RE/MAX COMMERCIAL

ZONING & SHORT-TERM RENTAL REPORT

# The Lake-Heim

27717 W Grass Lake Drive, Spring Grove, Illinois 60081 · October 2026

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THE ANSWER

## Short-term rentals at The Lake-Heim fall under the code's hotel or motel use, which the RC district permits by right.

Lake County's published short-term-rental ban applies to residential zoning districts. RC is a commercial district, and the code's own list of residential districts does not include it. Lake County has not issued a ruling on this particular operation; page 2 shows how a buyer gets one in writing.

| | |
|---|---|
| JURISDICTION | Unincorporated Lake County, Antioch Township. Spring Grove is the mailing address only. |
| PIN | 01-27-300-024 |
| ZONING | RC, Recreational Commercial |
| GOVERNING CODE | Lake County Code Ch. 151, Unified Development Ordinance (UDO), local legislation current through Ord. 26-1018, passed September 8, 2026 |

HOW THE CODE GETS THERE

### 1 A stay of less than a month is not residential use

> Household living is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered a form of transient lodging (see the retail sales and service and community service categories).
>
> Sec. 151.270(C)(1)(a)

### 2 The code classifies that lodging as a hotel or motel use

> Lodging in a multi-dwelling structure or where fewer than two-thirds of the units are rented on a monthly or longer basis is considered a hotel or motel use and is classified in the retail sales and service category.
>
> Sec. 151.270(C)(1)(d)

### 3 RC permits hotels and motels by right

> A "P" indicates that a use is allowed by right in the respective zoning district.
>
> Sec. 151.111(B)(1)(a)

The use table (Sec. 151.111) shows **P** for hotels and motels in the RC column. The district exists for exactly this kind of property:

> The RC, Recreational Commercial District is primarily intended to accommodate commercial activities that are dependent upon locations near recreational resources, such as lakes.
>
> Sec. 151.094(A)

## WHY THE COUNTY'S BAN DOES NOT REACH RC

> Short-term rental of single-family homes in residential zoning districts is prohibited in Unincorporated Lake County by the Unified Development Ordinance of the Lake County Code (UDO) and doing so is a violation of the County Code and subject to enforcement action.
>
> Lake County Planning, Building & Development, lakecountyil.gov/4816

> RESIDENTIAL ZONING DISTRICT. Any RE, E, R-1, R-2, R-3, R-4, R-5, R-6, and RR Zoning District.
>
> Sec. 151.271, definitions

## THE RC COLUMN OF THE USE TABLE

| USE (SEC. 151.111) | RC | STANDARDS |
|---|---|---|
| Hotels and motels | **P, by right** | |
| Cabin or cottage | **P, by right** | Sec. 151.112(J) |
| Attached dwelling (attached to nonresidential use) | **P, by right** | Sec. 151.112(I) |
| Caretaker's dwelling unit (accessory use) | **P, by right** | Sec. 151.113(D) |
| Recreational-oriented retail sales and service | **P, by right** | |
| House, detached | **Not allowed** | |

## DEFINITIONS THAT FIT THE PROPERTY

> MOTEL. A building designed for transient occupancy containing rooms or suites with separate entrances, providing living, sleeping, and toilet facilities. Individual cooking facilities may be provided.
>
> Sec. 151.271

> CABIN or COTTAGE. A recreational (nonresidential) use consisting of detached dwelling units used for temporary or seasonal occupancy.
>
> Sec. 151.271

> An individual cabin or cottage shall not exceed 1,000 square feet (gross floor area).
>
> Sec. 151.112(J)(2)

> Attached dwelling units shall be subordinate in area to the principal (nonresidential) use occupying the same building.
>
> Sec. 151.112(I)(1), for an owner or manager living on site

### What a buyer should confirm with Lake County

- **The use permit.** "A use permit shall be required prior to the establishment or change of any use. A use permit may also be obtained to identify a use." (Sec. 151.110) Ask whether one is on file for the current operation.
- **A written interpretation.** Under Sec. 151.057, the Planning, Building & Development Director provides a written answer to a complete application within 30 days; the answer can be appealed to the Zoning Board of Appeals.
- **Licensing and taxes.** Any health-department licensing and whether the county's hotel operator's tax (Lake County Code Ch. 34) applies.
- **Who to call.** Lake County Planning, Building & Development, (847) 377-2600.

Sources: Lake County Code Ch. 151 (Unified Development Ordinance), American Legal Publishing, 2026 S-15, local legislation current through Ord. 26-1018, passed 9-8-2026; Lake County Planning, Building & Development, "Short-Term Rentals Prohibited in Unincorporated Lake County Residential Zones" (lakecountyil.gov/4816). Both read October 3, 2026. Quotations are verbatim. This report summarizes public code text. It is not legal advice and not a determination by Lake County; buyer to verify zoning, permits, licensing and taxes with Lake County and counsel.

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