

**PROPERTY ENHANCEMENT COMMITTEE  
LANDLORD/MANAGERS MEETING  
MEETING MINUTES  
May 28<sup>th</sup>, 2025**

Present: Chairman Bill Schmidt, Jim Hilborn, Gyanila Naqvi, Jim Sullivan

Absent: Trustee Mohammed Siddiqi (excused), Paul Gasiecki

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

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

**Minutes**

The April 23<sup>rd</sup>, 2025 minutes were approved.

**Discussion Items:**

Code Enforcement- Long Grass/Weeds & Common Spring Violations. Lead Code Enforcement Officer (LCEO) Rachel Fabiani and Deputy Director Tom Bialas presented information regarding long grass, exterior property areas, waste container requirements, and seasonal decorations. Discussions included:

- 5-4-2 Weed Control Regulations:
  - A. Height: It shall be unlawful for any owner, lessee or occupant, or any agent, servant, representative or employee of any such owner, lessee or occupant, having control over any parcel of real estate or any part thereto to permit any noxious weeds, grass, or plants, other than trees, bushes, flowers, vegetable gardens or other ornamental plants to grow to a height exceeding eight inches (8") anywhere in the village; any such plants or weeds exceeding such height are hereby declared to be a nuisance, except for a permitted naturally landscaped area.
  - B. Parkway: The owner and/or occupant of any premises abutting any public street, road or way shall maintain the area between the edge of pavement or curb and their property line, commonly known as parkway, in a neat, clean and orderly condition and free of any weeds and grass or plants in excess of the provisions above.
  - C. Vegetable Garden: Vegetable gardens shall be permitted in rear, side and corner yards. Vegetable gardens shall be prohibited in the front yard.
  - D. Exceptions: The forest preserve district will be exempt to the weed control provisions identified in this section. (Ord. 2013-36, 6-20-2013)
- 5-4-3 Removal Notification:
  - A. Removal Notice: It shall be the duty of the community development department or police department to serve or cause to be served a notice upon the owner, lessee or occupant, or any such owner, lessee or occupant having control over any parcel of real estate or any part thereto of any premises on which weeds or plants are permitted to grow in violation of the provisions of this chapter in any of the following ways:
    1. By first class mail, overnight or two (2) day commercial delivery service to the owner and/or occupant's last known address or if the respondent is a business entity, at any address identified for its registered agent or at its principal place of business.
    2. By personal service.
    3. By posting said notice upon the property that is the site of the alleged violation(s), when the respondent is the owner or person in control of the property.
    4. By any other means permitted by law for service of civil summons.

- B. Abatement Time Limit: The notice shall require the abatement of the nuisance within three (3) days.
  - C. Single Notice: Only one such notice shall be sent in a given calendar year. This notice shall be for the specific violation contained in said notice and notice for any other subsequent violation(s) in that same calendar year.
  - D. Report On Compliance Or Noncompliance By Public Officials: Immediately upon the termination of the time allowed in any such notice for the abatement of such nuisance, the community development or police department employee of the village who served such notice, or any other employee who shall be assigned by the director of community development, shall investigate to determine whether or not such nuisance has been abated. (Ord. 2013-36, 6-20-2013).
- 5-4-4 Abatement; Lien Provisions:
  - Summary Abatement: Whenever, in the opinion of one of the village officers designated in subsection [5-4-3A](#) of this chapter, the maintenance or continuation of a nuisance creates an imminent threat of serious injury to the persons or serious damage to personal or real property, and the continuation of the nuisance poses a substantial threat of injury to persons or property, such officer shall proceed to abate such nuisance; provided further that whenever the owner or occupant or person in possession or in charge or control of the real or personal property which has become a nuisance is unknown or cannot readily be found, such officer may proceed to abate such nuisance without notice. Where the abatement of a nuisance requires continuing acts by the corporate authorities beyond the initial summary abatement and any other additional emergency abatements, it shall seek abatement of such nuisance on a permanent basis through judicial process as soon as reasonably practicable.
- Section 302 Exterior Property Areas (IPMC):
  - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupants shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
  - In very general terms, compliance with the previously mentioned ordinances results in routine maintenance and up-keep of property in the Village. As a result of such cleanup efforts, especially during Spring/Summer Cleaning, the rubbish that is collected must be disposed of properly. The Village contracts with Republic Services for the removal of residential waste from the Village. Information regarding Republic Services is available on the Village "Recycling" webpage (<http://glendaleheights.org/eco/recycling.asp>).
- Republic Services:
  - Information regarding Republic Services is also available at the Republic Services website (<https://www.republicservices.com>).
  - When the amount of refuse goes beyond normal pick up, i.e., large amounts of furniture, special pick-up arrangements can be made with Republic. Other waste haulers are available to different commercial users who contract separately.
- 5-3-9 Container Requirements:
  - Placement, Removal, and Storage:
  - Placement For Collection: All waste containers and receptacles shall be placed in the parkway area in front of the premises at or near the curb as follows:
    1. a. November 1 through March 31: No earlier than four o'clock (4:00) P.M. on the day preceding the day when such waste is to be collected.
    2. b. April 1 through October 31: No earlier than six o'clock (6:00) P.M. on the day preceding the day when such waste is to be collected.

