



La Grange Highlands Civic Association

Property Concerns

La Grange Highlands is an unincorporated residential community governed by the laws of unincorporated Cook County. La Grange Highlands Civic Association (LGHCA), a volunteer organization, encourages residents to be good neighbors by observing building & zoning ordinances, public health ordinances and maintaining well kept buildings and properties.

Occasionally, a property does not meet the above goals and residents have a right to voice their concern. To facilitate in this process, LGHCA has agreed to be an intermediary between concerned citizens and the appropriate governing agency. Please complete this form regarding your concerns and return to LGHCA. Upon receiving your form, the LGHCA Board will review the form, verify that an ordinance exists regarding the concern and then send the property owner an appropriate letter describing the concern, the ordinance and suggest that the property owner take corrective action. If no corrective action is taken, you can complete a "no-action taken" form and your submitted property concerns information (without your name) will be forwarded to Cook County or the Township of Lyons for review. If you desire, you may contact Cook County or the Township of Lyons directly, see page 3 for contact info. **DO NOT send this form to them.** This form is for LGHCA communication only.

1. Property address of concern: _____
2. Is this property on a corner lot? List the cross street name: _____
3. PIN # of property (to be filled in by LGHCA): _____
4. Property Background (check one): Owner Occupied Rented Vacant Don't Know
5. **Cook County Building & Zoning** property concern, based on current ordinances. (check all that apply, attach detail):
 - Tents used for storage of vehicles or equipment (4.x.9.B, 8.7.3)
 - Trailers, recreational vehicles, boats (4.x.9.C, 8.7.2)
 - Trucks, commercial vehicles, commercial equipment (4.x.9.D)
 - Inoperable Vehicles - cars, trucks (8.7.5)
 - Vehicles parked in the front yard of a residential property. (11.2.3.A.6)
 - Driveway parking space used for the sale, repair, dismantling or servicing of any vehicles or equipment, or for storage of materials or supplies. (11.2.5.A)
 - Driveway space used for four (4) or more vehicles (11.2.5.C)
 - Other – please describe below.
6. **Cook County Public Health** property concern, based on current ordinances. (check all that apply, attach detail):
 - Public Health – garbage, litter, burning wood/garbage outside, unhealthy habitation (38.54)
 - Other – please describe below.
7. **Township of Lyons** property concern, based on current code. (attach detail):
 - Uncut weeds or grass, the trimming of trees or bushes, or the maintenance of a retention / detention pond (105-15).
8. How long have you observed this concern (check one):
 - < 3 months 3 – 6 months 6 – 12 months 1 – 2 years > 2 years
9. When does this issue occur (check one):
 - All the time During the day Evenings / Weekends Seasonal (describe)

10. Detailed Description of Concern: _____

LGHCA will keep your name anonymous from the above property owner. LGHCA will contact you with a status update for the above property.

Your Name & Address (required): _____

Your Email or Telephone (required): _____

Return Form via: (1) E-mail PC@lhcvic.com (2) Mail P.O. Box 357, La Grange 60525

No-Action Taken Form

(to be completed 30-60 days after initial filing or as many times as necessary until concern is resolved)

1. Date: _____

2. Property address of concern: _____

3. PIN # of property of concern: _____

4. Additional update or current status about property (optional):

We/I have not seen any corrective actions taken on the above property related to our/my previously filed "property concern" form. Therefore, please forward this concern (without our name) to Cook County or the Township of Lyons for review and further action.

We/I realize that La Grange Highlands Civic Association (LGHCA) is a volunteer organization and is only acting as an intermediary between concerned residents and Cook County / Township of Lyons. If this situation requires additional attention we/I will have to work with Cook County / Township of Lyons directly to resolve the matter.

LGHCA will assist with contact telephone numbers where possible and provide a status update when available regarding the above property.

