

**POLICE COMMITTEE
AGENDA
October 21, 2013
6:00 P.M.
City Hall Council Chambers
1702 Plainfield Road**

1. Call to Order
2. Public Comment and Communications
3. Approval of Meeting Minutes – August 19, 2013
4. Crime Free Housing Program
5. Surplus Property Agenda
6. Department Report – Verbal
7. Next Meeting Date, Monday, November 18, 2013 at 6:00 p.m.
8. Adjournment

**POLICE COMMITTEE
MEETING MINUTES
August 19, 2013**

Call to Order

Chairman McIvor called the meeting to order at 6:00 p.m. in the Council Chambers of the Darien City Hall. In attendance: Chairman McIvor, Alderman Kenny and Alderman Belczak, Chief Brown, Deputy Chief John Cooper, Administrator Vana.

Public Comment and Communications

There were no public comment or communications presented.

Minutes

The minutes of the July 15, 2013, Police Committee meeting approved 3-0.

Video Gaming Survey Review

Alderman McIvor provided an overview of the video gaming review conducted by the city. Chief Brown reviewed the survey conducted on area communities asking if those communities had an increase of police activity related to gaming establishments. Chief advised that the communities that responded had no increase in police activity related to the gaming. Staff advised that the council previously discussed conducting a resident survey on video gaming. The committee determined that a survey on this issue may not be valid as it is not a validated scientific survey. In place of a survey the committee concurred to recommend sending information out asking for resident feedback, but not a questionnaire.

Firearms Simulator Purchase

Staff advised the FYE 14 police department budget includes the purchase of a firearms simulator specifically designed to provide judgment based shoot/don't shoot scenarios using a video library of scenarios that the firearms instructor can manipulate. This type of product, when combined with traditional live fire exercises, conforms to modern day firearms training practices. The plan is to eliminate two of the live fire practice sessions and replace them with sessions involving the judgment based training, using the simulator. The elimination of the two practice sessions will result in a cost savings for live ammunition and it is anticipated that the savings should pay for the system itself within the first three to three and one half years. The staff reviewed simulators from two different companies including:

TI Training Use of Force Simulator-Rural Law Enforcement Training Center	\$19,750
Tactical Weapons – Laser Shot Company	\$17,830

Staff recommended the purchase of the TI Training Use of Force Simulator RULETC due to:

1. Departments that actually use the two products stated the maintenance on the TL model was superior to the Laser Shot model.
2. The warranty on the TL simulator is 18 months, as compared to the Laser Shot's 12 month warranty.
3. The TI model simulator does not require a darkened room, whereas the Laser Shot model requires a darker room and requires recalibration with each start-up.
4. The TI model offers 2 laser inserts, while the Laser Shot system offers only one.

5. TI is expandable to allow up to six officers to operate in the same scenario as compared to Laser Shot's two.

The actual cost to purchase this product is \$40,000. A grant would pay approximately \$20,000 for this specific product leaving the balance due from the city of \$19,750. The budget for this purchase is \$18,115 from line item 40-4217.

The Police Committee approved the recommendation 2-1 to purchase the unit in the amount not to exceed \$18,950. Alderman Kenny voted not to recommend approval of the purchase since the amount exceeded the budget by \$1635. The committee did ask the Chief to contact the company and ask about any additional cost reduction that may be available.

Department Report

Chief Brown distributed a handout and discussed a 3 year history on residential burglaries and burglaries to motor vehicles. The Chief also reviewed the recent decrease in the number of 911 calls. The Chief gave an overview on a recent meeting held between the police department and multi-family property managers regarding crime free housing issues. Chief mentioned that the staff is looking into a formal crime free housing ordinance that will be a topic for the council goal setting session. Alderman McIvor asked to cover this item at the next police committee meeting. Alderman McIvor also asked the committee if they had items to discuss at the goal setting session they can raise those at the next committee meeting.

Adjournment

The Committee Meeting was adjourned at 6:50 p.m.

Approved: _____
Date

Alderman: _____
Joseph Kenny

Chairman: _____
Sylvia McIvor

Alderman: _____
Thomas Belczak

CITY OF DARIEN

MEMO

TO: Police Committee Members
FROM: Bryon D. Vana, City Administrator
DATE: October 17, 2013
SUBJECT: Crime Free Housing Ordinance

At the August 19, 2013, Police Committee meeting Chief Brown mentioned that the staff is reviewing a crime free rental housing program that will be discussed during goal setting. The committee requested a general discussion prior to the goal setting to become familiar with this issue.

In summary, the Crime Free Multi-Housing Program is a state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. This program was successfully developed at the Mesa Arizona Police Department in 1992. The International Crime Free Multi-Housing Program(<http://www.crime-free-association.org/index.html>)has spread to nearly 2,000 cities in 44 U.S. states.

There are approximately 40 communities in the Chicago land region that have some version of the crime free housing program. Schaumburg was the first in the region to adapt the concept of crime free housing. The Woodridge Police Department conducted a comprehensive survey of communities who have crime free housing programs. Of those surveyed, all had very positive feedback on the effectiveness of the program. Schaumburg reported an 11% drop in calls for service in the 18 major rental properties following the implementation of the program in 1999. Addison reported that 60% of problem tenants have either been evicted or left on their own following the implementation of their program. Elgin reported a 20% drop and Park Forest a 16% drop. Overall, the data from surrounding communities has shown positive results from this program.

The specific program varies with each community. The common elements within most of the programs include:

- Owners of rental units are required to have a license in order to rent property, similar to a business license requirement
- Owners are required to attend crime free housing training conducted by the police department
- Owners are required to include a crime free housing addendum in all leases which includes tenants who fail to comply with the crime free lease addendum must be evicted.

As backup information I have attached a copy of a crime free housing ordinance, crime free brochure, and a crime free housing lease addendum.

