

Commentary:

Building owners are not requiring their tenant to obtain a business license or Certificate of Occupancy often leaving staff to be reactionary to get an accurate business on the records. These records are often used to accurately establish bench marks but also to properly be able to notify a tenant / landlord in case of emergency by the police, fire district, or public works. This also allows us to properly regulate the land development code in terms of the proper use within the tenant space as it relates to allowable uses, special uses etc.

5-1-4: CERTIFICATE OF OCCUPANCY:

No building or structure or any part thereof shall be used or occupied until a Certificate of Occupancy or Conditional Certificate of Occupancy has been issued by the building code official. No permit holder shall allow any person or entity to use or occupy a building or structure or any part thereof which is the subject of his or its building permit until a Certificate of Occupancy or Conditional Certificate of Occupancy has been issued by the building code official.

The code official shall issue such certificate only if, after inspection, he finds that such building or structure complies with the provisions of this title and all other laws of the Village of Orland Park and the State of Illinois, and that said building or structure has been completed in accordance with the approved plans and documents filed in support of the Application for Building Permit relating to said building or structure. Such certificate shall show the permitted use for the building or structure. A conditional certificate may be issued for the temporary use of a building or structure or portion thereof under the conditions set forth above, or the conditions set forth in Section 5-1-13, Paragraph 111.3 of this Code.

~~It shall be unlawful for any person (which refers to, for purposes of this Chapter, any individual, partnership, corporation, entity which conducts, engages in, maintains, operates, carries on or manages a business or occupation within the Village of Orland Park, and also includes any business, corporation or entity which rents out or leases any building or portion of a building to another person) to conduct, engage in, maintain, operate, carry on, or manage a business or occupation without a Certificate of Occupancy first having been procured for such business or occupation. Any person violating this section shall be charged additional fees no less than \$200.00 nor more than \$750.00 for each offense, and every day such violation continues shall constitute a separate and distinct offense.~~

It shall be a violation of this Section for any person (which includes for purposes of this Section any individual, partnership, corporation, firm or entity which conducts, engages in, maintains, operates, carries on or manages a business or occupation within the Village) to conduct, engage in, maintain, operate, carry on, or manage a business or occupation without a Certificate of Occupancy first having been procured from the Village for the premises of such business or occupation. The fee for processing and issuing a Certificate of Occupancy (see Section 5-2-9 of this Chapter) shall be doubled for any person not having procured a Certificate of Occupancy for the premises as required by this Section prior to maintaining, operating, carrying on or managing a business. In addition, any person, as lessor or landlord, leasing or renting out the business premises to a business owner or operator (“tenant”) who has not procured a Certificate of Occupancy, as required by this Section, prior to maintaining, operating, carrying on or managing the business shall be subject to a fine of up to \$5,000.00 in accordance with the fine schedule located in Appendix B, for each offense of which such person shall be convicted. Each tenant found to be maintaining, operating, carrying on or managing a business without having first procured a Certificate of Occupancy shall constitute a separate offense.

(Ord. 3449, 12-04-00; Amd. Ord. 4614, 1-17-11; Amd. Ord. 5105, 6-20-16; Amd. Ord. 5219, 9-5-17)

APPENDIX B: FINE SCHEDULE

Title 5 Chapter 1-4- CERTIFICATE OF OCCUPANCY	5-1-4	\$1500 first offense, \$3000 second offense, \$5000 every offense
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