

WRITTEN COMMENTS
Zoning and Building Committee Meeting
January 26, 2021

	Witness Name:	Organization (if any):
76.	Antonio Gutierrez	Chicago
77.	Taylor Belew	Legal Council for Health Justice
78.	Carl Wolf	Respond Now
79.	Michael Chavarria	
80.	Brittany	Worth
81.	Justin Pounder	MHPI Inc.
82.	Frank Bowman	Illinois Manufactured Housing Association
83.	Marien Casillas Pabellon	PASO - West Suburban Action Project
84.	Michelle Gilbert	Lawyer's Committee for Better Housing
85.	Irineo Chavez	PASO
86.	Maria de la Luz Morales	PASO
87.	Ernesto Patiño	PASO
88.	Santiago Garcia	PASO
89.	Francisco Vega	PASO
90.	Lilia E Hernandez	PASO
91.	Hector Diaz	PASO
92.	John Petruszak	South Suburban Housing Center
93.	Pamela Harris	Wheeling
94.	Laura Aguilar	PASO
95.	Kelly O'Keefe	Chicago
96.	Juana Torras	PASO
97.	Ron Baiman	Oak Park

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 9:41:50 AM
Last Modified: Tuesday, January 26, 2021 10:13:04 AM
Time Spent: 00:31:14
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Antonio Gutierrez
City/Town: Chicago
State: IL
ZIP: 60625

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

More than 245,000 renter households live in Cook County communities without a comprehensive landlord-tenant ordinance. Passing a strong countywide ordinance will increase stability for both renters and landlords by clarifying their roles and responsibilities to make the rental process easier and fairer to navigate. This will increase housing security amidst a precarious rental landscape made even more difficult by the ongoing pandemic, when it is especially clear that housing is healthcare.

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

Respondent skipped this question

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 10:14:27 AM
Last Modified: Tuesday, January 26, 2021 10:58:28 AM
Time Spent: 00:44:01
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Taylor Belew
Organization (if any): Legal Council for Health Justice
City/Town: Chicago
State: IL
ZIP: 60602

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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Q3

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20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Dear Commissioners:

I, Taylor Belew, write to you on behalf of Legal Council for Health Justice (Legal Council) in support of Cook County Residential Tenant Landlord Ordinance (Item #20-3562).

The Cook County Residential Tenant Landlord Ordinance will increase housing security amidst a precarious rental landscape made even more difficult by the ongoing pandemic, when it is especially clear that housing is healthcare. Research has long shown that people with chronic illnesses face better outcomes if they had access to stable housing. Housing is therefore a significant determinant of health.

Legal Council is a 30-year-old non-profit public interest law organization that engages in individual and class action litigation, and in policy advocacy to advance access to quality healthcare and protect the legal rights of people facing barriers due to illness or disability.

Legal Council coordinates with partner organizations to advocate for systemic changes that improve health outcomes for our client communities, including securing healthy, safe, and affordable housing. Since the onset of the COVID-19 pandemic, the Legal Council offers assistance to renters and homeowners and has a compelling interest in our clients' ability to remain housed during and after the health crisis.

Passing a strong, countywide ordinance will increase stability for both renters and landlords by clarifying their roles and responsibilities to make the rental process easier and fairer to navigate. Providing tenants with protections against retaliation, lockouts, and unfair lease terms gives security to tenants across Cook County.

Clarifying and improving procedures for withholding rent and getting out of leases when defective housing conditions are not fixed helps encourage landlords to improve housing conditions and ensures tenants safer and healthier housing. Housing is a basic human need, and the provisions in the proposed ordinance will establish a minimum standard of rules and regulations for all landlords and tenants in Cook County.

Finally, we all understand that securing basic protections for renters in Cook County will help in improving racial equity and racial health equity in the County. Communities of color, who are disproportionately affected by pervasive systemic racism in housing, are also burdened with higher morbidity and mortality rates for almost all diseases. We can and must address the harms that racism in housing and in health are visiting on our communities. To fail to do so, now, when the evidence could not be more plain, would be a moral failing of historic proportion.

