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

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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 protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to 65 ILCS 5/1-2-1, the Village may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities; and

WHEREAS, the Village desires to amend several provisions of Title 5, Chapter 8 (Rental Housing) of its Village Code; and

WHEREAS, the Village has determined that the amendments set out below are in the best interests of the Village and its residents and will enhance the public safety and welfare.

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:

Title 5, Chapter 8, Sections 5-8-2, 5-8-3-3 and 5-8-4-3 of the Orland Park Village Code are hereby amended as follows:

A. The following definition is added to Section 5-8-2 (after the definition of “FAMILY”):

“GRADE FLOOR OPENING: Window or other opening located such that the sill height of the opening is not more than forty-four inches (44”) above or below the finished ground level adjacent to the opening.”

B. Section 5-8-3-3 (FEES) is hereby amended in its entirety to provide as follows:

“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 of \$50.00 shall be paid to the Village by the building owner (or owner’s agent) for each separate building as defined by the Building 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. Tri-Annual Inspection Fees:

a. Single-Family Dwelling - \$150.00

b. Two (2) dwelling unit building (Duplex) - \$200.00

c. Apartment Buildings (three (3) dwelling units or more) - \$200.00 and \$50.00 for each individual unit more than two (2) units.”

C. Section 5-8-4-3 (RENTAL HOUSING STANDARDS) is amended to add the following sentences to Subsection 11a.3:

“Grade floor openings shall be required to have a minimum of 720 square inches (i.e., 5.0 square feet) of emergency escape and rescue openings. See definitions for grade floor openings.”

SECTION 2:

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 3:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4:

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

SECTION 5:

The Village Clerk be and hereby is authorized and directed to publish this Ordinance in pamphlet form.