

**Will County Performance Measurement Template: CDBG Code Enforcement Program
Demolition/Clearance of Unoccupied Houses and Structures and the related illegal
dumping of debris.**

Problem: Vacant structures pose health hazards and attract illegal dumping as well as other illegal activities. Vacant structures create neighborhood blighting and diminish surrounding property values.

Goal: Demolish/clear vacant structures to remove blighting, health hazards and illegal activity on a spot basis.

Inputs:

1. [\$ Amount] in annual CDBG funding
2. Community Development Department staff hours annually (estimated)
3. Land Use Department staff hours annually (estimated)
4. State's Attorney Office staff hours annually (estimated)
5. Constraints: HUD regulations; laws involving demolition; length of overall processing time through legal steps

Note: For (2), (3) and (4) above, determine per-demolition unit staff time required in each department, then multiply by number of demolitions actually completed each year.

Activities:

1. Land Use. Dept. (Code Enforcement) identifies problem.
2. Land Use notifies property owner to rectify problem.
3. If non-compliant, Land Use notifies State's Attorney's Office.
4. State's Attorney sends series of communication to property owners.
5. If still non-compliant, Community Development Dept. is notified.
6. Community Development Dept.:
 - a. Opens case file
 - b. Approves site as qualified
 - c. Requests historical check through Springfield office
 - d. Requests flood zone certification
7. State's Attorney's Office:
 - a. Oversees title search
 - b. Publishes notice for injunction-demolition
8. Court hearings proceed between Land Use, State's Attorney and property owner.
9. Close file if owner complies OR demolish structure if owner doesn't (placing a lien on property for cost of the demolition).

Outputs: [No.] of structures demolished/cleared.

Outcomes:

1. Removal of blighting and health hazards.
2. Reduction in number of derelict properties in Will County.
3. Removal of code violations and propensity for illegal activity.
4. Protection of nearby residents from health hazards and illegal activity inherent in vacant structures.

5. Protection of neighboring property values.