

**PROPERTY ENHANCEMENT COMMITTEE**  
**Citizen's Code Academy**  
**MEETING MINUTES**  
**February 28, 2017**

Present: Trustee Chester Pojack, Jim Hilborn, Paul Gasiiecki,

Also Present: *Staff liaison:* Tom Bialas (Steve Kalish – Excused)

Absent: Chair Bill Schmidt, Sandy Gresak Syed Razvi, Mohammed Siddiqi, Don Williams, Bill Burger

Trustee Pojack called the meeting to order at 6:32 PM.  
(Chairman Schmidt was excused and asked Trustee Pojack to start the meeting.)

**Minutes**

The January 24, 2017 minutes were approved.

**Discussion Items: Citizens Code Academy**

- Flood Protection and Drainage presentation by Assistant to the Director Tom Bialas.
  - Power Point presented regarding the drainage systems of the Village utilized to provide flood protection and proper drainage of water resulting from rainfall, melted snow & runoff. The Village's participation in Community Rating System (CRS) with the goal of reducing flooding and educating the public was discussed. Additionally, discussions with attendees included the importance of maintaining proper drainage; from individual properties, into and through the stormwater system, and on to the last outflow.

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

- Trustee Pojack indicated the home at the corner of Gladstone and Brahm's Ct. appeared to have interior remodeling going on but no permit placard was noticed.
- Committee Member Gasiiecki reported a fence was down on Bloomingdale Road south of Gladstone and had not been repaired after having been down for some time.

\*The information will be forwarded for Community Development inspectors to investigate.

**Next Meeting:**

- The next Property Enhancement Committee Meeting will be March 28, 2018 at 6:30 pm in the Floyd Brown Room.
- The next Landlord/Managers Meeting is scheduled for April 25, 2018 at 6:30 pm in the Council Chamber at Village Hall.

**Adjourn:** The meeting was adjourned by Chairman Schmidt at 7:11 PM.

## Property Enhancement Committee Partnership with Community Development

The Property Enhancement Committee members assist the Department of Community Development with monitoring businesses and residences for maintenance violations or needed improvements on properties within the Village of Glendale Heights.

### Property Enhancement Committee Partnership

Chaired by Trustee Bill Schmidt

Members appointed by the Village President Linda Jackson

#### Current Membership

- James Hilborn
- Sandy Gresak
- Bill Burger
- Paul Gasiiecki
- Syed Razvi
- Mohammed Siddiqi
- Don Williams

Community Development Liaisons  
Lead Code Enforcement  
Officer Steve Kalish  
Assistant to the Director  
Tom Bialas

Committee Responsibilities

- Attendance at Committee meetings on the 4<sup>th</sup> Wednesday of the month as scheduled by the Village.
  - Dates are provided on the Village website and on the Village calendar.
- Committee review and discussion of ongoing Code Enforcement efforts.
- Committee input, review, consultation and recommendation of various programs and possible ordinance changes related to Code Enforcement ordinances and the Property Maintenance Code as adopted and amended by the Village as may be needed.
  - Recent examples include the Adopt a Street Program, Well Kept Property Resident Recognition Program and the Rental Program ordinance update.
- Provide a forum for public discussion on property maintenance issues at businesses and residences within the Village.
- Facilitate education programs on Code Enforcement issues, including:
  - The Citizen's Code Academy
  - The Landlord/Manager's Meetings

