

CITY OF LE ROY
COUNTY OF McLEAN, STATE OF ILLINOIS

ORDINANCE NO. 09-02-01-53

**AN ORDINANCE ADOPTING BUILDING CODE VIOLATIONS AND
CITATIONS FOR THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS
2nd Day of February 2009

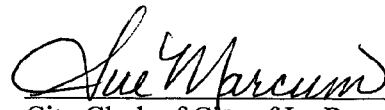
PRESENTED: **February 2, 2009**
PASSED: **February 2, 2009**
APPROVED: **February 2, 2009**
RECORDED: **February 2, 2009**
PUBLISHED: **February 2, 2009**

In Pamphlet Form

Voting "Aye" 7
Voting "Nay" 0

The undersigned being the duly qualified and Acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)



City Clerk of City of Le Roy

Dated: February 2, 2009

ORDINANCE NO. 09-02-01-53

**AN ORDINANCE ADOPTING BUILDING CODE VIOLATIONS AND CITATIONS
FOR THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS**

BE IT ORDAINED, by the City Council of the City of Le Roy, McLean County, Illinois:

PURPOSE

The purpose of this article is to establish minimum requirements and standards for premises and structures in order to promote and protect the public health, safety, convenience, order and general welfare of the citizens of the City of Le Roy.

SCOPE

This article shall apply to all existing structures and premises and constitute minimum requirements and standards for existing structures and premises.

DEFINITIONS

“Building” means any structure upon a property, presently or formerly used or intended to be used in whole or in part for residential uses or the purpose of commerce, trade, manufacture, business, government, worship, education, office, medical, storage or any other purpose.

“City” means the City of Le Roy, McLean County, Illinois

“Code Compliance Officer (CCO)” shall mean the officer or officers who are authorized by law to exercise the powers prescribed by this Ordinance. This term shall be synonymous with “code officer and public officer for purposes of this Ordinance.

“Court” means a court of competent jurisdiction.

“Emergency” means a condition which is a violation of this ordinance and which constitutes an imminent danger calling for immediate action in order to avoid death, injury or illness to a human or the destruction or severe damaging of real or personal property.

“Graffiti” means images or letters scratched, scrawled, painted or marked in any manner on property, which is unsightly and unwanted.

“Hazardous” means a condition which is a violation of this Ordinance and which the CCO has determined to be likely to result in the death, injury or illness of a human or in severe damage to real or personal property.

“Infestation” means the presence of insects, rodents, vermin or other pest within or contiguous to a structure or Property.

“Inspector” means any employee of the City of Le Roy whose responsibilities include enforcement of the provisions of this Article.

“Operator” means any person who has charge, care or control of a dwelling, building, or structure, or part thereof, in which dwelling units are let.

“Owner” means any person, firm, corporation or entity who, alone or jointly or severally with others;

- (1) Has legal title to any property, dwelling, dwelling unit, building, or structure, with or without accompanying actual possession thereof; or
- (2) Has charge, care or control of any property, dwelling, dwelling unit, building, or structure, as owner or agent of the owner, prime tenant, real estate agent, mortgagor, bank, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this Ordinance to the same extent as the owner.

“Property” means any lot, unit or parcel of land inclusive of any dwelling, building, structure or improvements located thereon. This also includes vacant lots that do not have any dwelling, building, structure, or improvement located thereon.

“Public Officer” shall mean the officer or officers who are authorized by law to exercise the powers prescribed by this Ordinance. This term shall be synonymous with “code officer and code compliance officer for purposes of this Ordinance.

“Public Record” shall mean deeds, mortgages, and other instruments or record relating to land titles.

“Responsible Person” means an owner, operator, and/or a person or persons designated in this Ordinance as being responsible for meeting the standards of this Ordinance.

“Safe” means a condition that is not likely to do harm to humans or to real or personal property.

“Sanitary” means the absence of a condition that is conducive to the spreading of disease or illness, or conducive to harboring insects, rodents, or other pests.

“Structure” means anything constructed or placed upon a property which is supported by the ground or which is supported by any other structure, including but not limited to, garages, sheds, and racks, but not including a currently operable licensed vehicle, trailer, or recreational vehicle.

“Structural alterations” shall mean any change in the supporting members of a building such as bearing walls, columns, beams, or gutters, except repair or replacement of supporting members.

“Unfit for human habitation” means designation of dwellings or dwelling units as so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that such create a serious hazard to the health or safety or which lack illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public. This term shall specifically include, but not be limited to, dwellings or dwelling units that lack basic sanitation such as connection to public or other potable water and city sewer or septic service.