- Removal After Collection: All waste containers and receptacles shall be removed from the parkway areas not later than seven o'clock (7:00) A.M. the day following collection.
  - Storage Between Collections: At all times between collections, waste containers and receptacles shall be kept within each individual lot's lines, either at the rear or side yard premises.
  - Placement On Public Ways Prohibited: No waste container or receptacle shall be placed in any street, parkway, alley or sidewalk of the village.
- Other Spring-Cleaning Issues: Holiday decoration lights – Title 11, Chapter 6, Section 4 Exemptions from Permit, Subsection H. (LO).
    - Seasonal Decorations: Decorations clearly incidental, customary, and/or commonly associated with a national, local, or religious holiday or celebration, and not otherwise prohibited by this chapter, shall not be displayed for a period exceeding fourteen (14) days following the holiday or celebration. Christmas decorations, however, may be displayed until April 1 of the following year.
  - Members of the public identifying problem properties with maintenance issues can submit their concerns via the Village Website.
    - The Village Local Ordinances and the IPMC cover many more aspects of residential and commercial property maintenance. This presentation has just highlighted a few of the more common topics. In addition to visiting the Village website, an Internet search for information on the topic of 2006 International Property Maintenance Code is available to any interested party.

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

- Committee Member Gyanila Naqvi inquired on changing the verbiage from “final notice” on grass complaints to something less direct. Deputy Director Bialas advised it is something that will be looked into.
- Committee Member Gyanila Naqvi inquired on if the weather is taken into consideration when grass violations are issued. LCEO Fabiani advised enforcement officers do not write grass complaints if it's raining; extensions are given if there had been a stretch on rainy days. CEOs also try to include weekends, if possible, to remedy a grass violation.
- Committee Member Gyanila Naqvi inquired on where residents can look to find delayed garbage pickups due to a holiday. Deputy Director Bialas advised it is posted on the village website and in the newsletters sent out quarterly.
- Committee Member Gyanila Naqvi inquired on how CEOs identify holiday lights vs. religious and general lighting. LCEO Fabiani advised when enforcing holiday lighting/decor violations, CEOs are looking for temporary lighting, example icicle lights and yard art relating to a specific holiday such as a reindeer. CEOs also are familiar with specific religious traditions that are celebrated with lighting and typically do not issue a notice.
- Committee Member Gyanila Naqvi inquired on who decides what becomes a local code. Deputy Director Bialas advised matters are brought before the village board who then votes on whether a local ordinance is necessary depending on the nature of the matter and frequency of it.

#### **Next Meeting:**

- The next Property Enhancement Committee Meeting and Landlord/Managers Meeting is scheduled for August 27<sup>th</sup>, 2025 at 6:30 pm in the Council Chamber, 2nd Floor of the Village Hall.
- The next Property Enhancement Committee Meeting is June 25<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 7:25 PM.