

**PROPERTY MAINTENANCE CODE**

Village of London Mills, Illinois

2025 Edition

Adopted by Ordinance 2025-MC-7

## Table of Contents

3.....	2025-MC-1 Abandoned and Inoperable Motor Vehicles, Campers, Trailers, and Portable Toilets
6.....	2025-MC-2 Regulation of Animals and Animal Enclosures
9.....	2025-MC-3 Administrative Adjudication Procedures
12.....	2025-MC-4 Unsafe and Dangerous Structures
14.....	2025-MC-5 Weeds and Noxious Growth
17.....	2025-MC-6 Debris and Junk Accumulation
20.....	2025-MC-7 Adoption of the Property Maintenance Code (2025 Edition)

## ORDINANCE NO. 2025-MC-1

### AN ORDINANCE REGULATING ABANDONED AND INOPERABLE MOTOR VEHICLES, CAMPERS, TRAILERS, AND PORTABLE TOILETS WITHIN THE VILLAGE

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-20-9, 5/11-40-3, and 5/11-60-2) authorizes municipalities to regulate abandoned and inoperable motor vehicles, trailers, campers, and nuisances and to declare them public nuisances; and

WHEREAS, the President and Board of Trustees of the Village of London Mills (“Village”) find it necessary to regulate the keeping of vehicles, trailers, campers, and portable toilets to protect health, safety, and welfare and to preserve neighborhood appearance and property values;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Definitions.

- A. “Inoperable motor vehicle” means any motor vehicle that cannot be driven under its own power, does not display current registration, or is not roadworthy as defined by Illinois law.
- B. “Abandoned motor vehicle” means any motor vehicle that is inoperable, unregistered, or left on private property in violation of this Ordinance. A motor vehicle without a current Illinois license plate or registration sticker constitutes prima facie evidence that the vehicle is abandoned or inoperable.
- C. “Trailer” means any wheeled vehicle without its own motor designed to be pulled by a motor vehicle.
- D. “Camper” or “Recreational Vehicle (RV)” means any motorized or towable vehicle designed for camping or temporary living.
- E. “Storage state” means disconnected from all utilities, with slide-outs retracted, wheels stabilized, and not inhabited.
- F. “Portable toilet” means any self-contained, non-permanent toilet structure designed for temporary or movable placement.

#### Section 2. General Requirements.

- A. All motor vehicles, trailers, and campers located within the Village must be (1) operable and roadworthy; (2) properly licensed and displaying current registration; and (3) kept free from weeds, tall grass, junk, or debris accumulation around them.
- B. No motor vehicle repairs, dismantling, or body work shall be conducted outdoors. All such work must be performed inside a fully enclosed garage or other structure approved by the Village.
- C. Inoperable or unregistered motor vehicles shall not be stored outdoors on any property, except within a fully enclosed building or as otherwise approved by the Village Board for a limited time under written conditions.

### Section 3. Campers and Trailers.

A. No more than one (1) camper shall be permitted on any parcel within the Village unless prior approval is granted by the Village Board.

B. All campers must be maintained in storage state: disconnected from utilities, slide-outs fully retracted, and not inhabited.

C. Temporary Occupancy Permit. A camper may be occupied for up to five (5) consecutive days only if the owner first obtains a temporary occupancy permit from Village Hall. Permits may be issued for Village-sponsored events or special circumstances approved by the Village Board.

### Section 4. Portable Toilets.

A. Portable toilets are prohibited except when a temporary permit is issued under this Section.

B. The Village President or Village Board may issue a temporary permit when (1) a residence or building is under active construction, or (2) a residence is undergoing plumbing repairs that render interior restroom facilities unusable.

C. A permit shall not exceed thirty (30) days but may be renewed once for good cause. All permitted portable toilets must be maintained in a sanitary condition.

### Section 5. Notice and Service.

Notices required under this Ordinance shall be served by personal delivery, by certified mail, by posting the notice in a conspicuous place on the property, or by publication if the owner cannot be located, consistent with Illinois law. Service by any of these methods shall be deemed sufficient notice.

### Section 6. Enforcement and Adjudication.

A. This Ordinance may be enforced by the Village President, Code Enforcement Officer, Police Department, or other designated authority.

B. Violations are subject to the administrative adjudication procedures established by Ordinance 2025-MC-3. The Village Board and/or Ordinance Enforcement Officials may, in their discretion, refer cases to the Village Attorney for enforcement in the Circuit Court of Fulton or Knox County.

