

# Memo

To: Board of Trustees, Village President  
From: Robert Kosin, Director of Administration  
CC: Building Department  
Date: December 17, 2013  
Re: 261 Steeplechase

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As reported by the Building Department the electrical service to the property at 261 Steeplechase which includes the residence has been turned off for non-payment by ComEd since July, 2013. The absence of power means there is no operating well with circulating water and no functioning sanitary service. Given the current outdoor temperature, without electricity there is no functioning heating system.

Under such circumstance the proposal is to authorize (1) judicial action to obtain a warrant to inspect the property and if conditions are found to render the residence uninhabitable, (2) an order of demolition.

By reference Illinois statutes (735 ILCS 5/15.1200.5) in the foreclosure process identifies abandoned property that is:  
not occupied by a borrower or other lawful occupant as a principal residence, or  
contains an incomplete structure (if the real estate is zoned for residential development) that is empty or otherwise uninhabited and in need of maintenance, repair, or securing.

In addition, two or more of the following conditions must exist in order for it to be considered abandoned:

- the borrower (or borrower's representative) indicates in writing an intent to abandon the property
- there are multiple broken or boarded-up windows
- there are broken, missing, or continuously unlocked doors on the property
- the property has been stripped of copper or other materials, or interior fixtures to the property have been removed
- gas, electrical, or water services to the entire property have been turned off
- construction was initiated on the property, but stopped (and no construction has taken place for at least six months and the property is unsuitable for occupancy)

- law enforcement officials have received at least one report of trespassing or vandalism or other illegal acts being committed at the property in the last six months
- a court, municipality, or county authority had declared the property unfit for occupancy and ordered to remain vacant and unoccupied
- the local police, fire, or code enforcement authority has requested that the property be secured or winterized as a matter of public safety
- the property is open and unprotected and in reasonable danger of significant damage due to exposure to the elements, vandalism, or freezing, or
- there is other evidence indicating a clear intent to abandon the property.

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### PAYMENT COUPON

**Tax Year 2012**

PIN: 13-33-402-002

ROBERT SKIDMORE  
LAKE COUNTY COLLECTOR  
**Pin 13-33-402-002**  
TOM KOULOURIS  
261 STEEPLECHASE RD  
BARRINGTON, IL 60010



**BALANCE DUE: \$0.00**

**Certified funds required as of 11/04/2013**

PAYABLE TO THE LAKE COUNTY COLLECTOR

1333402002000000000000000201225

Please Remit Payment To:

Lake County Collector  
18 N. County Street  
Waukegan, IL 60085

Property Location:	Tax Year	Pin Number	Tax Code	Acres
261 STEEPLECHASE RD BARRINGTON HILLS	2012	13-33-402-002	14016	0

**Legal Description:** LAKE FLINT ESTS 5.01 ACS  
LOT 6

Taxing Body	Rate		
COUNTY OF LAKE	0.491	Land Value	\$66,065
COUNTY OF LAKE PENSION	0.117	+ Building Value	\$93,683
VIL OF BARRINGTON HILLS	1.116	x State Multiplier	1.0186
VIL OF BARRINGTON HILLS PENSION	0.210	= Equalized Value	\$162,720
ROAD AND BRIDGE-CUBA	0.027	+ Farm Land and Bldg Value	
ROAD AND BRIDGE-CUBA PENSION	0.010	+ State Assessed Pollution Ctrl.	
BARRINGTON COUNTRY SIDE FIRE PROT DIST	0.401	+ State Assessed Railroads	
BARRINGTON PUBLIC LIBRARY DIST	0.192	= Total Assessed Value	\$162,720
BARRINGTON PUBLIC LIBRARY DIST PENSION	0.021	- Fully Exempt	
BARRINGTON HILLS PARK DISTRICT	0.039	- Senior Freeze	
BARRINGTON COMM UNIT SCHOOL DIST #220	4.176	- Home Improvement	
BARRINGTON COMM UNIT SCHOOL DIST #220 PENSION	0.116	- Limited Homestead	\$6,000
RAINEY HARPER JUNIOR COLLEGE #512	0.427	- Senior Homestead	
SPECIAL ROAD IMPROVEMENT CUBA GRAVEL	0.130	- Veterans/Disabled	
FOREST PRESERVE	0.201	- Returning Veteran	
FOREST PRESERVE PENSION	0.011	= Taxable Valuation	\$156,720
TOWNSHIP OF CUBA	0.084	x Tax Rate	7.773
TOWNSHIP OF CUBA PENSION	0.004	= Real Estate Tax	\$12,181.85

**Totals**

7.773	+ Special Assessment	
	+ Drainage	
	<b>= Total Current Year Tax</b>	\$12,181.85
	+ Omitted Tax	
	+ Forfeited Tax	
	<b>= Total Tax Billed</b>	\$12,181.85
	+ Interest Due as of	12/17/2013
	+ Cost	
	<b>= AMOUNT BILLED</b>	\$12,181.85
	Fair Market Value	\$488,160
	Total Due	12/17/2013 \$0.00