

PUBLICATION OF:

ORDINANCE NO. 24-088

**ORDINANCE AMENDING TITLE 11 AND TITLE 3
OF THE SCHAUMBURG VILLAGE CODE WITH REGARD TO
SHORT TERM RENTALS**

ADOPTED: DECEMBER 10, 2024

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND
DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE
OF SCHAUMBURG ON
DECEMBER 11, 2024**

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SHORT TERM RENTALS**

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently regulates short term rentals within the Village, and desires to make certain amendments to said regulations; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code to provide for the same;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 11, Chapter 123, Section 123.02(B)(7)(f) of the Schaumburg Village Code is hereby be amended to read in its entirety as follows:

“(f) Any short-term rental shall comply with the following criteria:

1. No rental or advertisement for rental for a period of time shorter than twenty (20) hours.
2. No short-term rental may provide for food or beverage to any guests with the exception of pre-packaged food and drink items.
3. No more than one (1) short-term rental shall be allowed during any specific time period at a specific location during the one-year period commencing on the date a license is issued, and at no time shall the total occupancy at the location exceed the maximum occupancy allowed for said location. Multiple short-term rentals at the same location during any specific time period are prohibited.
4. Any short-term rental shall be subject to the hotel and motel tax set forth in the village Code, as may be amended from time to time.
5. No corporate entity, including but not limited to corporations, LLCs, partnerships, franchises, or any other business entity, shall operate, manage, or own a short-term rental property, except properties owned by trusts or estates where the beneficiary or trustee is a natural person.

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6. A short-term rental shall not be located within seven hundred fifty (750) feet of the property line from another short-term rental's property line.
7. Any short-term rental property lawfully operating as of the effective date of the ordinance enacting Section 123.02(7)(f)(6) of this code shall be deemed a legal nonconforming use and shall retain such status as long as it maintains a valid license to operate a short-term rental. However, upon any transfer of ownership of the property, the property shall be reclassified as a nonconforming use and shall immediately forfeit its legal nonconforming status, thereby prohibiting any future operation of the property as a short-term rental under the prevailing regulations. Additionally, if a license is not renewed or is revoked in accordance with Section 110.25, then the property will forfeit its legal nonconforming status."

SECTION THREE: That Title 11, Chapter 123, Section 123.02(E) of the Schaumburg Village Code is hereby be amended to read in its entirety as follows:

“(E) Suspension or Revocation of a License: Should an owner or operator of a rental property, including a short-term rental, allow the property to be operated in a way that creates a nuisance may be subject to suspension or revocation of its license. Such actions will follow the procedures outlined in Section 110.25.”

SECTION FOUR: That Title 11, Chapter 123, Section 123.02(F) of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

“(F) Inspections: The village manager may require inspections to determine whether the location in connection with which such license is in compliance with the applicable provisions of this chapter and with the applicable rules and regulations pursuant thereto. After inspection, no such license shall be issued unless the location is found to meet all applicable requirements of this chapter and applicable rules and regulations pursuant thereto.

Locations that change ownership and comply with Section 123.02(7)(f)(6) of this code may be required to be inspected before a new license can be issued. After inspection, no such license shall be issued unless the location is found to meet all applicable requirements of this chapter and applicable rules and regulations pursuant thereto.

Whenever, upon inspection of the location, the director of community development or designee finds that conditions or practices exist which are in violation of the provisions of this chapter or of any applicable rules and regulations pursuant

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thereto, the owner shall be served with notice of such violation in the manner hereinafter provided. Such notice shall state that unless the violations cited are corrected within reasonable time, the license may be denied, suspended, or revoked per Section 110.25, or citations issued per Section 43.02.”

SECTION FIVE: That Title 3, Chapter 41, Section 41.01(A) of the Schaumburg Village Code is hereby amended as follows:

Rental licenses:		
Short Term Rental	\$300.00	

SECTION SIX: This Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES: (5) Trustee Bieschke, Dunham, Sullivan, Clar, Patel

NAYS: (1) Trustee Madej

ABSENT: (0) None

ADOPTED this _____ 10th _____ day of _____ December, 2024.

ATTEST:



Village President



Village Clerk