“Unsafe” means a condition that is reasonably likely to do harm to humans or property if not corrected or stopped.

CODE COMPLIANCE OFFICER ENFORCEMENT

The Code Compliance Officer (CCO) and his/her designee is hereby authorized and directed to administer and enforce all the provisions of this Ordinance. Failure to comply with any requirement of this Ordinance shall constitute a violation subject to citation and penalty as provided herein.

Upon the first violation of any of the provisions of this Ordinance, a warning citation shall be issued by the CCO. Upon the second violation of any of the provisions of this Ordinance, a citation shall be issued.

Upon conviction by a court of competent jurisdiction, the offending person will be guilty of a criminal misdemeanor and shall be subject to criminal penalties not to exceed \$750.00. No imprisonment for any violator under the age of eighteen (18) is permitted.

Each violation of this ordinance shall constitute a separate offense. Additionally, each day of non-compliance with the terms of this Ordinance is considered a separate offense.

Nothing contained in this section shall be construed to preclude the City of Le Roy from pursuing any and all other remedies provided by law, including, but not limited to, pursuit of a restraining order, injunction, abatement, or other appropriate legal action, or proceeding through a court of competent jurisdiction to prevent, restrain, or abate the unlawful use or activity.

GENERAL PENALTY (1-4-1)

GENERAL OFFENSES

A. IBC 2006 Building Code Regulations.

All applicable dwellings, buildings, and structures must conform to the International Building Code (IBC) 2006.

B. Violation of the NEC 2005 Electrical Code.

All applicable dwellings, buildings, and structures must conform to the National Electrical Code (NEC) 2005.

C. Violation of the IRC 2006 Residential Code.

All applicable dwellings, buildings, and structures must conform to the International Residential Code (IRC) 2006.

D. Unsafe or abandoned Buildings.

All buildings that are detrimental to the health, safety or welfare of the residents of the City of Le Roy and that have any or all of the following defects shall be deemed "dangerous buildings".

1. A building with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
2. A building that, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of the supporting member or members or fifty (50) percent damage or deterioration of the non-supporting enclosing or outside walls or covering.
3. A building that has improperly distributed loads upon the floors or roofs, or in which the same are overloaded or that have insufficient strength to be reasonably safe for the purpose used.
4. A building that has been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the city.
5. A building having light, air and sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
6. A building that has inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other adequate means of evacuation.
7. A building that has parts thereof that are so attached that they may fall and injure members of the public or property.
8. A building that because of its condition is unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this city.

E. Fences.

Fences and walls shall be maintained in a structurally sound condition and in good repair. Fences shall be free from loose or rotting materials and shall have braces and supports attached or fastened in accordance with common building practices. Fences and walls must be properly located as to Chapter 9 Section two of the Le Roy Municipal Code.

F. Building Numbering.

Owners of every dwelling, building, and structure must have placed thereon, visible from the street figures a minimum of 2 ½ inches high showing the number of the structure located at building front; near front entrance, materials weather resistant and colors of sufficient contrast to the mounting surface to be easily seen from the street.

G. Unoccupied Structure Security.

A dwelling, building, or structure that is not physically occupied by a person, or any such part thereof, shall be kept secured by the owner against unauthorized entry and water damage.

H. Swimming Pool(s).

Stagnant water in swimming pools conducive to the breeding or harboring of mosquitoes or other insects shall not be permitted or maintained on any property.

I. Outdoor Storage.

There shall not be maintained on a Property for more than fifteen (15) calendar days any used or damaged lumber, junk, trash, garbage, debris, scrap metal, concrete, sand, asphalt, cans, bottles, tires, salvage materials, boxes, containers, bins, [abandoned discarded inoperative or unusable furniture, stoves, refrigerators, freezers, sinks, toilets, cabinets or other household fixtures, yard waste or equipment stored, all of which is visible from any public road or from an adjoining property]. Nothing herein shall preclude the storage of stacked firewood for use on the Property. This section shall not apply to construction sites for which all applicable permits have been issued by the City and such storage is compliant with all other applicable rules and regulations.

J. Health and Sanitation.

Property shall be sanitary and free of garbage and refuse accumulations such as decayed animal or vegetable matter, trash, rubbish, decaying lumber, bedding, packing material, scrap metal or any material in which flies, mosquitoes, disease carrying insects, rats or other vermin may breed, or which constitutes a fire hazard.

