



## **Executive Summary**

### **About North Chicago**

Located on the shores of Lake Michigan, North Chicago is the proud home to Naval Station Great Lakes, the only training command for United States Navy recruits and the Captain James A. Lovell Federal Health Care Center – the nation’s first fully integrated Veteran’s Affairs and Department of Defense entity.

Each year thousands of people visit the city to attend Navy recruit graduations, visit world renowned Abbott Laboratories, receive treatment from the Captain James A. Lovell Federal Health Care Center, attend medical school at Rosalind Franklin University of Medicine and Science.

This community of over 30,000 residents is proud of its racial and ethnic diversity. Historically, North Chicago was known for the large populations of Eastern European immigrants. Today, it includes a wide range of cultures and races, including African Americans, Hispanic and Latinos, Asians, Native Americans and Pacific Islanders.

The City of North Chicago is truly an all-American community.

### **Revitalization efforts**

Once a powerhouse of industry, the City began to decline in the 1980’s when manufacturing moved out of North Chicago in search of an overseas labor supply.

The City has been working to stabilize and strengthen its financial position and revitalize its downtown. Much of North Chicago is federal land and untaxable, making the tax burden on private residents among the highest in Illinois. The efforts to resuscitate this once-thriving community were in full force when the city demolished all of the blighted factories and buildings on Sheridan Road, completed the environmental cleanup, and created a “shovel-ready” sites. The redevelopment efforts were then delayed due to the Global Great Recession of 2007-2010, but are now once again in full force with the recent execution of a master development agreement and letters of intent from investors.

Although the city has been met with challenges, Standard & Poor's credit analyst Helen Samuelson recently stated, “We believe that North Chicago's strong to very strong budgetary performance, flexibility, and liquidity will be sustained...” and in 2016, Wallet Hub named North Chicago the second best small city in America to start a business.

### **Vacant and abandoned buildings**

During and following the Global Great Recession, North Chicago's vacant and abandoned buildings increased. These vacant properties are an expense that the City cannot afford as these properties produce no or little property tax revenues and they reduce the value of the surrounding properties. Moreover, these properties require significant City resources. They are a crime attractor and a crime enabler. They provide concealment, cover and hiding places for criminals and their possessions. They erode a sense of community among residents and finally, they detract investment away from the City which can cripple or delay the redevelopment of our downtown. Swift, definitive action was needed.

### **"Blight-free NC" – Operation Blight Busting/Project Landlord**

To address the issue of vacant and abandoned buildings, the City initiated Operation Blight Busting/Project Landlord and conducted a systematic survey of every property in the City and cross referenced the field information with the information in the City's files.

Then, a review of the City's processes took place and new policies and procedures were implemented to streamline and improve efficiencies including but not limited to the timing of the licensing and inspection of rental properties and updates to the ordinances and codes to better facilitate the program and cost recoveries.

Finally, the process for getting vacant and abandoned properties to productive use was designed and implemented.

### **Outcome**

This program officially began in March 2016. The City has identified 41 "Action Properties." Twenty of these properties have demolition orders and are scheduled to be demolished by April 30, 2017. This demolition plan was deliberated, discussed and approved by City Council. Funding for this, comes from CDBG and an internal loan from the City's enterprise (water) fund to the general fund.

During the survey of properties, the City uncovered other issues. For example, 14 properties were bypassing the water meters with "straight pipes" and thus, stealing water. The City was not recovering the costs of services to properties such as board up fees and grass cutting. As such, processes were put in place to address these issues.

Lastly, the City of North Chicago in partnership with the Metropolitan Mayor's Caucus and the Lake County Municipal League facilitated and hosted the county's first land bank workshop to explore the elements of a land bank, gauge participation, analyze capacity, and assess interest in forming a land bank in the area.

**END OF EXECUTIVE SUMMARY**

## **Purpose of the project**

The purpose of the project is to gain an understanding of the condition of every building in the City of North Chicago and to find solutions and bring vacant and abandoned buildings into productive use and code compliance. This is done through a survey of each property, specifically focusing on code violations and creating a reliable system to track of the number of vacant and abandoned properties, the costs associated with those properties, and craft a plan of action (*See Attachment A*). Then, the identification of “Action Properties” must be completed starting with those that present the greatest risk to the community. Those properties are initially put into a various tracks:

1. Owner to repair and get the property into productive use;
2. Owner to demolish;
3. Abandonment deed/demolition;
4. Fast-track demolition;
5. Other;

## **Stakeholders of the project**

Elected officials, staff and taxpayers

## **Collaborative efforts**

This is an incredible example of cross-departmental teamwork. All departments – Finance, Public Works, Economic Development, IT, HR, Police and Fire contributed to this project.

Moreover, the City contacted other communities and subject matters experts for solutions and best practices. The ***Village of Round Lake Beach*** was instrumental in helping the City develop its plan and process. The City is must also mention Metropolitan Mayor’s Caucus and our corporation counsel, Ancel Glink.

