

ORDINANCE NO. 15-2021

**AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS AND
BUILDING REGULATIONS, BY ADDING ARTICLE XI, RENTAL
OF RESIDENTIAL STRUCTURES, TO THE EVERGREEN PARK
MUNICIPAL CODE**

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CATHERINE T. APARO
Village Clerk

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Village Attorney

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BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois, as follows:

Section 1

That Chapter 5, Buildings and Building Regulations, of the Evergreen Park Municipal Code, be amended by adding Article XI, Rental of Residential Structures, to read as follows:

ARTICLE XI. RENTAL OF RESIDENTIAL STRUCTURES

Sec. 5-420. Definitions.

The following words and phrases shall, for the purposes of this Article, have the meanings respectively ascribed to them as follows:

Portion means less than all of a residential structure, such as a room, garage, shed, tent and swimming pool.

Rental includes a lease, license, or any agreement (whether written or not) which allows a party to use a portion of or all of a residential structure.

Residential structure means a single-family residential property or structure, including sheds, garages, tents, and swimming pools located on the same zoning lot, within the "A" Single Family Residential District.

Short-term residential rental means the rental of a residential structure for a period not to exceed 30 consecutive days.

Sec. 5-421. Purpose and applicability.

It is the intent and purpose of this Article to preserve the character and integrity of residential neighborhoods within the Village by prohibiting residential structures from being used for the commercial purpose of providing short-term residential rentals and rentals of a portion of a residential structure.

Sec. 5-422. Short-term residential rentals prohibited.

It shall be unlawful for any person to operate, use, offer for rent or use, or advertise for rent or use of any residential structure as a short-term residential rental. Notwithstanding the above, it shall not be considered a short-term residential rental when the preceding owner of a property maintains possession of the residential structure after closing for the sale thereof, but leases the property back to the new owner for a period of time pursuant to a written agreement.

Sec. 5-423. Rental time regulated.

It shall be unlawful for any person to rent any residential structure for more than four months in any calendar year, provided that rentals for a period of one year or greater time shall be permitted. Notwithstanding the above, it shall not be unlawful when the preceding owner of a property maintains possession of the residential structure after closing for the sale thereof, but leases the property back to the new owner for a period of time in excess of four months pursuant to a written agreement.

Sec. 5-424. Rental of any portion of a residential structure prohibited.

It shall be unlawful for any person to operate, use, offer for rent or use, or advertise for rent or use of any portion of a residential structure.

Section 2

This ordinance was passed pursuant to the home rule powers of the Village of Evergreen Park.

Section 3

The penalty clause for this ordinance shall be Section 1-9 of the Evergreen Park Municipal Code.

Section 4

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 5

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Section 6

All statutes of the State of Illinois or any parts thereof which are in conflict with the provisions of this ordinance are hereby superseded by this ordinance enacted under the home rule power of the Village of Evergreen Park.

Section 7

This ordinance shall be immediately in full force and effect after passage, approval and publication. This ordinance is authorized to be published in pamphlet form.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 7th day of September, 2021.

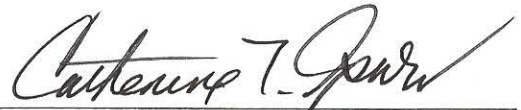


CATHERINE T. APARO, Village Clerk

APPROVED by me this 7th
day of September, 2021.


KELLY BURKE, Mayor

I DO HEREBY CERTIFY that this ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Evergreen Park, in accordance with law, this 7th day of September, 2021.



CATHERINE T. APARO, Village Clerk