

ORDINANCE NO. 2025-34

**AN ORDINANCE AMENDING “THE CODE OF THE VILLAGE OF
SOUTH HOLLAND, ILLINOIS,” ADOPTED DECEMBER 7, 1987,
CHAPTER 9, ENTITLED “LICENSES AND BUSINESS REGULATIONS”**

WHEREAS, the Village of South Holland is a Home Rule Municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village of South Holland maintains a Village Code, and it is necessary from time to time to modify and amend said Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, as follows:

SECTION 1: That Chapter 9, “Licenses and Business Regulations”, Article X. - Rental Housing Code, Division 1., In General, shall be amended by deleting Sec. 9-307, entitled, “Occupancy, license and registration” in its entirety and by inserting in lieu thereof the following:
Sec. 9-307. - Occupancy, license and registration.

No dwelling unit may be occupied by other than the owner and owner’s immediate family without having been licensed, registered and inspected. The provisions of this Code’s section 9-315 shall apply for registration and triennial inspections of any rental unit within the village. Occupancy limits shall be determined by the applicable Village Codes. No person, corporation or business entity of any kind or nature whatsoever, shall engage in the business of renting any dwelling unit to the public, or operating a rental dwelling or dwelling unit, rooming house or rooming unit, unless a valid and current residential rental license has been issued by the village clerk for the specific location. This agreement is not intended to apply to licensed professionals acting as brokers or agents, unless licensed professionals are owners or managers of property subject to this Code. No person shall rent or occupy a dwelling unit or rent or occupy any rooming house unit unless a current valid license has been issued for that specific location. This licensing requirement shall not apply to group homes governed by the Specialized Living Centers Act, 405 ILCS 25/1 et seq., dealing with the developmentally disabled, or other similar uses governed by state or federal laws, rules or

regulations. No license shall be issued or renewed unless the owner or operator agrees in the application to such inspections as may be required pursuant to this chapter.

Immediate Family Occupied Unit. If a dwelling unit is occupied by a member or members of the owners immediate family, the owner must apply, pay for and receive a Public Safety Registration certificate on an annual basis. This type of dwelling unit shall be recognized as an “Immediate Family Occupied Unit”. An owner who provides an Immediate Family Occupied Unit shall be required to abide by the rules and regulations in this Rental Housing Code that apply to the physical condition of the dwelling unit as if the Immediate Family Occupied Unit was a standard rental unit. This is to say that the Immediate Family Occupied Unit shall be regulated by the following sections: 9-309, 9-310, 9-311, 9-312, 9-313, except 9-313(f)(3), 9-314, except 9-314(a)(4), 9-315 - fee for Immediate Family Occupied Unit registration is \$25.00 per year with a late fee of \$25.00, 9-316 and 9-317.3.

SECTION 2: That Chapter 9, “Licenses and Business Regulations”, Article X. - Rental Housing Code, Division 2., Administration and Enforcement, shall be amended by deleting Sec. 9-314, entitled, “Good neighbor housing program”, subparagraph (g), entitled “Residential rental density”, subparagraph (8), entitled “Exception”, in its entirety and by inserting in lieu thereof the following:

Sec. 9-314. - Good neighbor housing program.

(g) *Residential rental density.*

(8) Exception. Property that is owned by the village and leased. Village employees who are required to reside within the village limits and Immediate Family Occupied Units. Also, property owners under active military deployment of one (1) year or longer can apply to the Village Administrator for an exemption.

SECTION 3: That the Clerk of the Village of South Holland is authorized and directed to note the fact of the amendment hereby adopted in the Code.

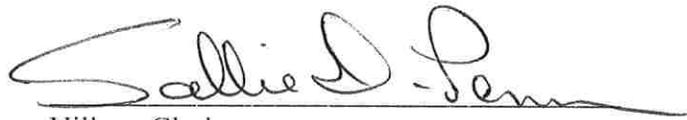
SECTION 4: That if any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this ordinance are declared to be severable.

The above and foregoing ordinance shall be in full force and effect from and after its adoption, approval and publication, as provided by law. Publication in pamphlet form is authorized.

Adopted by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, at a meeting legally assembled on the 8th day of July, 2025, on motion of Trustee NYLEN, seconded by Trustee DEYOUNG, carried on the aye votes of Trustees DEYOUNG, PERKINS, NYLEN, RUSSELL, JOHNSON.

Voting nay: 0

Absent: REEJ


Village Clerk

Approved:


Village President

Passed: 7/8/2025

Approved: 7/8/2025

Published in pamphlet form 7/9/2025