

**COMMUNITY DEVELOPMENT COMMITTEE MEETING  
Registration of Rental Housing Properties**

**October 26, 2009**

The Community Development Committee of the Village of Mundelein held a meeting Monday, October 26, 2009 at 1000 North Midlothian Road, Mundelein. Chairman Voss called the meeting to order at 8:34 p.m.

Meeting Called to Order

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Deputy Clerk Flynn took the roll. It indicated these members present: Chairman Voss, Trustees Sullivan and Meier. Village attendance: Trustee Lentz, Nutschnig, and Sullivan; Village Administrator Lobaito; Chief Rose, MPD; Deputy Chief Adams, MFD; Director of Building Schubkegel; Village Engineer Emmerich; Finance Director Hatton; Public Works Director Miller; and Attorney Marino.

Attendance

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Chairman Voss explained that the ad hoc committee, formed to make recommendations regarding the registration of rental housing properties, has worked for several months on an ordinance and has presented its recommendations to the Board for consideration.

Recommendations of Ad Hoc Committee

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Chairman Voss asked Director of Building Schubkegel to explain the process. Mr. Schubkegel explained that the ad hoc committee began work in May. Since that time, it has met eight times. The committee consisted of Fitz Anderson, landlord; Randy Couvillier, manager of Park Butterfield Apartments; Steve Mieloszyk, a tenant; Susan Peterson, a resident; Kevin Walsh, resident, realtor and landlord; and Mel Withrow, landlord. The ordinance has changed significantly from the original draft.

Explanation of process

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Trustee Voss thanked the committee members for their work. She explained that the ordinance originally included annual inspections. It is now basically a registration ordinance for landlords, and also includes a crime free housing seminar requirement and a crime free lease addendum. Inspections have been eliminated. Fees have been reduced significantly. Mr. Schubkegel explained that the registration fees are \$15 per unit for the first year, and \$10 per unit each year thereafter.

Explanation of changes to original ordinance

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Trustee Meier noted that the ordinance has come a long way, but she still has serious concerns. She reported her major concerns as: (1) per unit registration fee is too high and should be a flat fee; (2) the violation and penalties section is too onerous; (3) provisions requiring landlords to keep records of the full legal names and date of birth of every tenant in the dwelling unit are unnecessary and should be removed; (4) inspections for nuisance complaints are too onerous; and (5) crime free requirements should be optional. Trustee Meier noted she would email a more detailed account of her concerns to Mr. Schubkegel.

Trustee Meier states concerns with the provisions of the ordinance

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The Board discussed all of Trustee Meier's concerns, with attention on the amount of the fee (various reduction options were mentioned), the

Discussion re: fees and other requirements

requirement to provide name and date of birth, and the crime free housing provisions

Public comments and concerns

Chairman Voss entertained comments from the audience. Dave Muntz, a business owner and residential landlord, felt that the fees were too high and that the crime free housing provisions were unnecessary.

Kevin Walsh, resident and landlord, encouraged the Board to simplify the application and to clarify occupancy requirements.

Mel Withrow, landlord, encouraged the Board to remove the crime free housing section and make a separate ordinance, and felt that the fees were too high.

George Hoffman, landlord, addressed the poor economy and the difficulty of apartment owners to raise rent and encouraged that the fees be lowered.

Mark Fawcett, landlord, felt the registration provisions were good, but the fees were too high.

Ad Hoc Committee recommendations

Mayor Kessler read the letter of recommendation from the ad hoc committee recommending that the ordinance, as presented, be adopted.

Recommendation to continue discussions on ordinance

Trustee Voss encouraged Trustee Meier to forward her comments to Mr. Schubkegel and recommended that the ordinance remain in committee discussions and that the Board members work with each other to make modifications to garner majority support before bringing to the full Board.

Suggestion to include pre-foreclosure notification provisions in ordinance

Trustee Semple suggested that provisions regarding notification to tenants upon pre-foreclosure notices by the bank to a landlord be considered as part of the ordinance.

Ordinance will be good for rental community

Trustee Sullivan noted that the ad hoc committee has sufficiently vetted the ordinance. No changes are needed. It will be good for the neighborhood and for the rental community as is.

Motion to adjourn

Motion by Sullivan, seconded by Voss, to adjourn the meeting. Upon roll call vote, the vote was as follows: Ayes: Sullivan, Voss, and Meier; nays: none; absent and not voting: none. Motion carried.

Adjournment

The meeting adjourned at 9:41 p.m.

Minutes taken by Michael A. Flynn, Deputy Village Clerk.

Deputy Village Clerk