



COUNTY OF KENDALL, ILLINOIS HEALTH & ENVIRONMENT COMMITTEE

**Kendall County Office Building
111 W. Fox Street; 2nd Floor County Board Rm
Yorkville, Illinois**

Monday, July 11, 2022- 8:30a.m.

MEETING AGENDA

- 1. Call to Order**
- 2. Roll Call:** Robyn Vickers (Chair), Elizabeth Flowers, Scott Gengler, Judy Gilmour, Ruben Rodriguez
- 3. Approval of Agenda**
- 4. Approval of Minutes from June 13, 2022**
- 5. Status Reports**
 - ☐ Board of Health
 - ☐ Health Department
 - ☐ Soil & Water
 - ☐ Water Related Groups
 - ☐ Other Reports
- 6. Old Business**
- 7. New Business**
 - *Discussion of 1539 Collins Road Property*
- 8. Chairman's Report**
- 9. Public Comment**
- 10. Questions from the Media**
- 11. Action Items for the County Board**
- 12. Executive Session**
- 13. Adjournment**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Department at 630- 553-4171, a minimum of 24-hours prior to the meeting time

COUNTY OF KENDALL, ILLINOIS
Health & Environment Committee
Monday, June 13, 2022
Meeting Minutes

CALL TO ORDER

The meeting was called to order by Chair Robyn Vickers at 8:30a.m.

ROLL CALL

Attendee	Status	Arrived	Left Meeting
Robyn Vickers	Here		
Ruben Rodriguez	Here		
Elizabeth Flowers	Present		
Scott Gengler	Absent		
Judy Gilmour	Absent		

With three members present, a quorum was determined for the conducting of committee business.

STAFF PRESENT: Brandy Lehman, RaeAnn Van Gundy

GUESTS PRESENT:

APPROVAL OF AGENDA – Member Rodriguez made a motion to approve the agenda, second by Member Flowers. **With three members present in agreement, the motion carried by a vote of 3-0.**

APPROVAL OF PREVIOUS MONTHS MINUTES – Member Flowers made a motion to approve the May 9, 2022 meeting minutes, second by Member Rodriguez. **With three members present in agreement, the motion carried by a vote of 3-0.**

STATUS REPORTS

- **Board of Health** – Health Department Executive Director Van Gundy briefed the committee on unfunded mental health training Mental Health Department Director Lisa Holch conducts with all Sheriff's Office Deputy new hires. Topics covered in the 1-2 hour training session include how to recognize, evaluate and determine the best way for de-escalation before the situation becomes a crisis, how to identify a person experiencing a drug overdose and identifying drug withdrawal symptoms, and juvenile crisis response and intervention. Van Gundy stated that the training has been well received by law enforcement personnel. **The committee wants Mental Health Director Lisa Holch, and Sheriff's Office Deputy Paul Kubinski to attend a**

future Committee of the Whole meeting to inform the full Board about this unfunded service that is being offered through the Health Department.

- **Health Department** – Brandy Lehman, R.N.; B.S.N. from the Community Health Division provided details on the Immunization Services available through the Health Department which include “Back to School Clinics” for Kindergarten, 6th Grade and Senior High School students. There are 16 clinics scheduled for this year with some available offsite at Emily G. Johns School in Plano, Oswego High School, and within the Newark School District.

They also offer two monthly children’s vaccine clinics through a federal program that assists those with no insurance, under insured, and those on state insurance. They can add additional clinics when necessary. Ms. Lehman stated that one of the main issues is getting parents to bring their children for vaccinations in the Health Department. Health Department staff continues to reach out to parents through school, Physician’s offices, social media and word of mouth. The addition of the new Health Department Mobile Van will hopefully be up and running to assist in getting infants and children vaccinated right in their own neighborhoods.

Ms. Lehman explained that Covid 19 vaccine clinics continue, but have dropped to two or three times per month, due to the decrease in people wanting vaccinations.

The numbers have increased for those citizens travelling out of the country, and the Travel Clinic is also available to those outside of Kendall County as well.

- **Kendall County Soil and Water District** – No report
- **Water Related Groups** – No report
- **708 Mental Health Board** – No report

OLD BUSINESS – None

NEW BUSINESS – None

CHAIRMAN’S REPORT – No report

PUBLIC COMMENT – None

ITEMS FOR COMMITTEE OF THE WHOLE – None

JUNE 21, 2022 COUNTY BOARD MEETING ACTION ITEMS - None

EXECUTIVE SESSION – Not Needed

ADJOURNMENT – Member Flowers made a motion to adjourn the meeting, second by Member Rodriguez. **With four members present in agreement, the motion carried 3-0, and the meeting ended at 8:56a.m.**

Respectfully Submitted,

Valarie McClain
Administrative Assistant and Recording Clerk



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

ORDINANCE VIOLATION CITATION

CASE NO. V22-010A

County of Kendall vs. Michael A. Faulkner and Jill E. Marshall

May 11, 2022

Michael A. Faulkner and Jill E. Marshall
[REDACTED]

RE: **P.I.N. # 03-26-100-004**
Property Location: **1539 Collins Road Oswego, IL 60543**

Please be aware that an inspection of the above described property on 7/14/21, 8/4/21, 12/11/21 and 5/3/22 by the Code Enforcement Officer from the Kendall County Planning, Building & Zoning Department ("Department") revealed a violation of Kendall County Ordinance 2018-19, Inoperable Motor Vehicles. Upon inspection, the following described inoperable motor vehicle(s) were found on the subject property, which constitutes a nuisance under Ordinance 2018-19:

Black Volvo 850
Amera Coach RV

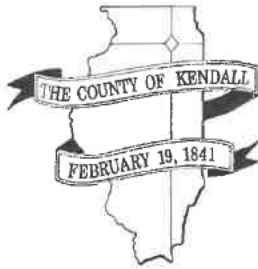
Pursuant to Section 4 of Ordinance 2018-19, please take corrective actions to address this violation by 1) repairing the subject inoperable vehicles identified in the inspection to operable condition or 2) disposing of the subject inoperable vehicles from the subject property in accordance with State and local law. Abatement of this violation shall occur by no later than 6/6/2022, at which time your property will be re-inspected by the Department for compliance.