2018 Village of Glendale Heights  
Citizen's Code Academy



- February 28, 2018 - Topic:
  - Flood Protection and Drainage





# The Village of Glendale Heights Floodplain Map



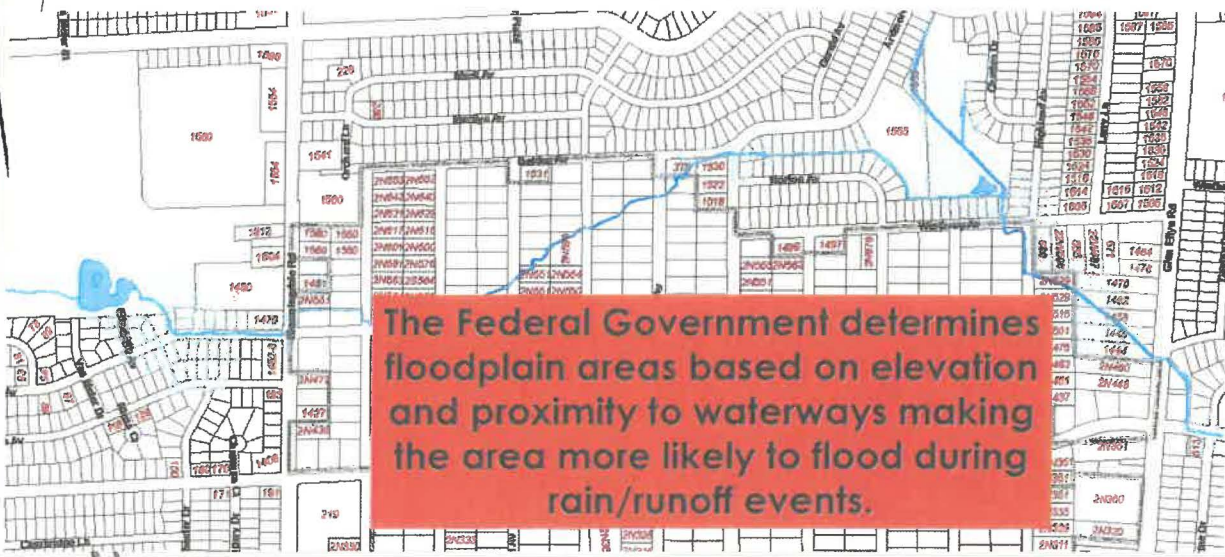
Village of Glendale Heights GIS  
Floodplain Map

DECLARATION: The Village of Glendale Heights does not guarantee the accuracy of the material contained here in and is not responsible for any liability or compensation of the information or its derivatives.

SCALE: 1" = 1673'

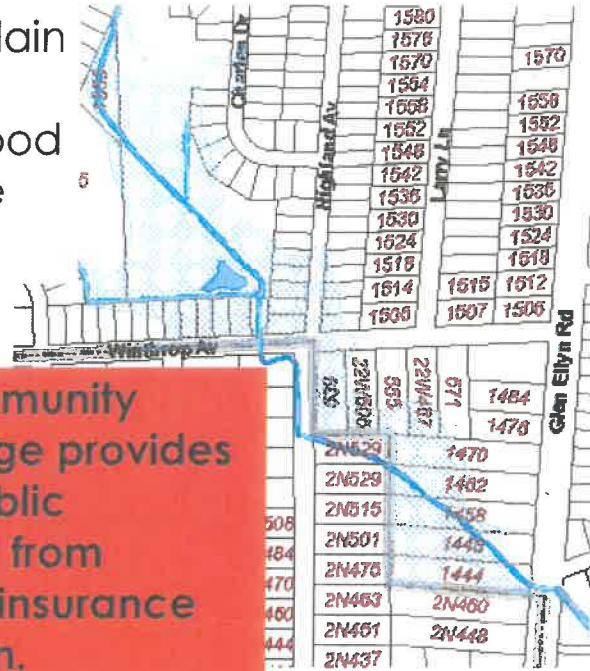
Village of Glendale Heights  
300 Civic Center Plaza  
Glendale Heights, IL 60133  
(630) 760-8000  
Print Date: 3/21/2018

## Floodplain Map: Blue Shaded Area. Flood Pains Based on a 100 Year Rain.



The Federal Government determines floodplain areas based on elevation and proximity to waterways making the area more likely to flood during rain/runoff events.

Homes in these flood plain areas are typically required to maintain flood insurance by mortgage companies.



VoGH participates in the Community Rating System (CRS). The Village provides flood reduction efforts and public information. Residents benefit from participation as it helps lower insurance costs for owners in a floodplain.

