

Tenant and Landlord Commission Meeting Minutes

Wednesday, December 9, 2009

Meeting was held on December 9, 2009 at 6:30 p.m. in Room 1301B of the Village Hall.

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

2. Roll Call

Roll call was taken by the recording secretary. Absent were Commission members John Ladesic and Mark Lantrip.

3. New Business

A. Review of Ordinance No. 0-02-35, Establishing a Tenant and Landlord Commission.

Mayor Hartwig reviewed this ordinance with the group, discussing the key components. The terms of the Commission members are as follows: Diane Gosling and Mark Lantrip – 3-year term; David McNulty and Bill Lopiccolo – 2-year term; and Megan Johnson, John Ladesic, and Toni Leventis – 1-year term. Meetings are to be held once a month and any items that members would like to discuss will need to be added to the meeting agenda.

B. Discussion of the Responsibilities of the Commission

Mayor Hartwig discussed the expectations and duties of the Commission and explained that the Board has final say on any recommendations brought forth by the Commission. Mayor Hartwig will chair the first few meetings; then a chairman of the group will be designated to head up future meetings. The Commission must abide by Illinois law; therefore, all of the meetings will be public with the agendas publicized. One Board member will be at every meeting to act as a liaison, and there will always be one Community Development and one Police Department staff member present at each meeting.

****Addition to Agenda: Review of Crime Free Multi-Housing Program**

Commander Karen Miller gave a review of the Crime Free Multi-Housing program, after first recognizing property owner Cathy Gorski of Gau Family Partnership for becoming the first property to become fully certified in the program. Commander Miller explained the basic elements of the Crime Free program and how the program first began, while also giving statistics of the number of owners/managers who have gone through each phase of the program. She also reviewed the Nuisance Abatement ordinance and explained how it affects property owners. And lastly, Commander Miller gave a review of the use of contact cards by the police department to notify property owners whenever the police respond to a call for service at their rental property.

****Addition to Agenda: Exterior Inspection Process/Code Changes**

John Berley stated to the Commission that Community Development is looking for input from them regarding any changes recommended for the Housing Manual, a copy of which was distributed. Also distributed was a list of amendments to the inspection process. John Berley suggested that the Commission review the list of suggestions before the next meeting in order for recommendations to be made and brought to the Board in March. Any changes will have to be made through Village Ordinance. This item for discussion will be included on the agenda for the next meeting.

John Berley also explained the new policy of inspecting only 20% of the units to focus more on the exteriors of the buildings, as was agreed upon by the Board. Exterior inspections are done three times a year, and one of the suggestions on the list distributed is to waive the second inspection if a Very Good grade is achieved.

4. Audience Participation

- Open discussion began regarding Associations for the Buildings and what to do if they are not working with the owners and the owners are thus being punished by Community Development inspectors for resulting violations.
- A discussion on eviction laws also arose, leading to the suggestion of having a lawyer attend one of the Commission meetings to educate on this topic.
- Background checks was another topic brought up, and two Commission members distributed information on companies that they use to do their background checks on potential tenants.
- Lastly, the topic of trying to beautify the streets of Addison to add to the aesthetic appeal of the community was discussed. This led back to the core concept of the Crime Free Multi-Housing program, which is to work to get quality tenants in rental properties by conducting background checks and applicant interviews.

5. Agenda for the next meeting

- The most important agenda item for the next meeting will be the discussion of the Community Development Housing Manual and the list distributed of suggested changes to the inspection process.
- Per John Berley, the agenda will be sent to the Commission members one week prior to the next meeting date. 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.
- The next meeting is scheduled for Tuesday, January 12, 2010 at 6:30 p.m. All meetings after the January meeting will be held on the second Wednesday of the month at 6:30 p.m.

6. Adjournment

At 8:30 p.m., Mayor Hartwig motioned to adjourn the meeting, which was seconded by David McNulty.