
JOLIET TOWNSHIP
WILL COUNTY, ILLINOIS

ORDINANCE
NO. 420-2026

AN ORDINANCE REGULATING WEEDS, GRASS, BUSHES, TREES, AND PONDS;
ESTABLISHING FEES FOR LIENS AND RELEASES; DESIGNATING AUTHORIZED
OFFICIALS; AND
REPEALING ORDINANCE NO. 381-2022 AND RESOLUTION NO. 2002-7

CESAR GUERRERO
Township Supervisor

KENDRA LANDFAIR
Town Clerk

QUINN ADAMOWSKI
ANDREA BIBIAN
ARCHIE GAVIN
BETTY WASHINGTON
Trustees

STATE OF ILLINOIS)
COUNTY OF WILL) SS.
TOWN OF JOLIET)

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WHEREAS, Joliet Township, Will County, State of Illinois (the "Township") is a duly organized and existing township and a unit of local government organized under the laws of the State of Illinois and is operating under the provisions of the Illinois Township Code, 60 ILCS 1/1-1, et seq., and all laws amendatory thereto; and

WHEREAS, Section 105-15 of the Township Code (60 ILCS 1/105-15) grants authority to the Joliet Township Board of Trustees ("Board of Trustees") to provide for the cutting of weeds or grass, the trimming of bushes or trees, the removal of nuisance bushes or trees, and the maintenance of a retention pond or detention pond on any real estate in residential areas of the Township; and

WHEREAS, Section 105-15 of the Township Code further provides that the Township may collect from the owners the reasonable cost of cutting weeds or grass, trimming trees or bushes, removing nuisance bushes or trees, or maintaining retention or detention ponds, and that such costs constitute a lien upon the real estate affected; and

WHEREAS, the Township Board previously adopted Ordinance No. 381-2022, entitled "Ordinance Regulating Weeds, Grass, Bushes, Trees, and Ponds" on July 12, 2022; and

WHEREAS, the Township Board previously adopted Resolution No. 2002-7, entitled "Resolution Authorizing Town Clerk to Execute Releases of Weed-Cutting Liens Under Certain Circumstances" on August 1, 2002; and

WHEREAS, the Township incurs administrative costs in the preparation, filing, and management of notices of lien and releases of lien, including but not limited to staff time, document preparation, notarization, certified mailings, and coordination with the Will County Recorder's Office; and

WHEREAS, the Township Board finds it necessary and appropriate to establish reasonable administrative fees to recover the costs associated with the lien filing and release process; and

WHEREAS, the Township Board finds it necessary to designate authorized officials who may execute notices of lien and releases of lien on behalf of the Township to ensure efficient Township operations and continuity of government services; and

WHEREAS, the Supervisor and the Township Board of Trustees have determined it to be in the best interests of the Township to adopt a comprehensive ordinance consolidating all rules and procedures related to the regulation of weeds, grass, bushes, trees, and ponds, and to repeal and replace Ordinance No. 381-2022 and Resolution No. 2002-7 in their entirety.

NOW, THEREFORE, BE IT ORDAINED by the Supervisor and Board of Trustees of Joliet Township, Will County, Illinois, as follows:

ARTICLE I – GENERAL PROVISIONS

Section 1-1. Recitals. The above recitals and findings are found to be true and correct and are incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 1-2. Title. This Ordinance shall be known and may be cited as the "Joliet Township Weed, Grass, and Nuisance Abatement Ordinance."

Section 1-3. Purpose. The purpose of this Ordinance is to promote the public health, safety, and welfare of residents of Joliet Township by establishing rules and procedures for the abatement of nuisance conditions related to weeds, grass, bushes, trees, and ponds, and to provide for the recovery of costs incurred by the Township in abating such nuisances.

ARTICLE II – DEFINITIONS

Section 2-1. Definitions. The following words, terms, and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this Section; otherwise, they shall have their usual and customary meanings.

(a) "**Diseased or Infested Bushes or Trees**" shall include those trees or bushes, or any part thereof, infected or infested with any of the following diseases or insects: Dutch elm disease, oak wilt disease, Asian long-horned beetles, emerald ash borers, gypsy moths, or any other disease or insect infestation which is deemed a nuisance by the Illinois Department of Agriculture or the United States Department of Agriculture.

(b) "**Hazardous Bushes or Trees**" shall include those trees or bushes, or any part thereof, that are dead or partially dead, or which are in an unstable condition, and present a reasonable likelihood of causing physical damage to persons or property.

(c) "**Nuisance Bushes or Trees**" shall include Diseased or Infested Bushes or Trees, Hazardous Bushes or Trees, and any bushes or trees, or any parts thereof, that interfere with the free use of sidewalks and passageways by the public.

(d) "Owner" shall mean the person or entity holding legal or equitable title to the real estate, or the person or entity in whose name the real estate was last assessed for property tax purposes.