You **may avoid a court appearance** if, 1) within ten (10) days of the service of this citation, you repair the vehicle to operable condition or 2) dispose of the inoperable vehicle. If said corrective actions **have not** been completed by 6/6/2022 you will be required to **APPEAR IN COURT** on 7/6/2022 at 8:30 a.m. in the Kendall County Courthouse, 807 W. John Street, Yorkville, Illinois 60560. You may demand a jury trial by filing a jury demand and paying a jury demand fee when entering your appearance, plea, answer to the charge, or other responsive pleading. A default judgment in the amount of \$200.00 for each day the violation continues after the abatement date of 6/6/2022 may be entered in the event you fail to appear in court or answer the charge made on the date set for your court appearance or any date to which the case is continued. Each day the violation continues after the abatement date shall be a separate offense and shall incur a fine of up to \$200.00 per day.

For questions regarding this Citation, please contact Brian Holdiman, Code Enforcement Officer, at 630-553-4141. Your cooperation is greatly appreciated.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

Brian Holdiman – Code Enforcement Officer



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

ORDINANCE CITATION

CASE NO. V22-010B

County of Kendall vs. Michael A. Faulkner and Jill E. Marshall

May 11, 2022

Michael A. Faulkner and Jill E. Marshall
[REDACTED]

RE: P.I.N. # 03-26-100-004

Property Location: 1539 Collins Road Oswego, IL 60543

Please be aware that an inspection of the above described property on 7/14/21, 8/4/21, 12/11/21 and 5/3/22 by the Code Enforcement Officer from the Kendall County Planning, Building & Zoning Department ("Department") revealed a citation of Kendall County Ordinance 2019-12, Junk and Debris. Upon inspection, the following described junk and debris were found on the exterior of the subject property, which constitutes a nuisance under Ordinance 2019-12:

Furniture, Mattress, Construction Debris, Boxes, Wood, Plastic and Scrap Metal

Pursuant to Section 5 of Ordinance 2019-12, please take corrective actions to address this violation by removing the junk and debris from the exterior of the subject property in accordance with State and local law. Abatement of this citation shall occur by no later than 6/6/22 at which time your property will be re-inspected by the Department for compliance.

You **may avoid a court appearance** if, within ten (10) days of the service of this Citation, you remove the junk and debris from the exterior of the subject property. If said corrective actions **have not** been completed by 6/6/22 you will be required to **APPEAR IN COURT** on 7/6/22 at 8:30 a.m. in the Kendall County Courthouse, 807 W. John Street, Yorkville, Illinois 60560. You may demand a jury trial by filing a jury demand and paying a jury demand fee when entering your appearance, plea, answer to the charge, or other responsive pleading. A default judgment in the amount of \$200.00 for each day the violation continues after the abatement date of 6/6/22 may be entered in the event you fail to appear in court or answer the charge made on the date set for your court appearance or any date to which the case is continued. Each day the violation continues after the abatement date shall be a separate offense and shall incur a fine of up to \$200.00 per day.

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Brian Holdiman
Code Enforcement Officer



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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ORDINANCE VIOLATION CITATION

CASE NO. V22-010A

County of Kendall vs. Michael A. Faulkner and Jill E. Marshall

May 11, 2022

Michael A. Faulkner and Jill E. Marshall



RE: P.I.N. # 03-26-100-004

Property Location: 1539 Collins Road Oswego, IL 60543

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Brian Holdiman – Code Enforcement Officer

Kane County Sheriff's Office
Return of Service
37W755 IL-38 A
St. Charles, Illinois 60175
(630)-232-6840

Sheriff No: 22002021

Case No: V22-010A

Action Type: Notice

Plaintiff: Kendall County Code Official

Defendant: Michael A Faulkner

To: Kendall County Code Official
111 West fox Street
room 203
Yorkville IL 60560

Serving: 2 of 2

Amount Received: \$0.00

Total Fees: \$0.00

Service Attempts: 2

County of Origin: Kendall

Date/Time: 05/19/2022 11:40 AM

Served: Michael A Faulkner

Served At: [REDACTED]

Sex: Male

Race: Caucasian

Height: ' "

Hair: Brown

Eyes:

Weight:

I Jose Gomez, badge 405 of the KANE COUNTY SHERIFF'S OFFICE, certify and affirm that on 05/19/2022 at 11:40 at [REDACTED] served within authenticated Notice upon Michael A Faulkner, the defendant name here in the following manner.

PERSONAL SERVICE - by leaving a copy with each individual defendant personally.

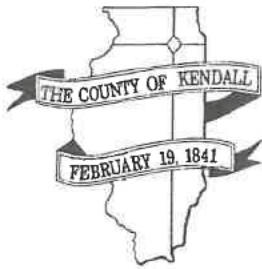
Service Attempts:

Date / Time	Status	Comments	Deputy
05/18/2022 06:33 AM	Attempted Service	DEFTS VEH HERE/ NO ANS	407 - Ray
05/19/2022 11:40 AM	Served	SERVED	405 - Gomez

Sheriff Ron Hain



Jose Gomez 405



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

ORDINANCE CITATION

CASE NO. V22-010B

County of Kendall vs. Michael A. Faulkner and Jill E. Marshall



May 11, 2022

Michael A. Faulkner and Jill E. Marshall

RE: P.I.N. # 03-26-100-004

Property Location: 1539 Collins Road Oswego, IL 60543

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Brian Holdiman
Code Enforcement Officer

