



ORDINANCE NO. 114A

AN ORDINANCE REPLACING A 1956 ORDINANCE CONCERNING DANGEROUS BUILDINGS IN THE CITY OF ORIENT, ILLINOIS

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ORIENT, FRANKLIN COUNTY, ILLINOIS:

SECTION 1. Definitions

The term “dangerous building” as used in this ordinance is hereby defined to mean and include:

- a. Any building, shed, fence, deck, or other man-made structure which is dangerous to public health or safety because of its construction or condition which may cause or aid in the spread of infestation or disease or cause injury or cause damage to neighboring structures.
- b. Any building, shed, fence, deck, or other man-made structure which because of faulty construction, age, fire, lack of maintenance or any other cause which makes it a fire hazard or collapse hazard.
- c. Any building, shed, fence, deck, or other man-made structure which because of its condition or lack of locking doors and windows is available to children or disorderly persons or other non-lawful occupants of the structure

SECTION 2.

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

SECTION 3.

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 dangerous condition or to occupy such building or permit it to be occupied while it is in dangerous condition.

SECTION 4. Abatement.

Whenever the Orient Police Officer, Mayor, Codes Officer, or Alderman is of the opinion that any building or structure in the City of Orient is a dangerous building, a written statement to that effect shall be filed with the City Clerk. The Clerk shall thereupon cause written notice to be served upon the owner thereof and the occupant thereof if any, by registered or certified mail or personal delivery and posted on the dangerous building's property. If an owner's name or address is unknown, notice provided for in this ordinance may be made by publishing one time a copy thereof in a newspaper that serves Franklin County, Illinois.

a. Such notices may be in the following form:

To: Owner and Occupant of the premises known as...

You are hereby notified that (describe the dangerous building) on the premises above described has been condemned as a nuisance and a dangerous building by an Orient City Official in accordance this ordinance (number and title). The causes for this decision are (describe the facts that result in the condemnation). You must remedy this condition or demolish the building within 30 days, or upon order of the Mayor, the City will proceed to get court authority to do so.

SECTION 5. Penalty

Any person or corporation violating any provision or provisions of this ordinance including but not limited to occupying or allowing occupancy of a dangerous building, shall be fined not less than Ten Dollars (\$10.00) nor more than One Hundred Dollars (\$100.00) for each offense; and a separate offense shall be deemed committed on each day during or on which the violation occurs or continues.

SECTION 6.

If a section or part of a section of this ordinance is deemed invalid by a court, the remaining sections remain in full force and effect. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Adopted, Ordained and Approved this _____ day of _____, 2015

Pete Witkewiz, City of Orient Mayor

ATTEST:

Carolyn Williford, City Clerk

CERTIFICATION

I Carolyn Williford, City Clerk of the City of Orient, Franklin County, Illinois do hereby certify the foregoing Ordinance # _____ Is true and correct original ordinance passed and approved by the Orient City Council at the regular meeting duly convened on _____.

Carolyn Williford, Orient City Clerk