

**PROPERTY ENHANCEMENT COMMITTEE**  
**MEETING MINUTES**  
**February 26<sup>th</sup>, 2025**

Present: Jim Hilborn, Paul Gasiiecki, Gyanila Naqvi, Michael Ontiveroz, Trustee Mohammad Siddiqi,  
Jim Sullivan

Also Present: *Staff liaison:* Lead Code Enforcement Officer Rachel Fabiani

Absent: Chairman Bill Schmidt, Deputy Director Tom Bialas

Committee Member Jim Hilborn called the meeting to order at 6:28 PM.

**Minutes**

The January 22<sup>nd</sup>, 2025 meeting minutes were approved.

**Discussion Items:**

Winter Sump Pump Discharge. Lead Code Enforcement Officer Rachel Fabiani presented information regarding the importance of properly discharging sump pump water according to the Village's Property Maintenance Code as adopted by the Village Board.

Discussions included:

- Local Ordinance 507.1.1 Sump Pump Discharge
  - Sump Pump discharge piping shall not extend more than five (5) feet beyond the front of a dwelling unit and shall not be permitted to discharge less than ten (10) feet from any property line.
  - Local ordinance has been implemented in order to aid in preventing discharge water to flow beyond property lines.
- Local ordinance 9-3E-2: Prohibited Discharge Standards
  - C-4. It shall be unlawful for any person to discharge, in such manner as to cause such waters to overflow onto adjacent property or to be discharged upon any public street or public way, any stormwater, surface water, groundwater, roof runoff, or subsurface drainage, including the use of a sump pump for such purpose. (Ord. 2009-57, 10-1-2009)
  - Local ordinance has been implemented in order to prevent overflow onto neighboring properties and preclude hazardous surfaces such as the public sidewalk & street.
- [P] Section 507 Storm Drainage (Per IPMC 2006)
  - 507.1 General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a Public Nuisance.
  - IMPC regarding drainage also includes sump pump discharge, which gives CEO's the ability to respond in terms of the discharge becoming a nuisance.
- Visual provided of a standard proper sump pump installation.
  - The diagram depicted the natural flow of the water from sump pump in the interior of the dwelling to the end point at the exterior of the dwelling.
- Step by step process of how CEO's respond cases regarding improper sump pump discharge.
  - CEO's often work with the Streets Department to remedy any hazardous surfaces that may cause an immediate danger to the public, such as ice.
  - Followed up with a 24hr violation notice is issued to the homeowner.
  - Lastly, followed up with confirmation of compliance.
- Final Remarks
  - Proper Sump Pump discharge is not only detrimental to the main dwelling, but also aids in the prevention of hazardous surfaces for our residents during winter months.

### **Topic of Discussion – Miscellaneous Discussion by Committee**

- Mayor Khokhar inquired about the change in where tonight's meeting was being held. Mayor Khokhar was advised by Committee Member Jim Hilborn an email was sent out with the correct location of the meeting following the original email sent with the wrong location.
- Mayor Khokhar inquired about how the flow of water is addressed as it pertains to two properties adjacent to one another with different grades. LCEO Fabiani advised swales are implemented to carry water to storm sewers.
- Committee Member Gyanila Naqvi inquired about how CEOs know how water/ice are coming from sump pump discharges as it relates to the discussion. LCEO Fabiani advised there is typically a stream of water or ice in winter months from the exit point of the sump pump to the sidewalk, street, etc. Fabiani also further advised in warmer months there may not be a stream of water, but the ground/grass will become very damn where the water consistently flows over it.
- Committee Member Michael Ontiveroz inquired if the Village has an ordinance that requires gutters? LCEO Fabiani advised the Village does not.
- Committee Member Michael Ontiveroz inquired about a water discharge on Brandon Dr. LCEO Fabiani asked if there was a specific area of which Committee Member Ontiveroz stated he would provide an exact address. LCEO Fabiani followed up with a CEO will scan the area for any excessive water.
- Committee Member Jim Sullivan inquired about the committee becoming more involved in solving complaints, such as repeat violators like Ellyn Crossing Complex for having mattresses outside their dumpsters. LCEO Fabiani advised what steps were taken per the code in order to remedy the matter such as violation notices/citations issued, along with suggesting to management overseeing the property, to install cameras if illegal dumping is an issue. Committee Member Sullivan along with Committee Member Ontiveroz inquired about what further action can be taken, suggesting their rental license be withheld or higher fines given. LCEO Fabiani advised per the Village Ordinance a rental license can not be withheld nor can a citation be issued for more than \$100.00. Committee Member Ontiveroz and Trustee Siddiqi suggested it should be a matter brought up at the next Ordinance Committee Meeting to aid in getting compliance from rental properties. Lastly, Committee Member Sullivan inquired about adding an amendment to the ordinance requiring landlords/management to attend the Landlord/Managers meetings held quarterly by the committee, even offering to personally deliver invites. LCEO Fabiani advised their concerns and suggestions will be brought to the Deputy Director.

### **Next Meeting:**

- The next Property Enhancement Committee Meeting is scheduled for March 26<sup>th</sup>, 2025 at 6:30 pm in the Floyd Brown Room on the 1<sup>st</sup> Floor of Village Hall.
- The next Property Enhancement Committee Meeting and Landlord/Managers Meeting is scheduled for April 23, 2025 at 6:30 pm in the Council Chamber, 2nd Floor of Village Hall.

**Adjourn:** Committee Member Jim Hilborn adjourned the meeting at 7:11 PM.