

**RESOLUTION NO. 24-0528A**

**AN RESOLUTION DECLARING CERTAIN REAL PROPERTY  
AND IMPROVEMENTS THEREON AS BEING  
DANGEROUS AND UNSAFE  
(204 W. Ashmore and 206 W. Ashmore, Ashmore, Illinois)**

**WHEREAS**, the Village of Ashmore, Illinois, is authorized pursuant to 65 ILCS 5/11-31-1(a), to declare property dangerous and unsafe and, following requisite notice, to petition the Coles County Circuit Court for an order directing the demolition, repair, enclosure or remediation of property, buildings or improvements which are dangerous and unsafe and constitute an immediate and continuing danger and hazard to the health, safety and welfare of the community; and,

**WHEREAS**, the Village of Ashmore, Illinois, after careful consideration and investigation, has determined that certain real property described below and the structures and improvements thereon are dangerous and unsafe and constitute an immediate and continuing danger and hazard to the health, safety and welfare of the community for reasons, including, but not limited to, the commercial structures on the properties are open, dilapidated, the brick and mortar are crumbling, bricks are falling, and the exterior brick walls are separating from the structure(s), and said structures are currently in such a state of disrepair to make the structures uninhabitable; and,

**WHEREAS**, the Village of Ashmore, Illinois, finds that the demolition, repair, enclosure, or removal of the buildings and other structures, and the removal of any garbage, debris, or other hazardous, noxious, or unhealthy substances or materials is necessary to remedy the immediate and continuing hazard.

**NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ASHMORE, COLES COUNTY, ILLINOIS, THAT:**

**SECTION 1:** The findings made in the prefatory portion of this Resolution are hereby adopted.

**SECTION 2:** The Village President and other necessary agents of the Village of Ashmore, Illinois, are hereby authorized to proceed pursuant to 65 ILCS 5/11-31-1(a), to issue notice to the owners and lien holders of record of the real property described below to demolish, repair, enclose or remediate the property, buildings or improvements described below which are dangerous and unsafe and constitute an immediate and continuing danger and hazard to the health, safety and welfare of the community, and that if said owner(s) fail to so act, then the Village President and other necessary agents of the Village of Ashmore, Illinois, are authorized and directed to file sufficient legal action in the Coles County Circuit Court and obtain a court order to demolish, repair, enclose or remediate the property, buildings or improvements described below which are dangerous and unsafe and constitute an immediate and continuing

danger and hazard to the health, safety and welfare of the community, said real property being described as follows:

COMMON ADDRESSES: 204 W. ASHMORE AND 206 W. ASHMORE, VILLAGE OF ASHMORE, COUNTY OF COLES, STATE OF ILLINOIS

PROPERTY TAX IDENTIFICATION NUMBERS: 01-0-02343-000 and 01-0-02345-000

LEGAL DESCRIPTION:

The West Half (W½) of Lot 1; AND 50 feet of even width off the East side of Lot 2; AND Beginning at the Southwest corner of the East Half (E½) of said Lot 1; thence North 50 feet; thence East 6 inches; thence South 50 feet; thence West 6 inches to the Place of Beginning, all in Block 2 in H.J. Ashmore's Addition to Ashmore, situated in Coles County, Illinois.

**SECTION 3:** The Village President for the Village of Ashmore, Illinois, and/or his or her designee, is hereby authorized to issue such orders and take such actions that are necessary for the enforcement of applicable building codes, applicable municipal regulations, and state statute, to cause the demolition, repair, enclosure or remediation of the property, buildings or improvements described above.

Placed on file this 28th day of May, 2024.

Presented, passed, and approved this 28th day of May, 2024.

|                         |               |
|-------------------------|---------------|
| Trustee Bill Edwards    | <u>Y</u>      |
| Trustee Thomas Grissom  | <u>Y</u>      |
| Trustee Dane Perdieu    | <u>Y</u>      |
| Trustee Terry Price     | <u>Y</u>      |
| Trustee L. Bryan Watson | <u>Absent</u> |
| Trustee Cathy Welborn   | <u>Absent</u> |

YEAS: 4  
 NAYS: 0  
 ABSENT: 2

VILLAGE OF ASHMORE, ILLINOIS

Kurt Crail  
Kurt Crail, Village President

ATTEST:

Jackie Freezeland  
Jackie Freezeland, Village Clerk

