

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2018 - 27

**A RESOLUTION SETTING FORTH A FEE SCHEDULE AND CPTED INSPECTION
CRITERIA FOR THE ADMINISTRATION AND IMPLEMENTATION OF THE
CRIME FREE RENTAL HOUSING PROGRAM FOR THE CITY OF O'FALLON,**

WHEREAS, the City Council, after careful and due deliberation, has previously adopted, by Ordinance No. 3657, the "Crime Fee Rental Housing Program" and added Chapter 120, "Residential Rental Licenses," to the City Code of Ordinance, and

WHEREAS, the City Council has determined that adding Chapter 120, "Residential Rental License" would be in the interests of the health, safety and welfare of the citizens of the City of O'Fallon, and

WHEREAS, the City Council shall establish certain fees for the "Residential Rental License" to recover the costs of all operations needed to implement and maintain the Crime Free Rental Housing Program so as to not create a burden on other residents for providing those services, and

WHEREAS, the City Council shall establish inspection criteria for performing the *Crime Prevention Through Environmental Design* (CPTED) Inspection, required by Ordinance, as a condition to obtain a Residential Rental License,

WHEREAS, in order to continue the high quality of those services and to further support and enhance these functions of the City of O'Fallon, this resolution shall 1) establish a Residential Rental License Fee, 2) establish CPTED Inspection criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS, as follows:

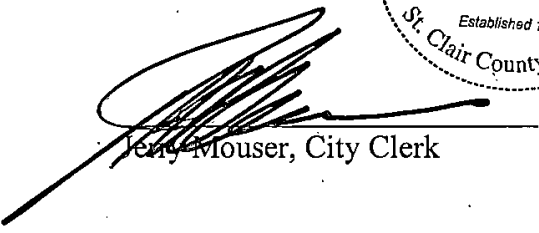
1. That the City Council of the City of O'Fallon hereby establishes a fee for Residential Rental License, with associated re-inspection fees and late fees and that the Director of Public Safety shall provide and execute all documents and other policies as necessary for the implementation and collection of said fees; and
2. That the City Council of the City of O'Fallon hereby establishes a CPTED Inspection Criteria checklist to be used as basis for approval of the required CPTED Inspection, and
3. That upon passage of this resolution that the Fees Schedule and CPTED Inspection Criteria hereto attached will become effective on May 7, 2018.

This Resolution shall become effective immediately upon its adoption by the City Council.

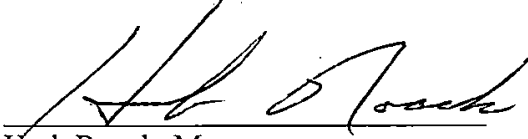
Passed and approved this 16th day of April 2018.

ATTEST:




Jerry Mouser, City Clerk

Approved:


Herb Roach, Mayor

City of O'Fallon
Crime Free Rental Housing Program
May 7, 2018

Residential Rental License Fee

Minimum License Fee(1 unit)	\$45.00
Each additional unit	\$45.00
(Example 4 unit building $\$45.00 \times 4 = \180.00)	
Mobile home lot	\$45.00
(Residential Rental License required on lot only, not on rental mobile home on lot)	
Hotel or motel (regardless of number of rooms)	\$45.00
Re-inspection Fee and Late Payment Penalties	\$35.00
Re-inspection fee required for failure to show up for scheduled inspection without notification to scheduling office in ample time to notify inspector, when re-inspection has been called for and required work was not completed	
Any second such occurrence on the same license application and inspection	\$50.00
If annual renewal fees are not paid within thirty (30) days after the date such fee is due, a late fee will be assessed in addition to all renewal fees and overdue fees.	\$45.00/unit
Appeal Fee (non-refundable)	\$100.00



Crime Prevention Through Environmental Design (CPTED) Inspection Check List

The items detailed below are mandatory and constitute minimum requirements for the issuance of a Residential Rental License required under Chapter 120. During a CPTED Inspection, recommendations may also be made on non-required items to make your property less susceptible to criminal activity. The findings and recommendations of this inspection are **NOT** guaranteed to make your property “**crime proof**,” however, they will reduce the probability of criminal and nuisance activities if properly applied and maintained.

Building

- ☐ House Number (PM 304.3) – Must be displayed on the house, easily seen and readable from street
- ☐ Deadbolts on exterior of doors (1” throw) - All exterior doors must have deadbolt locks, with thumb turn control on the interior
- ☐ Eye views (180 degrees) – or clear line of sight from inside home to allow resident to identify anyone at all exterior entrances of the residence
- ☐ Deadbolt strike plate (2” screws) attaching strike plates to door framing members
- ☐ Sliding door secondary lock – Anti-lift/Anti-slide protection for all first-floor windows and sliding doors
- ☐ Windows/Screens (PM 301.14) – Must be in good repair and weather tight

Lighting

- ☐ Entrances – Properly illuminated around all entry/exit areas
- ☐ Perimeter – Properly illuminated around all entry/exit areas

Landscaping

- ☐ Perimeter trees/bushes – Ensure sight lines remain open and clear
- ☐ Common area trees/bushes – Ensure landscaping does not offer hiding places for criminals
- ☐ Around windows – Vegetation trimmed below the window
- ☐ Along walk paths – Vegetation must be trimmed as to not obstruct the view

- ☐ Around lights –Trees and bushes must not obstruct lights

Exterior Areas

- ☐ Abandoned/derelict vehicles/parking violations - All unregistered and abandoned vehicles towed
- ☐ Trash receptacles present – Trash area clean and free of debris/rubbish

Additional checklist for Multifamily Dwellings and Hotels

All the above apply in addition to:

- ☐ Address numbers (multifamily) - Must be displayed on front and rear, easily seen and readable from street and rear
- ☐ Parking lots- Lighting adequate to see another person in or around parking lot
- ☐ Recreation/laundry/common areas – Lighting adequate to see another person
- ☐ Stairwells/hallways – Properly illuminated in/around units
- ☐ Playground equipment - Safe/maintained
- ☐ Playground clean

CPTED Inspection Items for Correction:

Additional Recommendations:

Inspected by: _____

Date: _____

Approved _____ Not Approved _____