

ORDINANCE NO. 2020-13

**AN ORDINANCE OF THE VILLAGE OF SOUTH HOLLAND,
COOK COUNTY, ILLINOIS
AMENDING CHAPTER 9, ENTITLED
LICENSES AND BUSINESS REGULATIONS**

WHEREAS, the Village of South Holland is a Home Rule Municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village of South Holland is a welcoming community that has a well-established history of proactively celebrating diversity and inclusion; and,

WHEREAS, the Village of South Holland places an emphasis on good citizenship, valuing its residents at all stages of life; and,

WHEREAS, when challenges arise, the Village of South Holland's approach is to address challenges together with the community, promptly, thoughtfully, fairly and comprehensively; and,

WHEREAS, the Village of South Holland seeks to achieve and maintain a healthy balance in all matters, including fiscal, economic development, recreational, public safety, and housing; and,

WHEREAS, in 1995 the Village of South Holland passed its Fair Housing Ordinance to assure freedom from discrimination throughout the community; to protect the community from the effects of residential segregation by race, color, religion, sex, physical or mental disability, familial status, marital status, national origin, or age; and to provide its citizens the economic, social and professional benefits of living in a stable, integrated society; and.

WHEREAS, the Village of South Holland has been a longtime leader and member of housing organizations such as Diversity, Inc., Housing Choice Partners and the South Suburban Housing Collaborative; and,

WHEREAS, the Village of South Holland was heavily engaged in stabilizing its neighborhoods during the most recent housing/foreclosure crisis and by being at the forefront of obtaining desired funding from IDHA's Building Blocks Program and IDHA's Hardest Hits Funds, as well as DCEO's IKE Grant resulting in over 150 South Holland families retaining their homes; and,

WHEREAS, during this time, the Village of South Holland established the Good Neighbor Rental Housing Initiative that instituted residential rental licensing procedures; and,

WHEREAS, the Village of South Holland understands rentals can create an opportunity for families to get their start in a desirable community; and,

WHEREAS, the Village of South Holland also understands the importance of protecting the financial investments of its homeowners by having an engaged Code Enforcement Department to maintain the aesthetic appeal and desirability of its neighborhoods; and a solid Police Department to prioritize safe neighborhoods for children and families; and,

WHEREAS, the Village of South Holland analyzed the use of municipal resources at owner occupied and rental properties, utilizing experts in data analysis and GIS mapping technology; and,

WHEREAS, Village staff and officials have for some time been receiving a substantial number of complaints and concerns regarding residential renters in the Village; and,

WHEREAS, on May 20, 2019, November 18, 2019 and February 19, 2020, the Village Board passed Resolutions which instituted moratoriums on the issuance of any new residential rental

licenses. During the moratorium period, Village staff worked diligently to gather and analyze data from Code Enforcement, Police Department and Fire Department records to see if rental homes within the Village were resulting in a disproportionate impact on Village resources; and

WHEREAS, the Village of South Holland has 7,669 single-family residences, 6,700 of which are owner occupied and 969 of which are rental units (approximately 13%); and

WHEREAS, rental units have been increasing by approximately 2% per year. This growth puts rental units on page to be 25% of residences in the Village by 2025 and 35% by 2030; and,

WHEREAS, an analysis of code enforcement activity shows that rental units on average generate 166% more code enforcement actions than owner occupied units generate; and

WHEREAS, an analysis of police incidents shows that rental units on average generate 62% more incidents than owner occupied units generate; and

WHEREAS, an analysis of water billing shows that the incidence of late payments is 40% higher with rental units; and,

WHEREAS, an analysis of water billing shows that the incidence of water shutoff is 32% higher with rental units; and

WHEREAS, an analysis of fire/emergency medical system incidents shows that rental units on average generate 28% more incidents than owner occupied units generate; and

WHEREAS, the Village of South Holland does not have any multi-family developments, but rather has only single-family homes. The 969 rental units are spread throughout the Village and on average generate substantially more police calls for service than the owner occupied units; and

WHEREAS, on the morning of March 6, 2020, the Village shared its analysis with neighborhood group leaders, education leaders, faith leaders, and business leaders in order to solicit their input; and,

WHEREAS, the Village published a 10 day legal notice of public meeting and shared its analysis on the evening of March 6, 2020, with interested residents, in order to solicit their input; and

WHEREAS, the input from neighborhood group leaders, education leaders, faith leaders, business leaders, and residents was overwhelmingly in support of the Village's proposal; and,

WHEREAS, the Village Board seeks to achieve a healthy balance in housing through the least restrictive means possible; and,

WHEREAS, the President and Board of Trustees desire to balance the interests of the owner occupied homes and the interests of rental units. In order to accomplish this balance, the number of residential rental licenses should be capped at fifteen percent (15%) of the 7,669 residences, or 1,150; and,

WHEREAS, in order to insure that rental units are not concentrated in one area of the Village, there will also be a cap on the number of rental units which may be located on any given 2020 Census Block at ten percent (10%) of the residences located in the Census Block.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, as follows:

SECTION 1: That Chapter 9, entitled "Licenses and Business Regulations", Article X., entitled "Rental Housing Code", Sec. 9-314, entitled "Good neighbor housing program" shall be amended to add subparagraph (g) which shall read as follows:

(g) *Residential Rental Density.*

- (1) As of March 16, 2020, there are a total of 7,669 residential units within the Village. As of March 16, 2020, there are 969 residential rental units which have been granted licenses pursuant to the Good Neighbor Residential Rental

Program. Accordingly, 12.6% of all residential units in the Village are occupied by renters.

- (2) No more than 10% of residential units in any Census Block and no more than 15% of the total of residential units in the Village shall be eligible to obtain a residential rental license.
- (3) If the number of rental units meets or exceeds the permitted number of rental units per Census Block or overall in the Village on the effective date of this subparagraph, no additional rental licenses shall be approved for the Census Block or for the Village. Existing rental licenses may be renewed; however, should a rental license not be renewed, or if the rental license is revoked or lapses, the rental license shall not be reinstated unless it is in conformance with this subparagraph and other applicable sections of the municipal code.
- (4) If the number of rental units meets or exceeds the permitted number of rental units per Census Block or per the entire Village, a new license will not be granted.
- (5) The Department of Code Enforcement shall be responsible for maintaining the official count of issued licenses and also the official Village map identifying the location of all existing residential rental licenses.

SECTION 2: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not effect any of the other provisions of this Ordinance.

SECTION 3: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Adopted by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, at a meeting legally assembled on the 16th day of March, 2020, on motion

of Trustee Reed, seconded by Trustee Russell, carried on the aye votes of Trustees DeYoung, Perkins, Nylen, Russell and Reed.

Voting nay: 0

Absent: Trustee Johnson

/s/ Sallie D. Penman
Village Clerk

Approved:

/s/ Don A. DeGraff
Village President

Passed: 3/16/2020

Approved: 3/16/2020

Published in pamphlet form: 3/17/2020