

CITY OF NOKOMIS, ILLINOIS

ORDINANCE NO. 2146

AN ORDINANCE SUPERSEDING ORDINANCE NO. 2107 AND REPLACING
IN ITS ENTIRETY THE "NOKOMIS NEIGHBORHOOD PRESERVATION
CODE" CONTAINED WITHIN ARTICLE V, CHAPTER 6 OF THE REVISED
CODE OF ORDINANCES TO PROVIDE FOR REGISTRATION AND
MAINTENANCE OF CERTAIN REAL PROPERTY WITHIN THE CITY BY
MORTGAGEES AND OWNERS OF VACANT PROPERTIES

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF NOKOMIS, ILLINOIS
THIS 22nd DAY OF DECEMBER 2025

Published in pamphlet form by the authority of the City Council of the City of Nokomis, Montgomery County, Illinois, this 22nd day of December, 2025.

CITY OF NOKOMIS, ILLINOIS

Ordinance No. 2146

**AN ORDINANCE SUPERSEDING ORDINANCE NO. 2107 AND REPLACING
IN ITS ENTIRETY THE “NOKOMIS NEIGHBORHOOD PRESERVATION
CODE” CONTAINED WITHIN ARTICLE V, CHAPTER 6 OF THE REVISED
CODE OF ORDINANCES TO PROVIDE FOR REGISTRATION AND
MAINTENANCE OF CERTAIN REAL PROPERTY WITHIN THE CITY BY
MORTGAGEES AND OWNERS OF VACANT PROPERTIES**

WHEREAS, the City of Nokomis, Illinois (hereinafter, the “City”) is an Illinois non-home rule municipal corporation pursuant to Article VII, § 7 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, the Nokomis City Council (the “corporate authorities”) desires to protect the public health, safety, and welfare of the citizens of the incorporated area of the City and maintain a high quality of life for the citizens of the City through the maintenance of structures and properties in the City; and

WHEREAS, the corporate authorities recognize that many, if not most, properties subject to foreclosure actions, properties that have been foreclosed upon, and vacant properties (hereinafter, “Registrable Properties”) located throughout the City lead to a decline in community and real property value, create nuisances, lead to a general decrease in neighborhood and community aesthetics, create conditions that invite criminal activity, and foster an unsafe and unhealthy environment; and

WHEREAS, the corporate authorities have previously adopted ordinances to regulate building standards for the exterior of structures and the condition of properties within the City as a whole, including, but not limited to, Ordinance No. 2100, entitled *An Ordinance Amending Chapter 6, Article V of the Nokomis Revised Code of Ordinances to Establish Regulations Governing the Maintenance, Security, and Monitoring of Properties* (March 27, 2023), and Ordinance No. 2107 entitled *An Ordinance Superseding Ordinance No. 2100 and Amending Article V, Chapter 6 of the Revised Code of Ordinances* (June 26, 2023); and

WHEREAS, the corporate authorities find that it is in the best interest of the public health, safety, and welfare that owners and mortgagees of Registrable Property be discouraged from allowing their real property to be abandoned, neglected, or left unsupervised; and

WHEREAS, the corporate authorities find that it is in the City’s best interest

to supersede Ordinance No. 2107, to entirely replace the “Nokomis Neighborhood Preservation Code” (Article V, Chapter 6 of the Revised Code of Ordinances), and to provide for new standards and requirements for the registration and maintenance of Registerable Property within the City to provide for a more effective system of discouraging owners and mortgagees of Registrable Property from allowing their real property to be abandoned, neglected, or left unsupervised; and

WHEREAS, the corporate authorities find that it is in the best interests of the health, safety, and welfare of the City and its citizens and residents to impose registration requirements of Registrable Property located within the City, to discourage Registrable Property owners and mortgagees from allowing their properties to be abandoned, neglected, or left unsupervised, and to protect neighborhoods against decay caused by Registrable Property; and

WHEREAS, the corporate authorities find that it is therefore appropriate to supersede Ordinance No. 2107 and replace the “Nokomis Neighborhood Preservation Code” (Article V, Chapter 6 of the Revised Code of Ordinances) in its entirety.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF NOKOMIS, MONTGOMERY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of City Council of the City of Nokomis, Illinois.