(e) "Residential Area" shall mean any area within the Township that is zoned for residential use or is primarily used for residential purposes.

ARTICLE III – NUISANCES DECLARED

Section 3-1. Nuisances Declared. It shall be unlawful, and shall constitute a nuisance, for any person or entity to permit any of the following conditions on any real estate in residential areas of the Township, except in any designated nature preserve or conservation area:

- (a) Any weeds, grass, or plants, other than trees, bushes, flowers, shrubs, vines, ground cover, or other ornamental plants, to grow to a height exceeding eight (8) inches;
- (b) Nuisance Bushes or Trees as defined in Section 2-1 of this Ordinance; or
- (c) Retention or detention ponds to develop noxious or offensive odors, insects, algae blooms, or other unsightly conditions.

ARTICLE IV – NOTICE REQUIREMENTS

Section 4-1. Required Notice. Whenever a nuisance exists as defined in Article III above, and the Township Supervisor, Township Clerk, Executive Assistant to the Township Supervisor, or Deputy Township Clerk has determined that remedial action is necessary, the Township shall notify the Owner or appropriate property owners' association of the existence of the nuisance, and inform the Owner or association of the Township's intention to abate the nuisance on a date certain if the Owner or association fails to take appropriate action to abate the nuisance within seven (7) days of the date of said notice.

Section 4-2. Method of Notice. The notice shall be sent by U.S. Mail and addressed to the Owner or appropriate property owners' association. If upon reasonable search the identity or whereabouts of the Owner or association cannot be ascertained, notice shall be sufficient if mailed to the person or entity in whose name the real estate was last assessed.

ARTICLE V – ENFORCEMENT AND ABATEMENT

Section 5-1. Township Authority to Abate. If the Owner or association fails to abate the nuisance within seven (7) days following notice given in accordance with Article IV above, the Township shall have the right, but not the obligation, to have Township employees, an independent contractor, or another government entity hired by the Township cut, trim, or remove the weeds, grass, bushes, or trees, or maintain the retention or detention pond that constitutes the nuisance.

Section 5-2. Recovery of Costs. In the event the Township abates the nuisance, the Township may collect from the Owner or association all reasonable costs and expenses incurred in cutting, trimming, removing, or otherwise abating the nuisance in question. The costs and expenses shall include, without limitation:

- (a) The actual cost of weed cutting, grass cutting, tree or bush trimming or removal, or pond maintenance services;
- (b) Certified mailing costs;
- (c) Recording fees charged by the Will County Recorder's Office;
- (d) Administrative fees as set forth in Section 6-1 of this Ordinance;
- (e) Reasonable attorney's fees incurred in the preparation and filing of notices of lien, releases of lien, and any enforcement actions.

ARTICLE VI – FEES

Section 6-1. Administrative Fee. In addition to all other costs and expenses recoverable under this Ordinance and 60 ILCS 1/105-15, the Township shall assess an administrative fee in the amount of **One Hundred Fifty Dollars (\$150.00)** per property for each notice of lien filed. This administrative fee is intended to recover the Township's costs for staff time, document preparation, notarization, certified mailings, and related administrative functions associated with the lien filing process. The administrative fee shall be included in the total amount of the lien.

Section 6-2. Lien Release Fee. Upon satisfaction of all amounts due under a notice of lien, including the principal amount, administrative fee, recording fees, and any other applicable costs, the property owner or interested party requesting a release of lien shall pay a lien release fee in the amount of **Seventy-Five Dollars (\$75.00)** to cover the Township's costs of preparing, executing, notarizing, and recording the release of lien with the Will County Recorder's Office. This fee shall be collected prior to the execution and recording of any release of lien, except as otherwise provided in Section 6-4 of this Ordinance.

Section 6-3. Fee Adjustment. The Township Board reserves the right to adjust the fees established in Sections 6-1 and 6-2 of this Ordinance by resolution from time to time as necessary to reflect changes in actual costs incurred by the Township.

Section 6-4. Waiver of Fees. Any of the authorized officials designated in Section 7-1 of this Ordinance shall have the discretionary authority to waive, in whole or in part, the administrative fee established in Section 6-1 and/or the lien release fee established in Section 6-2 upon a determination that good cause exists for such waiver. Good cause may include, but is not limited to:

- (a) Demonstrated financial hardship of the property owner, supported by documentation;
- (b) The property owner is an elderly or disabled individual on a fixed income;
- (c) Extenuating circumstances such as serious illness, death in the family, or military deployment that contributed to the violation;
- (d) First-time violation by a property owner who has promptly remedied the condition and demonstrated good faith efforts toward compliance;
- (e) Circumstances where the lien was filed against a subsequent purchaser, mortgagee, judgment creditor, or prior lien-holder who obtained their interest before the lien was recorded, or who obtained title through a tax deed proceeding, as referenced in 60 ILCS 1/105-15(b); or
- (f) Other circumstances deemed appropriate by the authorized official in the interest of fairness and equity.

