
**VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 19 - 03

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 15.52 OF THE
VILLAGE OF HARWOOD HEIGHTS CODE TO PROVIDE FOR REVISED
REGULATIONS GOVERNING VACANT AND FORECLOSED PROPERTIES WITHIN
THE VILLAGE AND REQUIRING THE REGISTRATION AND MAINTENANCE OF
SUCH PROPERTIES BY MORTGAGEES AND OWNERS**

Passed by the Board of Trustees, May 9, 2019

Printed and Published, May 9, 2019

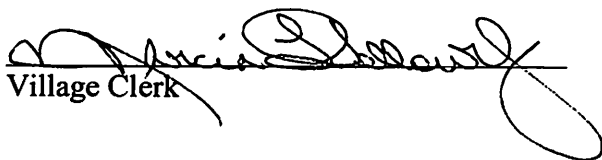
Printed and Published in Pamphlet Form
By Authority of the Village Board of Trustees

VILLAGE OF HARWOOD HEIGHTS
COOK COUNTY, ILLINOIS

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I hereby certify that this document was
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Village Clerk

VILLAGE OF HARWOOD HEIGHTS

ORDINANCE NO. 19 - 03

AN ORDINANCE REPEALING AND REPLACING CHAPTER 15.52 OF THE VILLAGE OF HARWOOD HEIGHTS CODE TO PROVIDE FOR REVISED REGULATIONS GOVERNING VACANT AND FORECLOSED PROPERTIES WITHIN THE VILLAGE AND REQUIRING THE REGISTRATION AND MAINTENANCE OF SUCH PROPERTIES BY MORTGAGEES AND OWNERS

WHEREAS, the Village of Harwood Heights (the “Village”) is an Illinois municipal corporation organized and operating pursuant to authority granted by the Constitution and Laws of the State of Illinois;

WHEREAS, the Village is a home rule unit of government pursuant to Section 6(a), Article VII of the 1970 Illinois Constitution;

WHEREAS, pursuant to its home rule power, the Village may exercise any power and perform any function relating to its government and affairs;

WHEREAS, on December 13, 2012, the Village President and Board of Trustees (cumulatively, the “Corporate Authorities”) enacted Ordinance No. 12-44 (the “Original Vacant Property Ordinance”), establishing Chapter 15.52 of the Village of Harwood Heights Code of Ordinances, entitled “Vacant Building and Property Regulations”; and

WHEREAS, subsequent to the adoption of the Original Vacant Property Ordinance, it has been determined that the Village lacks the internal resources to effectively implement, administer and enforce Chapter 15.52 of the Village Code and that repealing and replacing said Chapter 15.52 of the Village Code is warranted in order to better serve the community and enhance the Village’s ability to combat the negative externalities presented by vacant and foreclosed properties and properties with defaulted mortgages; and

WHEREAS, the Corporate Authorities desire to protect the public health, safety, and

welfare of the citizens of the incorporated area of the Village and maintain a high quality of life for the citizens of the Village through the maintenance of structures and properties within the Village; and

WHEREAS, the Corporate Authorities recognize properties with defaulted mortgages and subject to foreclosure action or foreclosed upon and vacant properties (hereinafter referred to as “Registrable Properties”) located throughout the Village lead to a decline in community and property value; create nuisances; lead to a general decrease in neighborhood and community aesthetic; create conditions that invite criminal activity; and foster an unsafe and unhealthy environment; and

WHEREAS, the Village has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of the property as a whole; and

WHEREAS, the Corporate Authorities recognize that a new regulatory framework is needed to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

WHEREAS, the Corporate Authorities have a vested interest in protecting neighborhoods against decay caused by Registrable Property and concludes that it is in the best interest of the health, safety, and welfare of its citizens and residents to impose registration requirements of Registrable Property located within the Village to discourage Registrable Property Owners and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

WHEREAS, the Corporate Authorities have determined that it will serve and advance the public’s health, safety and welfare and be in the best interest of the Village and its residents, to repeal and replace Chapter 15.52 of the Village Code in order to implement new registration

and maintenance requirements for certain vacant, foreclosed and mortgage-defaulted properties within the Village and provide for penalties and enforcement of said regulations.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Harwood Heights, County of Cook, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1. Moreover, the Corporate Authorities hereby find and determine that the implementation of the new Chapter 15.52 will assist the Village in protecting neighborhoods from the negative impact and conditions that occur as a result of vacancy, absentee ownership, and lack of compliance with existing Village regulations and laws.