Legal Council for Health Justice, alongside community partners and tenants of Cook County, strongly support the Cook County Residential Tenant Landlord Ordinance.

Thank you for time, attention, and support of this critical ordinance.

Sincerely,

Taylor Belew

Legal Council for Health Justice

17 N. State Street, Suite 900

Chicago, Illinois 60602

Q6 **Submitting written testimony only**

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7 **Respondent skipped this question**

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 10:59:19 AM
Last Modified: Tuesday, January 26, 2021 11:02:35 AM
Time Spent: 00:03:15
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Carl Wolf
Organization (if any): Respond Now
City/Town: Chicago Heights
State: IL
ZIP: 60411

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

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Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

My name is Carl Wolf. I am the Executive Director of Respond Now in Chicago Heights. Today I received a phone call from a case worker at another agency. She asked if I knew how to help a family in Blue Island who has had their electricity disconnected. They are renters and are not behind on their rent. The landlord is responsible for the utility bill, but it has not been paid. I suggested that they call a Legal Aid organization.

This is not a "sometimes" occurrence. We get calls to Respond Now all the time about illegal lock-outs and apartments in horrible conditions. It falls upon scrappy social service agencies, like Respond Now, to help these families who have been placed in this unfair predicament. And it costs the community, the tax-payers, county government, and so on because agencies like Respond Now rely on funding from these sources to pick up the pieces when there are unfair lockouts or unlivable conditions. IT HAPPENS ALL THE TIME.

Please vote in favor of the Residential Landlord Tenant Ordinance. Tenants deserve basic protections. That's all this is asking for. Landlords have their recourse for tenants who don't follow rules. Tenants should have proper recourse as well, for those landlords who don't follow rules. Because, again, it happens ALL THE TIME.

Thank you.

Q6

Submitting written testimony only

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Q7

Respondent skipped this question

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#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 11:03:09 AM
Last Modified: Tuesday, January 26, 2021 11:06:07 AM
Time Spent: 00:02:58
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Michael Chavarria
ZIP: 60643

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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20-3562

Q4

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What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

I am writing to ask that the Cook County Board of Commissioners give to suburban renters at least the level of protections that Chicago renters have had for 30+ years. I ask you to do this by passing the Cook County Residential Tenant Landlord Ordinance this week.

Most landlords, I would say, are good business owners, who pride themselves on providing quality housing, but not all. And there is no reason why this county should continue to tolerate those bad landlords. I have spent my career working in Fair Housing and much of that time was spent in the suburbs of Cook County, where I happened to have been raised. In both my personal and professional lives I have heard countless stories of terrible rental conditions. From landlords that "pop" into the unit without notice or reason, while a tenant is getting out of the shower or sleeping. Heaters that go unfixed for years, so a family has to heat the unit with an oven because they can't afford a space heater and know the gas can't get shut off in the winter. I remember a suburban renter who was elderly, recently blind, and living alone who had a landlord cut her electricity off because she would not pay his rent increase despite a signed lease agreement that prevented him from making any increases. These are just a few brief examples I have hundreds more. And please do understand, that when people call with these types of issues, if there wasn't a federal or state law being violated, then there was nothing I or anyone could do to help because while they were being treated in a way we would all agree no person should be treated, no one had yet given them the right to be treated fairly. Now is the time to fix all of that.

Please pass the RTLO.

Q6

Submitting written testimony only

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Q7

Respondent skipped this question

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#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 11:06:46 AM
Last Modified: Tuesday, January 26, 2021 11:11:44 AM
Time Spent: 00:04:58
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Brittany
City/Town: Worth
State: IL
ZIP: 60482

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

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20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

I am writing to support the proposed Cook County Residential Tenant Landlord Ordinance. This is important to me and my family because we faced the consequences of not having an RTLO to protect our rights as renters in Cook County. In 2018, after renting a condo for 5 years in Crestwood, IL, my family sought to follow our dreams of becoming homeowners. During our time as renters we had an overall good relationship with our landlord, seemingly one of mutual trust and respect. We were shocked when, after moving out, we received a letter stating we would not receive our security deposit of \$1,200 back.