## **Success metrics**

Success metrics include:

1. Increased revenues;
2. Increased compliance;
3. Reducing the “spillover” effort to neighboring properties and thereby stabilizing properties values and possibly increasing property values\*;
4. Crime reduction;
5. Fostering neighborhood pride;
6. Recapturing the value of vacant properties;
7. Improved quality of life for residents;

8. Reduction in homeowner's insurance for property owners;
9. Increased investment in the community;
10. Improved EAV.

*\*The Detroit Demolition Impact Report states that each demolition in certain areas of the city boosted the value of occupied houses within 500 feet by 4.3 percent. (<http://www.demolitionimpact.org/#thereport>)*

### **Barriers to success, entry or obstacles**

The City had to overcome various barriers including:

1. *Short-term thinking/stakeholder buy-in.* There were many objections to funding the program due to a misunderstanding of the significant long term impacts of these properties and the “creative financing” of the demolitions.
2. *Funding.* The costs for this project were not insignificant and include staff time allocated to this project (at the expense of other projects), increased contract staff, attorneys' fees, and demolition costs.
3. *Breaking the silos.* All departments had to work together, understand the project, share information and work toward common goals without additional incentives or motivation.
4. *Change management.* Employees needed to understand the current process was flawed and be open to trying a new system and be a part of the team to tweak the system and make it effective.
5. *Resistance from property owners/absentee landlords.* Long-time landlords who did not comply with various codes, etc. resisted the changes. They shifted their attitude about the City when the adjudication system was triggered.

### **Sustainability of the project**

As the City continues its efforts to reduce blight, the funding needed for such a project will also reduce until North Chicago is on a routine code enforcement process. Moreover, with increased community pride, volunteers will be enabled to beautify neighborhoods and keep them clean and free of blight and crime. With the City's experience and success in this project, it will be able to be a substantive contributor in a land bank program.

### **Future plans or expansion of the project:**

The City is exploring the expansion and/or implementation of the following:

(\*\*\* = currently in use)

Software: Utilization of software programs to better track building permits, facilitate and enhance code enforcement initiatives, and improve property registry compliance.

IHDA-Abandoned Property Program: Grant funding for securing, maintaining, demolishing or rehabilitating abandoned homes. City must have legal authority to undertake said activities.

\*\*\*Fast Track Demo: Process by which communities can accelerate administrative processes for demolition of privately held properties. Challenge is that City absorbs full risk of ensuring notification of all persons who have an interest in property, both known and unknown.

IHDA-Blight Reduction Program: Funds may be used for acquisition, demolition, greening, and maintenance of properties. Requires involvement of not-for-profit partner as properties so acquired must be made available to persons of qualifying income levels.

\*\*\*Community Development Block Grant Funds: use of funds for acquisition of property and demolition of buildings. Properties acquired must be made available to persons of qualifying income levels. City would need to partner with designated agencies.

Home Improvement Loans: No interest, forgivable loans are made available to qualifying homeowners for repairs and improvements to their property. The owner must agree to remain in the property for a certain number of years following completion of the improvement work.

\*\*\*Illinois Abandoned Housing 310 Program (Abandonment Deeds): Working with a not-for-profit partner, abandoned property is acquired for rehabilitation. Properties acquired must be made available to persons of qualifying income levels

Land Bank Program: Qualified land bank agency is authorized to accept on behalf of municipalities deeds to residential and commercial properties from banks and lending institutions. Once acquired, agency is able to have waived all past due taxes, and obtain tax exempt status as long as agency holds title. Allow City opportunity to acquire and assemble properties for redevelopment purposes. Agency responsible for maintaining properties until title is transferred for redevelopment purposes.

**Results and achievements:**

Improved policies and process and increases in revenue.

	<b>March – Oct 2016</b>	<b>March – Oct 2015</b>
Vacant building registration	\$36,000	\$18,000
Recovery of unpaid city services**	\$46,840	\$0
Landlord Licenses	\$32,445.00	\$31,685
Miscellaneous recovery*	\$141,000.00	\$0
<b>Total</b>	<b>\$256,285.00</b>	

*\*\*Recovery of unpaid city services includes items such as board up costs, grass cutting, etc. for vacant/abandoned buildings*

*\*Miscellaneous recovery includes items discovered during the process including but not limited to lease payments owed to the city, permit fees, water theft, and other recoveries outside of the blight busting scope.*

