

PROPERTY ENHANCEMENT COMMITTEE
Landlord Managers Meeting
MEETING MINUTES
January 22, 2020

Present: Chair Bill Schmidt, Paul Gasiiecki, Sandy Gresak, Mohammed Siddiqi, Jim Hilborn

Also Present: *Staff liaison:* Tom Bialas, Steve Kalish, Trustee Chester Pojack, Trustee Mike Light

Absent: Syed Razvi

Chairman Schmidt called the meeting to order at 6:30 PM.

Minutes

The October 23, 2019 minutes were approved.

Discussion Items: Landlord Managers Meeting

- Landlord & Tenants – Applications and Leases
 - Guest presenter from the Village Attorney’s Office was unable to appear due to illness.
 - Assistant to the Director Bialas and Lead Code Enforcement Officer Kalish presented a PowerPoint presentation regarding the material covered in Chapter 3 of the Rental Property Crime Prevention Partnership Single Family Rental Residential Properties Manual and Multiple-Family Rental Residential Properties Manual. The importance of protecting the rights of ownership and the rights of their tenants was covered. Ensuring ownership of rental property maintain units/buildings to protect their business investment as well as being responsive to tenant complaints was discussed. The presentation stressed the importance of having a legal lease agreement, monitoring compliance with that lease, and a good legal representative to protect both ownership and tenant rights.
 - The recent amendment to the Illinois Human Rights Act, IL SB1780, which is related to owners or other persons engaging in real estate transactions, which includes rental, refusing to engage in the actions specified in the amendment because of an applicant’s arrest record was discussed. Owners were advised to contact their legal representatives to obtain more information on the amended Illinois Human Rights Act and to review what impact the new law has on their business operations. The law went into effect on January 1, 2020.

Topic of Discussion – Miscellaneous Discussion by Committee

- The question was raised regarding parking lot requirements for smaller multi-family buildings, as it relates to handicapped parking space requirements. As the specifics of the property were not described in full, the general recommendation provided was to ensure ownership complies with regulations related to the Illinois Accessibility Act (IAA) regarding handicapped parking. Owners were reminded that sealcoating, resurfacing and striping of parking lots does require a permit. The permit process requires the applicant to provide a detailed plan of the work, including the striping of the lot. Striping information should include handicapped parking space information for the work. A contractor should be aware of pertinent regulations, like the IAA, and should determine if the specific parking lot being worked on at a multi-family property requires handicapped spaces.
- Owner Eric Dutcher requested information on rental property inspections and permitting for the property at 1452 Circle Drive. LCEO Kalish met with Mr. Dutcher to answer questions specific to the property at the end of the meeting.

Next Meeting:

- The next Property Enhancement Committee Meeting will be February 26, 2020 at 6:30 pm in the Floyd Brown Room on the first floor at Village Hall.

Adjourn: Chairman Schmidt adjourned the meeting at 8:25 PM.