

## VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Colleen Konicek Hannigan

RE: Monthly Code Enforcement Report

DATE: 10/26/2015

**2 Barrington Hills Rd Update:** Property owner appeared at the 10/19/15 ZBA meeting and after presentations, ZBA members voted on whether to uphold Code Enforcement Officer's letter but there was not a majority vote. The appeal was tabled until the ZBA attorney can clarify legal basis of a non-majority vote.

Out of state property owner was advised to re-locate or demolish a dilapidated structure in the side yard setback. Property owner chose to repair and stated it "will be at least as sound as when first built over 50 years ago."

**300 Donlea Road Update:** ZBA continued Special Use hearing to 10/19/15 for engineering plans and a plat of survey. All parties present at hearing, ZBA approved subject to Village Engineer's approval and submission of the required documents.

Village Engineer visited the site of reported site development currently underway without a permit. Based on his observations, he determined that the project exceeds the threshold and requires a special use permit. The Code Enforcement Officer posted a stop work order and the property owner was advised of the process for obtaining building/site and special use permits.

**3 Saville Row Update:** Still in discovery phase, five depositions completed with two left to conduct. Village Prosecutor will attempt to complete before next court date 11/16/15.

Complaints are being received once again regarding commercial activity at residence. A meeting was held 03/26/15 with Village staff and neighbors. Residents advised regarding evidence necessary to document H.O.O. violations. Defendant's motion for discovery granted with status date of 06/29/15. Court 07/27/15 for status of discovery and request for judge reassignment. Discovery has been provided and depositions of neighboring residents are still being conducted so the case will be continued again at

**261 Steeplechase Road Update:** On 10/09/15 parties appeared in Lake County court and provided to the judge a contractor's estimate to repair. The judge who continued case to 11/12/15 to confirm status and property owner to submit proof of permit application.

**261 Steeplechase Road continued:** ComEd disconnected service to this address 07/12/13 and as such there should be no water to the residence and no gas service since 2010. The property "Not Approved for Occupancy". An administrative search warrant "for the purpose of conducting and taking photographs of what is viewed and what is discovered for violations" of Village code was served 02/24/14 and all independent inspections failed. On 07/03/2014, Clarke & Busch sent a Notice of Intent to Demolish Unsafe Property to Mr. Koulouris, Mr. Saltouros, and both parties attorney. Police Department is aware the house is not approved for occupancy and that no one can occupy the residence. Week of 09/15/14, Notice of Intent to Demolish Unsafe Property was sent to all necessary and relevant parties. Lake County and DuPage County Sherriff's offices provided with the 10/28/14 complaint seeking demolition and other relief for service to all interested parties. Village has obtained an order of default against Mr. Koulouris and Chase Bank, which would prevent them from contesting the demolition. Mr. Koulouris now in possession of the property. On 03/11/15 complaint received regarding activity at the property, upon investigation it was discovered a tarp was being installed on the roof. Citation issued to owner for work without a permit, court date 04/10/15. On 06/16/15, Koulouris was found guilty for the roof tarp citation and the Court imposed a \$300 fine plus Court costs. An ex parte judgment was issued in Cook County for the second citation the Village issued due to the installation of a roof tarp and the resident was fined \$750. 09/21/15 the judge at the Lake County settlement pretrial conference ordered an engineer's report indicating repairs to be made or suggest demolition by 10/05/15 and continued the matter to 10/09/15 for status and discharge of report.

**385 Spring Creek Road Update:** Resident has met the ZBA conditions, including the temporary construction easement, and was issued a site development permit to complete work, hopefully before the winter sets in.

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. Certified letter mailed to new property owners requesting timeline to bring pond into compliance. Residents have moved into the home and meeting with their engineer and contractor to design a plan of action. Residents are cooperative and the Building Department will continue to follow up. The Building Department has been in communication with the resident's civil engineer and expects compliance. Resident's engineer intends to complete work before seasonal road restrictions are posted. On 02/13/15, the Village Engineer advised revisions were needed to the resident's submitted plans. Village Engineer has submitted information to Lake County Stormwater Management for wetland permit application. Plan revisions have been completed by resident's engineer and are pending application for wetland exemption from Lake County. Provided Lake County approves exemption, resident will file with ZBA for an amendment to the original Special Use permit. The resident to contact the unincorporated property owner to the west of his property to request a temporary easement to allow for grading to insure the pond water at 385 Spring Creek Road will remain on this property and not encroach to the west. Per resident's civil engineer, Lake County has approved the wetland exemption request and will contact Village Engineer on how to proceed. Neighboring property owner has consented to an agreement regarding easement to conduct work. ZBA approved Special Use with conditions.