

**Resolution in Support of Demolition of  
261 Steeplechase Road, Barrington Hills, Illinois**

**WHEREAS**, the Illinois General Assembly has enacted 65 ILCS 5/11-31-1, a statutory remedy for the remediation of dangerous and unsafe buildings, or uncompleted and abandoned buildings within the territory of the municipality,

**WHEREAS**, the Village of Barrington Hills (“Village”) has received numerous complaints over an extended period of time about the condition of the premises located at 261 Steeplechase Road, which lies within the municipal boundaries of the Village,

**WHEREAS**, the Village has taken previous steps to remediate conditions on the premises which constitute unsafe and nuisance conditions, including the following legal actions: 07MC3002342, 08MC3002974, 093051542, 09MC36951, 09MC305468, and 12MC3000633,

**WHEREAS**, most recently because of citizen complaints the Village was forced to seek and obtain an Administrative Search Warrant (14MR225) in order to enter and inspect the premises and determine the nature and condition of the premises, after said premises were partially exposed to the elements and was without essential services for a period of approximately six (6) months,

**WHEREAS**, pursuant to said Administrative Search Warrant, an inspection was conducted on February 24, 2014, by Don Schuman, Code Enforcement Officer of the Village, Bob DelPrincipe and Steven Lohrman of B & F Construction Code Services, Inc., and Sara Gold of Lake County Health Services, for which said inspection revealed the untenable and uninhabitable condition of the premises, including but not limited to, hazardous black mold conditions,

**WHEREAS**, it is the professional opinion of the inspectors that the premises are generally and practically beyond repair and that demolition is the only viable option to remediate the unsafe and dangerous conditions,

**WHEREAS**, the property owners have taken no steps toward remediation and a period of sixty (60) days has lapsed since the inspection;

**NOW, THEREFORE BE IT RESOLVED** by the President and Board of Trustees of the Village of Barrington Hills, located in the counties of Cook, Kane, Lake and McHenry in the State of Illinois, as a home rule municipality the following:

**Section One:** The foregoing recitals are hereby incorporated into this Resolution as findings of the President and the Board of Trustees.

**Section Two:** The Board of Trustees finds that the premises at 261 Steeplechase, Barrington Hills, Illinois, have become and now fall within the definition of dangerous and unsafe building.

**Section Three:** Said dangerous and unsafe building fall directly within the definition and conditions as contemplated under 65 ILCS 5/11-31-1(a).

**Section Four:** The Village shall take all steps necessary to initiate formal action to remediate said dangerous and unsafe conditions and seek demolition of the subject buildings and removal of garbage, debris, and other hazardous, noxious, or unhealthy substances or materials from those buildings. Said steps shall include: (A) Determination of all owners and lien holders of record (B) Issuance of required Notice to same (C) Application by suit to the Circuit Court of Competent Jurisdiction (D) Remediation or Demolition (E) Lien placement for expenses incurred by the Village pursuant hereto (F) Lien Enforcement.

**Section Five:** This Resolution shall be applicable to and enforced by all divisions, and subdivisions of the Village of Barrington Hills as necessary to coordinate and carry out this Resolution.

**Section Six:** If any part or provision of this Resolution shall be held or deemed invalid, such invalidity shall not have the effect of rendering another part or provision of this Resolution invalid.

**Section Seven:** This Resolution shall be in full force and affect from and after its passage and approval as provided by law.

**ROLL CALL**

AYES: 7  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

Approved this 30th day of April, 2014

  
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Village President

ATTEST:

  
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Village Clerk