For more information regarding this program, or to schedule a seminar, please contact one of the following department representatives:

Patrick Lyons

Crime Free Housing Coordinator
847-818-5301
plyons@mountprospect.org

Sergeant Anthony Addante

Special Investigations Unit
847-818-5241
aaddante@mountprospect.org

Officers Greg Sill and Mark Bechtold

Crime Prevention Specialists
847-870-5650
gsill@mountprospect.org
mbechtold@mountprospect.org

Information also available on the Village Website
www.mountprospect.org

Community Development Department
(Housing Inspectors) 847-870-5668

Cheryl Scherbaum

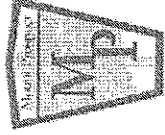
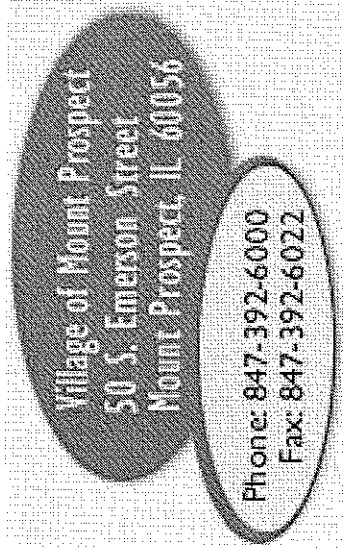
Licensed Inspector 847-818-5297
cscherba@mountprospect.org

Jasmine Hernandez

Licensed Inspector 847-818-5271
jhernand@mountprospect.org

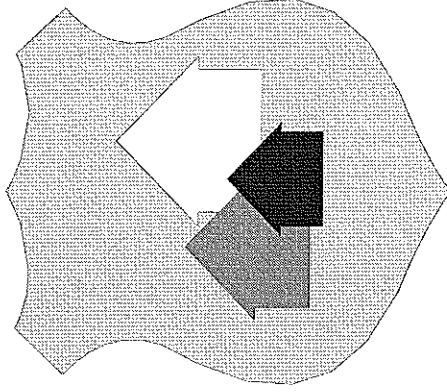
Rafaela Garcia

Licensed Inspector 847-818-5295
rgarcia@mountprospect.org



Village of Mount Prospect

CRIME FREE



HOUSING PROGRAM

**Keeping Illegal Activity Out of
Rental Property**



What is Crime Free Housing?

The Mount Prospect Crime Free Housing Program was designed to help residents, owners, and managers of rental property keep drugs and other illegal activity off their property.

This program is honest and direct. It is solution oriented. It is designed to be easy, yet very effective in reducing the incident of crime in rental properties.

The program utilizes a unique three-part approach, which ensures the crime prevention goal, while maintaining a very resident friendly approach.

Phase One: Crime Free Housing Manager Training

A free eight-hour seminar presented by the police department.

Phase Two: Crime Prevention Through Environmental Design (CPTED) Audit

Will certify that the rental property has met minimum-security requirements for the residents' safety.

Phase Three: Residential Safety Social Meeting

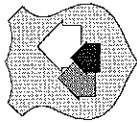
A resident crime prevention meeting will be conducted for full certification. Managers will be granted the use of large metal logo signs for the property and use of the program logo in all advertisements.

** Properties who successfully complete all three phases are eligible for a 10% reduction in license fees.*

Why Crime Free?

When criminals and other destructive residents operate out of rental property, neighborhoods suffer and landlords pay a high price. That price may include:

- Decline in property values--particularly when the activity begins affecting the reputation of the neighborhood.
- Property damage arising from abuse, retaliation, or neglect.
- Increased problems arising from drug manufacturing and distribution.
- Civil and criminal abatement of nuisance properties, civil penalties, (small claims court), sanctions including temporary closure of the property or even property seizure.



- Loss of rent during the eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening residents.
- Increased resentment and anger between neighbors and property managers which may lead to civil remedies/abatement.
- The loss of other valued residents.

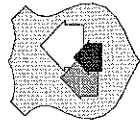
Who Benefits?

When crime is decreased EVERYONE benefits.

Other Benefits:

- A stable satisfied resident base.
- Increased demand for rental units with a reputation for active management.
- Lower maintenance and repair costs.
- Increased property values.
- Improved personal safety for residents, landlords, and managers.
- Peace of mind that comes from spending more time on routine management and less on crisis control.
- Increased communication and better relationships between the landlord, resident and police.
- Reduced police calls for service.
- More appreciative neighbors.

Since the inception of the program in 2007 calls for service at rental properties have dropped by 20%



TINLEY PARK
CRIME - FREE HOUSING LEASE ADDENDUM

(Title 11, Chapter 129F, Section 129F.08 of the Tinley
Park Municipal Code)

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, **Manager or owner** and **Tenant** agree as follows;

1. The Tenant, any member of the Tenant's household, any guest or any other person associated with the Tenant on or near the leased premises:
 - a) Shall not engage in criminal activity, including drug-related criminal activity, on or near the leased premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession of any illegal or controlled substance as defined in 21 U.S.C. 802.
 - b) Shall not engage in any act intended to facilitate criminal activity.
 - c) Shall not permit the dwelling unit to be used for or to facilitate any criminal activity.
 - d) Shall not engage in any act intended to facilitate any violation of local municipal ordinances or codes or any other violation as defined by local, state, or federal law and/or obstruction or resistance of law enforcement efforts against criminal activity on or near the rental unit, common areas, or appurtenances.
 - e) Shall not permit on or near the rental unit, common areas, or appurtenances to be used for or to facilitate any violations of local municipal ordinances or codes or any other violations of local, state or federal law.
2. ANY ACTIVITY PROHIBITED BY THIS AGREEMENT SHALL CONSTITUTE A SUBSTANTIAL VIOLATION OF THE LEASE, MATERIAL NONCOMPLIANCE WITH THE LEASE, AND GROUNDS FOR **TERMINATION OF TENANCY AND EVICTION.**

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

PROPERTY MANAGER'S SIGNATURE

DATE

NAME OF PROPERTY

§ 129F.01 RESIDENTIAL RENTAL LICENSE.

This chapter is being adopted pursuant to the home rule powers of the village and shall be known as the Residential Rental Licensing Chapter.

(Ord. 2008-O-008, passed 5-6-08)

§ 129F.02 LICENSE REQUIRED.

