

## VILLAGE OF BARRINGTON HILLS

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TO: Board of Trustees

FROM: Trustee Colleen Konicek Hannigan

RE: Monthly Code Enforcement Report

DATE: 11/19/2015

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**2 Barrington Hills Rd Update:** Property owner appeared at the 11/16/15 ZBA meeting and after making an additional statement, ZBA members voted unanimously to reverse the Code Enforcement Officer's determination, thus allowing the rebuilt shed to stay.

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." 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.

**300 Donlea Road Update:** ZBA recommended to Board of Trustees for approval with conditions of engineering plans and a plat of survey. Item was not on the 10/26/15 Board of Trustees agenda and was continued to the 11/19/15 Board of Trustees meeting.

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. All parties present at 10/19/15 hearing, ZBA approved, subject to Village Engineer's approval and submission of the required documents.

**3 Saville Row Update:** Two known depositions remaining, all Saville Row residents have given their depositions. Final status for completion of written and oral discovery is 01/22/2016.

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. 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.

**261 Steeplechase Road Update:** During 11/12/15 court appearance, the judge continued case until 12/03/15 for status of compliance. Village Prosecutor will also file for an administrative search warrant to inspect and confirm current condition of property.

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. 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.