

PROPERTY ENHANCEMENT COMMITTEE MEETING MINUTES February 22, 2017

Members:

Present: Chair Bill Schmidt, Sandy Gresak, Bill Burger, Jim Hilborn

Also Present: *Staff liaison:* Steve Kalish, Tom Bialas, Chester Pojack, Mike Light, Linda Jackson, Raquel Becerra, and Joan Kalchbrenner.

See attached sign is sheet of attendees.

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

Minutes

The January 25nd, 2017 minutes were approved.

Discussion Items: Presentation

Chairman Schmidt welcomed the property owners and managers in attendance for the first of the quarterly Landlord/Manager Meetings. Chairman Schmidt then introduced presenters Steve Kalish and Tom Bialas of the Community Development Department.

PowerPoint presentation and discussion regarding the Glendale Heights Rental Property Crime Prevention Partnership recent changes to the Licensing and Inspection of Single Family Dwellings, the Licensing and Inspection of Multiple-Family Dwellings Ordinances, the Nuisances Ordinance, and the rental licensing process took place. Please see the corresponding PowerPoint presentation print out and accompanying handouts.

Other than general questions regarding the presentation, the following items were also discussed:

Property manager Vicki Callas expressed a desire for the Village to reconsider the previous part of the rental program that allowed for an inspection by-year for properties passing inspections according to the by-year rules. Tom Bialas and Village Administrator Raquel Becerra explained the by-year was discontinued after the Village reviewed the program, determining that annual inspections were in the best interest of ensuring compliance and maintaining of rental properties. One issue raised by some property owners who were not qualifying for the by-year program was that they were possibly failed at their inspection just so they would have to get an annual inspection. This concern was express despite the inspection passing or failing based on the existence of violations identified by inspectors. The annual inspection was required for all properties to also alleviate such a concerns about fairness. Village Administrator Raquel Becerra indicated the Village would look at the issue; however, the inspections are important for owners and tenants to maintain a quality place to live.

Property manager Enza Randazzo expressed a concern that some of the inspection reports include items she questioned if they were life safety issues. Tom Bialas discussed that, while some items may not seem to the average person to be life safety related, all of the items on the inspection form do have a safety consideration involved. Ms. Randazzo described a notation regarding stained carpets. While the specific actual condition of the carpet was unclear, the general issue of a stained carpet in such a condition that it

would be noted typically was an indication that the carpet was in an unsanitary condition. The Property Maintenance Code prohibits unsanitary conditions to persist, likely resulting in the notation on a report. Tom Bialas brought up an example of a particular unit encountered that had a visibly filthy stained carpet that was noted appropriately for correction due to its unsanitary condition. Ms. Randazzo also brought up an issue of crayon writing on walls being noted; however, Community Development Director Joanne Kalchbrenner pointed out that Ms. Randazzo had brought the issue to her attention some time ago, but not provided the specifics at the time Community Development was contacted. Because the documented information that a small amount of crayon was on a wall made it to the inspection report had not been verified at this point, Director Kalchbrenner requested Ms. Randazzo follow up with Community Development to inquire into the specific inspection that took place.

Steve Kalish pointed out that the inspection process was a benefit to the owners and tenants as they maintain the value of property as well as maintaining a nice place to rent and live. Village Administrator Becerra expressed the importance of the inspection process as it helped all residents and owners in maintaining the property values in the Village.

Topic of Discussion – Miscellaneous Discussion by Committee

1. Bill Berger provided information for Community Development to look into. See the attached correspondence.

Next Meeting: March 22, 2017 at 6:30 PM. – regular Property Enhancement Meeting.

May 24, 2017 at 6:30 PM. – the next Landlord Manager Meeting at the Property Enhancement Meeting.

Adjourn: The meeting was adjourned by Chairman Schmidt at 8:10 PM.