



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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INFORMATIONAL MEMORANDUM

TO: DuPage County Development Committee

FROM: Jim Stran – Building & Zoning Manager

DATE: April 1, 2025

RE: Updates to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures

In September 2024, the Development Committee and County Board approved updates to Chapter 34 Administrative Adjudication of Ordinance Violations of the County Code.

One of the primary purposes of this update was to revise our ordinance to make it easier to collect on past due judgements and debts owed to the Building & Zoning Department where those debts are obtained via the Administrative Hearing program. These judgements and debts are incurred by property owners found to be in violation of County ordinances and are assessed in favor of the County and against the property owner based on the severity of those ordinance violations. Where a property owner fails to pay the assessed fine, the County records a lien against the owner's real property. There are currently approximately 1.5 million dollars in unpaid fines and liens recorded against real property.

The update directed the Building & Zoning Department to coordinate with the States Attorney's office to collect on outstanding liens. The purpose of today's update is to let the Committee know the selection of a Special States Attorney to provide collection service has been completed and we anticipate moving forward with the collection process. The States Attorney's Office has selected a Special Assistant State's Attorney to act as the collection agency to recoup these liens. Linebarger, Coggan, Blair & Sampson LLC. law firm will be processing these collections for the County.

The department will be providing a list of past due liens and supporting documentation to the law firm, and they will begin the process of collecting them. There is no cost to the County and a 30% charge will be assessed to the debtor as their fee for this service as permitted by state statute and county ordinance. This process is anticipated to begin by the end of this month.