

VILLAGE OF GALATIA, ILLINOIS

ORDINANCE NO. 04278026a

**AN ORDINANCE REGARDING DANGEROUS, UNSAFE, AND DILAPIDATED BUILDINGS  
AND STRUCTURES**

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**WHEREAS, the Village of Galatia is authorized pursuant to 65 ILCS 5/11-31-1 et seq. to address dangerous, unsafe, abandoned, and dilapidated buildings; and**

**WHEREAS, such structures pose a threat to public health, safety, and welfare, including fire hazards, structural collapse, vermin infestation, and criminal activity; and**

**WHEREAS, the Village seeks to eliminate such conditions in a prompt and enforceable manner;**

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**NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Galatia, Illinois:**

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**SECTION 1: PURPOSE**

The purpose of this Ordinance is to:

- Protect public health, safety, and welfare
- Eliminate unsafe, dangerous, abandoned, and dilapidated structures
- Establish procedures for repair, enclosure, demolition, or remediation
- Provide cost recovery mechanisms, including liens

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**SECTION 2: DEFINITIONS**

For purposes of this Ordinance:

**A. Unsafe Building**

Any structure that:

- Is structurally unsound

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*[Signature]*  
COUNTY CLERK AND RECORDER  
SALINE COUNTY

- Is abandoned or vacant and open
- Constitutes a fire hazard
- Contains hazardous, noxious, or unhealthy substances
- Fails to meet minimum health and safety standards

#### **B. Abandoned Property**

Property that:

- Has been unoccupied; and
- Is tax delinquent or utility delinquent; and
- Poses a threat to public welfare

#### **C. Owner**

Includes record title holders, lienholders, beneficiaries of land trusts, and any party with a legal interest.

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### **SECTION 3: DECLARATION OF NUISANCE**

Any unsafe or dilapidated building is hereby declared to be a **public nuisance** and shall be subject to abatement by the Village.

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### **SECTION 4: INSPECTION AUTHORITY**

The Village or its designated official may:

- Enter and inspect properties upon reasonable cause
- Document unsafe conditions
- Order testing where hazardous materials are suspected

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### **SECTION 5: NOTICE OF VIOLATION**

A written notice shall be issued to the owner(s) and lienholders:

- Sent via certified mail
- Posted on the property if necessary

- Published if ownership cannot be determined

The notice shall:

- Identify the property
  - Describe violations
  - Require corrective action within **15 days minimum**
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## **SECTION 6: REQUIRED ACTION BY OWNER**

The owner shall:

- Repair, enclose, or demolish the structure; or
- Remove all debris, garbage, and hazardous materials

Failure to act shall result in Village enforcement.

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## **SECTION 7: EMERGENCY / EXPEDITED ABATEMENT**

If a structure is:

- Open and vacant; and
- An immediate and continuing hazard

The Village may:

- Post notice on the structure
  - Provide **30-day remediation notice**
  - Proceed with demolition or remediation without further delay if compliance is not met
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## **SECTION 8: COURT ACTION**

The Village may:

- Petition the Circuit Court for an order to:
  - Demolish

- Repair
- Enclose
- Remediate

The court process shall be expedited as allowed by law.

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## **SECTION 9: ABANDONMENT PROCEEDINGS**

Where applicable, the Village may:

- Seek a judicial declaration of abandonment
- Obtain title to the property
- Transfer or redevelop the property

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## **SECTION 10: COST RECOVERY AND LIENS**

All costs incurred by the Village including:

- Demolition
- Cleanup
- Legal fees
- Administrative costs

Shall:

- Be charged to the owner
- Become a **lien on the property**
- Have priority over most other liens except taxes
- Be enforceable via foreclosure

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## **SECTION 11: PROHIBITION ON REACQUISITION**

Any owner whose property is taken due to enforcement:

- Shall be prohibited from reacquiring interest in the property for **10 years**, as allowed by State law
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## **SECTION 12: RECEIVERSHIP OPTION**

The Village may petition for:

- Appointment of a receiver
  - Rehabilitation of the structure
  - Recovery of costs through liens or certificates
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## **SECTION 13: PENALTIES**

Any violation shall be subject to:

- Fines of **\$100 to \$1000 per day per violation**
  - Each day constitutes a separate offense
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## **SECTION 14: ADDITIONAL REMEDIES**

The Village may pursue:

- Injunctive relief
  - Court orders
  - Any other remedies allowed under Illinois law
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## **SECTION 15: SEVERABILITY**

If any portion of this Ordinance is held invalid, the remainder shall remain in full force and effect.

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## **SECTION 16: EFFECTIVE DATE**

This Ordinance shall be in full force upon passage, approval, and publication as required by law.

PASSED THIS 27 DAY OF April, 2026

AYES: 5

NAYS: 0

APPROVED:

*[Signature]* / Deborah A. Fletcher

Village President

ATTEST:

*[Signature]*

Village Clerk

