

PROPERTY ENHANCEMENT COMMITTEE
MEETING MINUTES
June 22, 2016

Present: Members: Chair Bill Schmidt, Sandy Gresak, Jim Hilborn *Village Board liaison*: Chester Pojack; *Staff liaison*: Steve Kalish; *Staff members*: Tom Bialas.
Not Present: Bill Burger, Eric McFadden, Ann Weinsheim,

Chairman Schmidt called the meeting to order at 6:30 PM.

Minutes

The April 27th, 2016 and May 25th 2016 minutes were approved.

Topic of Discussion – Weed Violations /Enforcement

Staff liaison Inspector Kalish discussed the process utilized by Code Enforcement to investigate and gain compliance at homes and businesses that fail to properly maintain their grass and weeds. Citizen complaints and inspector initiated observations typically result in an inspector viewing the property to confirm/support a violation exists. Kalish explained when a violation is validated, residents and business owners are provided an initial notice that a violation exists. Failing to correct the grass or weed violation in the time established by the inspector on the Violation Notice in accordance with Village Ordinance results in a citation being issued. Fines paid in advance of any Adjudicator Hearing on such matters require a \$100.00 payment prior to the assigned hearing date. Anyone choosing to appear and is found liable at the Adjudicatory Hearing is subject to the applicable fines and court costs. After an initial notice in a year, repeat offenders are subject to being ticketed for any such repeat failures to maintain the grass and or weeds on the property during the year.

Kalish added that in the case of properties that fail to comply, in addition to any citations and fines, such properties can have the violation corrected (grass/weeds cut) by the Village at the property owners expense. The goal of these efforts are to maintain a safe and compliant appearance to properties which, if not maintained, have a negative impact on the neighborhoods and their residents.

Topic of Discussion – Vacant Property Grant

Staff member Tom Bialas discussed the grant the Village has been involved with to maintain abandoned properties. The Abandoned Property Program has been used by the Village to maintain vacant properties qualifying for use of grant funding. Activities covered by the grant include cutting neglected weeds or grass, trimming /removing trees or bushes, exterminating/preventing pests, removal of garbage, debris and graffiti, boarding up/securing property and demo/rehab of abandoned residential property. The grant period is coming to a close in July of 2015. During the grant period the Village has applied the grant to various residential properties in accordance with the requirements set forth in the grant.

Topic of Discussion – Miscellaneous Discussion

1. Jim Hilborn inquired about the communications process available to the inspectors now that the police dispatch center is operating out of the Addison Consolidated Dispatch Center (ACDC). Inspector Kalish advised the inspectors have radios to communicate locally with Community Development and other Village Departments, as well as the officers on patrol. Additionally, cell phones are used to communicate with ACDC as may be needed.

2. Jim Hilborn inquired as to what the requirements are for bushes blocking the sight line at corners. Inspector Kalish indicated there are restrictions on bushes that protrude onto the right-of-way, grow into the path of sidewalks or create a visual block to the sight line of traffic making them subject to correction.
3. Chester Pojack reported three locations with problematic conditions and requested inspectors examine them for violations.
 - a. The property at the NW corner of Whitman and Army Trail. Rubbish is collecting along the property lines near Thorncliff and Almond.
 - b. A dead or dying tree was observed in the lot of 2121 Pepperwood.
 - c. Q-Bar, in Plaza Westlake, has a wall face where the old sign was located that appears to be dirty/in disrepair after the installment of the new sign.

Inspector Kalish noted the information for follow up by a Community Development inspector.

4. Sandy Gresak reported a fence in disrepair at 1843 Churchill Drive with a panel missing and another panel held on by bungee cords, as well as a few homes in the area of that house which also have fences in disrepair. Kalish noted the information for follow up by a Community Development inspector.
5. Sandy Gresak reported on-going concerns with the bush at the end of the drive of 776-778 Marilyn. Inspector Kalish advised that the bush was inspected and found to be trimmed and away from the walk located at the drive. Sandy Gresak indicated that her concern for the safety of pedestrians at the location remains. Inspector Kalish indicated Community Development would take another look at the area and review applicable ordinances related to the issue.
6. Sandy Gresak inquired about a complaint submitted earlier this month about garbage on the ground around the dumpsters at 776-778 Marilyn. Inspector Kalish advised the matter was investigated and citations issued for failing to maintain the dumpster/refuse.
7. Trustee Pojack reported the previously reported tree in the parkway at the intersection of Whitman and George Bell Drive that was dead or diseased has been removed by the Village.
8. Jim Hilborn commented that several homes on Vantroba continue to have issues with failing to cut their grass. Inspector Kalish reported that inspectors have spent patrol time checking the area and will continue to do so. Enforcement action has been taken at some properties.
9. Jim Hilborn reported tall grass in the area of President south of Armitage. No specific location was provided at this time. Inspector Kalish noted the information for follow up by a Community Development inspector.
10. Sandy Gresak expressed concerns about the large boat trailered on Brahms Court. Inspector Kalish expressed his awareness of the situation and explained that the boat is currently not in violation of vehicle/parking requirements on private property.
11. Sandy Gresak reported a residence at 775 Marilyn Ave is being worked on and the address was not visible for the property. Inspector Kalish advised the work should include restoring the address to the property when completed. Inspector Kalish noted the information for follow up to ensure the restoration included the address.
12. Staff Member Tom Bialas provided a brief status report on development of programs for residents and landlords being developed. The preliminary plan is to gain community involvement by coordinating four Citizen Code Enforcement Academy sessions and four Rental Property Crime Prevention Partnership property owner sessions into the Property Enhancement Committee's existing meeting schedule. Academy lesson plans still need to be developed and approved. Work continues on updates to ordinances related to the Crime Prevention Partnership Program which, once finalized will be an intricate part of any landlord sessions.
13. Chester Pojack brought up the possible need for review of appointed persons on the committee due to lack of participation and attendance. Staff Member Bialas reported that a resident who expressed concerns recently to the Director of Community Development regarding conditions in that person's

neighborhood was contacted by Bialas and given details regarding possibly joining the committee. Unfortunately, the resident did not attend this meeting. Bialas will attempt to re-contact the resident to again see if she would attend a meeting to see the Committee conduct business and consider further involvement with the Committee. Chairman Schmidt confirmed that membership/change to the committee is subject to mayoral appointment. The issue will be subject to further review.

14. Chairman Schmidt provided a brief update that the Village is working on the new Village webpage which will have a link at which residents can access meeting minutes from the various Village committees. This feature is pending final implementation.

Next Meeting: August 24, 2016 at 6:30 PM.

Adjourn: The meeting was adjourned by Chairman Schmidt at 7:35 PM.