

Building and Zoning Report

April, 2018

Inspections:

- 4 siding
- 2 fence
- 6 window/door finals
- 1 roof
- 1 shed
- 4 paving, sidewalk, patio, driveway
- 1 demolition
- 7 property maintenance, nuisance, code

BZO meetings and activities:

- Inspected and found work without a permit on Nancy Lane; owner has since applied for and been issued two permits – one for a deck, another for siding and a new door.
- Inspected and found work without a permit on Lenz Road, where a barn is being reconstructed. Failed to make contact with owners or occupants, possibly vacant. Posted a “red-tag”.
- Accompanied a police officer to inspect propane gas tanks on RT 64; an alarm had sounded throughout the night, and officers could not make contact with property manager; once we contacted the property manager, we determined that the site was secure.
- Assisted with coordination of flag pole installation at Village Hall. Concrete pier is installed with PVC tube liner for flag pole and grounding wire; contractor is due to return to complete installation.
- Met with Brad Jones, Kane County Forest Preserve steward, who is concerned about litter at Wasco Ball Fields; inspected the grounds to find bags, bottles, and litter along the south perimeter of the ball field parking lot, north perimeter of the preserve; I intend to coordinate a cleanup effort between the Forest Preserve and Wasco baseball.
- Processed and issued a certificate of use and occupancy permit for Atlas General Contractors at 40W089 IL RT 64, Suite E; also reviewed, approved and issued their sign permits.
- Met with Arista Stungys, the Village’s Zoning Ordinance consultant, to review the draft sign ordinance and the draft subdivision regulations.
- Inspected a property at the end of Ponderosa – with fire captain - where the fire department responded to a controlled burn that became uncontrolled. The matters at hand include: clearing brush from the fence line; contacting Fox Mill HOA regarding their damaged fence; and other miscellaneous code violation on site; the owner is working toward compliance on these matters.
- Met with Lisa Schopp of Elburn Fire Department. The Elburn Fire Department is requesting that the Village honor and enforce their developer fee ordinance; we requested a copy of a draft, intergovernmental agreement – similar to their agreement with Elburn – to review and present for the Board’s consideration.
- Coordinated the final occupancy inspections for Balmoral Restaurant with Ron Kazniak, general contractor at Central Development.
- Met with a Fox Mill resident to assist with his driveway expansion permit.
- Met with Lee Strom, Tyler Strom, and Jacqueline Strom - along with Harry Blecker and Ron Searl, to discuss their zoning application. Specifically, we discussed their desire to proceed with their zoning and subdivision requests without incurring too many additional review costs; they were advised to address the items from the Village’s review letter, and to work with me to resolve those matters.
- Met with Kimberly Skidmore, property manager for Fox Mill HOA. We discussed driveway expansions, re-paving permits for sidewalks in Fox Mill, and a brush pile at their clubhouse, which has since been removed.
- Met with Tela Malovski, field supervisor for Window Works. Window works has at least two clients with failed inspections. Window Works principally sell insert windows, which are prohibited in sleeping rooms. The company is aware of the prohibition; they state that they’ll be vigilant to meet the code in future projects; they plan to work with the owners and me to resolve the failed window installations.