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15.04.010 Compliance required. No person shall construct or let to another for occupancy any dwelling for the purpose of living, sleeping, cooking or eating therein which does not comply with the requirements of Sections 15.04.020 through 15.04.110. (§1 of Ord. dated 3/4/63).

15.04.020 Plumbing. Every dwelling unit shall contain a kitchen sink in good working condition, and shall contain a room or compartment affording privacy which is equipped with a flush watercloset and lavatory basin in good working order, and shall contain a room affording privacy which is equipped with a bathtub or shower in good working order. (§2 (A) of Ord. dated 3/4/63).

15.04.030 Water supply and sewage disposal. Every dwelling unit shall have a hot water system and be properly connected to the public water supply and a septic tank sewage disposal or public sewer system when inspected and approved by the building inspector. (§2(B) of Ord. dated 3/4/63).

15.04.040 Heating. Every dwelling shall have a safe and properly operating heating system capable of raising room temperature in all parts of the dwelling to seventy degrees Fahrenheit during the minimum temperature months. (§2(C) of Ord. dated 3/4/63).

15.04.050 Natural light and ventilation. Every habitable room, except the bathroom, in a dwelling unit shall have at least one openable window facing directly to outdoor open space. Every outer door, openable window or other outside opening shall be adequately screened for protection against flies, mosquitoes or other insects except rooms with mechanical ventilation. (§2(D) of Ord. dated 3/4/63).

15.04.060 Artificial lighting and electricity. Every habitable room shall contain at least one floor or wall type electric convenience outlet and a ceiling lighting fixture or two electric convenience outlets. Every watercloset compartment, bathroom, hall and utility or service room shall contain at least one electric light fixture. Every stairway shall be safely lighted. All such outlets and fixtures shall be connected to an approved source of electric power and maintained in safe working condition. (§2(E) of Ord. dated 3/4/63).

15.04.070 Floor area. Every dwelling unit shall contain at least six hundred square feet of habitable floor space. (§2(F) of Ord. dated 3/4/63).

15.04.080 Structural soundness. Every foundation, floor, wall, ceiling and roof shall be constructed and maintained in a weatherproof, watertight and rodentproof conditions and shall be kept in good repair. Porches and stairs shall be constructed and maintained in safe condition and good repair, capable of safely supporting their normal load. (§2(G) of Ord. dated 3/4/63).

15.04.090 Trash and rubbish disposal. Every dwelling unit shall be supplied with adequate facilities for the disposal of rubbish, garbage and waste in a clean and sanitary manner. (§2(H) of Ord. dated 3/4/63).

15.04.100 Yards. All yards, vacant lots and other open space around a dwelling shall be maintained free of trash, high weeds, stagnant water, rubbish and mechanical equipment, including trucks and automobiles, which have fallen into disuse. (§2(I) of Ord. dated 3/4/63).

15.04.110 Cellar occupancy prohibited. No cellar space shall be used as principal habitable room. (§2(J) of Ord. dated 3/4/63).

15.04.120 Unfit dwellings--Defects designated. Any dwelling or dwelling unit which is found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the building inspector:

A. One which is so damaged, decayed, dilapidated, unsanitary, unsafe or vermin-infested as to create a serious hazard to the health or safety of the occupants thereof or of the public;

B. One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants thereof or of the public where such facilities or protection are not in good working condition;

C. One which, because of its general condition or location, is unsanitary, unsafe or otherwise hazardous to the health or safety of the occupants thereof or of the public. (§3(A) of Ord. dated 3/4/63).

15.04.130 Unfit dwellings--Designation and placarding. A. Any dwelling or dwelling unit condemned as unfit for human habitation and so designated and placarded by the building inspector shall be vacated within a reasonable time, not to exceed sixty days, as order by the building inspector.

B. No such dwelling or dwelling unit shall again be used for human habitation until the defect or defects upon which the condemnation and placarding were based have been eliminated and written approval has been secured from, and the placard removed by, the building inspector.

C. No persons shall deface or remove the placard from any such condemned dwelling or dwelling unit except as provided in this subsection. (§3(B) of Ord. dated 3/4/63).

15.04.140 Unfit dwellings--Hearing. Any person affected by any notice or order relating to the condemning and placarding of a dwelling or dwelling unit as unfit for human habitation may request and shall be granted a hearing before the board of trustees on the matter within fifteen days after the date of such order and placarding. (§3(C) of Ord. dated 3/4/63).

15.04.150 Unfit dwellings--Demolition required under certain circumstances. A dwelling which is subject to condemnation and placarding as unfit for human habitation may be ordered demolished by the building inspector if it is determined by the inspector that such defects upon which the condemnation order is based cannot be economically remedied. Demolition according to requirements listed in Section 15.04.160, may be required of the owner within a reasonable period of time, said period of time to be not fewer than sixty days after notice is served on said owner. Such demolition shall have the effect of fulfilling the requirements of removing defects if the dwelling structure is razed to ground level and any subsurface area is filled with solid materials to ground level. (§3(D) of Ord. dated 3/4/63).

15.04.160 Unfit dwellings--Demolition procedure. A dwelling which has been condemned as unfit for human habitation and ordered demolished, and which has not been demolished by the owner within the time specified in such demolition order, may be demolished at the expense of the owner according to the following procedure:

A. In accordance with the provisions of Section 11-31-1 of Division 31 of Chapter 24, Illinois Revised Statutes (1961), and amendments thereto, the corporate authorities shall apply to the circuit court of Champaign County for an order authorizing the demolition of said dwelling or building as unfit for human habitation, after at least thirty days written notice has been served on the owner and the owner has failed to comply with said notice. Service of all notices shall be made on the owner or owners if possible, but where, after diligent search, the identity or whereabouts of the owners or owner of such buildings are not ascertainable, notice mailed to the person or persons in whose name the real estate was last assessed shall constitute notice under this section.

B. After order of demolition is entered in the circuit court of Champaign County, the corporate authorities shall then proceed to demolish the building or dwelling as follows:

1. At least two bids shall be secured upon the cost of demolition of the said building or dwelling and a contract shall be awarded to the lowest bidder.
2. The payment of the contract shall be from the general fund of the village.
3. The cost of demolition of the building shall be recoverable from the owner or owners of such real estate, and shall be a lien thereon, which lien shall be subordinated to all prior liens and encumbrances; provided that, within sixty days after the cost and expense are incurred, the

municipality or person performing the service by authority of the municipality, shall file notice of the lien in the office of the recorder of deeds of Champaign County . The notice shall consist of a sworn statement setting out the following:

a. A description of the real estate sufficient for identification thereof;

b. The amount of money, cost or expense payable for the demolition;

c. The date or dates when said cost or expense was incurred by the municipality.

4. Upon the payment of the cost or expense by the owner or owners interested in the property after notice of lien has been filed, the lien shall be released by the municipality or person in whose name the lien has been filed. The lien may be enforced by proceedings to foreclose, as in the case of mortgages or mechanic's liens. Suit to foreclose the lien shall be made within three years after date of filing of notice of lien. (§3(E) of Ord. dated 3/4/63).