

## VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 09/22/2014

**3 Saville Row Update:** At the September 10, 2014 meeting, the Zoning Board of Appeals upheld the Code Enforcement Officer's 02/27/14 letter for the resident to cease operation of his business on the property. The ZBA Attorney, the Village Prosecutor, and the resident's attorney will compile agreed findings of fact by the end of September. The resident has thirty (30) days after the findings of fact are signed to file a petition for court review.

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.

**335 Ridge Road Update:** As-built drawings were received 08/18/14. Based on the Village Engineer's review the septic system was installed in general conformance with the approved plan and complies with the Village septic ordinance.

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. The revised plans relocating the septic were approved by Village Engineer on 06/15/14. Installation has been completed. Septic system was inspected and approved on 07/18/14.

**261 Steeplechase Rd Update:** Title search received. During the week of 09/15/14, Notice of Intent to Demolish Unsafe Property was sent to all necessary and relevant parties; Mr. Koulouris, Mr. Saltouros, their attorneys and Chase Bank (lender of record). They have fifteen (15) days to respond. If no response, Prosecutor will file with the court seeking an order of demolition.

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. 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. On 07/03/2014, Clarke & Busch sent a Notice of Intent to Demolish Unsafe Property to Mr. Koulouris, Mr. Saltouros, and both parties attorney. Possession of property is still unclear and probably with Mr. Saltouros as the eviction was dismissed. Pursuant to previous posting, the house is not approved for occupancy, the Police Department is aware that no one can occupy the residence.

**385 Spring Creek Road Update:** Residents have just moved into the home and will meet with their engineer and contractor in the next couple of weeks to design a plan of action. Residents are cooperative and the Building Department will continue to follow up.

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. Certified letter mailed to new property owners requesting timeline to bring pond into compliance. Discrepancy between new owners' surveyor and GHA as to whether or not the residence is encroaching into the detention pond easement. Village Engineer determined there was no encroachment by the home into the detention pond easement as the owners' surveyor was using an outdated plat.

**551-553 Cuba Road Update:** Inspection for compliance scheduled 10/29/14.

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. In court on 06/09/14 case dismissed to allow for compliance as resident submitted.

**8 Jennifer Court Update:** As-built engineering plans were reviewed by the Village Engineer and the drainage modifications were installed in substantial conformance and in compliance with Village requirements. A judgment of \$750.00 was granted in court on 09/03/14 to be paid within thirty (30) days.

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. Permit issued 05/27/14 although no inspections have been conducted to date. Resident's attorney advised a construction contract is on file with a 07/31/14 completion date. On 07/25/14, Clarke & Busch received fax from resident's attorney stating work has been completed but has not been inspected and no as-built drawing has been provided.