

**PROPERTY ENHANCEMENT COMMITTEE  
LANDLORD/MANAGERS MEETING  
MEETING MINUTES  
March 26<sup>th</sup>, 2025**

Present: Chairman Bill Schmidt, Jim Hilborn, Paul Gasiecki, Gyanila Naqvi, Michael Ontiveroz

Also Present: *Staff liaison:* Lead Code Enforcement Officer Rachel Fabiani, Deputy Director Tom Bialas, Trustee Chester Pojack

Absent: Trustee Mohammed Siddiqi (Excused), Jim Sullivan (Excused)

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

**Minutes**

The February 26<sup>th</sup>, 2025 minutes were approved.

**Discussion Items:**

Flooding and Drainage. Lead Code Enforcement Officer Rachel Fabiani and Deputy Director Tom Bialas presented information the Community Rating System (CRS) and 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 (CRS) which includes flood reduction and public information efforts. Residents benefit from the Village participation as it helps lower insurance costs in floodplains. The Village completed the review and renewal of participation in the CRS and Natural Hazard Mitigation plan in 2024. Residents in Glendale Heights receive a 15% discount on Flood Insurance premiums as a result of participation.
- The village website under both Community Development and Public Works provides information about flooding, drainage and stormwater management along with pamphlets on flooding in several public building lobbies. The Village website also has a link to FEMA at the bottom of the home page, which provides a list of “quick links” providing further information and access to file claims.
- 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 Mike Ontiveroz inquired whether the CRS used to help budgets for village projects. Deputy Director Bialas advised should the review identify an area with a flooding issue, the information would be used in the project planning and budgeting process to work toward mitigation
- Committee Member Gyanila Naqvi inquired if the Village is involved with any TIF programs. Deputy Director Bialas stated yes, there are seven TIF districts and information is available on the Village website.
- Committee Member Gyanila Naqvi inquired if FEMA is involved with the CRS. Deputy Director Bialas advised reports are sent to FEMA.
- Committee Member Gyanila Naqvi inquired about what causes the overflow of retention ponds during a heavy rain. Deputy Director Bialas advised it's a combination of the amount of rainfall or snow melt and the maintenance of retention/detention areas. Outlets and swales that are blocked by planters, walls or miscellaneous items contribute to clogging the path of drainage.
- Committee Member Gyanila Naqvi inquired if any flood plains have been deemed no longer a flood zone. Deputy Director Bialas advised yes; back 2014 certain areas were removed.
- Committee Member Mike Ontiveroz inquired about an update regarding work without a permit at 1887 Scarboro. LEO Fabiani advised a notice has been written regarding the matter.

#### **Next Meeting:**

- The next Property Enhancement Committee Meeting and Landlord/Managers Meeting is scheduled for April 23<sup>rd</sup>, 2025 at 6:30 pm in the Council Chamber, 2nd Floor of the Village Hall.
- The next Property Enhancement Committee Meeting is May 28<sup>th</sup>, 2025 at 6:30 in the Floyd Brown room on the 1st Floor of the Village Hall.

**Adjourn:** Chairman Schmidt adjourned the meeting at 7:50 PM.