Kane County Sheriff's Office
Return of Service
37W755 IL-38 A
St. Charles, Illinois 60175
(630)-232-6840

Sheriff No: 22002021

Case No: V22-0108

Action Type: Notice

Plaintiff: Kendall County Code Official

Defendant: Michael A Faulkner

To: Kendall County Code Official
111 West fox Street
room 203
Yorkville IL 60560

Serving: 2 of 2
Amount Received: \$0.00
Total Fees: \$0.00
Service Attempts: 2

County of Origin: Kendall

Date/Time: 05/19/2022 11:40 AM

Served: Jill E Marshall

Served At: [REDACTED]

Sex: Female

Race: Caucasian

Height: ' "

Hair: Brown

Eyes: Blue

Weight:

I Jose Gomez, badge 405 of the KANE COUNTY SHERIFF'S OFFICE, certify and affirm that on 05/19/2022 at 11:40 at [REDACTED] I served within authenticated Notice upon Jill E Marshall, the defendant name here in the following manner.

PERSONAL SERVICE - by leaving a copy with each individual defendant personally.

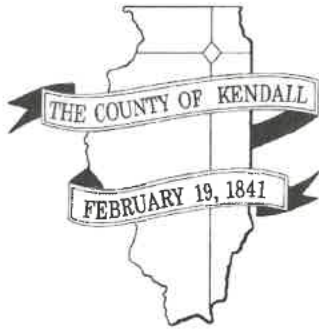
Service Attempts:

Date / Time	Status	Comments	Deputy
05/18/2022 06:33 AM	Attempted Service	DEFTS VEH HERE/ NO ANS	407 - Ray
05/19/2022 11:40 AM	Served	SERVED	405 - Gomez

Sheriff Ron Hain



Jose Gomez 405



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kane County Sherriff's Office (Civil Process)

From: Brian Holdiman, Kendall County Code Official

Date: May 11, 2022

Re: Personal Service of V22-010A and V22-010B (Ordinance Citations)

Attached are two Ordinance Citations which the Kendall County Planning, Building and Zoning Department request to be served (personal service) as an agency assist. Please provide record of service when completed. Any questions please contact me at (630) 553-4134 or BHoldiman@kendallcountyl.gov. Mailing address provided in heading.



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

August 4, 2021

Faulkner, Michael & Jill
Faulkner, Lee & Janice
1539 Collins Rd.
Oswego, IL. 60543

Re: Inoperable Vehicles
Junk & Debris

WARNING OF VIOLATION

An inspection of your property located at 1539 Collins Rd. Oswego, IL has found violation of:

INOPERABLE VEHICLE ORDINANCE #18-19

JUNK & DEBRIS ORDINANCE # 19-12

Failure to abate or correct the violation(s) after the 30 day warning period will result in citation(s) being issued.

Any questions or concerns related to this matter may be directed to the Kendall County Planning, Building & Zoning Department at 630-553-4141.

Brian Holdiman
Code Compliance Officer
Kendall County Planning, Building & Zoning
111 W. Fox Street
Yorkville, IL. 60560
www.co.kendall.il.us



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET - ROOM 203 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

October 1, 2021

Faulkner, Michael & Jill
Faulkner, Lee & Janice

**RE: INOPERABLE VEHICLES
JUNK & DEBRIS**

WARNING OF VIOLATION

An inspection of your property was performed on 7/14/2021 & 8/4/2021 at 1539 Collins Rd, Oswego, IL. 60543, PIN# 03-26-100-004 and a violation of Unincorporated Kendall County Ordinance(s) was confirmed:

INOPERABLE VEHICLE ORDINANCE #18-19

JUNK & DEBRIS ORDINANCE #19-12

Please abate this violation by (30 days from date of letter) or a written citation may be served with a required date for your appearance in Kendall County Circuit Court to assess fines.

Please EMAIL all questions to:

Brian Holdiman
Kendall County Code Official
BHoldiman@co.kendall.il.us



06/21/2022 10:54

06/21/2022 10:51



06/21/2022 10:52



06/21/2022 10:53



06/21/2022 10:53





06/21/2022 10:53

06/21/2022 10:53





06/21/2022 10:53

06/21/2022 10:53





06/21/2022 10:52

06/21/2022 10:52





06/21/2022 10:52



06/21/2022 10:52





06/07/2022 10:02



06/07/2022 10:02

07/14/2021 10:01



VOITVO

07/14/2021 09:52



07/14/2021 09:52



07/14/2021 09:46

07/14/2021 09:46





07/14/2021 09:45



07/14/2021 09:45



07/14/2021 09:45



08/04/2021 11:03



08/04/2021 11:03



12/11/2021 10:48



12/11/2021 10:52

05/03/2022 11:12





05/03/2022 11:12



05/03/2022 11:12



05/03/2022 11:12

05/03/2022 11:12





05/03/2022 11:12



05/03/2022 11:02

Complaint Investigations

Exported Jul 06, 2022

Investigation 21-079

Status: Open
Date Recorded: Sept 29, 2021
Source of Complaint: Public

Location:

Michael, Jill, Lee, Janice Faulkner
1539 COLLINS RD
OSWEGO, IL 60543
03-26-100-004

Janice Faulkner: 630-254-8125: [REDACTED] Lac Du Flambeau, WI

[REDACTED] Michael Faulkner: [REDACTED], Batavia, IL [REDACTED] Bank: [REDACTED],
Chicago, IL and [REDACTED] Rolling Meadows, IL

Categories:

Details:

Illegal Dumping

Violations:

Public Health Nuisance Ordinance: Section 2 subsection B
Validity: Valid
Date Last Observed: July 6, 2022

Narrative:

Phone Communication, Sep 29, 2021, 09:16:

Received an email from Clarence Bell from Brain Holdiman, Rob Delong, and Casey Kailus stating that a complaint has been made against the property 1539 Collins Rd regarding illegal dumping on the site.

