

Passed: February 20, 2012  
Signed: February 21, 2012

**ORDINANCE NO. 2012-02-019**

**An Ordinance Amending the Zoning Ordinance of the City of Urbana, Illinois  
(Revision to Sections II-3 and V-11, Regarding Occupancy of Hotels and Motels  
- Plan Case No. 2165-T-11)**

**WHEREAS**, the City Council of the City of Urbana, Illinois adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and,

**WHEREAS**, the Zoning Administrator has applied to revise Section II-3 (Definitions) and Section V-11 (Residential Occupancy Limits), in order to insure that longer term occupancy of hotels and motels comply with building, fire, and housing codes; and

**WHEREAS**, said text amendment is consistent with the goals and objectives of the Urbana Comprehensive Plan; and

**WHEREAS**, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on this application at their February 9, 2012 meeting; and

**WHEREAS**, the Urbana Plan Commission on February 9, 2012 voted 6 ayes to 0 nays to forward this application to the Urbana City Council with a recommendation for approval;

**NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that the Urbana Zoning Ordinance shall be amended as follows:

Section 1. That Section II-3, Definitions, of Urbana Zoning Ordinance is hereby amended to add the following new definition:

*Extended Stay Unit:* A hotel or motel unit with accommodations for sleeping along with in-unit full kitchen and bathroom facilities. See Section V-11 for occupancy limits and building code standards for extended stay units.

Section 2. That Section II-3, Definitions, of Urbana Zoning Ordinance is hereby amended by changing the definition of "Hotel or Motel" to read as follows:

*Hotel or Motel:* A building providing transient lodging accommodations to the general public for compensation and which may include ancillary facilities and services such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities. See Section V-11 for occupancy limits for hotel or motel units.

Section 3. That Section V-11, Residential Occupancy Limits, of Urbana Zoning Ordinance is hereby amended by adding Paragraph F to read as follows :

- F. Occupancy of any hotel or motel, or bed and breakfast inn, by any individual shall be limited to no more than 30 consecutive days; provided that such occupancy shall be allowed for more than 30 days within extended stay units as defined in Section II-3 and which comply with the City of Urbana adopted residential building and fire codes, as amended.

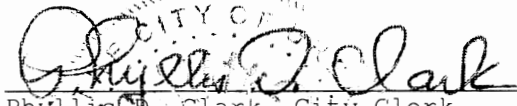
Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 20th day of February, 2012.

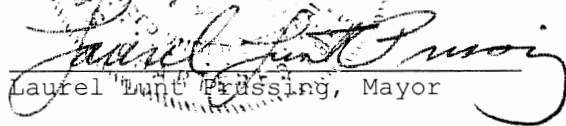
AYES: Bowersox, Jakobsson, Lewis, Marlin, Smyth, Stevenson

NAYS:

ABSTAINS:

  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 21st day of February, 2012.

  
Laurel Hunt Prussing, Mayor



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.


I certify that on the 20th day of February, 2012, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2012-02-019 entitled:

**“AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (REVISION TO SECTION II-3 AND SECTION V-11 REGARDING THE DEFINITION OF AND OCCUPANCY STANDARDS FOR HOTELS AND MOTELS – PLAN CASE NO. 2165-T-11)”**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2012-02-019 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 21st day of February, 2012, and continuing for at least ten (10) days thereafter. Copies of said Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 21st day of February, 2012.

  
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City Clerk