SECTION 2. Repeal and Replacement.

Title 15 (“Buildings and Construction”), Chapter 15.52 (“Vacant Buildings and Property Regulations”) of the Harwood Heights Village Code of Ordinances, shall be, and hereby is, repealed in its entirety and replaced with a new Chapter 15.52, to read as follows:

TITLE 15. BUILDINGS AND CONSTRUCTION.

...

CHAPTER 15.52. REGISTRATION OF DEFAULTED MORTGAGE AND VACANT PROPERTY

15.52.010. PURPOSE AND INTENT.

It is the purpose and intent of the Corporate Authorities to establish a process to address the deterioration, crime, and decline in value of Village of Harwood Heights neighborhoods caused by property with defaulted mortgages located within the corporate boundaries of the Village and to identify, regulate, limit and reduce the number of these properties located within the Village of Harwood Heights. The Corporate Authorities have determined that Owner-occupied structures

are generally better maintained when compared to vacant structures, even with a diligent off-site 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, declining property values, and have a negative impact on social perception of the residential areas where they are located. The Corporate Authorities further intend to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of properties that are in Default or Defaulted, as such terms are defined in this Chapter, and to provide a mechanism to avert foreclosure actions through timely intervention, education, or counseling of property Owners.

This Chapter shall be construed liberally to effect its purposes.

15.52.020. 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.

Default shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

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 Village of Harwood Heights to enforce the applicable code(s).

Evidence of Vacancy shall mean any condition that on its own, or combined with other conditions present, would lead to a reasonable person to believe that the 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.

Foreclosure or Foreclosure Action shall mean the legal process under the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101 et seq, by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a debt or the Real Property subject to the lien. For purposes of this Chapter, the process is not concluded until the property obtained by the Mortgagee, lien holder, or their designee, by a deed in lieu of foreclosure, judicial sales deed, sheriff's deed, certificate of title, or any other means, is sold to a non-related bona fide purchaser in a subsequent arm's length transaction to satisfy the debt or lien.

Mortgage shall mean any consensual lien created by a written instrument which grants or retains an interest in real estate to secure a debt or other obligation. The term "mortgage" includes,

without limitation:

(a) mortgages securing "reverse mortgage" loans as authorized by subsection (a) of Section 5 of the Illinois Banking Act;

(b) mortgages securing "revolving credit" loans as authorized by subsection (c) of Section 5 of the Illinois Banking Act, Section 1-6b of the Illinois Savings and Loan Act and Section 46 of the Illinois Credit Union Act;

(c) every deed conveying real estate, although an absolute conveyance in its terms, which shall have been intended only as a security in the nature of a mortgage;

(d) equitable mortgages; and

(e) instruments which would have been deemed instruments in the nature of a mortgage prior to the effective date of the Illinois Mortgage Foreclosure Law.

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.

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 property; is in possession or control of any such property; and/or is vested with possession or control of any such property. The Property Manager shall not be considered the Owner.

Property Manager shall mean any party designated by the Owner as responsible for inspecting, maintaining and securing the property as required in this Chapter.

Real Property shall mean any residential, commercial, agricultural or industrial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located within the Village of Harwood Heights limits.

Registrable Property shall mean:

(a) Any Real Property located in the Village of Harwood Heights, whether vacant or occupied, that is encumbered by a mortgage in Default, is subject to an ongoing Foreclosure Action by the Mortgagee or Trustee, has been the subject of a Foreclosure Action by a Mortgagee or Trustee and a Judgement of Foreclosure has been entered, or has been the subject of a Foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the Foreclosure and said transfer has been confirmed by a court order, or any properties transferred under a deed in lieu of foreclosure/sale. The designation of a "default/foreclosure" property

as “registrable” shall remain in place until such time as the property is sold by the Mortgagee, lien holder, or their designee, to a non-related bona fide purchaser in a subsequent arm’s length transaction to satisfy the debt or lien in an arm’s length transaction or the Foreclosure Action has been dismissed and any Default on the mortgage has been cured; or

- (b) Any property that is vacant for more than thirty (30) days or that is subject to any cancellation or termination of a Utility or Service, whichever occurs first.