**Ease of replication by other municipalities**

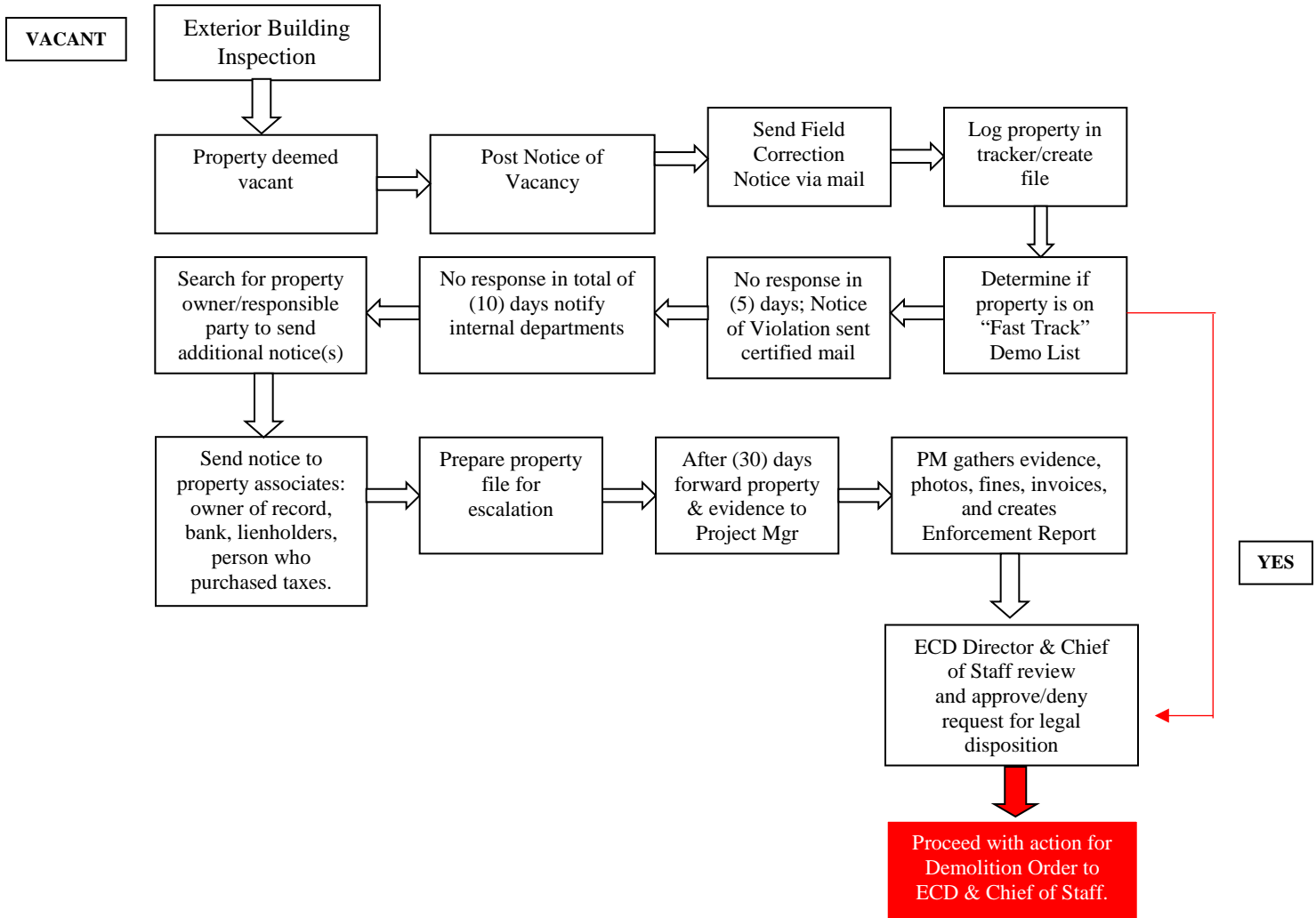
Piece of cake, if we can do it...

*Respectfully submitted by:*

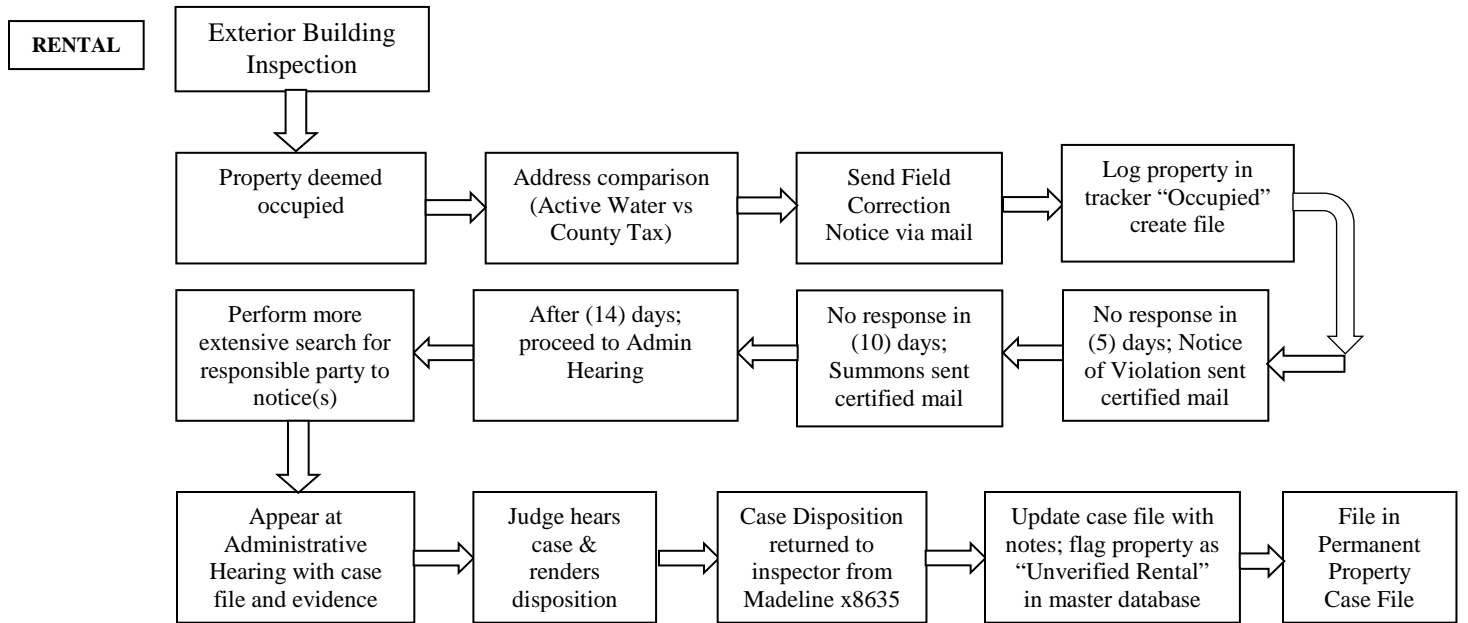
*Deb Waszak  
Chief of Staff  
City of North Chicago  
1850 Lewis Avenue  
North Chicago, Illinois 60064  
[DebWas@NorthChicago.org](mailto:DebWas@NorthChicago.org)  
847-596-8641*