I reached out to Deputy Kailus about a meet up time to go onto the property. We have agreed to meet today at 3pm onsite.

In Person Inspection, Sep 29, 2021, 14:30:

Deputy Kailus and I visited the property of 1539 Collins Rd. While onsite I observed several piles on trash, three mattresses, three box springs, a car with a smashed in windshield, and RV in what appeared to be a state of disrepair, a broken down lawn mower, a vacuum cleaner, a couch and a bathtub in the front yard and along the driveway; as while as piles of trash. The down stairs windows of the property were broken in and it appeared that no one was living at the property.

Attachments:



annotation.png



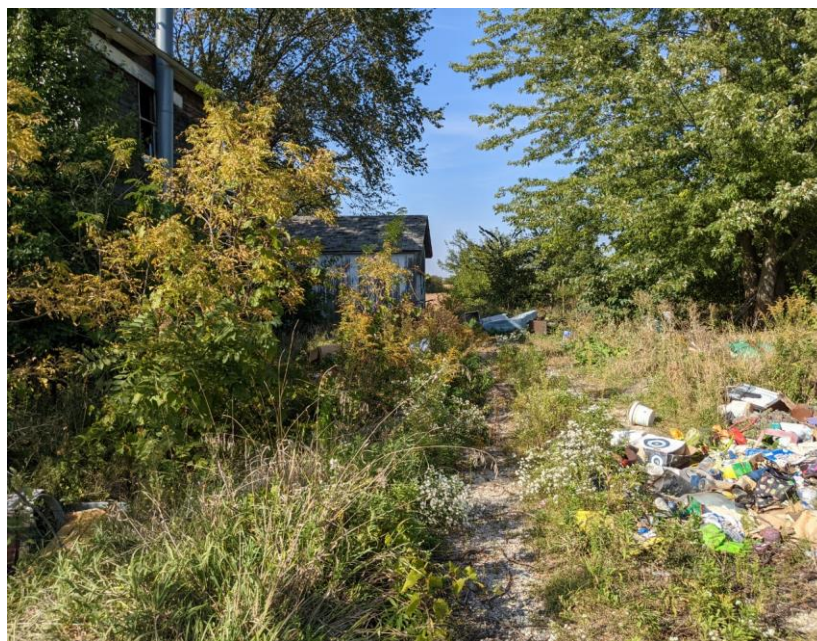
Bath tub.jpg



Beds and box springs.jpg



Car with broken windshield.jpg



Closer to the house driveway.jpg

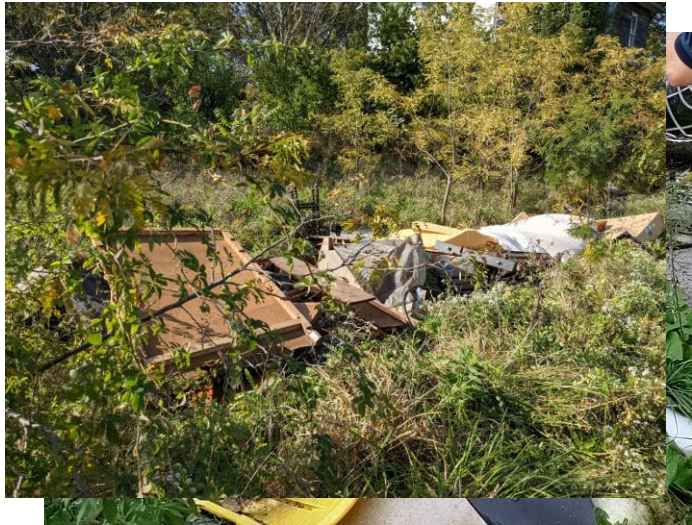


Couch.jpg



Door hanger.jpg

Dresser and mattress.jpg



Lawn mower.jpg



Driveway.jpg



Front windows.jpg



garage.jpg



Large box and metal.jpg



Large rubbish.jpg



Pile of rubbish.jpg



RV.jpg



Vaacum.jpg

In Person Inspection, Sep 30, 2021, 10:15:

After discussing this matter with Alexis, we decided to reach out to the SAO's office for advice in reaching the property owner. We spoke with Leslie Johnson (Assistant State's Attorney) and provided her with the information that we had. She explained that she would check her records to see if she had any alternate addresses. She also recommended that we contact Andy Nicoletti (KC Assessor) as he may have other addresses. She will reach back out after she has had a chance to look.

I called Andy with the Assessor's office and discussed the matter. He looked into it and was able to inform me that he didn't have any other information, but did find a record of a chancery court case with number 2018 CH000346. He suggested that I contact the Circuit Clerk's office to discuss this case.

I called the circuit clerk and discussed this matter. I was informed that there was no address listed beyond the Collins St. address we already had. I was told that the case was dismissed by BMO Harris as they were not able to find the property owners and serve them.

I discussed the matter with Alexis. We agreed to begin composing the letter and wait for the SAO's office to get back to us with their findings.

In Person Inspection, Sep 30, 2021, 10:04:

I viewed property tax records to find the mailing address for taxes on the property. Property records showed that the mailing address for the property was the property itself. Looking into the names associated with 1539 Collins Rd. I found two other property addresses; one in Lac Du Flambeau in WI and another in Batavia, IL. I was unable to find definitive proof that they were the same people. Discussed with AR about finding out ownership for property.

Written Notice, Sep 30, 2021, 10:15:

A letter was sent to both address that have been found for the property. The letter that was sent to [REDACTED] was sent as certified mail. I have also shared the second address with: Brain Holdiman, Rob Delong, and Casey Kailus.