Registry shall mean a web-based electronic database of searchable Real Property records, used by the Village of Harwood Heights to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

Semi-annual Registration shall mean six (6) months from the date of the first action that requires registration, as determined by the Village of Harwood Heights, 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.

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 the Village of Harwood Heights codes. This includes, but is not limited to, electrical, gas, water, sewer, lawn maintenance, pool maintenance, and snow removal.

Vacant shall mean any parcel of land in the Village of Harwood Heights that contains any building or structure that is not lawfully occupied, provided that such definition shall not include unoccupied buildings that are undergoing construction, renovation or rehabilitation and which are in compliance with all applicable statutes, ordinances, codes and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.

15.52.030. APPLICABILITY AND JURISDICTION.

This Chapter applies to Defaulted and Vacant property within the Village of Harwood Heights.

15.52.040. ESTABLISHMENT OF A REGISTRY.

The Village of Harwood Heights, or its designee, shall establish a registry cataloging each Registrable Property within the Village of Harwood Heights, containing the information required by this Chapter.

15.52.050. INSPECTION AND REGISTRTION OF DEFAULTED MORTGAGE.

- (a) Any Mortgagee who holds a mortgage on Real Property located within the Village of Harwood Heights shall perform an inspection of the property upon it being in Default or Defaulted by the mortgagor or prior to the issuance of a notice of Default, provided that said mortgage authorizes such a right to inspect, a lawful court order permits

such an inspection, or consent to such an inspection is given by a person of majority age with a legal right to occupy said property.

- (b) Property inspected pursuant to subsection (a) above that remains in Default or Defaulted, shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the property's occupancy status, the Mortgagee shall, within ten (10) Days of that inspection, update the occupancy status of the property registration.
- (c) Within ten (10) days of the date any Mortgagee declares its mortgage to be in Default or Defaulted, the Mortgagee shall register the Real Property with the Village of Harwood Heights Registry, and, at the time of registration, indicate whether the property is Vacant, and if so, shall designate in writing a Property Manager to inspect, maintain and secure the Real Property subject to the mortgage in Default or Defaulted. A separate registration is required for each Defaulted Property.
- (d) Initial registration pursuant to this section shall contain at a minimum the name of the Mortgagee, the mailing address of the Mortgagee, e-mail address, telephone number and name of the Property Manager and said person's address, e-mail address, and telephone number.
- (e) At the end of initial registration, each registrant shall pay a non-refundable Semi-Annual Registration fee of \$300 for each Defaulted Property. Subsequent Semi-Annual Registrations of Defaulted properties and fees in the amount of \$300 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 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 Village of Harwood Heights Building Department for the purpose of funding the 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) Each individual property on the Registry that has been registered for twelve (12) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the \$300 Semi-Annual Registration fee. Properties registered less than twelve (12) months prior to the Effective Date shall renew the registration every six (6) months from the expiration of the original registration renewal date and shall pay the \$300.
- (g) If the Defaulted mortgage and/or servicing on a property is sold or transferred, the new Mortgagee is subject to all terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the property or update the existing

registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Defaulted Property.

- (h) If the Mortgagee sells or transfers the Defaulted 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 property or update the existing registration. 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 period during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated 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 Defaulted Property.
- (i) If the Defaulted 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 property is not registered and shall be due and payable with the registration.
- (j) This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any properties transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.
- (k) 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 property remains Defaulted.
- (l) Failure of the Mortgagee and/or property Owner of record to properly register or to modify violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village of Harwood Heights.
- (m) If any property is in violation of this Chapter, the Village of Harwood Heights may take the necessary action to ensure compliance with this Chapter and/or place a lien on the property in a fine amount imposed by a Village Hearing Officer pursuant to the Village's system of administrative adjudication or by a court of competent jurisdiction, and any additional cost incurred by the Village, including legal fees, to bring the property into compliance.

15.52.060. INSPECTION AND REGISTRATION OF REAL PROPERTY THAT IS NOT SUBJECT TO A MORTGAGE IN DEFAULT.

- (a) Any Owner of Vacant property located within the Village of Harwood Heights shall, within ten (10) days after the property becomes Vacant, or within ten (10) days after

assuming ownership of the property, whichever is later, register the Real Property with the Village of Harwood Heights Registry.