# ATTACHMENT A

## PROJECT LANDLORD//BLIGHT BUSTING 2016



**INTERNAL DEPARTMENTS:**  
**Finance**  
 (Lien/Invoice)  
**Fire**  
 (Informational)  
**Public Works**  
 (Grass Cut List, Board Up, Debris Removal, etc.)  
**ECD**  
 (Vacant Registry, Non-Owner Occupied)  
**Police**  
 (Vacant/Nuisance)



**NON-OWNER OCCUPIED:**

If owner responds, Inspector/Code Enforcement will seek compliance by having he/she:

- ✓ Pay for Occupancy Inspection (get OCC)
- ✓ Apply for a Landlord License
- ✓ Pay for Landlord License
- ✓ Schedule Occupancy Inspection

If Inspector/Code Enforcement finds additional "responsible parties" in search, they can pursue compliance by sending notices to all parties.





ATTACHMENT B

**VACANT & ABANDON  
BUILDING DEMOLITION  
REVIEW 2016**

**ACTION PROPERTIES**

Ward 3	16
Ward 1	13
Ward 2	6
Ward 5	5
Ward 4	1
<b>Grand Total</b>	<b>41</b>

**OWNER DEMO (4)**

501 10<sup>th</sup> Street  
822 13<sup>th</sup> Street  
1818 Jackson  
2121 Martin Luther King Jr

**ABANDONMENT DEED (4)**

740 Broadway  
1936 Grove  
1700 Morrow  
1814 Seymour

**FAST-TRACK (16)**

801 10<sup>th</sup>  
812 14<sup>th</sup>  
814 14<sup>th</sup>  
1809 14th  
\*712 Broadway  
2214 Hervey  
2117 MLK  
2952 MLK  
1100 McAllister

1036 Park  
1536 Park  
1615 Park  
1815 Park  
1808 Seymour  
1810 Seymour  
1338 Victoria  
1825 Victoria  
1922 Winter

**REPAIR ORDER (2)**

1800 Park  
1824 Jackson

**OTHER (15)**

421 10<sup>th</sup>  
1912 Dickey  
1801 Greenfield  
1428 Hervey  
1814 Jackson  
1148 Lincoln  
1215 Lincoln  
1626 Lincoln  
2206 MLK  
1225 Park  
2056 Prospect  
1922 Seymour  
\*1643 Sheridan  
\*1806 Sheridan  
1034 Wadsworth

*NOTE:*  
Asterisk represents Zoning Consideration  
Italicized are new properties  
Green = Title Search

