

ORDINANCE NO. 703

VILLAGE OF BELLEVUE, ILLINOIS

ORDINANCE REGARDING DANGEROUS BUILDINGS

WHEREAS, section 11-60-2 of the Illinois Municipal Code (65 ILCS 5/11-60-2) authorizes municipalities to define, prevent and abate nuisances; and

WHEREAS, section 11-31-1 of the Illinois Municipal Code (65 ILCS 5/11-31-1) authorizes municipalities to demolish, repair or enclose or cause the demolition, repair or enclosure of dangerous and unsafe buildings; and

WHEREAS, the Village Board of the Village of Bellevue has determined that the presence of dangerous and unsafe buildings within the Village of Bellevue constitutes a nuisance and is detrimental to the health, safety and welfare of the citizens of the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE VILLAGE BOARD OF THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: Recitals. The Village Board hereby finds as fact the recitals set forth above.

Section 2: Dangerous and unsafe buildings prohibited. It shall be unlawful for any owner or agent thereof to permit any building or structure or part thereof located within the village to become a dangerous and unsafe building (as defined below), to abandon any building or to leave any building uncompleted.

Section 3: Demolition or other abatement. The appropriate officers of the Village shall have the authority to demolish, repair or enclose or cause the demolition, repair or enclosure of dangerous and unsafe buildings, uncompleted buildings and abandoned buildings located within the village in accordance with Section 11-31-1 of the Illinois Municipal Code.

Section 4: Definitions. The following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Building* means any walled or roofed structure, including mobile homes, commercial establishments, dwellings and any accessory structures.

*Dangerous and unsafe building* means any building or structure which has any of the following defects or is in any of the following conditions that shall be deemed unsafe:

- (1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide a safe and adequate means

of exit in case of fire or panic for all persons housed or assembled therein who would be required to or might use such door, aisle, passageway, stairway or other means of exit.

- (2) Whenever any portion thereof has been damaged by wind, flood, fire or any other cause in such a manner that the structural strength or stability thereof is appreciably less than it was before the catastrophe and is less than the minimum requirements of this ordinance.
- (3) Whenever any portion or member or appurtenance thereof is likely to fall or to become detached or dislodged or to collapse and thereby injure persons or damage property.
- (4) Whenever any portion thereof has settled to such an extent that walls or other structural portions have materially less resistance to winds than is required in the case of new construction.
- (5) Whenever any building or structure or any part thereof, because of dilapidation, deterioration, decay, or faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building or portion thereof, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning is likely to fall or give way.
- (6) Whenever, for any reason whatsoever, the building or structure or any portion thereof is manifestly unsafe for the purpose for which it is used.
- (7) Whenever the building or structure has been so damaged by fire, wind or flood, or has become so dilapidated or deteriorated, as to become an attractive nuisance to children who might play in or about the building or structure to their danger.
- (8) Whenever the building or structure has been so damaged by fire, wind or flood or has become so dilapidated or deteriorated as to afford a harbor for trespassers, or as to enable persons to resort thereto for the purpose of committing a nuisance or unlawful act.
- (9) Whenever a building or structure used or intended to be used for dwelling purposes, because of dilapidation, decay, damage or faulty construction or arrangement, is unsanitary or unfit for human habitation and is likely to work injury to the health, safety or general welfare of those living within.
- (10) Whenever a building or structure is infested with rodents, insects, pests or other vermin; or is likely to cause sickness or disease.

- (11) Whenever a building shall become vacant, dilapidated or open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.
- (12) Whenever any unoccupied building or structure is deemed a nuisance and the structure or building has been secured by the owner or his agents by covering up the windows and exits with lumber or materials other than glazing materials for a period of 180 days or more, thereby causing a blighting influence on a neighborhood.

Section 5: This Ordinance shall be effective as of the date of its passage.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF DECEMBER, 2015.

ORDINANCE NO. 703

VILLAGE OF BELLEVUE, ILLINOIS

AN ORDINANCE RENAMING MAIL TECH DRIVE

BE IT ORDAINED by the President and the Board of Trustees of the Village of Bellevue, Peoria County, Illinois, pursuant to Section 11-80-19 of the Illinois Municipal Code, that the right-of-way described on Exhibit A, attached hereto, as Mail Tech Drive, is hereby renamed and designated Wilson Drive.

This Ordinance shall be effective 30 days after notification of the local election authorities and post office branch.

PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF OCTOBER, 2015.

CERTIFICATION OF ORDINANCE

I, Crystal Murphy, do hereby certify that I am the duly elected, qualified and acting clerk of the Village of Bellevue, Peoria County, Illinois ("Village") and as such official I am the keeper of the records and files of the Village.

I do further certify that the attached ordinance constitutes a true, correct and complete copy of Village of Bellevue Ordinance No. 703, entitled:

Ordinance renaming Mail Tech Drive

Such ordinance was adopted and approved on the date there on set forth by not less than an affirmative vote of a majority of the Village Board.

IN WITNESS WHEREOF, I hereunto affix my official signature and seal of the Village, this 13<sup>th</sup> day of October, 2015.

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Crystal Murphy, Village Clerk