

VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees FROM: Trustee Colleen Konicek Hannigan
 RE: Monthly Code Enforcement Report DATE: 08/24/2015

2 Barrington Hills Rd: Out of state property owner was advised to re-locate or demolish a dilapidated structure (photos attached) 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." Owner has advised that a ZBA appeal will be filed.

300 Donlea Road Update: Resident advised will appear before ZBA for a special use permit.

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

3 Saville Row Update: Case continued to 09/28/15 for further discovery and depositions of neighboring residents are being conducted.

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.

261 Steeplechase Road Update: Lake County set settlement pretrial conference date of 09/21/2015 regarding demolition of residence. A second citation for the roof tarp was issued, Cook County court date 09/23/15, as the roof tarp still exists.

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.

385 Spring Creek Road Update: Resident advised will appear before ZBA for an amendment to Special Use Artificial Lake Res. 03-21.

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.

2 Barrington Hills Road

Conditions on 10/01/2013



Photo taken 07/21/2015 before construction



Photo taken 08/13/2015 after construction

