

**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:** \_\_\_\_\_  
**NAYS:** \_\_\_\_\_  
**ABSENT:** \_\_\_\_\_  
**ABSTAIN:** \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
**Village President**

**ATTEST:**

\_\_\_\_\_  
**Village Clerk**

**IN THE CIRCUIT COURT OF LAKE COUNTY, ILLINOIS  
NINETEENTH JUDICIAL CIRCUIT**

IN THE MATTER OF:  
THE ADMINISTRATIVE SEARCH OF:

ADMINISTRATIVE  
SEARCH WARRANT  
Case No. 14 MR 225

THE PREMISES INCLUDING ALL INTERIOR  
AND EXTERIOR AREAS LOCATED  
AT 261 STEEPLE CHASE ROAD  
BARRINGTON HILLS, ILLINOIS 60010

**ADMINISTRATIVE SEARCH WARRANT**

The People of the State of Illinois, to any inspector from the County Department of Public Health and Department of Planning and Development, the Village of Barrington Hills, and any inspectors, code enforcement officers, and Peace Officers:

1. On this date 2-20, 2014 DON SCHUMAN, the agent for the Village of Barrington Hills, as Code Enforcement Officer, made Complaint in writing on oath subscribed and sworn to before the undersigned Judge of the Nineteenth Judicial Circuit Lake County and upon examination of the Complaints, I find that it states facts sufficient to show probable cause for violations of the Village Code of Barrington Hills which Article 7 entitled Nuisances, whereby the following are declared to be public health nuisances prejudicial to the public health.
  - A) Chapter 7 section 1-1 of the Village Code of Barrington Hills which provides as follows:

Endangering Health: It should be unlawful and to commit or do any act which endangers the public health or result in a annoyance or discomfort the public.
  - B) Chapter 7 Section 1-4 of the Village Code of Barrington Hills which provides as follows:

Offensive Premises: (Subsection A) It should be unlawful to permit any building, structure or place to remain in such a condition as to be dangerous to the public health in any way. Any such structure building or place is hereby declared as a nuisance.
  - C) Chapter 7 Section 1-6 of the Village Code of Barrington Hills which provides as follows:

Abatement: It should be unlawful for any person to permit or maintain the existence of any nuisance on any property under his control. The Chief of Police and the Chief and the Building and Zoning Enforcement Officer are hereby to authorize to abate any such nuisance existing in the Village weather such nuisance is specifically recognized by Ordinance or not.

- D) Chapter 7 Section 2-1 of the Village Code of Barrington Hills which provides as follows:

Littering: It should be unlawful for any person to throw, drop, discard or place any cartons, containers, wrappers, bags, facial tissues, clothing's, cloth, paper napkins, waist paper or waist material, cans or bottles, food, or garbage, junk or discarded items of personal property upon any public way, the floor of any public conveyance or building, the surface of any road or parcel of ground, the roof of any building, or in any light or air shaft, court or area way of any building or place within the Village.

- E) Chapter 7 Section 2-3 of the Village Code of Barrington Hills provides as follows:

Abandoned Vehicles: It should be unlawful for any person to discard replace any abandoned vehicles upon any public ways or the surface of any road or parcel of ground or any building within the city limits.

2. I therefore command any agent of the County Department of Public Health, the Department of Planning and Development, the Village of Barrington Hills, its Code Enforcement Officers, and Peace officers, to search the property, which is located at and commonly known as 261 STEEPLE CHASE ROAD, BARRINGTON HILLS, ILLINOIS surrounding property contained within that address using whatever force is necessary for the purpose of conducting and taking photographs of what is viewed and what is discovered for violations of the Village Code of Barrington Hills.
3. I command, although the purpose of this search warrant is not for seizing documents or other tangible items, in the event of discovery of contraband by an authorized Peace Officer accompanying the inspection, that anything seized should be without any major delay returned to me or before a Judge presiding or before a court of competent Jurisdiction immediately. I further command this Warrant should be executed within 96 hours of the time of the issuance.