No person, corporation or business entity of any kind or nature whatsoever, shall engage in the business of renting any dwelling unit to the public, or operating a rental dwelling or dwelling unit, rooming house or rooming unit, unless a valid and current residential rental license has been issued by the Village Clerk for the specific location. This requirement is not intended to apply to licensed professionals acting as brokers or agents, unless licensed professionals are owners or managers of property subject to this chapter. No person shall rent or occupy a dwelling unit or rent or occupy any rooming house unit unless a current valid license has been issued for that specific location. This licensing requirement shall not apply to group homes governed by the Specialized Living Centers Act, ILCS Ch. 405, Act 25, §§ 1 et seq., dealing with the developmentally disabled, or other similar uses governed by state or federal laws, rules or regulations. No license shall be issued or renewed unless the owner or operator agrees in the application to such inspections as may be required pursuant to this chapter.

(Ord. 2008-O-008, passed 5-6-08; Am. Ord. 2012-O-033, passed 8-21-12)

§ 129F.03 APPLICATION FOR LICENSE.

Application for a residential rental license shall be made in the name of the legal owner of the premises to be rented and submitted to the Village Clerk on forms provided by the Clerk. The application shall identify the location of the property; the name, address and telephone number(s) of the owner; the name, address and 24-hour telephone(s) of the manager or custodian of the property; the owner's agent for service of process; and such other information as the Clerk may reasonably require.

(Ord. 2008-O-008, passed 5-6-08)

§ 129F.04 LICENSE FEE.

The annual fee for a residential rental lease shall be paid at the time of application as follows:

(A) 1-2 units = \$50;

(B) 3-10 units = \$100;

(C) 11-20 units = \$200;

(D) 21-30 units = \$300; and

(E) 31-40 units = \$500.

(Ord. 2008-O-008, passed 5-6-08; Am. Ord. 2012-O-033, passed 8-21-12)

§ 129F.05 TERM OF LICENSE; TRANSFER PROHIBITED; RENEWAL.

A residential rental license shall be issued for a period of one calendar year. Such licenses shall expire on December 31 next after issuance, unless previously revoked. Such licenses shall not be transferable. Each new owner of a building that contains a rental dwelling unit must obtain a license. Application for renewal shall be made in the same manner as for a new license. No license shall be issued or renewed until payment in full of all license and inspection fees has been made.

(Ord. 2008-O-008, passed 5-6-08)

129F.06 INSPECTION REQUIRED.

No residential rental license shall be issued or renewed unless the building in connection with which the license is sought is found after inspection to meet all applicable laws and regulations. The inspection required by this section shall be an inspection of the exterior and public areas of the building only and shall not include the inspection of the interior of any dwelling unit. The owner will be provided with an inspection report describing any condition which constitutes a violation of any applicable law or regulation, and shall be afforded a reasonable opportunity to correct any such conditions. In the event that more than two follow-up inspections are required to determine compliance, the applicant shall pay an additional noncompliance inspection service charge of \$100 for each additional inspection. Payment must be made in full prior to issuance of the license. Inspections pursuant to this section shall not be required for single family homes or rental properties with two or fewer units.

(Ord. 2008-O-008, passed 5-6-08; Am. Ord. 2012-O-033, passed 8-21-12)

§ 129F.07 CRIME-FREE HOUSING SEMINAR REQUIRED.

All persons applying for a residential rental license and all persons administering, managing or controlling the operation of any rental dwelling unit must, except as otherwise provide by applicable law, attend a Crime-Free Multi-Housing Seminar, administered by the Village Police Department, prior to issuance of the license. The seminar may be attended after application has been submitted and the license will be issued after successful completion. Each licensee shall attend a Seminar every three years. In the event that a new owner acquires the rental dwelling or rooming house for which a license had been issued and/or a new manager is hired, the new owner and/or

manager, as the case may be, shall have three months after acquisition or hire to attend the seminar. The Village shall issue a written notice to every person or entity subject to this training requirement who has failed or refused to attend said training. Such persons or entities shall have three months from the date of said notice to comply with the training requirements and attend the seminar. If the training requirements are not satisfied within three months from the date of the notice, such persons or entities shall be subject to a fine of up to \$25 per day, with each day after the 90 days provided for in the notice to be considered a separate violation, in addition to any other penalties applicable under this Code, provided that at least one seminar is available within the three month time period after the date of the notice. In addition, an existing license may be suspended or revoked, or an initial license may be denied, for any person or entity that fails or refuses to comply with the training requirements set forth in this section.

(Ord. 2008-O-008, passed 5-6-08; Am. Ord. 2009-O-035, passed 7-28-09)

§ 129F.08 CRIME-FREE LEASE ADDENDUM.

Every lease or other agreement for rental of any residential property entered into after the effective date of this chapter shall include a "Crime-Free Lease Addendum" in substantially the following form, unless otherwise prohibited by law:

Crime-Free Lease Addendum
In addition to all other terms of the lease, Landlord and Tenant agree as follows:
1. The Tenant, any member of the Tenant's household, any guest or any other person associated with the Tenant on or near the leased premises:
a) Shall not engage in criminal activity, including drug-related criminal activity, on or near the leased premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession of any illegal or controlled substance as defined in 21 U.S.C. 802.
b) Shall not engage in any act intended to facilitate criminal activity.
c) Shall not permit the dwelling unit to be used for or to facilitate any criminal activity.
d) Shall not engage in any act intended to facilitate any violation of local municipal ordinances or codes or any other violation as defined by local, state or federal law and/or obstruction or resistance of law enforcement efforts against criminal activity on or near the rental unit, common areas, or appurtenances.
e) Shall not permit on or near the rental unit, common areas, or appurtenances to be used for or to facilitate any violations of local, municipal ordinances or codes or any other violations of local, state or federal law.
2. ANY ACTIVITY PROHIBITED BY THIS AGREEMENT SHALL CONSTITUTE A SUBSTANTIAL VIOLATION OF THE LEASE, MATERIAL NONCOMPLIANCE WITH THE LEASE, AND GROUNDS FOR TERMINATION OF TENANCY AND EVICTION.

(Ord. 2008-O-008, passed 5-6-08; Am. Ord. 2012-O-033, passed 8-21-12)

§ 129F.09 PERIODIC INSPECTION.

