

VILLAGE OF BARRINGTON HILLS

112 Algonquin Road, Barrington Hills, IL 60010-5199

P: 847.551.3000 | F: 847.551.3050

www.barringtonhills-il.gov

TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 03/24/2014

3 Saville Row: Several complaints have been received regarding heavy vehicle traffic, including the roadway being blocked for several hours due to stuck delivery trucks. The property is under observation by the Building Department.

335 Ridge Road Update: No change.

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. Building permit issued 01/24/14 for septic replacement.

11 Barrington Hills Road Update: No change.

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. Property owner stated no grading changes; Village Engineer to inspect property again after snow melts.

261 Steeplechase Rd Update: Administrative warrant served 02/24/14 and along with the Village Code Enforcement Officer, the property was inspected by B&F Construction Code Services for building, electrical, mechanical, and plumbing code violations. All inspections failed. It was also determined that the gas meter and the service line, to the main, were removed by Nicor in 2010 and the property has had no gas service since then. State statute 65 ILCS 5/11-31-1, Demolition, repair, enclosure, or remediation, has been forwarded to the Village Prosecutor for review.

261 Steeplechase Rd continued: 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. 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.

109 Remington Drive Update: At the 02/24/14 Board of Trustees meeting, the vacation of easement was approved under Resolution 14-2.

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 he would have to replace 60" of Heritage trees. Final pool inspection approved 07/16/13; Building Department will follow up on restoration. On 02/10/14 Plan Commission meeting recommended approval of the vacation of easement to the Board of Trustees.

385 Spring Creek Road Update: On 03/21/14 the new owners stopped in the Building Department for information on the property and completion of the pond.

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. At Trustee Messer's direction, property manager advised on 12/17/13 that the property must immediately be brought into compliance. 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.

551-553 Cuba Road Update: Due to the extreme winter weather, Village Prosecutor recommends a thirty (30) day extension to comply.

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: Court date of 03/24/14 on summons to appear, Village Prosecutor to set for trial in sixty (60) days to allow resident time to complete work.

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. Village Prosecutor on 02/21/14 filed 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.