Your Name & Address (required): _____

Your Email or Telephone (required): _____

Return Form via: (1) E-mail PC@lhccivic.com (2) Mail P.O. Box 357, La Grange 60525

Instructions to complete the Form

- 1) Read the Cook County Zoning / Public Health ordinance and Township of Lyons Code “excerpts” found on pages 4-7 of this document.
- 2) List the address of the property of concern. **Please make sure you have the correct address.** Check the house number, mailbox and if the house is on a corner, provide both street names.
- 3) Property PIN#. **LGHCA will fill this in for you.**
- 4) Boxes 5-7. Based on the ordinance, determine if the property that you are concerned with probably has a (1) Building & Zoning issue (2) Public Health issue (3) Township issue or (4) other issue. Check as many boxes as necessary.
- 5) Box 10 is the detailed description section. Provide a description of your concern with as much detail as possible. Use extra paper if necessary and provide pictures if possible.
- 6) **Your name, address, email and telephone number are required.** If you have neighbors with the same concern, add their information to this form with their approval.
- 7) Email, Fax or mail your form and all supporting detail to LGHCA. See return addresses at the bottom of the form.
- 8) **You will be responsible for monitoring the status of this property and reporting back to LGHCA if the situation has NOT improved. The LGHCA board does not visit or inspect properties; only governmental officials can inspect a property.**

General overview of Cook County procedures

Cook County Building & Zoning Procedure:

- 1) Request inspection. Inspector will visit property within 3-7 days of submitted concern.
- 2) If property is in violation, paperwork is submitted to downtown. Letter generated within 2 weeks of submitted violation. Property owner is given 30 days to comply.
- 3) After 30 days, property is re-inspected by Cook County. If not in compliance, administrative hearings will take place. County will send letter to owner requiring court appearance by owner. Fines will be issued.
- 4) If “no-show” by owner, County will continue to notify owner and subpoena owner with Sheriff’s warrant if necessary. If after 3 administrative hearings issue is not resolved, case is forward to State Attorney’s office for additional legal action. All properties listed as “in violation” can be monitored by Cook County by PIN#.

Cook County Dept. of Public Health Procedure:

- 1) Request inspection. Inspector will visit property as soon as possible, usually 2-3 weeks.
- 2) If property is in violation, inspector will contact property owner and request compliance. Inspector gives owner 14-30 days to comply.
- 3) If not in compliance, administrative hearings will take place. Fines will be assessed (\$500 - \$1,000). County will send letter to owner requiring court appearance by owner.
- 4) If “no-show” by owner, County will continue to notify owner and subpoena owner with Sheriff’s warrant if necessary. If after 3 administrative hearings issue is not resolved, case is forward to State Attorney’s office for additional legal action. All properties listed as “in violation” can be monitored by Cook County by PIN#.

Key Contact Information

(A) Cook County Building and Zoning

Request for property inspection, building/zoning
 James O’Rourke – 708-974-6268 Fax: 708-974-6271
 5th Municipal District Court Building
 7600 W. 103Rd St, Room #064 ♦ Bridgeview, IL 60455

Administration - 312-603-0500 - *zoning issues & ordinance questions*
 Frank Gorski – 312-603-0502 – *building code & ordinance questions*
 Cook County Administration Building
 69 W. Washington, Suite 2830 ♦ Chicago, IL 60602

(B) Cook County Department of Public Health – Environmental Health

Request for property inspection, public health
 John Mickle – 847-818-2841 Fax: 847-818-2842 (or 2464)
 Cook County Court House, Rm 238
 2121 Euclid ♦ Rolling Meadows, IL 60008

(C) The Township of Lyons - Supervisor

Weeds or grass uncut, the trimming of trees or bushes, the removal of nuisance bushes or trees, or the maintenance of a retention pond
 William Mundy – 708-482-8300 ext 213 Fax: 708-482-8335
 The Township of Lyons
 6404 Joliet Rd. ♦ Countryside, IL 60525

(D) Cook County Commissioner – 17th District

Liz (Doody) Gorman
 South District Office 708-349-1336 Fax | 708-349-1627
 9763 W. 143rd Street, Suite D1, Orland Park, IL 60462
 Brent Woods, Administrative Analyst

COOK COUNTY ZONING ORDINANCE (excerpts)

Enforced by the Cook County Department of Building and Zoning - www.co.cook.il.us (click on Agencies / Building & Zoning)

Classification

R-1, R-2, R-3, R-4, R-5, R-5A Single Family Residence(s)

Article 4.x.9 - Special Provisions

4.x.9.A. PARKING and LOADING. Uses shall conform to Article 11.

4.x.9.B. TENTS.

Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

4.x.9.C. TRAILERS, RECREATIONAL VEHICLES and BOATS.

Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.

4.x.9.D. TRUCKS.

Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement.