In addition to the inspection(s) required in § 129F.06, every residential rental property is further subject to periodic inspection by the village at reasonable times and in a reasonable manner to ensure continuing compliance with all applicable laws and regulations. Whenever it appears by inspection that conditions or practices exist which are in violation of the provisions of this chapter or of any applicable laws and regulations, the village shall serve the owner or operator with notice of such violation, stating what action is required to correct the violation and the time period allowed for correction. Such notice shall state that unless the violations cited are corrected within the time allowed, the residential rental license may be suspended or revoked.

(Ord. 2008-O-008, passed 5-6-08)

§ 129F.10 INSPECTIONS REQUIRED.

The duty and obligations of each licensee in relation to inspections required or provided for in this chapter, and the authority of the village relating to such inspections, shall, to the extent not otherwise provided in this chapter, be as set forth in § 110.09.

(Ord. 2008-O-008, passed 5-6-08)

§ 129F.11 VIOLATION OF "CRIME-FREE LEASE ADDENDUM" PROHIBITED.

It shall be unlawful for any licensee to knowingly permit any tenant to occupy any residential rental property in violation of any provision of the "Crime-Free Lease Addendum" required by this chapter. In the event that a tenant is found by the licensee to have violated said addendum, the licensee shall take all reasonable steps to enforce the terms of the addendum.

(Ord. 2008-O-008, passed 5-6-08)

§ 129F.12 NOTICE OF OWNERSHIP CHANGE.

No license shall be transferable to another rooming house or rental dwelling unit. Every person holding a license shall give notice in writing to the Village Clerk within 24 hours after having transferred or otherwise disposed of the legal control of any licensed rooming house or rental dwelling unit. Such notice shall include the name and address of the person succeeding to the ownership, possession or control of such rooming house or rental dwelling unit.

(Ord. 2008-O-008, passed 5-6-08)

129F.13 NUISANCES; VIOLATIONS.

It is hereby declared a nuisance and a violation of this Code against the health, peace and comfort of the village for any property owner, agent, or manager to allow or permit the following to occur on their property:

(A) Rental of a residential unit, rooming house unit or residential building within an apartment community, or to a tenant who allows any of the following offenses to occur relating to the tenant, member of the tenant's household, guest or other party under control of the tenant to occur: murder, kidnapping, aggravated kidnapping, prostitution, solicitation of prostitution, criminal housing management, possession of explosives, unlawful use of weapons, gambling, keeping a gambling place, concealing a fugitive, violation of the Illinois Controlled Substances Act, violation of the Cannabis Control Act or commission of any two or more of any other crimes under the state or under the federal government not specifically listed above; and

(B) Rental of a residential unit, rooming house unit, or residential building within an apartment community to a tenant who allows any of the following offenses to occur relating to the tenant, member of the tenant's household, guest or other party under control of the tenant: commission of three or more village ordinance violations in a six month period or an unreasonably high number of calls for police service including, but not limited to, calls that may fall within the descriptions listed above, that when compared to other properties in the village of similar type, or which otherwise reasonably indicate that the activity at this property is out of character for the area and is impacting the quality of life of those in the area.

(Ord. 2008-O-008, passed 5-6-08)

§ 129F.14 DENIAL; SUSPENSION OR REVOCATION OF LICENSE; HEARING; APPEAL.

No license shall be revoked unless the license holder has been given the opportunity to attend an informal meeting with representatives of the village to discuss activity at any rental premises which is or may be a violation of this chapter. The license holder will be given a reasonable amount of time after this informal meeting to resolve any problems or issues that may result in the suspension or revocation of the license holder's license. If the problems or issues are not resolved, to the satisfaction of the village, formal license suspension or revocation proceedings may be commenced pursuant to § 110.10. In the event an applicant has been denied a license the applicant shall have the right to appeal the denial under the provisions of § 110.10.

(Ord. 2008-O-008, passed 5-6-08; Am. Ord. 2012-O-033, passed 8-21-12)

PAMPHLET
FRONT OF PAMPHLET

ORDINANCE NO. 2012-O-033

**AN ORDINANCE AMENDING CHAPTER 129F
OF TITLE 11 OF THE TINLEY PARK MUNICIPAL CODE
REGARDING RESIDENTIAL RENTAL LICENSING**

Published in pamphlet form this 21st day of August, 2012, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: 

PATRICK REA
Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **PATRICK REA**, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2012-O-033

**AN ORDINANCE AMENDING CHAPTER 129F
OF TITLE 11 OF THE TINLEY PARK MUNICIPAL CODE
REGARDING RESIDENTIAL RENTAL LICENSING**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 21st day of August, 2012, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 21st day of August, 2012.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: Seaman, Hannon, Maher, Staunton, Grady

NAYS: None

ABSENT: Leoni

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 21st day of August, 2012.



Village Clerk

ORDINANCE NO. 2012-O-033

**AN ORDINANCE AMENDING CHAPTER 129F
OF TITLE 11 OF THE TINLEY PARK MUNICIPAL CODE
REGARDING RESIDENTIAL RENTAL LICENSING**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, (hereinafter sometimes referred to as the "Village") pursuant to the provisions of the Constitution of the State of Illinois of 1970, particularly Article VII, Section 6(a), is a home rule unit and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village has adopted a Residential Rental Licensing Ordinance which is contained in Chapter 129F of the Tinley Park Municipal Code, and which, when originally adopted, exempted single family homes and rental properties with two or fewer units; and

WHEREAS, the Village of Tinley Park desires to amend the Tinley Park Municipal Code to expand the coverage of the Residential Rental Licensing Ordinance to single family homes and rental properties with two or fewer units; and

WHEREAS, the Village of Tinley Park finds that it is in the best interests of its residents to amend Chapter 129F of the Tinley Park Municipal Code as set forth below.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

SECTION 1: That the Whereas clauses set forth above are hereby incorporated as substantive provisions of this Ordinance.

