

Item #10C:

Village Trustee Marshall

Historic Downtown Property Maintenance & Code Inspections

2014 Property Maintenance Inspections Violations List	
# of Occurrences	Violation Description
42	Thumbturn locks on exit doors
32	Paint peeling
31	Fire extinguisher issues
29	Exterior trip hazards - uneven brick, asphalt, etc.
26	Handrails, stair spindles
22	Electrical outlets, wiring
17	Exit sign issues
15	Extension cords
15	Exterior property damage - roof, fascia, window panes, shutters, etc.
11	Interior property damage - drywall, ceiling tiles, etc.
10	Hood/fryer/grease/cooking appliances
9	Electric panel - labeling, clearance
7	Exit door - obstruction, panic hardware, damage to, etc.
7	Furnace/water heater - clearance, lines, etc.
7	Yearly fire protection/alarm test
6	Housekeeping
3	Occupancy/capacity sign not posted
2	Dumpster-related
2	FDC (fire dept. connection)
2	Flammable liquids, storage tanks
1	Address not posted properly
1	Handicap parking signs
1	Plumbing leak
298	

Report updated to include inspection letters dated:

3/3/2014

3/5/2014

3/7/2014

3/13/2014

3/18/2014

3/26/2014

1 insp (128 OMR) from 4/3/14

4/21/2014



May 06, 2014 11:14 a.m.

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Long Grove businesses hit with 229 code violations

By: Ronnie Wachter | rwachter@pioneerlocal.com | [@ronniewachter](https://twitter.com/ronniewachter)

When the public returned to Long Grove last weekend for the spring-starting Chocolate Festival, many found the sidewalks clean, the grass well-trimmed and shopkeepers a bit more vigilant about keeping up-to-date on building codes.

The festival was the Long Grove Business & Community Partners' first major event since the village sent 229 minor violation notices to 33 businesses in early March. Most of those business owners rent their properties — from a smaller pool of owners — but many of those involved said the village's clean-up effort is being taken seriously.

"We are in favor of it," said Sharon Fine, executive director of the LGBCP. "We want the downtown to look its best."

While the citations weren't classified as immediate concerns, many of them could become urgent at any moment.

The leading citation was fire-extinguisher issues, hitting 30 businesses in a downtown area filled with wood-frame buildings that are built close together. The area also has no municipal water supply.

Seven building code violations were for untested fire alarms and six were for blocked exits.

In addition to public safety violations, 26 citations were written for peeling paint, five for housekeeping complaints and one for an improperly posted address.

The shining star of Long Grove was Kathy Cooarelli, owner of Potpurri at 329 Old McHenry Road. She didn't have any violations.

The leading scofflaws were Mara Sabath of Re/Max Prestige at 410 W. Robert Parker Coffin Road, and Randy Towner, who owns the Marathon Mini Mart at 209 Robert Parker Coffin Road. Both received 15 notices.

"It's given everyone a shot in the arm," Fine said.

Nancy Fino, proprietor of the Pear Tree Shoppe, 210 Robert Parker Coffin Road, faces nine write-ups, including having a loose handrail on the stairs and the wrong kind of lock on the door. She was among those who said she welcomed some poking from Village Hall.

"I think we have to take the responsibility," Fino said. "We have to provide the customer with an exceptional experience."

Village Hall hired B&F Construction Code Services, Inc. of Elgin to perform the inspections.

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May 05, 2014 3:32 p.m.

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Elgin, IL 60124

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WEBSITE www.bftechcs.com
E-MAIL bftech@bftechcs.com

April 21, 2014

Ken Siwieck
Vacant
223 Robert Parker Coffin
Long Grove, IL 60045

Via Email: ksiwieck@newmidwestgroup.com

Dear Mr. Siwieck,

The Village of Long Grove's desire to ensure the viability of the downtown business district recently began an inspection program to ensure the exterior and interior of properties are in compliance with Building and Fire Codes. B & F Construction Code Services, Inc. has been retained to perform these inspections for the Village.

