



February 28, 2012

Lake County Central Permit Facility
500 West Winchester Road, Unit 101
Libertyville, Illinois 60048-1331
Phone: 847.377.2600
E-mail: lcpermits@lakecountyil.gov

MEMORANDUM

To: Planning, Building and Zoning Committee

From: Brittany Albrecht Sloan
Demolition Improvement Project (DIP) Project Manager

Subject: Demolition Improvement Project Update; Demolition Resolution Explanation

This memo provides an update of the multi-departmental DIP team's successes and introduces the Committee to a new "fast-track" demolition remedy included in the attached demolition resolution.

Project Update

Through process streamlining, project management and the use of performance measurement, the DIP team has continuously made improvements to the County's demolition track record in the new fiscal year. Highlights of our success thus far since the inception of the DIP process in September 2011 are as follows:

- **Resolution Time-frame:** Through partial clearance of the County's demolition case backlog, the average resolution timeline has decreased in this interim period from thirty eight months to twenty three months, a nearly forty percent improvement thus far. This average will continue to improve over time as new cases move through the DIP process.
- **Number of Cases Resolved:** We have successfully resolved nine demolition cases in the interim period. On an annualized basis of eighteen cases per year, this is a 125 percent improvement over the County's three-year running average of eight cases resolved per year.
- **Number of Cases Voluntarily Resolved:** Of those nine cases, eight were resolved voluntarily (i.e. at the owner's direct expense). On an annualized basis of sixteen cases per year, this is a 167 percent improvement over the County's three-year running average of six cases resolved voluntarily per year.
- **Rate of Voluntary Compliance:** The *rate* of voluntary compliance (at eighty nine percent since September compared to seventy nine percent for the past three years) has yielded a ten percent improvement.

Explanation of Attached Demolition Resolution

Included in the resolution are two standard demolition projects requiring Circuit Court authorization. The dangerous and unsafe house and accessory buildings located at 14600 W. Riverside Drive (District 21, Lincolnshire) and the dangerous and unsafe accessory garage at 26580 W. Squaw Road (District 5, Ingleside) all meet the standard demolition provisions of the statute, and follow the traditional Circuit Court process.

The dangerous, unsafe house located at 26580 W. Squaw Road is classified as an "immediate and continuing hazard to the community" which allows the County to expedite its removal without Circuit Court authorization (unless appealed by the property owner within thirty days of notice). In its present condition, the building has deteriorated to the point where it has shifted off its foundation and has begun to collapse into its crawl space, justifying the expedited treatment. This will be the first case handled by Lake County through this extraordinary remedy identified by the DIP team.