

ORDINANCE NO. 2018 – 104

AN ORDINANCE AMENDING THE VERNON HILLS CODE OF ORDINANCES, APPENDIX C ZONING, ARTICLES 3 AND 4, PROVIDING REGULATIONS FOR SHORT TERM RENTAL OF RESIDENTIAL DWELLINGS

WHEREAS, the Village of Vernon Hills has petitioned to amend the Code of Ordinances, Appendix C, “Zoning” to approve the following:

1. Amend Article 3, Section 3.2, “Definitions” by adding a new definition, “Long Term Rental.”
2. Amend Article 3, Section 3.2, “Definitions” by adding a new definition, “Short Term Rental.”
3. Amend Article 4, Section 4.7.3, “Home Occupations in Residential Districts” by addition of a new section, 4.7.3.15, establishing regulations that would permit long term rentals.
4. Amend Article 4, Section 4.7.3, “Home Occupations in Residential Districts” by addition of a new section, 4.7.3.16, establishing regulations that would prohibit short term rentals.

WHEREAS, upon due notice and after public hearings held April 25, 2018 by the Planning and Zoning Commission of the Village of Vernon Hills, pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition and recommendation to approve the proposed amendments of Articles 3 and 4 as set forth in Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the following amendments of the Code of Ordinances, Appendix C, “Zoning” are hereby granted:

1. Amend Article 3, Section 3.2, “Definitions” by adding a new definition, “Long Term Rental” as set forth in Exhibit A; and
2. Amend Article 3, Section 3.2, “Definitions” by adding a new definition, “Short Term Rental” as set forth in Exhibit A; and
3. Amend Article 4, Section 4.7.3, “Home Occupations in Residential Districts” by addition of a new section, 4.7.3.15, establishing regulations that would permit long term rentals, as set forth in Exhibit A; and
4. Amend Article 4, Section 4.7.3, “Home Occupations in Residential Districts” by addition of a new section, 4.7.3.16, establishing regulations that would prohibit short term rentals, as set forth in Exhibit A.

SECTION II. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION III. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this Ordinance.

SECTION IV. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

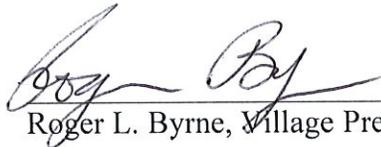
SECTION V. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2018-104.

Adopted by roll call vote as follows:

AYES: 6- Hebda, Schultz, Marquardt, Koch, Oppenheim, Takaoka

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

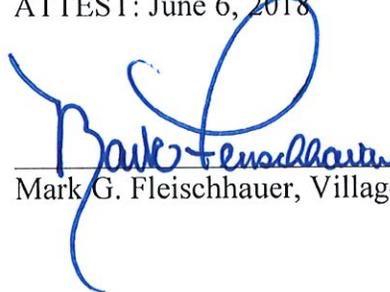


Roger L. Byrne, Village President

PASSED: June 5, 2018

APPROVED: June 5, 2018

ATTEST: June 6, 2018



Mark G. Fleischhauer, Village Clerk

EXHIBIT A
PROPOSED AMENDMENTS TO ARTICLE THREE AND FOUR

Appendix C, "Zoning Ordinance" of the Village of Vernon Hills Code of Ordinances is hereby amended by addition of a new section "Medical Cannabis Cultivation and Dispensing Centers" to read as follows:

- Amend Article 3, Section 3.2, "Definitions" by adding a new definition, "Long Term Rental" to read as follows.

"Long Term Rental: A residential dwelling located in a residential zoning district being rented or otherwise let as a single housekeeping unit to a person(s) other than the owner of the subject property for a period or term of not less than twelve (12) months."

- Amend Article 3, Section 3.2, "Definitions" by adding a new definition, "Short Term Rental" to read as follows.

"Short-Term Rental: All or part of a residential dwelling unit located in a residential zoning district, being rented or otherwise let as an accessory use and/or occupancy to a person(s) other than the owner of the subject property for a period or term that is less than twelve (12) months. For the purpose of this definition, short-term rental shall not include multi-family buildings or developments held in common ownership whereby all dwelling units are rented or otherwise let as a single occupancy and not individually owned."

- Amend Article 4, Section 4.7.3, "Home Occupations in Residential Districts" by addition of a new section, 4.7.3.15 to read as follows:

"Long Term rentals as defined herein, that is occupied as a single housekeeping unit to a person(s) other than the owner of the subject property for a period or term of not less than twelve (12) months is hereby permitted."

- Amend Article 4, Section 4.7.3, "Home Occupations in Residential Districts" by addition of a new section, 4.7.3.16 to read as follows:

"Short Term rentals as defined herein, all or part of which being rented or otherwise let to a person(s) other than the owner of the subject property for a period or term that is less than twelve (12) months is hereby prohibited."