



# VILLAGE OF CRETE

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VILLAGE PRESIDENT  
MICHAEL S. EINHORN

VILLAGE CLERK  
KATHLEEN A. WANTUCH

VILLAGE ADMINISTRATOR  
THOMAS J. DURKIN, AICP

**MINUTES  
COMMITTEE-OF-THE-WHOLE MEETING  
PRESIDENT AND BOARD OF TRUSTEES  
VILLAGE OF CRETE  
JULY 31, 2006**

Village President Michael Einhorn called to order the Committee of the Whole meeting of the Corporate Authorities of the Village of Crete, on July 31, 2006, 7:12 p.m. in the Crete Village Hall.

On a roll call by Deputy Village Clerk Debra Hameister, the following were present: Village President Einhorn, Trustees Larry Johnston, Sue Rossi, Robert Gaines, Steve Johnson and John Stoll.

Trustee Wiater arrived at 7:23 p.m.

Absent: None

Also present: Tom Durkin, Administrator, Darrell Hornback, Code Enforcement Officer, Mike Smith, Building Inspector and Marty Braccio ESDA Director (Code Enforcement Officer in Richton Park).

Members of the Public Present: Bruce Hackel, Realtor

## **DISCUSSION:**

The reason for this meeting is to discuss property maintenance issues, point of sale inspections and code enforcement issues.

No final action will be taken.

ROBERT GAINES      STEPHEN JOHNSON      **BOARD OF TRUSTEES:**  
LARRY JOHNSTON      SUE ROSSI      JOHN STOLL      MARK WIATER

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Village President Einhorn presented four items to be discussed.

1. The time frame in which to process issues.
2. Enforcement
3. Possibility of changing codes to require inspections on residential structures.
4. Do we need/want to do more with code enforcement, is additional personnel required.

Several ideas were presented to assist the process of code enforcement.

**Trustee Stoll** – concerned that we have a reasonable time frame in the ordinance for the process of code enforcement. We now have half of the personnel that we had before.

**Trustee Rossi** – would like statistics on how many tickets have been issued. Breaking them down by violation, address, dates, how many contacts were made prior to a ticket being issued.

Should the Trustee in charge make personal contact with the homeowner regarding the violation to find out why there is an issue?

Trustee Rossi is concerned about residents in financial distress. Does not want to burden the homeowner with additional costs to repair property if house is for sale and can be sold as it appears.

**Darrell Hornback** – unable to provide the statistics of number of tickets issued at this time, will present this at a later date.

**Trustee Johnston** – Asked Marty Braccio about the process in Richton Park.

**Marty Braccio** reported that occupancy inspections are done on the sale of property and rental changes. Initial Inspections take about 30 minutes with the report done on site. They are given 30 days to comply. Second inspection takes about 15 minutes.

Richton Park has a Hearing Officer and hears all cases in house. For all code violations and some police cases. The Hearing Officer is there once a month.

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Trustee Johnston stated that an option for us would be to hire an inspector at maybe \$100.00 per inspection and require an occupancy permit with all sale and rental property transactions.

Received information from Bruce Hackel that 170 homes were sold in Crete and of the 170, 124 homes were not new construction. Eight years ago there were 56 homes sold in Crete.

**Trustee Gaines** stated the issue of property maintenance is a concern. That to have a neat and tidy property can take little to no money to clean up. There are issues that will require more time and money.

**Bruce Hackel** – feels that the Village does not have a problem and it all boils down to enforcement of the few homeowners that are not in compliance.

**Trustee Wiater** – At this time, Darrell is a part time Animal Warden and a part time Code Enforcement Officer prior to hiring him we had a full time Code Enforcement Officer. We are a growing community, but we have someone spending less time on the issues.

**Village President Einhorn** – The legal process is too long. We need to look at a different way to expedite the action. Attorney Stevenson stated that we could skip the warnings and go directly to the tickets. As far as demolition it is the research regarding ownership that is timely. A notice of violations and of the action is to be sent to the owner of the property, if it is in foreclosure this can be difficult as the lending institutions change often.

To finalize the discussion, Village President Einhorn summarized before we make any decisions, there are three items to address prior to the next meeting regarding code enforcement:

1. Darrell Hornback will provide the data regarding the history of the code enforcement issues, warnings, contacts, tickets, court information.
2. Look at providing additional help with code enforcement.
3. Attorney Stevenson to meet with Village Prosecutor Pagorek to review the current procedure and be creative in developing a system to move the process faster.

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Motion to adjourn, Trustee Wiater. Second by Trustee Stoll.

Ayes: (6) (Johnson, Wiater, Gaines, Johnston, Rossi, & Stoll)

Nays: (0) None

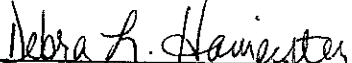
Absent: (0) None


Abstain: (0) None

Motion Carried.

Meeting dismissed at 8:50 p.m.

Passed and approved on this 14<sup>th</sup> day August 2006

  
Debra L. Hameister  
Deputy Village Clerk

  
Michael S. Einhorn  
Village President