

**PROPERTY ENHANCEMENT COMMITTEE**  
**MEETING MINUTES**  
**September 23, 2015**

Present: Chair Bill Schmidt; Members: Jim Hilborn, Sandy Gresik; *Village Board liaison*: Chester Pojack; *Staff liaison*: Steve Kalish; *Staff members*: Tom Bialas, Jennifer Hopwood.

Not Present: Eric McFadden, Ann Weinsheim, Bill Burger

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

**Minutes**

August 26<sup>th</sup>, 2015 minutes were approved.

**Topic of Discussion – Bug Infestation**

1. In 2015 there had been some outbreaks of bug infestation, both cockroaches and bed bugs, such as Shorewood Condo's (multiple units) and Stonegate Condo's (multiple units).
2. Code Enforcement, the Police Department and the Fire Department all go into these high concentration areas and exposure has been extremely high.
3. An issue with the Stonegate and Shorewood areas seems to be that the owners state that the issue is an Association should be handling the issue and when the Associations are contacted they state that the issue should be handled by the owners.
4. Steve Kalish handed out the Property Maintenance Code section 308 (Extermination) for the committee to discuss. Inspectors determine if there is a nuisance and written notice is given to the owner.
5. Some associations, for example, Waters Edge, Shorewood, and Stonegate feel uncomfortable to get involved as it is hard to coordinate with multiple owners and units. Evergreen Association has specific verbiage in their by-laws that allow them to step in when a bug concern/nuisance is identified.
6. After an infestation is identified, the Village does require written documentation from the exterminator that it has been managed. Recent reports from the exterminators have shown bed bugs on the ceilings, dressers and curtains.
7. Jim Hilborn asked if this should be an owner issue? Tom Bialas added that usually the feces are seen first, they are little black dots. Steve Kalish did add that bed bugs do not carry disease yet. Cockroaches do. But bed bugs bite and will keep biting.
8. Steve Kalish mentioned that it can be difficult to get into all the units as some of the tenants are uncomfortable with inspectors and/or exterminator.
9. When buildings need to be treated, all areas need to be treated, not just the common areas, but this is also difficult to get all tenants/residents involved at same time. Doing in batches or parts will not rid the property of the infestations, the process needs to be done in whole or at the same time.

10. So the Village follows up with a written notice stating a timeframe of when the extermination report/documentation needs to be provided to the inspector as well as notifying the owner that there may be 3-4 treatments needed to fully exterminate the property with periodic follow-ups. After each treatment, documentation should be supplied to the inspector.
11. One unit can infect the whole building.
12. IPMC 308.1 is what Code Enforcement will use to issue a ticket. If the Village is getting cooperation from the owner but not the tenant, then the ticket is based on IPMC 308.5.
13. A great example of how Real Estate Transfers assist with Rental Inspections – recently due to a real estate transfer, inspectors were able to gain access to a property that they were unable to inspect after several attempts to try to gain access to see where an infestation was starting.
14. Before entering properties, inspectors are advised to read past notes on the properties for the daily inspections so that they know if they are walking into a possible infestation.
15. Tom Bialas stated, like everything, the Village has to be careful as Glen Ellyn just had a lawsuit regarding bed bugs and racial profiling at a hotel.
16. Steve Kalish stated that the schools have been very helpful in documenting cases regarding children with bites. This helps with court cases. Tom Bialas added that through our different code enforcement programs along with citizen complaints the Village does try to achieve landlord and association assistance with handling the infestations.
17. Jim Hilborn, “Seems like the Associations would say enough is enough and get the properties vacant long enough to treat”. Chester Pojack, “but it is costly”. Jim Hilborn “But kids take them to school and give to other kids”.
18. Steve Kalish – the positive thing is that due to the code we have an avenue to get compliance. The large complexes can get out of control in a hurry. Just because we ticket doesn’t mean they will pay the ticket or appear in court.

#### **Topic of Discussion – Miscellaneous Discussion**

1. Chester Pojack asked what we are going to doing regarding Property Enhancement Members Eric McFadden and Ann Weinsheim as they do not attend meetings? And asked what was being done to get more residents into the meetings.
2. 644 Leslie: the weeds are still growing through the driveway and property needs maintenance. The committee would like the property owners contacted. Do we need owner information?
3. The committee asked if the Village went to the Attorneys regarding exterior colors on homes and fences. Tom Bialas stated that yes the attorneys were notified and are involved.

**Next Meeting:** February 24<sup>th</sup>, 2016 at 6:30 PM.

**Adjourn:** The meeting was adjourned at 7:22 PM