SECTION 2: Ordinance No. 2107 is hereby superseded, and Article V of Chapter 6 of the Code is amended by deleting the same in its entirety and replacing it with “Exhibit A” attached hereto.

SECTION 3: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance, which are hereby declared to be separable.

SECTION 4: All ordinances, resolutions, motions, or parts thereof in conflict with this Ordinance are hereby superseded, and this Ordinance shall be in full force and effect upon its adoption, approval, and publication as required by law.

SECTION 5: The Mayor is authorized and directed to sign and the Clerk is authorized and directed to attest to this Ordinance. Further, the City Clerk shall publish this Ordinance in pamphlet form and shall see to its inclusion in the next published update of the City Code.

Adopted this 22nd day of December, 2025, by roll call votes as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Arkebauer					
Commissioner Morris					
Commissioner Glenn					
Commissioner O'Malley					
Mayor Goldsmith					

APPROVED by the Mayor of the City of Nokomis, Illinois this 22nd day of December, 2025.

Byler Seedquist
MAYOR

ATTEST:

Rachel Cassidy
CITY CLERK

“EXHIBIT A”

ARTICLE V

REGISTRATION OF FORECLOSING MORTGAGES AND VACANT PROPERTIES

6-5-1 PURPOSE; INTENT.

It is the purpose and intent of the City Council to establish a process to address the deterioration, crime, and decline in value of City neighborhoods caused by Real Property with foreclosing or foreclosed mortgages located within the City, and to identify, regulate, limit and reduce the number of these properties located within the City. It has been determined that Owner-occupied structures are generally better maintained when compared to vacant structures, even with a diligent off-site Real Property Owner. Vacant structures or structures owned by individuals who are economically strained and unable to meet their mortgage obligations are often not properly or diligently maintained, which contribute to blight, declined Real Property values, and have a negative impact on social perception of the areas where they are located. It is the City Council's intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of Real Property that is in Foreclosure or foreclosed, and to provide a mechanism to avert Foreclosure Actions through timely intervention, education, or counseling of Real Property Owners.

6-5-2 DEFINITIONS. The following words, terms, and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.

A. ***Default*** shall mean that the mortgagor has not complied with the terms of the mortgage on the Real Property, or the promissory note, or other evidence of the debt, referred to in the mortgage or deed of trust, after having been provided written notice of the default from the Mortgagee to the mortgagor and mortgagor's failure to fully cure or remedy the default as specified in the written notice.

B. ***Enforcement Officer*** shall mean any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the City to enforce the applicable code(s).

C. ***Evidence of Vacancy*** shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the Real Property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due utility notices and/or disconnected utilities; accumulation of trash, junk, or debris; abandoned vehicles, auto parts, and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers, and/or mail; statements by neighbors, passers-by, delivery agents, or government agents; and/or the presence of boards over doors, windows, or other openings in violation of applicable code.

D. ***Foreclosure or Foreclosure Action*** shall mean the process by which a Real Property, placed as security for a real estate loan, is sold at public sale to satisfy the debt if the borrower defaults. A Foreclosure or Foreclosure Action is deemed commenced upon a Mortgagee's filing of a Notice of Lis Pendens or similar evidence of Default.

E. ***Mortgagee*** shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities as the assignee or owner.

F. ***Owner*** shall mean every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any Real Property as defined by this Chapter; has legal care, charge, or control of any such Real Property; is in possession or control of any such Real Property; and/or is vested with possession or control of any such Real Property. The Property Manager shall not be considered the Owner.

G. ***Property Manager*** shall mean any party designated by the Owner or Mortgagee as responsible for inspecting, maintaining and securing the Real Property as required in this Chapter.

H. ***Real Property*** shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof, identified by a property parcel identification number, located in the City limits.

