

# Tenant and Landlord Commission Meeting Minutes

## Tuesday, January 12, 2010

Meeting was held on January 12, 2010 at 6:30 p.m. in Room 1301C of the Village Hall.

Present: Mayor Larry Hartwig; Commission Members Diane Gosling, Megan Johnson, John Ladesic, Toni Leventis, Bill Lopiccio, David McNulty, and Mark Lantrip; John Berley (Community Development); Ron Zaylik (Community Development); Commander Karen Miller (Addison Police Department); Clerk Mary Heneghan (Addison Police Department) and four landlords.

### 1. Call to Order

The meeting was called to order by Mayor Hartwig. He welcomed the Commission members and the attendees and thanked them for their participation. John Ladesic was sworn in as a Commission member by the Mayor.

### 2. Roll Call

The sign in sheet was distributed to all in attendance to fill out.

### 3. Approval of the Minutes

Mayor Hartwig asked for a motion to approve the minutes from the December 9, 2009 meeting, which were approved by Mark Lantrip and Toni Leventis.

### 4. New Business

#### A. Consideration of Amending the Village of Addison Code Regarding Housing Standards.

- John Berley reviewed the list of proposed amendments to the inspection process with the group. These amendments will be discussed at this month's and next month's meetings. John pointed out that these amendments are beneficial to the property owners. Any recommendations on these changes brought forth by the Commission will be presented to the Village Board for final approval. The proposed changes are as follows:
  - Allowing **satellite dishes** to be located within 12 feet of the front of the building when there are no other locations on the site to accommodate reception. One idea suggested by the Commission was to hold satellite companies liable for adhering to Village Ordinance, as far as location of the dish and the covering of cables are concerned. John Berley mentioned that this would be difficult, but he stated that the Village could consider sending letters to the companies advising them of the Code. A suggestion brought forth was to have a clear policy written into the lease regarding the location and installation of satellite dishes, and holding tenants responsible to ensure proper installation.
  - Allowing one **window air conditioner** per unit to be located within 12 feet of the front of the building or on the front of the building when there are no other locations in the unit to accommodate cooling units. This item led to a discussion on buildings that have more than one

sleeping unit facing the street. John Berley stated that only one of these rooms would be allowed to have a window unit, and other rooms would have to consider alternatives. A discussion then began on the current ordinance regarding **side panels**. The ordinance currently reads that side panels must be part of the manufactured window unit. The group suggested changing the wording to “well maintained” which would allow for more options. John Berley stated that the wording will be reviewed by staff to be discussed at the next meeting; however, the code needs to be written in a way that is enforceable by a judge.

- Only checking inside **kitchen and bathroom cabinets** when there are signs of infestation or leaks. This change was agreed upon by the Commission. This topic generated a brief discussion on mold, and Commission Member John Ladesic emphasized the importance of checking for mold, particularly in the basements.
- Requiring **window guards** above the first floor level only when there are children under the age of 12 as tenants. This change was agreed upon by the Commission.
- Having **carbon monoxide detectors and smoke detectors** permanently mounted to a wall or ceiling. This change was agreed upon by the Commission.
- Excluding **damage to walls** that does not penetrate the wall surface as a violation. This change was agreed upon by the Commission.
- Excluding **uncleaned litter boxes** as a violation. This change was agreed upon by the Commission.
- Not requiring **Tenant Compliance Letters** to be returned to the Village. Collecting and keeping track of these letters has become a large issue; therefore, it is the responsibility of the landlords to give these to their tenants so the tenants are aware of their responsibilities. This change was agreed upon by the Commission.
- Permitting **naturally cut trees** within the dwelling units but not the common areas without an active fire suppression system. This change was agreed upon by the Commission.
- Preventing a property from achieving a “Very Good” grade for **failure to obtain a Residential Rental License by the deadline**. It was explained that a very large number of property owners do not have their rental license by May 1 as required. This change was agreed upon by the Commission.
- **Negating fees for the initial reinspection** if a “Very Good” grade is achieved on an annual inspection. This change was agreed upon by the Commission.

- **Raising the reinspection fees** if an “Unsatisfactory” or “Very Unsatisfactory” grade is achieved. This change was agreed upon by the Commission and will be discussed further at the next meeting.
- Negating the **second exterior only inspection** if a “Very Good” grade is achieved. This change was agreed upon by the Commission.

**5. Old Business**

- No topics to discuss.

**6. Audience Participation**

- The audience participated in the discussion of the above items throughout the meeting.

**7. Agenda for Next Meeting**

- The next meeting is scheduled for Wednesday, February 10, 2010 at 6:30 p.m. The agenda will be sent out to the Commission members one week prior to the meeting. Any questions on the agenda can be addressed to the Community Development Department at 630-693-7530 or emailed to Ron Zaylik at [RZaylik@addison-il.org](mailto:RZaylik@addison-il.org).

**8. Adjournment**

- At 9:00 p.m., Mayor Hartwig motioned to adjourn the meeting.