



# VILLAGE OF ORLAND PARK

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## Department Requested Action

File Number: 2014-0552

**Agenda Date:** 12/15/2014

**Version:** 0

**Status:** IN BOARD OF  
TRUSTEES

**In Control:** Development Services & Planning Committee

**File Type:** ORDINANCE

**Agenda Number:** 3.

### Title/Name/Summary

Removal of Sunset Provision, Crime-Free Rental Housing - Village Code Title 5  
Chapter 8

### History

The Crime Free Rental Housing Program is a collaborative effort between the Development Services and the Police Department to enforce standards on rental properties Village wide. Ordinance No. 4448, amending Title 5 of the Orland Park Village Code enacted Chapter 8, Rental Housing, was approved on January 20, 2009. The Rental Housing Chapter of the Village Code is designed to maintain property values in the Village by ensuring all residential rental housing is safe and crime-free by requiring minimum property maintenance standards and, further, to prevent blighted and deteriorated rental housing areas in the Village. As part of the program, all rental properties must be registered, inspected on a tri-annual basis, and landlords must attend training and tenants are required to sign a crime free lease addendum. The addendum states that should any tenant be found engaging in any criminal activity on or near the rental property or its common areas, then it will be considered a violation of the lease and good cause for termination of tenancy.

Chapter 8 of Title 5 of the Village Code is repealed on January 19, 2015 unless prior to that date the Village enacts legislation providing for the continuation of the chapter. This sunset provision was put in place when the chapter was first created. At the time, the rental housing program was given a trial period of 6 years, after which the Village could review the effectiveness of the program and determine if it should be continued. The following report outlines the results of the program thus far.

Currently, there are 2,171 total registered rental units in 751 rental buildings in the Village of Orland Park, averaging approximately 125 registrations per year. The Development Services Department has conducted 1,389 rental housing inspections/re-inspections over the life of the program. The department conducts an average of 231 rental housing inspections per year. Please see attached Table 1 and Table 2 for a full summary of the program. The attached also shows the distribution of rental properties by unit type.

In 2009, the inaugural year of the program, there were 348 total inspections. Of these inspections 77 required re-inspections, showing a fail rate of approximately 22%. During the first tri-annual inspection in 2012, there were a total of 406 inspections 44 of which required re-inspection. The fail rate improved to approximately 11%. This information seems to show that landlords are becoming more familiar with the

requirements of the program and compliance is being achieved at a greater rate upon first inspection.

For reference, Development Services has compiled a list of the 5 most common rental housing violations that lead to a failed inspection.

1. Inoperable/non-existent smoke detector or fire extinguisher
2. Minor evidence of mold in bathroom
3. Minor plumbing issues ( corrosion on pipes under sink)
4. No deadbolt locks
5. Exterior landscaping and site maintenance

The Police Department also provided data for the program. Please refer to the attachment titled, "Crime Free Housing," for a full summary of calls for service, number of arrests, number of properties registered and criminal reports associated with rental properties. In general, calls for service, number of arrests, and criminal reports have all significantly decreased while the number of registered properties has increased.

A primary objective of the program for the Police Department is to aid landlords should they need to remove a problem tenant. To date, there have been eight eviction trials for properties enrolled in the program. However, some of these were for failure to pay rent, and not necessarily a result of a violation of the rental housing program. There have been almost 90 other cases where the Police personnel worked with landlords to remove problematic tenants.

The Police Department also hosts the crime free rental housing seminar that is a requirement for landlords who wish to register rental property. To date, 717 people have completed the training in Orland Park. The seminar covers the Crime Free Lease Addendum as well as information and techniques to make rental property less vulnerable to criminal activity through landscaping design, lighting, locks and other methods. An attorney also addresses attendees about the legal justification for the program and Supreme Court decision regarding the lease addendum.