An inspection was conducted on 4/17/2014 and the following items were noted to be in violation of the Village code and corrective action is necessary to bring these items into compliance. Only a partial exterior inspection was conducted due to the weather conditions with snow and ice. A complete exterior inspection shall be conducted when the follow-up inspection is conducted.

1. Exit Doors – use of thumbturn locks is prohibited.

A re-inspection shall be conducted within thirty days from the date of this letter to verify compliance of the Village of Long Grove Municipal Code.

Should you have any questions regarding this letter, please contact me at 847-428-7010.

Sincerely,



Jan Yates
Property Maintenance / Fire Inspector

Service With Integrity

Member
ICC NFPA IFIA IACET

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2420 Vantage Drive
Elgin, IL 60124

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Ken Siwieck
Vacant
219-239 Robert Parker Coffin
Long Grove, IL 60045

Via Email: ksiwieck@newmidwestgroup.com

Dear Mr. Siwieck,

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1. Exterior – exposed wires (lites)
2. Exit doors – use of thumbturn locks is prohibited

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217 Robert Parker Coffin
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221 Robert Parker Coffin
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Via Email: ksiwieck@newmidwestgroup.com

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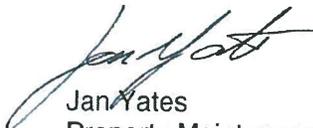
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1. Exit doors – use of thumbturn locks is prohibited
2. Exit signs shall be illuminated
3. Replace cracked window – west
4. Provide cover on outlet

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April 21, 2014

Ken Siwieck
Vacant
225 Robert Parker Coffin
Long Grove, IL 60045

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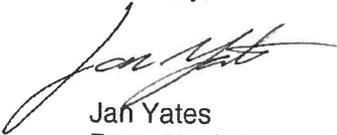
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1. Fire extinguishers out of date
2. Exit doors – use of thumbturn locks is prohibited

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Sincerely,



Jan Yates
Property Maintenance / Fire Inspector

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E-MAIL bftech@bftechs.com

April 21, 2014

Beata Krasuski
Beata's Soul Art
404 Robert Parker Coffin "B"
Long Grove, IL 60045

Dear Beata,

The Village of Long Grove's desire to ensure the viability of the downtown business district recently began an inspection program to ensure the exterior and interior of properties are in compliance with Building and Fire Codes. B & F Construction Code Services, Inc. has been retained to perform these inspections for the Village.

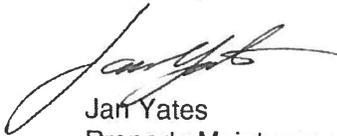
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1. Exit door – use of thumbturn locks is prohibited
2. Eliminate use of extension cord
3. Repair/replace uneven brick pavers – trip safety hazard

A re-inspection shall be conducted within thirty days from the date of this letter to verify compliance of the Village of Long Grove Municipal Code.

Should you have any questions regarding this letter, please contact me at 847-428-7010.

Sincerely,



Jan Yates
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WEBSITE www.bftechcs.com
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April 21, 2014

Country House
430 Robert Parker Coffin
Long Grove, IL 60045

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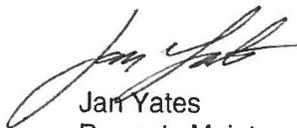
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1. Exterior – scrape peeling paint/repaint siding, window trim
2. Repair or replace gutter
3. Exterior scrape peeling paint/repaint railing (rear) stairs
4. Exterior repair/replace concrete stairs (gront) deteriorating
5. Remove extension cord
6. Exit doors – use of thumbturn locks is prohibited
7. Basement – provide guardrail – stairs
8. Basement – housekeeping is in need of improvement
9. Repair/replace uneven brick pavers – trip safety hazard

A re-inspection shall be conducted within thirty days from the date of this letter to verify compliance of the Village of Long Grove Municipal Code.

Should you have any questions regarding this letter, please contact me at 847-428-7010.

Sincerely,



Jan Yates
Property Maintenance / Fire Inspector

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Article updated: 4/27/2014 8:59 AM

Libertyville's MainStreet a model for downtown revamp

By Mick Zawislak

Visiting downtown Libertyville didn't always involve a pleasant tree-lined stroll past restored and repurposed century-old buildings, window shopping at boutique shops or listening to live lunch-hour music at Cook Park.