K. Graffiti

Any person who causes graffiti to appear on property shall be subject to penalty under this Ordinance, as well as all other applicable criminal laws. The Owner of the Property on which the graffiti appears shall be responsible for removal of the graffiti, whether by cleaning the graffiti off, painting over the graffiti, or otherwise. Failure by the property owner to remove the graffiti within fifteen (15) days of written notice to do so by the CCO shall constitute a violation of this Ordinance by the property owner.

L. Owner Responsibility for Maintenance.

The owner of a Property shall be responsible for complying with the standards set forth in this Ordinance, except as otherwise stated in this Ordinance.

M. Unfit Dwellings or Buildings

Any dwelling or building which has any or all of the following defects shall be deemed unfit for human habitation:

1. Any dwelling or building whose walls or vertical members list, lean, or buckle to such an extent that a plumb line suspended from the top edge of such member shall fall outside of a distance from the edge equal to one-third of the thickness of such wall(s) or vertical members.
2. Any dwelling or building which has support member or members which have deteriorated to such an extent as to be unable to safely support the applied loads or which have forty (40%) percent damage or deterioration of the non-supporting, enclosed, or outside walls or covering.
3. Any dwelling or building which has improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
4. Any dwelling or building which has been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants.
5. Any dwelling or building which has parts thereof which are so attached that they may fall and injure persons or property.
6. Any dwelling or building which does not have an unobstructed means of egress leading to an open space at ground level, whether such unobstructed egress is at ground level or via steps to ground level.
7. Any dwelling or building which has wiring that is dangerous due to lack of insulation, improper fuses, inadequate grounding, lack of capacity of wires or other dangerous electrical conditions.

N. Renting an Unfit Dwelling or Building.

It shall be unlawful for any owner or any party in interest of a dwelling or of a building to rent or offer for rent any dwelling or building or rooming unit which is unfit for human habitation for any reason set out in this Ordinance due to dilapidation, leaking water lines, leaking gas lines, electrical defects increasing hazards of fire, accidents or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwelling or building or rooming unit unsafe or unsanitary or dangerous. All dwellings must have a minimum of two means of egress to the outside.

ABATEMENT OF A NUISANCE PROPERTY

Application and Interest

This Title Nine (9); Chapter Two A (2A) is intended to provide additional enforcement authority to the City of Le Roy in accordance with the abatement of nuisance provisions set forth in Title Four (4). The remedies provided in Title Four (4) are in addition to those remedies available to the City for violations of the Ordinance under Title One (1); Chapter Four (4). It is intended that violations of this Ordinance shall be addressed according to Title One (1); Chapter Four (4) as a general matter; and that only those properties that fail to come into compliance and which constitute a nuisance as such is defined by State law and under the terms of this Title Nine (9); Chapter 2A will require resort to the enforcement remedies provided in Title One (1) Chapter 4.

Purpose and Authority

The City intends that this Ordinance shall comport with, and be susceptible to enforcement under, Title One (1); Chapter Four (4). Pursuant thereto, if it is found and declared that there is the existence or occupancy of dwellings or other building or structures which are unfit for human habitation or for commercial, industrial, or business occupancy or use and are inimical to the welfare and are dangerous and injurious to the health, safety, and welfare of the people of this City; and that a public necessity exists for the repair, closing, or demolition of such dwellings, buildings, or structures, then these conditions shall be corrected or eradicated. It is further found and declared that where there is in existence a condition or use of Property which renders adjacent Property unsafe or inimical to safe human habitation, such use is dangerous and injurious to the health, safety, and welfare of the people of this City and a public necessity exists for the repair of such condition or the cessation of such use which renders the adjacent Property unsafe or inimical to safe human habitation.

Such dwellings, building, and Property may be deemed unfit due to the following reasons: dilapidation and not in compliance with applicable codes; defects increasing the hazards of fire, accidents, or other calamities; lack of adequate ventilation, light or sanitary facilities; properties that have an accumulation of trash, junk, filth, and/or other unsanitary or unsafe conditions which create a public health hazard or a general nuisance to those persons residing in the vicinity; other conditions resulting in a violation of this Ordinance which renders such dwellings, buildings, or Property unsafe, unsanitary, dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the City; or vacant, dilapidated dwellings or buildings.

Complaint Relating to Unfit Dwellings or Structures

Whenever a request is filed with the CCO by a public authority or by at least five residents of the City charging that any dwelling or building is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the CCO shall make an investigation or inspection of the specific dwelling, building, structure, or property.

If the CCO's investigation or inspection identifies that any dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; or constitutes an endangerment to the public health or safety as the result of unsanitary or unsafe conditions, the CCO may issue a Complaint in rem, or in personum against the lot, tract, or parcel of real property on which such dwelling, building, or structure is situated or where such public health hazard or general nuisance exists and shall cause summons and a copy of the Complaint to be served on the interested party/parties for such dwelling, building, or structure.

