



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC) ADDENDUM
County of Champaign, Urbana, Illinois
Thursday, June 4, 2015 - 6:30 p.m.

Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana

X. **Items to be Approved by ELUC**

- a. A revised timeline for prosecuting current dangerous structure cases
- b. Provide an inter-committee memo to the Finance Committee in support of a Future Operational Change for the Property Clearance line item in the Department of Planning and Zoning Budget including an estimated \$70,100 in FY2016.



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To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**

Date: **June 2, 2015**

Request: **A. A revised timeline for prosecuting current dangerous structures cases**
B. Provide an inter-committee memo to the Finance Committee in support of a Future Operational Change for the Property Clearance line item in the Department of Planning and Zoning Budget including \$70,100 in FY2016

B
A
B

BACKGROUND

A timeline for prosecution of dangerous structures enforcement cases was included in the Committee Agenda for the 2/5/15 meeting. One of those structures subsequently partially burned and is now even more dangerous and therefore a budget amendment will be sought for demolition in FY2015 and the timeline needs to be updated for use in preparation of the FY2016 budget.

ALTERNATIVE TIMELINES

Additional inspections of the other dangerous structures have also caused a re-evaluation of the recommended timeline. Two timelines are included for Committee consideration:

- Table 1. is a revised timeline that no longer includes the 1101 Carroll Avenue property and with properties at 1208 North Eastern Avenue and 504 South Dodson moved up earlier in the timeline due to the greater neighborhood impact of these two properties. Note that partial clean-up is proposed on both properties in FY2016 and that partial clean up adds to the total costs. This timeline ends one year earlier (in FY2019) than the timeline that was reviewed on 2/5/15 that ended in FY2020.
- Table 2 is a revised and expedited timeline in which the properties at 1208 North Eastern Avenue and 504 South Dodson are proposed for total clean up in FY2016 which greatly increases the total costs for FY2016. This timeline ends two years earlier (in FY2019) than the timeline that was reviewed on 2/5/15 that ended in FY2020.

RECOMMENDED ACTION

The Committee should adopt **either Table 1 (Revised Timeline) or Table 2 (Revised and Expedited Timeline)** and **send a recommendation to the Finance Committee regarding funding for Property Clearance in future Department of Planning and Zoning budgets including a minimum of \$70,100 in FY2016.**

Revised and Expedited Timelines for Prosecution of Dangerous Structures

JUNE 2, 2015

Table 1. Revised Timeline and Approximate Cost for Dangerous Structure Cases

Recommended Timeline and Cost	Property Address¹	Date of First Complaint	Estimated Cost	Notes
FY2016 \$70,100	3304 South Pine Circle, Urbana	8/17/00	\$31,550*	Same owner as 3306 S. Pine Circle; some recovery of costs may be possible;
	3306 South Pine Circle, Urbana	2/02/12	\$31,550*	Same owner as 3304 S. Pine Circle; some recovery of costs may be possible
	1208 North Eastern Avenue, Urbana ²	5/22/06	\$3,500**	Only includes boarding up building and removal of exterior garbage and debris. Building demolition anticipated in FY2017.
	504 South Dodson, Urbana ²	4/27/10	\$3,500**	Only includes removal of exterior garbage and debris. Building demolition anticipated in FY2017.
FY2017 \$55,000	1208 North Eastern Avenue, Urbana ²	5/22/06	\$17,000**	
	504 South Dodson, Urbana ²	4/27/10	\$22,000**	
	210½ Brady Lane, Urbana	8/08/12	\$16,000**	Owner willing to deed property to the County; some cost recovery may be possible
FY2018 \$88,100	2303 Brownfield Road, Urbana	3/08/07	\$22,025**	Same owner on all four properties; some cleanup was accomplished previously.
	2305 Brownfield Road, Urbana	3/08/07	\$22,025**	
	2402½ Johnson Lane, Urbana	7/07/09	\$22,025**	
	2312 Johnson Lane, Urbana	7/07/09	\$22,025**	
FY2019 \$49,000	1301 East Perkins Road, Urbana	9/13/14	\$18,000**	
	303 North Main Street, Seymour	1/01/09	\$31,000**	Former gas station; underground tanks may be left as is
TOTAL COST \$262,200 \$65,550/yr. ave.				
<p>*includes title search, appraisal and engineering inspection costs **includes title search and appraisal costs</p> <p>FOOTNOTES</p> <p>1. 1101 Carroll Avenue was included in the 1/23/15 Timeline but has partially burned and a budget amendment will be sought to demolish the building in FY2015.</p> <p>2. The properties 1208 North Eastern Avenue and 504 South Dodson should be completed (ie, demolished and cleared of debris) as soon as possible. See Table 2 for an Expedited Timeline.</p>				

Revised and Expedited Timelines for Prosecution of Dangerous Structures

JUNE 2, 2015

Table 2. Revised and Expedited Timeline and Approximate Cost for Dangerous Structure Cases

Recommended Timeline and Cost	Property Address¹	Date of First Complaint	Estimated Cost	Notes
FY2016 \$102,100	1208 North Eastern Avenue, Urbana	5/22/06	\$17,000**	Alternatively, the building could be boarded up in FY2016 and demolition postponed until FY2017. Boarding up and removal of exterior garbage and debris could be accomplished for an estimated extra cost of \$3,500.
	504 South Dodson, Urbana	4/27/10	\$22,000**	Alternatively, the property could be cleared of all exterior garbage and debris in FY2016 and demolition postponed until FY2017. Clearing all exterior garbage and debris could be accomplished for an estimated extra cost of \$3,500.
	3304 South Pine Circle, Urbana	8/17/00	\$31,550*	Same owner as 3306 S. Pine Circle; some recovery of costs may be possible;
	3306 South Pine Circle, Urbana	2/02/12	\$31,550*	Same owner as 3304 S. Pine Circle; some recovery of costs may be possible
FY2017 \$104,100	210½ Brady Lane, Urbana	8/08/12	\$16,000**	Owner willing to deed property to the County; some cost recovery possible
	2303 Brownfield Road, Urbana	3/08/07	\$22,025**	Same owner on all four properties; some cleanup was accomplished previously.
	2305 Brownfield Road, Urbana	3/08/07	\$22,025**	
	2402½ Johnson Lane, Urbana	7/07/09	\$22,025**	
	2312 Johnson Lane, Urbana	7/07/09	\$22,025**	
FY2018 \$49,000	1301 East Perkins Road, Urbana	9/13/14	\$18,000**	
	303 North Main Street, Seymour	1/01/09	\$31,000**	Former gas station; underground tanks may be left as is
TOTAL COST \$255,200 \$85,067/yr. ave.				
*includes title search, appraisal and engineering inspection costs **includes title search and appraisal costs				
FOOTNOTES				
1. 1101 Carroll Avenue was included in the 1/23/15 Timeline but has partially burned and a budget amendment will be sought to demolish the building in FY2015.				