

Ordinance No. 2018-33

**ORDINANCE OF THE VILLAGE OF WEST DUNDEE AMENDING THE MUNICIPAL CODE
IN REGARDS TO RESIDENTIAL RENTAL PROPERTY**

WHEREAS, the Village of West Dundee, Kane County, Illinois (the "*Village*") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and as such has the power and authority to perform any function pertaining to its government and affairs and to promote the health, safety and welfare of its citizens; and,

WHEREAS, it has come to the attention of the President and Board of Trustees of the Village that amendments to the West Dundee Municipal Code should be made to clarify and confirm that the rental of less than an entire dwelling unit in any residential district is prohibited; and,

WHEREAS, such amendments to the Municipal Code would include amendments to Chapter 1 of Title 3, General Licensing Provisions, and to Chapter 4 of Title 10, Residential Districts all as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois, as follows:

Section 1. Title 3, Chapter 10, Section 3-1-1 of the West Dundee Municipal Code is hereby amended to delete the definition of "Residential Rental Property" and replace it with the following:

"Residential Rental Property: A building containing dwelling units for living purposes or a single-family residence leased or rented for residential purposes but does not include the leasing or renting of a room or rooms within a dwelling unit or within a single family residence or a bed and breakfast establishment as defined in Title 3, Chapter 4, Section 3-4-1."

Section 2. Title 10, Chapter 4, Section 10-4-1 of the West Dundee Municipal Code is hereby amended to add the following to said Section as a prohibited use:

"Lease or rental of a room or rooms being a portion of an entire dwelling in a residential district unit or a portion of a single-family residence in a residential district."

Section 3. Title 10 Chapter 4, Section 10-4-4(3) of the West Dundee Municipal Code is hereby amended to add the following prohibited use to said Section:

"I. No leasing or renting of a room within a dwelling unit within a single-family residence in a residential district for sleeping and living purposes."

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law and after publication in pamphlet form pursuant to the authority of the Board of Trustees.

APPROVED and PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 3rd day of December, 2018.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kembitzky

NAYS: None

ATTEST:

Barbara Traver

Barbara Traver
Village Clerk



Christopher Nelson
Village President