Demolition Taxes and Utility Status 10/20/16

PROPERTY	PIN	WATER DISCONNECT	OUTSTANDING WATER	2+ BACK TAXES	UTILITY INSTRUMENTS	NOTES
<b>ABANDONMENT DEED (4)</b>						
740 Broadway	1204106011	12/08/14	Y	Y	Missing Water Meter	2013 - 2015 taxes sold
1936 Grove	1205209024	03/31/10	Y	Y	Missing Water Meter	2012 - 2015 taxes sold
1700 Morrow	1205409012	11/14/10	Y	Y	Missing Water Meter	2014-2015
1814 Seymour	1205209022	07/19/10	Y	Y	Missing Water Meter	2012 - 2015 taxes sold
<b>FAST-TRACK (6)</b>						
801 10 <sup>th</sup>	0833104009	09/24/15	Y	N	Missing Gas Meter	Fire 9/23/2015; over 50% damage to structure
812 14 <sup>th</sup>	833125026	11/30/15	Y	Y	Missing Electric & Gas Meter	2013 - 2015 taxes sold
814 14 <sup>th</sup>	0833125026	11/30/15	Y	Y	Missing Electric & Gas Meter	2013 - 2015 taxes sold
1809 14th	832402043	10/22/15	Y	Y	Missing Gas Meter	2014 - 2015 taxes sold
*712 Broadway	1204106023	10/26/15	Y	Y	Missing Electric & Gas Meter	2012 - 2014 taxes sold
2214 Hervey	1205409021	06/09/15	Y	N	Missing Electric & Gas Meter	Fire 1/30/16
2952 MLK	1206221016	10/26/15	Y	N	Missing Gas Meter	2014 taxes sold
1100 McAllister	0833114017	11/22/14	Y	N	Missing Gas Meter	2014 taxes sold; no water usage; been paying minimum connection fee since 2014
1036 Park	833104028	09/13/13	Y	Y	Missing Gas Meter	2012 - 2015 taxes sold
1536 Park	833311012	01/22/15	Y	N	Missing Gas Meter	
1615 Park	833318032	11/19/14	Y	N		
1808 Seymour	1205209020		Y	N	Missing Gas Meter	Non-responsive property owner who owns other property; has ignored Notices of Violations and summons to admin correct. Unable to obtain compliance or communication with property owner. Numerous alderman and citizen complaints going back to 2007. No occupancy recorded since 2007. Property owner is Robert Scott York; taxes paid by Chicago Trust Company SBL-2998
1810 Seymour	1205203021	07/21/15	Y	Y	Missing Electric & Gas Meter	2012 - 2015 taxes sold
1338 Victoria	833123037	11/20/12	Y	N	Missing Electric Meter	
1825 Victoria	1204109036	10/12/12	Y	Y	Missing Electric & Gas Meter	2012 - 2015 taxes sold
1922 Winter	1205104021	10/01/15	Y	Y	Missing Electric & Gas Meter	2014 - 2015 taxes sold



**CITY OF NORTH CHICAGO**  
**Economic & Community Development Department**  
**1850 Lewis Avenue, North Chicago, IL. 60064**

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 801 10<sup>th</sup>

PIN 08-33-104-009 TYPE Mixed Use

**GENERAL CONDITION**

Building is condemned due to fire damage. The second floor has extensive fire damage. The cost of repairs is well beyond the value of the property. The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.) The building is open and vacant and poses an immediate and continuing hazard.

**BUILDING STRUCTURE/FOUNDATION**

The building is structural unsound. The side of the building is bowing out. Numerous structural members were damaged by the fire.

**Roof**

A major portion of the roof has been damaged by the fire and is open to the elements. The roof is faulty and allowing water to leak into the structure causing a hazardous condition.

**Windows/ Doors**

Windows on the first and second floor are open and allowing the elements to enter creating an unsafe and unsanitary condition.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 9/24/2015 Notes

By affixing my signature to this form, I the undersigned solemnly declare that I inspected this property and found it to be vacant, lacking habitual presence of people, poorly maintained, and deteriorating. The information given above is true, accurate, and complete to best of my ability.

Michael DeLillo  
Inspector Name

Code Enforcement Officer  
Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
Credentials/Certifications

(224) 374-3841  
Phone

  
Signature

10/18/2016  
Date

X

801 10Th Street





**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 812/814 14th

PIN 08-33-125-026 TYPE Multi-Family

**GENERAL CONDITION**

The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)  
 There are two individual structures on this property and water piped to only one.  
 Building does not meet current zoning code. Converting building back to meet applicable zoning would cost more than 50% of the value therefore building must be demolished per code.

**BUILDING STRUCTURE/FOUNDATION**

The foundation is block and has several cracks and has shifted in some areas. It is unsafe and the building should be condemned due to the foundation issues.  
 The bricks for the chimney and foundation have little to no mortar left and are unsafe.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure. There are several holes in the roof that allow the elements into the structure which can create a hazardous condition including mold growth.

**Windows/ Doors**

Windows on the second floor are open and allowing the elements to enter creating a hazardous and unsanitary condition including mold growth.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 11/30/2015 Notes

By affixing my signature to this form, I the undersigned solemnly declare that I inspected this property and found it to be vacant, lacking habitual presence of people, poorly maintained, and deteriorating. The information given above is true, accurate, and complete to best of my ability.

Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

  
 Signature

10/18/2016  
 Date

812-814 14Th Street











**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1809 14<sup>th</sup>

PIN 08-32-402-043 TYPE Single Family

**GENERAL CONDITION**

This building has been vacant for several years it is in extreme disrepair and would cost more than the value to make it livable again.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

**BUILDING STRUCTURE/FOUNDATION**

The building is wood frame and the is in a state of disrepair that the wood frame of the structure is rotted beyond repair.  
 The building is unsecured, open and vacant and poses an immeditate and continuing hazard.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficant cover to the structure. There are several holes in the roof that allow the elements into the structure which can create a hazardous condition including mold growth.

**Windows/ Doors**

Some windows/ doors are closed or boarded but the basement and crawl are open and can allow for rodents and animals to access as well as the elements.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 10/22/2015 Notes

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBL, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date

1809 14th Street









**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 712 Broadway

PIN 12-04-106-023 TYPE Mixed Use

**GENERAL CONDITION**

Building does not meet current zoning code. Converting building back to meet applicable zoning would cost more than 50% of the value therefore building must be demolished per code.  
 Building is lacking maintenance and brick facade is in disrepair and unsafe as it may fall.