Article 8 - General Provisions

8.7.2 MOBILE HOMES OR TRAILERS

The following regulations shall apply to mobile homes or trailers.

A. Accessory building.

Mobile homes or trailers shall not be permissible as an accessory building.

B. Mobile home or trailer park.

Mobile homes shall be regulated as set forth in the Cook County Mobile Home Park Ordinance.

C. Construction trailers.

Construction trailers for use during construction of a residence, but not to be used as a dwelling and not to exceed one (1) year.

Article 8 - 11

D. Temporary storage.

Mobile homes or trailers may be parked temporarily in a driveway or parking area of a residential use for a period not to exceed three (3) days.

E. Temporary residence.

Mobile homes or trailers may be used as a temporary residence during construction of a residence located on the same zoning lot for a period not to exceed one (1) year.

8.7.3 TENTS

A. Tents shall not be erected, used or maintained for living quarters.

B. Tent permits shall not exceed ten (10) days and uses shall not be detrimental to public health, safety, morals, comfort, convenience or general welfare.

C. Tents and tent operations shall conform with all other ordinances and codes of Cook County and the State of Illinois.

8.7.5 INOPERABLE VEHICLES

An inoperable vehicle shall be kept in a fully enclosed structure unless the vehicle is actively being repaired or is in an automobile salvage yard.

Repairs to inoperable vehicles must be completed within six (6) months.

8.7.7 PETS

Animals that are customarily kept for personal use or enjoyment. Pets are limited to a total of three (3) adult animals and shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds and rodents. For purposes of this Ordinance, an animal shall be considered an adult when it reaches six (6) months of age. This provision shall not apply to veterinary clinics, animal hospitals or kennels.

Parking - Article 11

11.2.2 Buildings and structures shall provide and maintain off-street parking space.

11.2.3.A.6 Vehicles shall not be parked in the front yard of a Residential or Industrial District except upon a permitted driveway.

11.2.3.A.7 Off-street parking space may be located in a required side or rear yard setback if an unobstructed space of at least three (3) feet remains along the lot line. If specific district regulations are more permissive, the more permissive requirements shall apply. When a rear yard setback abuts a Residential District, no off-street parking shall be permitted within twenty (20) feet of the Residential District.

11.2.5 A. Off-street parking space shall not be used for the sale, repair, dismantling or servicing of any vehicles or equipment, or for storage of materials or supplies.

11.2.5 B. Off-street parking space shall be graded for proper drainage and have an all-weather surface maintained in such a manner as to be free of dust and debris.

11.2.5 C. Off-street parking space for more than four (4) vehicles that adjoins property zoned residential, or is across the street from property zoned residential, shall have a dense evergreen planting, fence, masonry wall or such other screening as may be determined by the Zoning Board of Appeals and the Department of Highways.

11.2.6 Space Requirements. One-family dwellings and two-family dwellings. Two (2) off-street parking spaces shall be provided for every dwelling unit.

ARTICLE III. PUBLIC HEALTH AND PRIVATE NUISANCES (excerpts)

Enforced by the Cook County Department of Public Health Environmental Health Services
Code of Ordinances of Cook County, Illinois (<http://www.municode.com/Resources/>)

Sec. 38-52. Definitions.

Unless the context clearly requires otherwise, the words and phrases set forth herein shall have the meanings set forth in this article. Words and phrases not defined in this article shall have the meaning indicated by common dictionary definition.

Compost shall mean a humus-like product derived from the process of composting waste, which may be used as a soil conditioner.

Compost bin shall mean a structure constructed of durable nontoxic, noncarcinogenic material, such as rot-resistant wood, block, or sturdy woven wire fencing, for the purpose of containing a compost pile, or a commercially available container designed specifically for composting, distinct from a garbage or waste container.

