

**PROPERTY ENHANCEMENT COMMITTEE
LANDLORD/MANAGERS MEETING
MEETING MINUTES
August 23, 2023**

Present: Chair Bill Schmidt, Jim Hilborn, Paul Gasiiecki, Trustee Chester Pojack

Also Present: *Staff liaison:* Tom Bialas, Steve Kalish

Absent: Trustee Mohammed Siddiqi (Excused)

Chairman Schmidt called the meeting to order at 6:32 PM.

Minutes

The June 28, 2023 minutes were approved.

Discussion Items:

- The Nuisances Ordinance. Sergeant Krzysztof Padyasek of the Glendale Heights Police Department presented a PowerPoint presentation regarding the Village's Nuisances Ordinance. The ordinance information discussed is in Chapter 2 of the Rental Property Crime Prevention Partnership Manuals.
 - Sgt. Padyasek provided information about the Police Department's responsibilities when properties have multiple police contacts that affect the neighborhood. This ordinance relates to nuisance abatement at all properties in town and is not just a rental property issue. The ordinance seeks to enhance crime prevention through a transparent effort of communication between owners and occupants of such nuisance properties with the Village and community.
 - Upon three or more police reported incidents of violations specified in the Nuisances Ordinance in a six-month period, the Police Department sends notice to property owners and tenants of the incidents.
 - The Chief, or his designee, send a notification letter seeking all parties associated with the property to meet with the Police to develop a plan to abate the nuisance violations.
 - At the meeting, the Police Department will document a plan of action agreed to by the parties, which includes ownership, management and tenants.
 - The Police Department monitors the action plan for abatement of the nuisance situation.
 - In the event violations continue, the police would document the incidents. Upon determining the need for enforcement action, Community Development would issue a citation to bring the matter before the Village's Adjudication Hearing Officer at an Adjudication Hearing.
 - Should violations exist / persist, the Village can choose to take enforcement action in the 18th Judicial Circuit Court as an alternative to the local Adjudication Hearing.
 - Findings of liable at the Adjudication Hearing would result in fines. Liable findings at the Circuit Court also result in fines. Additionally, the judge in the matter has the authority to direct further actions to abate the nuisance.

- Lead Code Enforcement Office Kalish commented that once forwarded to Community Development for enforcement action, the matter had gone through the steps to abate the problem without ticketing. At that point, LCEO Kalish issues the citation.
 - The Village's goal is not to issue tickets, but to obtain compliance in abating the nuisance violations before citations become necessary.

Topic of Discussion – Miscellaneous Discussion by Committee

- No items brought to the attention of the Committee.

Next Meeting:

- The next Property Enhancement Committee Meeting will be September 27, 2023 at 6:30 pm in the Floyd Brown Room on the first floor of at the Village Hall.
- The next Landlord/Managers Meeting will be October 25, 2023 at 6:30 pm in the Council Chamber on the second floor at Village Hall.

Adjourn: Chairman Schmidt adjourned the meeting at 7:20 PM.