We were baffled, we treated this dwelling as if it was our own. My husband is an engineer downtown and is very handy, so in saying this we were able to fix many things on our own in the condo unit. We would go above and beyond and take time to let our landlords know about any new water spots, deterioration of the ceilings, or WE would schedule maintenance for the unit on our own. We spent the last 3 days of our lease, bleaching, carpet cleaning, painting, wiping down and washing walls. To be honest many of our friends and family were surprised at just how much work we were putting into making our old unit in the best shape possible.

We put so much work into our rental because first, we felt obligated to do so as good renters, and secondly because the security deposit of \$1,200 was critical to us purchasing our new home. At that time, \$1,200 felt like 1 million dollars! But instead of getting our security deposit back as hoped, we were slapped with a \$12,000.00 bill! They sent an itemized list of everything in the condo they felt needed repair, it was basically a gut rehab! We then contacted our real estate lawyer, who although acknowledged the charges seemed very far fetched, they advised us not to fight for our security deposit because the attorneys fees alone would make the cause a wash for us.

In the end, we walked away without our security deposit, robbed of the time and energy we put into making our rental condo almost better than when we began to rent. We were told this happens often, renters in Cook County are simply not guaranteed their security deposit back. In this time of a pandemic people need help and should not fall victim to being taken advantage of. I think of people on social security, or single parents trying to work full time, and do e-learning with their children, on top of finding stable child care, or anyone right now looking for a job and just staying a float. In this time, I believe in reasonable conditions that security deposits should be returned, and a suitable, responsible security deposit should be given. I'm not sure we're asking for much just everyone to be treated equally, fairly, and respectfully. We have a duty to each other, especially now to help one another and lift each other up. This is why we need the Cook County RTLO, please vote yes!

Thank you.

Q6

Submitting written testimony only

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Q7

Respondent skipped this question

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#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 11:49:22 AM
Last Modified: Tuesday, January 26, 2021 11:55:47 AM
Time Spent: 00:06:25
IP Address: 38.129.158.6

Page 1

Q1

Please provide some basic information

Witness Name: Justin Pounder
Organization (if any): MHPI Inc.
City/Town: Des Plaines
State: IL
ZIP: 60018

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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Q3

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20-3562

Q4

REGISTER IN OPPOSITION to a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

If passed this ordinance applies additional undue financial and administrative burdens on property owners already suffering from the affects of COVID-19 moratoriums.

Q6

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Q7

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Email Address

jpounder@mhpiinc.com

Phone Number

7194996299

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 12:10:17 PM
Last Modified: Tuesday, January 26, 2021 12:27:01 PM
Time Spent: 00:16:44
IP Address: 73.208.186.7

Page 1

Q1

Please provide some basic information

Witness Name: Frank Bowman
Organization (if any): Illinois Manufactured Housing Association
City/Town: Springfield
State: IL
ZIP: 62705

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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20-3562

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Many manufactured home owners own their homes and only rent the lot from the landowner. In that scenario, the inclusion of habitability requirements may not sufficiently address the homeowner's responsibility for upkeep of their owned personal property and may unintentionally infer some responsibility to the landowner for maintaining the habitability standards.

Q6

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Q7

Respondent skipped this question

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#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 11:12:06 AM
Last Modified: Tuesday, January 26, 2021 12:40:11 PM
Time Spent: 01:28:04
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name:	Marien Casillas Pabellon
Organization (if any):	PASO - West Suburban Action Project
City/Town:	Melrose Park
State:	IL
ZIP:	60160

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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20-3562

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What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

My name is Marien Casillas Pabellon and I am the executive director of PASO. We are an organization that works to build power with the immigrant community in the West Suburbs for the last 15 years. Every day we receive community members seeking for support in addressing issues with their landlords. It is very difficult for tenants and organizations like ours to provide said support in a vacuum. The lack of guidelines that govern the landlord-tenant relationship places an extra burden on tenants to protect themselves from unreasonable move-in fees, refusal from landlords to return security deposits, threats and illegal lock-out to mentioned some of them.

