



AGENDA
BLOOMINGTON PROPERTY MAINTENANCE REVIEW BOARD
SPECIAL MEETING - 4:00 P.M.
THURSDAY, FEBRUARY 20, 2020
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES:**
Consideration, review and approval of Minutes from the January 23, 2020 Quarterly Meeting.
- 5. REGULAR AGENDA**
 - A. Final Draft Review of proposed adoption of the 2018 International Code Council Property Maintenance Code and amendments to the Bloomington City Code Chapter 45.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

For further information contact:
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DRAFT MINUTES
PROPERTY MAINTENANCE REVIEW BOARD
REGULAR QUARTERLY MEETING
Thursday, January 23, 2020, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois

Members present: Mr. John Capodice, Mr. Mark Fetzer, Mr. Rodney Smithson,
Mr. Kelby Cumpston

Members absent: Mr. Robert Garcia

Also present: Mr. Carey Snedden, Code Enforcement Division Manager
Mr. Bob Mahrt, Community Development Director

1. CALL TO ORDER

Chairman Capodice called the Regular Quarterly Meeting to order at 4:00 p.m.

2. ROLL CALL

Community Development Director Mahrt called roll and a quorum was established with four members present.

3. PUBLIC COMMENT

Chairman Capodice asked for public comment from the audience for those items that were not listed on the Regular Meeting Agenda. There were no public comments made.

4. MINUTES

A. Approval of Minutes from the April 25, 2019 Regular Quarterly Meeting

Mark Fetzer made motion for approval. Motion was seconded by Chairman Capodice. The motion was approved by a 4 to 0 vote as follows: Mr. Capodice – YES; Mr. Fetzer – YES; Mr. Smithson – YES; Mr. Cumpston – YES.

5. REGULAR AGENDA

A. Discussion on proposed adoption of the 2018 International Code Council Property Maintenance Code and amendments to the Bloomington City Code Chapter 45

Director Mahrt provided an overview on the Boards advisory authority to recommend the adoption of the 2018 ICC Property Maintenance Code and amendments to Chapter 45 of the Bloomington City Code. Mr. Mahrt provided some background of the ICC code cycle and the city's decision to move from the 2012 ICC codes to the 2018 ICC Codes. He also explained the need for community outreach on adopting the new codes. He provided examples of appropriate public outreach, the proposed timeline for the adoption and the overall process.

Mr. Mahrt introduced the process of adoption and staff's efforts to outline the specific changes to the IPMC from 2012 to 2018. Mr. Snedden explained the changes to Chapter 7 Fire Safety which were the most significant changes to the 2018 Property Maintenance Code.

Mr. Fetzer requested to have a notice sent to registered rental property owners. Mr. Mahrt explained that the Property Maintenance Code applied to all properties within the City and indicated that he would look into the number of mailed notices required for the rental property owners.

Mr. Cumpston asked for clarification on which organizations would be contacted regarding the adoption of the Property Maintenance Code. Mr. Mahrt indicated that the outreach was intended to include the Bloomington-Normal Home Builders Association, the Bloomington-Normal Association of Realtors, the local AIA Chapter, and the Illinois Society of Professional Engineers. The City would also provide and promote a webpage on the City's website and work with local media on the code updates.

Mr. Mahrt introduced a working timeline for the adoption of the code. He suggested that the Board hold monthly meetings to work toward code adoption by the end of this fiscal year. He suggested an advisory recommendation by the Board could be March 19, 2020.

There appeared to be general consensus from the Board to move the adoption of the 2018 IPMC process along. Mr. Fetzer suggested the Board move up the date of the draft review from Feb. 28, 2020 to Feb. 20, 2020, to allow more time for public outreach. Chairman Capodice made motion for approval of a Special Meeting on February 20, 2020. Motion was seconded by Mark Fetzer. The motion was approved by a voice vote of 4 to 0.

B. Discussion on the Neighborhood Preservation Ordinance for registering derelict buildings and premises.

Mr. Mahrt provided an overview of the Neighborhood Preservation Ordinance (NPO) adopted by the City Council in 2011. The program was primarily intended for residential properties that had gone derelict, but has expanded overtime to now include commercial properties. He explained the need for amendment to the NPO to make it more effective on promoting reuse of derelict buildings. Mr. Mahrt provided examples on how the program could be enhanced by implementing an escalating fee structure to remain in the program and to limit the time a property could remain in the program.