I. ***Registrable Property*** shall mean:

1. Any Real Property located in the City, whether Vacant or occupied, that is (i) subject of a Foreclosure Action; (ii) has been the subject of a Foreclosure Action and a judgment has been entered but the Real Property has not yet been sold; (iii) has been the subject of a Foreclosure sale and title was transferred to the Mortgagee or an affiliate entity of the Mortgagee; or (iv) transferred to the Mortgagee or an affiliated entity of the Mortgagee under a deed in lieu of Foreclosure or Foreclosure sale. The designation of a Real Property as a Registrable Property pursuant to this subsection shall remain in place until such time as the Real Property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed; or
2. Any Real Property that is vacant for more than thirty (30) days or any cancellation of Utility or Service, whichever occurs first.

J. ***Registry*** shall mean a web-based electronic database of

searchable Real Property records, used by the City to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

K. ***Semi-Annual Registration*** shall mean six (6) months from the date of the first action that requires registration, as determined by the City, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

L. ***Utilities and Services*** shall mean any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all City codes. This includes, but is not limited to, electrical, gas, water, sewer, trash service, lawn maintenance, and pool maintenance.

M. ***Vacant*** shall mean any parcel of land in the City that contains any building or structure to be used as a residence or for commercial or industrial purposes that is not lawfully occupied or used for its accustomed and ordinary purpose, as evidenced by conditions set forth in the definition of "*Evidence of Vacancy*". In the case of the use of residential Real Property, "used for its accustomed and ordinary purpose" means as a place of abode.

6-5-3 APPLICABILITY. This Chapter applies to all Real Property within the City.

6-5-4 REGISTRY; CREATION. The City, or its designee, shall establish a Registry that catalogues each Registrable Property within the City, containing the information required by this Chapter. The City may, at its discretion, create, maintain, and administer this Registry independently, retain the professional services of an experienced reputable third party, or participate in a shared services or intergovernmental agreements with other units of local government, counties, and/or county improvement authorities for the creation, maintenance, and administration of the registry pursuant to a Professional Services Agreement.

6-5-5 INSPECTION & REGISTRATION OF REAL PROPERTY UNDER FORECLOSURE.

A. Any Mortgagee who holds a mortgage on Real Property located within the City shall perform an inspection of the Real Property upon Default by the mortgagor as evidenced by the filing of a Foreclosure Action, Lis Pendens, or Notice of Trustee's Sale, thus making it a "Registrable Property." Inspection means a careful examination of the Registrable Property to determine occupancy and if it is in compliance with all applicable building, maintenance, and housing codes.

B. Registrable Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the Registrable Property's occupancy status, the Mortgagee shall, within ten (10)

days of that inspection, update the occupancy status of the Registrable Property in the Registry.

C. Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Registrable Property with the City Registry, and, at the time of registration, indicate whether the Registrable Property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain, and secure the Registrable Property subject to the mortgage under a Foreclosure Action. A separate registration is required for each Real Property subject to a Foreclosure Action, regardless of whether it is occupied or vacant.

1. Mortgagees who have existing Registrable Property on the effective date of this Ordinance have 30 calendar days from the effective date to register as indicated in this Section.
2. A separate registration is required for each Real Property, whether it is vacant or occupied.

D. Registration pursuant to this Section shall contain the name of the Mortgagee and the mortgage servicer, the direct mailing address of both parties, a direct contact name and telephone number for both parties, a facsimile number and/or e-mail address for both parties, the folio or tax number, and the name and 24-hour contact telephone number of the property management company responsible for the security and maintenance of the Registrable Property.

E. At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$325.00 for each Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of properties and fees in the amount of \$325.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted Real Properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the City's Department dedicated to the cost of implementation and enforcement of this Ordinance, and fulfilling the purpose and intent of this Chapter. None of the funds provided for in this Section shall be utilized for the legal defense of Foreclosure Actions.

F. If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee / Servicer is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Mortgagee(s) / Servicer(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and

penalties accrued during their involvement with the Registrable Property.

G. If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the Registrable Property or update the existing registration in the Registry. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including, but not limited to, unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.

H. If the Registrable Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this Section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the Registrable Property is not registered and shall be due and payable with the registration.

I. This Section shall also apply to Real Property that has been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any Real Property transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.

J. Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property remains Registrable Property.

K. Any person or corporation that has registered a Registrable Property under this Section must report any change of information contained in the City's Registry within ten (10) days of the change to the City's Registry.

L. Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the City.

M. If any Registrable Property is in violation of this Chapter, the City may take the necessary action to ensure compliance with and/or place a lien on the Registrable Property for the cost of the outstanding obligation and any additional cost incurred to bring the Registrable Property into compliance.

N. Properties registered as a result of this Section are not required to be registered again pursuant to the Inspection and Registration of Real Property that is Not Subject to a Mortgage in Foreclosure Section.

**6-5-6 INSPECTION & REGISTRATION OF REAL PROPERTY THAT IS
NOT SUBJECT TO A MORTGAGE FORECLOSURE.**

A. Any Owner of Vacant Registrable Property, as defined in this Chapter, located within the City shall within ten (10) days after the Registrable Property becomes Vacant, register the Vacant Registrable Property with the City Registry. Structures that are Vacant Registrable Property at the time of the adoption of this Ordinance must register within fifteen (15) days of the date this Ordinance takes effect.

B. Initial registration pursuant to this Section shall contain at a minimum the name of the Owner, the mailing address of the Owner, e-mail address, and telephone number of the Owner, and if applicable, the name and telephone number of the Property Manager and said person's address, e-mail address, and telephone number.

C. At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$325.00 for each Vacant Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of Vacant Registrable Properties and fees in the amount of \$325.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the City's department dedicated to the cost of implementation and enforcement of this Ordinance, and fulfilling the purpose and intent of this Chapter.

D. If the Vacant Registrable Property is sold or transferred, the new Owner is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Owner shall register the Vacant Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant Registrable Property.

E. If the Vacant Registrable Property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this Section, a late fee shall be equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day period, or portion thereof, the Vacant Registrable Property is not registered and shall be due and payable with the registration. This Section shall apply to the initial registration and registrations required by subsequent Owners of the Vacant Registrable Property.

F. Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property is Vacant Registrable Property.

G. Failure of the Owner to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the City.

H. If any Vacant Registrable Property is in violation of this Chapter, the City may take the necessary action to ensure compliance with and place a lien on the Vacant Registrable Property for the cost of the outstanding obligation and any additional cost incurred to bring the Vacant Registrable Property into compliance.

6-5-7 MAINTENANCE REQUIREMENTS.

A. Properties subject to this Chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the Registrable Property is abandoned.

B. Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.

C. Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with the applicable code(s) at the time registration is required.

D. Registrable Property yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.

E. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape, and removal of all trimmings.

F. Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).

G. Failure of the Mortgagee, Owner, and transferees to properly maintain the Registrable Property as required by this Chapter may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in accordance with the applicable code of the City. Pursuant to a finding and determination by the City Sheriff, Magistrate or a court of competent jurisdiction, the City may take the necessary action to ensure compliance with this Section.

H. In addition to the above, the Registrable Property is required to

be maintained in accordance with the applicable code(s) of the City.

6-5-8 SECURITY REQUIREMENTS.

A. Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

B. A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of the Registrable Property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the Registrable Property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.

C. If a Registrable Property is or has become vacant or blighted, a Property Manager shall be designated by the Mortgagee and/or Owner to perform the work necessary to bring the Registrable Property into compliance with the applicable code(s), and the Property Manager must perform regular inspections to verify compliance with the requirements of this Chapter, and any other applicable laws.

D. In addition to the above, the Registrable Property is required to be secured in accordance with the applicable code(s) of the City.

E. When a Registrable Property subject to this Chapter becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the City Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY _____
AND IS INSPECTED ON A REGULAR BASIS.

THE PROPERTY MANAGER IS _____
AND CAN BE CONTACTED BY TELEPHONE AT _____
OR BY EMAIL AT _____.

F. The posting required in subsection (E) above shall be placed on the interior of a window facing the street to the front of the Registrable Property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the Registrable Property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the Registrable Property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.