For the last 2 weeks, PASO has been supporting two tenants to gain access to their own apartment to retrieve their belongings. The tenants are siblings and one of them is a person with disabilities. They rented on 337 Belle Dr Northlake, IL, they moved in on December 1st and after paying \$500 for first month's rent and \$250 for half of the deposit (the landlady and the tenants agreed to pay the remainder for the security deposit by the end of the week). The landlady kicked his sister out because she was ill, and she didn't want anyone ill at her home. Later, they were locked out of the apartment. The tenants had medications, legal documents and the rest of their belongings.

When one of the tenants contacted us at PASO we tried to reach out to the landlady, she picked up the phone and hung up on us. At that point the landlady has not given a lease agreement, no given receipt of payment (even though it was requested), refused to return deposit and rent, kicked out a tenant with disabilities, locked out a tenant, kept all of their belongings and threaten tenants with calling immigration.

We made 3 police reports and police officers responded to the address and tried to gain access. We reached out to the Sargent as well and he tried to help. The police of Northlake mentioned that they have been called by 4 different tenants this year alone. Their hands are tied, there is no legal framework for them to do more. We could not get access because the landlady placed a lock on the back entrance (where the entrance to the apartment is located) and she has locked the deadbolt and never gave the keys to the tenants. As an organization, we showed up to the address 3 times as well. The tenant went to the address multiple times as well. The last time that we showed up was December 10th, 2020. We went as a group and together we were able to gain access to the living quarters after many exchanges and after mobilizing the community to demand that this landlady returned the belongings of the tenants at least. We continue to look for ways to support tenants in recovering their rent and deposit back, since they only lived 4 days in the apartment.

Not having an ordinance is exhausting police departments resources, forces tenants to miss days of work, increases homelessness and harms our communities in general.

We ask you to pass 20-3562 and provide communities with needed support.

Q6

Submitting written testimony only

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Respondent skipped this question

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#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 11:55:51 AM
Last Modified: Tuesday, January 26, 2021 12:55:05 PM
Time Spent: 00:59:13
IP Address: 216.80.15.90

Page 1

Q1

Please provide some basic information

Witness Name: Michelle Gilbert
Organization (if any): Lawyer's Committee for Better Housing
City/Town: Chicago
State: IL
ZIP: 60602

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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INSTRUCTIONS
STATEMENT IN SUPPORT

Proposed Enactment of Chapter 42-Human Relations, Article IV,
Residential Tenant and Landlord Ordinance, §§ 42-80 through 42-89 of the Cook County Code
(20-3562)

Lawyers' Committee for Better Housing (LCBH) submitted testimony in support of the Ordinance in December. We appreciate the opportunity to have met with the sponsors, other Commissioners, and other advocates since then. We continue to advocate for passage of this Ordinance for the reasons indicated in that written testimony.

We favor passage of the Ordinance in the form submitted by the sponsors on January 25, 2021 and argue against any floor amendments. Commissioners and advocates from both "sides" arrived at this language after hours of meetings and discussions. Floor amendments could not receive the same careful consideration.

We would particularly oppose any floor amendments that limits the ability of a tenant to exercise the right to move from a property where a landlord has knowingly failed to disclose municipal code enforcement citations. The current ordinance provides two opportunities for landlords to avoid the problem identified in the email. First, of course, landlords could maintain their properties in a way that avoided code enforcement citations. We recognize, however, that sometimes mistakes are made. Therefore, landlords simply need to disclose the code enforcement proceeding before renting to a prospective tenant.