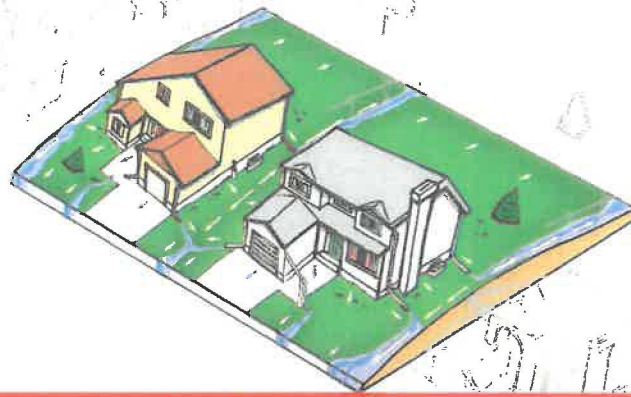
Drainage and the process of moving water from a property through to rivers, lakes and beyond.

When a development is proposed, the engineers create a design to make sure that rainwater can make its way to storm sewers, retention ponds and streams without flooding homes and streets.

There are many design options, but in Glendale Heights, like many communities, a common design is to create swales between homes and along rear property lines.



The swales carry water to storm sewer inlets, which then carries the water to retention and detention ponds, where it is slowly released to the larger storm sewer system.



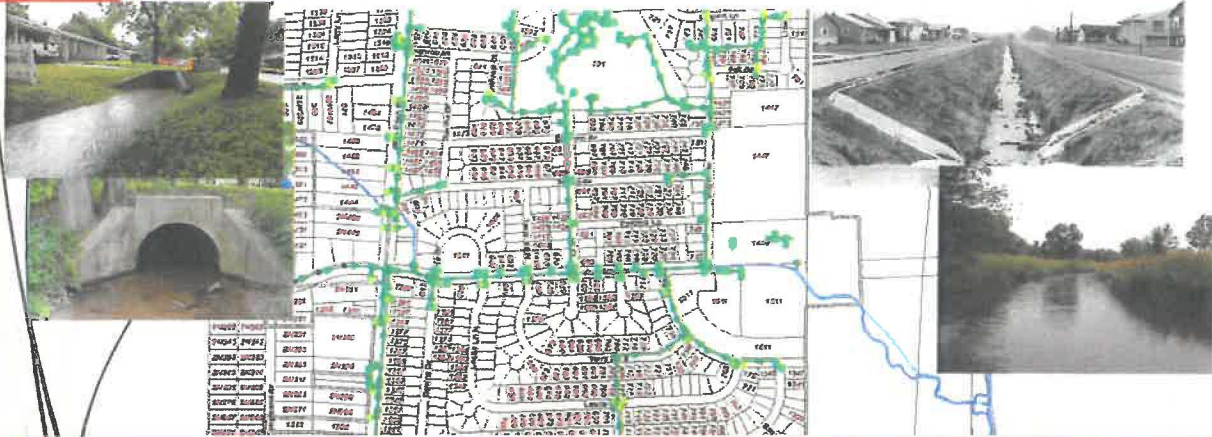
- \* Swales have flowing water only after a rainfall.
- \* They are planted with or stabilized with vegetation suitable for stormwater treatment and runoff, and nutrient uptake.
- \* The swale is designed to reduce soil erosion and reduce pollution concentration of any discharge.

From our yards to the last outflow, stormwater moves over and under ground.



The flow can move waters into and out of retention and detention areas along the way.

The residential, commercial or industrial drainage makes it's way into the storm sewer system.



- \*Storm sewers, culverts and open creeks receive the flowing runoff water channeling it to larger flows completing the drainage system.
- \*VoGH runoff makes it's way to the East Branch of the DuPage River.

Maintaining the stormwater system from start to finish protects residents and the environment.