G. Failure of the Mortgagee and/or property Owner of record to

properly inspect and secure a Registrable Property subject to this Chapter, and post and maintain the signage noted in this Section, is a violation and shall be subject to enforcement by any of the enforcement means available to the City. The City may take the necessary action to ensure compliance with this Section, and recover costs and expenses in support thereof.

6-5-9 PROVISIONS SUPPLEMENTAL. The provisions of this Chapter

are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the City from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

6-5-10 PUBLIC NUISANCE. All Registrable Property, if Vacant or

blighted, is hereby declared to be a public nuisance and contrary to the health, welfare, and safety of the residents of the City.

6-5-11 ADDITIONAL AUTHORITY.

A. If the Enforcement Officer has reason to believe that a Registrable Property subject to the provisions of this Chapter is posing a serious threat to the public health, safety, and welfare, the code Enforcement Officer may temporarily secure the Registrable Property at the expense of the Mortgagee or Owner, and may bring the violations before the code enforcement City Council or special magistrate as soon as possible to address the conditions of the Registrable Property. Nothing herein shall limit the City from abating any nuisance or unsafe condition by any other legal means available to it.

B. The Sheriff, code enforcement City Council or special magistrate shall have the authority to require the Mortgagee or Owner affected by this Section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard or other measures as may be reasonably required to help prevent further decline of the Registrable Property.

C. If there is a finding that the condition of the Registrable Property is posing a serious threat to the public health, safety, and welfare, then the Sheriff, code enforcement, City Council or special magistrate may direct the City to abate the violations and charge the Mortgagee or Owner with the cost of the abatement.

D. If the Mortgagee or Owner does not reimburse the City for the cost of temporarily securing the Registrable Property, or of any abatement directed by the Sheriff, code enforcement officer, code enforcement, City Council or special magistrate, within thirty (30) days of the City sending the Mortgagee or Owner the invoice, then the City may lien the Registrable Property with such cost, along with an administrative fee as determined in the

City's fee ordinance to recover the administrative personnel services. In addition to filing a lien, the City may pursue financial penalties against the Mortgagee or Owner.

E. The City may contract with a third party to implement this Chapter, and, if so, any reference to the Enforcement Officer herein shall include the third party the City contracts with for that purpose.

6-5-12 OPPOSING, OBSTRUCTING ENFORCEMENT OFFICER;

PENALTY. Whoever opposes, obstructs, or resists any Enforcement Officer or any person authorized by the enforcement office in the discharge of duties as provided in this Chapter shall be punishable as provided in the applicable code(s) or a court of competent jurisdiction.

6-5-13 IMMUNITY OF ENFORCEMENT OFFICER. Any Enforcement

Officer or any person authorized by the City to enforce the sections here within shall be immune from prosecution, civil or criminal, for reasonable, good faith entry upon Registrable Property while in the discharge of duties imposed by this Chapter.

6-5-14 PENALTIES. Unless otherwise provided for in this Chapter, a

violation of this Chapter is declared unlawful.

STATE OF ILLINOIS)
COUNTY OF MONTGOMERY) ss.
CITY OF NOKOMIS)

CERTIFICATE

I certify that I am the duly appointed and acting City Clerk of the City of Nokomis, Montgomery County, Illinois, and, as such, am the keeper of records and seal thereof; that the foregoing is a true, complete, and correct copy of Ordinance No. 2146 of said City; that said Ordinance, which is

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was passed by the City Council of the City of Nokomis, Montgomery County, Illinois, by yea and nay vote on the 22nd day of December, 2025; that said Ordinance was approved by the Mayor on the 22nd day of December, 2025; and that said Ordinance was then deposited in the office of the City Clerk of said City and filed therein; and that the same was recorded in the Record of Ordinances of said City.

I further certify said Ordinance provided by its terms that it should be published in pamphlet form; that the pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof, was prepared; that a copy of such Ordinance was posted in the Nokomis City Hall, commencing on the 22nd day of December, 2025, to continue for at least ten (10) days thereafter; and that copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

DATED at Nokomis, Illinois, this 22nd day of December, 2025.

(SEAL)



Rachel Cassidy
City Clerk