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AN ORDINANCE AMENDING TITLE 5, CHAPTER 7, OF THE ORLAND PARK VILLAGE CODE REGARDING NEGLIGENT HOUSING MANAGEMENT

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WHEREAS, the Village President and Board of Trustees of the Village of Orland Park (the “Village”) have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and to protect the public health, safety and welfare of its citizens; and

WHEREAS, it is in the best interests of the health, safety and welfare of the public to prohibit Negligent Housing Management.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1:

The above recitals are incorporated herein by reference as though fully set forth herein.

SECTION 2:

Title 5, Chapter 7, is amended by adding a new section 5-7-6, which shall read in its entirety as follows:

“5-7-6: NEGLIGENT HOUSING MANAGEMENT.

1. Negligent housing management is hereby prohibited. A person commits negligent housing management when, having personal management or control of residential real estate, whether as a legal or equitable owner thereof, or as a managing agent or otherwise, he or she knowingly permits, by gross carelessness or neglect, the physical condition or facilities of the residential real estate to become or remain so deteriorated that the health and safety of an inhabitant is endangered.
2. Failure to comply with an action to correct a Village Code violation that is ordered by the code official or his or her designee that would address the conditions that are endangering the health and safety of an inhabitant, within seven (7) days of service of notice identifying the Village Code violation(s), will constitute a violation of this section. Each and every day that a Village Code violation persists after the seven (7) day notice period shall constitute a separate and distinct violation of this section.
3. Defacing, removing or covering up the placard from any dwelling, dwelling unit or rooming unit or causing another to deface, cover up or remove a placard from any premises which has been designated as unfit for human habitation and has been placarded as such constitutes a violation of this section.

4. Penalty. Any person who violates the provisions of this section, upon conviction thereof, shall be fined according to the fine schedule located in Appendix B for this and any subsequent or continuing violations.

SECTION 3:

“APPENDIX B – FINE SCHEDULE” of the Orland Park Village Code is hereby amended as follows:

<u>“Title & Chapter</u>	<u>Ordinances</u>	<u>Fine Ranges</u>
Title 5, Chapter 7 Property Maintenance; Negligent Housing Management	2989/5-7-6	\$500.00 - \$1,000.00”

Except as provided in this Section 3, the remaining provisions of “APPENDIX B – FINE SCHEDULE” shall remain unamended and in full force and effect.

SECTION 4:

This Ordinance shall be in full force and effect from and after its adoption and publication as provided by law.