



200 South Fourth Street  
DeKalb, Illinois 60115  
815.748.2000 • cityofdekalb.com

February 12, 2019

Dear Landlords/Property Owners/Managers,

As you know, the City of DeKalb has worked collaboratively with responsible property owners to implement the Crime Free Housing program. With your help, we have provided resources and information, and have addressed many issues across the City. Through these efforts, we have implemented common area patrol agreements, shared utilization of security cameras and many other tools that have been invaluable in preventing and solving crime.

The City does continue to face opportunities to improve upon its Crime Free Housing program, and to address recurring issues of crime at some properties in the City. In some instances, property owners are not being responsive to the City or are not implementing measures necessary to keep their properties safe for their tenants and for City residents. This has an adverse impact for the City as a whole, and for neighboring property owners and managers who are attempting to maintain your properties in good and safe condition.

We have worked over these past several years to be flexible in our approach to the Crime Free Housing partnership, and we appreciate the assistance offered by many of you. However, in an effort to address the continuing challenges that we face, the City will be implementing a policy of directly following the provisions of the Crime Free Housing ordinance, as described in Section 52.06 of the City Code. As of the date of this letter, the City is considering properties to have zero offenses. However, for each occurrence at a given rental property after the date of this letter, the City will be proceeding through the three-stage process described in the ordinance in a detailed fashion. Chronic Disorderly Premises and/or Chronic Disorderly House proceedings currently in progress in the Circuit Court or Administrative Hearing will continue, as will property maintenance or code enforcement cases.

For the vast majority of property owners, the infrequent violations that your properties experience will be addressed in the stage one process with a discussion and with your implementation of appropriate remedies for the violation. If you should receive a contact from the Crime Free Housing Bureau, we ask for your assistance in promptly responding so that we can work together on that outcome.

For those properties that experience recurring issues and for which the owners or managers fail to implement effective remedial measures, the City will be proceeding through stages two and three of the process, and will be using all available resources to address the issues. Through our experience to date, we know that this will be a very small cross section of property owners, and we are hoping that through these efforts, we can help the City be safer for all.

I look forward to working with all of you in 2019.

Sincerely,

Carl Leoni  
Crime Free Housing Coordinator