The Complaint shall identify the subject real property by appropriate street address and official parcel number reference; identify the interested parties; state with particularity the factual basis for the action; and contain a statement of the actions sought by the CCO to abate the nuisance. The Summons shall notify the interested parties that a hearing will be held before the Court at a date and time certain and at a place within the County where the property is located. Such hearing shall be held not less than fifteen (15) days nor more than sixty (60) days after the filing of said Complaint in the Court. The interested parties shall have the right to file an Answer to the Complaint and to appear in person or by attorney and offer testimony at the time and place fixed for the hearing.

Service of Complaints

1. Complaints issued by the CCO pursuant to this Article shall be served in the following manner. At least fourteen (14) days prior to the date of the hearing, the CCO shall mail copies of the Complaint by Certified Mail or statutory overnight delivery, return receipt requested, to all interested parties whose identities and addresses are reasonably ascertainable.
2. Copies of the Complaint shall also be mailed by First-Class Mail to the property address to the attention of the occupants of the property, if any, and shall be posted on the property within three (3) business days of filing the Complaint and at least fourteen (14) days prior to the date of the hearing.
3. For interested parties whose mailing address is unknown, a notice stating the date, time, and place of the hearing shall be published in a newspaper in which the City's advertisements appear in Le Roy, Illinois once a week for two consecutive weeks prior to the hearing.
4. A Notice of Lis Pendens shall be filed in the Office of the Clerk of the Circuit Court in McLean County at the time of filing the complaint in the Circuit Court. Such notice shall have the same force and effect as other Lis Pendens notices provided by law.
5. Orders and other filings made subsequent to service of the initial Complaint shall be served in the manner provided in this Section on any interested party who answers the Complaint or appears at the hearing.

Orders of the Court

If, after notice and hearing as provided above, the Court determines that the dwelling or building under consideration is unfit for human habitation or is unfit for its current commercial, industrial, or business use; or is vacant, or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the Court shall issue an order that states in writing its findings of fact in support of such determination and shall issue and cause to be served upon the interested parties that have answered the Complaint or appeared at the hearing, an Order as follows:

1. If the repair, alteration, or improvement of the said dwelling, building, or structure can be made at a reasonable cost in relation to the present value of the dwelling, building or structure, the owner shall within the time specified in the order, repair, alter or improve such dwelling, building, or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation, and, if applicable, to secure the structure; or
2. If the repair, alteration, or improvement of the said dwelling, building, or structure cannot be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, the owner shall, within the time specified in the order, demolish and remove such dwelling, building, or structure and all debris from the property.
3. For purposes of this Section, the Court shall make its determination of "reasonable cost in relation to the present value of the dwelling, building, or structure" without consideration of the value of the land on which the structure is situated; provided, however, that costs of the preparation necessary to repair, alter, or improve a structure may be considered. Income and financial status of the owner shall not be a factor in the Court's determination. The present value of the structure and the costs of repair, alteration, or improvement may be established by affidavits of real estate appraisers with an Illinois Appraiser classification as provided in the Illinois Compiled Statutes 457/1 et seq. Two qualified building contractors', or three qualified building inspectors, without actual testimony presented. Costs of repair, alteration, or improvement of the structure shall be the costs necessary to bring the structure into compliance with the applicable codes relevant to the cited violations enforced in the jurisdiction.

Failure to comply with Order of the Court

If the owner fails to comply with an order of the Court to repair, alter, improve, remove, close, or demolish the dwelling, building, or structure, the CCO may cause such dwelling, building, or structure to be repaired, altered, or improved or to be vacated and closed or demolished. Such abatement action shall commence within two hundred seventy (270) days after the expiration of time specified in the Order for abatement by the owner. Any time during which such action is prohibited, by a Court Order issued pursuant to City Ordinances, or any other equitable relief granted by a court of competent jurisdiction, shall not be counted toward the two hundred seventy (270) days in which such abatement

action must commence. The CCO shall cause to be posted on the main entrance of the dwelling, building, or structure a placard with the following words: "This building is unfit for human habitation or commercial, industrial, or business use and does not comply with the applicable codes or has been ordered secured to prevent endangerment to public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this dwelling, building, or structure is prohibited and unlawful."

Salvage of Reusable Materials

If the CCO has the structure demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any money shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sales proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid, according to Title One (1). The CCO and all City employees and officials are relieved of any and all liability resulting from, or occasioned by, the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.

