

ORDINANCE NO. 24-24

**AN ORDINANCE AMENDING CHAPTER 17 OF THE MACOMB MUNICIPAL CODE
PERTAINING TO LODGING/BOARDING/ROOMING HOUSE**

PREAMBLE

WHEREAS, the City of Macomb (“the City”) is a municipality duly organized under the laws of the State of Illinois; and

WHEREAS, under state and local law, the City Council of the City of Macomb, McDonough County, Illinois (the “Council”), has the power to pass all necessary ordinances, rules and regulations; and

WHEREAS, The City Council of the City of Macomb (the “Council”) has adopted Chapter 17 of the Municipal Code of Macomb, Illinois (the “Municipal Code”) to regulate and control the use and development of land within the jurisdiction of the City and to promote the public health, safety, and general welfare; and

WHEREAS, the Community Development Director has recommended to amend Sections located within Chapter 17 of the Municipal Code of Macomb to allow, by special use only, a lodging/boarding/rooming house to contain up to 30 rooms and such recommendation received concurrence of the Community Development Committee;

WHEREAS, the City Council has received the recommendation of the Community Development Committee and the Community Development Director and desires to concur with that recommendation to amend Sections of Chapter 17 of the Municipal Code of the City of Macomb.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MACOMB, McDONOUGH COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Incorporation of Preamble. The foregoing recitals are true and correct and are incorporated herein as the findings of the Mayor and City Council.

Section 2. Amendments. Sections 17-42, 17-669, 17-734, 17-749, 17-764, 17-839, and the Use Matrix contained in Appendix A of Chapter 17 of the Municipal Code all shall be amended as set forth in Exhibit A, attached to and incorporated into this Ordinance.

Section 3. Severability Clause. If any section, part or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

Section 4. Effective Date. This Ordinance shall be effective upon its passage, approval and publication, as provided by law.

Presented this 6th day of May, 2024.

First Reading: 6th day of May, 2024.

Second Reading: 17th day of June, 2024.

Passed this 17th day of June, 2024.

Approved this 18th day of June, 2024.

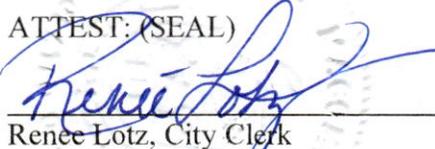
Recorded in City records this 18th day of June, 2024.

Published in pamphlet form this 18th day of June, 2024.



Michael J. Inman, Mayor

ATTEST: (SEAL)



Renee Lotz, City Clerk

Passed by roll call vote with the name of each City Council member recorded on the appropriate line below:

AYES: Schuck, Vigezzi, Dorsett, Katz, Wynn, Moon

NAYS: None

ABSENT: Shabazz

ABSTAIN: None

Exhibit A.

Sec. 17-42. – Definitions

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Lodging/boarding/rooming house: A structure occupied by at least five but not more than ~~12-30~~ individuals renting individual rooms for pre-arranged periods of time but for not less than a minimum of 30 consecutive days, subject to the requirements of this Chapter. The structure may contain shared bathroom facilities but must contain common entrance/exit ways and a common kitchen area for cooking and dining within the same structure.

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Sec. 17-669. Special uses. [R-4 Zoning District]

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(8) Lodging/boarding/rooming house. The following conditions shall apply to any special use granted under this section for a lodging, boarding or rooming house.

a. Any existing fire suppression system, fire alarm system, sprinkler system or other fire system shall be maintained and remain operational, subject to inspection by the Fire Chief.

b. In the absence of an existing alarm system, the premises shall be protected by a fire alarm system compliant with the International Fire Code as approved by the Fire Chief.

c. The premises shall be registered as a rental property and shall be subject inspections by the Rental Housing Inspector no less than two (2) times per registration year.

d. The premises shall be issued a Certificate of Occupancy prior to use.

Sec. 17-734. Special uses. [B-1 zoning district]

...

(c) Lodging/boarding/rooming house. The following conditions shall apply to any special use granted under this section for a lodging, boarding or rooming house.

1. Any existing fire suppression system, fire alarm system, sprinkler system or other fire system shall be maintained and remain operational, subject to inspection by the Fire Chief.

2. In the absence of an existing alarm system, the premises shall be protected by a fire alarm system compliant with the International Fire Code as approved by the Fire Chief.

3. The premises shall be registered as a rental property and shall be subject inspections by the Rental Housing Inspector no less than two (2) times per registration year.

4. The premises shall be issued a Certificate of Occupancy prior to use.

Sec. 17-749. Special uses. [B-2 Zoning District]

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(5) Lodging/boarding/rooming house. The following conditions shall apply to any special use granted under this section for a lodging, boarding or rooming house.

a. Any existing fire suppression system, fire alarm system, sprinkler system or other fire system shall be maintained and remain operational, subject to inspection by the Fire Chief.

b. In the absence of an existing alarm system, the premises shall be protected by a fire alarm system compliant with the International Fire Code as approved by the Fire Chief.

c. The premises shall be registered as a rental property and shall be subject inspections by the Rental Housing Inspector no less than two (2) times per registration year.

d. The premises shall be issued a Certificate of Occupancy prior to use.

Sec. 17-764. Special uses. [B-3 Zoning District]

...

(g) Lodging/boarding/rooming house. The following conditions shall apply to any special use granted under this section for a lodging, boarding or rooming house.

1. Any existing fire suppression system, fire alarm system, sprinkler system or other fire system shall be maintained and remain operational, subject to inspection by the Fire Chief.

2. In the absence of an existing alarm system, the premises shall be protected by a fire alarm system compliant with the International Fire Code as approved by the Fire Chief.

3. The premises shall be registered as a rental property and shall be subject inspections by the Rental Housing Inspector no less than two (2) times per registration year.

4. The premises shall be issued a Certificate of Occupancy prior to use.

Sec. 17-839. Special uses. [ASMU Zoning District]

...

(4) Lodging/boarding/rooming house. The following conditions shall apply to any special use granted under this section for a lodging, boarding or rooming house.

a. Any existing fire suppression system, fire alarm system, sprinkler system or other fire system shall be maintained and remain operational, subject to inspection by the Fire Chief.

b. In the absence of an existing alarm system, the premises shall be protected by a fire alarm system compliant with the International Fire Code as approved by the Fire Chief.

c. The premises shall be registered as a rental property and shall be subject inspections by the Rental Housing Inspector no less than two (2) times per registration year.

d. The premises shall be issued a Certificate of Occupancy prior to use.

Chapter 17
Appendix A. Use Matrix

	AG	R-1	R-2	R-3	R-3A	R-4	RMH	ROS	O/I	B-1	B-2	B-3	M-1	M-2	ASMU
Residential															
Dormitories						S*			P*	S	S	S			
Dwellings, Single-Family Attached	P			P	P	P				S	S				P
Dwellings Single-Family Detached	P	P	P	P	P	P				P	P				P
Dwellings, Two-Family	P			P	P	P				P	P				P
Dwellings, Multiple-Family					P	P				S	S				P
Dwellings, Downtown First Floor												P*/S*			
Dwellings, Downtown Second Floor										P	P	P	P		
Fraternities and Sororities						S*			S	S	S	S			P
Manufactured Homes, Individual	S	S	S	S	S	S	P								
Mixed Commercial/Residential Use															P
Mobile/Manufactured Home Parks							P								
Residential Homes for the Disabled	P*	P*	P*	P*	P*	P*				S	S	S*			P
Rooming and Boarding Houses						S*				S	S	S*			<u>P</u> _S