

**ORDINANCE NO. \_\_\_\_\_ - 2025**

**VILLAGE OF HOFFMAN ESTATES**

**AN ORDINANCE AMENDING SECTION 8-8-7, HOTELS,  
OF CHAPTER 8, LICENSES,  
OF THE HOFFMAN ESTATES MUNICIPAL CODE**

WHEREAS, the Village of Hoffman Estates, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Hoffman Estates desires to enact certain regulations regarding hotels; and

WHEREAS, the Village of Hoffman Estates finds it is the best interests of the Village to amend the Village's Municipal Code to provide for same.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That Section 8-8-7, HOTELS, of Chapter 8, LICENSES, of the Hoffman Estates Municipal Code, is hereby amended to read as follows:

Section 8-8-7. HOTELS

A. DEFINITIONS - Unless the context otherwise requires, the following terms as used in this Section shall be construed according to the definitions given below:

“Hotel” - the term “hotel” when used in this Code shall mean every building, structure or any part thereof used, kept or maintained as or advertised or held out to the public to be an inn, hotel, family hotel, apartment hotel, lodging house, motel, dormitory or other place where sleeping accommodations are furnished or maintained for hire or rent for 20 or more transient persons, whether with or without meals.

“Extended Stay Hotel” - the term “extended stay hotel” when used in this Code shall mean a hotel which offers services and facilities designed to appeal to longer-term guests, such as laundry and kitchen facilities, and may quote rates on a weekly or monthly basis.

“Guest” - the term “guest” when used in this Code shall mean a person who exercises occupancy or is entitled to occupancy in a hotel by reason of concession, permit, right of access, license or other agreement.

“Identification Document” - the term “identification document” when used in this Code shall mean a document that contains the name, date of birth, description and picture of a person issued by a local, state or governmental entity.

“Record” - the term “record” when used in this Code shall mean a written documentation of information about a guest. A record may be maintained electronically, in a book or on cards.

“Visitor” - the term “visitor” when used in this Code shall mean a person, who is not a guest, who is on the premises of a hotel, motel or extended-stay hotel at the invitation of a guest, but without the express permission of the owner, operator, keeper or proprietor of the hotel, motel or extended-stay hotel.

"Group" - the term "group" when used in this Code shall mean a number of individuals assembled together for purposes of a wedding, family event, religious event, or organized competition by which the individuals are participants.

**B. LICENSE REQUIRED**

No person shall conduct, keep, manage or operate, or cause to be conducted, managed or operated, a hotel without obtaining a license therefor. Each applicant shall comply with all applicable regulations of the Department of Code Enforcement, Police Department, and Fire Department.

**C. TRAINING OF EMPLOYEES**

The owner or proprietor of a hotel, motel, or extended-stay hotel shall take all reasonable steps, including, but not limited to, providing training regarding this section to ensure that the person who checks a person into the hotel complies with provisions of this section. A person who has not been trained shall not be assigned to check persons into the hotel.

**D. ENTRY DOORS**

For any hotel, motel, extended-stay hotel permitted for construction after the date of adoption of the ordinance codified in this chapter, any public-facing entry points to the premises must require a magnetic or electronic keycard/locking device for access. Within one hundred eighty (180) days after the effective date of the ordinance codified herein, all public facing entry point doors for any hotel, motel, or extended stay hotel shall have operating automatic closures, key entry and shall remain locked at all times. These requirements are not applicable to entry points that enter directly into the lobby, as long as the lobby is manned by a bona fide employee twenty-four (24) hours a day.

**E. HOURLY RENTALS**

No owner, operator, keeper or proprietor of a hotel, motel, or extended-stay hotel shall provide lodging at an hourly rate.

**F. RENTAL OF ROOMS TO PERSONS UNDER TWENTY-ONE**

It shall be unlawful for any hotel, motel or extended-stay hotel to rent a room to any individual under the age of twenty-one (21).

Exception: A hotel, motel, or extended-stay hotel may rent a room to a person under the age of twenty-one (21) if said individual is part of a group, convention, corporate meeting, pageant or other major contracted booking at the hotel, motel, or extended-stay hotel.

**G. RESPONSIBILITIES OF ALL HOTELS**

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, without delay, report violations of law to the Hoffman Estates Police Department that were either witnessed or made known to them by an employee, guest, visitor or other person on the premises.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall, at all times, maintain a manager on duty or on-call capable of assisting, communicating, and cooperating with the police or other law enforcement officials in maintaining the public health, welfare, and safety.

All information required to be procured and kept pursuant to this article shall be kept strictly confidential in accordance with state and federal law and shall not be provided to any person except to a federal or state law enforcement officer or to any officer empowered to enforce this article.

