

PROPERTY ENHANCEMENT COMMITTEE
MEETING MINUTES
August 22, 2018

Present: Chair Bill Schmidt, Sandy Gresak, Jim Hilborn, Paul Gasiiecki, Mohammed Siddiqi, Syed Razvi and Don Williams

Also Present: *Staff Liaison:* Steve Kalish, Trustee Chester Pojack

Excused/Absent: *Staff Liaison:* Tom Bialas (excused)

Chair Bill Schmidt called the meeting to order at 6:31 PM.

Minutes

The June 27, 2018 minutes were approved.

Discussion Items: Code Enforcement and Rental Properties

- Compliance requires Inspections of rental properties: Inspector Kalish discussed the inspection Requirements and Property Maintenance expectations.
 - Power Point presented on the Village's code enforcement policies on rental properties. Discussion included the Village's authority to enforce property maintenance on rental properties vs non- rental properties. Owners in attendance questioned if it was just rental properties being enforced. Inspector Kalish stressed that it is not only rental properties, but also the Village does not get into non-rental properties unless invited. Another owner in attendance asked what the allowed occupancy of a rental unit is and how it is determined. Inspector Kalish explained that it is based on the square footage of **approved** bedrooms in the unit. A third discussion item brought up by a rental unit owner was how are the rental unit owners that are NOT getting inspections to be in compliance, being handled? Inspector Kalish explained that the inspectors regularly research the rental program owners list and once one is identified that has not scheduled or passed a required rental inspection routinely or in that year, they are issued tickets for not being in compliance. The tickets will continue until the owner become compliant with the program.

Topic of Discussion – Miscellaneous Discussion by Committee

- Trustee Pojack asked for status on 375 Thorncliff. The property installed windows in 2016 without a Village permit and without Homeowners Association approval. Since then a permit was issued, but has yet to obtain HOA approval. Trustee Pojack was following up on status and what is to happen next.
- An owner in attendance inquired about the plumbing code applied to his inspection, it was not clear if he was speaking about a current permit, rental or a property going through a real estate transfer. He was asked to follow up with Community Development.
- The owner of 749 Lippert lane, a multi- family building requested that the parkway trees in front of the property be trimmed back to allow more sunlight for the grass to grow. The request has been passed onto the Parks, Recreation and Facilities Department for the Parks division to address when out on their trimming routes.
- An owner of a Golfview Drive unit had questions in regards to Rental inspections vs Real Estate Transfer Inspections (RTI's). He requested that when he purchases his next property, if Inspector Kalish may perform the RTI inspection so that it falls directly in line with what will be required for the rental program. Inspector Kalish said he would be happy to and that the request may be made at the front counter when scheduling.

Next Meeting:

- The next Property Enhancement Committee Meeting is scheduled for September 26, 2018 at 6:30 PM in the Floyd Brown Room at Village Hall.

Adjourn: The meeting was adjourned by Chairman Schmidt at 7:47 PM.