Any waiver granted under this Section shall be documented in writing and maintained in the Township's records. The granting or denial of a waiver shall be at the sole discretion of the authorized official and shall not be subject to appeal.

ARTICLE VII – LIENS AND AUTHORIZED OFFICIALS

Section 7-1. Authorized Officials. The following Township officials are hereby authorized to sign, execute, acknowledge, and deliver, on behalf of Joliet Township, any and all notices of lien and releases of lien pursuant to 60 ILCS 1/105-15 and this Ordinance:

- (a) The Township Supervisor;
- (b) The Executive Assistant to the Township Supervisor;
- (c) The Township Clerk; and
- (d) The Deputy Township Clerk.

Each of the above-named officials shall have full authority to act on behalf of the Township in executing such documents, and the signature of any one such authorized official shall be sufficient to bind the Township. This authorization shall remain in effect for successors to these positions until amended or repealed by the Township Board.

Section 7-2. Notice of Lien. All costs and expenses incurred by the Township in abating a nuisance shall constitute a lien upon the real estate affected, superior to all other liens and encumbrances except tax liens, if within sixty (60) days after the cost and expense is incurred, the Township or the person or entity performing the service by the authority of the Township in his or her own name files a notice of lien in the office of the Will County Recorder. Said notice of lien shall be a sworn statement setting forth:

- (a) A description of the real estate sufficient for its identification;
- (b) The amount of money representing the cost and expense incurred or payable for the service; and
- (c) The date or dates when the cost and expense was incurred by the Township.

Section 7-3. Lien Priority. The lien of the Township shall not be valid as to any purchaser whose rights in and to the real estate arose prior to the filing of the notice of lien, or as to any mortgagee, judgment creditor, or other lien holder whose mortgage, judgment, or lien was recorded prior to the filing of the notice of lien, unless the notice of lien is filed prior to the recording of such interest. The lien shall also not be valid as to any person who obtains title through a tax deed proceeding.

Section 7-4. Release of Lien. Upon payment in full of all amounts due under a notice of lien, including all fees established by this Ordinance, an authorized official designated in Section 7-1 shall execute and record a release of lien with the Will County Recorder's Office. The Township shall also execute a release of lien when requested by a mortgagee, judgment creditor, prior recorded lien holder, or person who obtained title before the lien was filed or through a tax deed proceeding, as the lien is not valid against such parties pursuant to 60 ILCS 1/105-15(b).

Section 7-5. Foreclosure. The lien provided for in this Ordinance may be foreclosed in the manner provided by law in any court of competent jurisdiction. All costs and expenses incurred by the Township in filing and foreclosing the lien, including reasonable attorney's fees and costs, shall be taxed against the Owner(s) of the real estate.

Section 7-6. Civil Action. In addition to any lien or foreclosure action related thereto, the Township may institute a civil action or proceeding to recover the amount of money owed for any service performed pursuant to this Ordinance, including all costs and expenses.

ARTICLE VIII – REPEAL OF PRIOR ENACTMENTS

Section 8-1. Repeal of Ordinance No. 381-2022. Ordinance No. 381-2022, entitled "Ordinance Regulating Weeds, Grass, Bushes, Trees, and Ponds," adopted July 12, 2022, is hereby repealed in its entirety and replaced by this Ordinance.

Section 8-2. Repeal of Resolution No. 2002-7. Resolution No. 2002-7, entitled "Resolution Authorizing Town Clerk to Execute Releases of Weed-Cutting Liens Under Certain Circumstances," adopted August 1, 2002, is hereby repealed in its entirety and replaced by this Ordinance.

Section 8-3. Effect on Existing Liens. All notices of lien filed prior to the effective date of this Ordinance shall remain valid and enforceable. Any release of lien for such prior liens shall be executed by an authorized official designated in Section 7-1 of this Ordinance.

ARTICLE IX – GENERAL PROVISIONS

Section 9-1. Severability. The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute, or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, but such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and all other provisions shall remain unaffected, unimpaired, valid, and in full force and effect.

Section 9-2. Repealer. All ordinances, resolutions, rules, and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded and repealed.

Section 9-3. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the Supervisor and Board of Trustees of Joliet Township, Will County, State of Illinois.

PASSED by the Supervisor and Board of Trustees of Joliet Township, Will County, Illinois, this 10th day of February 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	ABSTAIN
Trustee Adamowski	✓			
Trustee Bibian			✓	
Trustee Gavin	✓			
Trustee Washington	✓			
Supervisor Guerrero	✓			
TOTAL:	4	0	1	0

APPROVED by the Joliet Township Board, Will County, Illinois, on this 10th day of February 2026.


 Cesar Guerrero, Township Supervisor

ATTEST:


 Kendra Landfair, Township Clerk