

ORDINANCE NO. 1, SERIES 2026
AN ORDINANCE REGULATING PROPERTIES & DESTRUCTION BY FIRE
IN THE VILLAGE OF JOY, COUNTY OF MERCER, STATE OF ILLINOIS

DESTRUCTION BY FIRE:

Any building or structure within the fire limits which has or may be damaged by fire, wind, decay or other causes to the extent of fifty percent (50%) of its value, shall be torn down and removed, including the complete removal of any basement, foundation, or slab, and properly filled according to Illinois EPA rules, or rebuilt under the regulations of the zoning title and the requirements within the fire limits of the city.

Upon written notice by the zoning enforcing committee to the effect that any such building has been so damaged, filed with the clerk, the said clerk shall notify the council of the receipt of such notice.

The council shall then appoint of three (3) persons to determine whether or not such building or structure has been damaged to the extent of fifty percent (50%) of its value.

A copy of the notice of the appointment of this board of three (3) persons to determine the damage shall be served upon the owner of the premises by personal service or by registered mail addressed to his last known address. Such notice shall be in substantially the following form: (ORDINANCE NO. 1, SERIES 2026)

To _____ You are hereby notified that _____ has determined that the building owned by you at _____ within the corporate limits of the Village of Joy has been damaged by fire, decay or otherwise to the extent of fifty percent (50%) of its value and that a board of three persons, has been appointed to verify this finding which board will hold its first meeting in the council room of the City Hall, **200 W. Main Street in the Village of Joy, Illinois**, on the _____ day of _____, _____, at the hour of _____ o'clock, _____, at which time it will determine whether or not this finding is correct.

*If the finding is verified by the Board, you must tear down and remove the said building, or rebuild it in accordance with the Zoning regulations and the requirements within the fire limits of said Village of Joy. **The property must also comply with all Village of Joy Ordinances and will be discussed during the meeting at:** _____*

A Demolition Permit Application is required to be filled out and approved before any work begins.

If this finding is verified by the board of three (3) members and it determines that the building in question has been damaged to the extent of fifty percent (50%) of its value, it shall be the duty of the owner to tear down and remove the said building within twenty (20) days after the finding of such board, or to remodel it to comply with the requirements for new buildings in accordance with the zoning regulations and the requirements within said fire limits of the city; **and it shall be unlawful to occupy or permit the occupancy of such building after such finding until it is so remodeled.**
(ORDINANCE NO. 1, SERIES 2026)

It is mandatory to properly remove and fill all basements, these steps must be followed in the Village of Joy, Illinois.

To fill a basement for demolition in Illinois, you must first get a local permit, remove all debris, and then backfill with proper materials like compacted clean dirt or approved Clean Construction or Demolition Debris (CCDD), ensuring it's inspected and graded to prevent water pooling, with specific rules varying by municipality. You'll likely need to break up concrete, use it as fill below a certain depth (e.g., 3 ft), cover it with sand/soil, and compact it, finishing with topsoil and seeding.

Key Steps for filling a basement

1. **Obtain Demolition Permit:** Contact Village of Joy Zoning department for a permit and specific local requirements.
2. **Utility Disconnection:** Arrange for all utilities (water, sewer, gas, electric) to be properly abandoned and capped.
3. **Remove Debris:** Clear the basement of all combustible materials, fixtures, and debris, disposing of them properly.
4. **Break Concrete:** Break up the basement floor and foundation walls into manageable sizes (e.g., under 6 inches).
5. **Backfill Material:** Use clean fill like soil, clay, or approved CCDD (uncontaminated concrete, brick, rock, asphalt).
6. **Layer & Compact:**
 1. Place broken concrete/rock as a base layer.
 2. Cover with sand and water to settle.
 3. Fill with dirt/clay, compacting each layer to at least 95% Proctor density if required.
 4. Ensure the final top 12 inches are clean topsoil, compacted.
7. **Inspect:** Schedule an inspection with the Village of Joy *before* covering the fill.
8. **Grade & Seed:** Grade the area to slope away from the foundation for proper drainage, and seed the area.

PASSED by the Board of Trustees of the Village of Joy, Mercer County, Illinois this 5th day of January 2026 and approved by the President of the Village of Joy, Mercer County, Illinois this 5th day of January 2026.



LARRY HUNT, VILLAGE PRESIDENT

AYES: 6
Nays: 0
Absent: 0

CERTIFICATION

I, Gwen Pritchett, as Clerk of the Village of Joy, Illinois, do hereby certify that I am the duly appointed, qualified Village Clerk of said Village; that I am the official keeper of all books and records of said office and said Village; that the foregoing is a full, true, correct, and complete copy of **“ORDINANCE NO. 1, SERIES 2026, AN ORDINANCE REGULATING PROPERTIES & DESTRUCTION BY FIRE IN THE VILLAGE OF JOY, COUNTY OF MERCER, STATE OF ILLINOIS”**, which was adopted by the President and Board of Trustees of said Village on the 5nd day of January, 2026 at a special called constituted meeting of said President and Board of Trustees” that said Ordinance was passed by a roll call vote at said meeting at which more than a quorum was present, all of which fully appears from the official records and minutes of said Board of Trustees in my office now remaining.

IN WITNESS WHEREOF, I have hereunto affixed my hand and signature as Clerk of the Village of Joy, Illinois, and the corporate seal of said Village, at Joy, Illinois, 5th Day of January, 2026



Clerk of the Village of Joy, Illinois

(CORPORATE SEAL)