Mr. Snedden provided information on the current registration process and the need for emergency contacts for derelict properties. He outlined the current fee structure, the length of time for property owners to bring a derelict property into compliance, and the requirement of the owner to carry insurance on the property.

Mr. Fetzer discussed the potential for calculating the annual fees on a square foot basis for commercial structures on a square foot basis, rather than the base fee. He also recommended that the city consider recording the NPO registration, so that potential buyers were aware of the status.

Mr. Mahrt stated staff will continue to do more research and bring this item back to the Board at a later date.

6. OLD BUSINESS

Chairman Capodice called for discussion on any Old Business. There was none.

7. NEW BUSINESS

Mr. Mahrt presented a letter provided to the Community Development Department from Meghan Reha owner of 715 W. Market. Ms. Reha requested that the letter be made available to the Board. Mr. Mahrt stated that the property includes multiple property maintenance violations with a case currently pending in Administrative Court. He shared Community Development Department – Code Enforcement Division is monitoring the property every 30 days and is working with owner for final compliance on exterior property maintenance issues.

8. ADJOURNMENT

Chairman Capodice made a motion to adjourn; seconded by Mr. Smithson. The motion passed unanimously by voice vote. Meeting was adjourned at 5:07 PM.

Prepared by Bob Mahrt
Community Development Director



TO: Property Maintenance Review Board
FROM: Bob Mahrt, Community Development Director
DATE: February 20, 2020
RE: Final Draft Review of proposed adoption of the 2018 International Property Maintenance Code and amendments to the Bloomington City Code Chapter 45.

BACKGROUND:

The Property Maintenance Review Board (PMRB) has the authority to make advisory recommendations to the City Council concerning amendments to the Property Maintenance Code, Chapter 45 of the City Code. On February 24, 2014, the City Council adopted Ordinance No. 2014-12 which amended Chapter 45 and adopted the 2012 International Property Maintenance Code (IPMC). (A copy of the Ordinance is attached for review).

The ICC publishes new editions of the codes every three years. It should be understood, that the City did not adopt the 2015 edition of the ICC codes. There is a need to illustrate the changes between the various editions of the codes (2012-2015-2018) for public awareness.

The Community Development Department is simultaneously assisting the Building Board of Appeals (BBA) and the PMRB on updating to the 2018 International Code Council family of codes. This coordination effort is intended to provide adequate opportunities for review of the updated editions of the ICC family of codes and provide appropriate public outreach. It is the intent of the City to adopt and implement the new edition of the codes by May 1, 2020.

ITEMS FOR CONTINUED DISCUSSION:

1. Public Outreach: The Board previously discussed appropriate mechanisms for public outreach and participation. Community Development Department Staff will coordinate outreach efforts with the Home Builder's Association and other organizations (i.e. Board of Realtors, labor unions, contractor associations).
2. Timeline: The Board previously reviewed the proposed timeline for review and adoption of the IPMC. The Board would have the opportunity to amend or extend the timeline, as may be necessary. (Please see the draft of the Potential Timeline).
3. Process: Staff had prepared a spreadsheet outlining the specific changes to the various editions of the codes to assist the Board and the community to better understand the progressive changes over time.

STAFF RECOMMENDATION: That the Property Maintenance Review Board discuss the proposed adoption of the 2018 International Property Maintenance Code and amendments to the Bloomington City Code Chapter 45.

CITY OF BLOOMINGTON

2020-??

An Ordinance Amending Bloomington City Code Chapter 45 Property Maintenance Code

Adopted by the City Council
Of the City of Bloomington
on April 13, 2020

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on April 14, 2020.

ORDINANCE NO. 2020 -

AN ORDINANCE AMENDING BLOOMINGTON CITY CODE CHAPTER 45

BE IT ORDAINED by the City Council of the City of Bloomington, Illinois:

SECTION 1. That Bloomington City Code Chapter 45, Article I, Section 1, shall be and the same is hereby amended to read as follows (additions are indicating by underlining; deletions are indicated by strikeouts):

SEC. 1: ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2018

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Bloomington, being marked and designated as "The International Property Maintenance Code, ~~2012~~ 2018" as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance code of the City of Bloomington, in the State of Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance.

SECTION 2. That except as provided herein, the Bloomington City Code, as amended, shall remain in full force and effect.

SECTION 3. The City Clerk shall be, and she is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 4. This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 5. This Ordinance shall take effect ten (10) days after passage and approval.

PASSED this 13th day of April, 2020.

APPROVED this 14 of April 2020.

APPROVED:

Tari Renner
Mayor

ATTEST:

Leslie Yocum
City Clerk