

**PROPERTY ENHANCEMENT COMMITTEE  
MEETING MINUTES  
August 26, 2015**

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

Not Present: Eric McFadden, Ann Weinsheim, Bill Burger

Chairman Bill Schmidt called the meeting to order at 6:35 PM.

**Minutes**

May 27<sup>th</sup>, 2015 minutes were approved.

**Topic of Discussion – Residential Exterior Appearance**

1. There is currently a pending ordinance to eliminate the Appearance Commission. Tom passed out the proposed ordinance for all to review. (All copies were collected at the end of the meeting).
2. Proposed Ordinance 10-11-3 was discussed and explained; eliminating the Appearance Commission will speed up the process for the resident and eliminate double review. As it is currently, Community Development staff already reviews the applications first and approves or denies, then takes it to the Appearance Commission. Community Development staff ensures that code is met.
3. The proposed ordinance will affect residential, commercial and industrial applications and will be reviewed by the Assistant Planning and Zoning Administrator, Deputy Building Code Officer and the Director of Community Development.
4. Steve Kalish explained that the Village will ask the Village Attorneys what we can do about issues like paint jobs, i.e. stripes and pink fences. The idea is to have the rules in place before the next issue arises and look at it in a proactive stance rather than reactive.
5. Bill Schmidt agreed that anything the Village does needs to be proactive and inquired if there was a way to limit the colors on a home? Or that it is “neatly” done and not “messy”.
6. Tom Bialas stated not really, the Village wants to be reasonable. When colors are involved there is usually some “motivation” behind it.
7. Jim Hilborn stated each case is somewhat of a judgment call.
8. Tom Bialas note that the Village needs to look for enforceability and reasonability and that is why staff is recommending to the committee to make a motion to seek assistance from the Village Attorneys on this matter.
9. Chester Pojack noted that the Village Attorneys will have to do a lot of research on this subject.
- 10. Jim Hilborn motioned to have Community Development ask the Attorneys for advice. Sandy Gresak, Chester Pojack and Jim Hilborn all voted Aye.**
11. Steve Kalish stated that the Village Board has helped in the past with uniformity for the duplexes and roofs through permits, but this particular topic goes a bit further as we do not

require a permit to paint a house. We would prefer to not go that route. There is good verbiage in the ordinance already but it could use a little more legal oversight. There is currently not much on painting.

12. Jim Hilborn: When the hail storm hit the insurance companies were changing out all siding and roofs as new material would not match existing material so a lot of homes were able to get new siding and roofs a few years ago.
13. Chester Pojack: Is there any word on the Hardees location on Army Trail Road? Tom Bialas stated that staff had contacted the corporate contact for the project and that person stated they were no longer on the project. Code Enforcement Officer John Tautkus has been assigned to try to make contact with someone regarding the property.
14. Chester Pojack: Is there a way for the Village to clean up the property and then padlock the garbage corral so when someone goes in then they can be fined? Steve Kalish responded: The ordinance allows for us to remove waste and start ticketing, but who would be ticketed? Steve stated that he had looked up the property records and the taxes have not been paid.

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

1. 644 Leslie: weeds are growing through the driveway. Bill Schmidt would like the vacant property mowed by the Village, ASAP.
2. Vantroba: Entire Street needs to be addressed. (Jim Hilborn)
3. 2195 Lake Ridge: No permits are posted and there is currently a dumpster in the front of the property.
4. Terry: the swing is STILL in the front parkway tree. Steve Kalish stated per our ordinance, there are no front yard swings allowed. The Village is looking into contacted all properties in the Village that currently have a front yard/parkway swing, uniformly.

**Next Meeting:** September 23<sup>rd</sup>, 2015 at 6:30 PM.

**Adjourn:** The meeting was adjourned at 7:15 PM