



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 18-1115      **Version:** 1      **Name:** Joint resolution authorizing on a certain named property, in Wauconda, Illinois, PIN 09-34-401-019, the demolition of a dangerous and unsafe structure and related accessory buildings deemed to be an immediate and continuing hazard to the community.

**Type:** resolution      **Status:** Passed

**File created:** 9/19/2018      **In control:** Planning, Building and Zoning Committee

**On agenda:**      **Final action:** 10/9/2018

**Title:** Joint resolution authorizing on a certain named property, 27275 West Lakeview Drive South, Wauconda, Illinois, Parcel Identification Number (PIN) #09-34-401-019, the demolition of a dangerous and unsafe structure and related accessory buildings deemed to be an immediate and continuing hazard to the community.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
10/9/2018	1	Lake County Board	adopted	Pass
10/3/2018	1	Financial & Administrative Committee	recommended for adoption to the regular agenda	Pass
10/3/2018	1	Planning, Building and Zoning Committee	approved and referred on to the Financial and Administrative Committee	Pass

Joint resolution authorizing on a certain named property, 27275 West Lakeview Drive South, Wauconda, Illinois, Parcel Identification Number (PIN) #09-34-401-019, the demolition of a dangerous and unsafe structure and related accessory buildings deemed to be an immediate and continuing hazard to the community.

- Pursuant to state law, the County Board has authority to expedite the demolition of any open and vacant buildings within unincorporated portions of Lake County that constitute an immediate and continuing hazard to the community per 55 Illinois Compiled Statutes (ILCS) 5/5-1121.
- Planning, Building and Development (PBD) has identified a residential building within unincorporated Lake County that constitutes an immediate and continuing hazard to the community in which the building is located.
- 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 building 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 building and remove the single-family dwelling and related accessory buildings, debris, or other hazardous, noxious, or unhealthy substances or materials.

### RESOLUTION

**WHEREAS**, pursuant to 55 ILCS 5/5-1121, the County Board was given and has the authority to

expedite the removal of a building, as defined by Lake County *2012 International Residential Building Code and Building Ordinance*, that is determined to be open and vacant and an immediate and continuing hazard to the community in which the building is located, per statute; the County Board was given and has the power to demolish, repair, or enclose such buildings and to remove any garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.

**NOW, THEREFORE, BE IT RESOLVED**, by this County Board of Lake County, Illinois, that the structure on the following described premise is open and vacant and an immediate and continuing hazard to the community in which it is located:

Property location: 27275 West Lakeview Drive South, Wauconda

Pin #09-34-401-019

Current owner on record: Francis A. Ward (*deceased*)

Single family dwelling and related accessory buildings that are in disrepair and open to intrusion.

That the above described premise is situated within Lake County, Illinois, and is not within the corporate limits of any city, village or incorporated area.

The County Board hereby authorizes demolition of the open and vacant residential structure presenting an immediate and continuing hazard to the community in which it is located following appropriate notification, pursuant to 55 ILCS 5/5-1121.

The County Board hereby authorizes and requests the State's Attorney to proceed with issuing notice to all parties necessary, said notice and said parties as are prescribed by 55 ILCS 5/5-1121, to continue with commencing proceedings to put the structure on the above described premises in a safe condition or to demolish the same.

**BE IT FURTHER RESOLVED** that this resolution become effective from the date of passage.

**DATED** at WAUKEGAN, LAKE COUNTY, ILLINOIS, October 9, 2018.