

VILLAGE OF BARRINGTON HILLS

112 Algonquin Road, Barrington Hills, IL 60010-5199

P: 847.551.3000 | F: 847.551.3050

www.barringtonhills-il.gov

TO: Board of Trustees

FROM: Trustee Joseph Messer

RE: Monthly Code Enforcement Report

DATE: 03/30/2015

3 Saville Row: Complaints being received once again regarding commercial activity at residence. Meeting being 03/26/15 held with Village staff and neighbors. Residents advised regarding evidence necessary to document home occupation violations.

316 Sutton Road: Received complainants regarding semi-tractor and trailer, usually an auto transport vehicle, parked on the residential property, both loaded and unloaded. After receiving certified letter of violations, owner requested additional time to allow tenant to find alternate location of residency or vehicle storage. Extension granted until June 7, 2015.

266 Steeplechase Rd Update: Preservation company advised of property condition and has secured property. Residence remains on vacant house watch.

Received complaints regarding the condition of residence being unsecured, broken windows, and the yard unmaintained. Police Department checked and property is secured. Building Department received contact information from property preservation company for any further complaints. On vacant house watch list.

261 Steeplechase Rd Update: 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. Koulouris filed a motion to vacate order of demolition, court date 04/10/15 and status date for order demolition is 04/30/15.

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 Sheriff'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.

385 Spring Creek Road Update: 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.

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.