Instead, like other downtowns that lost business and customers to shopping malls and big box stores in the 1980s, there were many empty storefronts and a low-rent feel to Libertyville.

"We had broken windows and pigeons living in the buildings," said Jeff Lovinger, a businessman who in 1985 bought the first of what eventually would be a stable of five buildings downtown.

It would take many years and more than \$75 million in combined public (\$12 million) and private (\$63 million) investment to transform the area to the bustling hub it is today. And a big part of the game-changing process began in 1989, with the establishment of MainStreet Libertyville, a program pioneered by the National Trust for Historic Preservation.

This past week, the nonprofit group marked its 25th anniversary and plans an open house on Friday to share the story.

"I had visions of it being a good town and a good place to invest (but) never in my wildest dreams did I think it would reach the level that it is," said Lovinger, who was installed this past January as chairman of the MainStreet board of directors.

The downtown has become so popular with an influx of new restaurants and other businesses and more planned, that parking at times can be difficult. Village leaders are working to provide more.

However, getting there hasn't always been easy. Money wasn't always available and selling improvement ideas to store owners could be slow going.

"Once it got established, the momentum held," said Dan Mayworm, who is regarded as the catalyst that brought MainStreet to Libertyville.

When he initially got involved in the 1980s, Mayworm said, the downtown landscape was in bad shape.

"Hard to get excited about," he recalled. "Not very inspiring."

But his purchase and renovation of what is now the Libertyville Bank & Trust Co., at 507 N. Milwaukee Ave., led to an invitation to join the village board's advisory urban planning committee.

He learned of the fledgling renovation effort. With \$10,000 in seed money from the village, he arranged a series of town meetings with representatives from the National Trust.

"We managed to stir up some excitement on the (village) board," Mayworm said.

One requirement was the village provide \$50,000 in funding for three years. Results were expected quickly, Mayworm said.

"They were getting anxious," he said of village leaders. "We never indicated to them it would be easy. One of the main stumbling blocks were the store owners downtown. We thought they would be the easy ones to sell. They were the toughest."

But the door-to-door sales pitches and other efforts eventually paid off.

At the time MainStreet was established the downtown vacancy rate was about 30 percent. Now, it is considered negligible. Rents of about \$6 a square foot then have risen to \$25 a square foot today in some cases.

And since 1986, when the village established a special taxing district to generate money to make improvements downtown, the market value of property has jumped from about \$35 million to \$118 million, according to the village. Funds generated by the tax increment financing district have been used for utility upgrades, streetscape improvements, a parking deck and facade grants, among other things.

"Without our village, MainStreet wouldn't be what it is, and they've been rewarded by the success of it," Lovinger said. "Everybody wants to be in Libertyville now."

In 1997, the organization won the Great American Main Street Award as best in the U.S.

But when the economy tumbled, trouble returned. Ten years ago, the village -- facing its own crisis -- slashed its \$50,000 annual contribution to MainStreet to \$25,000 and eventually to \$5,000. By 2008, the cash-strapped organization was in crisis mode and nearly folded.

However, the leaders persevered and eventually MainStreet rebounded. Today, it is a success story for revitalization that other communities can learn from, officials say.

"They are definitely, by far, one of the strongest programs in the state, if not the country," said Christina Rogers, Main Street coordinator for the Illinois Department of Commerce & Economic Opportunity.

Illinois started its Main Street program in 1993 (Libertyville joined the state program in 1997) and currently it has 41 member communities.

Rogers said it can be difficult for local organizations to sustain momentum.

"It's possible they (other Main Street organizations) aren't engaging the community and the community doesn't understand why it's important to have a nice vibrant downtown," she said. "Sometimes they will lose funding, or sometimes lose their direction. It's incredible what they've (Libertyville) accomplished in such a short time."

The atmosphere has drawn entrepreneurs like Lara Ariazi, who two years ago opened Ariazi Salon & Spa in the heart of downtown.