### Section 7. Penalties.

Any person violating this Ordinance shall be subject to a fine of not less than one hundred dollars (\$100.00) and not more than seven hundred fifty dollars (\$750.00) for each offense. Each day a violation continues constitutes a separate and distinct offense.

### Section 8. Abatement and Liens.

A. If a violation is declared a public nuisance and the owner fails to abate within the time specified, the Village may seek court authorization to remove or remedy the nuisance and recover costs.

B. The Village may recover all reasonably necessary costs of abatement, including contractor fees, towing, removal, staff time, legal fees, and administrative expenses.

C. The Village shall perfect any lien for abatement costs by recording a notice of lien within one (1) year after costs are incurred and by sending post-abatement notice to the

last taxpayer of record, consistent with 65 ILCS 5/11-20-15. Any lien may be foreclosed within two (2) years after filing.

Section 9. Repeal and Continuation.

This Ordinance repeals and replaces all prior ordinances or parts of ordinances governing abandoned or inoperable vehicles, campers, trailers, and portable toilets that are inconsistent with this Ordinance. Any violation or enforcement action initiated under a prior ordinance shall remain in effect and be prosecuted and enforced as if it arose under this Ordinance.

Section 10. Severability.

If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 11. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and APPROVED by the President thereof this 11th day of September 2025.

APPROVED: Cayden Boyer  
Cayden Boyer, Village President

ATTEST: Malerie Ford  
Malerie Ford, Village Clerk

## ORDINANCE NO. 2025-MC-2

### AN ORDINANCE REGULATING THE KEEPING, VISIBILITY, SANITATION, AND PERMITTING OF ANIMALS WITHIN THE VILLAGE

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-20-9, 5/11-20-10, and 5/11-60-2) authorizes municipalities to regulate animals, abate nuisances, and protect the public health, safety, and welfare; and

WHEREAS, the Village Board finds it necessary to regulate the keeping of animals to maintain sanitary conditions, prevent nuisances, and preserve property values;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Definitions.

- A. Animal: Any living creature, domestic or wild, other than humans.
- B. Animal enclosure: Any pen, cage, hutch, coop, run, fenced area, or structure used to house animals.
- C. Excessive animals: More than six (6) animals on a single property, or any number causing a nuisance.
- D. Permit: Written approval issued by the Village Board authorizing the keeping of chickens or hooved animals.
- E. Screened: Obscured from public view by a solid fence at least six (6) feet tall or by dense, year-round vegetation approved by the Village.
- F. Rear yard: The portion of a lot extending across the full width of the lot, measured between the rear lot line and the nearest wall of the principal structure.

#### Section 2. General Restrictions.

- A. No animals other than domesticated dogs and cats may be kept in any front or side yard.
- B. All enclosures must be located only in rear yards and must be fully screened from public streets.
- C. Animal waste shall not accumulate in a manner that emits odors, attracts pests, or creates unsanitary conditions.
- D. Waste must be stored in covered, rodent-proof containers and removed from the property at least weekly.
- E. Dumping or spreading of animal waste upon property is prohibited.
- F. Feed, grain, and bedding must be stored in rodent-proof containers.
- G. The keeping of excessive animals is declared a public nuisance.

#### Section 3. Chickens.

- A. Permit Required. No chickens shall be kept without first obtaining a permit from the Village Board.
- B. Number Allowed. The maximum number of hens allowed will be indicated on the permit. Roosters are prohibited.

- C. Setbacks. Coops and runs must be at least ten (10) feet from property lines and twenty-five (25) feet from any neighboring residence.
- D. Enclosure Standards. Coop: minimum of four (4) sq. ft. per hen; Run: minimum of ten (10) sq. ft. per hen. Enclosures must be predator-proof and fully covered.
- E. Sanitation. Bedding shall be replaced at least weekly; feed stored in rodent-proof containers.

#### Section 4. Hooved Animals (FFA/4H Projects).

- A. Permit Required. No hooved animals shall be kept without first obtaining a permit from the Village Board.
- B. Eligibility. Permits may be granted only to residents who are active members of 4H or FFA. Proof of enrollment must be provided annually.
- C. Numbers Allowed. Horses, mules, or cows: maximum of one (1) per property. Sheep or goats: maximum of two (2) per property.
- D. Space Requirements. Horses, mules, or cows: at least one (1) acre of pasture per animal. Sheep or goats: at least one-half (1/2) acre per animal.
- E. Setback Requirements. Minimum seventy-five (75) feet from other residences; one hundred fifty (150) feet from any business; and twenty-five (25) feet from the owner's residence.
- F. Shelter. Weatherproof, ventilated shelter must be provided, sized at least one hundred (100) sq. ft. per large animal and fifty (50) sq. ft. per small animal.
- G. Manure Management. Manure shall be removed from pens weekly. No stockpile within seventy-five (75) feet of a neighboring residence.

