

128-0-00

**AN ORDINANCE**

**Amending Title 4, Chapter 15 of the City Code  
Regarding Dangerous Buildings**

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY  
OF EVANSTON, COOK COUNTY, ILLINOIS:

**SECTION 1:** That section 4-15-1 of the Evanston City Code of 1979, as amended, be, and it hereby is, further amended to read as follows:

**SECTION 4-15-1: DANGEROUS, UNSAFE BUILDINGS DEFINED:** All buildings or structures which have any or all of the following defects shall be deemed dangerous or unsafe buildings and public nuisances:

- a. Those which have improperly distributed loads upon the floors or roof or on which the same are overloaded, or which have insufficient strength to be reasonably safe for the purposes used, imposed loads or for the intended design load.
- b. Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, limb or property of the occupants or others.
- c. Those which have parts thereof which are so attached that they may suddenly fall and injure persons or damage property. (Ordinance 27-O-79)
- d. Those which are in a state of dilapidation, deterioration or decay; have faulty construction; lack ventilation; are overcrowded; are open, vacant or abandoned; are in danger of collapse or failure; and are dangerous to anyone on or near the premises.
- e. Those which have sewerage or plumbing facilities which are backed-up or otherwise unsanitary.
- f. Those which have been designated by the City as unsafe for human habitation.

- g. Those which are fire hazards, which lack code compliant means of ingress and egress, or which lack required operational smoke detectors.
- h. Those which are manifestly unsafe or unsecured as to endanger life, limb or property.
- i. Those from which the electrical, plumbing, heating or other facilities required by this Code have been removed, disconnected, destroyed or which cannot safely perform their intended use.
- j. Those to which the utility services have been removed, disconnected, tampered with, destroyed or interrupted.
- k. Those which have become unsanitary, which are vermin-infested or insect-infested, or which are littered with refuse.
- l. Those that endanger life or property by the presence of toxic or flammable fumes, gases, vapors or materials.

**SECTION 2:** That Section 4-15-2 be, and it hereby is, further amended to read as follows:

**SECTION 4-15-2: NUISANCES DECLARED; ABATEMENT:**

- a. All dangerous or unsafe buildings or structures as hereinabove defined, are hereby declared to be public nuisances and shall be closed, secured, repaired, vacated or demolished as hereinafter provided.
- b. It shall be unlawful for any person to maintain a building or structure in violation of this Chapter.

**SECTION 3:** That section 4-15-8, as amended, is hereby further amended, to read as follows:

**SECTION 4-15-8: PENALTY:**

- a. Any person found to have violated the provisions of this Chapter shall be punished by a fine of seven hundred fifty dollars (\$750) per

violation. Subsequent offenses may be prosecuted in Circuit Court and punishable as a misdemeanor by incarceration in the County jail for a term not to exceed six (6) months and/or a fine not to exceed One Thousand Five Hundred and no/100 Dollars (\$1,500.00).

- b. A separate and distinct offense shall be regarded as committed each day on which such person or persons shall violate the provisions of this Chapter.

**SECTION 4:** That this ordinance shall be in full force and effect upon passage and approval and publication in the manner provided by law.

**SECTION 5:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Introduced: January 8, 2001

Adopted: February 12, 2001

Approved: February 16, 2001

*Lorraine H. Norton*  
Mayor

ATTEST:

*Mary P. Morris*  
City Clerk

Approved as to form:

*[Signature]*  
Corporation Counsel

