S	Park	ST.		IL	60106
439	S	Park	ST.		IL	60106
234	S.	Park	st.		IL	60106
355	S	Park	St		IL	60106
401	S	Park	ST.		IL	60106
407	S	Park	ST.		IL	60106
417	S	Park	ST.		IL	60106
431	S	Park	ST.		IL	60106
435	S	Park	ST.		IL	60106
520	S	Park	ST.		IL	60106
713		Parkside	LA		IL	60106
708		Parkside	LA		IL	60106
418	E	Pine	AV		IL	60106

502	E	Pine	AV		IL	60106
121	E	Pine	AV		IL	60106
203	E	Pine	AV		IL	60106
215	E	Pine	AV		IL	60106
414	E	Pine	AV		IL	60106
422	E	Pine	AV		IL	60106
506	E	Pine	AV		IL	60106
532	E	Pine	AV		IL	60106
307	E	Poplar	ST.		IL	60106
310	N	Poplar	ST.		IL	60106
316	N	Poplar	ST.		IL	60106
110	E	Red Oak	ST.		IL	60106
545	E	Red Oak	ST			
240	E	Red Oak	St		IL	60106
458	E	Red Oak	ST.		IL	60106
165	S	Ridgewood	AV		IL	60106
819		River Forest	Ct.		IL	60106
100	W	Roosevelt	AV	303	IL	60106
211	W	Roosevelt	AV		IL	60106
215	W	Roosevelt	AV		IL	60106
221		Rose	St		IL	60106
184	S	Rose	St		IL	60106
221	S	Rose	ST.		IL	60106
234	S	Rose	ST.		IL	60106
982		Second	AV		IL	60106
218		Sonny	LA		IL	60106
111		Sonny	LA		IL	60106
112		Sonny	LA		IL	60106
119		Sonny	LA		IL	60106
121		Sonny	LA		IL	60106
122		Sonny	LA		IL	60106
125		Sonny	LA		IL	60106
126		Sonny	LA		IL	60106
212		Sonny	LA		IL	60106
222		Sonny	LA		IL	60106
226		Sonny	LA		IL	60106
118		Sonny	LA		IL	60106
368	N	Spruce	AV		IL	60106
368	N	Spruce	AV		IL	60106
420	N	Spruce	AV		IL	60106
424	N	Spruce	AV			60106
1010		Stoneham	AV		IL	60106
1118		Stoneham	St		IL	60106
1210		Stoneham	ST.		IL	60106

228		Tioga	ST.		IL	60106
1035		Twin Oak	ST.		IL	60106
318		Virginia	ST.		IL	60106
217	N	Walnut	ST.	B	IL	60106
223	N	Walnut	ST.	D	IL	60106
213	N	Walnut	ST.		IL	60106
402	S	Walnut	ST.		IL	60106
237	N	Walnut	ST.	E	IL	60106
176	S	WALNUT	ST		IL	60106
180		Walnut	ST.		IL	60106
228	N	Walnut	ST.	D	IL	60106
230	N	Walnut	St	D	IL	60106
237	N	Walnut	St	J	IL	60106
240	N	Walnut	ST.		IL	60106
232	N	Walnut	St.	D	IL	60106
302	S	Walnut	ST.		IL	60106
451	N	Walnut	St.		IL	60106
421	S	Walnut	ST.		IL	60106
417	E	Washington	ST.		IL	60106
621	W	Wood	ST.		IL	60106
321	W	Wood	ST.		IL	60106
193	S	York	RD		IL	60106
213	S	York	RD		IL	60106
217	S	York	RD		IL	60106
197	S	York	RD		IL	60106
1000	S	York	RD		IL	60106
344	S	York	RD		IL	60106
433	S	York	RD		IL	60106
1010	S	York	RD		IL	60106
640-642	S	York	RD		IL	60106
644-646	S	York	RD		IL	60106
648-650	S	York	RD		IL	60106
629	S	York	RD		IL	60106
631	S	York	RD		IL	60106
1040	S	York	RD		IL	60106
175	S	York	RD		IL	60106
158	S	York	RD		IL	60106
1043	S	York	RD	212	IL	60106
14	N	York	RD		IL	60106
181	S	York	RD		IL	60106
192	S	York	RD		IL	60106
505	S	York	RD		IL	60106
509	S	York	RD		IL	60106
511	S	York	RD		IL	60106

