



Lake County Illinois

Legislation Text

File #: 15-0601, **Version:** 1

Joint resolution authorizing on a certain named property, the demolition of a dangerous and unsafe structure 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 dangerous and unsafe structures within unincorporated portions of Lake County that constitute an “immediate and continuing hazard to the community” per 55 ILCS 5/5-1121.
- Planning, Building and Development has identified, in the resolution, fire-damaged 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 Lake County 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 nor have filed an appeal of the action in the Circuit Court, PB&D will initiate the demolition of the building and remove the attendant garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.

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 attendant 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 dangerous and unsafe and has been deemed an “immediate and continuing hazard to the community” and constitutes an actual danger to the public health, safety and welfare:

- WAS0215 - Section 31, Township 44, Range 11, Pin: 11-31-311-041
Property Address: 18919 West Hickory Street, Mundelein, IL
Township: Libertyville (Fire damaged house)

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

The County Board hereby authorizes demolition of the unsafe and open residential structure presenting an “immediate and continuing hazard to the community” following appropriate notification, pursuant to 55 ILCS 5/5-1121.

The County Board hereby authorizes and requests the State’s Attorney of Lake County 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.