#### Section 5. Notice and Service.

Notices required under this Ordinance shall be served by personal delivery, by certified mail, by posting the notice in a conspicuous place on the property, or by publication if the owner cannot be located, consistent with Illinois law. Service by any of these methods shall be deemed sufficient notice.

#### Section 6. Enforcement and Adjudication.

- A. This Ordinance may be enforced by the Village President, Code Enforcement Officer, Police Department, or other designated authority.
- B. Violations are subject to the administrative adjudication procedures established by Ordinance 2025-MC-3. The Village Board and/or Ordinance Enforcement Officials may, in their discretion, refer cases to the Village Attorney for enforcement in the Circuit Court of Fulton or Knox County.
- C. In addition to fines, the Village may order the reduction or removal of animals to bring a property into compliance.

#### Section 7. Penalties.

Any person violating this Ordinance shall be subject to a fine of not less than one hundred dollars (\$100.00) and not more than seven hundred fifty dollars (\$750.00) for each offense. Each day a violation continues constitutes a separate and distinct offense.

#### Section 8. Abatement and Liens.

A. If a violation is declared a public nuisance and the owner fails to abate within the time specified, the Village may seek court authorization to remove or remedy the nuisance and recover costs.

B. The Village may recover all reasonably necessary costs of abatement, including contractor fees, staff time, legal fees, and administrative expenses.

C. The Village shall perfect any lien for abatement costs by recording a notice of lien within one (1) year after costs are incurred and by sending post-abatement notice to the last taxpayer of record, consistent with 65 ILCS 5/11-20-15. Any lien may be foreclosed within two (2) years after filing.

Section 9. Repeal and Continuation.

This Ordinance repeals and replaces Ordinances 2015-08, 2015-09, 2021-01, 2021-02, and any prior ordinances governing the same topics to the extent of conflict. Any violation or enforcement action initiated under a prior ordinance shall remain in effect and be prosecuted and enforced as if it arose under this Ordinance.

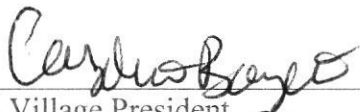
Section 10. Severability.

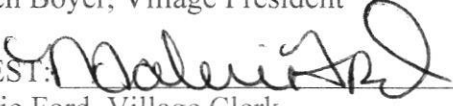
If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 11. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and APPROVED by the President thereof this 11th day of September 2025.

APPROVED:   
Cayden Boyer, Village President

ATTEST:   
Malerie Ford, Village Clerk

## ORDINANCE NO. 2025-MC-3

### AN ORDINANCE ESTABLISHING ADMINISTRATIVE ADJUDICATION PROCEDURES FOR MUNICIPAL CODE VIOLATIONS

WHEREAS, the Illinois Municipal Code (65 ILCS 5/1-2.1-1 et seq.) authorizes municipalities to adopt administrative adjudication systems for the enforcement of code violations; and

WHEREAS, the Village finds it in the public interest to establish a fair, efficient process for citation, hearing, decision, and enforcement of municipal code violations;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Administrative Adjudication System Established.

There is hereby established an administrative adjudication system for the enforcement of violations of the Village Code, including but not limited to nuisances, abandoned or inoperable vehicles, animals, property maintenance, zoning, and other regulatory ordinances.

#### Section 2. Citations and Tickets; Service.

A. Authorized Officials. The Village President, Code Enforcement Officer, Police Department, and any other individual designated by the Village Board are authorized to issue citations or tickets.

B. Contents. Each citation shall state the name and address of the alleged violator; the ordinance violated; a brief statement of facts; the date, time, and place of violation; the scheduled hearing date (if any); and notice of potential fines, costs, and penalties.

C. Service. Citations or tickets may be served by personal delivery, by certified mail, by posting the notice in a conspicuous place on the property, or by publication if the owner cannot be located. Service by any of these methods shall be deemed sufficient notice.

