

Village of Kaneville Board of Trustees
Code Enforcement Hearing
2s101 Harter Rd, Elburn, IL 60144
December 18th, 2025 @ 6pm

1. Call to Order and Pledge of Allegiance at 6pm.

2. Roll Call and Establishment of Quorum

x	Eric Brannstrom-President	x	Paul Ross-Trustee	x	Shawn Flaherty - Attorney
x	Taryn McCuan-Clerk	x	Jessica Lilliebridge-Trustee		Bill Thomas - Attorney
x	Heide Greiff-Treasurer	x	Lou Roenna - Trustee	x	Mike Stoffa - Code Officer
	Alexa Hill - Trustee		Stephanie Kames - Trustee		

3. Hearing on Mr. Malek at 2S483 Daubermann Rd, Elburn, IL

a. Preliminary Matters

b. Swerin Code Enforcement Officer as Witness

- i. Taryn swore in Mike Stoffa the code enforcement officer.

c. Presentation by Code Enforcement Officer

- i. Mike Stoffa stated that all vehicles are registered.
- ii. Attorney Thomas had handed the owner the certified letter at the last monthly village meeting and the owner accepted the letter of a hearing.
- iii. The owner stated that he had not been able to complete all the compliance items because he was helping a friend get ready for winter. While neglecting his own property and not completing them.
- iv. There are quite a few trees that were originally in containers as of a few weeks ago. As of this week the trees were planted but the tree planter containers are all over the yard.
- v. Mike Stoffa suggested having a service help him clean up the property. The owner has stated to Mike prior that he, "Just does not have enough time to get started." on the tasks that.
- vi. All property violations are listed out in the letter to the owner. All items of trash/junk complied in the owner's property visible from the roadway.
- vii. Mike stated that his cost on top of the violation is a total of \$775.00.
- viii. The owner showed up at 6:32pm and gave a brief update of what is expected and what will be happening in all of the details outlined below in prior discussion before Dave Malek (owner) showed up late to the meeting.

d. Swear in Property Owner(s)

- i. Not present as of 6:26pm and moving to extensa. Waiving his right to appear.

e. Presentation by Property Owner(s) -

- i. Owner Dave Malek was not present at the public hearing as of 6:26pm.
- ii. The owner showed up at 6:32pm and said he was not aware of the start time.
- iii. The owner was contacted several times in person and via phone of the

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hearing date and time. Was not responsive to any of the contact actions.

- iv. Owner stated that he has been trying to complete the items and does not have any other comments to add

f. Board Member Questions/Deliberations

i. Board Decision

- 1. The 806 ordinance was read by Attorney Shawn Flaherty as of the Kane County Ordinance 806.

- a. Based on the language of the ordinance Shawn stated that we should vote to accede the amount of \$750.00
- b. Paul then Jessica. For the nuisance and that the property owner is in violation of the ordinance.
 - i. Vote all - Yes

c. Motion 2:

- d. Jessica asked the board how long he has to pay the fine?
 - i. Shawn said he has 30 days.
 - ii. Motion to uphold the fine and

g. Discussion of Possible Penalty (if any)

- i. Declare a fine in the amount of \$500.
 - 1. Lou then paul then all
- ii. Shawn mentioned that we should prepare a brief - letter to let the owner know that he did not show up and \$500. If this becomes a continuing problem there will be future penalties and additional fines and hearings.

4. Public Comment -

- a. Heide Graff bought the house in 2016 and stated that Mr. Marek bought the house in the foreclosure process. Stated that the visual upkeep of the house has decreased since then and each year.

5. Adjournment

- a. Jessica motioned to adjourn the meeting at 6:37pm followed by Paul who second the motion.