



Proposed Demolition of Unsafe Structures

9865 W. Logan Ct., Zion

**Planning, Building & Development
October 8, 2025**

Summary

- This property is improved with a single-family dwelling (896 sq. ft.), a detached garage (500 sq. ft.), and a fence (120 ft).
- The structures have been vacant and not maintained for several years.
- The property has been subject to ongoing enforcement actions since 2021 to compel the property owner to bring the structures into compliance; however, these efforts have been unsuccessful.
- The structures have continued to deteriorate and are now deemed uninhabitable, open to animal and human intrusion, and an immediate and continuous hazard to the community.

Current Site Conditions

- **Violations found upon inspection:**
 - **Tall grass and weeds**
 - **Junk and debris on site**
 - **Garage and dwelling open to intrusion**
 - **Garage roof and dwelling roof have large openings and structural damage**



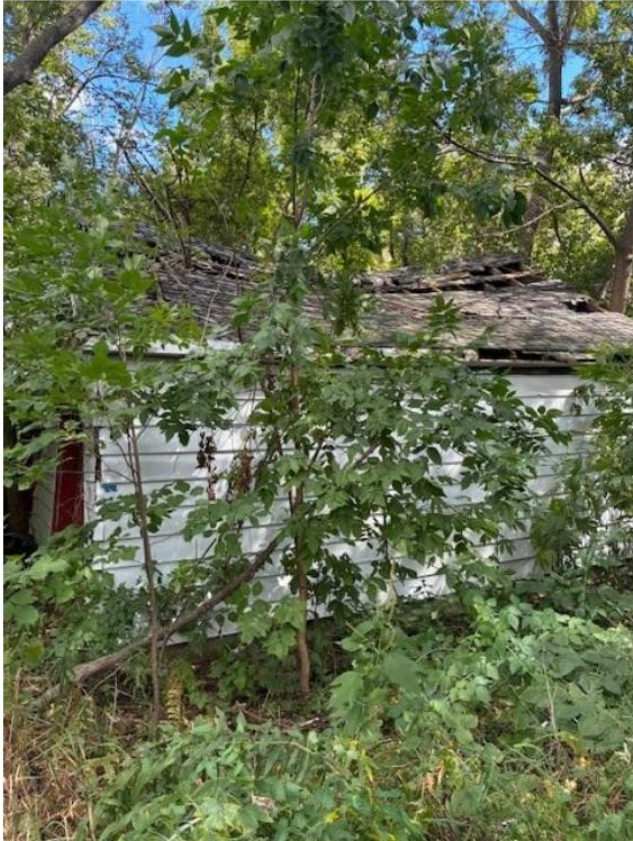
Spring 2024

Current Condition: Single Family Dwelling



October 8, 2025

Current Condition: Detached Garage



Determination by Building Official

- The Building Official has determined that the structures are open and vacant and pose an immediate and continuing hazard to the community in which they are located.
- The Lake County States Attorney agrees with this determination.
- Per 55 ILCS 5/5-1121, the County is given the authority to expedite the removal of such structures and associated garbage/debris.

Anticipated Demolition Cost

- One-story single-family dwelling on a crawl space (896 sf)-\$15 per sq. ft.: \$13,440
- Detached garage (500 sf) \$15 per sq. ft.: \$7,500
- Perimeter fence (along south property line) (120 ft.): \$2500
- Site cleanup: \$4000
- If asbestos is present: \$5000
- Permits and utility disconnect: \$2000
- Total estimated cost: \$34,440

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**
- **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**



Questions