

## VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 06/23/2014

**3 Saville Row Update:** Matter continued to July 2014 due to only four (4) voting members.

Several complaints have been received regarding heavy vehicle traffic, including the roadway being blocked for several hours due to stuck delivery trucks. Resident has filed a petition to the Zoning Board of Appeals to appeal the Code Enforcement Officer's 02/27/14 letter to cease operation of his business. Matter was continued to May 19, 2014 due to a lack of a quorum and June 18, 2014 due to agenda not being posted.

**335 Ridge Road Update:** The revised plans relocating the septic were approved by Village Engineer on 06/15/14. Village Engineer spoke with contractor who advised weather permitting, work to begin by 06/30/14.

Property manager notified on 07/15/13 by Village Engineer that the septic system needed to be relocated out of the area of flooding. Village Engineer has approved plans and a building permit was issued and contractor expects to begin work in thirty (30) days, weather permitting. Soil tests were conducted to re-locate the field and revised plans submitted for review on 06/03/14.

**261 Steeplechase Rd Update:** Waiting for Koulouris to obtain possession of property before pursuing demolition order.

**261 Steeplechase Rd:** ComEd disconnected service to this address 07/12/13 and as such there should be no water to the residence. The property "Not Approved for Occupancy". Judgment issued for \$750.00. 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. 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. Administrative warrant served 02/24/14 and all independent inspections failed. Property has had no gas service since 2010. A judgment of possession was entered in Lake County 03/31/14 and Mr. Saltouros filed a motion to quash summons on 04/23/14. On 05/22/14, court ordered tenant, Saltouros, to vacate the premise within five (5) days.

**385 Spring Creek Road Update:** Per the Village Engineer, the new owners' surveyor has indicated that the building encroaches into the detention pond easement. Previous GHA field work shows the house being outside the easement. Village Engineer is trying to schedule a meeting time next week to address this discrepancy.

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 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. On 03/21/14 the new owners stopped in the Building Department for information on the property and completion of the pond. Certified letter mailed to new property owners requesting timeline to bring pond into compliance.

**551-553 Cuba Road Update:** In court on 06/09/14 case dismissed to allow for compliance as resident submitted. If resident not in compliance by 10/29/14 new citations to be issued.

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. On 04/29/14, Mr. Myers submitted list of specific items to be removed from his property in order to bring it into compliance, stating this will be completed within six (6) months.

**8 Jennifer Court Update:** Due in court 06/23/14 for status, permit issued 05/27/14 although no inspections have been conducted to date. Village Prosecutor spoke with resident's attorney who advised a construction contract is on file with a 07/31/14 completion date.

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. Village Engineer approved septic modifications on 05/13/14 and property owner notified.