SECTION 2: That Title 11, Chapter 129F, Section 129F.02 of the Tinley Park Municipal Code is hereby amended to read in its entirety as follows:

No person, corporation or business entity of any kind or nature whatsoever, shall engage in the business of renting any dwelling unit to the public, or operating a rental dwelling or dwelling unit, rooming house or rooming unit, unless a valid and current Residential Rental License has been issued by the Village Clerk for the specific location. This requirement is not intended to apply to licensed professionals acting as brokers or agents, unless licensed professionals are owners or managers of property subject to this chapter. No person shall rent or occupy a dwelling unit or rent or occupy any rooming house unit unless a current valid license has been issued for that specific location. This licensing requirement shall not apply to group homes governed by the Specialized Living Centers Act, 405 ILCS 25/1 et seq., dealing with the developmentally disabled, or other similar uses governed by state or federal laws, rules or regulations. No license shall be issued or renewed unless the owner or operator agrees in the application to such inspections as may be required pursuant to this chapter.

SECTION 3: That Title 11, Chapter 129F, Section 129F.04 of the Tinley Park

Municipal Code is hereby amended to read in its entirety as follows:

The annual fee for a residential rental lease license shall be paid at the time of application as follows:

(A) 1-2 units		\$50;
(B) 3 – 10 units	=	\$100;
(C) 11-20 units	=	\$200;
(D) 21-30 units	=	\$300; and
(E) 31-40 units	=	\$500.

SECTION 4: That Title 11, Chapter 129F, Section 129F.06 of the Tinley Park

Municipal Code is hereby amended to read in its entirety as follows:

No Residential Rental License shall be issued or renewed unless the building in connection with which the license is sought is found after inspection to meet all applicable laws and regulations. The inspection required by this Section shall be an inspection of the exterior and public areas of the building only and shall not include the inspection of the interior of any dwelling unit. The owner will be provided with an inspection report describing any condition which constitutes a violation of any applicable law or regulation, and shall be afforded a reasonable opportunity to correct any such conditions. In the event that more than two (2) follow-up inspections are required to determine compliance, the applicant shall pay an additional noncompliance inspection service charge

of \$100.00 for each additional inspection. Payment must be made in full prior to issuance of the license. Inspections pursuant to this Section shall not be required for single family homes or rental properties with two (2) or fewer units.

SECTION 5: That Title 11, Chapter 129F, Section 129F.08 of the Tinley

Park Municipal Code is hereby amended to read in its entirety as follows:

Every lease or other agreement for rental of any residential property entered into after the effective date of this chapter shall include a "Crime-Free Lease Addendum" in substantially the following form, unless otherwise prohibited by law:

Crime – Free Lease Addendum

In addition to all other terms of the lease, Landlord and Tenant agree as follows:

1. The Tenant, any member of the Tenant's household, any guest or any other person associated with the Tenant on or near the leased premises:
 - a) Shall not engage in criminal activity, including drug-related criminal activity, on or near the leased premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession of any illegal or controlled substance as defined in 21 U.S.C. 802.
 - b) Shall not engage in any act intended to facilitate criminal activity.
 - c) Shall not permit the dwelling unit to be used for or to facilitate any criminal activity.
 - d) Shall not engage in any act intended to facilitate any violation of local municipal ordinances or codes or any other violation as defined by local, state, or federal law and/or obstruction or resistance of law enforcement efforts against criminal activity on or near the rental unit, common areas, or appurtenances.
 - e) Shall not permit on or near the rental unit, common areas, or appurtenances to be used for or to facilitate any violations of local municipal ordinances or codes or any other violations of local, state or federal law.

2. ANY ACTIVITY PROHIBITED BY THIS AGREEMENT SHALL CONSTITUTE A SUBSTANTIAL VIOLATION OF THE LEASE, MATERIAL NONCOMPLIANCE WITH THE LEASE, AND GROUNDS FOR TERMINATION OF TENANCY AND EVICTION.

SECTION 6: That Title 11, Chapter 129F, Section 129F.14 of the Tinley Park

Municipal Code is hereby amended to read in its entirety as follows:

§129F.14 DENIAL, SUSPENSION OR REVOCATION OF LICENSE; HEARING; APPEAL.

No license shall be revoked unless the license holder has been given the opportunity to attend an informal meeting with representatives of the village to discuss activity at any rental premises which is or may be a violation of this chapter. The license holder will be given a reasonable amount of time after this informal meeting to resolve any problems or issues that may result in the suspension or revocation of the license holder's license. If the problems or issues are not resolved, to the satisfaction of the village, formal license suspension or revocation proceedings may be commenced pursuant to §110.10. In the event an applicant has been denied a license the applicant shall have the right to appeal the denial under the provisions of §110.10.

SECTION 7: This ordinance shall be in full force and effect from and after its adoption and publication in pamphlet form as provided by law.

SECTION 8: Any and all ordinances, sections or subsections of ordinances in conflict herewith are hereby repealed.

SECTION 9: In the event any part or parts of this Ordinance shall be found to be unconstitutional by a court of competent jurisdiction, such unconstitutionality shall not affect the validity of the remaining parts of this Ordinance.

ADOPTED this 21st day of August, 2012, pursuant to a roll call vote as follows:

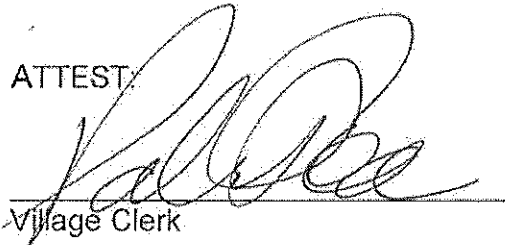
AYES: Seaman, Hannon, Maher, Staunton, Grady

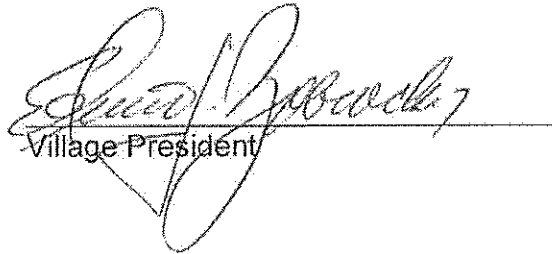
NAYS: None

ABSENT: Leoni

APPROVED by me this 21st day of August, 2012.

