



# MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608  
Canton, Mississippi 39046  
601-855-5500 • Facsimile 601-855-5759  
www.madison-co.com

June 27, 2024

Reverend Howard Nichols ET AL  
4526 South Greenwood Street  
Chicago, IL 60653

Re: *Tax Parcel No. 102G-36-027/00.00*

Dear Sir / Madame,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are agricultural and residential use, and those uses accessory to agricultural and residential use. An inspection made on the property referenced above reveals numerous inoperable vehicles on the property. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:** -

No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in **SECTION 814 – ORDINANCE ENFORCEMENT-**

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, “Any person--who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.” The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a warning to correct the violation within ten (10) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting

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the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **July 15, 2024** at **9 A.M.** in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Director  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

Library MADISON COUNTY TAX 2024

NICHOLS HOWARD REVEREND ET AL  
4526 SOUTH GREENWOOD ST

Parcel 102G-36 -027/00.00 PPIN 33969  
Alt Parcel 1023600270000  
Exempt Code JD 0 Tax District 5 C  
Subdivision

		Neighborhood			Map			
CHICAGO	IL 60653	St Addr	136	BILLINGSLEA RD				
Sect/Twn/Rng 36 10N 02E Blk								
Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	2.22	15030	6.18	1190	8.40	34600	50820	7624
	2.22	15030	6.18	1190	8.40	34600	50820	7624
Homestead Type		1=O65	2=DAV	3=DIS	4=Reg	Reg	100	DAV
Mtg		Group			Eligible Cl1 N (Y/N)			
New Value Added		F-Fire O-Override		Deed Bk 255 Pg		78 Ext		
Drainage Code		Benefit	Price	Total	Deed Date 6 30 1989		Type	D
37 CENTRAL MADI		7624.00	F		Current 2023 Yr		Added	11 12 2001
				L	16220		CNV	
				B	34600		Chged	3 16 2015
Levee Benefits		X	=	Use1 1110 Use2		ASIMPSON		
F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT								
F3 next record, Page-Up prev record, F13 Paperlink								

255/78



PTAX0I - B  
Tax Year 1663

County of Madison  
TAX RECEIPT INQUIRY  
6/12/2024

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F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 036680	102G-36 -027/00.00	505		98.4100

<u>Name</u>	<u>Value</u>	<u>Tax</u>
NICHOLS HOWARD REVEREND ET AL	Total Valuation. . . . .	750.97
<u>Name, Address, Description</u>	Exempt Credit. . . . .	
-----	All Exempt Credit.	
4526 SOUTH GREENWOOD ST	Net Ad Valorem Tax. . . . .	750.97
CHICAGO IL 60653	Forestry Tax (6.18Ac @ .09) :	.56
-----		
8.4A OUT NE1/4 NW1/4 N/S HW16	Total Tax . . . . .	751.53
	Total Paid (see below): . . . .	.00
	Interest Due. . . . .	18.79
	Amount Due. . . . .	770.32

	INSTALLMENTS		
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
	<u>Taxes</u>		
1			
2			
3			

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

9

23565

STATE OF ILLINOIS  
COUNTY OF COOK

BOOK 255 PAGE 78

AFFIDAVIT

Personally appeared before me, the undersigned authority in and for the county and state aforesaid, REVEREND HOWARD NICHOLS, ANN NICHOLS APRIL and LUCILLE NICHOLS REID, who, having been by me first duly sworn, state on their oath as follows, to-wit:

1.

They are the son and daughters, respectively of Walter Nichols, Sr., and Mrs. Rosie Edmond Nichols. Mr. and Mrs. Walter Nichols, Sr., were married only one time each, and were the parents of eight (8) children, to-wit:

- (1) Ann Nichols April  
4355 Indiana Avenue  
Chicago, Illinois 60653;
- (2) Rosetta Nichols Hamlin  
8430 John R  
Detroit, Michigan 48202;
- (3) Mavis Nichols Williams  
12088 Longacre  
Detroit, Michigan 48227;
- (4) Claude Nichols  
600 Singleton  
Canton, Mississippi 39046;
- (5) Walter Nichols, Jr.  
Route 1, Box 160  
Canton, Mississippi 39046;
- (6) Leothas Nichols  
3701 Dannel Street  
New Orleans, Louisiana 70115;
- (7) Reverend Howard Nichols  
7012 South Elizabeth Street  
Chicago, Illinois 60636; and
- (8) Lucille Nichols Reid  
7012 Elizabeth Street  
Chicago, Illinois 60636.

BOOK 255 PAGE 80

And further deponents sayeth not.

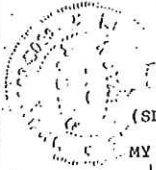
Rev Howard Nichols  
REVEREND HOWARD NICHOLS

Ann Nichols April  
ANN NICHOLS APRIL

Lucille Nichols Reid  
LUCILLE NICHOLS REID

SWORN TO AND SUBSCRIBED before me on this the 23<sup>rd</sup> day  
of May, 1988.

[Signature]  
NOTARY PUBLIC



(SEAL)

MY COMMISSION EXPIRES:  
1991



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 30 day  
of June, 1989, at 11:20 o'clock A.M., and was duly recorded  
on the 30 1989, Book No. 255, Page 78.

BILLY V. COOPER, CHANCERY CLERK BY: [Signature] D.C.