#### Section 3. Hearing Body; Schedule; Records.

A. The Village Board of Trustees shall serve as the hearing body for all administrative adjudication proceedings.

B. Hearings shall be held at Village Hall at 7:00 p.m. on the second Thursday of each month, or at such other times as designated by the Board.

C. The Village Clerk, or his/her designee, shall act as the recordkeeper of all proceedings.

#### Section 4. Hearing Procedures.

A. The alleged violator may appear in person, with counsel, and may present testimony, evidence, and witnesses.

B. Formal rules of evidence shall not apply; the Board shall consider relevant and reliable evidence.

C. The burden of proof shall be a preponderance of the evidence.

D. Hearings shall be limited to fifteen (15) minutes. The Village President may end a hearing at the conclusion of the allotted time or grant a continuance if additional time is reasonably necessary.

E. Attorney Referral and Court Option. The Village Board may refer matters to the Village Attorney for legal review and, on the advice of the Village Attorney, may decline to make a final ruling and refer the matter to the Circuit Court for enforcement. The decision to refer is not subject to appeal within this administrative process.

F. Failure to appear at a scheduled hearing shall result in a default judgment.

#### Section 5. Decisions and Orders.

A. The Board shall issue a written decision sustaining, denying, or modifying the citation, unless the matter is referred to Circuit Court under Section 4(E).

B. If a violation is sustained, the Board may impose: (1) a fine of not less than \$100.00 and not more than \$750.00 for each violation; (2) administrative hearing costs up to \$75.00 per violation; and (3) costs incurred by the Village to abate the violation.

C. Each day that a violation continues constitutes a separate offense.

#### Section 6. Enforcement of Judgments; Abatement Orders.

A. Fines, fees, or costs imposed shall be payable within thirty (30) days unless otherwise directed.

B. If payment is not made, the Village may pursue collection by any lawful means and may record liens for unpaid fines, fees, or costs against the property where the violation occurred, collectible in the same manner as property taxes.

C. Court Order for Abatement. The Village shall obtain an abatement order from the Circuit Court before entering private property to remediate or remove any nuisance condition.

#### Section 7. Appeals.

Any final decision of the Board shall be reviewable in the Circuit Court pursuant to the Administrative Review Law (735 ILCS 5/3-101 et seq.).

#### Section 8. Repeal and Continuation

Ordinance 2016-6 (Administrative Tickets) and all parts of other ordinances in conflict are repealed. Any violation, citation, fine, fee, cost, or enforcement action imposed or initiated under a prior ordinance shall remain in full force and effect and shall be prosecuted, collected, or enforced as if it arose under this Ordinance.

#### Section 9. Severability

If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

#### Section 10. Effective Date

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and  
APPROVED by the President thereof this 11th day of September 2025.

APPROVED: Cayden Boyer  
Cayden Boyer, Village President

ATTEST: Malerie Ford  
Malerie Ford, Village Clerk

## ORDINANCE NO. 2025-MC-4

### AN ORDINANCE REGULATING UNSAFE AND DANGEROUS STRUCTURES WITHIN THE VILLAGE

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-31-1 and 5/11-31-2) authorizes municipalities to repair, enclose, or demolish unsafe and dangerous structures and to recover costs as liens against real property; and

WHEREAS, the Village finds it necessary to regulate unsafe and dangerous structures to protect public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Definitions.

Unsafe or dangerous structure means any building, fence, or structure that: (1) is structurally unsound or in danger of collapse; (2) is a fire hazard; (3) creates a risk to public health or safety due to infestation, standing water, or unsanitary conditions; (4) is vacant, open, or unsecured against unauthorized entry; or (5) otherwise constitutes a public nuisance.

#### Section 2. Nuisance Declaration.

All unsafe or dangerous structures are unlawful and are hereby declared to be public nuisances.

#### Section 3. Notice and Service.

A. The Village shall issue written notice describing the unsafe condition and required remedial action.

B. Imminent Hazards: At least seven (7) days to remedy if the structure presents immediate danger to health or safety.

C. Non-Emergency Conditions: At least thirty (30) days to remedy if the condition does not present an imminent danger.

D. Notices may be served by personal delivery, by certified mail, by posting the notice in a conspicuous place on the property, or by publication if the owner cannot be located. Service by any of these methods shall be deemed sufficient notice.

#### Section 4. Administrative Enforcement and Referral to Court.

A. Violations of this Ordinance are subject to the administrative adjudication procedures established by Ordinance 2025-MC-3.