**BUILDING STRUCTURE/FOUNDATION**

Building is open and vacant and poses an immediate and continuing hazard.  
 Bricks on the parapit wall are lose and pose an immediate hazard.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed)

**Roof**

Roof is faulty and allowing water to leak into the structure causing a hazardous conditon.

**Windows/ Doors**

Window on the first and second floor are open and allowing the elements to enter creating an unsafe and unsanitary condition.

**UTILITY SERVICE**

- |  |       |
|--|-------|
| <input checked="" type="checkbox"/> Missing Gas Meter                    | Notes |
| <input type="checkbox"/> Missing Water Meter                             | Notes |
| <input checked="" type="checkbox"/> Missing Electric Meter               | Notes |
| <input checked="" type="checkbox"/> Water Disconnected <u>10/26/2015</u> | Notes |

By affixing my signature to this form, I the undersigned solemnly declare that I inspected this property and found it to be vacant, lacking habitual presence of people, poorly maintained, and deteriorating. The information given above is true, accurate, and complete to best of my ability.

Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBL ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date

712 Broadway





**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 2214 Hervey  
 PIN 12-05-403-022 TYPE Single Family

**GENERAL CONDITION**

This building is condemned and structurally unsafe.  
 There was a fire in this building and a large portion of the second floor and roof have burned away and left it open to the elements for some time.  
 The building is unsecured, open and vacant and poses an immediate and continuing hazard.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

**BUILDING STRUCTURE/FOUNDATION**

The southwest corner of the second floor and the roof have burned away leaving the building open to the elements and unsafe.  
 The cost of repairs is well beyond the value of the property.  
 The building is an immediate and continuing hazard and a blight on the neighborhood.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure. A major portion of the roof has burned away and the building has been open to the elements for some time allowing for deterioration and infestation of the interior.

**Windows/ Doors**

A majority of the windows and doors are missing from the fire.  
 The building is unsecured, open and vacant and poses an immediate and continuing hazard.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 06/09/2015 Notes

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBL ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date



2214 Hervey Ave





**CITY OF NORTH CHICAGO**  
**Economic & Community Development Department**  
**1850 Lewis Avenue, North Chicago, IL. 60064**

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 2952 Martin Luther King Jr.  
 PIN 12-06-221-016 TYPE Single Family

**GENERAL CONDITION**

Structure is unsafe. There are holes in the exterior walls which would allow for rodents or squatters to enter. The openings in the structure also allow for weather to effect the interior and can create a hazardous condition including mold growth.  
 The building is beyond resonable repair.

**BUILDING STRUCTURE/FOUNDATION**

The foundation is block and has several cracks and has shifted in some areas. It is unsafe and the building has been condemed due to the foundation issues.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed)

**Roof**

The roof is faully and worn to a point that it would not provide sufficant cover to the structure.

**Windows/ Doors**

The structure is unsecure and vacant and poses an immediate and continuing hazard. The rear windows are open as well as the basement door. There is also a hole in the rear exterior wall.

**UTLITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 10/26/2015 Notes

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date

2952 Martin Luther King







**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1100 McAlister  
 PIN 08-33-114-017 TYPE Single Family

**GENERAL CONDITION**

This building is condemned and structurally unsafe.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)  
 The building was modified against code and repairs to bring it into compliance exceed 50% of the value therefore building must be demolished per code.

**BUILDING STRUCTURE/FOUNDATION**

The building is unsecured, open and vacant and poses an immediate and continuing hazard. Bricks on the parapit wall are lose and pose an immediate hazard. Some of the wall has already collapsed onto the ground.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure.

**Windows/ Doors**

The side door is unsecure and open. Some of the windows are open allowing the elements into the structure which is unsanitary and hazardous.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected \_\_\_\_\_ Notes


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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

  
 Signature

10/18/2016  
 Date

1100 McAlister Ave







**CITY OF NORTH CHICAGO**  
**Economic & Community Development Department**  
**1850 Lewis Avenue, North Chicago, IL. 60064**

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1036 Park

PIN 08-33-104-028 TYPE Single Family

**GENERAL CONDITION**

This structure has been vacant for over ten years with no maintenance or upkeep performed. The home and grounds are filled with debris and have been left in unsanitary condition. The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

**BUILDING STRUCTURE/FOUNDATION**

Areas of the siding area missing as well as some trim around windows. This has left the wooden framing exposed to the elements.  
 The foundation is brick and has several cracks and has shifted in some areas.  
 There are several rotted areas of the soffit that could allow for animals to enter.  
 There are small openings throughout the structure that could allow for animals to enter.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure.

**Windows/ Doors**

The windows and doors are secure but the frames are rotten due to lack of maintenance. It appears several windows have been added/removed leaving the framing exposed and the building open to the elements and unsafe.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 09/13/2013 Notes

By affixing my signature to this form, I the undersigned solemnly declare that I inspected this property and found it to be vacant, lacking habitual presence of people, poorly maintained, and deteriorating. The information given above is true, accurate, and complete to best of my ability.

Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBL, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

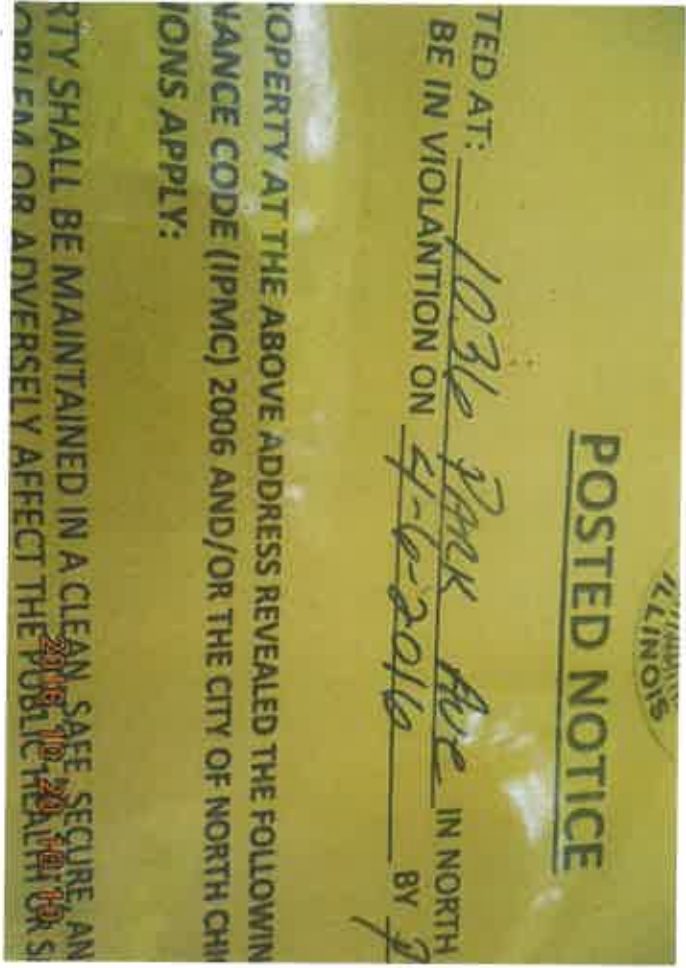
(224) 374-3841  
 Phone

  
 Signature

10/18/2016  
 Date



1036 Park Ave







2016 10 20 10:12



2016 10 20 10:12



2016 10 20 10:12



2016 10 20 10:12





**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1536 Park

PIN 08-33-311-012 TYPE Single Family

**GENERAL CONDITION**

The building has been vacant for some time due to a fire. It has been unmaintained during this time and the stucco has peeled from several areas exposing the wood structural members.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

**BUILDING STRUCTURE/FOUNDATION**

The exposed wood structural members have been open to the elements for some time and are rotten creating an unsafe condition  
 The gutters are falling down exposing the soffit to the elements.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure.

**Windows/ Doors**

A majority of the windows and doors are secure but some windows have missing panes that leave the structure unsecure and poses an immediate and continuing hazard.

**UTILITY SERVICE**

- |   |       |
|---|-------|
| <input checked="" type="checkbox"/> Missing Gas Meter                   | Notes |
| <input type="checkbox"/> Missing Water Meter                            | Notes |
| <input type="checkbox"/> Missing Electric Meter                         | Notes |
| <input checked="" type="checkbox"/> Water Disconnected <u>1/21/2015</u> | Notes |

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBL, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

  
 Signature

10/18/2016  
 Date











**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1615 Park  
 PIN 08-33-318-032 TYPE Single Family

**GENERAL CONDITION**

The structure is unsecure and vacant and poses an immediate and continuing hazard.  
 The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)  
 The interior appears to be filled with debris and garbage and kept in an unsanitary manner.

**BUILDING STRUCTURE/FOUNDATION**

The foundation is block and has several cracks and has shifted in some areas. It is unsafe and the building should be condemned due to the foundation issues.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure.

**Windows/ Doors**

A majority of the windows and doors are secure but some have missing panes that allow for weather to effect the interior and create a health hazard.

**UTILITY SERVICE**

- |  |       |
|--|-------|
| <input type="checkbox"/> Missing Gas Meter                               | Notes |
| <input type="checkbox"/> Missing Water Meter                             | Notes |
| <input type="checkbox"/> Missing Electric Meter                          | Notes |
| <input checked="" type="checkbox"/> Water Disconnected <u>11/19/2014</u> | Notes |

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date

1615 Park Ave









**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/17/2016 ADDRESS 1808 Seymour

PIN 12-05-203-020 TYPE Single Family

**GENERAL CONDITION**

The structure is unsecure and vacant and poses an immediate and continuing hazard. The rear There is visible lack of maintenance and the soffits are rotten and missing in some areas. The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

**BUILDING STRUCTURE/FOUNDATION**

The bricks for the chimney and foundation have little to no mortar left and are unsafe. The home and grounds are filled with debris and have been left in unsanitary condition.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure.