- \*Do not block the swale with landscaping or debris.
- \*Do not fill a yard with dirt and landscaping, which may cause a neighbor to flood
- \*Make sure all gutters are working properly
- \*Discharge the sump pump away from your home, but not into the street (code requirement is a minimum of five feet from your home, but no closer than 10 feet from the front property boundary).



Residential, commercial and industrial  
Stormwater and Sewer systems should never mix.



Be cognizant of avoiding pesticides and waste from  
being introduced into the Stormwater System.

Issues flood and drainage water can create.

Stagnant water can result in insects which can lead to illness and mold to decay of wood to structures.

Ponded water can be a esthetic problem (smells/debris).

Large retention areas become potential hazard for drowning as do detention areas that were typically dry.

Standing water and frozen patches in roadways during flooding and cold weather can occur.

Soil erosion can cause problems for drainage systems and neighboring properties clogging systems and washing away soil onto adjoining areas.



## Solutions to grading and drainage problems.

Regrading – prevents stagnant ponding while promoting proper drainage.

If regrading is not possible – diversion systems might be employed.

Other methods include replacing nonabsorbent soil, installing a drain tile or building an underground leaching pit.

Planting and ground cover properly maintained.


Maintaining storm sewers and inlets to keep water flowing when they are needed.

Permits are required for altering grading or impacting the drainage of properties. Local, County, State and Federal Regulations can apply.

**Examples of project requiring permits:  
Residential, Commercial and Industrial developments.**

**Smaller residential projects involving retaining walls, regrading of yards, sump ejection systems and waste water systems.**

**Buildings, parking lots, landscaping and any project that impacts the drainage of land should be reviewed for permit requirements before such projects begin.**



VoGH Property Maintenance Codes and Ordinances related to flooding and drainage problems.

**SECTION 302  
EXTERIOR PROPERTY AREAS**

**302.2 Grading and drainage.** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

**Exception:** Approved retention areas and reservoirs.



**[P] SECTION 507  
STORM DRAINAGE**

**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.

Section 507.1.1 is added to read as follows:

**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.

**[P] SECTION 506  
SANITARY DRAINAGE SYSTEM**

**506.1 General.** All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

**506.2 Maintenance.** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

**9-3E-2: PROHIBITED DISCHARGE STANDARDS:**

**C. Use Of Storm Sewers And Stormwater Drainage Systems; Discharge Of Surface And Unpolluted Waters:**

1. For the protection of the health, safety and welfare of the inhabitants of the village, it is the policy of the village to prohibit wastewaters from entering into any stormwater drainage system, and any such discharge to the stormwater drainage system is determined to be injurious to the public health and welfare and is hereby declared a public nuisance.
2. It shall be unlawful for any person to connect or cause to be connected any drain carrying, or designed to carry, any toilet, sink, basement, septic tank, cesspool, industrial waste, or any fixture or device discharging polluting substances to any storm sewer or stormwater drainage system within the corporate limits of the village. (Ord. 2009-57, 10-1-2009)
3. Stormwater and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers or to a natural outlet approved by the DPW. Industrial cooling waters or unpolluted process waters may be discharged, upon approval of the EPA, to a storm sewer or natural outlet. (Ord. 2009-57, 10-1-2009; amd. Ord. 2014-15, 3-20-2014)
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)





**Glendale Heights does not allow stormwater drainage or sanitary systems to be interconnected and must remain separate systems.**

**This helps reduce costs of sewage treatment and eliminates an overload of the treatment facility.**

**Emphasis in storm drainage is to remove water quickly without creating hazards or causing damage to any structures on the same or neighboring property.**

**After waste water goes through treatment, treated water and stormwater may meet as they travel to the end outflow...in our case the East Branch of the DuPage River.**

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- Next month's Property Enhancement Committee Meeting will be March 28, 2018 at 6:30 pm also in the Floyd Brown Room.
  - The next Landlord/Managers Meeting is scheduled for April 25, 2018 at 6:30 pm in the Council Chamber at Village Hall.
  - For more information about the rental program and meetings check the Community Development webpage at the Village website: [www.glendaleheights.org](http://www.glendaleheights.org).