641	S	York	RD		IL	60106
843	S	York	RD		IL	60106
851	S	York	RD		IL	60106
1020	S	York	RD		IL	60106
1024	S	York	RD		IL	60106
1028	S	York	RD		IL	60106
1034	S	York	RD		IL	60106
1038	S	York	RD		IL	60106
1042	S	York	RD		IL	60106
1043	S	York	RD	403	IL	60106
1043	S	York	RD	312	IL	60106
1040	S	York	Rd		IL	60106
1044	S	York	RD		IL	60106
1046	S	York	RD		IL	60106
1050	S	York	RD		IL	60106
1054	S	York	RD		IL	60106
1056	S	York	RD		IL	60106
1058	S	York	RD		IL	60106
1062	S	York	RD		IL	60106
1072	S	York	RD		IL	60106
227 & 229	S	York	RD		IL	60106
1043	S	York	Rd	611	IL	60106
14	S	York	RD		IL	60106
1043	S	York	RD	301	IL	60106
633	S	York	RD		IL	60106
635	S	York	RD		IL	60106
1043	S	York	RD	301	IL	60106
1043	S	York	RD	310	IL	60106
1043	S	York	RD	601	IL	60106
1043	S	York	RD	211	IL	60106
1043	S	York	RD	511	IL	60106

CHAPTER 15

DWELLING INSPECTION PROGRAM

SECTION:

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9-15-1: DEFINITIONS:

For the purpose of this chapter, the following words and phrases shall have the meaning given to them in this section. Whenever the words "dwelling", "dwelling unit", "housekeeping unit", "rooming house", "rooming unit", or "premises" are used in this code, they shall be construed as though they were followed by the words "or any part thereof".

BASEMENT: That portion of a structure which is partly or completely below grade.

DWELLING: A building or portion thereof designed or used as a residence, including model homes but excluding boarding or lodging houses, nursing homes, motels, hotels, tourist homes, tents and recreational vehicles.

DWELLING, MULTI-FAMILY: A building consisting of two (2) or more dwelling units.

DWELLING, SINGLE-FAMILY: A single dwelling unit and accessory uses thereto.

DWELLING, SINGLE-FAMILY ATTACHED: A single-family dwelling attached to one or more single-family dwellings by one or more party walls with each dwelling located on a separate subdivided lot.

DWELLING, SINGLE-FAMILY DETACHED: A single-family dwelling separated from other dwelling units by open space.

DWELLING, TOWNHOUSE: A dwelling unit that is attached to one or more other dwelling units on the same lot and has an individual private ground level entrance to the outside, and no portion of which is located above or below any other premises or portion thereof.

DWELLING, TWO-FAMILY: A building consisting of only two (2) dwelling units.

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more person, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EXTERMINATION: The control and elimination of insects, rodents or other pests by eliminating their harborage places, by removing or making inaccessible materials that may serve as their food, by poisoning, spraying, fumigating, trapping or by any other recognized and legal pest elimination methods approved by the health department.

FLOOR AREA, DWELLING UNIT: The area inside the exterior or fire walls of a building, exclusive of vent shafts, courts and public places.

FLOOR AREA, ROOM: The next area within the finished walls of a room.

HABITABLE ROOM: A room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyer or communicating corridors, closets, storage spaces or bomb shelters.

HOUSEKEEPING UNIT: A room or group of rooms forming a single habitable unit equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such unit, a toilet, lavatory and bathtub or shower.

LANDLORD: An owner, agent of an owner or other person who rents or leases a dwelling, dwelling unit, housekeeping unit or rooming unit to a tenant under a rental agreement.

OCCUPANT: Any person living, sleeping, cooking or eating in, or having actual possession of, a dwelling unit, housekeeping unit or rooming unit.

OPERATOR: Any person who has charge, care or control of a building, or part thereof, in which dwelling units or rooming units are let.

OWNER: Any person who alone or jointly or severally with others:

- A. Shall have legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
- B. Shall have charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner, prime tenant, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this code, to the same extent as if such person were the owner.

PERSON: Any individual, firm, corporation, association or partnership.

RENTAL AGREEMENT: An oral or written agreement covering a definite or indefinite period of time of one week or more between a landlord and a tenant for the renting or leasing of a dwelling, dwelling unit, housekeeping unit or rooming unit.

RENTAL UNIT: Any dwelling unit or housekeeping unit that is rented or leased or offered for rent or lease under a rental agreement.

ROOMING HOUSE: A building or part thereof that is not a hotel, motel or tourist home and that provides lodging rooms to three (3) or more paying guests who are not members of the keeper's family and mainly to nontransients.

