

AN ORDINANCE CONCERNING DANGEROUS BUILDINGS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that:

Section 1. Definitions. The term "dangerous building" as used in this ordinance, is hereby defined to mean and include (a) any building, shed, fence, or other man-made structure which is dangerous to the public health or safety because of its construction or condition, or which may cause or aid in the spread of disease or may 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 lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such 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 a dangerous condition, or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition.

Section 4. Abatement. Whenever the building inspector, the fire marshal, the health inspector, or any other officer or employee of the city charged with the duty of investigating



fires, health conditions, building construction or electrical installations shall find 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 and occupant of the premises)  
at \_\_\_\_\_  
(address of owner and occupant respectively)

Owner (occupant, resp.) of the premises known and described as \_\_\_\_\_

"You are hereby notified that (describe building) on the premises above described has been declared 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 situation or demolish the building immediately, or the city will proceed to do so".

A copy of the notice shall be sent to the Commissioner of Public Works and a copy shall be sent to the city officer or employee filing the written statement with the city clerk. A copy of this ordinance shall be included with the written notice sent by the city clerk.

If the person receiving such notice has not complied therewith within thirty (30) days from the time when this notice is served



upon such person by personal service or by registered mail, the Commissioner of Public Works may proceed to remedy the condition of demolish the dangerous building.

Section 5. The person served with the notice described in Section 4 may appeal to the Commissioner of Public Works for an extension of the thirty day period. The Commissioner of Public Works may grant an extension of thirty days provided that he is of the opinion that the person notified according to Section 4 is attempting in good faith to comply with this ordinance as quickly as reasonably possible. Two additional extensions of thirty days each may be granted for like reasons. No extensions for any reasons shall be granted after one hundred twenty (120) days after the serving of the original notice described in Section 4, unless the Commissioner of Public Works is so directed by a Court of competent jurisdiction.

Section 6. Noncompliance. Should the person receiving notice as set out in Section 4 fail to comply with this ordinance as described in Sections 4 and 5, then the Commissioner of Public Works, shall notify the City Attorney, who shall then take prompt action or as directed by the corporate authorities, under the Illinois Revised Statutes, Chapter 24, Paragraphs 11-31-1 and 11-31-2, 1967, or under any other pertinent Illinois Statute or City Ordinance, to obtain the repair or demolition of the building or structure cited in Section 4.

Section 7. Any person, firm, or corporation violating any provision of this ordinance, or permitting any dangerous building or any building or structure to remain in a dangerous condition, shall be fined not less than Five Dollars (\$5.00) 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 8. Unknown Owners. If the owner of the premises is unknown, or if his address is unknown, service of any notice provided for in this ordinance may be made by posting a copy thereof

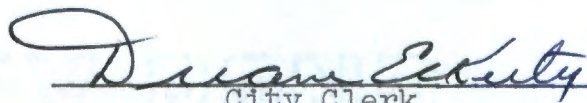


on the premises and by publishing one time a copy thereof in a newspaper published within the municipality.

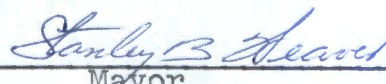
Section 9. Alternative Action. In addition to the actions authorized by other sections of this ordinance, the fire marshal, chief of the fire department or any other municipal official whose duty it is to investigate fire may make the investigations authorized by the statute found in Illinois Revised Statutes, Chapter 127 $\frac{1}{2}$ , Paragraphs 9 to 14. 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 of occupant of the premises. Service of such notice shall 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.

Section 10. This ordinance hereby repeals existing Section 8.3 of the Urbana City Code, 1954.

Adopted by the City Council of the City of Urbana, Illinois this 5th day of August, 1968.

  
City Clerk

Approved by the Mayor of the City of Urbana, Illinois, this 5th day of August, 1968.

  
Mayor