

# INFORMATION PAPER



October 8, 2025  
Planning, Building and Development  
Eric Waggoner

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## **SUBJ: DEMOLITION OF DANGEROUS AND UNSAFE BUILDINGS AT 9865 W. LOGAN COURT, ZION, ILLINOIS**

**Summary:** The Lake County Building Official has determined that, due to their dilapidated condition and openness to intrusion, the residential structure and related accessory structures (all together referred to as the “buildings”) located at 9865 W. Logan Court, Zion, Illinois, constitute an immediate and continuing hazard to the community in which the buildings are located. Illinois State Statute allows a county board to authorize the expedited removal of such dangerous structures subject to proper notice.

**Background:** Pursuant to 55 ILCS 5/5-1121, the Lake County Board has authority to expedite the demolition of any open and vacant buildings within unincorporated Lake County that constitute an immediate and continuing hazard to the community. The property has been in violation for several years and attempts to compel the property owner to bring the site into compliance have been unsuccessful. Upon completing an inspection of the property and buildings on September 5, 2025 the Building Official has duly determined that the buildings constitute an immediate and continuing hazard to the community given their advanced state of disrepair and openness to intrusion.

### **Site Information:**

- Parcel Identification Number 04-15-307-028
- Enforcement Case #: PBDRT-014144-2023; AA-014097-2023
- Property description: One-story single-family dwelling on a crawl space (896 sf); Detached garage (500 sf); Perimeter fence South (120 ft)

### **Next Steps:**

- Joint resolution for Board action authorizing the demolition of a dangerous and unsafe residential structure and related accessory buildings deemed to be an immediate and continuing hazard to the community, and authorizing the removal of debris, or other hazardous, noxious or unhealthy substances or materials from the subject property.
- If/upon County Board approval, the State’s Attorney will notify the property owners and lienholders of record of the pending action pursuant to statute.
- Upon expiration of the 30-day notice period, if the property owners and lienholders of record have not caused the buildings to be demolished, repaired, or otherwise restored to a safe condition, or have not filed an appeal of the action in the Circuit Court Clerk’s Office, PBD will initiate the demolition of the buildings and removal of debris, or other hazardous, noxious, or unhealthy substances or materials.