ATTEST:


Village Clerk


Village President

PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 2012-O-033

**AN ORDINANCE AMENDING CHAPTER 129F
OF TITLE 11 OF THE TINLEY PARK MUNICIPAL CODE
REGARDING RESIDENTIAL RENTAL LICENSING**

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois

Rental Licensing Community Comparison

	Program Overview	License fees	Crime-free Program	Number of rental properties licensed
Addison	<ul style="list-style-type: none"> •License required – fee covers annual inspection ONLY; additional fees are required for exterior inspections and reinspections •Inspections are based on “grade” of very good, satisfactory or unsatisfactory-this determines how many external and reinspections are required •Penalties include fees ranging from \$150 - \$1,000 per offense •Reinspection fees are the same rate as the cost of license 	<p>Apt bldgs w/1 - 5 units: \$50 + \$50/unit; 6-11 units: \$75 + \$50/unit; 12-17 units: \$100 + \$50/unit; 18-23 units: \$125 + \$50/unit; +23 units: \$150 + \$50/unit; Single-family home: \$100; Condos/Townhouse w/no exterior inspections: \$50; Duplexes & 2-flats: \$150</p>	<p>Mandatory for all rental properties, and they utilize the full 3 phases of the program. The class lasts 6hrs and they don't charge for it. One Officer oversees things, but gets help from 3 others in the dept. Doing it since 2009.</p>	780
Aurora	<ul style="list-style-type: none"> •License required •Annual inspections • Fees and penalties – beginning at \$100 for first offense; Administrative Hearings for repeat offenses • Crime free program requirements 	<p>1 unit \$40; 2 units \$45; 3-5 units \$50; 6-10 units \$85; 11-20 units \$175; 21-30 units \$250; 31-40 units \$330; 41-50 units \$400; 51-75 units \$475; 76-100 units \$535; 100+ \$615</p>	<p>Mandatory for all rental properties, class is 6hrs long, with no fee. 2 Main Officers but several more help. No one has gotten past Phase I yet. Good feedback from landlords since using it.</p>	6400 properties; 16,000 units
DesPlaines	<ul style="list-style-type: none"> •License required • Annual external inspections required; internal inspections conducted upon request or when the property is sold • Violation fees only assessed if property does comply after inspection • Crime free program requirements 	<p>Single-family detached \$100; Single-family attached \$50; Multi-family \$20</p>	<p>Mandatory for all rentals, use full program, and the class lasts 6hrs with no fee.</p>	2,000 - definite increase in the past 5 years - only 500 properties at that time
Elgin	<ul style="list-style-type: none"> •License required • Inspection required for all new licenses •Additional fees assessed for reinspections, late payments on imposed fees, canceled/suspended/revoked licenses •2-year license extension offered to landlords who are violation-free and have attended all mandatory training • Crime free program requirements 	<p>Starts \$71/annual (1-5 units) - fee is based on # of units - highest fee is \$748 (96-100 units)- if they pass and attend mandatory training, they may rec. a 2 yr. extension</p>	<p>Mandatory for all rentals, Phase I for all, Phases II and III for 200 unit + complexes. 2 Officers handle it, class is 6hrs long with a \$20 fee. Seen a 17-22% drop in calls</p>	N/A
Hanover Park	<ul style="list-style-type: none"> •Biannual License required for single units; annual for dwellings with three or more units • Annual inspection required for multi-units; biannual inspection for dwelling with 2 or less units • Reinspection fees required - \$75 each for second and third inspections • No crime free program established 	<p>\$100 for 2 years</p>	<p>N/A</p>	N/A

Rental Licensing Community Comparison

	Program Overview	License fees		Number of rental properties licensed
Mt. Prospect	<ul style="list-style-type: none"> •License required • inspection only required for properties that contain three or more units; however all properties are subject to inspections if a violation is reported •Crime free program requirements • Monthly enforcement fees established for properties not in compliance 	\$40 per unit (multi-family); \$75 (single-family)	Mandatory for all rentals, using phase I only thus far, class is 6hrs long, calls for service drop for 4 yrs in a row.	6500 total - only 700 - 1000 are SF/condos or townhomes
Prospect Heights	<ul style="list-style-type: none"> •License required – inspection required prior to obtaining license • Reinspection fee is \$175; 14 days to comply • No crime free program established 	\$100 - any and all rentals (started at 25, then 40, now is \$100) - this includes their annual inspection	N/A	Approximately 1500 - If they pass, they receive their registration; RI fee is \$175 - 14 days to correct
Rolling Meadows	<ul style="list-style-type: none"> • License required • License fees based on violation history; new licenses based upon 0-3 violation fee • All new licenses require an inspection. If inspection passes and no violations have occurred, no inspections required for two years, however, an annual license must still be obtained • Rental license fee covers one inspection and one reinspection; additional reinspections are \$92 • No crime free program requirements 	Single-family: 0-3 violations \$50 for annual license and inspected every 3 yrs; 4 or more violations \$150 and inspected every 12 months; Condominiums: 0-3 violations \$30 and inspected every 3 years; 4 or more violations \$90 and inspected every 12 months. RI Fee \$92	N/A	800 - not including apartments
Schaumburg	<ul style="list-style-type: none"> •License required • Annual apartment rental inspections; single-family inspections only conducted upon complaint or request •\$100 citation issued when fees are unpaid; leads to Adjudication if those fees are not collected •Crime free program requirements 	\$55 Single-family homes & Multi-family units; this is an annual fee; 1/2 rate is \$27.50 for licenses after July 1st. Apartments: 1-50 units \$320; 51-100 units \$645; 101-200 units \$970; 201-300 units \$1,300; 301-400 units \$1,620; 401-500 units \$1,950.	Mandatory for all rentals, 8hr class, using all 3 phases of program. No fee for class, good results, drop in calls for service. Handled by one Sgt.	3,000 - contact stated this number will be going up substantially this year due to foreclosures.
West Chicago	<ul style="list-style-type: none"> •License required • Annual inspection required • No fee for first reinspection. Any additional reinspections are \$75 per hour, per inspector • Crime free program requirements (2011) 	Single-family, 2-flats & townhomes: \$210 per building; Condominiums: \$210 per unit; Multi-family buildings: \$210 per bldg. And \$25 per unit.	Mandatory for 100 plus unit complexes, voluntary for all other rentals. 6hr class, no fee. All 3 phases used, just started in 2011	410
Bellville	Rental licensing, Crime free program, Rental registration, Occupancy inspections, Annual program	No data	N/A	
Berwyn	Rental licensing, Crime free program, Rental registration, Occupancy inspections, Annual program	No data	N/A	
Boilingbrook	Occupancy inspections only, Annual program	No data	N/A	
Carpentersville	Rental licensing, Crime free program, Rental registration, Occupancy inspections, Annual program	No data	Mandatory for all rentals, only used Phase I so far, no cost for 8hr class, handled by a few Officers	

