

How can I help?

The property maintenance codes establish regulations that protect the health, safety, and welfare of the entire community. It is to everyone's advantage to follow these codes. Please take the time to check your property and make sure it is in compliance with these codes. If you have any questions please call the Community Development Department at 847-741-3894.

If you wish to report a violation, call the Community Development Department and file a code complaint. This may be done anonymously. Code complaints will be handled in the order they are received.

If you are found in violation of a property maintenance code a code enforcement officer or a police officer may contact you and issue a ticket. If this occurs, take the time to get your property in compliance with the code. Please understand that these codes exist for the health, safety, and welfare of the entire community.



**Village of South Elgin
Community Development Department**



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What is Property Maintenance?

The Property Maintenance Program was developed by the Community Development Department in an effort to educate property owners and tenants on the property maintenance codes, while also strengthening the enforcement of these codes. Property maintenance codes establish minimum maintenance requirements for all existing structures and properties within South Elgin. These codes are also part of South Elgin's Code of Ordinances.

The purpose of these codes is to ensure a minimum level of health, safety, and welfare for everyone within South Elgin. These codes protect against a variety of concerns including fire hazards, deteriorating structures, and unsanitary conditions. Left unmanaged, these concerns could lead to public health hazards, unsafe conditions, and decreased property values.

In addition, enforcing property maintenance codes will help improve property values and the overall condition of each neighborhood. The Property Maintenance Program builds on the theory of Broken Windows. This theory concludes that addressing smaller code violations will lead to less crime on all levels in the future. These code violations may seem insignificant, but can lead to the deterioration of neighborhoods within the village.

What are Examples of Property Maintenance Violations?

The following list contains common property maintenance violations. This is not a complete list of all property maintenance violations. If you have any questions about the property maintenance codes, including questions about specific violations, contact the Community Development Department at 847-741-3894.

Grass Grass must be cut regularly and cannot be more than 8 inches tall. This code helps keep neighborhoods well kept, but also helps keep neighborhoods healthy and safe. For example, uncut grass can become a home for pests and rodents that carry diseases.



Accessory Structures Accessory Structures include fences, detached garages, decks, and sheds. These structures must be structurally sound and kept in good repair. Since accessory structures are often a lower priority, they are less likely to be adequately maintained. Any structure in disrepair can become unsafe for use and may become a home for rodents. Keeping accessory structures well maintained will make the entire neighborhood a healthier and safer place to live.

Outdoor Storage Outdoor storage is not permitted in most zoning districts. Outdoor storage includes storage of appliances, equipment, and building materials. Storage of these items can create a home for rodents and pests. Also, leaving these items outside can create unnecessary safety hazards in the neighborhood.



Exterior Maintenance The exterior of a structure must be kept in good repair and must be structurally sound. There can be no peeling paint, holes in the wall, or litter on the exterior of the structure. The purpose of this code is to prevent against health and safety problems that may arise when a building is neglected. This includes the spread of disease from garbage, an increase in the rodent population, and general safety concerns from deteriorating structures.

Windows & Doors All windows and doors must be kept in good condition and weather tight. Windows and



doors need to be able to prevent rain and wind from entering the structure. This measure provides for the health and safety of all

those within the structure.