

**PROPERTY ENHANCEMENT COMMITTEE
LANDLORD/MANAGERS MEETING
MEETING MINUTES
February 28, 2024**

Present: Chair Bill Schmidt, Jim Hilborn, Paul Gasiiecki, Gyanila Naqvi, Michael Ontiveroz, Jim Sullivan

Also Present: *Staff liaison:* Tom Bialas, Steve Kalish, Trustee Chester Pojack; Mayor Chodri Khokhar

Absent: Trustee Mohammed Siddiqi (Excused)

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

Minutes

The January 31, 2024 minutes were approved.

Discussion Items:

Flooding and Drainage. Lead Code Enforcement Officer Steve Kalish and Operations Supervisor Tom Bialas presented information related to stormwater management and efforts to minimize or eliminate flooding. Discussions included:

- The Village of Glendale Heights does have floodplains within its boundaries. Homes in floodplains typically require flood insurance by mortgage companies. The Village participates in the Community Rating System which includes flood reduction and public information efforts. Residents benefit from the Village participation as it helps lower insurance costs in floodplains.
- Developers building in the Village must include plans appropriately manage drainage. Older developments utilized swales to direct water into the stormwater system across the surface of land. Newer developments also use swales which direct stormwater drainage to storm drains reducing the amount of water directed across surfaces. Swales have flowing water only after a rainfall. They are planted with or stabilized with vegetation suitable for stormwater treatment and runoff, and nutrient uptake. The swale is designed to reduce soil erosion and reduce pollution concentration of any discharge.
- Stormwater from swales and storm drains are directed to retention and detention areas in a staged process of moving and holding water. Flow into these designated areas avoid overpowering the stormwater system which can result in flooding.
- Stormwater from individual properties flows through the stormwater system which involves the three watersheds that service Glendale Heights. The watershed flows continue to either the East and West branch of the DuPage River, into the main DuPage River and on into the Illinois River.
- Maintaining individual parts of the stormwater system such as swales, easements and keeping storm drains clear help the stormwater system to handle significant rain fall and snow melt. The Village has worked with County, State and Federal agencies to enhance the stormwater system in Glendale Heights. Several projects throughout the Village have taken advantage of grants requiring matching local funds to improve storm drains, retention and detention ponds, and creeks resulting reduced impact from large scale weather events.
- When issues are identified with the stormwater system from local or commercial properties, the Village relies on working with owners to correct problems. In the event enforcement becomes necessary, the Village has ordinances regulating grading, drainage, storm drainage, and sanitary drainage.
- Sanitary and stormwater system are not allowed to connect. Sanitary flows that have been treated are the only exception to the rule. Illegal connections can result in enforcement.
- When members of the public practice good stormwater management at the base level...in their homes and yards, Glendale Heights residents can minimize the impact of stormwater and drainage when larger scale events occur.

Topic of Discussion – Miscellaneous Discussion by Committee

- Committee Member Jim Sullivan inquired about the Village having funding to assist residents with reestablishment of swales and/or adding systems for drainage on private properties. The Village currently does not have such a program. Insp. Kalish explained PW and Community Development do respond to concerns and complaints about retention of water on private property to assist resident. However, such issues on private property are the individual's responsibility to correct versus a publicly funded program. Member Ontiveroz pointed out the Village Board would have to examine such an issue to consider implementing programs beyond those currently provided. Member Sullivan expressed that such a program would be beneficial to residents if implemented.
- Committee Member Mike Ontiveroz identified an area between LA Fitness, Steak and Shake and Home Depot where people have taken to dumping refuse and construction debris. Insp. Kalish noted the complaint and Code Enforcement will be looking into the issue.
- Committee Member Mike Ontiveroz also identified an area east of Scarboro Drive's stormwater detention pond and the East High Grove industrial area which has been used by people moving through the property leaving garbage. Insp. Kalish noted the complaint and Code Enforcement will be looking into the issue.
- Committee Member Gyanila Naqvi wished to express her appreciation for Insp. Kalish's efforts with code enforcement in the Shorewood Condominium area. Chairman Schmidt and Member Ontiveroz also expressed appreciation for the efforts of inspectors.

Next Meeting:

The next Property Enhancement Committee Meeting is March 27, 2024 at 6:30 in the Floyd Brown room on the 1st Floor of the Village Hall.

The next Property Enhancement Committee Meeting and Landlord/Managers Meeting is scheduled for April 24, 2024 at 6:30 pm in the Council Chamber, 2nd Floor of the Village Hall.

Adjourn: Chairman Schmidt adjourned the meeting at 7:55 PM.