

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**December 4, 2019**

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**Agenda Item:**

Consider a lien mitigation request from James Walsh and Joseph Groff relating to their property at 3548 Cherry Blossom Court #201, located in the Meadows development on the north side of Williams Road and west of US 41.

**Description:**

The current owners acquired the residential Property at 3548 Cherry Blossom Court #201 on August 8, 2006. The owners hired Bruno Total Home to replace the air conditioner and a permit was issued by the Village on March 8, 2017. Bruno Total Home did not close out the permit. Because the original permit expired, an outstanding code enforcement lien in the amount of \$155,452.15 has accrued for the expired permit. A new permit was issued in September, 2019 with a different company. Inspections were completed in October and the new permit was closed. The property has now been brought into compliance.

The owners, who do not reside at the property, were unaware that the permit was not closed, and did not realize there was a lien on the property until recently. (See attached explanation from property owners.)

The owners are now attempting to sell the property and have a closing before mid-December, with a request that Council review this case.

Pursuant to prior direction of Council, liens in excess of \$100,000 must be approved by the Village Council. Given that the property is now in compliance, and the owners were not aware of the expired permit and took action to correct it when they found out, the Village attorney supports the requested mitigation.

**Action Requested:**

Approve the lien mitigation request releasing any outstanding liens against the Property in exchange for payment of a reduced fine of \$2,000.00 and \$202.15 for administrative costs.

**Financial Impact:**

The Village will recover its out-of-pocket costs for the Code Enforcement Case against the Property.

**Attachments:**

1. Code Enforcement Case Overview
2. Request for Fine Review
3. Special Magistrate Order Finding Violation
4. Special Magistrate Order of Imposition of Fine