Composting shall mean the biological treatment process by which microorganisms decompose the organic fraction of waste, producing compost. Only materials generated by the residents of the property where the compost pile or bin is located are permitted to be composted. Examples of permitted materials include: grass clippings, leaves, weeds that have not gone to seed, non-diseased plants, evergreen cones or needles, straw, sawdust, wood ashes, fruit or vegetable scraps, coffee grounds, eggshells, and commercially available ingredients specifically designed to speed or enhance decomposition. Examples of prohibited materials include: fats, oils, grease, or lard; dairy or meat products; human or pet feces; diseased plant waste; poisonous substances; chemically treated lumber, sawdust from chemically treated lumber, or other chemically treated materials; inorganic material; and other materials that may attract vectors. Proper composting techniques including, but not limited to, timely aeration, soil addition and the monitoring of moisture content shall be maintained. Equine waste may, however, be composted in accordance with all Illinois Department of Agriculture regulations. Such composting of equine waste is only allowed in areas where the Cook County Zoning Ordinance permits keeping of horses. It is not the intent of this section to prohibit farmers or gardeners from incorporating bovine or equine waste into the soil for fertilizer.

Domestic sewage shall mean waste water emanating principally from, but not limited to: dwellings; business or office buildings; institutions; food service establishments and similar facilities; recreational, construction, office, and school trailers or similar facilities. Domestic sewage may contain, but is not limited to, human excrement, laundry waste water, kitchen and bathroom waste water, water used for cleaning, water from building floor drains, and water used for processing. The term does not include surface drainage water or footing water.

Garbage shall mean putrescible animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food. Domestic sewage containing human excrement or body waste is not defined as garbage.

Health Department shall mean the Cook County Department of Public Health.

Improperly treated domestic sewage is domestic sewage that comes to the ground surface directly from any component of a conventional subsurface septic tank and seepage tile system, and domestic sewage emanating from a malfunctioning or broken public outdoor building sewer serving a structure listed in the definition for "domestic sewage" hereinabove and occurring within the property line. It is also defined as any direct surface sewage discharge from a mobile conveyance holding tank, pumper truck tank, or an improperly designed, maintained, or installed sanitary dump station. In cases where surface discharges of treated effluent have been allowed, the domestic sewage shall be deemed improperly treated if the treated effluent is not in compliance with any applicable provision of Section 905.110(d) of the Illinois Code, 77 Ill. Adm. Code 905, Private Sewage Disposal Licensing Act and Code. (2003).

Litter shall mean paper; cigarette butts; glass; plastic; grass clippings, or other lawn, yard, or garden waste such as leaves, twigs, tree branches, and tree roots that are less than a one-half inch in diameter, uprooted weeds, shrubbery cuttings, brush, and plant stalks; needles, syringes, and lancets; carcasses of dead animals, excrement from domestic pets, manure from other domesticated animals; and other nonputrescible waste.

Mold shall mean any microscopic fungi, including mushrooms and yeasts.

Serial violation shall mean one in which the violator has received two or more notices for the same or similar violations from the health department.

Vectors shall mean any arthropod, rat, mouse, bird, or other animal capable of carrying disease producing organisms to a human host. It does not include animals that transmit disease to humans only when used as food.

Sec. 38-54. Declared nuisances.

The following are declared to be public nuisances that are injurious to the public health, and therefore, it is unlawful for any person to commit any of the following acts:

- (1) To deposit or throw garbage or litter onto the ground surface, property, or in any water course, lake, pond, spring, well or common sewer.
- (2) To allow garbage or litter to accumulate on the ground surface, property, or in any water course, lake, pond, spring, well or common sewer on property that is under their control or ownership regardless of who threw or deposited the garbage or litter there.
- (3) To deposit or throw garbage or litter into a garbage container or a waste container owned by another person without the consent of the owner or person in possession of said container.
- (4) To burn garbage in the open.
- (5) To use a garbage container or a waste container that is not fly tight.
- (6) To use a garbage container or waste container that is not constructed from nonabsorbent, durable, metal or hard plastic material and that is not provided with a tight fitting cover. The use of a plastic bag for the outside storage of garbage is prohibited, except when placed for regular scavenger pickup by a State of Illinois licensed waste hauler and only during the daylight hours of the day of pickup.
- (7) To use a garbage container or a waste container for the outside storage of garbage by a commercial establishment that is not placed on a paved, well-drained surface.
- (8) To use a garbage container or waste container that has holes or other defects for the outside storage of garbage and litter.
- (9) To fail to have garbage and/or litter removed from the premises at least once a week by a State of Illinois licensed waste hauler. A residence or a commercial, service, industrial, or business entity located in the unincorporated area shall keep records of such removal service for inspection by the Health Department upon request. Failure to provide a current record or bill from the waste hauler at the time of the inspection will be considered prima-facie evidence that such service does not exist.