Lien on Property

1. The cost of repairing, altering, improving, removing, closing, or demolishing the dwelling, building, or structure incurred by the CCO in accordance with exercising his/her authority as described in this Article 9, including all court costs, appraisal fees, administrative costs incurred by the City, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the real property upon which such cost was incurred. Said lien shall attach to the real property upon the filing of a certified copy of the Order requiring repair, closure, or demolition in the Office of the Clerk of the Circuit Court of McLean County and shall relate back to the date of the filing of the Lis Pendens Notice required in this Article. The Clerk of the Circuit Court shall record and index such certified copy of the Order in the deed records of the County and enter the lien on the general judgment docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior, and shall continue to force until paid.
2. Upon final determination of costs, fees, and expenses incurred in accordance with this Section, the CCO shall transmit to the City a statement of the total amount due and secured by said lien, together with copies of all notices provided to interested parties. The statement of the CCO shall be transmitted within ninety (90) days of completion of the repairs, demolition, or closure. It shall be the duty of the City to collect the amount of the lien using all methods available for collecting real property ad valorem taxes; provided, however, that any limitation of the Illinois Revenue or Foreclosure Acts, which requires a waiting period for delinquency before commencing a tax foreclosure, shall not apply.

3. Enforcement of liens pursuant to this Section may be initiated at any time following receipt by the City of the final determination of costs. The unpaid lien amount shall bear interest and penalties from and after the date of final determination of costs in the same amount as applicable to interest and penalties on unpaid real property ad valorem taxes. An enforcement proceeding pursuant to statute for delinquent ad valorem taxes may include all amounts due under this Section.
4. The redemption amount in any enforcement proceeding pursuant to this article shall be the full amount of the costs as finally determined in accordance with this Section, together with interest, penalties, and costs incurred the City in the enforcement of such lien, including reasonable attorney fees.

Waiver of Lien

The City may waive and release any lien imposed on property if the owner of such property enters into a contract with the City agreeing to a timetable for rehabilitation of the real property or the dwelling, building, or structure on the property and demonstrating the financial means to accomplish such rehabilitation.

Repealer

The provisions of any ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are repealed, save and except such ordinances or resolutions or parts of ordinances or resolutions which provide stricter standards than those provided herein.

Severability.

Should any section, subsection, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance in whole or any part thereof other than the part so declared to be invalid.

EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion made by Dawn Thompson, and seconded by Dave McClelland by roll call vote on the 2nd day of February, 2009 as follows

Aldermen elected 8

Aldermen Present 7

Voting Aye:

Dave McClelland, Dawn Thompson, Dawn Hanafin, Steve Dean, John Haney, Shirley Chancellor, Nancy Bentley

Voting Nay:

None

Absent:

T.A. Whitsitt

Abstain:

None

Other:

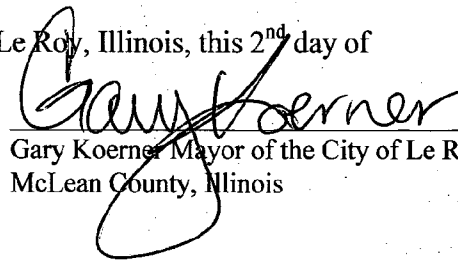
None

And deposited and filed in the office of the City Clerk in said municipality on the 2nd day of February, 2009.



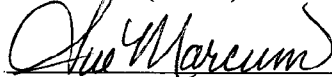
Sue Marcum, City Clerk of the City of Le Roy
McLean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this 2nd day of February, 2009



Gary Koerner Mayor of the City of Le Roy,
McLean County, Illinois

ATTEST: (SEAL)



Sue Marcum, City Clerk of the City of Le Roy
McLean County, Illinois

CERTIFICATE

I, Sue Marcum, certify that I am the duly appointed and acting municipal clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **February 2, 2009** the Corporate Authorities of such municipality passed and approved **Ordinance No. 09-02-01-53** entitled:

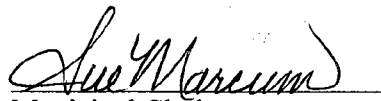
AN ORDINANCE ADOPTING BUILDING CODE VIOLATIONS AND CITATIONS FOR THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **09-02-01-53**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **February 2, 2009** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 2nd day of February, 2009

(SEAL)


Municipal Clerk

STATE OF ILLINOIS)
) SS:
COUNTY OF MCLEAN)

I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

AN ORDINANCE ADOPTING BUILDING CODE VIOLATIONS AND CITATIONS FOR THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 2nd day of February, 2009 and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

Dated this 2nd day of February, 2009

(SEAL)


City Clerk