Attachments:



KENDALL COUNTY HEALTH DEPARTMENT

811 W. John Street, Yorkville, IL 60560-9249 630/553-9100 Administration Fax 630/553-9506



October 12, 2021

[REDACTED]
Chicago, IL 60603

RE: Trash accumulated outside of house 1539 Collins Rd

PIN: 03-26-100-004

To whom it may concern,

On September 29th, 2021 and October 7th, 2021 a representative from the Kendall County Health Department visited your property, 1539 Collins Rd Oswego, Illinois in response to a call concerning trash accumulating outside possibly attracting animals. While on site, it was observed that many piles of various refuse and rubbish including but not limited to: three mattresses, a bathtub, two vehicles, and a sofa along the driveway and in the front yard of the property. Consequently, please know that property in its current condition creates a health hazard and is in violation of the Public Health Nuisance Ordinance, Section 2, B which states:

It shall be unlawful to collect or accumulate refuse, offal, animal carcasses, tires, abandoned vehicles, and other material which could potentially be a harborage for mosquitoes, rodents and other vermin or may impose a physical hazard to the public.

This public health nuisance condition must be abated and your property brought into compliance with this ordinance. Please contact me directly at (630) 553-8044 by October 19th, 2021 to discuss this situation and options for correction. Thank you in advance for your cooperation.

Please find attached the previous letters sent to the property regarding this concern.

Thank you,

Alexis Mason

Alexis Mason
Sanitarian

Kendall County Health Department
811 W. John St. Yorkville, IL 60560
Phone 630.553.8044
amason@co.kendall.il.us

Kendall County Location
811 West John Street
Yorkville, Illinois 60560
630/553-9100 Fax 630/553-9605



Grundy County Location
1802 N. Division St., Rm. 602
Morris, Illinois 60450
815/941-3262 Fax 815/942-3925

Letter sent to [REDACTED] 1539 Collins, [REDACTED]
[REDACTED] WI.pdf

Phone Communication, Sep 30, 2021, 14:10:

I received a call from Leslie (Assistant State's Attorney). She explained that she did a great deal of research and found, through a number of cases and legal records, that the property owners had been difficult to reach several times. She did provide us with an address for the 4 property owners at 14335 N. Indian Village in Lac Du Flambeau, WI. She also advised that we send our letter to the Collins St. property as well. I will reach out to Alexis and inform her of this developments.

In Person Inspection, Oct 07, 2021, 10:15:

I visited the property of 1539 Collins Rd along with Deputy Kubinski from the sheriff's department. While on site I observed a bathtub, a filling cabinet, an RV in what appeared to be in a state of disrepair, a car with its windshield broken in, piles of trash on the ground, a vacuum, multiple mattresses, a sofa, what I assume to be a type of foam insulation (about thirty feet), large wooden furniture, several plastic buckets and three box springs. I knocked on the door twice no one answered and a door hanger was left.

Attachments:

