

# Village of Broadview

## Building Department

2350 South 25th Avenue • Broadview, Illinois 60155-3800

Phone: 1-708-345-8174 • 1-708-681-3600

FAX: 1-708-338-0386 • 1-708-681-2018

DAVID UPSHAW, Building Commissioner

December 9, 2011

Cook County President Toni Preckwinkle  
& Cook County Commissioners  
118 N. Clark Street Room 537  
Chicago, IL 60602

Re: Cook County Vacant Building Ordinance

Dear President Preckwinkle and Commissioners,

The Village of Broadview urges the Cook County Board to vote *yes* on the Vacant Building Ordinance. Falling property values, increasing levels of crime, difficulty in attracting new businesses and decreased property tax revenues are all putting tremendous financial pressures on municipal governments throughout Cook County. As Building Commissioner for the Village of Broadview, I feel that there should be a consistent solution to address vacant/foreclosed properties in Cook County, especially for the municipalities that do not have vacant building regulations or the resources to gather such information.

I believe that the Cook County Vacant Building Ordinance provides a strong foundation for our policy leaders to address the unprecedented levels of vacant buildings by creating a common template to track, monitor and manage vacant properties throughout Cook County. A recent study by Neighborworks America estimated that a single foreclosed vacant property can cost municipalities up to \$30,000.00, police and fire protection, clean-up of debris, court costs, unpaid water bills and in some cases demolition. At this time, the Village of Broadview does not have the financial resources or manpower to cover the costs of these vacant buildings.

While the ordinance applies directly to unincorporated Cook County, it allows municipalities within the County to *opt-in* to the regulation, registry and use of administrative hearings if they choose. The *opt-in* provision will allow municipalities the ability to enforce the management and maintenance standards that banks have already agreed upon. In addition, the Cook County Administrative Hearings Department will be available at the suburban courthouses for municipalities opting-in for adjudication, reducing lengthy and costly hearings for noncompliance. Finally, the ordinance will

create a comprehensive vacant building registry for Cook County that will allow direct registration and a direct link to municipalities with their own registry.

The Village of Broadview supports the goal of the ordinance and urges the uniform accountability for the health and safety for all the municipalities who are struggling to tackle this housing issue.

Regards,

A handwritten signature in black ink, appearing to be the initials 'JEA' or similar, written in a cursive style.