

VILLAGE OF FLANAGAN
ORDINANCE NO. 24-04

AN ORDINANCE AMENDING SECTION 90.49 OF THE CODE OF FLANAGAN
AS TO VACANT BUILDINGS

WHEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the VILLAGE OF FLANAGAN, Illinois, that CHAPTER 90: HEALTH AND SANITATION; SECTION 90.49 VACANT PROPERTY REGISTRATION of the *Code of Flanagan* is amended as follows:

Bold: added text

~~Strikethrough:~~ deleted text

§ 90.49 VACANT PROPERTY REGISTRATION.

(D) *Registration of vacant buildings.*

(3) The initial registration fee for a vacant building shall be ~~\$300~~ **\$750**. The building shall be re-registered ~~annually~~ **every six months after the initial registration**. ~~The annual registration fee for each renewal shall increase by \$100 each year from the prior year, but shall not exceed \$1,000.~~ **The registration fee for each subsequent renewal after the first shall be set at \$750.**

(E) *Maintenance requirements for vacant buildings.* Any owner of a vacant building shall maintain such building to comply with the following minimum standards:

(1) Any vacant building shall contain secure windows and doors, and have a functioning roof to protect the building from weather conditions, and be protected from entry by birds and other animals.

(2) Any vacant building shall be maintained to prevent nuisance greenery.

(3) Any vacant building shall be protected from rodents or other pests.

(4) Garbage, debris, and graffiti shall be removed from the building within 60 days of any required vacant building registration or within 60 days from any demand for repairs made by the Board of Trustees.

(5) Any boarded-up windows or doors shall be improved with functioning doors and windows within 60 days of any required vacant building registration or within 60 days from any demand for repairs made by the Board of Trustees.

(6) Any failed roof or building condition not protecting the building from weather conditions or entry by birds and other animals shall be corrected within 60 days of any required vacant building registration or within 60 days from any demand for repairs made by the Board of Trustees.

(7) ~~Utility connections, including water, electricity, and gas, shall be disconnected from any vacant building remaining or declared by the Village to be vacant for a year.~~

(8) Damaged and/or exposed sections of the building are to be removed or repaired to comply with all other codes and ordinances adopted by The Village of Flanagan.

(9) All building materials used for repairs must be matching to existing to existing materials, including but not limited to roofing, siding, flashing, soffits, gutters, and downspouts.

(10) All parts and building materials must be properly secured to the building where as they shall not become an endangerment to any individual.

This Ordinance shall become effective from and after its passage and approval. This Ordinance may be published in pamphlet form as provided by law.

Passed and approved this 20th day of February 2024.

VILLAGE OF FLANAGAN

By Dave [Signature]
President

Attest:

By _____
Clerk