The RTLO does not (1) prohibit landlords from renting units that are the subject of enforcement proceedings, regardless of the seriousness of the allegations, or (2) require landlords to inspect and disclose latent defects. We might favor these additional protections, but would understand why they might not appropriately balance the needs of the landlords and tenants.

The RTLO only requires landlords who are in code enforcement proceedings to disclose them to potential tenants. The idea that a code enforcement proceeding might simply slip the mind of an honest landlord is silly. Again, the very small and "accidental" landlords have already been exempted from the RTLO.

We wanted to let you know about three cases that have arisen in Chicago (we could find more). In *Zaborny v. Sniezynski* 2019 M1 101969, the landlord failed to disclose that the elevator in high rise building had been cited for numerous issues in the 12 months prior to the lease. In *Lo et. al. v. Heaney* 2013 M1 158682, the landlord failed to disclose that a wooden porch, the main entrance to the unit, had been dangerously constructed, cited by the city, and remain unrepaired despite directives to fix it. In *Gilbert v. Carr*, 2020 M1 127818, the owner failed to disclose numerous dangerous and hazardous issues, including significant structural damage.

Tenants who move into properties with these defects risk their safety and have little ability to move out. Landlords properly bear the responsibility of disclosing information known to them that is not knowable by tenants. The RTLO properly apportions this risk.

We favor passage of this Ordinance now. Further delays cause two problems. First, tenants experiencing lock-outs need protection now. Second, any further delay in passage threatens the ability of landlords and tenants, as well as their associations and advocates and the Board itself, from developing the educational materials needed to implement the Ordinance in June. Any argument to delay the Ordinance at this point is merely an attempt to avoid its passage, not to work on language, as the sponsors, Committee Chair Silvestri, and advocates have worked diligently since the last meeting to improve and clarify the language.

We appreciate the opportunity to present these comments and look forward to working with the Board to enact meaningful tenant protections.

Respectfully submitted,

Michelle Gilbert, Legal Director
Sally Robinson, Staff Attorney
Lawyers' Committee for Better Housing
mgilbert@lcbh.org
srobinson@lcbh.org

Q6 **Submitting written testimony only**

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7
If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address	mgilbert@lcbh.org
Phone Number	3127843515

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 12:54:33 PM
Last Modified: Tuesday, January 26, 2021 12:57:39 PM
Time Spent: 00:03:06
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Irineo Chavez
Organization (if any): PASO
City/Town: Melrose Park
State: IL
ZIP: 60160

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy mi apoyo ala ordenanza

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 12:58:11 PM
Last Modified: Tuesday, January 26, 2021 1:01:19 PM
Time Spent: 00:03:07
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Maria de la Luz Morales
Organization (if any): PASO
City/Town: Melrose Park
State: IL
ZIP: 60160

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy el apoyo ala ordenanza

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:01:34 PM
Last Modified: Tuesday, January 26, 2021 1:04:09 PM
Time Spent: 00:02:34
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Ernesto Patiño
Organization (if any): PASO
City/Town: Maywood
State: IL
ZIP: 60153

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy el apoyo ala ordenanza

Q6

Submitting written testimony only

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Q7

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Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:04:30 PM
Last Modified: Tuesday, January 26, 2021 1:07:01 PM
Time Spent: 00:02:31
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Santiago Garcia
Organization (if any): PASO
City/Town: Maywood
State: IL
ZIP: 60153

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

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A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy el apoyo ala ordenanza

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:07:51 PM
Last Modified: Tuesday, January 26, 2021 1:10:21 PM
Time Spent: 00:02:30
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Francisco Vega
Organization (if any): PASO
City/Town: Melrose Park
State: IL
ZIP: 60164

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy bel apoyo ala ordenanza

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:10:36 PM
Last Modified: Tuesday, January 26, 2021 1:13:37 PM
Time Spent: 00:03:00
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Lilia E Hernandez
Organization (if any): PASO
City/Town: Villa Park
State: IL
ZIP: 60181

