

DILAPIDATED, UNSAFE AND UNSIGHTLY STRUCTURES WOODBINE AND SHANNON, ILLINOIS

Communities throughout Illinois are plagued with dilapidated structures that have not been maintained. They require attention from the property owner, but all too often the parties responsible for the upkeep of these buildings are reluctant to take action, or they are completely unresponsive. At some point the municipality may decide it's time to take action to remove these unsafe structures and the accompanying garbage, debris, and other hazardous, noxious, or unhealthy substances or materials that might be housed within. Municipalities realize that using local ordinances to regulate building access can be useful, but in the end it is only delaying the necessary action. They can use plywood to block doors and windows to secure the premises, deter vandalism, and eliminate vagrancy, but the root problem remains. There is a process that helps municipalities determine a strategy for resolving the conflict. Legal counsel and MSA building professionals work with cities, villages, and towns to explore potential outcomes. They are as follows:

- The current owner renovates the property, or removes the structure or building to address the dangerous or unsafe conditions.
- The current owner sells the property to a new owner with the intention of renovating the property, or removing the structure or building to address the existing problems.
- The municipality follows the legal process to renovate the property or remove the structure or building that poses a safety issue and is unsightly. The municipality assesses the current owner for the costs associated with the renovation or the removal.

In each case, a specific document or report should be created to properly identify each component of the dangerous or unsafe condition. The report should include an estimate of probable costs associated with renovation and/or demolition. Only with the issues clearly identified can each effected party understand the scope and effort required to resolve the challenges associated with these unsightly structures.

After years of neglect, the existing "Old Nursing Home" in Shannon, Illinois was beyond repair. In response, the Village contacted MSA to create a structural report to clearly identifying the unsafe and dilapidated conditions, as well as the rampant mold. The report helped the Village's legal consul to win various legal battles with the current owner of the facility. So, the Village is currently investigating funding options to demolish the unsightly building.



Feed Mill
Woodbine, Illinois



Old Nursing Home
Shannon, Illinois