TENANT: An occupant who occupies a dwelling, dwelling unit, housekeeping unit or rooming unit pursuant to a written or oral agreement with a landlord covering a definite or indefinite period of one week or more. (Ord. 84-2010, 11-9-2010)

9-15-2: LICENSE REQUIRED:

- A. No person, whether an owner, manager, agent or sublessor shall operate, and no owner shall permit the operating of a dwelling unit or rooming house or rent or lease or offer to rent or lease any

rental unit unless such establishment or rental unit has been granted a rental license from the village as provided herein.

B. No person in charge of any dwelling shall permit or allow any rental unit in such dwelling to be rented or leased unless such unit receives a rental license as provided herein.

C. The village shall cause periodic inspections of all dwelling units within the corporate limits of the village. (Ord. 56-2014, 11-18-2014)

9-15-3: APPLICABILITY:

This chapter shall be applicable to all residential properties in the village. (Ord. 84-2010, 11-9-2010)

9-15-4: REGISTRY OF OWNERS AND PREMISES:

A. Registry: A registry of owners and premises shall be maintained by the community development department.

B. Owners And Premises: The owners of one- and two-family dwellings and multiple-family dwelling units which are occupied at the time of enactment of this chapter by persons other than the owner, owners and/or persons not related to the owner or owners, will be offered to others for purposes of occupancy through rental or lease agreements, or by other mutually acceptable agreements leading to occupancy, shall register their names and places of residence or usual places of business and the location of the premises regulated by this chapter with the community development department of the village. The owners shall register within ninety (90) days after the enactment of this chapter and thereafter shall reregister thirty (30) days prior to the expiration of a rental license issued by the village which will be valid for a period of one year. Within thirty (30) days of the change of ownership, the new owner shall reregister with the village in the same manner as previously set forth.

C. Penalty: Upon a finding of guilty for failing to register as required by this section, there shall be imposed a fine up to seven hundred fifty dollars (\$750.00). (Ord. 56-2014, 11-18-2014)

9-15-5: FEES:

A. Established: Fees for registration and related inspections shall be established as follows and are payable at the time of registration.

Type Of Unit	Fee
Single-family	\$211.00
Two-family	\$222.00

Multi-Family Units Per Building	Fee
3 and above	\$210.00 plus \$11.00 per unit

B. Penalties: Upon a finding of guilty for failing to pay any fee required by this section, there shall be imposed a fine up to seven hundred fifty dollars (\$750.00). (Ord. 56-2014, 11-18-2014; amd. Ord. 63-2020, 11-17-2020)

9-15-6: INSPECTIONS:

A. Except as provided in subsection D of this section, annual inspections are required for all dwellings subject to this chapter. Further, such inspections are specifically limited to one per year unless otherwise authorized by lawful consent or conducted pursuant to an administrative warrant issued pursuant to section 9-15-7 of this chapter.

B. The scope and objects of inspections conducted pursuant to this chapter shall be specifically limited to what is reasonably necessary to ensure a dwelling's or structure's compliance with the minimum standards of this code. Specific minimum standards shall include, but not be limited to, the following: compliance with permitted occupancy limitations, compliance with heat, light and ventilation requirements, compliance with structural, electrical, mechanical and sanitary requirements, avoidance of the cross connection of stormwater sump pump and sanitary sewer systems, avoidance of the accumulation of trash, rubbish and debris.

C. Code enforcement officers may request permission to enter all premises regulated by this chapter at reasonable hours to undertake an inspection for compliance.

D. In the event a dwelling inspection conducted under this chapter does not reveal the below listed major life safety conditions or said conditions are corrected within thirty (30) days of notice, the dwelling shall be subject to a biennial (every 2 years) inspection:

Single-family dwelling:

Balusters spaced more than four inches (4")

Bathroom needs exhaust fan

Carbon monoxide detectors needed

Cover all open junction boxes

Egress door swings wrong way

Free area of infestation

Free area of mold or mildew

Guardrail needed at minimum thirty inches (30")

Improper chimney seal

Improper dryer vent

Improper gas supply line

Improper pitch on flue

Install required GFCI outlets

Means of egress blocked

Need address front of building

Need address visible in alley

Need pressure relief pipe

Repair the water supply

Replace faulty GFCI outlet

Replace improper gas shutoff

Smoke detectors needed

Sump pump in violation

Vent needed to heating unit

Wrong locking device installed

Multiple-family dwelling:

Balusters spaced more than four inches (4")

Carbon monoxide detectors needed

Cover all open junction boxes

Door swings wrong direction

Evidence of annual backflow device third party inspection

Evidence of annual boiler/H₂O heater third party inspection

Evidence of annual elevator third party inspection

Evidence of fire alarm system third party inspection

Free area of infestation

Free area of mold or mildew

Guardrail needed at minimum thirty inches (30")

