
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 14-16

**AN ORDINANCE AMENDING THE NUISANCE GREENERY REMOVAL NOTICE
PROVISIONS AS APPLIED TO ABANDONED RESIDENTIAL PROPERTIES**

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Village Trustees

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on May 27, 2014

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AN ORDINANCE AMENDING THE NUISANCE GREENERY REMOVAL NOTICE PROVISIONS AS APPLIED TO ABANDONED RESIDENTIAL PROPERTIES

WHEREAS, the Village of Coal City (“Village”) is a non-home rule municipality; and

WHEREAS, the Village is authorized to identify and, following notice, abate nuisance greenery in accordance with the provisions of 65 ILCS 5/11-20-7 and record a lien for its removal costs; and

WHEREAS, the Village has acted upon this and other statutory authority to provide for the removal of nuisance greenery and certain other property maintenance activities authorized by law when, following notice, a property owner refuses or neglects to do so; and

WHEREAS, the Corporate Authorities find that providing seasonal notices of nuisance greenery conditions is sufficient in the context of abandoned residential properties to alert property owners to an ongoing need to avoid the nuisance conditions identified in Sections 96-20 through 96-22 of the Village Code; and

WHEREAS, the Corporate Authorities hereby find and determine that it is in the best interest of the Village and in furtherance of the public health, safety and welfare to amend the Village Code as set forth herein;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Amendments.

A. Section 96.23 of the Village Code (“Removal; Notice,”) is hereby amended to read as follows:

“The Village shall serve a notice on the owner (and occupant if applicable) of any premises on which weeds or plants are permitted to grow in violation of the provisions of this Chapter and to demand abatement of the nuisance within five days. This notice shall be served for each violation in which the Village intends to enter upon the premises to abate the nuisance, provided however, that in the case of an “abandoned residential property,” as that term is defined in Section 99-1(A)(10) and 65 ILCS 5/11-20-15.1, the Village shall not be required to serve more than one notice directing the removal of nuisance greenery during any one calendar year. In such cases, the initial notice shall identify the nuisance conditions, provide the property owner(s) with five (5) days after receipt of the notice to abate the nuisance, and stipulate that, thereafter, while the property remains an “abandoned residential property,” the Village will proceed with removal of nuisance greenery without further notice whenever such nuisance conditions as defined in Sections 96-20, 96-21, or 96-22 of the Village Code manifest themselves again and are allowed to persist without abatement for a period of five (5) days.

B. Section 96.24(A) of the Village Code (“Abatement”) is hereby amended to read as follows:

“If the person so served does not abate the nuisance within five (5) days, or, in the case of an “abandoned residential property,” if the Village has previously served said person with a notice of violation during the same calendar year and the same or substantially similar nuisance greenery conditions re-manifest themselves and are not abated within five (5) days of reappearance, the Village may proceed to abate the nuisance. The Village shall keep a record of all time spent abating the nuisance and, in the case of an abandoned residential property, such additional records as are identified in Section 99-4(C), and the property owner (and occupant if applicable) shall be billed at the rate of \$200 per hour for the first hour or fraction thereof, and \$150 per hour for each additional hour or fraction thereof.”

SECTION 3. Resolution of Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Saving Clause. If any section, paragraph, clause, or provision of this

this Ordinance, which are hereby declared to be separable.

SECTION 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO ORDAINED this 27 day of May, 2014, at Coal City, Grundy and Will Counties, Illinois.

- AYES: 6
- NAYS: 0
- ABSENT: 0
- ABSTAIN: 0

VILLAGE OF COAL CITY


Neal E. Nelson, President

Attest:


Pamela M. Noffsinger, Clerk