

Short Term Rentals:

Short term rentals have become popular in areas around the country where there are unique areas to explore and visit. Grundy County does not necessarily have monumental areas, but does have fairs and fests with the Joliet Racetrack within thirty to forty minutes away.

Although, we have not had questions or inquiries into having short term rentals, we do want to make sure that our code is prepared for this type of use by adding it under Administrative Uses for residential use.

The issues that do occur without some regulations of these types of uses are the following:

- Noise after quiet hours or before
- Parking spaces
- Building safety for renters
- Plumbing safety for renters
- Septic and well safety
- Emergency access
- Privacy barrier between other neighbors

The Administrative Use approval would be granted and then renewed each year before December first of each year. A fee would be associated with the coordination of receiving all approvals and overhead for the work involved in inspections. The owner would also need to make sure to pay motel/hotel tax to Grundy County and register with the County Clerk.

Notification to the neighbors will be required following the approval of the short term rental unit. This notice will provide the 24 hour phone number for the owner, the rules that the renters are to use, and the registration conditions and number issued by the County.

From research that was completed, the basic coverage of the safety of the residents and the neighbors is instilled and from the experience we will have something specific in the code.

Land Use	Zoning District							General Use Standard ¹	Admin. Review or Special Use Standard
	A	AR	PR	R	CG	CI	I		
Agricultural uses:									
Agriculture	P	P	P	P	P	P	P		
Boarding/riding stables	A	A	A	A	A	N	N		Sec. <u>8-2-4-1</u> of this chapter
Borrow pits for interchange and highway use	A	A							Sec. <u>8-2-4-4</u> of this chapter
Cargo container storage unit	A	N	N	N	N	N	N		Sec. <u>8-2-4-5</u> of this chapter
Farmstead	P	P	N	N	N	N	N		

Intensive agriculture	P	N	N	N	N	N	N		
Kennel	S	N	N	N	S	N	S		Sec. <u>8-2-5-14</u> of this chapter
Residential uses:									
Beekeeping	A	A	A	A	A	A	A		Sec. <u>8-2-4-14</u>
Chicken keeping	See note 2	See note 2	A ³	A ³	N	N	N		Sec. <u>8-2-4-7</u>
Group homes	A	A	A	A	S	N	N		Sec. <u>8-2-4-6</u> of this chapter
Live-work units	N	N	S	S	S	N			Sec. <u>8-2-5-16</u> of this chapter
Manufactured home park or subdivision	S	N	N	N	N	N	N		Sec. <u>8-2-5-17</u> of this chapter
Multi-family	N	N	N	S	N	N	N		
Short Term Rental Units	A	A	A	A	N	N	N		Sec. <u>8-2-4-16</u> of this chapter
Single-family	P	P	P	P	N	N	N		Sec. <u>8-2-4-10</u> of this chapter

Section 8-2-4-16 Short Term Rental Units

Short term rental units are allowed as administrative uses for parcels that are zoned as A -Agricultural, AR-Agricultural Residential, PR-Planned Residential, and R-Residential. All short term rental unit plans shall be submitted to the Grundy County Land Use Department for coordination with the Development Team for review and approval. All applicants for an Administrative approval shall show that their unit, site plan, and health/safety issues are compliant with all of the requirements listed below and those required by the Grundy County Clerk for hotel/motel tax.

The following are requirements that are required for the short term rental units, parcels and for the owners to comply with:

- a. A short term rental unit shall be allowed on parcels that are 1 acre minimum in size and shall not be used as a short term rental as its primary use.
- b. When not in use as a short term rental the unit shall be occupied by the owner.
- c. The short term rental shall not be occupied by greater than ten renters at one time.
- d. Quiet hours shall be observed by the renters between 10:00 PM and 7:00 AM.
- e. If pets are allowed, they shall be fully vetted and kept on a leash when outside.
- f. Only one residential dwelling unit shall be used or offered for use as a short term rental unit per parcel.

- g. Overnight parking for the short term rental unit shall be provided for on the parcel such that no on street parking is used.
- h. Accessory dwelling units shall not be used as short term rental units.
- i. Short term rental units shall have a land line that may be used for emergency calls if necessary.
- j. All short term rental units shall have garbage and recycling pick up and provisions for such. All waste shall be kept by the unit unless it is the day for pick up.
- k. The short term unit shall comply with the requirements of the International Property Maintenance Code for life safety for the occupants and comply with the requirements of both the Grundy County Environmental Health for septic/well, and the Fire Department having jurisdiction.
- l. No signs shall be provided for the property that advertise the use for the short term rental.
- m. Following the approval for use for the short term rental by the Development Team, the owner of the short term rental shall provide within 30 days of that approval a notice to the parcel owners that are abutting the short term rental property the following information:
 - 1) Name and cell phone number for the owner
 - 2) Administration Permit number for the short term rental property.
 - 3) Rules that are provided to the renters of the short term rental property and that these rules are also posted within the short term dwelling unit. Information containing both the Grundy County Land Use Department phone number and address if there are any questions.
- n. All short term rentals shall renew their Administrative Permit annually such that by December 1 of each year they are approved.

Section 16 Definitions:

Short Term Rentals: The accessory use of a dwelling unit for overnight accommodation that is available for rent by guests who would be considered transient with a stay that is less than thirty (30) consecutive days. Short term rental does not include hotels or lodging houses or the rental of a dwelling unit through a rental agreement for greater than 30 days.