Handrail needed for four (4) or more steps

Improper chimney seal

Improper display of address

Improper dryer vent

Improper gas supply line

Improper pitch on flue

Install required GFCI outlets

Install ten (10) pound ABC extinguisher

Means of egress blocked

Need pressure relief pipe

Panic hardware inoperable

Repair the water supply

Replace faulty GFCI outlet

Replace improper gas shutoff

Smoke detectors needed

Sump pump in violation

Vent needed to heating unit

Vent stack needed

Wrong locking device installed (Ord. 56-2014, 11-18-2014)

9-15-7: INSPECTION WARRANTS:

Where admission to premises to be inspected under the provisions of this chapter is refused by the occupant or person in charge thereof, the village shall apply to a court of competent jurisdiction for an administrative search warrant to inspect the premises. The administrative warrant shall be for the purpose of making an inspection to determine whether the dwelling or structure is in compliance with all of the provisions of this code.

An owner, occupant, or other person in charge of a dwelling or structure subject to the provisions of this code, who is presented with an administrative warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict, or obstruct entry and free access to any part of the structure or premises where an inspection authorized by the administrative warrant is sought to be made.

An administrative warrant sought pursuant to this section shall be sought in a court of competent jurisdiction, which court may consider any of the following factors along with such other matters as it deems pertinent in its decision as to whether a warrant shall issue:

- A. Eyewitness account of violations;
- B. Citizen complaints;
- C. Tenant complaints;
- D. Plain view violations;
- E. Violations apparent from village records;
- F. Property deterioration;
- G. Age of property;
- H. Nature of alleged violations;
- I. Similar properties in the area;
- J. Documented violations on similar properties in the area;
- K. Passage of time since last inspection;
- L. Previous violations on the property.

Cause for issuance of a warrant shall be deemed to exist in light of reasonable legislative and administrative standards which show that there is a reason to believe that a condition of nonconformity exists with respect to a particular property in violation of any provisions of this code. (Ord. 84-2010, 11-9-2010)

9-15-8: INSPECTION POLICY AND RECORDKEEPING:

Where admission to premises to be inspected under the provisions of this chapter is refused by the occupant or person in charge thereof, the village shall apply to a court of competent jurisdiction for an administrative search warrant to inspect the premises. The administrative warrant shall be for the purpose of making an inspection to determine whether the dwelling or structure is in compliance with all of the provisions of this code.

An owner, occupant, or other person in charge of a dwelling or structure subject to the provisions of this code, who is presented with an administrative warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict, or obstruct entry and free access to any part of the structure or premises where an inspection authorized by the administrative warrant is sought to be made.

An administrative warrant sought pursuant to this section shall be sought in a court of competent jurisdiction, which court may consider any of the following factors along with such other matters as it

deems pertinent in its decision as to whether a warrant shall issue:

- A. Eyewitness account of violations;
- B. Citizen complaints;
- C. Tenant complaints;
- D. Plain view violations;
- E. Violations apparent from village records;
- F. Property deterioration;
- G. Age of property;
- H. Nature of alleged violations;
- I. Similar properties in the area;
- J. Documented violations on similar properties in the area;
- K. Passage of time since last inspection;
- L. Previous violations on the property.

Cause for issuance of a warrant shall be deemed to exist in light of reasonable legislative and administrative standards which show that there is a reason to believe that a condition of nonconformity exists with respect to a particular property in violation of any provisions of this code. (Ord. 84-2010, 11-9-2010)

9-15-9: CERTIFICATES OF INSPECTION:

- A. Dwellings subject to this chapter shall not be occupied unless a certificate of inspection has been issued by the village. The rental certificate shall be issued only upon prior inspection of the premises, except as provided in subsection D of this section. The certificate of inspection shall be issued within fifteen (15) days after written application therefor if the dwelling at the date of application is entitled thereto.
- B. Upon finding that there is no condition that would constitute a hazard to the health and safety of the occupants, and the premises are otherwise fit for occupancy, the certificate shall be issued. If the finding is of a condition that would constitute a hazard to health or safety, no certificate of inspection shall be issued, and an order to comply with this chapter shall be issued immediately and served upon the owner. On reinspection and evidence of compliance, the order shall be rescinded and a certificate of inspection issued.
- C. A certificate of inspection shall be issued on condition that the premises remain in a safe, healthful and fit condition for occupancy. If upon reinspection the village determines that conditions exist which constitute a hazard to the health or safety of the occupants, the certificate of inspection may be immediately suspended and a notice shall be served upon the owner to correct such violations.
- D. An owner or owner's authorized agent shall apply for a certificate of inspection. Inspection and issuance of a certificate of inspection shall be in accordance with the requirements of this chapter and with procedures established by the village. The village may authorize the issuance of a temporary certificate of inspection without inspection for those premises in which there are no violations of record as of the effective date of this chapter, and shall issue such temporary certificates of inspection upon applications in cases where inspections are not made within a reasonable time. Temporary certificates of inspection may also be issued for premises with violations of record when the owner can show proof of action taken to correct such conditions.