**Windows/ Doors**

A majority of the windows and doors are secure but some have missing panes that leave the building open to the elements and unsafe.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected \_\_\_\_\_ Notes

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

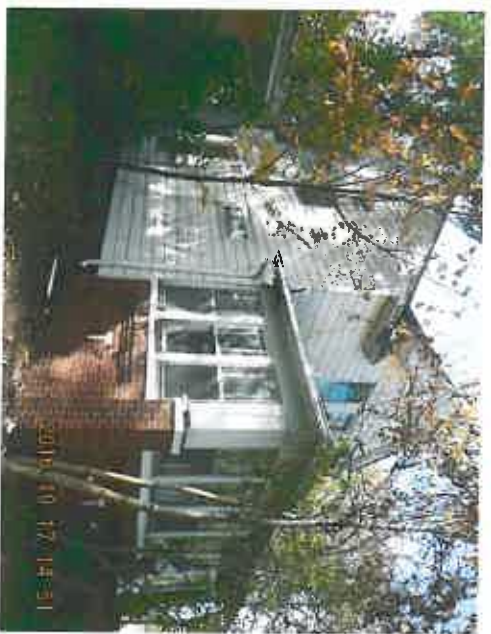
(224) 374-3841  
 Phone

  
 Signature

10/18/2016  
 Date

1808 Seymour Ave







**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/17/2016 ADDRESS 1810 Seymour

PIN 12-05-203-021 TYPE Single Family

**GENERAL CONDITION**

The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

There are mutple small openings that would allow for vermin to access the interior.

**BUILDING STRUCTURE/FOUNDATION**

The accessory structure on the property is unsafe and beyond repair.

Main structure and foundation appear sound but unable to verify from exterior.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficant cover to the structure.

**Windows/ Doors**

A majority of the windows and doors are secure but some have missing panes that leave the building open to the elements and unsafe.

**UTILITY SERVICE**

- |  |       |
|--|-------|
| <input checked="" type="checkbox"/> Missing Gas Meter                    | Notes |
| <input type="checkbox"/> Missing Water Meter                             | Notes |
| <input checked="" type="checkbox"/> Missing Electric Meter               | Notes |
| <input checked="" type="checkbox"/> Water Disconnected <u>07/21/2015</u> | Notes |


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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

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 Credentials/Certifications

(224) 374-3841  
 Phone

  
 Signature

10/18/2016  
 Date



1810 Seymour Ave







**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1338 Victoria  
 PIN 08-33-123-037 TYPE Single Family

**GENERAL CONDITION**

The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)  
 The structure is unsecure and vacant and poses an immediate and continuing hazard.

**BUILDING STRUCTURE/FOUNDATION**

The foundation is has several cracks and has shifted in some areas.  
 There are mutple small openings that would allow for vermin to access the interior.  
 The are several large trees rooted against the foundation causing stability issues.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficant cover to the structure.  
 There are several rotted areas of the soffit that could allow for animals to enter.

**Windows/ Doors**

The garage was recently boarded but was open to the elements for several years.  
 There are mutple small openings in the basement windows that would allow for vermin to access the interior.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 11/20/2012 Notes

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBI, ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date









**CITY OF NORTH CHICAGO**  
 Economic & Community Development Department  
 1850 Lewis Avenue, North Chicago, IL. 60064

**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1825 Victoria

PIN 12-04-103-036 TYPE Single Family

**GENERAL CONDITION**

The building is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)  
 The paint is peeling on a majority of the structure exposing the wood structural members to the elements.  
 There are multiple small openings that would allow for vermin to access the interior.

**BUILDING STRUCTURE/FOUNDATION**

The foundation is block and has several cracks and has shifted in some areas. It is unsafe and the building should be condemned due to the foundation issues.

**Roof**

The roof is faulty and worn to a point that it would not provide sufficient cover to the structure.

**Windows/ Doors**

The windows and doors are secure but the frames are rotten due to lack of maintenance.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 10/12/2012 Notes

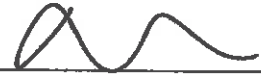
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**DANGEROUS & UNSAFE STRUCTURE**  
**INSPECTION REPORT**

INSPECTION DATE 10/18/2016 ADDRESS 1922 Winter

PIN 12-05-104-021 TYPE Single Family

**GENERAL CONDITION**

House is rundown and unmaintained for some time. Attached carport has collapsed. Kitchen ceiling has fallen in due to leak from roof. Water damage in several areas of the house.

**BUILDING STRUCTURE/FOUNDATION**

Main structure and foundation appear sound but unable to verify from exterior.  
 Several small openings are present in vents throughout foundation. This could allow for rodent harborage and unsanitary conditions.  
 The building or structure is lacking the required plumbing, mechanical or electrical facilities as required by the code. (Services are locked, disconnected, or removed.)

**Roof**

Roof shingles are very worn and roof has several leaks into house. Roof appears faulty and is allowing water to leak into structure causing unsafe and hazardous conditions

**Windows/ Doors**

Window and doors appear to be secured and unbroken.

**UTILITY SERVICE**

- Missing Gas Meter Notes
- Missing Water Meter Notes
- Missing Electric Meter Notes
- Water Disconnected 10/01/2015 Notes

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Michael DeLillo  
 Inspector Name

Code Enforcement Officer  
 Title

ICC RBL ICC Prop Maintenance/Rental Housing Inspector  
 Credentials/Certifications

(224) 374-3841  
 Phone

Signature

10/18/2016  
 Date



2016-10-18 12:06



2016-10-18 12:05



2016-10-18 12:06



2016-10-18 12:06



