

MAYOR

James Dodge

VILLAGE CLERK

Mary Ryan Norwell

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org

**ORLAND
PARK****DEVELOPMENT SERVICES****TRUSTEES**

William R. Healy

Cynthia Nelson Katsenes

Michael R. Milani

Dina M. Lawrence

John Lawler

Joanna M. Liotine Leafblad

Date: May 12, 2025

To: Jim Culotta, Interim Village Manager

From: Carrie Haberstich, Assistant Director of Development Services

Re: Village Code Amendments

The purpose of statutes and codes is to establish minimum standards to protect the health, safety, and general welfare of the public. Recent text amendments at the state level are intended to improve upon past regulations. The spirit and intent of the changes are to better support communities, while not becoming an unnecessary burden to property owners, businesses, and contractors.

Updates to the Illinois Compiled Statutes (ILCS) and the Illinois Department of Public Health (IDPH) Food Code warrant updates to the Village of Orland Park Village Code to be in compliance with State regulations:

- Capital Development Board Act (20 ILCS 3105/1 *et seq.*)
- Illinois Food Code (77 Ill. Adm. Code 750)

Building Code

The Illinois Capital Development Board has established baseline codes to ensure all areas in Illinois adhere to a minimum standard for structural design and safety, effective January 1, 2025, including:

- **International Existing Building Code (IEBC) – Addition to the Village Code.** In 2003, the International Existing Building Code was introduced as a member of the family of building codes, and the Capital Development Board has included this code as one of the baseline codes, as set forth in the Capital Development Board Act.

The IEBC encourages the use and reuse of existing buildings; and allows for options for controlled departure from full compliance with the International Codes dealing with new construction, while maintaining basic levels for fire prevention, structural, and life safety features of rehabilitated buildings. Thus, the adoption of the IEBC is beneficial to contractors and business owners of existing buildings.

- **International Building Code (IBC) – Updates to the Village Code.** The Village of Orland Park has already incorporated IBC regulations into the Village Code in Title 5, Chapter 1 Building Code; however, amendments are warranted to meet state regulations. Updates include the adoption of *IBC Appendix G – Flood-Resistant Construction* and amending *IBC Chapter 30 Elevators and Conveying Systems* to incorporate the current edition of elevator and escalator regulations.
 - IBC Appendix G – Flood-Resistant Construction. The IBC introduction states, "Appendix G is intended to provide additional floodplain management and

administrative requirements of the National Flood Insurance Program (NFIP) that are not included in the code. Communities that adopt the International Building Code and Appendix G will meet the minimum requirements of NFIP as set forth in Title 44 of the Code of Federal Regulations.”¹

The objective of Appendix G is to minimize public and private losses due to flood conditions in specific flood hazard areas, minimize the need for rescue and relief efforts associated with flooding, minimize prolonged business interruption, and maintain a stable tax base by providing for the sound use and development of flood-prone areas, and contribute to improved construction techniques in the floodplain.

- **IBC Chapter 30 Elevators and Conveying Systems.** The Village Code adds standards to conform with the Illinois Elevator Safety Act (“Act”). A notable revision in the Act states that any conveyance after an alteration or new installation must fully pass an acceptance inspection before being returned to or placed into service. This includes an amendment to 5-1-13.145. See below for more information.
- **Elevator Inspections – Frequency.** The Village Code will be updated to conform with the State Fire Marshal’s requirement for annual elevator inspections, as two Village Code sections call for semi-annual (5-2-7-10) and 6-month (5-1-13.145) inspections.

These proposed regulations will bring the Village Code into compliance with the Capital Development Board regulations.

Health Code

The IDPH amended its regulations in 2024, incorporating the FDA 2022 Food Code with State amendments. The changes from the FDA 2017 Food Code to the FDA 2022 Food Code regulations were very minor.

“Illinois has adopted the 2022 U.S. Food and Drug Administration (FDA) Food Code to provide uniformity throughout the state and to initiate and to maintain effective food protection programs to prevent foodborne illness. The FDA Food Code is a model for best practices to ensure the safe handling of food in a retail setting.”²

Review Period

Village regulations require Building Code text amendments to be on file in the office of the Village Clerk prior to their enactment (Section 5-1-10), and Health Code text amendments to be on file for public use a minimum of 30 days prior to their passage (Section 6-1-1-3). They have been available at <https://www.orlandpark.org/departments/development-services/building-permit-information>, under the Building Codes section, since May 2, 2025.

¹ <https://codes.iccsafe.org/content/IBC2018P6/appendix-g-flood-resistant-construction>

² <https://dph.illinois.gov/topics-services/food-safety/retail-food.html>

Staff Recommended Action

Staff recommends the proposed Village Code amendments, made available for public review for no less than 30 days, return to the Monday, June 2, 2025, Board of Trustees meeting for ordinance approval to be in compliance with the regulations of the State of Illinois.

Recommended Motion

I move to approve the Staff Recommended Action.

Attached: Draft Village Code Text Amendments

- Case 2025-0322 – Title 5, Chapter 1 Building Code (IEBC)
- Case 2025-0325 – Title 5, Chapter 1 Building Code (IBC)
- Case 2025-0327 – Title 5, Chapter 2 Building Permits and Fees
- Case 2025-0323 – Title 6, Chapter 1 Health Code (IDPH/FDA 2022 Food Code)