- (10) To leave the lid off a garbage container except when placed for scavenger pickup by a State of Illinois licensed waste hauler and only during the daylight hours of the day of pickup.
- (11) To use unsanitary, leaking, or defective garbage or waste containers. All containers shall be cleaned, repaired or replaced by the owner or person in control of the property.
- (12) To store, dump, or permit the accumulation of tires, buckets, cans, wheelbarrows, garbage cans, or other containers in a manner that may hold water and harbor vectors.
- (13) To dump, deposit, drop, throw, discard, or leave litter or garbage, or to cause or permit the dumping, depositing, dropping, throwing, discarding or leaving litter or garbage upon any public or private property except as may be allowed by local or State agencies.
- (14) To dispose of health care items such as needles, syringes, lancets, and other sharp objects without first placing these objects in a hard plastic container or a metal container that are provided with a screw on lid or other tightly secured lid.
- (15) To allow pets to defecate on property owned by another person or entity without permission unless such waste is picked up and promptly removed from said property.
- (16) To allow pet waste to accumulate on the ground surface of property under their control or ownership regardless of who owns the domestic pet.
- (17) To have more than three adult companion animals living at any one individual residential unit. The term companion animal shall include domestic dogs, domestic cats, and ferrets. For purposes of this article, an animal shall be considered an adult when it reaches four months of age.
- (18) To discharge improperly treated domestic sewage from a sewage disposal system serving the property under their ownership or control to the ground surface, farm tiles, streams, rivers, ponds, lakes, storm sewers, roadside ditches, other collectors of water, water well, cisterns, basements, underground mines, caves, sinkholes, tunnels, wells, or in a manner that does not comply with the requirements of Ill. Code, 77 Ill. Adm. Code 905, Private Sewage Disposal Licensing Act and Code (2003). The existence or appearance of any fluorescein dye on the ground surface or otherwise outside of a septic tank and seepage tile system that has been so dyed shall be deemed to be prima facie evidence that such system is discharging improperly treated sewage to the ground surface in violation of this article.
- (19) To fail to provide clean and sanitary public or employee restrooms.
- (20) To improperly maintain a public or residential swimming pool, or wading pool or any other man made basin or container of water that is offensive, injurious, or dangerous to the public health.
- (21) To permit the accumulation of outdoor litter to such an extent that it may harbor vectors that are offensive, injurious or dangerous to the public health.
- (22) To compost in a manner that is not permitted in this article.
- (23) To locate or place a compost pile or bin in either the front yard or the side yard of a lot.
- (24) To use residential type compost piles or bins that are more than five feet in height and/or have a combined ground base area of more than one hundred square feet. Bins shall be structurally sound and kept in a state of good repair.
- (25) To place compost piles or bins over a drainage-way of any kind.
- (26) To allow any garbage site, premises, building, structure, or property to become infested with vectors.
- (27) To permit a water well or cistern to be unplugged, unsealed, or uncovered at any time after its abandonment for more than 30 days unless written approval is obtained from the health department.
- (28) To own, maintain, keep or use a building or structure that is unfit for human habitation or occupancy. A building or structure is unfit for human habitation or occupancy if it does not contain:
 - a. Properly functioning, maintained, and installed potable water system;
 - b. Electricity or gas for cooking and/or heating;
 - c. Properly functioning equipment for heating the building;
 - d. Properly functioning appliances for cooking and refrigerating food;
 - e. A properly functioning, maintained, and installed sewage disposal system.
- (29) To own or maintain rental property that contains excessive moisture or water that has or may result in indoor mold growth.
- (30) To allow a privy vault to exist that is not fly-tight.
- (31) To leave any septic tank, cesspool, pit privy, aerobic treatment plant, or seepage pit in the ground after discontinuing its use as a component of a sewage disposal system without first having the contents pumped by a State of Illinois and Cook County-licensed septage hauler. Once pumped, the tank, cesspool, pit privy, treatment plant, or seepage pit must either be removed from the ground or broken, cracked, or crumbled and filled with sand or compacted soil.
- (32) To dispose of domestic waste by any means that is not specifically authorized by either the Illinois Environmental Protection Agency or the health department.
- (33) To maintain any building, structure, property, or premises or any part thereof that is unsanitary, unhealthy and unfit for human habitation, occupancy, or use.
- (34) To fail to cut grass, weeds, or brush in a manner that may harbor vectors.
- (35) To discharge wastewater from aerobic treatment plants in a manner that does not comply with 77 Ill. Adm. Code 905, Private Sewage Disposal Licensing Act and Code (2003).
- (36) To fail to provide temporary toilet facilities at a construction site.
- (37) To construct, install, repair, modify or maintain a private sewage disposal system in a manner that does not comply with 77 Ill. Adm. Code 905, Private Sewage Disposal Licensing Act and Code (2003).
- (38) To pump, haul, and/or dispose of waste from a private sewage disposal system in a manner that does not comply with 77 Ill. Adm. Code 905, Private Sewage Disposal Licensing Act and Code (2003).
- (39) To fail to provide the vertical and/or horizontal separation distance between water lines and sewer lines in a manner that does not comply with 77 Ill. Adm. Code 905, Private Sewage Disposal Licensing Act and Code (2003).
- (40) To add prohibited materials to a private sewage disposal system.
- (41) To use septage disposal methods that do not comply with 77 Ill. Adm. Code 905, Private Disposal Licensing Act and Code (2003).
- (42) To install a private sewage disposal system that is not installed according to the approved plans.
- (43) To fail to obtain the requisite permit to collect septage or to transport septage through Cook County.