Rental Licensing Community Comparison

	Program Overview	License fees		Number of rental properties licensed
Chicago Heights	Rental licensing, Crime free program, Rental registration, Occupany inspections, Annual program	No data	N/A	
Countryside	Rental Llicense program, Annual program	No data	N/A	
Elk Grove Village	Rental Llicense program, Annual program	No data	UNK	
Glendale Heights	Rental licensign program, Crime free housing, Annual program	No data	UNK	
Granite City	Rental Llicense program, Annual program	No data	Mandatory for all rentals, the class is 8hrs, fee is unk, uses all 3 phases of the program.	
Harvey	Rental Llicense program, Annual program	No data	N/A	
Joliet	Rental Llicense program, Annual program	No data	N/A	
Lisle	Rental Llicense program, occupancy inspections, Annual program	No data	N/A	
Moline	Rental Llicense program, Annual program	No data	N/A	
Niles	Rental licensign program, Crime free housing, Annual program	No data	Voluntary for all rentals, but 2 violations draw the property into the program, the class is 6hrs and no charge. Handled primarily by One Officer. Full program used.	
Orland Park	Registration of rentals only, Annually	No data	Full program, mandatory for all rentals, class is 8hrs unk cost	
Palentine	Rental licensign program, Crime free housing, Annual program	No data	Mandatory for all rentals, class is 4hrs long and free. Using all 3 phases and getting great feedback from single family landlords	
Park Forest	Rental licensign program, Crime free housing, Annual program	No data	Mandatory for all rentals, full program used, class is 8hrs long. 10% drop in crime and 16.5% drop in calls for service	
Rantoul	Registration of rentals only, Annually	No data	N/A	

Rental Licensing Community Comparison

	Program Overview	License fees		Number of rental properties licensed
Round Lake Beach	Occupancy inspections at change of occupancy	No data	Mandatory for any rentals, only have utilized phase I so far, 5 hr class, no cost	
Streamwood	Rental License program, Annual program	No data	N/A	
Urbana	Rental License program, Annual program	No data	N/A	
Wauconda	Rental License program, occupancy inspections, Annual program	No data	N/A	
Waukegan	Rental License program, Annual program	No data	N/A	
Wheeling	Rental License program, Annual program	No data	N/A	

AGENDA MEMO

Police Committee

October 21, 2013

ISSUE STATEMENT

Approval of an ordinance authorizing the disposal of surplus property.

BACKGROUND/HISTORY

Staff is requesting that the following property be declared as surplus property and auctioned using an on-line auction service, "Public Surplus" or disposed of.

NO.	DESCRIPTION	REASON FOR AUCTION
1	Color Laser Jet 2550L Printer Serial #CNGFH16301 Mfg. 2004	Broke-does not work
2	Staples Disk Shredder Serial #0610103437	Broke-does not work
3	Targus Laptop Cool Pad Modal PA248	Broken
4	Panasonic CF-28 Laptop -3DKYAO6910	Out Dated
5	Keyboard	Old
6	(5) LCD Monitors	Burned Out
7	Plastic Disk Storage Box	Outdated-No Use to PD
8	Dell Optiplex 740 CPU #52LIRC1	Old-No Use to PD
9	Gateway 510 CX CPU #52LIRC1 (2003)	Old-No Use to PD
10	HP Deskjet 6122 Printer Serial #20B50404X8 (2005)	Broke-does not work
11	HP Desk Jet 6122 Printer	Broke-does not work
12	Minolta Micro Film Reader RP606Z – COD #34	Broke-does not work
13	APC Batt BU #RS900	Broke-does not work
14	(5) Mouse – No USB Plug	No Use to PD
15	Kona Blast Bike 26" Boys Serial #907K0592 License #3045 17" Frame	No Use to PD
16	Trek Boys Bike Serial #WTUE089204RN License #3030 Saddle Bag - 18" Frame	No Use to PD
17	Raleigh 7005 Series Boys Bike Serial #905187707 License #3022 Saddle Bag – 19" Frame	No Use to PD
18	Kona Blast Boys Bike Serial #F41LK2427 License #3025 Saddle Bag – 19" Frame	No Use to PD
19	Fuji 7005 Series Boys Bike Serial #IF9C0124 License #3026 Saddle Bag – 19" Frame	No Use to PD
20	Kona Koss Boys Bike Serial #F603Y02424 License #3024 Saddle Bag – 21" Frame	No Use to PD
21	Kona Blast Boys Bike License #3046 Saddle Bag – 18" Frame	No Use to PD
22	(2) Garrity 6 Volt Battery Flashlights No Batteries Included	No Use to PD

