

PUBLIC HEARINGS

**CITY COUNCIL
JULY 27, 2004**

To: Mayor and City Council

From: George J. Rodericks, City Manager

**SUBJECT: ABATEMENT OF PUBLIC NUISANCE
19409 MESA DRIVE – JOE WELLS**

BACKGROUND

The City has been involved with the property and property owner(s) at 19409 Mesa Drive since the residence began construction several years ago. The City has made numerous attempts to contact the property owner to bring the property into compliance.

FINDINGS

The property is maintained in violation of various sections of the Villa Park Municipal Code. Corrections necessary on the property are outlined on an attached memorandum from the City Engineer. The property owner has been notified of all actions necessary to bring the property into compliance.

Section 6-1.7 of the Villa Park Municipal Code provides for a process for the City Council to conduct a public hearing to determine whether such conditions constitute a public nuisance. If the City Council determines that a public nuisance condition exists on the property, abatement is appropriate under the power and authority of the City. The property has been properly posted and noticed pursuant to Section 6-1.8 of the Villa Park Municipal Code.

The City also has other alternatives to force the property owner to bring the property into compliance. These alternatives will be outlined by the City Attorney.

FISCAL IMPACT

None. If it becomes necessary for the City to cause the abatement, the full costs, including administrative costs, constitute a special assessment against the property.

RECOMMENDED ACTION

It is recommended that the City Council conduct a Public Hearing and if appropriate proceed with a selected alternative for bringing the property into compliance.