- (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 \$300 for each Vacant property. Subsequent Semi-Annual Registrations of Vacant properties and fees in the amount of \$300 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; (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 Village of Harwood Heights Building Department for the cost of implementation and enforcement of this Ordinance, and fulfilling the purpose and intent of this Chapter.
- (d) Each individual property on the Registry that has been registered for twelve (12) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the \$300 Semi-Annual Registration fee. Properties registered less than twelve (12) months prior to the Effective Date shall renew the registration every six (6) months from the expiration of the original registration renewal date and shall pay the \$300.
- (e) If the 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 property or update the existing registration. 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 property, which shall be satisfied prior to the issuance of any real estate transfer tax stamp or exempt stamp by the Village.
- (f) If the Vacant 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) days period, or portion thereof, the 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 property.
- (g) 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 property is Vacant.

- (h) 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 Village of Harwood Heights.
- (i) If any property is in violation of this Chapter, the Village of Harwood Heights may take the necessary action to ensure compliance with and/or place a lien on the property in a fine amount imposed by a Village Hearing Officer pursuant to the Village's system of administrative adjudication equivalent or by a court of competent jurisdiction, and any additional cost incurred by the Village, including legal fees, to bring the property into compliance.
- (j) Properties registered as a result of this section are not required to be registered again pursuant to the Defaulted mortgage property section.

15.52.070. 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 materials, or any other items that give the appearance that the property is abandoned.
- (b) Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade pain 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 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 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 Village of Harwood Heights. Pursuant to a finding and determination by a Village of Harwood Heights Hearing Officer, or a court or competent jurisdiction, the Village of Harwood Heights may take the necessary action to ensure compliance with this section.

- (h) In addition to the above, the property is required to be maintained in accordance with the applicable code(s) of the Village of Harwood Heights.

15.52.080. SECURITY REQUIREMENTS

- (a) Properties subject to the se 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 property or structure.
- (c) Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.
- (d) If a property is Registrable, and the property 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 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.
- (e) In addition to the above, the property is required to be secured in accordance with the applicable code(s) of the Village of Harwood Heights.
- (f) To the exterior of the building/structure facing the street to the front of the property so that it is visible from the street, or if not 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 property, but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.

15.52.090. 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 Village of Harwood Heights 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, abatements, or as otherwise provided by law or Ordinance.

15.52.100. PUBLIC NUISANCE.

All Registrable Property is at risk of being a public nuisance and if such property becomes vacant or blighted or is unregistered in violation of this Chapter, it is hereby declared to constitute a public nuisance, the abatement of which pursuant to the police power, is hereby declared to be necessary for the health, welfare and safety of the residents of the Village of Harwood Heights.

15.52.110. ADDITIONAL AUTHORITY.

- (a) If the Enforcement Officer has reason to believe that a 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 property at the expense of the Mortgagee or Owner, and may bring the violations before a Village Hearing Officer as soon as possible to address the conditions of the property. Nothing herein shall limit the Village of Harwood Heights from abating any nuisance or unsafe condition by any other legal means available to it.
- (b) A Village of Harwood Heights Hearing Officer, or a court or competent jurisdiction 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 property.
- (c) If there is a finding that the condition of the property is posing a serious threat to the public health, safety and welfare, then the Village of Harwood Heights Hearing Officer, or a court or competent jurisdiction may direct the Village of Harwood Heights to abate the violations and charge the Mortgagee or Owner with the cost of the abatement. Without limitation on the foregoing, the Village shall additionally reserve to itself all nuisance abatement powers granted to it by statute or at common law.
- (d) If the Mortgagee or Owner does not reimburse the Village of Harwood Heights for the cost of temporarily securing the property, or of any abatement directed by the Village of Harwood Heights Hearing Officer, or a court or competent jurisdiction, within thirty (30) days of the Village of Harwood Heights sending the Mortgagee or Owner the invoice then the Village of Harwood Heights may lien the property with such cost, along with an administrative fee as determined in the Village of Harwood Heights fee Ordinance to recover the administrative personnel services. In addition to filing a lien the Village of Harwood Heights may pursue financial penalties against the Mortgagee or Owner.
- (e) The Village of Harwood Heights may contract with an entity to implement this Chapter, and, of so, any reference to the Enforcement Officer herein shall include the entity the Village of Harwood Heights contract with for that purpose.

15.52.120. OPPOSING, OBSTRUCTING, ENFORCEMENT OFFICER; PENALTY.

Whoever opposes, obstructs or resists any Enforcement Officer or any person authority 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.

