

MINUTES OF THE BOARD WORKSHOP  
HELD ON THURSDAY, MARCH 26, 2015

CRIME FREE HOUSING INITIATIVE

CALL TO ORDER

President Roth called the workshop to order at 6:34 p.m.

ROLL CALL

Trustee William Harper	Present	Trustee Mary Thon	Present
Trustee Guy Patterson	Present	Trustee William Carlson	Present
Trustee Michael Baumer	Present	Trustee James Cecille	Present
President Billie D. Roth	Present		

All those answering “present” were physically present at the meeting.

Also present was Village Manager Gary O’Rourke, Community Development Director John Peterson, Code Enforcement Supervisor Deborah Carrion; Police Chief Jim Gremo, Police Deputy Chief Ed Valente and Police Commander Daryl Syre; Assistant Village Manager Sharon Caddigan; Fire Chief Chris Clark; Village Attorney Tom Bastian; Public Works Director Matt Mann; Finance Director Mary Johnson and Assistant Finance Director Josh Peacock.

Staff provided brief updates of recent department activities.

The Village Board is meeting for a Workshop with staff to discuss a Crime Free Housing Initiative for future consideration.

Police Chief Jim Gremo stated this was a cooperative effort with Community Development and Legal as well as the Police Department personnel.

Community Development Director John Peterson and Code Enforcement Supervisor Deb Carrion reviewed the current rental housing licensing program (started in 2000) and stated that for 2015, close to 2,000 rental units are registered with the Village. They reviewed the inspection process for those obtaining rental licenses.

Deputy Police Chief Ed Valente reviewed the existing Nuisance Abatement regulations (started in 2009) for owner occupied and rental properties. He reviewed what qualifies as “nuisance” activities and how these issues are monitored and addressed. He also stated the Police Department works with the social workers and Community Development to address specific needs for particular properties and residents as well. DC Valente stated the current

programs/regulations are tied to the physical dwelling address—not the person/persons who may be involved.

Commander Daryl Syre reviewed the model Crime Free Multi-Unit Housing Program that exists in several area municipalities. He stated it is for rental properties only, and works to train the landlords, provide support for the landlords and tenants, and work cooperatively to reduce crime, the perception of criminal activity and improve communications between all involved parties, including the municipality. Commander Syre reviewed the three parts of the Crime Free Program: Landlord/Property Owner training, Property Inspections, and Safety Socials.

He stated the landlords receive formal, mandatory instruction (4-8 hours) from Community Development and Police personnel that involves applicant screening techniques, background checks, crime recognition, etc. and how to partner with the Police. The landlords allow for property inspections, and must meet mandatory design features to prevent properties from being easy targets for criminal activity. He did state this can be viewed as intrusive by many property owners. Introducing this type of program is often done within large rental properties through “safety social” programs where groups of the residents are brought together.

The municipality would need to adopt necessary ordinances to implement such a program, and Commander Syre stressed that this model program works best in large, multi-unit rental properties and would not be suitable for single family home rentals. The program would require very specific modifications to work in Streamwood.

The Board and staff took a short break from 7:53 p.m. to 8:10 p.m.

Police Chief Jim Gremo provided comparative information regarding criminal activity records in rental vs owned properties, and noted more problems in owner-occupied properties. He stated that the model Crime Free Multi-Unit Housing program would need to be modified to fit for Streamwood. He suggested a possible program to train landlords regarding background checks, and requests for information from current/prior police departments where a prospective tenant is living, as well as education to avoid nuisance issues. Chief Gremo noted the need to foster relationships with the landlords with specific officers trained to be the liaison officers for such a program.

Mr. Peterson noted the need for rental properties to have a local agent/contact person/manager as many owners are out of state.

Trustee Harper asked that there be minimum standards for building security as well. Trustee Cecille inquired about adding fire safety inspections for rental property. Ms. Carrion stated the rental inspections require working smoke and carbon monoxide detectors and that the windows and doorways are clear and accessible.

The Board and staff discussed implementation of such programs and suggested to work toward modifying the Codes in time for renewals in 2016. Attorney Bastian stated that lease addendums for requirements can be used as it puts the tenant on notice, but that ultimately, the landlord is required to enforce the addendum. Village Manager O'Rourke also mentioned working with the

homeowner associations to adopt rules/regulations similar to the Village's to gain better control over the properties.

Trustee Baumer moved to adjourn. Trustee Thon seconded the motion. A voice vote approved the adjournment. The Village Board and staff adjourned the Workshop at 8:47 p.m.

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Billie D. Roth  
Village President

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Kittie L. Kopitke  
Village Clerk

Approved this 16th day of April 2015.