

Minutes of Regular Meeting  
**HOUSING PROGRAMS ADVISORY COMMITTEE**  
Village of Oak Park  
April 21, 2021  
7:00 pm – Zoom Platform Remote Meeting

**CALL TO ORDER:** The meeting was officially called to order at 7:06 p.m. by  
Chairperson, Dominic Tocci

**ROLL CALL:**

**PRESENT:** Dominic Tocci (Chair), Mary Mauney, Trisha Girdwood, Jonathan  
Burch, and Andrew Williams-Clark

**ABSENT:** Debby Macey - one vacancy

**STAFF PRESENT:** Jeffrey J. Prior (staff liaison), Tammie Grossman

**PUBLIC PRESENT:** Shelia Sutton, Michelle Gilbert, Mike Fox, Jonathan Zivojnovic,  
David Pope, Bill Planek, Mike Scobey, Miguel Escobedo and  
Norka Escobedo

**REVIEW AND APPROVAL OF MEETING AGENDA:** Mr. Jonathan Burch moved to  
approve the agenda. Ms. Mary Mauney seconded the motion, which passed  
unanimously

**NON-AGENDA PUBLIC COMMENT:** No non-agenda public comment was provided.

**APPROVAL OF MINUTES:** Ms. Mary Mauney moved to approve the minutes from the  
October 21, 2020 meeting. Mr. Johnathan Burch seconded the motion, which passed  
unanimously.

**CONSIDERATION OF THE COOK COUNTY RESIDENTIAL TENANT LANDLORD**

**ORDINANCE (RTLO) FOR RECOMMENDATION TO THE VILLAGE BOARD:** Chair Tocci  
began the discussion by providing a brief background of the RTLO. Chair Tocci  
reviewed the two options being presented to the committee; do nothing and allow the  
Cook County RTLO to move forward, or amend and adopt the RTLO with local  
amendments. He asked for clarification on doing nothing versus adopting the  
ordinance as is. Staff member Tammie Grossman explained that adopting the  
ordinance allows the Village to take local enforcement action and that by adopting  
and amending the ordinance allows certain local ordinances to be included that are  
stronger than the Cook County ordinance. The local enforcement action would allow  
tickets to be issued and brought to local adjudication court.

Written public comments were read from Tim Davis (in favor of the RTLO with local  
amendments), Henry Fulkerson (in favor of the RTLO), Joe Rugg (in favor of the RTLO  
with local ordinance or completely reject), Bill Pearson (not in favor of the RTLO),  
William An (in favor of the RTLO with no local amendments), Patrick McMahon, (in  
favor of an Oak Park only RTLO), LaVerne Collins (not in favor of the RTLO – do not

adopt), and Cook County Commissioner Scott Britton 14<sup>th</sup> District, Cook County Commissioner Kevin B. Morrison, 15<sup>th</sup> District, and Cook County Commissioner Brandon Johnson 1<sup>st</sup> District (in favor of the RTLO with no local amendments).

Verbal public comments were presented by Jonathan Zivojnovic (expressed concern with the RTLO), Mike Scobey (in favor of adopting a separate Oak Park RTLO), Shelia Sutton (provided background on the passage of the CC-RTLO), Michelle Gilbert (in favor of the RTLO with no local amendments), David Pope (in favor of the RTLO with local amendments), Mike Fox (in favor of the RTLO with local amendments), Bill Planek (in favor of postponing any action for 60 days), Norka and Miguel Escobedo (expressed concern over the RTLO wanting input from both sides).

Chair Tocci asked the members if they had any questions. Member Mauney asked if the implementation could be delayed if meeting were held. Staff member Tammie Grossman informed the members that Oak Park is subject to the ordinance as of June 1<sup>st</sup>. If the Village does not adopt the ordinance, there would be no local enforcement mechanism and the enforcement would be through litigation between tenants and landlords.

Chair Tocci requested the differences between the Cook County ordinance and the current Village of Oak Park Code be reviewed. Staff member Jeff Prior presented the crosswalk beginning with the definitions.

Member Girdwood asked if there were any concerns in general to the specific items being brought up during the review and passage of the ordinance. Michelle Gilbert explained that many items were discussed during the process. Shelia Sutton also provided background information on the development process of the ordinance listing associations who were involved.

Member Williams-Clark pointed out that there are only two non-Oak Park people representing renters on the call and no Oak Park renters on HPAC and none on the Board. HE voiced that renters have been excluded from the process. He also stated that he was not in support of any weakening of any renter protections. Bill Planek agreed that renters need to be involve in the process.

Chair Tocci provided several paths available to the members. He asked the members their opinion as how to move forward.

Member Burch asked for clarification on the 60-day notice. Shelia Sutton explained that the 60-day notice paragraph does not preclude the notice from being sent earlier. Michelle Gilbert agreed with the explanation. David Pope explained that the issue is the notice and the requirement for signature fall on the same day which causes processing problems. Shelia Sutton mentioned that this one item, as well as other items, could be reviewed as the majority of the ordinance is good.

Member Burch expressed that an adoption of the RTLO with minor amendments seems doable but a line by line is not feasible with the representation tonight. Member Mauney liked the idea of more discussion, perhaps working groups, but there is a good bit of work to do. Member Mauney, who identified herself as a

landlord, stated that she believes that the ordinance has are only a limited number of requirements for the tenant as compared to the landlord.

Chair Tocci asked if there were identified areas that modifications need to be made. Staff member Jeff Prior replied that the heating code is one area that is significantly different than the CC-RTLO, as the other areas could be handled by current code. Staff member Tammie Grossman added that the adoption of the International Property maintenance Code is another area for a local amendment.

Chair Tocci questioned whether there was an issue with the move-in fees or security deposit. Staff member Tammie Grossman explained the reason why Oak Park established the move-in fees; however, the Village would be okay using the Cook County ordinance language. Staff would also be willing to support clarifying language adjusting the 60-day notice. Both Michelle Gilbert and Shelia Sutton would be open to adjustments in this area.

Member Girdwood asked when would be the time to amend the ordinance further if HPAC were to move forward with an adoption tonight. Staff member Tammie Grossman informed members that there would be another date in May that could be used. Staff Member Grossman then mentioned that another area that should be looked at is the section on bed bugs.

David Pope raised the question of the replacing the language of “shall” with “may” to allow for the court discretion in legal fees. There was a discussion regarding this among the participants.

Chair Tocci stated that regarding taking any action on the RTLO, he suggested that HPAC look at the next meeting on May 25<sup>th</sup>.

**OTHER BUSINESS:** None

**ADJOURNMENT:** Mr. Drew Williams moved to adjourn the meeting at 9:43 p.m. Mr. Jonathan Burch seconded the motion, which carried unanimously.

Respectfully submitted,  
Jeffrey J. Prior, Staff Liaison