annotation.png



Second visit bathtub.jpg



Second visit broken car, mattress and box spring.jpg



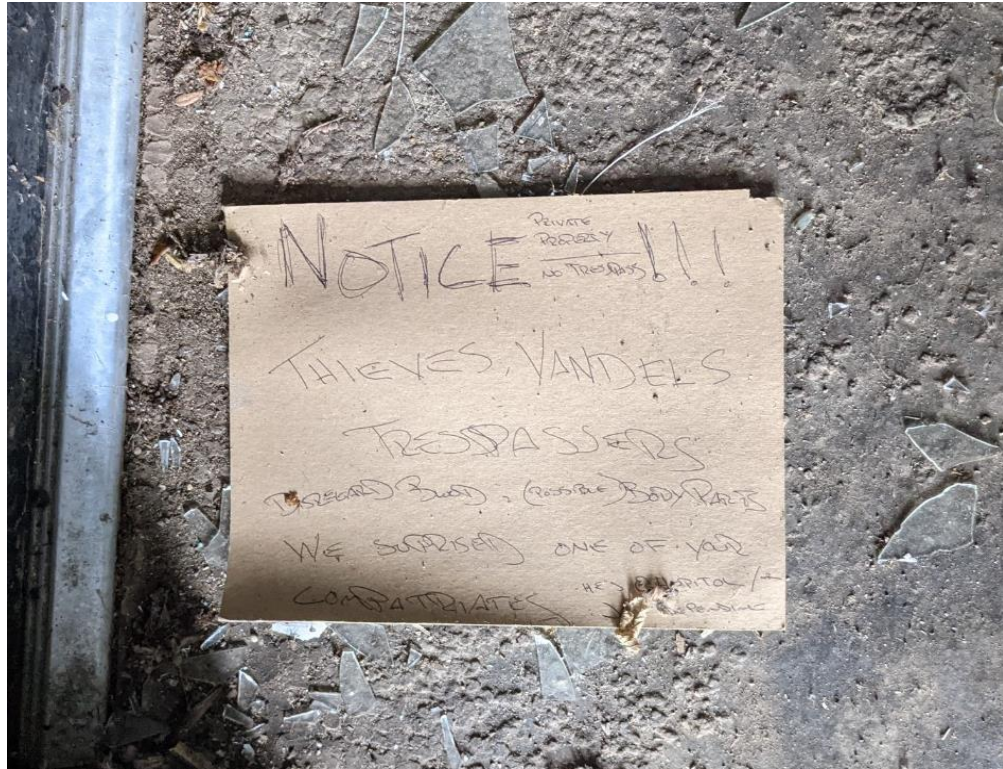
Second visit broken glass.jpg



Second visit chair and mattress.jpg



Second visit child mattress, broken car, and other rubbish.jpg



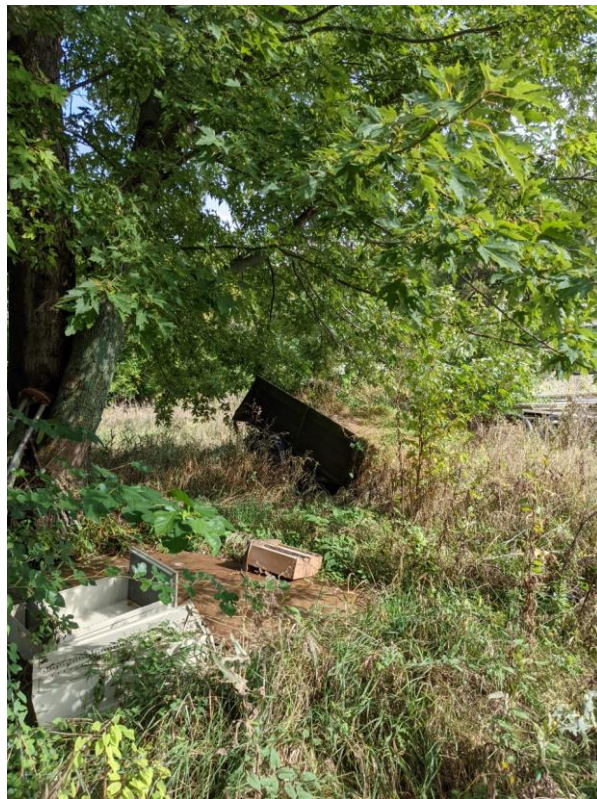
Second visit close up on notice.jpg



Second visit door hanger.jpg



Second visit door that may allow pest or rodents into house.jpg



second visit dresser, filing cabinet drawers.jpg



Second visit first vist door hanger and notice.jpg



Second visit front entrance.jpg



Second visit ladder on roof.jpg



Second visit lumber.jpg



Second visit pile of broken wooden furniture.jpg



Second visit pile of rubbish.jpg



Second visit pile of trash.jpg



Second visit plastic cover, bucket, mop, ext.jpg



Second visit RV.jpg



Second visit side of house.jpg



Second visit sofa.jpg



Second visit stuff on proach.jpg



Second visit tire, car seat and propane tanks.jpg



Second visit tire.jpg

Written Notice, Oct 08, 2021, 10:15:

A second letter was sent to 1539 Collins Rd as while as [REDACTED]

Attachments:



KENDALL COUNTY HEALTH DEPARTMENT

811 W. John Street, Yorkville, IL 60560-9249 630/553-9100 Administration Fax 630/553-9506



Public Health
Prevent. Promote. Protect.

October 20, 2021

[REDACTED]
Chicago, IL 60603

RE: Trash accumulated outside of house 1539 Collins Rd, Oswego, IL
PIN: 03-26-100-004

To whom it may concern,

On September 29th and October 7th of 2021, a representative visited your property at 1539 Collins Rd. in response to call. At the time, we were not able to speak with you about this problem. Letters were sent (copies attached for your convenience.) stating that your property is not within compliance with the Public Health Nuisance Ordinance. At the time of the first visit it was observed that rubbish has accumulated on the property.

On October 19th, 2021 a representative from the Kendall County Health Department visited your property, 1539 Collins Rd, Oswego, IL due to the previous visit to the property resulting in no contact. While on site, additional rubbish accumulation at the front of the property was observed. Consequently, please know that property in its current condition creates a health hazard and is in violation of the Public Health Nuisance Ordinance, Section 2, B which states:

It shall be unlawful to collect or accumulate refuse, offal, animal carcasses, tires, abandoned vehicles, and other material which could potentially be a harborage for mosquitoes, rodents and other vermin or may impose a physical hazard to the public.

As of this date, you have yet to respond to our letter or offer a plan of corrective action therefore; your property is still in violation and must be brought into compliance. If you do not contact this office, this complaint will be forwarded to the state attorney office for possible legal action.

Please contact me directly at (630) 553-8044 by October 27th, 2021 to discuss this situation and options for correction. Thank you in advance for your cooperation.

Sincerely,

Alexis Mason
Sanitarian
Kendall County Health Department
811 W. John St. Yorkville, IL 60560
Phone 630.553.8044
amason@co.kendall.il.us

Kendall County Location
811 West John Street
Yorkville, Illinois 60560
630/553-9100 Fax 630/553-9605

Kendall-Grundy Community Action
A Unit of Kendall County Health Department



Grundy County Location
1802 N. Division St., Rm. 602
Morris, Illinois 60450
815/941-3262 Fax 815/942-3925

Second letter sent to [REDACTED], IL, 1539 Collins Rd. and

[REDACTED]
Second letter sent to [REDACTED], WI.pdf

Phone Communication, Oct 12, 2021, 07:00:

Received a call from Janice Falkner stating that she has nothing to do with the property at 1539 Collins Rd and would like to remove from the property.

Phone Communication, Oct 12, 2021, 08:45:

I called the records office to find the current resident of 1539 Collins Rd. Report found that Janice, Lee, Jill, and Michel Falkner are still the owners of the property.

Following my call with the recorder's office a called back Janice Falkner to discuss the issue. She stated that she was a co-signer for her son on the property 1539 Collins Rd but it has since been foreclosed on and she has nothing to do with the property. She would not disclose a phone number for her son but provide his current address; [REDACTED] in Batavia Illinois. A letter will be sent later today to that property.

Phone Communication, Oct 12, 2021, 09:25:

I called back the property owner (Janice Falkner) and left a message explaining that the recorded documents still list her as the owner. I explained that if she has other documents demonstrating that the property changed hands and no longer is in her possession to please produce them and provide us with copies. Until that time, I explained, we still need to pursue correction from her as she is the listed owner.