One of the most significant achievements of the program thus far is that it has led to the creation of the Southwest Landlord's Association. It is made up of over 60 landlords from Orland Park, Tinley Park, and other southwest suburbs who share information on the issues affecting rental properties. The association meets typically at the police station in Orland Park or Tinley Park. The police provide speakers who cover relevant topics and it offers the landlords an opportunity to share information.

In all, the rental housing program has created a very efficient communication process for the police and landlords resulting in positive comments and more responsible management of rental properties. The program has allowed the Police and Development Services Departments to collaboratively create positive two way communication between inspectors, police, and owners that has never existed before. Staff works to build a trusting relationship with property owners showing that the program is beneficial to both the landlords and the Village.

Recommended Action/Motion

I move to recommend to the Village Board to approve the removal of the Sunset Provision - Repealer from Title 5, Chapter 8, Section 5-8-4-6 of the Orland Park Village Code.

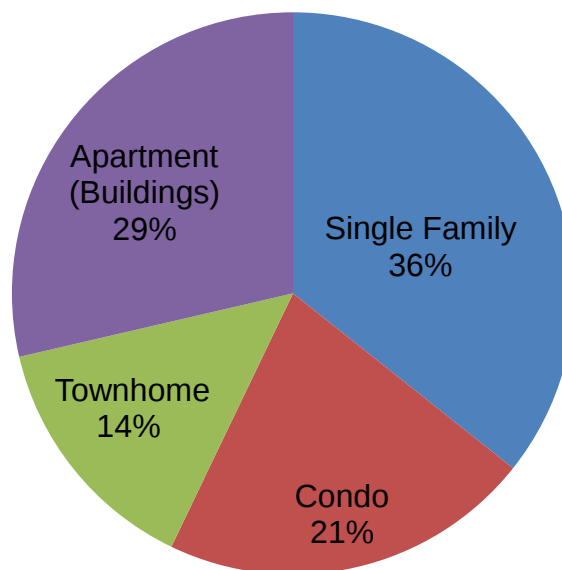
Table 1. Summary of Current Rental Housing Program

