

ORDINANCE

AN ORDINANCE AMENDING CHAPTER 8 ("BUSINESS LICENSING"), ARTICLE 40 ("SHORT-TERM RENTALS"), SECTION 8-40-1 ("DEFINITIONS") AND SECTION 8-40-5 ("STANDARDS") OF THE OAK PARK VILLAGE CODE

WHEREAS, the Village of Oak Park ("Village") as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the Village is expressly empowered to perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, the Village President and Board of Trustees have determined to amend Chapter 8 ("Business Licensing"), Article 40 ("Short-Term Rentals") of the Oak Park Village Code to define a short-term rental period.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. Village Code Amended. Chapter 8 ("Business Licensing"), Article 40 ("Short-Term Rentals"), Section 8-40-1 ("Definitions"), and Section 8-40-5 ("Standards") of the Oak Park Village Code are hereby amended to add the underlined language and delete the overstricken language as follows:

8-40-1: DEFINITIONS:

For purposes of this article, the following words and phrases shall have the following meanings, and are hereby defined as follows:

DWELLING UNIT: One or more rooms, including individualized bathroom and kitchen facilities, which are arranged, designed, or used as living quarters for a household.

GUEST: A person who rents or occupies a short-term rental.

HOST: An owner or owners engaged in providing short term rentals.

HOSTING PLATFORM: A marketplace entity, in whatever form or format which facilitates short term rentals through advertising, matchmaking or other means, using any medium or facilitation, or from which the operator of the hosting platform derives revenue, including booking fees or advertising revenues from providing or maintaining the marketplace information.

NON-OWNER-OCCUPIED SHORT-TERM RENTALS: A single-family residential abode, including townhomes, condominiums and rooming house dwelling units that is not owner-occupied but is rented out using a hosting platform for short-term rental periods.

OWNER: A person holding title or co-title of an abode, dwelling unit or residence that they may lease as a short-term rental but only in accordance with the terms of this ordinance.

OWNER OCCUPIED SHORT-TERM RENTALS: An owner-occupied single-family residential abode, including townhomes, condominiums and rooming house dwelling units that is primarily owner-occupied, except for the duration when a property is rented out using a hosting platform for ~~of~~ any short-term rental period.

SHORT-TERM RENTAL PERIOD: A period of time of 182 or lesser calendar days.

SHORT TERM RENTALS: An owner-occupied or non-owner-occupied single-family residential abode, including townhomes, condominiums and rooming house dwelling units that are either primarily owner-occupied, except for the duration when a property is rented using a hosting platform for ~~of~~ any short-term rental period, or are owned but not owner occupied for the duration when a property is rented using a hosting platform for ~~of~~ any short-term rental period.

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8-40-5: STANDARDS:

In addition to the requirements set forth in article 1 of this chapter, no license shall be issued unless the following standards are met:

- A. All owners must use a hosting platform to market a short-term rental. The hosting platform shall be responsible for determining the guest's identification information and the accuracy of that information;
- B. No owner shall rent any short-term rental for any period of time shorter than twenty-four (24) consecutive hours and for any period of time greater than 182 days;
- C. The owner must inform the guest if parking is provided by the owner and if not, inform the guest that Village parking passes are available through the Village's overnight parking application. The short-term rental owner must also provide the guest with instructions on how to obtain Oak Park parking passes through the Village's overnight parking application. Guests shall not park vehicles on Village streets overnight unless otherwise permitted;
- D. The owner must provide proof of homeowner's insurance or host protection insurance in the amount of at least five hundred thousand dollars (\$500,000.00) to the Village as part of its application;

- E. Every short-term rental shall be subject to inspection by staff members of the Village's Fire, Health and/or Development Customer Services Departments;
- F. The owner shall keep a guest register in which the name of every guest and the guest's arrival and departure dates shall be recorded in written form. The owner shall make the guest register freely accessible to authorized Village employee; and
- G. The owner shall post, inside the front entrance to every short-term rental dwelling unit, a short-term rental license issued by the Village stating the owners name, a 24-hour telephone number to reach the owner and the maximum occupancy of the dwelling unit as allowed by this ordinance.

Section 3. Severability and Repeal of Inconsistent Ordinances. 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. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

ADOPTED this 6th day of September, 2022, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Buchanan				
Trustee Enyia				
Trustee Parakkat				
Trustee Robinson				
Trustee Taglia				

APPROVED this 6th day of September, 2022.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 6th day of September, 2022.

Christina M. Waters, Village Clerk