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy el apoyo ala ordenanza

Q6

Submitting written testimony only

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Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:14:05 PM
Last Modified: Tuesday, January 26, 2021 1:17:05 PM
Time Spent: 00:03:00
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Hector Diaz
Organization (if any): PASO
City/Town: Melrose Park
State: IL
ZIP: 60160

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy el apoyo ala ordenanza

Q6

Submitting written testimony only

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Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 12:40:30 PM
Last Modified: Tuesday, January 26, 2021 1:17:24 PM
Time Spent: 00:36:53
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: John Petruszak
Organization (if any): South Suburban Housing Center
City/Town: Homewood
State: IL
ZIP: 60430

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

South Suburban Housing Center (SSHC) is the regional fair housing and HUD-approved counseling agency serving the south and southwest suburbs of Chicago. I am writing you on behalf of our agency to ask for your support of the Cook County Residential Tenant Landlord Ordinance (RTLO, Item #20-3562), introduced by Commissioners Scott Britton and Kevin Morrison. Our organization provides legal support to people experiencing discrimination and other forms of mistreatment in the housing realm. Currently, there is no comprehensive tenant-landlord ordinance covering our Cook County service area. Passing a strong countywide ordinance will increase stability for both renters and landlords by clarifying their roles and responsibilities to make the rental process easier and fairer to navigate. We are also experiencing an influx of calls from renters in distressed housing situations because of COVID-19 income disruptions. These tenants require additional protections to allow them to sustain their housing threatened by pandemic circumstances beyond their control. The proposed ordinance will:

- Prohibit lease terms that waive the basic tenant right to notices, require renters to “confess judgment” without a trial, or allow landlords to charge exorbitant interest rates on late payment of rent
- Improve on procedures for renters to withhold rent until building condition problems are addressed
- Create a course of action to enforce renters’ rights not to be locked out and provide guidance on when landlord entry is permitted
- Require security deposits to be maintained separately and returned to renters, prohibit excessive security deposits, prevent landlords from renaming security deposits “move-in fees” so as to keep them, and set up penalties when security deposits are not returned This law will also help further racial equity in Cook County. Black, indigenous, and people of color are disproportionately impacted by a lack of regulatory protections for tenant landlord engagement. The RTLO will be a positive step for racial justice, as well as strengthen our agency’s work towards achieving a unitary housing market that eliminates discrimination and fosters stable, long-term diverse communities.

Thank you for time, attention, and support of this critical ordinance.

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

Respondent skipped this question

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:17:53 PM
Last Modified: Tuesday, January 26, 2021 1:19:07 PM
Time Spent: 00:01:14
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Pamela Harris
City/Town: Wheeling
State: IL
ZIP: 60090

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

Tell us the File ID number (example 17-0000) of the item on which you are registering your position. If you don't know the number, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look it up using the County Calendar or the Forest Preserve Calendar

20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

protect suburban Cook County renters in additional communities.

The Cook County Residential Tenant Landlord Ordinance:

Prohibits lease terms that waive notices, require renters to “confess judgment” without a trial, or allow landlords to charge exorbitant interest rates on late payment of rent.

Improves procedures for renters to withhold rent until building condition problems are addressed.

Creates a cause of action to enforce renters’ rights not to be locked out of their homes and provides guidance for when entry is permitted.

Overall, the proposed ordinance clarifies the roles and responsibilities for both renters and landlords—making the rental landscape easier and fairer to navigate for everyone.

Q6

Submitting written testimony only

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Q7

Respondent skipped this question

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:20:22 PM
Last Modified: Tuesday, January 26, 2021 1:23:40 PM
Time Spent: 00:03:17
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name: Laura Aguilar
Organization (if any): PASO
City/Town: Addison
State: IL
ZIP: 60101

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

Q3

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A-20-3562

Q4

REGISTER IN FAVOR of a specific item (You may add written comments below)

What do you want to do?

Q5

Written Statement? You can type or copy/paste any written statement you want included in the meeting record here. If this is not enough space, or you have other attachments for distribution, please email them to cookcounty.board@cookcountyil.gov

Yo si doy el apoyo para la ordenanza

Q6

Submitting written testimony only

Please Indicate if you are only submitting written testimony or if you wish to address the Committee live (virtually) at the meeting.

Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:22:28 PM
Last Modified: Tuesday, January 26, 2021 1:23:48 PM
Time Spent: 00:01:20
IP Address: 98.227.189.230

Page 1

Q1

Please provide some basic information

Witness Name: Kelly O'Keefe
City/Town: Chicago

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

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20-3562

Q4

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Q5

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For thirty years, renters living in Chicago, Evanston, and Mount Prospect have benefited from municipal ordinances defining basic tenant-landlord rights and responsibilities. Now, Cook County Commissioners have the opportunity to pass a measure that will protect suburban Cook County renters in additional communities.

In these difficult times, no renter in Cook County should have to face housing insecurity or fear of houselessness because they lack fair protections.

In the absence of this Ordinance, renters are left with no recourse when moving is not financially feasible, and landlords don't have options when maleficence occurs. It is unbelievable that rights, responsibilities, and remedies for landlords and renters do not exist throughout Cook County. We must do better for our fellow residents.

Q6

Submitting written testimony only

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Q7

Respondent skipped this question

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 26, 2021 1:23:52 PM
Last Modified: Tuesday, January 26, 2021 1:26:20 PM
Time Spent: 00:02:28
IP Address: 67.175.13.158

Page 1

Q1

Please provide some basic information

Witness Name:	Juana Torras
Organization (if any):	PASO
City/Town:	Stone Park
State:	IL
ZIP:	60165

Q2

Zoning and Building Committee Meeting 1/26/2021 230p

Tell us which meeting you wish to be recorded as a witness. If you don't know the meeting or date, we can help at 312.603.6398 or cookcounty.board@cookcountyil.gov. You can also look up using the County Calendar or the Forest Preserve Calendar. Please fill out a separate form for each meeting at which you wish to speak.

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A-20-3562

Q4

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Q5

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Yo si doy el apoyo ala ordenanza

Q6

Submitting written testimony only

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Q7

If requesting to address the Committee live (virtually), please provide an email address and phone number (This is required to receive and an invitation to the virtual meeting).

Email Address

Marien@pasoaction.org

Phone Number

708-410-2000

From: [Ron Baiman](#)
To: [CookCounty Board \(Secretary to the Board\)](#); [Dennis Deer \(Board of Commissioners\)](#); [Bill Lowry \(Board of Commissioners\)](#); [Stanley Moore \(Board of Commissioners\)](#); [Deborah Sims \(Board of Commissioners\)](#); [Donna Miller \(Board of Commissioners\)](#); [Luis Arroyo Jr \(Board of Commissioners\)](#); [Peter Silvestri \(Board of Commissioners\)](#); [District 10](#); [John Daley \(Board of Commissioners\)](#); [Larry Suffredin](#); [Sean Morrison \(Board of Commissioners\)](#); [Brandon Johnson \(Board of Commissioners\)](#); [Alma Anaya \(Board of Commissioners\)](#); [Kevin Morrison \(Board of Commissioners\)](#); [Scott Britton \(Board of Commissioners\)](#); [Frank Aguilar \(Board of Commissioners\)](#); [Bridget Degnen \(Board of Commissioners\)](#); ipd4cps@gmail.com
Subject: Please support the Residential Tenant Landlord Ordinance (RTLO)
Date: Tuesday, January 26, 2021 12:47:24 PM

External Message Disclaimer

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External Message Disclaimer

This message originated from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Dear Commissioners,

This ordinance would create safeguards against illegal lockouts, establishes procedures for withholding rent until building problems are addressed, protects against unfair lease terms, prevents landlords from charging absurdly high late fees, prohibits excessive security deposits and certain non-refundable "move-in" fees, and more.

Please support it.

Thank you.

Sincerely,

Ron Baiman
205 S. Humphrey Ave.
Oak Park, IL 60302
708 342 3205