

CHAPTER 6 – BUILDINGS

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CHAPTER 6

BUILDINGS

ARTICLE I – DANGEROUS BUILDINGS

6-1-1 **DEFINITIONS.** The term “dangerous building” as used in this Chapter, is hereby defined to mean and include:

(A) Any building, shed, fence, or other man-made structure which is dangerous to the public health because of its construction or condition, or which may cause or aid in the spread of disease or cause injury to the health of the occupants of it or of neighboring structures.

(B) Any building, shed, fence, or other man-made structure which, because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire, and constitutes or creates a fire hazard.

(C) Any building, shed, fence, or other man-made structure which, by reason of faulty construction, age, lack of proper repair or any other cause, is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such a structure.

(D) Any building, shed, fence, or other man-made structure which, because of its condition or because of lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

Any such dangerous building in the City is hereby declared to be a nuisance.

6-1-2 **MAINTENANCE UNLAWFUL.** It shall be unlawful to maintain or permit the existence of any dangerous building in the City; and it shall be unlawful for the owner, occupant, or person in custody of any dangerous building to permit the same to remain in a dangerous condition, or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition.

6-1-3 **ABATEMENT.** Whenever the committee, comprised of the City Superintendent, the Fire Chief, and the Chief of Police finds that any building or structure in the City is a dangerous building, he shall file a written statement to this effect with the City Clerk. The Clerk shall thereupon cause written notice to be served upon the owner thereof, and upon the occupant thereof, if any, by registered mail or by personal service. Such notice shall state that the building has been declared to be in dangerous condition, and that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it; and that the condition must be remedied at once. Such notice may be in the following form:

To _____ (owner/occupant of the premises) of the premises known and described as _____

You are hereby notified that (describe building) on the premises above described has been condemned as a nuisance and a dangerous building after inspection by _____

The causes for this decision are (here insert the facts as to the dangerous condition).

You must remedy this condition or demolish the building immediately, or the City will proceed to do so.

If the person receiving such notice has not complied therewith within **ten (10) days** from the time when this notice is served upon such person by personal service or by registered mail, the City Superintendent may, upon orders of the Mayor, proceed to remedy the condition or demolish the dangerous building.

6-1-4 **UNKNOWN OWNERS.** If the owner of the premises concerned is unknown, or if his address is unknown, service of any notice provided for in this Article may be made by posting a copy thereof on the premises and by publishing **one (1) time** a copy thereof in a newspaper published within the City.

6-1-5 **ALTERNATIVE ACTION.** In addition to the action authorized by other sections of this Article, the Fire Marshal, Chief of the Fire Department or any other municipal official whose duty it is to investigate fires, may make the investigations authorized by the statute found in **425 ILCS Sec. 25/9 et seq.** If such officer shall find that any building or structure is so occupied or situated as to endanger persons or property, or by reason of faulty construction, age, lack of repair or for any other cause is especially liable to fire, or is liable to cause injury by collapsing or otherwise, he shall order the dangerous condition removed or remedied, and shall so notify the owner or occupant of the premises. Service of such notice may be in person or by registered mail, and any person so notified may appeal from the decision of such officer in the manner provided by law.

6-1-6 **DEFINITION OF NUISANCE.** It is hereby determined that the extended accumulation of wrecked, disabled or unlicensed motor vehicles on private property creates a dangerous situation for persons lawfully coming upon said premises, particularly at night, and often prevents proper access to buildings on said premises by fire-fighting equipment in the event of fire, and promotes the littering of the premises, the growth of rank grass and weeds, wet and muddy areas on said premises, and the breeding of rats, mice and mosquitoes, and that, in order to protect the health and safety of the public, it is necessary to declare such to be a public nuisance, and to prohibit the same. **(Ord. No. 337; 10-12-65)**

ARTICLE II - HOUSE NUMBERING

6-2-1 HOUSE NUMBERING REQUIRED, ADDRESS MAP.

(A) All lots, buildings, and structures in the City shall be numbered in accordance with the chart prepared by the City and on file with the City Clerk.

(B) The City shall keep an address map showing the proper street number of every lot in the City.

6-2-2 NUMBERS, LOCATION, SIZE, FAILURE TO NUMBER.

(A) Every house or building in the City shall have placed thereon figures at least **three (3) inches** high showing the number of the house. Such numbers shall be reasonably visible from the street.

(B) The owner or occupant failing to properly number any house or building, or, if after receiving notice to do so from the City Superintendent, shall be fined **Ten Dollars (\$10.00)** for each day during or on which a failure to so number continues. Such notices may be mailed to the owner or occupant or to the person in whose name the bill for general taxes is to be sent. (Ord. No. 92-0-16; 06-08-92)