

**PROPERTY ENHANCEMENT COMMITTEE  
MEETING MINUTES  
October 22, 2014**

Present: Chair Bill Schmidt; Members: Bill Burger, Jim Hilborn, Sandy Gresik, Village Board liaison: Chester Pojack; Staff liaison: Steve Kalish; Staff members: Tom Bialas, Jennifer Hopwood.  
Not Present: Eric McFadden, Ann Weinsheim  
Resigned: Maureen Kirkes

Chairman Bill Schmidt called the meeting to order at 6:34 PM.

**Minutes**

September 24, 2014 minutes were approved.

**Topic of Discussion – Next Meeting**

1. Due to the upcoming holidays, the November meeting would have been the Wednesday before Thanksgiving and the December meeting would be Christmas Eve, both have been cancelled. Meetings to resume January 28, 2015.

**Topic of Discussion – 2014 Year in Review**

1. Steve Kalish started off with stating this was good year for the Committee and that a lot of topics were covered. Thank you very much for all the participation and support.
  - o January – broken water pipes and property damage from weather conditions.
  - o February – no meeting
  - o March – holiday lighting code/adopt-a-street
  - o April – grass maintenance and exterior rubbish/trash. The banks helped a lot this year with the vacant/foreclosed properties. Bill Schmidt stated that it was noticeable that yard maintenance was watched.
  - o May – residential waste container storage/vacant land property maintenance.
  - o June – no meeting
  - o July – no meeting
  - o August – vehicle parking at residential properties.
  - o September – real estate transfers and inspections (revisit topic)

**Topic of Discussion –Egress Windows**

1. Sandy Gresik mentioned a condominium building that she knows of that has hallway windows that do not have screens or locks on them. She has seen children playing in this location near the unsecured windows. Steve asked that she get him the address and he will have an Inspector investigate.
2. Chester Pojack has asked for a copy of the state requirements for the window energy efficiency program. Steve said we may provide them.

3. Jim Hilborn asked if it was mandatory to change the size of the opening for the window. Steve then went over the Window Requirement form that Jim Saxton prepared and explained the life safety issues associated with the reason for the egress. He also explained that it is not always necessary to change the opening size in the structure rather perhaps just the area that opens, with window style and/or the way the window opens.
4. The code and upgrades to the home can be looked at as an investment to the property which makes residents safe and enhances the property value.
5. The window egress is part of our building code that is state wide, not just our Village.
6. In the past there were few window replacement permits required, but now they are required due to the State Energy Code. Egress is a requirement that cannot be ignored.
7. Tom Bialas did mention that with replacement windows, some frames are now plastic and with installation, glass area inches can be lost. What may have met the requirement before, may not meet code for egress now.
8. Steve Kalish stated that this is a big topic and can often be an emotional topic. New windows really make a difference on a house. The homes that often have issues with making a larger window opening are homes that have finished basements with very small windows, which do not provide emergency egress. The basement windows tend to be getting installed now by the companies that do the waterproofing to basement as they have the machinery and means to get it done quickly.
9. Tom Bialas pointed out to the committee that the state is watching and checking on local government to make sure that state and federal code is followed.
10. Tom Bialas also mentioned that he has been informing residents to get permits for construction work during his real estate transfer inspections , and if there is a question as to whether a permit is required, to call the Village.
11. Sandy Gresak asked about her windows. Her subdivision has large windows but the center pane is large and the two sides that open are small, most likely do not meet egress. Steve Kalish said that when it comes time to replace they will need to be brought up to code and the center pane will need to be smaller and the two side areas will need to meet egress requirements.

#### **Topic of Discussion – Adopt-A-Street Program**

1. Tom Bialas informed the committee that the program is now up on the website. To date, there have been no inquiries or applications so the committee had no one to approve/deny at this time.
2. It was stated that with the winter rapidly approaching that it was possibly a program that may take off next spring. The plan is to get the word out over the winter to groups like the Boy Scouts and Girl Scouts.

#### **Topic of Discussion – Skunks**

1. Bill Berger has not witnessed any skunks being fed at the Dickens address from the previous month report. He will try to be more observant of the property. It was reported the property is no longer leaving the garage door open.
2. Staff did report that there are products to spray for skunks/raccoons that repel the animals.

### **Topic of Discussion – Miscellaneous Items**

1. Vacant Properties – Bill Berger mentioned a property on Nolan at Glen Ellyn Road (South east corner) has been empty/vacant for about a year. There is a dumpster in front of the property in the driveway for the last 6-8 months. Bill Schmidt mentioned that it was a topic between he and Code Enforcement Officer John Tautkus. The owner starts and stops the projects and Allied Waste has been contacted and asked to remove the dumpster. They have stated they will not until they are paid. The dumpster was recently moved farther up on driveway under the carport. ***Need to revisit this issue and have John look into permits. Need to notify the owner the dumpster needs to be removed before winter. John Tautkus reported on 1/20/15 that the property at Nolan and Glen Ellyn has a crew working this past week, permits were obtained, and are posted at property.***
2. Basketball hoop on Marilyn – Sandy reported that the basket ball hoop has been moved since John addressed the issue with the owner. However, it has been moved and is now in compliance, but still dangerous for the kids. *John Tautkus reported on 1/20/15 that the hoop has been in compliance since before the October meeting.*
3. Kudos to the Residents – records need to be checked for properties that have been noted on owners care for the property. Need to insure that there have been no violations on the property for other issues.
4. ***Sandy Gresak will get the address of the buildings with the not secured windows and screens to Steve.***
5. Steve thanked the Committee for their time and effort throughout the year. We appreciate the help on managing property maintenance the Residents and Committee Members involved.

**Next Meeting:** January 28, 2015 at 6:30 PM.

**Adjourn:** The meeting was adjourned at 7:48 PM