23	Sony Microcassette transcriber M-2000 Serial #44886 w/peddle & Headphones	No Use to PD
24	PhoneMate Answering Machine Model 84000 No Power Cord	No Use to PD
25	Sony Digital Mavica Diskette 1.6 Megapixel Camera w/charger	No Use to PD
26	Cannon AE1 Camera Body only 35 M - Broken battery door	Broke – no lenses
27	Fuji film S3000 Fine Pix 3.2 Megapixel Camera Uses XD 512 Chip, w/camera bag and cord	No Use to PD
28	Polaroid Spectra 2 Camera. Includes bag, magnifier, one pack of film and picture replicator box	No Use to PD
29	Sony Digital Mavica Diskette 2.0 Megapixel w/Charger	No Use to PD
30	(2) Digitrex Digital Still Camera 3 megapixel w/software, cables & 1 soft case. One camera has broken door.	No Use to PD
31	Nixon Cool Pix S9050 Camera. Broke-Lens will Not retract. With camera case & some software	No Use to PD
32	(4) unknown condition video surveillance cameras 2-Unknown brands, 2-Ganz Model FC62D	No Use to PD
33	Eos Rebel S Cannon 35M film SLR. Comes with Zoom Lens EF35-105mm. Battery dead-untested.	No Use to PD
34	Vigor Bike Helmet	No Use to PD
35	Canon AT-1 35M SLR Film Camera Includes: Canon Extension Tube Model FD25, Vivitar Auto THYRISTOR Strobe Light, - Model 2800 (Batteries leaked inside), Roll of film, Telephone Tokina AT-X Lens SD80-200MM and a Kalt hard carrying case	No Use to PD
36	Sony Video Cassette Recorder VHS Hi-Fi, Model SLV-R1000 No remote.	No Use to PD
37	Sony Digital Photo Printer, Model DPP-SV88 Included (4) pkgs. Of print cartridge and photo paper kits #SVM-25LS	No Use to PD
38	Panasonic VHS Video Player HI-Fi, Model AG2580 w/remote	No Use to PD
39	GVI Color Multiplexor, Model #GV-MUX16TC	No Use to PD
40	GVI 24-Hr. Video Recorder, Model GVHS960TL	No Use to PD
41	Sony Trinitron Color Video CRT Monitor, Model #SSM-14N5U	No Use to PD
42	Brother EM-43- Electric Typewriter – Works	No Use to PD
43	Brother EM-43 Electric Typewriter, with (2) Ribbons	No Use to PD
44	(5) Soft sided pistol gun cases – different sizes	No Use to PD
45	Whelen Engineering Co. LFL412 Strobe Power Supply For LFL Light Bar. Mfg. 7/02 Used	No Use to PD
46	(4) Whelen 500 Series 5mm LED Steady Burn Lights 2-Blue, 2-Red Mfg. 7/02 Used	No Use to PD
47	Assorted Box of Whelen LFL Light Bar Lenses-Used A lot of Clear, some red and some blue	No Use to PD
48	Assorted box of Whelen LFL Parts, including strobe tubes, Halogen take down lights and alley lights and lamp holders. Also includes wiring harness for a LFL strobe bar with LEDs	No Use to PD
49	(1) Joe Blow Sport Bicycle Air Pump	No Use to PD
50	Canon AE1 35m Single Lens Reflex Film Camera w/Canon Macro lens FD 50M 1:3.5 Canon Lens FD50M 1:1.8. Sun Pack Auto 266D Strobe Light Older Film and hard sided camera case (beat up)	No Use to PD
51	Lasertech Inc. Lydr Unit Laser Speed Gun. Mfg. 2000 – Works Also includes tripod and Quick Map Accident Investigation	No Use to PD

	Software and calculator. Comes in soft sided nylon cases.	
52	(5) Premier Crown Riot Helmets in disrepair-made of plastic	No Use to PD
53	Pelco black and white dome video camera, Model #ICS-DO101	No Use to PD
54	(2) Lund Police Squad Equipment Consoles. Aluminum – no Face plates included – Used.	No Use to PD
55	(2) ProGuard, Pro Clamp Gun Rack Holder. Model #G5010T-BAR Does not include gun lock – from full size SUV.	No Use to PD
56	Sony handheld voice operated recording device microcassette Model #M-677V	No Use to PD
57	Stainless steel bun-type coffee warmer	No Use to PD
58	Rechargeable MagLite Aluminum Police Flashlight w/4 chargers, Halogen bulb and no battery.	No Use to PD
59	(2) Aluminum Streamlite Police Flashlights w/one charger Sleeve, 12 volt cord. 1 Flashlight has LED and Halogen bulbs The other one just has Halogen. No batteries, rechargeable Lights.	No Use to PD
60	(2) Streamlite 20XPH police flashlights w/2 charging cradles, A 12v and a 110 power cord rechargeable. No batteries.	No Use to PD
61	(2) Streamlite 20XPH rechargeable flashlights w/2 charging Sleeves and 110v charger plug. No batteries.	No Use to PD
62	One box of assorted bicycle parts, including tubes, a Schwinn Seat, toe clips, brake pads, assorted hardware.	No Use to PD
63	One box of assorted 12v accessories including battery hold downs, Cable covers and battery circuit breakers.	No Use to PD
64	One red Viking phone with no dial pad. Hi-lo volume control on head set – not working.	No use to PD
65	(2)-Sound-Off map lights out of Crown Victoria police car. Has white bulb And red LED bulbs. 12v.	No Use to PD
66	Nightrider brand digital evolution bicycle rechargeable 15w halogen Headlights. Comes with assorted accessories including charger. Batteries were put in use in 2007 or 2009.	No Use To PD
67	(6) Plastic file bins.	No Use in New Squads
68	(4) Pro Gard Crown Vic plastic prisoner seats	No Use in New Squads
69	(1) Setina Body-Guard rear cage from Ford Expedition (Behind back seat)	No Use in New Squads
70	(1) Setina Stash/Stow Partition for Ford Crown Vic	No Use in New Squads
71	(2) Pro Gard wire prisoner screens – universal	No Use in New Squads
72	(1) Pair of rear door skins/covers for Ford Crown Vic – Aluminum	No Use in New Squads
73	Sports Works bike rack – 4 bikes – for SUV-Large hitch receiver	No Use to PD
74	Trunk mount bike rack	No Use to PD
75	3'x2' Amber colored Lexan panel	No Use to PD
76	2'x2' Amber colored plastic plexiglass	No Use to PD
77	(7) wall mount - bike hangers	

STAFF/COMMITTEE RECOMMENDATION

Based upon the above information, staff recommends that the items listed above be declared surplus property and be auctioned or disposed of.

ALTERNATE CONSIDERATION

Not approving this ordinance at this time would be an alternate consideration.

DECISION MODE

If approved by the Committee, this item will be placed on the November 7, 2013 City Council Agenda for formal Council approval.