

ORDINANCE NO. 2026 - 30

AN ORDINANCE AMENDING THE CITY REVISED CODE TITLE XV, CHAPTER 150 AND TITLE XV, CHAPTER 156 REGARDING WRITTEN NOTICE REQUIREMENTS

WHEREAS, the City of Mt. Vernon ("the City") is an Illinois Home Rule Municipal Corporation, duly existing under the laws of the State of Illinois, and embodied as a Home Rule entity with certain rights and powers pursuant to the Illinois Constitution, Article VII, Section 6, and hereby makes an express declaration as to the use of its Home Rule Authority in the enacting and adopting of this Ordinance; and

WHEREAS, the City maintains a Revised Code of Ordinances that sets forth written notice requirements in Title XV, Chapter 150 Dangerous and Dilapidated Buildings and in Title XV, Chapter 156 Mobile Home Standards; and

WHEREAS, the City has experienced numerous dangerous and dilapidated buildings, including mobile homes, whose owners have allowed such structures to deteriorate to unsafe and substandard conditions; and

WHEREAS, the dangerous and dilapidated buildings, including mobile homes, pose a threat to the public health, safety, and welfare, as well as the owners and/or occupants, by deteriorating to such an extent that they may become subject to imminent collapse; and

WHEREAS, the City has a significant government interest in protecting the physical health, safety, and welfare of all people in its community, in protecting the safety of the public and the owners and/or occupants of the dangerous and dilapidated buildings, including mobile homes; and

WHEREAS, the purpose of this Ordinance is to protect the health, safety, and welfare of the public by amending certain provisions of the existing Code to require the City to provide fifteen (15) days' written notice to the owner(s) and lienholder(s) of the property, structure(s), and/or mobile home(s) before applying to the Circuit Court of Jefferson County for an order authorizing the City to take appropriate action; and

WHEREAS, the City Council for the City of Mt. Vernon, after considerable thought and deliberation, finds that it is in the best interest of the public health, safety, and welfare for the City to amend Title XV, Chapter 150 and Title XV, Chapter 156 regarding written notice requirements prior to the City applying to the Circuit Court of Jefferson County, Illinois authorizing action be taken by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MT. VERNON, ILLINOIS, AS FOLLOWS:

SECTION 1 - RECITALS: The above recitals are true and material and are adopted herein as express findings of legislative fact, intent, and discretion of the City of Mt. Vernon, Illinois.

SECTION 2 - AMENDMENT: Title XV, Chapter 150, Section 150.11(C)(2) is hereby amended and shall read as follows:

“No person shall remove, alter, or deface any Notice required to be posted pursuant to this Ordinance. If the Notice given hereunder has not been complied with within fifteen (15) days from the date when the Notice is served, the date of service shall be the date on which the Notice is mailed, the City may apply to the Circuit Court of Jefferson County, Illinois for an order authorizing action to be taken, including, but not limited to, demolishing, repairing, or cause the demolition or repair of a dangerous and dilapidated building as provided within 65 ILCS 5/11-31-1. All costs and expenses incurred by the City in obtaining a demolition order, or otherwise remedying the violation, shall be assessed as a lien against the property and against the owner(s) and occupant(s) of the property. Costs and expenses shall include but shall not be limited to: inspection and re-inspection fees; title searches; postage or service fees; costs of Notice preparation; labor expenses; man-hour costs; machinery and equipment costs and fees; travel time for equipment to and from the property; other costs associated with the remedying of the violation; the cost of disposal of materials, debris, or other such items; administrative and clerical costs; all reasonable attorney fees and costs arising from preparation, institution, enforcement, collection, and foreclosure of any lien or lawsuit filed or defended hereunder; and any other cost or expense incurred by the City pursuant to exercise of its authority hereunder. ”

SECTION 3 - AMENDMENT: Title XV, Chapter 156, Section 156.05 is hereby amended and shall read as follows:

“When a complaint shall be made by any person to the Inspection Department of the City or the City Manager of the City of Mt. Vernon about any condition that exists which violates the provisions of this Ordinance, the Inspection Department or the City Manager or the designee of any of them is hereby authorized to serve or cause to be served a Notice in writing upon the owner and occupant of the mobile home alleged to be in violation, which such Notice shall describe the alleged violation and shall require the owner and occupant to remedy the violation within a reasonable time of not more than fifteen (15) days after service of such Notice. The Notice shall be served in writing, either personally or to the last known address of such person or persons; or, if no address is known, by posting Notice upon the mobile home. In the event the owner or occupant shall fail, neglect, or refuse to remedy the violation within fifteen (15) days after the service of Notice, then the City may proceed to remedy the violation, including the institution of legal action against the owner and/or occupant for an Order authorizing action to be taken, which includes, but is not limited to, demolishing the mobile home, removing the mobile home or for imposition of a fine, or for issuance of an injunction and for such other remedies as provided by law. All costs and expenses incurred by the City in obtaining a demolition order, or otherwise remedying the violation, shall be assessed as a lien against the property and against the owner(s) and occupant(s) of the property, and the owner(s) and occupant(s) of the mobile home. Costs and expenses shall include but shall not be limited to: inspection and re-inspection fees; title searches; postage or service fees; costs of Notice preparation; labor expenses; man-hour costs; machinery and equipment costs and fees; travel time for equipment to and from the property; other costs associated with the remedying of the violation; the cost of disposal of materials, debris, or

other such items; administrative and clerical costs; all reasonable attorney fees and costs arising from preparation, institution, enforcement, collection, and foreclosure of any lien or lawsuit filed or defended hereunder; and any other cost and expense incurred by the City pursuant to exercise of its authority hereunder. Costs assessed against a mobile home may be recovered by the City by public sale of the mobile home pursuant to and in accordance with such order as may be entered by the Circuit Court of Jefferson County, Illinois within the enforcement action, provided no such sale shall occur until after Notice is given to each party known to have a lien or other interest in said mobile home.”

SECTION 4 - SEVERABILITY OF PROVISIONS: Each section, paragraph, sentence, clause and provision of this Ordinance is severable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 5 - CONFLICTING ORDINANCES: Any conflicting ordinances, code provisions or pertinent portions thereof in effect at the time this Ordinance takes effect are hereby repealed. Nothing in this Ordinance shall be deemed to modify any other section of Title XV, Chapter 150 or Title XV, Chapter 156 of the City Revised Code, and all remaining provisions of Title XV, Chapter 150 and Title XV, Chapter 156 not otherwise expressly modified herein remain in full force and effect.

SECTION 6 - AUTHORITY: This Ordinance is hereby declared to be an exercise of the City’s home rule authority pursuant to Illinois law.

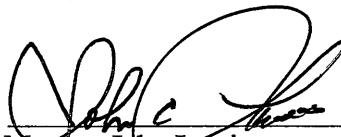
SECTION 7 - EFFECTIVE DATE: This Ordinance shall be in full force and effect after its passage, approval, and publication as provided by law.

PASSED by the City Council of the City of Mt. Vernon, Illinois, on the 8th day of September 2026.

Rebecca Barbour
City Clerk – Rebecca Barbour

NAME	AYE	NAY	ABSTAIN	ABSENT	CONFLICT
Giosci	X				
Moore	X				
Tate	X				
Young	X				
Lewis	X				

APPROVED by the Mayor of the City of Mt. Vernon, Illinois on the 9th day of September 2026

APPROVED: 
Mayor - John Lewis

ATTEST: 
City Clerk - Rebecca Barbour

(SEAL)