B. Notwithstanding subsection A, the Village Board or enforcement officials may, in their discretion, refer any unsafe structure case directly to the Village Attorney for filing in the Circuit Court of Fulton or Knox County.

C. No demolition, enclosure, or repair by the Village shall occur without an order of the Circuit Court, consistent with 65 ILCS 5/11-31-1.

Section 5. Penalties.

Any owner, occupant, or person in control of property in violation of this Ordinance shall be subject to fines of not less than one hundred dollars (\$100.00) and not more than seven hundred fifty dollars (\$750.00) per day, in addition to any court-ordered remedies. Each day a violation continues constitutes a separate offense.

Section 6. Costs and Liens.

A. The Village may recover all reasonable costs of abatement, including but not limited to contractor fees, legal fees, staff time, and administrative expenses.

B. Pursuant to 65 ILCS 5/11-31-1, the Village must file a lien for costs incurred under this Ordinance within one hundred eighty (180) days after completion of the work. Any lien may be foreclosed within two (2) years after filing.

(Notice: This 180-day filing requirement is specific to unsafe and dangerous structures and differs from the one-year filing period used for other nuisance abatements.)

Section 7. Repeal and Continuation.

This Ordinance repeals Ordinance 2016-12 and all ordinances or parts of ordinances in conflict with this Ordinance. Any violation or enforcement action initiated under a prior unsafe structure ordinance shall remain in effect and be prosecuted and enforced as if it arose under this Ordinance.

Section 8. Severability.

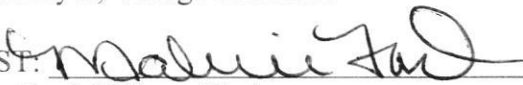
If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 9. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and  
APPROVED by the President thereof this 11th day of September 2025.

APPROVED:   
Cayden Boyer, Village President

ATTEST:   
Malerie Ford, Village Clerk

## ORDINANCE NO. 2025-MC-5

### AN ORDINANCE REGULATING WEEDS, NOXIOUS GROWTH, AND PROPERTY MAINTENANCE WITHIN THE VILLAGE

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-20-7 and 5/11-20-9) authorizes municipalities to declare and abate nuisances, including weeds and vegetation; and

WHEREAS, the Village finds it necessary to regulate excessive weeds and noxious growth to protect public health, safety, and welfare, prevent fire hazards, deter vermin, and maintain neighborhood property values;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Definitions.

A. Weeds and grass: Vegetation, excluding trees, bushes, flowers, or vegetable gardens, that exceeds eight (8) inches in height.

B. Noxious weeds: Includes, but is not limited to, ragweed, jimsonweed, burdock, cockleburs, poison ivy, thistles, and any plant designated as noxious by the Illinois Department of Agriculture under 505 ILCS 100.

C. Property: Includes yards, vacant lots, alleys, drainage ditches, fence rows, and all other areas within Village limits.

#### Section 2. Nuisance Declaration.

A. It is unlawful and is hereby declared a public nuisance to permit weeds, grass, or vegetation to exceed eight (8) inches in height.

B. The presence of noxious weeds is hereby declared a public nuisance per se, regardless of height.

C. Property shall be maintained throughout the growing season (April 1 – November 1).

D. Lots allowed to become overgrown to the extent that they resemble woodland conditions, harbor vermin, or present health or fire hazards are hereby declared public nuisances.

E. Volunteer woody growth and brush creating harborage for vermin or hazards shall be removed.

F. Adjacent public way maintenance. The owner/occupant shall maintain the parkway, alley edges, and drainage ditches adjacent to the parcel in compliance.

G. Prohibited discharge. Grass clippings, leaves, or yard waste shall not be deposited into public streets, alleys, ditches, gutters, or storm inlets.

#### Section 3. Notice and Service.

A. Upon finding a violation, the Village shall issue a written warning or citation identifying the property, the conditions constituting a violation, and directing correction within five (5) days of service during the growing season.

B. Notices may be served by personal delivery, by certified mail, by posting the notice in a conspicuous place on the property, or by publication if the owner cannot be located. Service by any of these methods shall be deemed sufficient notice.

C. A notice issued between April 1 and November 1 constitutes reasonable notice for the entire growing season.

#### Section 4. Enforcement and Adjudication.

A. If the violation is not corrected within the time specified, the Village may (1) issue a citation through the administrative adjudication process established in Ordinance 2025-MC-3; and/or (2) refer the matter to the Village Attorney to seek an abatement order in the Circuit Court authorizing mowing, cutting, or removal.