E. It shall be required, and the responsibility of the owner to maintain the certificate of inspection, either temporary or permanent, as they are issued, at the premises for which they are issued. The certificate of inspection shall be displayed on request of a code enforcement officer. Failure to have the certificate of inspection, or display the certificate of inspection on request, shall constitute a separate offense for which the owner and/or occupant are liable.

F. Buildings having more than two (2) dwelling units shall post the building certificate of inspection which shall list all dwelling units in said building in addition to their permitted occupancy loads. The building certificate of inspection shall be visible at all times.

G. Dwelling units which are part of a building that contains three (3) or more dwelling units shall receive a certificate of inspection issued to each specific unit in addition to the building. The building shall not receive a certificate of inspection until all dwelling units are in compliance with village codes. (Ord. 84-2010, 11-9-2010)

9-15-10: VIOLATIONS:

A. If, upon inspection, the premises or any part thereof are found to be in violation of any provision of this code to include, but not be limited to, regulations set forth in titles 6 through 10 of this code, the violation(s) shall be recorded by the code enforcement officer and retained in the applicable owner and premises files.

B. The owner and lessor or occupant shall be informed of the existence of the violation(s). The owner and occupant/tenant are responsible for abatement of violations. The notice shall state the date, name of the code enforcement officer, the specific details of the violation and the time within which the correction shall be completed.

C. A violation which is determined to constitute a hazard to the health or safety of the occupants as defined in this chapter, under circumstances where the premises cannot be vacated, shall be ordered corrected within the shortest reasonable time. All other violations shall be corrected within a reasonable time as determined by the village.

D. If a violation of any village ordinance is found to exist on the premises and the violation(s) is not abated, the village may revoke the certificate of inspection issued. If a certificate of inspection is revoked, a certificate of inspection shall not be reinstated or issued until all violations are abated. (Ord. 84-2010, 11-9-2010)

9-15-11: REVOCATION OF RENTAL LICENSE:

A. A rental license may be revoked at any time during the occupancy of the rental unit for which the certificate of inspection has been issued, should the code enforcement official determine, following a reasonable investigation, that the unit no longer complies with the provisions of this code. Prior to the revocation of a rental license, the code enforcement division shall provide the owner, agent or manager and the tenant with a written report stating the defects noted during the investigation and providing a reasonable time for the correction of said defects, except when the conditions of the unit pose an immediate threat to the life and safety of the occupants, in which case the director of community development shall issue a notice of revocation to the owner, agent or manager and the tenants immediately and shall then cause the unit to be vacated without delay.

B. If a dwelling unit in a multi-family building is found to be in violation of an ordinance of the village, the village may revoke or suspend the building rental license issued to that building as well as the one issued to the specific unit. The licenses shall remain revoked or suspended until said violation is abated. (Ord. 56-2014, 11-18-2014)

9-15-12: APPEAL OF CERTIFICATE OF INSPECTION DENIED OR REVOKED:

Any person whose application for a certificate of inspection has been denied or revoked or any person who is unable to comply with the provisions of this chapter with regard to obtaining a certificate of inspection prior to the issuance of a certificate of inspection shall be granted an appeal to the community development commission. Such notice of appeal shall be filed within ten (10) days from

the date of requirement to comply or denial or revocation of a certificate of inspection. The community development commission may grant a variance from the requirements of this chapter only when the owner or manager of a residential rental unit can prove that compliance with the requirements of this chapter will place an extreme hardship on the owner or manager of a rental property or where physical conditions make compliance impossible. (Ord. 84-2010, 11-9-2010)

9-15-13: PENALTY:

Any person violating the terms and conditions of this chapter shall be subject to a penalty not exceeding seven hundred fifty dollars (\$750.00) with each and every day that the violation of this chapter is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the village may take such other action as they deem proper to enforce the terms and conditions of this chapter including, without limitation, an action in equity to compel compliance with its terms. That any person violating the terms of this chapter shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorney fees. (Ord. 84-2010, 11-9-2010)