
THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**ORDINANCE
NO. 2019-O-035**

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE VILLAGE OF
TINLEY PARK ZONING ORDINANCE PERTAINING SHORT-TERM RENTALS**

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Board of Trustees**

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WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) desires to amend (“Amendments”) its Zoning Ordinance to include certain regulations pertaining to the allowable use of residential dwellings as short-term rentals (“Rentals”); and

WHEREAS, the proposed Amendments have been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

WHEREAS, the Plan Commission held a public hearing on the proposed Amendments on March 7, 2019, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted unanimously in favor to recommend said Amendments to the Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

SECTION 2: That Section II of the Tinley Park Zoning Ordinance entitled “DEFINITIONS” is hereby amended by adding the following underlined language in alphabetical order as follows:

BED AND BREAKFAST: A Bed and Breakfast facility is a transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation. The term “Bed and Breakfast” does not include short-term rentals.

SHORT-TERM RENTAL: A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than thirty (30) days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.

SECTION 3: That Section V.B of the Tinley Park Zoning Ordinance entitled “SCHEDULES OF REGULATIONS” is hereby amended by adding the following underlined language in alphabetical order as follows:

SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
<u>Short-Term Rental, accessory to a dwelling unit</u>	<u>PP</u>	<u>PP</u>	<u>PP</u>	<u>PP</u>	<u>PP</u>	<u>P^q</u>	<u>P^q</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

SECTION 4: That Section V.B of the Tinley Park Zoning Ordinance entitled “SCHEDULES OF REGULATIONS” is hereby amended by adding the following underlined language footnotes in alphabetical order as follows:

^P short-term rentals are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

^Q short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 2nd day of July, 2019.

AYES: Berg, Brady, Brennan, Galante, Glotz, Mueller

NAYS: None

ABSENT: None

APPROVED THIS 2nd day of July, 2019.


VILLAGE PRESIDENT PRO-TEM

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2019-O-035, “AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING SHORT-TERM RENTALS;” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 2, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 2nd day of July, 2019.



VILLAGE CLERK