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AN ORDINANCE AMENDING THE VILLAGE CODE, TITLE 5, BUILDING, CHAPTER 8, RENTAL HOUSING, SECTION 5-8-3, LICENSING, REGISTRATION, AND FEES, SUBSECTION 5-8-3-2, CRIME FREE PROGRAM

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WHEREAS, the Village of Orland Park, an Illinois home rule municipality, has established a Crime Free Rental Housing Program in an effort to reduce and prevent crimes from occurring within rental housing and neighborhoods; and

WHEREAS, a central component of the Village's Crime Free Housing Program requires residential rental property owners to require all adult tenants to sign a Crime Free Lease addendum, which makes criminal activity and/or other Village ordinance violations at or near the rental property a violation of the terms of the lease between the owner and tenant; and

WHEREAS, the Village has determined that it should amend the Crime Free Housing Program to provide an additional enforcement provision in order to further effectuate the intent of the program.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, an Illinois Home Rule Municipality, as follows:

SECTION 1

Title 5, Building, Chapter 8, Rental Housing, Section 5-8-3, Licensing, Registration, and Fees, Subsection 5-8-3-2, Crime Free Program, of the Village Code of the Village of Orland Park is hereby amended to include a new subparagraph (e) to Subsection 5-8-3-2(1) as follows:

(1) Add the following new subparagraph (e) to Subsection 5-8-3-2(1) as follows:

“e. It shall constitute a violation of this Chapter for any owner or owner's agent to knowingly permit any tenant to occupy any Residential Rental Property in violation of any provision of the Crime Free Lease addendum required under this Subsection 5-8-3-2. In the event that activity or conduct has occurred on the Residential Rental Property in violation of any of the terms of the Crime Free Lease addendum, it shall be the responsibility of the owner or owner's agent to take all reasonable action to enforce the terms of the addendum. Any failure of an owner to take reasonable action to enforce the terms of the Crime Free Lease addendum after having been notified by the Orland Park Police Department of activity or conduct occurring on the Residential Rental Property in violation of the addendum, and after having been given a reasonable opportunity to remedy such activity or conduct, shall be sufficient grounds for the suspension or revocation of his or her Residential Rental License as provided under this Chapter.”

SECTION 2

All other parts of Title 5, Building, Chapter 8, Rental Housing, Section 5-8-3, Licensing, Registration, and Fees, Subsection 5-8-3-2, Crime Free Program, not specifically amended by this Ordinance, shall remain in full force and effect.

SECTION 3

If any section, subsection, clause, or phrase of Title 5, Building, Chapter 8, Rental Housing, Section 5-8-3, Licensing, Registration, and Fees, Subsection 5-8-3-2, Crime Free Program, is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of Title 5, Building, Chapter 8, Rental Housing, Section 5-8-3, Licensing, Registration, and Fees, Subsection 5-8-3-2, Crime Free Program, of the Village Code of the Village of Orland Park.

SECTION 4

This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.