



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: August 11, 2025

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: 400 N. Lawndale Property Lien Foreclosure Discussion

Explanation: A formerly dilapidated house at 400 N. Lawndale was demolished in 2016 after the Tazewell County Circuit Clerk found it to be in violation of the Illinois Unsafe Property Act and City Code. A lien was filed in an amount of \$14,435.07 to cover the demolition, attorney's fees, and court costs. The lien is superior to all other liens except for taxes. Terry Breen was the owner in 2016.

Chapter 36-8 of the City Code grants the City the ability to foreclose on properties subject to liens. The City Attorney is to institute foreclosure proceedings at the direction of the City Council when a nuisance abatement bill has remained unpaid for a period of 60 days after the filing of the notice of lien. A reasonable attorney's fee against the property owner is also allowed as part of the foreclosure.

Fiscal Impact: Unknown at this point. The City would seek to recover the entirety of the lien. Upon acquisition, staff would recommend selling the property if the acquiring party plans to undertake a new house construction project within a reasonable amount of time.

Action Requested: Staff requests feedback on the allowance for the City Attorney to begin work to foreclose on the lien and acquire the 400 N. Lawndale property at the August 11 Committee of the Whole meeting.