

## VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 02/24/2014

**335 Ridge Road Update:** Building permit issued 01/24/14 for septic replacement.

Property manager notified on 07/15/13 by Village Engineer that the septic system needed to be relocated out of the area of flooding. Building Department notified property manager 10/18/13 that drawings and application must be submitted by 11/15/13. Property manager notified Village Engineer on 12/05/13 he had the plans and was filling out the application. Village Engineer has approved septic system replacement plans.

**11 Barrington Hills Road Update:** Property owner stated no grading changes; Village Engineer to inspect property again after snow melts.

Village Engineer advised of grading improvements, unrelated to residential demolition, exceeding the site development permit threshold. Left message for property owner to cease grading and obtain permit. Code Enforcement Officer to re-inspect property to ensure no additional work has been done and contact owner regarding site development permit.

**261 Steeplechase Rd Update:** An administrative search warrant was issued in Lake County court "for the purpose of conducting and taking photographs of what is viewed and what is discovered for violations" of Village code.

ComEd disconnected service to this address 07/12/13 and as such there should be no water to the residence. The property has been posted "Not Approved for Occupancy" several times but signs continue to be removed. Judgment issued for \$750.00. Village Prosecutor has been in contact with property owner who is attempting to remove tenant. He has filed eviction papers but is not in possession of property. On 12/12/13 the Code Enforcement Officer observed there were no tracks in the snow, open windows, several vehicles and debris covered in snow, and areas of disrepair in the building's condition. Village Prosecutor appeared at 01/29/14 eviction court date which was postponed for posting.

**109 Remington Drive Update:** 02/10/14 Plan Commission meeting recommended approval of the vacation of easement to the Board of Trustees.

Heritage trees being removed in an area away from the pool installation. On 05/10/13, a Stop Work Order was posted and the resident advised. The property owner met with the Building Department, Village Engineer and Village Arborist on 05/13/13 and he was advised not to access property from Bateman Road and to restore the access road and drainage area. He was also advised he would have to replace 60" of Heritage trees. Final pool inspection approved 07/16/13; Building Department will follow up on restoration. Plans submitted 11/15/13 for modification of easement.

**385 Spring Creek Road Update:** Property manager contacted Village Engineer inquiring if all drains could be removed and the pond could be filled in. He was advised on 02/14/14 that the open permit was a modification of an existing pond that served various purposes and filling in would negatively impact downstream properties. Due to these conditions, filling in the pond is not an acceptable alternative to completing this project.

Expired pond permit (issued 08/07/06). Final notice letter requiring work to be completed and an "as built" drawing filed with the Village sent to property owner, Roman Udzielak, on 07/20/12 with 45 day response date (09/04/12). Home was sold back to the bank 10/22/12 and bank took possession 08/10/13. Property manager for the bank was advised by the Village Engineer of what is required to close out this permit. At Trustee Messer's direction, property manager advised on 12/17/13 that the property must immediately be brought into compliance.

**551-553 Cuba Road Update:** Property owner still out of state, Code Enforcement Officer will continue to schedule meeting with property owner to walk the property and specifically identify what needs to be done to be in compliance.

Home Occupation violation (mulch pile & landscaping) letter sent 07/20/12 with 45 day response date (09/04/12). Dave Myers provided a letter to the Building Department 08/29/12 stating he plans to be in compliance within the next 60 days (10/23/12). Citations issued for non-compliance. Property owner agreed to comply within sixty (60) days. In court 12/04/13, property still not in compliance, judge granted another continuance until 03/27/14. If agreement is met and property owner cooperates the case can be dismissed.

**8 Jennifer Court Update:** Village Prosecutor has filed 02/21/14 a summons to appear for fines of up to \$750 per day, to declare the property a nuisance, possibly a health hazard, and an order of self help if issue is not resolved.

Landscape contractor submitted plans to correct septic problem 07/25/12. GHA reviewed plans and responded via letter on 08/06/12. GHA had five (5) issues with the plan. Citations issued for 4-2-7 (D) 7 discharge of sewage, 4-3-3 (I) altered drainage and 7-1-2 created cesspool. In court on 03/12/13, the Village received a judgment of \$750.00 for each of the three (3) citations issued. Resident advised of judgment by certified letter and advised to correct the issues. Conditions still exist per Village Engineer. Resident advised on 07/18/13 that he would re-submit plans within two weeks. Spoke with owner 09/19/13, will submit plans by 09/26/13. Village Prosecutor recommends issuing additional citations. No response to date to Village Engineer's 11/15/13 letter of required revisions of plans submitted on 11/07/13.