



Resolution Authorizing Initiation of Building Code Litigation 15151 Harlem

Development Services
Department

History

- The buildings at 15151 Harlem Avenue have been vacant for at least 10 years
- The property has fallen into disrepair
- The following violations were documented by Code Enforcement
 - Property is littered with garbage and debris
 - Extensive grass and weeds
 - Unsanitary building on the premises
 - Dangerous building on the premises
 - Unsafe building on the premises
 - The structures on the property are vacant and not being maintained
- Village has spent money correcting violations and boarding the property

Photos of Violations



Photos of Violations



Photos of Violations



Abandonment Petition

- Village is seeking approval of a resolution to pursue litigation to declare the property abandoned
- Pursuant to 65 ILCS 5/11-31-1(d) – an abandonment complaint is allowed when the property taxes or water bill has been unpaid for 2 years
- According to title report except for the 2019 & 2020 1st Installments, taxes have been unpaid since 2014
- Abandonment is significantly quicker than going through the code violation process

Next Steps

- After approval of the resolution
- Village attorney will file the abandonment complaint in the Circuit Court of Cook County
- Assuming no one appears to contest the abandonment
- Judge will issue an order declaring the property abandoned
- After the order is entered, a notice will be sent to any interested parties stating that a judicial deed will be issued unless someone files an appearance stating that they do not intend to abandon the property
- If no one responds, the judge will issue a judicial deed to the Village
- The deed will wipe out any back taxes or other liens affecting the property
- The Village then acquires the property
- Gives the Village ability to correct violations, up to and including demolition
- Village can sell the property to recoup funds spent correcting violations

Questions Slide