Phone Communication, Oct 12, 2021, 09:35:

I received a call from Janice Faulkner stating that she had no records stating that she is not responsible for the property

Phone Communication, Oct 12, 2021, 20:15:

Alexis updated me on the situation. I suggested that we call the SAO to discuss next steps. I called and spoke with Leslie. She advised that we should contact the recorder's office and confirm if she is not the owner. If she is still listed as the owner, then we would need to contact her and have her produce a recorded document that shows the property transferred hands. It should be a deed or transfer document that shows that there is a new owner and it's been sold or ownership has been transferred. Also, we should request if she has contact information for the new owners to provide if she can.

I passed this along to Alexis so she can make the call.

Written Notice, Oct 13, 2021, 10:15:

A letter was drafted to Janice Faulkner explaining that while she is not financial responsible for the property her name is on the deed and as such she has responsibility for this property. After reviewing the letter that was prepared by the states attorney's office and Aaron Rybski, the letter was sent by myself.

Attachments:



KENDALL COUNTY HEALTH DEPARTMENT

811 W. John Street, Yorkville, IL 60560-9249 630/553-9100 Administration Fax 630/553-9506



October 13, 2021

Janice Faulkner
[REDACTED]

RE: Garbage accumulation at 1539 Collins Rd. Oswego, IL 60543
PIN: 03-26-100-004

Ms. Faulkner,

On October 12, 2021, representatives from this office contacted the Kendall County Recorder's Office to confirm who has recorded ownership of 1539 Collins Road, Oswego, Illinois. This was in response to phone conversations with you this morning, during which you explained that you are no longer the owner of this property. During our phone conversations this morning, you indicated that you were no longer listed on the mortgage for this property. While you may no longer have a financial obligation for this property, the Kendall County Recorder's Office confirmed for us that the most recent deed recorded shows that you still have a legal ownership in this property. They do not have any record showing that you deeded your property interest to anyone else, and they do not have record of foreclosure transferring ownership to the bank. Unless you are able to provide us with some legal document recorded with the Kendall County Recorder's Office showing that you deeded your ownership interest in this property to someone else, you still have responsibility for correcting the Public Health Nuisance violation that exists on this property and referenced in previous letters sent to you.

We are in the process of sending a Notice of Violation to the other listed property owners at the address you provided to us this morning. Nonetheless, all recorded property owners are responsible parties in correcting these violations. Until you have demonstrated to this office, by providing recorded documents demonstrating that you have transferred ownership of this property, you shall still be considered a responsible party in this matter. Failure to correct the violations in a timely manner will result in our office forwarding the complaint to the Kendall County State's Attorney's Office to proceed with enforcement actions against all listed property owners.

Please contact me with any questions at 630-553-8044.

Sincerely,

Alexis Mason
Sanitarian
Kendall County Health Department
811 W. John St. Yorkville, IL 60560
Phone 630.553.8044
amason@co.kendall.il.us

Kendall County Location
811 West John Street
Yorkville, Illinois 60560
630/553-9100 Fax 630/553-9605



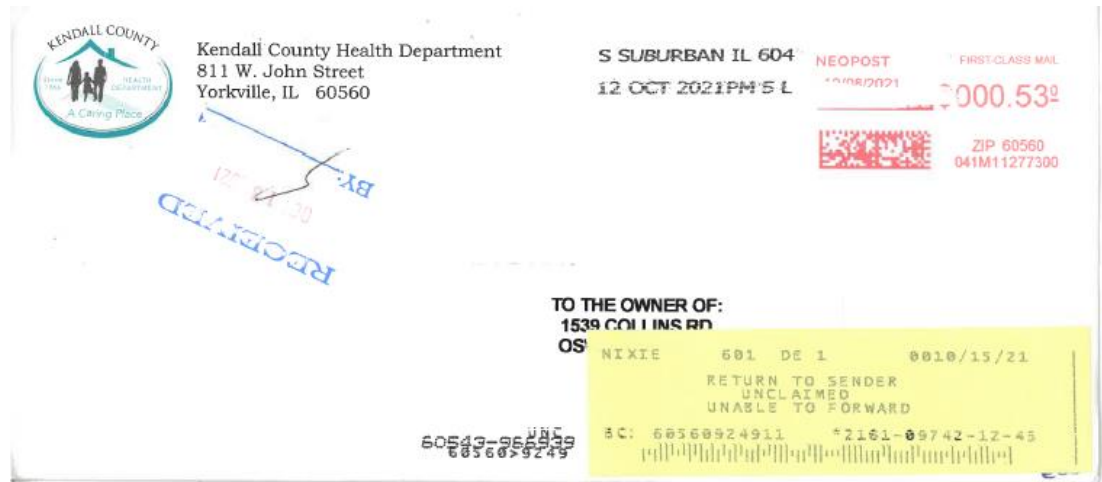
Grundy County Location
1802 N. Division St., Rm. 602
Morris, Illinois 60450
815/941-3262 Fax 815/942-3925

Letter sent to Janice Faulkner.pdf

nan, Oct 19, 2021, 07:00:

The letter sent to the property 1539 Collins Rd was returned unsigned for.

Attachments:



Unopened letter sent to 1539 Collins Rd.pdf

In Person Inspection, Oct 19, 2021, 13:30:

I visited the property 1539 Collins Rd. with Clarence Bell (sanitarian) for the third visit. While on the property I observed piles of trash, the mattresses, what appears to be long foam padding, two broken down vehicles, and larger furniture is still present on the site. Due to safety concerns for myself and Mr. Bell with me we did not proceed closer to the building or RV on the property; therefore, a door hanger was not left.

Attachments:

annotation.png



Second visit vacuum, cardboard, lamp, ext.jpg



Third visit pile of trash.jpg



Third visit side view car.jpg

In Person Inspection, Oct 27, 2021, 10:15:

I made my fourth visit to the property; while on site I observed large piles of rubbish

from the previous inspections of the property. More trash seemed to have been added since the last visit.

