



CITY OF
URBANA

Community Development
Services Department

Building Safety Division

400 S Vine St • Urbana IL 61801 • (217) 384-2443 • urbanaininois.us

MEMORANDUM

TO: Mayor Diane Wolfe Marlin and City Council

FROM: Shelia Dodd, Interim Community Development Director
Nick Hanson, Building Official

DATE: August 8, 2022

SUBJECT: Failure to Comply Ticket Report

This report regarding Failure to Comply Tickets is being provided to Council as indicated in Ordinance No. 2013-09-082. The attached report is for outstanding tickets issued through August 1, 2022.

Failure to Comply Report

Ticket#	File#	Address	Fine Amount	Date Issued	Date Due	Additional Fee/Fines	Total Paid	Date Paid	Balance Due	Date Appeal Received	Appeal Hearing Date	PIN	Owner	Open Violation
243	17-000191	808 S Cottage Grove Avenue	\$ 600.00	06/27/2019	07/05/2019	\$ 100.00	\$ -		\$ 700.00			922116180002	KIRBY KENNETH D / Carrillo Ricardo	9
<i>Property sold on 06/30/2022.</i>														
244	19-001514	1601 North Willow Road Apt. 317	\$ 300.00	11/18/2019	11/25/2019	\$ 150.00	\$ -		\$ 450.00			912105477028	1601 1605 WILLOW ROAD LLC	16
<i>Open violations are regular maintenance issues, which new property manager is working to address.</i>														
245	19-002429	1605 North Willow #115	\$ 300.00	01/03/2020	01/14/2020	\$ -	\$ -		\$ 300.00			912105477028	1601 1605 WILLOW ROAD LLC	0
<i>All violations have been corrected, working with property management for payment of FTC.</i>														
246	20-000017	1601 North Willow Road 202	\$ 450.00	01/22/2020	01/29/2020	\$ -	\$ -		\$ 450.00			912105477028	1601 1605 WILLOW ROAD LLC	0
<i>All violations have been corrected, working with property management for payment of FTC.</i>														
247	20-001307	1605 North Willow	\$ 450.00	07/22/2020	07/29/2020	\$ -	\$ -		\$ 450.00			912105477028	1601 1605 WILLOW ROAD LLC	0
<i>All violations have been corrected, working with property management for payment of FTC.</i>														
248	20-001307	1605 North Willow	\$ 300.00	08/21/2020	09/21/2020	\$ -	\$ -		\$ 300.00			912105477028	1601 1605 WILLOW ROAD LLC	0
<i>All violations have been corrected, working with property management for payment of FTC.</i>														
249	20-001847	1605 North Willow, Apt 103	\$ 450.00	10/15/2020	10/22/2020	\$ -	\$ -		\$ 450.00			912105477028	1601 1605 WILLOW ROAD LLC	0
<i>All violations have been corrected, working with property management for payment of FTC.</i>														
251	21-000095	701 East Washington Street	\$ 300.00	11/02/2021	11/09/2021	\$ -	\$ -		\$ 300.00			922116301001	NIEHANS, KERI M	13
<i>Property is vacant and owner is trying to sell.</i>														
254	21-000095	701 East Washington Street	\$ 500.00	11/02/2021	11/09/2021	\$ -	\$ -		\$ 500.00			922116301001	NIEHANS, KERI M	13
<i>Property is vacant and owner is trying to sell.</i>														
255	21-002305	1209 North Division Ave	\$ 600.00	3/24/2022	3/31/2022	\$ 100.00	\$ 300.00	7/7/2022	\$ 400.00			912108206008	KAZEMI, ABBAS A	0
<i>Violations corrected, owner making payments per agreement.</i>														
256	22-000942	1209 North Division Avenue	\$ 300.00	5/11/2022	5/18/2022	\$ -	\$ -		\$ 300.00			912108206008	KAZEMI, ABBAS A	0
<i>Violations corrected, owner making payments per agreement.</i>														
259	16-001980	302 South Cedar Street	\$ 450.00	6/10/2022	6/20/2022	\$ -	\$ 450.00	6/21/2022	\$ -			922117142001	KATSAROS & ASSOCIATES	1
<i>Lift has been ordered, extension granted for 60 days.</i>														
260	21-000095	701 East Washington Street	\$ 500.00	11/02/2021	11/09/2021	\$ -	\$ -		\$ 500.00			922116301001	NIEHANS, KERI M	13
<i>Property is vacant and owner is trying to sell.</i>														
261	22-001679	1004 South Smith Road	\$ 300.00	7/12/2022	7/19/2022	\$ -	\$ -		\$ 300.00			912115326012	RAINBOW IL, LLC	17
<i>Property Maintenance not completing repairs, and tenant now refusing access to unit.</i>														
TOTALS			\$ 5,800.00			\$ 350.00	\$ 750.00		\$ 5,400.00					