15.52.120. IMMUNITY OF ENFORCEMENT OFFICER.

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

15.52.130. PENALTIES.

Unless otherwise provided for in this Chapter, a violation of this Chapter is declared unlawful.

15.52.140. AMENDMENTS.

Registration fees and penalties outlined in this Article may be modified by resolution, administrative order, or an amendment to this Article, passed and adopted by the Village Board.

SECTION 3. RESOLUTION OF CONFLICTS.

All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE.

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

VOTES

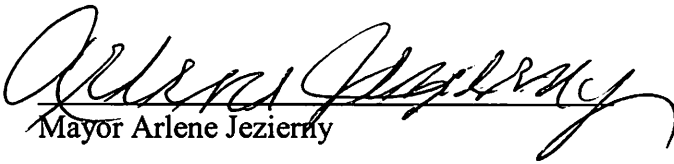
AYES: Trustee Schuepfer, Steiner, Brzezniak-Volpe, Brzozowski-Wegrecki, Zerillo, Lewandowski

NAYS:

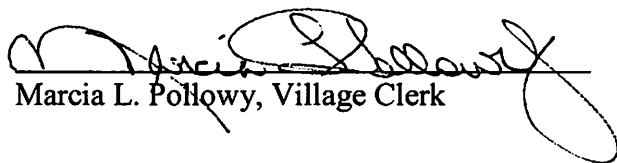
ABSENT:

ABSTAIN:

Passed and Approved this 9th day of May, 2019.


Mayor Arlene Jezierny

ATTEST:


Marcia L. Polowy, Village Clerk

STATE OF ILLINOIS

COUNTY OF COOK

CERTIFICATION

I, Marcia L. Pollowy, do hereby certify that I am the duly elected and acting Clerk of the Village of Harwood Heights, County of Cook, State of Illinois.

I do further certify that the foregoing Ordinance 19-03 entitled:

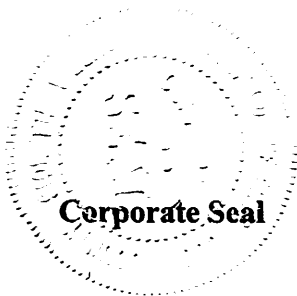
AN ORDINANCE REPEALING AND REPLACING CHAPTER 15.52 OF THE VILLAGE OF HARWOOD HEIGHTS CODE TO PROVIDE FOR REVISED REGULATIONS GOVERNING VACANT AND FORECLOSED PROPERTIES WITHIN THE VILLAGE AND REQUIRING THE REGISTRATION AND MAINTENANCE OF SUCH PROPERTIES BY MORTGAGEES AND OWNERS

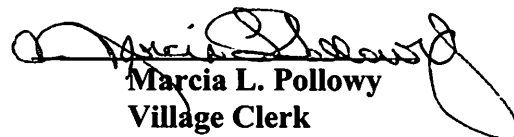
Is true and correct copy of an Ordinance adopted by the Board of Trustees of the Village of Harwood Heights at a meeting held on the 9th day of May, 2019.

I do further certify that the original of which the foregoing is a true copy is entrusted to my care and safekeeping, and that I am keeper of the same.

I do further certify that I am the keeper of the records, ordinances, and resolutions of said Village of Harwood Heights, Cook County, Illinois.

In witness whereof I have hereunto set my official hand and seal this 10th day of May, 2019.




Marcia L. Pollowy
Village Clerk

STATE OF ILLINOIS
DEPARTMENT OF REVENUE

NOTICE

Notice is hereby given that the following property is subject to a lien in favor of the State of Illinois for taxes due and unpaid:

Property of [Name], located at [Address], [City], [County], [State].

The amount of the taxes due and unpaid is \$[Amount]. The taxes were assessed on [Date] and are due and payable on [Date]. If the taxes are not paid by the date specified, the State of Illinois will take appropriate action to enforce the lien.

This notice is published in accordance with the provisions of the Illinois Tax Collection Act, Chapter 120, Illinois Compiled Statutes (65 ILCS 120).

The State of Illinois is not responsible for the accuracy of the information contained in this notice. It is the responsibility of the taxpayer to verify the accuracy of the information.

For more information, please contact the Department of Revenue, [Address], [City], [State].

Very truly yours,
[Signature]

[Handwritten Signature]
[Printed Name]
[Title]