B. No abatement shall occur without a court order consistent with Ordinance 2025-MC-3.

#### Section 5. Penalties.

A. Any person violating this Ordinance shall be subject to a fine of not less than \$100.00 and not more than \$750.00 for each offense.

B. Each day a violation continues constitutes a separate offense.

C. Fines are in addition to, and not in lieu of, abatement costs.

#### Section 6. Abatement Costs and Liens.

A. The Village may recover reasonably necessary costs of abatement, including contractor fees, staff time, legal fees, and administrative expenses.

B. The Village shall perfect any lien for abatement costs by recording a notice of lien within one (1) year after costs are incurred and by sending post-abatement notice to the last taxpayer of record, consistent with 65 ILCS 5/11-20-15. Any lien may be foreclosed within two (2) years after filing.

#### Section 7. Repeal and Continuation.

This Ordinance repeals and replaces Ordinance 2016-5 and any prior ordinances governing weeds and noxious growth to the extent of conflict. Any violation or enforcement action initiated under a prior ordinance shall remain in effect and be prosecuted and enforced as if it arose under this Ordinance.

#### Section 8. Severability.

If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

#### Section 9. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and APPROVED by the President thereof this 11th day of September 2025.

APPROVED: Cayden Boyer  
Cayden Boyer, Village President

ATTEST: Malerie Ford  
Malerie Ford, Village Clerk

## ORDINANCE NO. 2025-MC-6

### AN ORDINANCE REGULATING DEBRIS, LITTER, AND JUNK ACCUMULATION WITHIN THE VILLAGE

WHEREAS, the Illinois Municipal Code (65 ILCS 5/11-20-13, 5/11-20-14, and 5/11-20-15) authorizes municipalities to declare and abate nuisances, regulate debris, and recover costs as a lien; and

WHEREAS, the Village finds it necessary to regulate the accumulation of debris, junk, and litter on public and private property to protect public health, safety, and welfare and maintain neighborhood property values;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Definitions.

A. Debris: Waste material of any kind, including but not limited to scrap lumber, bricks, concrete, appliances, furniture, and similar discarded items.

B. Rubbish: Non-putrescible solid waste, including paper, cardboard, plastics, rubber, leather, yard trimmings, tin cans, and metals.

C. Litter: Garbage, refuse, trash, rubbish, debris, junk, or other waste materials scattered on public or private property.

D. Abandoned personal property: Property left unattended, unused, or discarded in a manner suggesting no intent to reclaim or use it.

E. Neglected property: Items left exposed to the elements, broken down, or decayed to the point of constituting a nuisance.

#### Section 2. Nuisance Declaration.

A. It is unlawful for any person to dump, deposit, or leave any litter, rubbish, debris, junk, or abandoned personal property upon any public street, alley, park, lot, or private property not owned by that person.

B. It is unlawful for any owner, occupant, or person in control of property to permit the accumulation of debris, rubbish, junk, or neglected property so as to constitute a nuisance, harbor vermin, present a fire or safety hazard, or impair neighborhood appearance.

C. Without limiting the generality of subsections A and B, the following conditions are declared public nuisances:

1. Discarded or unused indoor appliances, including refrigerators, freezers, stoves, washers, dryers, toilets, sinks, and similar fixtures, when left outdoors except during lawful refuse collection.

2. Discarded, scrap, or used tires, except when stored in a neat, covered, and secure manner for prompt lawful disposal.

3. Firewood not neatly stacked at least six (6) inches off the ground; brush piles, loose scrap lumber, or miscellaneous wood debris are not considered firewood.

4. The outdoor accumulation of scrap metal, auto parts, building materials, or miscellaneous junk items not part of an active permitted construction project.

5. Any accumulation of debris, junk, or discarded materials which, by reason of unsightliness, odor, or condition, interferes with the reasonable enjoyment of surrounding properties or diminishes neighborhood appearance.

### Section 3. Notice and Service.

A. Upon finding a violation, the Village shall issue a written warning or citation identifying the property, the conditions constituting a nuisance, and directing correction within seven (7) days of service.

B. Notices may be served by personal delivery, by certified mail, by posting the notice in a conspicuous place on the property, or by publication if the owner cannot be located. Service by any of these methods shall be deemed sufficient notice.

