

PROPERTY ENHANCEMENT COMMITTEE
Landlord Managers Meeting
MEETING MINUTES
February 26, 2020

Present: Chair Bill Schmidt, Paul Gasiiecki, Sandy Gresak, Mohammed Siddiqi, Jim Hilborn

Also Present: *Staff liaison:* Tom Bialas, Steve Kalish, Trustee Chester Pojack, Trustee Mike Light

Absent: Syed Razvi

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

Minutes

The January 22, 2020 minutes were approved as corrected.

- The year was incorrect at the header and corrected to reflect 2020.

Discussion Items: Landlord Managers Meeting

- General Discussion of Code Enforcement
 - The use of “Notice of Violation” forms were discussed by AtD. Bialas and Lead Code Enforcement Officer Kalish. When a code violation is observed, such as garbage cans left out too long, excessively long grass, or an inoperable vehicle located on a property, a Code Enforcement Officer (CEO) will provide notice that violation exists. This notice does not have any fine or penalty related to it unless the noted violation is not corrected. The CEO will establish a period by which the violation must be corrected on a Notice of Violation. The Notice can be left at a property, hand delivered or mailed.
 - Failing to correct a violation could result in a “Citation” being issued. Despite some very specific language on the Notice of Violation, there are instances of residents calling about the ticket they received. Discussions stressed that the notice is not a citation. Residents who are unclear about a notice should contact the CEO. Establishing a relationship with the CEO to communicate that the matter will be dealt with can often result in authorization for an extension of time to correct the violation and avoid issuance of a citation.

Topic of Discussion – Miscellaneous Discussion by Committee

- Trustee Pojack inquired about the permitting of kitchens that were previously done and are identified during a real-estate transfer. The permitting of the work ensures it was done to Village Code. LCEO Kalish expressed that the requirements of the code can be significant on a project. It was noted that had a permit been obtained at the time the work was performed, items identified now as needing correction would likely have been identified so they would be code compliant before the project was completed.
- Chairman Schmidt inquired about the location at 691 Armitage that involved a vehicle leaking oil. CEO Mineo was working on the case to ensure the vehicle owner cleaned up the oil deposited by the vehicle. The owner had already reported that the leak was repaired on the truck causing the problem. Chairman Schmidt was informed CEO Mineo continues to work on the case.
- Trustee Light inquired about the residence on the NE corner of Scarboro and Gregory. The property had previously been a concern due to numerous items stored in the yard. LCEO

Kalish discussed that he worked with the resident last year to clean up the yard. The property would be viewed to check on the current conditions there.

- Trustee Pojack asked if an antenna could be mounted to a chimney cap. As the specific answer was unknown at this point, the question will be asked of the Deputy Building Code Official and Trustee Pojack advised. However, it was pointed out that the property being discussed was subject to Home Owner Association rules and might be restricted in the rules. Trustee Pojack was additionally referred to the HOA.
- Member Hilborn inquired about work done on roofs. LCEO Kalish explained that permits are needed for new roofs. Village Code allows that no more than two roofing layers can be installed. LCEO Kalish further explained that the typical residential roof requires a final inspection. Member Hilborn commented that roofs are often seen being completed on weekends. LCEO Kalish pointed out that while CEO's may not be around when such work is being done, the Police Department CSO's do provide reports to Community Development is noted.
- Member Gresak inquired about shopping carts left around the neighborhood that belong to the Jewel store. AtD. Bialas pointed out that it is a violation of State law to remove shopping carts. Unfortunately, many stores decline to prosecute and only send out staff to recover the carts. In many cases the person taking the carts are unable to carry their groceries, resort to rolling the cart to their nearby home/apartment, and then leave the cart outside. Community Service Officers from the Police Department typically deal with the carts if they end up in the right-of-way. LCEO Kalish commented that carts left in the common areas of private property would be the responsibility of the property owner/management to have removed if stores did not recover the carts. AtD. Bialas will be meeting with the Police Department to discuss the carts removal from the stores as it technically is a criminal offense.
 - "(720 ILCS 5/16-25) Sec. 16-25. Retail theft.
 - (a) A person commits retail theft when he or she knowingly:
 - (5) Removes a shopping cart from the premises of a retail mercantile establishment without the consent of the merchant given at the time of such removal with the intention of depriving the merchant permanently of the possession, use or benefit of such cart; or"

Next Meeting:

- The next Property Enhancement Committee Meeting will be March 25, 2020 at 6:30 pm in the Floyd Brown Room on the first floor at Village Hall.

Adjourn: Chairman Schmidt adjourned the meeting at 7:25 PM.