All information required to be procured and kept pursuant to this article shall be provided to any federal or state law enforcement officers, or local sworn enforcement officer empowered to enforce this article upon demand. Nothing in this requirement shall be construed as giving any such officer any greater right or license to enter a room or invade privacy than the officer shall otherwise possess as a matter of law, probable cause, constitutional law, statutory right, or warrant.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall keep a record of all rental agreements between the hotel, motel, or extended-stay hotel and all guests and their visitors, and make these records available to the village within a reasonable time upon request. For the purposes of this section, the term “record” shall mean the hotel, motel or extended-stay hotel’s electronic guest registration system which stores guest identifying information. In the event an electronic guest registration system does not exist, a record shall be maintained with the guest and any visitor’s information in a paper record or reservation book. The following information, at a minimum, must be recorded at the time of registration and maintained for a period of no less than one (1) year after the rental agreement’s termination:

The full name, phone number, and home address of each overnight guest. If the guest is a tourism company or other business, only the guest shall be required to provide this information, but the total number of people staying under the tourism company or other business shall be provided;

The make, type and license number of the guest’s vehicle if the vehicle will be parked on the premises that are under the control of the operator or management;

The day, month, year and time of arrival of each guest;

The number or other identifying symbol of location of the room rented or assigned each guest;

The date that each guest is scheduled to depart;

The method of payment for the room;

The full name of the person checking in the guest.

Every owner, operator, keeper or proprietor of any hotel, motel, or extended-stay hotel shall require each guest to provide proper identification prior to renting a room when registering in person. A record of the provided identification documents shall be kept on file for the duration of the occupancy and for one hundred eighty (180) days thereafter.

No person shall procure or provide lodging in any hotel, motel, or extended-stay hotel, or any services therefrom, through misrepresentation or production of false identification, or identification which misrepresents the identity of the person procuring or sharing in such lodging or service.

#### H. OCCUPANCY REQUIREMENTS

No operator, owner, keeper or proprietor of any hotel, motel, or extended-stay hotel shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit or temporary sleeping accommodations provided by the hotel, motel, or extended-stay hotel.

No operator, owner, keeper or proprietor, guest, or visitor of any hotel, motel, or extended-stay hotel shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite.

#### I. MAXIMUM STAY LENGTH

1. No hotel, motel, extended-stay hotel located within the Village shall allow any person, other than one designated management employee of the hotel, motel, or extended-stay hotel, to occupy such facility for more than twenty-nine (29) consecutive days. No guest residing for more than twenty-nine (29) consecutive days shall begin a new rental agreement with the hotel, motel, or extended-stay hotel without at least a two-day vacancy between stays.
2. No hotel, motel, or extended-stay hotel located within the Village shall allow any person to occupy such hotel, motel, or extended-stay hotel as his or her permanent residence, and/or to utilize the hotel, motel, or extended-stay hotel address as his or her mailing address.
3. All hotels, motels and extended-stay hotels are required to comply with all applicable provisions of this Code. Any existing hotel, motel, or extended-stay hotel is required to comply with this all applicable provisions of this Code within forty-five (45) days of the effective date of this chapter.

#### J. COMMON AREA AND PARKING ILLUMINATION REQUIREMENTS

The open parking area and all areas surrounding any hotel, motel, or extended stay-motel, shall comply with all requirements related to illumination levels set forth in the subdivision and land development section of this Code, within one (1) year of the effective date of this chapter.

Within one hundred eighty (180) days of the effective date of this chapter, any hotel, motel, or extended-stay hotel must provide and maintain security in its parking area. This shall include but not be limited to, a live security guard or other security measures such as a complete video surveillance. A video surveillance system (VSS) means a continuous digital surveillance system including cameras, cabling, monitors, and digital view recorders (DVR). Any existing hotel, motel, or extended-stay hotel is required to install VSS within one hundred eighty (180) days of the effective date of this chapter. Any VSS shall be maintained in proper working order at all times and be in continuous operation twenty-four (24) hours a day, seven (7) days a week. The digital images must be retained for no less than twenty-one (21) days.

All VSS shall have no less than one (1) camera dedicated to each register or check-out stand, entrance/exit, interior hallways, lobby and parking areas.

K. LOITERING AND JUVENILE CURFEW

No persons shall loiter in or upon any hotel, motel, or extended-stay hotel parking lot or in or around any building to include breezeways or stairwells without the permission of the owner, operator, keeper or proprietor.

Chapter 7 (Offenses and Punishment) Article 2 (Offenses involving children and juveniles) Section 7-2-5 (Curfew) of this Code related to curfew for minors, shall be enforced in the common areas of the hotel, motel, or extended-stay hotel.

L. UNLAWFUL OPERATION DECLARED NUISANCE

Any hotel, motel, or extended-stay hotel operated, conducted or maintained contrary to the provisions of this article may be declared to be unlawful and a public nuisance. The Village of Hoffman Estates may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

M. PENALTIES

If a person is convicted of a violation of this article, the court or other adjudicative body shall impose a fine of not less than two hundred fifty dollars (\$250.00) and not more than one thousand dollars (\$1,000.00) for each violation.

Section 1: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 2: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_ day of \_\_\_\_, 2025

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Karen Arnet	_____	_____	_____	_____
Trustee Patrick Kinnane	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_2025

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_day of \_\_\_\_2025.