

PROPERTY ENHANCEMENT COMMITTEE
MEETING MINUTES
May 28, 2014

Present: Chair Bill Schmidt; Members Sandy Gresak, Jim Hilborn, Village Board liaison Chester Pojack; Staff liaison Steve Kalish, staff members Tom Bialas, and Jennifer Hopwood.

Not Present: Eric McFadden

Chairman Bill Schmidt called the meeting to order at 6:37 PM.

Minutes

April 23, 2014 minutes were approved.

Topic of Discussion – Dillon Clubhouse Property

Chester Pojack brought up the brick wall on Dillon and asked about status. Steve Kalish responded that it wasn't done yet but it has been addressed and is going to be worked on. This brought Steve Kalish to discuss the three items at this property.

1. Parking lot – The parking lot was redone and striped, but they had not installed the Handicap/Reserved signage in proper locations. Signs have now been installed.
2. Garbage Dumpster – The garbage dumpster was previously half out of the corral and in the parking lot. The dumpster has now been moved back into the corral, but the corral needs to be fixed. They are discussing changing the concrete pad. In the meantime, Steve Kalish has asked that the fence be repaired.
3. Stone/brick retaining wall – There were some stones/bricks removed from the walk, but this does not suffice. All need to be removed or done correctly. Michelle is the liaison. The property has received written notice about this situation, but Steve Kalish may have to start issuing citations. Chester Pojack then gave Cheryl Palmer's phone number, President of Dillon, to Steve Kalish.

Topic of Discussion – Miscellaneous Items (Steve Kalish)

Update by Steve Kalish regarding miscellaneous items:

- Railroad – The railroad issue has not been resolved as of yet. The Village will have to issue tickets to the railroad.
- Public Hearing Signs – All signs have been taken down, that are out of date.
- Holiday Lights – All addresses that were in violation are now in compliance.
- Woodside /car – There was a violation notice written today (5/28/14) to the resident.
- Burr Oak - Property has been cleaned up.
- Choice Cabinets – The sign has been changed and they do have a Temporary Sign Permit issued.

Topic of Discussion – Army Trail/Bloomingtondale Rd Gas Station/Car Wash & Dominick’s (Jim Hilborn)

Jim Hilborn brought up two items for discussion and inquired on the status:

- New Car Wash/Gas Station – Steve Kalish reported that both were in plan review and no permits had been issued as of yet.
- Dominick’s Property - Steve Kalish reported that there is no news regarding new use for the property. Dominick’s is still paying the rent and cooperating with Code Enforcement Officer Tautkus on exterior maintenance follow-up.

Topic of Discussion – Hardee’s (Sandy Gresak)

Sandy Gresak brought up the old Wendy’s property on Army Trail that is to be a Hardee’s. Steve Kalish reported that there was an issue with the roofing, and it had been addressed.

Topic of Discussion – Residential Waste Container Placement (Steve Kalish)

Steve Kalish then reviewed residential waste container placement. Staff refers to Chapter 5, Title 3, and Section 9 of the Village Code to issue notices/violations. Item #3 under letter E – Placement, Removal and Storage was discussed. Steve Kalish reported that Code Enforcement officer, John Tautkus, had been sent out to photograph several properties that had been reported to be in violation of code, but were NOT being handled as a violation. These photos were shown to all present at the meeting. These photos were then discussed.

Steve Kalish mentioned that, in the past, there had been push back from the residents to the Village Board and management. The flexibility is that they need to be behind the FRONT building line, which is *technically* not how the ordinance is written with respect to placement.

Steve Kalish reiterated that this can be a sensitive subject and possibly we should revisit the topic in the future.

Bill Schmidt asked if it was possible for building plans going forward, can the garbage can area be specifically designated. In Trustee Schmidt’s neighborhood, the side yard is hard on some due to the layout. We need to be active on Code Enforcement and by “we” that means Community Development and Police Department.

Chester Pojack suggested that possibly having decorative fences be put up to cover the areas in question.

The example of Stevenson/Golden driveways was brought up. The area is now allowed to widen their driveways but must put up a ‘plant buffer’, per ordinance. When some of the permit applications were submitted, there were some resident concerns with the “plant buffers” and the permits were issued even though the plans had no ‘plant buffers’ indicated. This is real world, and sometimes makes it look like Code Enforcement is not working.

Bloomington ordinance is cut and dry, as of a few years ago, trash cans are not permitted to be seen from the street. If they are, the resident is issued a citation, from what we understand.”

Steve Kalish mentioned that perhaps the ordinance could be modified to designate certain streets or block of addresses that the code would not be applicable to, if hardship was confirmed.

Jim Hilborn inquired if associations have a say? Steve Kalish responded that yes they do, but some may not want to take on the responsibility. The Glendale Lakes area, was used as an example, as they have very few garbage cans ever out. In the past, the association would add the violation fee/fine onto the monthly bill.

Bill Schmidt asked how we get this to go to the Ordinance Committee.

Raquel Becerra joined discussion and asked that the issue be brought to Chairperson Schroeder on the Ordinance Committee.

Topic of Discussion – Vacant Land (Steve Kalish)

Steve Kalish reported that the Village handles these properties via tall weed/grass violations and sanitation. A key phrase is “Blighting Problem” in reference to 301.3 Vacant Structures and Land, International IPMC. No owner wants to see that word on a citation.

Raquel Becerra, VA, informed the group that the Village received a grant, applied for by Mark Herman, for up to \$75,000 to help with liens on maintenance of vacant properties. This includes one (1) year retro.

Topic of Discussion – Items brought up for Inspection

- LA Tan on North Avenue (by Brunswick Zone) – The sign looks really bad. VA Becerra emailed picture to Steve Kalish. John Tautkus will work the case.
- Zegban African Store – It is closed. The street/frontage signage needs to come down. John Tautkus will work the case.
- Pawn Shop on Bloomington Road (by John’s Donuts) is now closed.
- 773 Marilyn row house – Leaving their cans out consistently. Steve Kalish said they are able to leave their cans out overnight, but after 7:00 AM the following day they are in violation.
- Jewel – Stones near handicap spots need to be removed. People in a wheelchair cannot get out or go over these stones when getting in and out of their vehicles. Steve said that John Tautkus will go check the area and get pictures.
- 1366 Terry Court – There is a swing in the parkway tree. Zoning states that there are no swings allowed in a front yard or the parkway area. John Tautkus will work the case.
- Marilyn – There is a basketball hoop sandbagged right at the curb on the parkway. John Tautkus will work the case.
- Association responsibilities in regards to bushes – Steve Kalish stated there is no Village ordinance stating that the bushes need to be trimmed and kept from the home, only for

bushes to be kept off the public sidewalk/area. Chester Pojack remarked that needs to be addressed directly with the Homeowner's Association and to read the by-laws.

John Tautkus received confirmation from ownership that the damaged wood fence between school driveway and vacant lot on the corner of Fullerton/Bloomingtondale (old Marathon), will be coming down.

Topic of Discussion – Kudos to Residents with well kept properties

The committee is to continue tracking properties that have maintained the exterior of their dwelling and property. Please forward addresses to Village Administrator Raquel Becerra, so that Letters can be sent to the homeowners in acknowledgement of their well kept properties.

Next Meeting: August 27, 2014 at 6:30 P.

Please note the July meeting has been cancelled.

Adjourn: The meeting was adjourned at 7:34 PM