3:15  
TIME:

2/20/14  
ISSUANCE

**Michael B. Betar**  
\_\_\_\_\_  
JUDGE

# INSPECTION REPORT

VILLAGE OF BARRINGTON HILLS  
112 ALGONQUIN ROAD  
BARRINGTON HILLS, ILLINOIS 60010-5199  
(847) 551-3003

Time In 1:00 AM Time Out 11:30 AM  
Permit No. WARRANT

Owner/Contractor TOM KOLOUROUS

Date 2-24-14

Address 261 STEEPCHASE

Inspection: ADMINISTRATIVE SEARCH WARRANT Inspection No. \_\_\_\_\_

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Footing             | <input type="checkbox"/> Framing/Building | <input checked="" type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Foundation Backfill | <input type="checkbox"/> Electrical       | <input type="checkbox"/> Rough                   |
| <input type="checkbox"/> Slab _____          | <input type="checkbox"/> Plumbing         | <input type="checkbox"/> Final                   |
| <input type="checkbox"/> Septic/Well         | <input type="checkbox"/> Energy           | <input type="checkbox"/> Re-Inspection           |

## INSPECTION REPORT

FOUND REAR DOOR AT NORTH END OF BLDG. NOT SECURED. ATTEMPT TO OPEN APPEARS LOCKED WHEN JIGGLED, DOOR OPENS. ESCORTED BY INSPECTORS AND SARA GOLD OF LAKE COUNTY HEALTH SERVICES INTO RESIDENCE. INSPECTORS WALKED THROUGHOUT THE STRUCTURE AND PROVIDED REPORTS. MS. GOLD INFORMED ME THAT HER NOTES WOULD BE AVAILABLE THROUGH F.O.I. REQUEST AND THAT WE WOULD BE IN TOUCH AS TO WHAT THE VILLAGE WILL NEED. THE VILLAGE WOULD DETERMINE HOW TO ABATE THE VIOLATIONS.

FOUND RUBBISH ALL AROUND EXTERIOR OF BUILDING. FOUND FENCING IN DISREPAIR AND NOT SECURED BY POSTS. FOUND NINE ~~ABANDONED~~ VEHICLES THAT HAVE NOT BEEN MOVED FILLED W/ TRASH AND WITHOUT CURRENT LICENSE RATES OR VEHICLE STICKERS. THE VEHICLES ARE ABANDONED. INTERIOR OF STRUCTURE WAS UNINHABITABLE. FOUND MOLD, BUCKLED FLOORS, COLLAPSED CEILING, NO ~~NO~~ ELECTRIC, NO WATER AND CONSEQUENTLY NO SEPTIC SYSTEM. OBSERVED ACCUMULATION OF SEVERAL INCHES OF WATER IN BASEMENT. TOOK PHOTOS. FOUND MANY WINDOWS OPEN. AS NO HEAT IN STRUCTURE I PRESUME H<sub>2</sub>O PIPES WILL BE DAMAGED. LEFT STRUCTURE SECURED AS FOUND, POSTED WARRANT ON FRONT DOOR, RD (POLICE ID) #14-159.

- The above inspection has been made and approved.
- Work must not proceed until all corrections have been made and re-inspected. Call for re-inspection.
- Inspection reveals items too numerous to list. Refer to Village Ordinances and Codes.
- Approved for occupancy: issue Certificate.  Not approved for occupancy.
- Notified Owner     Contractor     Agent     Mail     Inspection Report Posted

Received By: \_\_\_\_\_ Inspector: Don [Signature]

**INSPECTION REPORT**

2401 W. Hassell Road, Suite 1550  
 P.O. Box 957648  
 Hoffman Estates, IL 60195  
 (847) 490-1443

BARRINGTON HILLS  
 (Municipality)

<b>Contractor/Owner:</b>		<b>Date:</b>	2-24-14		
<b>Address:</b>	261 Steeple Chase Rd			<b>Permit No.:</b>	-
<b>Location:</b>				<b>Project Code No.:</b>	
<b>Time:</b>	9:45				
	(Building)	(Mechanical)	(Electrical)	(Plumbing)	(Other)

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Footing             | <input type="checkbox"/> Insulation       | <input type="checkbox"/> Concrete Pour    | <input checked="" type="checkbox"/> Building   |
| <input type="checkbox"/> Foundation          | <input type="checkbox"/> Electric Service | <input type="checkbox"/> Fire Alarm       | <input checked="" type="checkbox"/> Mechanical |
| <input type="checkbox"/> Foundation Backfill | <input type="checkbox"/> Zoning           | <input type="checkbox"/> Fire Suppression | <input checked="" type="checkbox"/> Electrical |
| <input type="checkbox"/> Other:              |   |   | <input type="checkbox"/> Plumbing              |