TOWNSHIP OF LYONS
(60 ILCS 1/) Township Code (excerpts)
<http://www.ilga.gov/legislation/ilcs/ilcs2.asp?ChapterID=13>

(60 ILCS 1/Art. 105)

ARTICLE 105. TOWNSHIP LAND AND BUILDINGS, GENERALLY

(60 ILCS 1/105-15)

Sec. 105-15. Weed cutting. [Modification Introduced Feb 5, 2009, Effective Date August 18, 2009]

(a) The township board may provide for the cutting of weeds or grass, the trimming of trees or bushes, the removal of nuisance bushes or trees, or the maintenance of a retention pond or detention pond on any real estate in residential areas in the township no sooner than 7 days after notifying the owner or the appropriate property owners association by mail of the intended weed or grass cutting, bush or tree trimming, nuisance bush or tree removal, or pond maintenance when the owners of the real estate refuse or neglect to cut the weeds or grass, trim the trees or bushes, remove the nuisance bushes or trees, or maintain the pond. The board may collect from the owners the reasonable cost of cutting the weeds or grass, trimming the trees or bushes, removing the nuisance bushes or trees, or maintaining the pond. If a lien is filed pursuant to subsection (b), the board may collect from the owners reasonable attorneys' fees and filing fees.

(b) This cost is a lien upon the real estate affected, superior to all other liens and encumbrances except tax liens, if within 180 days after the cost and expense is incurred, the township or person performing the service by authority of the township in his or its own name files a notice of lien in the office of the recorder in the county in which the real estate is located or in the office of the registrar of titles of the county if the real estate affected is registered under the Registered Titles (Torrens) Act. The notice shall consist of a sworn statement setting out (i) a description of the real estate sufficient for its identification, (ii) the amount of money representing the cost and expense incurred or payable for the service, attorneys' fees, and filing fees, and (iii) the date or dates when the cost and expense was incurred by the township. The lien of the township shall not be valid, however, as to any purchaser whose rights in and to the real estate have arisen after the weed or grass cutting, bush or tree trimming, nuisance bush or tree removal, or pond maintenance and before the filing of the notice, and the lien of the township shall not be valid as to any mortgagee, judgment creditor, or other lienholder whose rights in and to the real estate arise before the filing of the notice. Upon payment of the cost and expense by the owner of or persons interested in the property after the notice of lien has been filed, the lien shall be released by the township or person in whose name the lien has been filed. The release may be filed of record as in the case of filing a notice of lien.

(c) No provision of this Section applies to any nature preserve or other area that has been designated as a conservation area.

(d) In addition to any lien or foreclosure action related thereto, a township may institute a civil action or proceeding to recover the amount of money owed for any service performed pursuant to subsection (a). The township is entitled to reasonable attorneys' fees and filing fees related to the civil action or proceeding. Upon the payment of all costs and fees by the owner or persons interested in the property, any lien filed under subsection (b) shall be released and the action or proceeding dismissed with prejudice.

(Source: P.A. 87-1194; 88-62.)