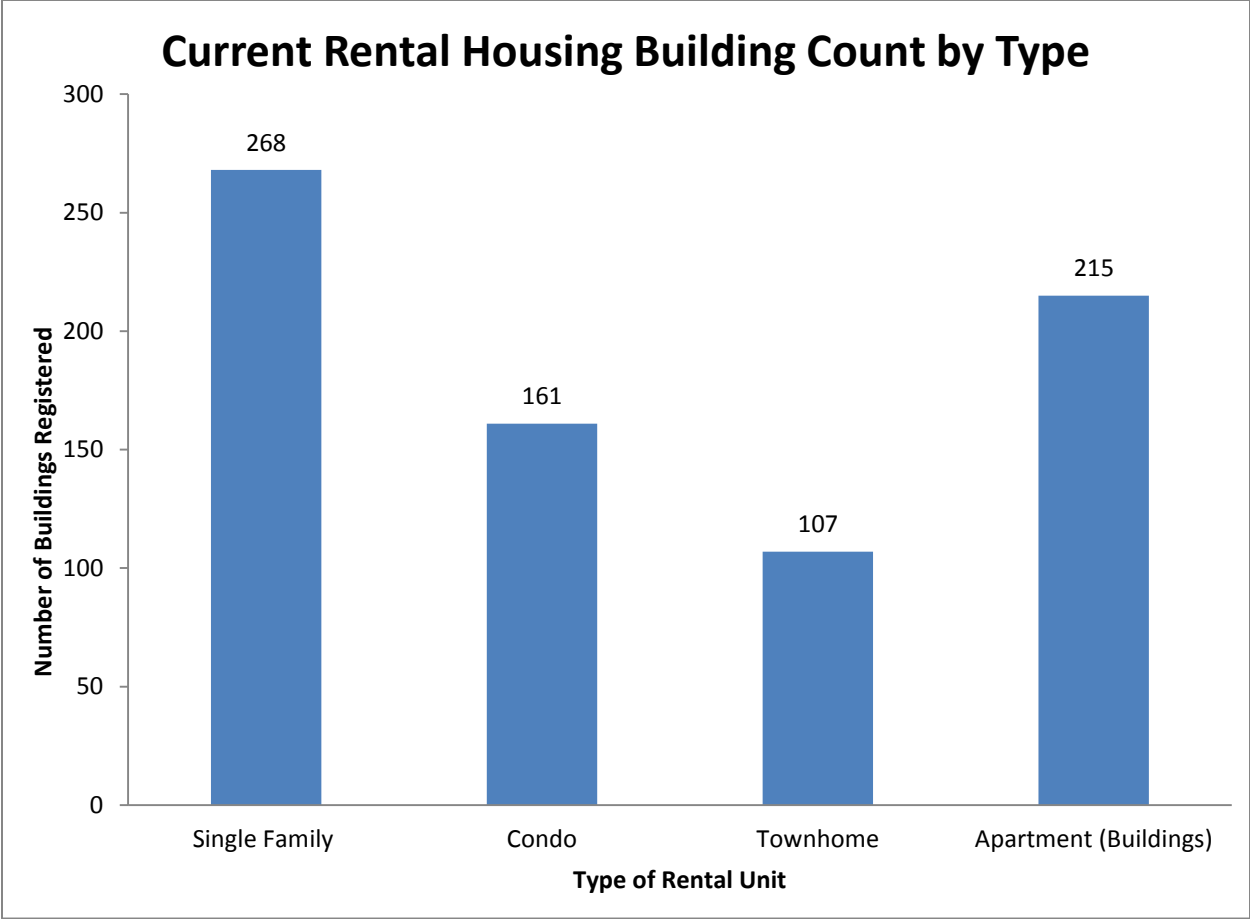
| <b>CURRENT</b>         | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | Total |
|------------------------|------|------|------|------|------|------|-------|
| Registrations          | 406  | 65   | 58   | 93   | 81   | 48   | 751   |
| Inspections            | 348  | 128  | 51   | 406  | 216  | 38   | 1187  |
| Re-Inspections         | 77   | 31   | 13   | 44   | 23   | 14   | 202   |
| Code Enforcement Cases | 70   | 36   | 59   | 46   | 52   | 62   | 325   |
| TOTAL BUILDINGS        |      |      |      |      |      |      | 751   |
| TOTAL UNITS            |      |      |      |      |      |      | 2171  |

Table 2. Summary of Current and Past Properties of Rental Housing Program

| <b>TOTAL SUMMARY*</b> | *Includes properties that were registered but are no longer rentals |      |      |      |      |      |       |
|-----------------------|---------------------------------------------------------------------|------|------|------|------|------|-------|
|                       | 2009                                                                | 2010 | 2011 | 2012 | 2013 | 2014 | Total |
| Registrations         | 464                                                                 | 88   | 81   | 110  | 84   | 48   | 875   |
| Inspections           | 397                                                                 | 156  | 70   | 432  | 232  | 38   | 1325  |
| Re-Inspections        | 80                                                                  | 37   | 14   | 48   | 23   | 14   | 216   |
| CE Cases              | 71                                                                  | 38   | 64   | 46   | 52   | 62   | 333   |
| TOTAL BUILDINGS       |                                                                     |      |      |      |      |      | 873   |
| TOTAL UNITS           |                                                                     |      |      |      |      |      | 2296  |

