



## Memo

**File #:** 434-22

**Agenda Date:** 8/16/2022

**TO:** Mayor and City Council

**FROM:** James V. Capparelli, City Manager

**SUBJECT:**  
Ordinance Declaring Certain Properties as Public Nuisances

### **BACKGROUND:**

The attached list of addresses represents properties that fall within the modified policy concerning public nuisances, in that all buildings are, by reason of lack of maintenance or adequate maintenance of the property, and/or being abandoned, vacant, boarded up, dilapidated or fire-damaged, any of which depreciates the enjoyment, aesthetic appearance and use of properties in the immediate vicinity or neighborhood to such an extent that is detrimental to the city at large. In all instances proper notification of a pending public nuisance declaration has been mailed to each property owner and they have failed to address the violations. If approved, this declaration of a public nuisance is a progressive step in seeking compliance which can lead to demolition. Upon a public nuisance declaration, demolition proceedings will be pursued, or in the alternative, executed agreements requiring the rehabilitation of the structures in compliance with the ordinances of the City of Joliet. The subject properties are as follows:

#### **852 Midland Ave**

This single-family home suffered a significant fire on 4/1/2021. Our first violation notice went out in 5/26/2021. The home suffered a second fire on 6/5/2022. We have brought the owner to two administrative hearings seeking compliance with abatement of the violations. A letter warning of a pending public nuisance declaration was mailed on 4/11/22. The owner has not met any of the requirements or agreements made. There are no permits on file and the property is still sitting heavily damaged and a blight to the neighborhood.

#### **664 Meeker Ave (GARAGE ONLY)**

This is a detached one car wood frame garage that dilapidated and deteriorating. The center of the garage is caving and the walls are leaning. Violation notices have been sent since September 2021. We have held two administrative hearings attempting to gain compliance. A letter warning of a pending public nuisance declaration was mailed on 4/14/22. No repairs have been made.

#### **23 Miller**

This vacant home is a 2 story, 2-unit wood frame building. The inside of the home has water damage, and the kitchen has the cabinets and fixtures removed. There are two porches and a staircase to the upstairs that are dilapidated. This residence has been broken into several times; we have boarded it

up and secured it. Our violation notices started in 2020. The owners of this home have both passed away in the last 2 years and at this time we have not had a response from any mail of anyone in the estate. A letter warning of a pending public nuisance declaration was mailed on 8/26/21 with no corrective actions taken. It is a blight to the neighborhood in its current condition.

**RECOMMENDATION:**

It is recommended that the Mayor and City Council declare the attached list of properties public nuisances and authorize application to the Circuit Court for injunctive relief through code compliance or demolition.