- |                                      |   |                                |  |
|--------------------------------------|---|--------------------------------|--|
| <input type="checkbox"/> Underground | <input checked="" type="checkbox"/> Rough | <input type="checkbox"/> Final | <input type="checkbox"/> Re-Inspection |
|--------------------------------------|---|--------------------------------|--|

- |  |  |                                       |                                      |
|--|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> 1 & 2 Family | <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Mobile Home |
|--|--|---------------------------------------|--------------------------------------|

Inspection Comments: Electric Turned off - no water

- ① Several Doors & windows open
- ② Ceilings & Insulation Down Numerous spots from water leaking in
- ③ Balconies on 2nd Floor unsafe
- ④ Appears to be Black Mold through out
- ⑤ Can Lights in ceilings - water damage to several
- ⑥ Kitch Pan (exhaust) - unsafe electric
- ⑦ Floors Buckled through out from water damage
- ⑧ Several unlicensed Vehicles - some expired plates
- ⑨ Car Batteries stored in Garage
- ⑩ Blue Trap on Garage Roof

Did not enter Basement

- |  |  |                                   |
|--|--|-----------------------------------|
| <input checked="" type="checkbox"/> Re-Inspection Required | <input type="checkbox"/> Approved As Noted | <input type="checkbox"/> Approved |
|--|--|-----------------------------------|

Received By: \_\_\_\_\_  
 (Signature)

Inspector: Steve Lukman  
 (Signature)

Printed Name: \_\_\_\_\_

Printed Name: Steve Lukman

- |           |                                |                                     |   |                                |
|-----------|--------------------------------|-------------------------------------|---|--------------------------------|
| NOTIFIED: | <input type="checkbox"/> Owner | <input type="checkbox"/> Contractor | <input type="checkbox"/> Applicant                | <input type="checkbox"/> Agent |
| BY:       | <input type="checkbox"/> Mail  | <input type="checkbox"/> Fax        | <input type="checkbox"/> Inspection Report Posted |                                |

2401 W. Hassell Road, Suite 1550  
 P.O. Box 957648  
 Hoffman Estates, IL 60195  
 (847) 490-1443

106645

**INSPECTION REPORT**

BARRINGTON HILLS  
 (Municipality)

<b>Contractor/Owner:</b>		<b>Date:</b>	2-24-14		
<b>Address:</b>	261 STEEPLECHASE		<b>Permit No.:</b>		
<b>Location:</b>			<b>Project Code No.:</b>		
<b>Time:</b>			9:40-10:10		
	(Building)	(Mechanical)	(Electrician)	(Plumbing)	(Other)

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Footing                                      | <input type="checkbox"/> Insulation       | <input type="checkbox"/> Concrete Pour    | <input type="checkbox"/> Building            |
| <input type="checkbox"/> Foundation                                   | <input type="checkbox"/> Electric Service | <input type="checkbox"/> Fire Alarm       | <input type="checkbox"/> Mechanical          |
| <input type="checkbox"/> Foundation Backfill                          | <input type="checkbox"/> Zoning           | <input type="checkbox"/> Fire Suppression | <input type="checkbox"/> Electrical          |
| <input checked="" type="checkbox"/> Other: EXECUTION OF BENCH WARRANT |   |   | <input checked="" type="checkbox"/> Plumbing |
- 
- |                                      |                                |                                |  |
|--------------------------------------|--------------------------------|--------------------------------|--|
| <input type="checkbox"/> Underground | <input type="checkbox"/> Rough | <input type="checkbox"/> Final | <input type="checkbox"/> Re-Inspection |
|--------------------------------------|--------------------------------|--------------------------------|--|
- 
- |  |  |                                       |                                      |
|--|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> 1 & 2 Family | <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Mobile Home |
|--|--|---------------------------------------|--------------------------------------|

Inspection Comments:

1. Due to no heat and all or most windows were left open will cause many water pipes to freeze and burst. Potentially many pipes behind walls have burst.
2. Bathrooms are in very poor condition and will need much repair.
3. Laundry tub has been removed.
4. Dishwasher has been removed.
5. Potentially tub/shower traps have burst.

Re-Inspection Required     Approved As Noted     Approved

Received By: \_\_\_\_\_  
 (Signature)

Inspector: Bob DePrincipe  
 (Signature)

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

- NOTIFIED:     Owner     Contractor     Applicant     Agent  
 BY:     Mail     Fax     Inspection Report Posted