## Registered Rental Housing Distribution by Unit Type



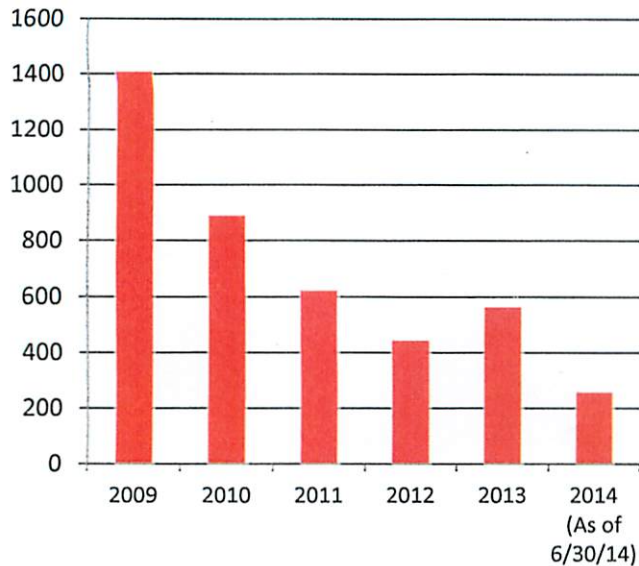


## Crime Free Housing

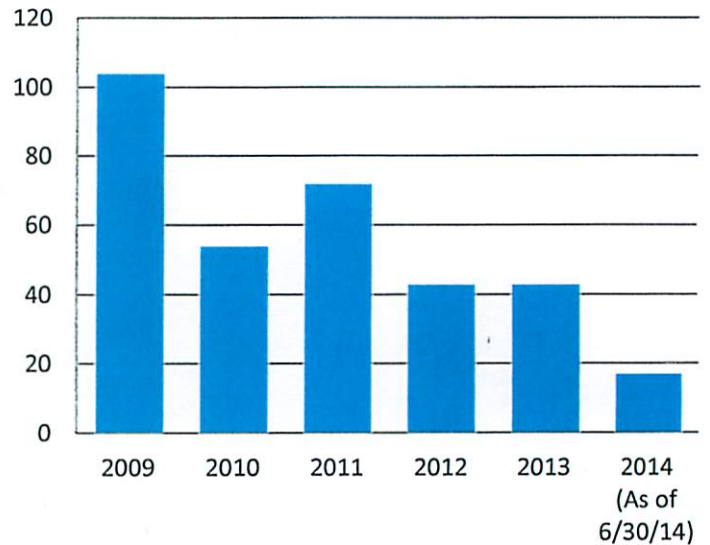
During the tenure of this program, we have had 129 Properties that have been voluntarily removed from Crime Free Program due to sales, foreclosures, or the decision to no longer rent, and yet we still maintain 752 current properties.

Since 2012, we have also assisted landlords/owners with the removal of 35 individuals. These removals stem from incidents that occurred on or around the property by an individual(s) that live at that property.

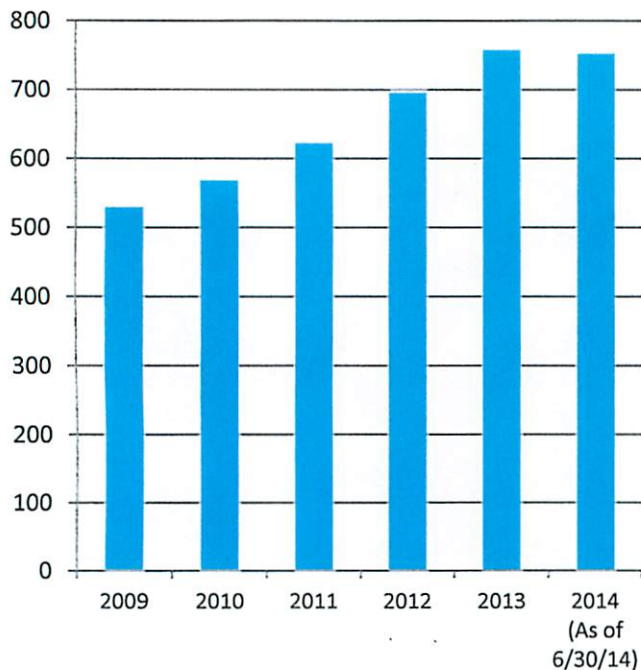
### Calls for Service



### Number of Arrests



### Number of Properties



### Criminal Reports