### Section 4. Enforcement and Adjudication.

A. If the violation is not corrected within the time specified, the Village may (1) issue a citation through the administrative adjudication process established by Ordinance 2025-MC-3; and/or (2) refer the matter to the Village Attorney to seek an abatement order in the Circuit Court authorizing removal of the nuisance.

B. No abatement shall occur without a court order consistent with Ordinance 2025-MC-3.

### Section 5. Penalties.

A. Any person violating this Ordinance shall be subject to a fine of not less than \$100.00 and not more than \$750.00 for each offense.

B. Each day a violation continues constitutes a separate and distinct offense.

C. Fines are in addition to, and not in lieu of, abatement costs.

### Section 6. Abatement Costs and Liens.

A. The Village may recover reasonably necessary costs of abatement, including contractor fees, staff time, legal fees, and administrative expenses.

B. The Village shall perfect any lien for abatement costs by recording a notice of lien within one (1) year after costs are incurred and by sending post-abatement notice to the last taxpayer of record, consistent with 65 ILCS 5/11-20-15. Any lien may be foreclosed within two (2) years after filing.

### Section 7. Repeal and Continuation.

This Ordinance repeals and replaces Ordinance 2016-04 and any prior ordinances governing debris, junk, or litter to the extent of conflict. Any violation or enforcement action initiated under a prior ordinance shall remain in effect and be prosecuted and enforced as if it arose under this Ordinance.

### Section 8. Severability.

If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

### Section 9. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and APPROVED by the President thereof this 11th day of September 2025.

APPROVED: Cayden Boyer  
Cayden Boyer, Village President

ATTEST: Malerie Ford  
Malerie Ford, Village Clerk

## ORDINANCE NO. 2025-MC-7

### AN ORDINANCE ADOPTING THE PROPERTY MAINTENANCE CODE OF THE VILLAGE OF LONDON MILLS (2025 EDITION)

WHEREAS, the Illinois Municipal Code authorizes municipalities to adopt by ordinance codes regulating public health, safety, and property maintenance; and

WHEREAS, the President and Board of Trustees of the Village of London Mills have enacted ordinances in 2025 regulating abandoned vehicles and campers, animals and animal enclosures, administrative adjudication, unsafe and dangerous structures, weeds and noxious growth, and debris/junk accumulation; and

WHEREAS, the Village Board finds it to be in the best interests of the Village to compile these ordinances into a unified Property Maintenance Code of the Village of London Mills (2025 Edition) for clarity, consistency, and ease of enforcement;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of London Mills, Illinois, as follows:

#### Section 1. Adoption of the Property Maintenance Code.

The following ordinances are hereby adopted together as the Property Maintenance Code of the Village of London Mills (2025 Edition):

- Ordinance 2025-MC-1: Abandoned and Inoperable Motor Vehicles, Campers, Trailers, and Portable Toilets
- Ordinance 2025-MC-2: Regulation of Animals and Animal Enclosures
- Ordinance 2025-MC-3: Administrative Adjudication Procedures
- Ordinance 2025-MC-4: Unsafe and Dangerous Structures
- Ordinance 2025-MC-5: Weeds and Noxious Growth
- Ordinance 2025-MC-6: Debris and Junk Accumulation

#### Section 2. Effect on Prior Ordinances.

A. This adoption does not repeal or affect ordinances unrelated to property maintenance, including but not limited to those governing liquor, gambling, ATVs, animals running at large, appropriations, taxation, village events, and traffic/street regulations. Such ordinances remain in full force and effect.

B. Any property maintenance ordinance or part of an ordinance previously enacted that conflicts with this Property Maintenance Code is hereby repealed to the extent of conflict.

C. Any violation or enforcement action initiated under a prior property maintenance ordinance shall remain in effect and be prosecuted and enforced as if it arose under the Property Maintenance Code.

#### Section 3. Publication and Evidence.

The Clerk shall prepare and maintain a bound or electronic copy of the Property Maintenance Code of the Village of London Mills (2025 Edition). Said Code shall be kept on file at Village Hall, available for public inspection, and shall be deemed

presumptive evidence of the ordinances contained therein in any court of law or administrative proceeding.

Section 4. Severability.

If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees of the Village of London Mills, Illinois, and APPROVED by the President thereof this 11th day of September 2025.

APPROVED:   
Cayden Boyer, Village President

ATTEST:   
Malerie Ford, Village Clerk