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AN ORDINANCE AMENDING TITLE 5 (BUILDING) BY AMENDING CHAPTER 8 (RENTAL HOUSING) OF THE ORLAND PARK VILLAGE CODE

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WHEREAS, the Village of Orland Park is an Illinois Home Rule Community; and

WHEREAS, as such, the Village is authorized to exercise power and perform functions relating to its government and affairs and for the public health, safety and welfare of the Village residents and property owners; and

WHEREAS, the Rental Housing Chapter of the Village Code is designed to maintain property values in the Village by ensuring all residential rental housing is safe and crime free by requiring minimum property maintenance standards and, further, to prevent blighted and deteriorated rental housing areas in the Village; and

WHEREAS, as currently set forth in the Rental Housing Chapter of the Village Code, at Title 5 (Building), Chapter 8 (Rental Housing), Section 5-8-3 (Fees), fees are assessed partially on a per-year basis, and partially on a triennial basis, as rental units are inspected every three years; and

WHEREAS, the President and Board of Trustees of the Village of Orland Park find it in the best interests of the property owners and residents of the Village that the fee structure be unified by establishing one consistent, yearly fee capturing both the annual registration fee and the unit inspection fee; and

WHEREAS, with the advent and popularity of rental townhomes, it has become apparent that the current unit type definitions do not adequately capture all housing types and must be adjusted to fit into a unified fee structure;

WHEREAS, the President and Board of Trustees wish to modify Title 5, Chapter 8 of the Village Code of the Village of Orland Park with certain amendments as are herein set forth.

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 preambles to this Ordinance are incorporated herein by reference as fully as if restated herein in their entirety.

SECTION 2:

Title 5, Chapter 8, Section 5-8-2 "Definitions" will hereby be amended as follows:

The definition of “DUPLEX: A single building containing only two (2) dwelling units, side by side or one above the other.” is hereby deleted in its entirety.

The following definitions are hereby added:

“MULTI-FAMILY RESIDENCE: A single building that is set up to accommodate more than one family living separately. The units are attached along and sharing one or more common walls and one or more shared common corridors. This definition does not include townhouses.”

“SINGLE FAMILY RESIDENCE, ATTACHED: A dwelling unit that shares common walls with at least one (1) other dwelling unit.”

“SINGLE FAMILY RESIDENCE, DETACHED: A building designed to be occupied by a family; a dwelling unit that is developed with open yards on all sides, but not including recreational or motor vehicles.”

“TOWNHOUSE: A single family attached dwelling unit which shares one (1) or more common walls between any two (2) units and in which each unit has living space on the ground floor and in a separate entrance on the ground floor.”

SECTION 3:

Title 5, Chapter 8, Section 5-8-3-3 is hereby amended by deleting it in its entirety and replacing it with the following:

“5-8-3-3: FEES:

Registration and inspection fees shall be established annually by the Village and shall be assessed to and paid by each Rental Residential Property owner.

1. Registration: An annual Registration/License fee included in the fee structure below shall be paid to the Village by the building owner (or owner's agent) for each separate building as defined by Section 5-8-2 of this code. This registration fee will be waived for the first sixty (60) days after the effective date of this Code.
2. Delinquent fees, fines, charges: Any or all other amounts due to the Village by the owner in part or in whole must be paid before the owner can register any rental property.
3. Annual Fees:
 - a. Single Family Detached Residence – \$100.00 plus \$15 per additional unit
 - b. Single Family Attached Residence – \$100.00 plus \$15 per additional unit
 - c. Multi-Family Residence - \$100.00 plus \$15 per additional unit
4. Re-Inspection Fees Per Unit:
 - a. No fee for the 1st re-inspection if all violations have been corrected.

- b. 2nd re-inspection - \$200.00
- c. 3rd and subsequent re-inspections - \$300.00

5. Crime Free Rental Housing Training Fee:

Required training classes as administered by the Orland Park Police Department shall be completed by the land owner (or owner's registered agent) for all residential rental buildings. The fee for this class shall be incorporated in the registration fee.”

SECTION 4:

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

SECTION 5:

The Village Clerk is hereby directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the Office of the Village Clerk for general distribution.