

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO.** 2013062207  
**PROPERTY ADDRESS** 2519 N PATTERSON AV  
**TAX BLOCK** 1162 **LOT(s)** 004  
**WARD** NORTHEAST  
**PROPERTY OWNER(s)** LUCRATIVE HOLDINGS LLC  
**LIS PENDENS** 14M215 **FILED** 02/21/2014

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 08/08/2013 and service was obtained by certified mail x regular x post x hand delivery\_\_\_, and publication\_\_\_ on 08/18/2013. The Hearing was held on 9/9/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes x no\_\_\_.
2. The **Finding and Order** was issued on 10/10/2013 and service was obtained by certified x regular x post x hand delivery\_\_\_, and publication\_\_\_ on 11/01/2013. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 12/01/2013. The dwelling was found vacated and closed on 02/10/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 08/10/2014.
4. The notification letter was sent 03/16/2017 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 04/11/2017. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no x.

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$2,127.00 Fair market value \$21,156.00  
Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**