

Village of Wonder Lake, Illinois

Ordinance No. 466

**ORDINANCE AMENDING CHAPTER 162 OF THE
VILLAGE OF WONDER LAKE CODE OF ORDINANCES**

Passed by the Board of Trustees

and

Approved by the President

This 19 day of September, 2018

Published in pamphlet form by the authority of the President and Village Board of Trustees of the Village of Wonder Lake, Illinois.

ATTEST:


VILLAGE CLERK

**ORDINANCE AMENDING CHAPTER 162 OF THE
VILLAGE OF WONDER LAKE CODE OF ORDINANCES**

WHEREAS, the Village of Wonder Lake desires to amend Ordinance 256 and Chapter 162 of the Village of Wonder Lake Zoning Ordinance to consider proposed amendments to the Village of Wonder Lake Zoning Ordinance to define and authorize vacation rentals as a conditional use in the E-1, E-2, E-3 Estate Districts and R-1 and R-2 Residential Districts; and

WHEREAS, the proposed amendments were referred to the Village of Wonder Lake Planning and Zoning Commission by the Village of Wonder Lake Board of Trustees; and

WHEREAS, the Village of Wonder Lake Planning and Zoning Commission discussed the issue at various meetings commencing September 12, 2017, November 28, 2017, January 9, 2018, February 27, 2018, March 27, 2018 and May 22, 2018 and the public hearing on June 26, 2018; and

WHEREAS, the Planning and Zoning Commission recommended proposed amendments to the Village of Wonder Lake Zoning Ordinance as set forth below.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Wonder Lake as follows:

SECTION 1: That the Board of Trustees of the Village of Wonder Lake adopts the following amendments to the Village of Wonder Lake Zoning Ordinance:

1. That Chapter 19, Definitions, be amended by adding the following definition in the appropriate alphabetical sequence as follows:

Vacation Rental. A furnished dwelling unit, or portion thereof, that is rented or made available for rent for one or more rental periods per calendar year to

guests on a nightly, daily, weekly or any other occupancy period of less than thirty (30) consecutive days regardless of whether or not the dwelling unit is occupied as a full-time residence or whether or not the full-time resident remains on the premises during the time that the dwelling unit is utilized by guests, but where the operator does not provide guests with any additional services such as breakfast. A vacation rental serves the purpose of providing the opportunity for tourism or recreation to guests similar to a hotel/motel or bed and breakfast. A vacation rental does not serve the purpose of allowing guests to establish a permanent or short-term residence. (See boarding house/rooming house).

2. That Chapter V Section B.1.c. shall be amended by adding a new subsection 7 as follows:
 - a. E-1 Estate District: Amend Chapter V, Section B.1.c. by adding the following: “Vacation Rentals, as defined herein, and subject to the issuance of a yearly license and the requirements therefor as may be adopted by the Village Board of Trustees of the Village of Wonder Lake. Failure to obtain such license or failure to comply with the terms of such license by the property owner shall provide the Village Board of Trustees with grounds for the termination of any such conditional use.”
 - b. E-2 Estate District: Amend Chapter V, Section B.1.c. by adding the following: “Vacation Rentals, as defined herein, and subject to the

issuance of a yearly license and the requirements therefor as may be adopted by the Village Board of Trustees of the Village of Wonder Lake. Failure to obtain such license or failure to comply with the terms of such license by the property owner shall provide the Village Board of Trustees with grounds for the termination of any such conditional use.”

- c. E-3 Estate District: Amend Chapter V, Section B.1.c. by adding the following: “Vacation Rentals, as defined herein, and subject to the issuance of a yearly license and the requirements therefor as may be adopted by the Village Board of Trustees of the Village of Wonder Lake. Failure to obtain such license or failure to comply with the terms of such license by the property owner shall provide the Village Board of Trustees with grounds for the termination of any such conditional use.”
- d. R-1 Single-Family Residential District: Amend Chapter V, Section B.1.c. by adding the following: “Vacation Rentals, as defined herein, and subject to the issuance of a yearly license and the requirements therefor as may be adopted by the Village Board of Trustees of the Village of Wonder Lake. Failure to obtain such license or failure to comply with the terms of such license by the property owner shall provide the Village Board Trustees with grounds for the termination of any such conditional use.”

- e. R-2 Single-Family Residential District: Amend Chapter V, Section B.1.c. by adding the following: “Vacation Rentals, as defined herein, and subject to the issuance of a yearly license and the requirements therefor as may be adopted by the Village Board of Trustees of the Village of Wonder Lake. Failure to obtain such license or failure to comply with the terms of such license by the property owner shall provide the Village Board of Trustees with grounds for the termination of any such conditional use.”

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

DATED this 19 day of September, 2018

AYES: Dycus, Learman, Naatz, Palys, Reinhard, Windler

NAYS: None

ABSTAIN: None

ABSENT: None

PASSED this 19 day of September, 2018.

APPROVED by me this 19 day of September, 2018.



PRESIDENT

ATTEST:



VILLAGE CLERK

VILLAGE OF WONDER LAKE

CERTIFICATION

I, JO ELLEN McINTOSH, certify that I am the Village Clerk of the VILLAGE OF WONDER LAKE, McHenry County, Illinois.

I further certify that on September 19, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. 466, entitled ORDINANCE AMENDING CHAPTER 162 OF THE VILLAGE OF WONDER LAKE CODE OF ORDINANCES, a true and correct copy of which Ordinance is attached hereto.

Ordinance No. 466, including the Ordinance and a cover sheet thereof, was published in pamphlet form, and a copy of such Ordinance was posted in the Village Hall, commencing on September 19, 2018, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I further certify that I recorded the attached Ordinance in a book used exclusively for such purposes in accordance with Illinois Compiled Statutes, 65 ILCS 5/1-2-5, on September 19 2018.

Dated at Wonder Lake, Illinois this 19 day of September, 2018.

Jo Ellen McIntosh
VILLAGE CLERK

(SEAL)

