

Title 6 Chapter 2

Nuisances

Orland Park Village Code
Title 6 Chapter 2

3. ~~The Director of the Building Department or such other authorized~~ The Village official or representative thereof shall serve or cause to be served a notice ~~or citation~~ upon any person owning, leasing, occupying or controlling any real estate within the Village upon which such a nuisance is found to exist, requiring them or any of them to remove or cut down the weeds or grass constituting such nuisance. ~~The notice or citations will be served in one of the following manners; within ten (10) days from the date of said notice. Such notice may be given alternatively in the following manner:~~ (Ord. 4160, 8-7-06)

- 1) By a written notice sent by United States certified mail, postage prepaid, to the last known person owning, leasing, occupying or controlling the real estate and as to the owner the notice may be addressed to the address shown on the most recent tax bill for said real estate.
- 2) By general notice addressed to all owners, lessees, occupants or persons controlling real estate printed in a newspaper of general circulation in the Village, which notice shall direct attention to the provisions of this Section and provide that the weeds shall be destroyed not later than ten (10) days after said notice is so printed. Said notice is authorized to be printed once in each month from April through September in each year as the Director of the Building Department shall deem necessary.
- 3) By a written notice personally delivered by the ~~Director of the Building Department or such other authorized~~ Village official or representative to person owning, leasing, occupying or controlling the real estate.
4. In the event any person so notified shall fail or refuse to comply with said notices or ~~citations~~ notices, it shall be lawful for the Village to cause such weeds or grass to be removed or cut down in any manner designate, and to charge the costs of such removal to any person owning, leasing, occupying or controlling such real estate. The cost for so doing shall be calculated on the basis of ~~administration fee of five hundred dollars (\$500.00) plus actual cost of any cutting, mowing, maintenance, or rubbish/trash removal~~ ~~six hundred dollars (\$600.00) per ten thousand (10,000) square feet of real estate or fraction thereof~~. ~~In the event removal or clean up of debris or rubble on the real estate is necessary before the weeds may be removed or cut down, or mowing the real estate also requires cutting down of weed trees or shrubs, an additional charge of two hundred dollars (\$200) per ten thousand (10,000) square feet of real estate or fraction thereof shall be added to the cost of removal.~~ (Ord. 3539, 9-17-01; Amend Ord. 4160, 8-7-06)
5. The cost and expense incurred by the Village, or by the person or firm performing the service by authority of the Village, in the ~~abatement of the nuisance~~ removal or cutting down of such weeds or grass following the refusal or failure of the responsible party to ~~remove or cut down such weeds, abate the nuisance~~, including reasonable attorney's fees, shall constitute a lien upon the real estate affected, which lien shall be enforced as provided by statute. The Village shall provide notice either by personally serving or sending notice by certified mail to the person to whom was sent the tax bill for the general taxes on the property for the last preceding year. ~~The notice shall be delivered or sent after the cutting of weeds on the property.~~ (Ord. 2094, 2-25-91; Amend Ord. 4160, 8-7-06)
6. Any commercial or residential property within the Village that has been previously issued a notice or citation within the same calendar year will be considered a repeat offender and the Village will have the authority to abate the nuisance without additional notice and the real estate property owner will have a lien placed upon this property per the above stated ordinances.