

## VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 01/28/2013

**2 Tricia Lane:** Property with two (2) barn structures, the existence of which caused the property to violate F.A.R. requirements. Mr. Patel removed the smaller barn but left larger barn standing. Mr. Patel appeared before the ZBA on 09/17/12 and his request for a variance was denied. Demolition completed but he failed to obtain demolition permit and was court ordered to do so.

**Update:** Mr. Patel obtained BP #5233 for the demolition of his barn. Demolition was completed and permit issued prior to the 12/27/12 court date and charges were dismissed.

**363 Bateman Circle S:** Police Department served Ms. Marie Stallone (daughter who signed contract to have trees removed) for 08/24/12 court date re: mitigation. Attorney Busch asked the Court to enter an Order requiring Ms. Stallone to mitigate the damage by re-planting and a fine of \$750/day for each day that she fails to comply with the Order. ComEd has cut service to this property. The Village Arborist estimated replacement cost, \$82,320.00. Village filed an amended complaint requesting \$750.00/day for the non-conforming structure (barn without residence).

**Update:** Mr. Terry Atkiels (property owner dispute) appeared in court 01/11/13, Ms. Stallone has yet to appear for court. Judge refused to award that large a judgment without actual replacement. James Busch will to attempt obtain a prospective judgment. Status date 02/15/13.

**8 Jennifer Court:** 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. Mailed certified letter on 11/20/12 advising two (2) weeks to comply (12/04/12) or matter will be referred to Village Attorney.

**Update:** Per Village Engineer, revised drawings forwarded on 12/17/12 addressed none of his 08/06/12 comments. Mr. Desai notified by email 01/03/13 and 01/10/13 matter to be referred to Village Attorney, still no response. Citation issued and sent to resident via certified mail 01/24/13 for 4-2-7 (D) 7 discharge of sewage, 4-3-3 (I) altered drainage and 7-1-2 created cesspool.

**551-553 Cuba Road:** 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).

**Update:** Property checked again on 01/24/13 and equipment still visible and mulch pile appears to be unchanged from last two months. Citations to be issued for non-compliance.

**385 Spring Creek Road:** 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). Per the mortgage bank's attorney, home was sold back to the bank 10/22/12, with a confirmation date of 01/23/13.

**Update:** Sale confirmation deferred to April. Site to be considered for a dry hydrant.

**594 Plum Tree Road:** Roads were started and property has become a dumping ground, although no further complaints since stop work order was posted. Realtor advised the Village the property is occupied by the owner. All attempts to contact property owner have failed to result in any response from owner.

**Update:** Property to be checked periodically for any further construction.

**1313 Plum Tree Road:** Building permit issued 08/31/2006 for an addition and alteration. Rough inspections were made, last ones being completed in 2008, but the permit remains uncompleted. Property owner is in litigation with contractors. Certified letter sent 11/27/12 advising the Village will close expired permit and any further work will require property owner to obtain new building permit to complete work. No response to date.

**Update:** Building Department to request status inspection before closing expired permit.

**74 Brinker Road:** On 10/18/12 the Building Department was made aware the resident has constructed a canopy/shelter over an outdoor hockey rink without a permit. Property owner was notified by certified letter on 11/06/12 and has submitted plans for review and a building permit.

**Update:** BP #5236 issued, inspection conducted, owner advised of necessary corrections and to call for re-inspection upon completion.

**189 Old Sutton Road:** Received complaints from neighbors regarding burning violations and construction of a barn lean-to without a permit. Stop work order was posted 10/31/12 and certified letter sent to property owner. Residence and barn are leased to separate tenants. Property owner and barn tenant are working with Building Department to resolve.

**Update:** Removal of structure in progress with a 02/08/13 expected completion date.

**358 Bateman Circle South:** Resident was regrading property without a site development permit and a stop work order was posted 11/01/12. Resident is working with an engineer and Dan Strahan to provide necessary documents for site development permit. Dan Strahan advised the contractor could remove soil from right-of-way while awaiting building permit.

**Update:** Dan Strahan is still working with landscape architect to complete drawings.

**3117 Spring Creek Road:** Two (2) wage garnishment checks have been received to date.