In Person Inspection, Oct 28, 2021, 10:15:

Discussed forwarding complaint to SAO with AR. File forwarded to AR to begin this step in the process.

Written Notice, Oct 29, 2021, 11:41:

Complaint was forwarded to the SAO.

Phone Communication, Nov 15, 2021, 12:41:

Reached out to AR via email to see how the case is proceeding.

Written Notice, Dec 12, 2021, 11:00:

A letter was sent to: [REDACTED], stating the violation and requesting that they bring 1539 Collins Rd into compliance. Signed copies of the previously sent letters to the property itself included in the letters sent to the new addresses.

In Person Inspection, Apr 19, 2022, 14:05:

After hearing that the case was settled in court I drove past the site. I observed trash piles still on the property as well as the RV having moved on the property. Due to safety concerns pictures of the site were not taken.

Phone Communication, Apr 20, 2022, 13:45:

04/20/22

After discussing this situation with Alexis Mason (sanitarian). She explained that she discovered that the case was "settled" based on online research and after a visit yesterday, there was more trash and garbage on the property/the situation had worsened. I called and left a message for Faith Hook (Asst. SA) and then left a message for Leslie Johnson (Asst. SA). I will wait for a call back. A.R.

Phone Communication, Apr 20, 2022, 14:41:

Received a call from Faith Hook (Asst. SA). I explained the situation and where we are in terms of our observations and our ongoing violation. She explained options available to try in order to get the code violation addressed. We discussed preferred

options and she will begin work to put the process in motion to address this issue. A.R.

Written Notice, Apr 21, 2022, 13:45:

Received word from Faith Hill (ASA) that she has taken action to bring the owners to court on May 26. I will ensure we inspect the property before this time and provide word back to Faith on the condition of the property at that time. A.R.

In Person Inspection, May 25, 2022, 07:30:

A site visit was conducted; however due to safety concerns I did not go onto the property. All pictures were taken from the side of the road.

From what I could see of the property what appeared to be two of the same piles of trash were still on the property. Both vehicles from previous inspections were on the property as well as a new red van that appeared to be abandoned on the property.

Attachments:



Follow up new van with toilet in window.jpg



Follow up pile of trash.jpg



Follow up shed open.jpg



Follow up three vehicle and trash.jpg

Phone Communication, May 26, 2022, 15:19:

1:00 pm

Received a call from Jim Webb (Assistant State's Attorney). He explained that the owners of the property were in court yesterday and under oath explained that they weren't able to pay for the clean up. Jim explained that he believed this and that there were a few options that we had moving forward. He will be providing correspondence to me outlining the options formally. I will wait to receive this information. A.R.

In Person Inspection, May 26, 2022, 15:21:

3:30 pm

Updated both RaeAnn VanGundy (Exec Director) and Steve Curatti (Asst. Exec Director). We agreed that I would provide them with a copy of the options once they are provided to me.

A.R.

Written Notice, Jun 02, 2022, 10:13:

Received a list of options for the KCSOA; options will be discussed with A. Rybski and higher ups.

In Person Inspection, Jun 09, 2022, 14:15:

Joint meeting held between KCPBZ and KCHD to discuss this property. Present at the meeting were Matt Asselmeier (Sr. Planner), Brian Holdiman (KC Building inspector/Code Compliance officer), Scott Koepfel (County Administrator), RaeAnn Vangundy (HD Executive Director), Steve Curatti (Assistant Executive Director) and myself.

During the meeting we discussed options for the property. These could be reduced to two conceptual options, one being the county taking possession of the property, the second being that the county would gain access, clean it up and put a lien on it. Options were discussed and it was decided that they would be presented to H&E. Mr. Holdiman informed us that he had a court date for his issues on the property on July 6 and he was interested in seeing if it would be possible for Oswego Township to mow or at least weed-whack the front yard allowing an updated account of site conditions before his date.

The committee agreed that this issue needed to come before the board and Mr. Koepfel suggested that it be presented at H&E. It was agreed that this would be on the agenda for the July meeting. The meeting ended. A.R.

In Person Inspection, Jun 16, 2022, 12:30:

Sent an email to Brian Holdiman to touch base on his communications with the township for mowing or trimming. I will wait for a call back.

A.R.

In Person Inspection, Jul 06, 2022, 08:30:

Visited the site to provide updates to H&E Committee next Monday. I pulled into the driveway and observed that the lot is entirely overgrown. I walked down the drive way in an attempt to reach a door to knock, but I could not access the home at all due to thick vegetation. I could not observe a walkway leading to the home so I remained on the driveway.

I was able to see that the home was completely unsecured. Most windows I could see from my vantage point were either open or busted out. The entry way door on the east side of the home closer to the garage was either open or gone. The garage door was open as well. I verbally announced my presence several times and did not step off of the drive way. I received no response.

I observed a great deal of garbage, including mattresses, crushed cans, chemical bottles (unknown if they are filled), a dishwasher, broken glass (from vehicles), car pieces (seats, tires on rims, etc.), and Iowa license plates. Much of the garbage appeared to be on the sides of the driveway, leading me to believe that it was dumped there. I noticed many flies about and could smell garbage. Birds were also present. While I did not see other animals while I was on site, it is reasonable to assume that there could be many mice, possums or raccoons living on this property/in this home.

I was not able to observe any water well due to the vegetation, but there are no sealing records from this site (permit, inspections reports, well sealing affidavit). Given the last approximate time the home was occupied, it is extremely likely the well is still present and currently abandoned. It is unknown if it is damaged and allowing contaminants into the aquifer. It is also reasonable to assume that the septic tank may still exist as well.

I took pictures during this inspection demonstrating the condition of the home and the garbage strewn about. Much of the garbage is hidden beneath vegetation.

See attached.

A.R.

Attachments:



1.jpg



3.jpg



4.jpg



2.jpg



5.png