"We were either going to have this location, or we wouldn't open up at all," said the Mundelein resident and Libertyville High School graduate. "It was about the events that bring people down here."

Her clients grew 20 percent the first year and 40 percent the second, she added.

MainStreet Libertyville, which sponsors more than 50 days of events a year, markets the area for its "historical charm and small town character," as well as the urban mix of independent shopkeepers.

The events range from a weekly antique car show and farmers market during the summer to the two-weekend

Dickens of a Holiday celebration before Christmas and a post-holiday winter wine tasting.

"They just keep the attraction and target goal on one purpose, and that's the public events and to get the public here," Ariazi said.

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“Our aim:
To fear God,
tell the truth
and make money.”

H.C. Paddock
1852-1935

Opinion

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Lessons of a downtown success story

If Libertyville's story can serve as a model for successful downtown renovations — and we believe it can — then what are some of the key lessons to take from it? Some observations stand out.

One, it takes time. As Daily Herald staff writer Mick Zawislak reported on Sunday, some of the initial supporters of the MainStreet Libertyville approach that's now celebrating 25 years in operation were understandably eager to see quick results from the village's investments. When they accepted the notion that results may not be evident for years and focused on nurturing and monitoring promising projects, they provided the opportunity for development to take root and grow.

Second, it takes money. Or, perhaps a combination of effort and resourcefulness is a better way to define it. Certainly, money was a factor; the village has contributed \$12 million over the course of this initiative. But private interests have invested more than five times that amount — \$63 million. In many ways, Libertyville's success wasn't so much about coming up with the \$12 million as it was about attracting and encouraging developers and entrepreneurs willing to pony

Our View

up their portion of the \$63 million.

Most importantly, it takes cooperation. Libertyville's downtown has revived and flourished because private interests and public officials adapted to each others' needs along the way to producing a shared vision for the look and feel of the downtown area. And, the community demonstrated an additional level of commitment via the significant volunteer contributions through the MainStreet program.

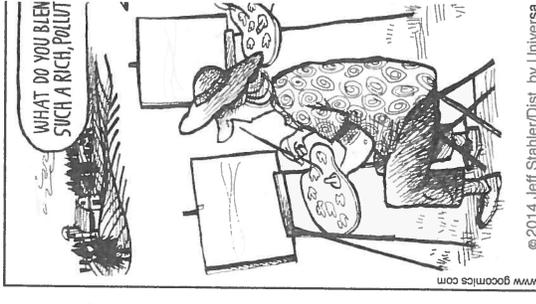
The results today are self-evident. Blocks filled with contemporary shops in an appealing historical setting. Property values that have significantly increased in the downtown area. Streets so full of diners, shoppers and other visitors that the town's new problem is providing adequate parking space. Libertyville is by no means alone in engaging a public-private cooperative venture to enhance its downtown redevelopment. At least five other suburban communities — Batavia, Crystal Lake, Elgin, Lombard and Waukegan — are among the 41 towns participating in Main Street Illinois

statewide. To varying degrees, numerous towns throughout the suburbs also have undertaken significant independent projects, from communities like Des Plaines, Mount Prospect and Arlington Heights along the Northwest Highway corridor, to cities like Naperville, which has built a thriving downtown with a particularly successful private-public partnership in the development of the centerpiece Riverwalk.

Nor has every project met with immediate success. The city of Aurora, for example, is making a second stab at revitalizing the area around its casino after an initial development plan stalled.

But all these downtown efforts share characteristics that the Libertyville model emphasizes — a clear vision, a willingness to invest substantial resources to promote it and, perhaps above all, a commitment to constantly monitor and marshal those resources until the vision becomes a self-sustaining reality. It's no easy process. The 25 years it has taken Libertyville to reach its current point are surely testament to that. But it can be rewarding, too, as Libertyville's MainStreet success equally demonstrates.

Moderately Con



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Your Views

Tolerance applies to religious speech, too

Never have I heard such blab about tolerance and political correctness coming from the most intolerant of all



Trying to save a piece of the