



Legislation Text

File #: 2020-0614, **Version:** 0

Title

Debt Modification/Fine Reduction - 8611 167th Street

History

Previously, the property at 8611 167th Street in Orland Park was written a notice from the Code Enforcement Division of the Development Services Department. Development Services was notified that this property was a rental home but was not registered the Village's Crime Free Rental Housing program. The Village made multiple attempts to contact the owner including: sending violation notices, calling the owner, sending letters, and sending citations with mandatory court appearances required. The owner did not respond.

The Village Code outlines a fine of \$250 per day from the day that the Village notified the owner until the day that property is registered. In this instance, the fine amounted to \$34,000. The owner did not appear in court and the fine was assessed as a default judgment. The following code language allows the Village to lien a property for any uncollected fee/fines or for the cost of work that was expended by the Village to bring the property into compliance.

The Orland Park Village Code, Section 6-2-3 reads as follows, "...If the person so notified shall neglect or refuse to abate the same in accordance with such notice, he shall be chargeable with the expense which may be incurred in the removal thereof, to be collected by suit or otherwise in addition to any fine or penalty which may be imposed by law."

Ordinance No. 5498 allows for the cancellation and modification of fines or liens assessed by the Village. Per the ordinance, the amount of the original lien is over \$5,000 and any modification must be approved by the Village Board of Trustees.

Staff is recommending a reduction in the total lien from \$34,000 to \$5,000. The fine of \$5,000 will cover the time expended by Village staff and will serve as a deterrent for future violations.

The property at 8611 167th Street did register for Crime Free Rental Housing and is now in compliance. The owner is seeking the lien reduction because she is looking to sell the home.

Financial Impact

While the total penalty amount collected by the Village will be reduced, the proposed \$5,000 fine is sufficient cover the time expended by Village staff.

Recommended Action/Motion

I move to approve a debt modification/fine reduction for 8611 167th Street, Orland Park, IL from \$34,000 to

\$5,000.