



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth Tyler, AICP

DATE: January 3, 2002

SUBJECT: Resolution to Impose Temporary Moratorium on Outdoor Advertising Sign Structures

Introduction

At their regular meeting on July 16, 2001, the City Council passed Ordinance No. 2001-07-078: "An Ordinance Amending The Zoning Ordinance of the City of Urbana (To Add Section IX-10, Interim Development Ordinance – Moratorium on Outdoor Advertising Sign Structures)." The ordinance was passed in response to a request made by Alderperson Wyman on May 21, 2001 that the staff study the feasibility of enacting amendments to the sign provisions of the zoning ordinance which would restrict or alter the requirements for erecting new OASS's (billboards). Such a study has been conducted and a proposed amendment is currently under review by the Plan Commission, but the amendment will not be forwarded to Council for action prior to the expiration of the moratorium on January 14, 2002. Therefore, a resolution is needed to impose a temporary moratorium on the issuance of building permits for OASS's until the proposed amendments can be approved or rejected by the City Council. A moratorium on building permits is necessary because an Amendment to the moratorium established in the text of the Zoning Ordinance requires further public hearings before the Plan Commission.

Discussion

The Interim Development Ordinance, (IDO), adopted on July 16, 2001 allowed for the study of a potential "cap and replace" or permanent ban on new billboards and is set to expire on January 14, 2002. As previously mentioned, the text amendment designed to address these issues is currently under review by the Plan Commission, but will not be forwarded to Council for action prior to the expiration of the existing moratorium. Furthermore, a notice of a public hearing has been submitted for publication to provide for a 60-day extension of the moratorium through another Interim Development Ordinance. Due to the holiday schedule, the full 15-day notification

requirement was not able to be met, and therefore the additional IDO will be continued until the January 24, 2002 Plan Commission meeting and will not be forwarded to Council for action prior to the expiration of the current moratorium. Therefore, a resolution is needed to impose a temporary moratorium on the issuance of building permits for OASS's until one or both of these amendments can be approved or rejected by the City Council.

Recommendation

ADOPT the attached Resolution to place a moratorium on the issuance of new building permits for OASS's.

Attachment: Draft Resolution

Cc: Kelly French-Strube
Kip Pope
Michael Pollock
Marilyn Upah-Bant

RESOLUTION NO. 2002-01-001R

**A RESOLUTION TO IMPOSE A TEMPORARY MORATORIUM ON PERMITTING OUTDOOR
ADVERTISING SIGN STRUCTURES (OASS'S)**

(until an Interim Development Ordinance can be adopted to impose a moratorium on OASS permit issuance while the review of the number and placement of OASS's is being completed)

WHEREAS, members of the City Council are concerned about the continued placement of outdoor advertising sign structures (OASS's, commonly referred to as billboards) in the City of Urbana and its effect upon the general welfare of the community and are desirous of investigating the feasibility of a possible permanent ban or "cap and replace" restriction on OASS's; and

WHEREAS, it is desirable to thoroughly study the details and effects of any further restriction of OASS placement in the City of Urbana through proper public notice, technical review by staff and other interested parties, public input, and review and recommendation by the Plan Commission with respect to any potential revisions to the Sign Regulations of the Urbana Zoning Ordinance; and

WHEREAS, an Interim Development Ordinance (Ordinance No. 2000-11-136) is currently in place until January 14, 2002, which places a moratorium on the issuance of permits for OASS's pending adoption of amendments to the Zoning Ordinance with respect to the number and placement of OASS's; and

WHEREAS, a zoning text amendment has been proposed in Plan Case #1810-T-01 that is intended to address the goals of the Interim Development Ordinance, but the text amendment is currently under review by the Plan Commission and will not be presented to Council for action prior to the expiration of the moratorium on OASS permits; and

WHEREAS, the Zoning Administrator has submitted a notice of a public hearing in regard to a text amendment which would extend the moratorium for an

additional sixty (60) days through an Interim Development Ordinance, but practical difficulties due to the holiday schedule did not allow the required fifteen (15) day notification period to be met, and the case will therefore be continued and not presented to Council in time for adoption or rejection prior to the expiration of the existing moratorium on OASS permits.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The City Council does hereby place a moratorium on the issuance of permits for OASS, as defined by the Zoning Ordinance, until adoption or rejection of an Interim Development Ordinance designed to study this issue OR adoption or rejection of a zoning text amendment related to the number and placement of OASS, whichever comes first.

Section 2. The City Council does hereby further direct that City staff and Plan Commission extend an Interim Development Ordinance regarding new OASS's and continue the study and review of the advisability, details, and ramifications of a potential ban or "cap and replace" limitation on OASS, with such study to include consideration of potential benefits and costs to the community, relevant legislation, relevant case law, actions of other communities, effects on previous settlement agreement, and impacts upon vested rights and property rights.

PASSED by the City Council this _____ day of _____, _____.

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Tod Satterthwaite, Mayor