THE VILLAGE OF ROBBINS

COOK COUNTY, ILLINOIS

ORDINANCE

No. ____8-26-25_____

AN ORDINANCE ESTABLISHING ESCROW PROCEDURES FOR REAL ESTATE FOR THE VILLAGE OF ROBBINS, COUNTY OF COOK, STATE OF ILLINOIS.

DARREN E. BRYANT, MAYOR

SHARON S. DYSON, VILLAGE CLERK

DAVID DYSON

JEANNEEN HOLMES

THOMAS HARPER, JR.

CHANEL KELLEY

MICHAEL COLLIER SR.

ERNEST MAXEY JR.

Board of Trustees

PASSED AND APPROVED BY THE MAYOR AND BOARD OF TRUSTEES

THIS ___26th___ DAY OF __AUGUST__, 2025

ORDINANCE NO. ___8-26-25_____

AN ORDINANCE ESTABLISHING ESCROW PROCEDURES FOR REAL ESTATE FOR THE VILLAGE OF ROBBINS, COUNTY OF COOK, STATE OF ILLINOIS.

WHEREAS, the Village of Robbins (the "Village") is a duly organized and existing municipality and a home rule unit of government pursuant to Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village Mayor (the "Mayor"), the Honorable Darren E. Bryant and the Village Clerk, the Honorable Sharon S. Dyson (the "Clerk"), and the Board of Trustees of the Village (the "Village Board"), the Honorable David R. Dyson, Jeanneen Holmes, Chanel Kelley, Michael D. Collier, Sr., Ernest Maxey, Jr. and Thomas Harper, Jr. (together, the "Corporate Authorities"), constitute the duly elected, qualified and acting officials of the Village; and

WHEREAS, the Corporate Authorities endeavor to ensure that the housing and commercial building stock of the Village is maintained in a safe, habitable and aesthetically pleasing manner; and

WHEREAS, ensuring repairs to Village structures is essential to the well-being, health and safety of the Village; and

WHEREAS, allowing the Clerk to escrow funds of applicants for permits to ensure that the applicant completes any permitted construction in a workmanlike manner and in compliance with Village Code; and

WHEREAS, the Clerk shall make an administrative determination for amounts to be held by the Village as a condition of occupancy and the provision of Village water service, pending completion of any repairs on the Property; and

WHEREAS, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to establish procedures for the escrowing of funds to ensure that all structures in the Village are code compliant, pursuant to the provisions of the Illinois Municipal Code and the general police powers of the Village; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Robbins, Cook County, Illinois, by and through its Home Rule Powers, as follows:

Section 1: Incorporation. All of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true, and correct, and the Village Board does hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

Section 2: Purpose. The purpose of this Ordinance is to create procedures and requirements for the Village's escrowing of funds for construction permits.

Section 3: Authority. This Ordinance is adopted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

Section 4: Enactment. Chapter 8 – Buildings; Article 8–II. Building Permits and Inspections, Section 8-29. Escrow of the Code of Ordinances of the Village of Robbins, Illinois is hereby amended by adding and deleting the following language (additions underlined; deletions ~~stricken~~.):

Section 8-29. Escrow

For any single family or multi-family (up to and including six units in size) residence located in the Village, the Clerk shall, prior to the:

a) sale, conveyance, transfer, assignment or otherwise disposal of ownership by any form of deed, document of conveyance or assignment, either of title or of the beneficial interest in a trust of any kind, or otherwise by succession in interest through *inter vivios* conveyance or through bequest or inheritance, or otherwise;

b) issuance of real estate transfer tax stamps;

c) issuance of an occupancy permit; and/or

d) establishment of water service;

require the deposit of an amount of money in escrow, as determined by the Building Inspector.

The owner, agent, buyer, conveyee, manager, transferee, assignee and/or successor in title, ownership or interested, however accomplished, lessee or person in charge of the dwelling or structure (the "Applicant") shall enter into an agreement with the Village to a) deposit the escrowed funds and to b) bring the structure into compliance with the Village Code.

The amount in escrow shall be sufficient to bring the residence into compliance with all of the requirements of the Village Code that are deficient on the Property, in an amount between $2,500 and $5,000. The Applicant shall pay the required escrow amount by cashier's check, certified check and/or money order. The Clerk shall set procedures for the application and administration of the escrow funds.

After the deposit of the escrowed funds, the Applicant shall have six months to complete any required remediations to the structure. The Building Department shall have the sole discretion to determine compliance with the Village Code. If a contractor is to repair the structure, the contractor must be licensed, bonded and registered with the Village.

Upon completion of any remediation work, the Village shall return any escrowed funds within 7-10 business days. After an inspection report is issued by the Building Department and provided to the Clerk, the Clerk shall issue transfer tax stamps, occupancy permits and/or establish water service.

If the Applicant fails to remedy the violations of the Village Code in the timeframe as set forth in the escrow agreement, the Village may:

a) suspend water service, but at its sole discretion, the Village may provide temporary water service;
b) declare the escrowed funds forfeited and deposit them in the General Fund of the Village;
c) issue a citation for any violation of the Village Code; and/or
d) use the escrowed funds to secure, repair or demolish the structure.

If the Applicant occupies the Property without repairing the deficiencies in the property and without the approval of the Building Department; the Village may assess a fine of $500.00 per day in which the structure is occupied without approval.

There shall be no liability on the part of, and a cause of action shall not arise against, the Village and/or an agent or employee of the Village for the enforcement of this Section 8-29.

This Ordinance shall take effect on July 1, 2024.

Section 5: Authorization. The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Ordinance and otherwise to consummate the transaction contemplated herein and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section 6: Headings. The headings for the articles, sections, paragraphs, and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provisions of this Ordinance.

Section 7: Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, subparagraph, section or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision, clause, sentence, paragraph, subparagraph, section or part shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the Village Board that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, subparagraph, section or part thereof been included.

Section 8: Superseder. All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 9: Publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

Section 10: Effective Date. This ordinance shall be in full force and effect immediately upon its publication in pamphlet form.

ADOPTED this __26th___ day of __AUGUST___, 2025, pursuant to a roll call vote as follows:

	AYES	NAYS	ABSENT	ABSTAIN
David R. Dyson	X			
Jeanneen Holmes	X			
Thomas Harper, Jr.	X			
Michael Collier Sr.	X			
Chanel Kelly	X			
Ernest Maxey Jr.	X			
Mayor E. Darren Bryant				
Total	6	0	0	0

PASSED AND APPROVED on this __26TH___ day of __AUGUST__, 2025.

Darren E. Bryant, Mayor

Darren E. Bryant

ATTEST:

Sharon S. Dyson

Sharon S. Dyson, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Sharon S. Dyson, Village Clerk of the Village Robbins, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

Ordinance No. _8-26-25__

AN ORDINANCE ESTABLISHING ESCROW PROCEDURES FOR REAL ESTATE FOR THE VILLAGE OF ROBBINS, COUNTY OF COOK, STATE OF ILLINOIS.

which Ordinance was passed by a roll call vote of the Board of Trustees of the Village of Robbins, Illinois at their Regular Village Board Meeting on the _26th_ day of _August__, 2025, at which meeting a quorum was present, and approved by the President of the Village of Robbins on the __26th___ day of _August__, 2025.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Robbins was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Robbins, and that the result of said vote was as follows, to-wit:

AYES: 6

NAYS: 0

ABSENT: 0

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Robbins, this _26th__ day of __August__, 2025.

Sharon S. Dyson
Sharon S. Dyson, Village Clerk

[SEAL]