

AN ORDINANCE AMENDING CERTAIN SECTIONS
OF THE URBANA ZONING ORDINANCE

WHEREAS, the Urbana Plan Commission, after due notice and public hearing being held and upon due consideration, has forwarded to this Council Case No. 933 recommending that the Zoning Ordinance of the City of Urbana, Illinois, be amended as suggested therein.

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS,
that:

Section 1. The Zoning Ordinance of Urbana, Illinois, is hereby amended to enact certain language as indicated on the page attached hereto and incorporated herein by reference. The present language of Section 34.74 is repealed.

Section 2. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1 - 2 - 4 of the Illinois Municipal Code.

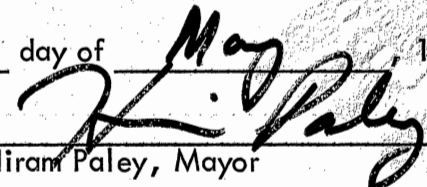
Section 3. This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 20th day of May, 1974.

PASSED by the City Council this 20th day of May, 1974.



Duane Eckerty, City Clerk

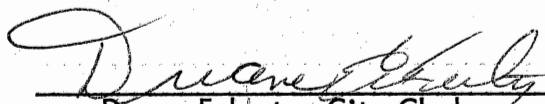
APPROVED by the Mayor this 23 day of May, 1974.



Hiram Paley, Mayor

CERTIFICATE OF PUBLICATION

I, Duane Eckerty, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the Courier on the 26 day of May, 1974, and a Certificate of Publication is attached hereto.



Duane Eckerty, City Clerk

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COPY OF ADVERTISEMENT

ORDINANCE NO. 7475-5
AN ORDINANCE AMENDING CERTAIN
SECTIONS OF THE URBANA ZONING
ORDINANCE

WHEREAS, the Urbana Plan Commission, after due notice and public hearing being held and upon due consideration, has forwarded to this Council Case No. 933, recommending that the Zoning Ordinance of the City of Urbana, Illinois, be amended as suggested therein.

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS, that:

Section 1. The Zoning Ordinance of Urbana, Illinois, is hereby amended to enact the following language:

"Sec. 34.73 Utility Or Public Buildings Exemption Procedure.

The City Council May authorize by ordinance in any zoning district a special use permit for the establishment, construction, expansion, or alteration of any structure and/or use to be used by a public service entity for a public utility or for a governmental, educational, charitable, philanthropic, or medical use, according to the following procedure.

After publication in a newspaper of general circulation in the City of Urbana of a notice of the time, place, and subject matter of a public hearing at least fifteen (15) days prior to such hearing, the Plan Commission shall hold a public hearing on the proposed use or structure, according to its established procedures. The Plan Commission shall determine whether the proposed structure or use is reasonably necessary for the public benefit, convenience, and welfare, whether it will be in harmony with the general purpose and intent of this ordinance, and whether it will be potentially injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare. Within forty-five (45) days after the close of the public hearing, the Plan Commission shall make a recommendation to the City Council regarding the requested special use permit, and may also recommend such additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this ordinance. Such conditions may include but are not limited to adherence to the approved site plan, including the regulations of the setbacks, height, parking and access, screening, landscaping, and outdoor lighting. The City Council shall consider the recommendation of the Plan Commission regarding the requested special use permit, and shall direct the Zoning Administrator whether or not to issue the special use permit, and the conditions therefor. The City Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems necessary or

Certificate of Publication

STATE OF ILLINOIS }
Champaign County } ss.

CHAMPAIGN-URBANA COURIER, Inc., a corporation, hereby certifies that it is the publisher of THE COURIER, a daily secular newspaper of general circulation in said County, printed and published in the City of Urbana, in said County and State, and that said newspaper is a newspaper as defined in "An Act to revise the law in relation to notices," approved February 13, 1874, as amended, and that the printed notice hereto annexed and hereby made a part of this certificate has been published in said newspaper at least once each week for

one successive weeks in each and every copy and impression

thereof; that the date of the first newspaper containing said publication was May 26

26 A.D. 19 74, and that the date of the last newspaper containing said

publication was _____ A.D. 19 _____; and that _____

Charles A. Shay by resolution of the Board of Directors of said CHAMPAIGN-URBANA COURIER, Inc., has been authorized to make this certificate.

IN TESTIMONY WHEREOF said CHAMPAIGN-URBANA COURIER, Inc., has caused this cer-

tificate to be executed in its name by said Charles A. Shay

this 26th day of May A.D. 19 74.

CHAMPAIGN-URBANA COURIER, Inc.

Publication Fee, \$ 15.40

By Charles A. Shay

7475-5

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 7475-5 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens, City Clerk

Date

SECTION 34.74. UTILITY OR PUBLIC BUILDINGS EXEMPTION PROCEDURE:

Former Section 34.74 repealed and replaced by new Section 34.74 on

May 20, 1974. See page 50(a).

SECTION 34.75 DISTRICT RECLASSIFICATION: The foregoing provisions of this Article shall also apply to non-conforming uses in districts hereafter changed or created.

SECTION 34.76 LOTS OF RECORD, EXCLUSION: In all zoning districts, a building or structure for any of the uses permitted in the respective districts may be erected on a lot recorded before the adoption of the Zoning Ordinance of the City of Urbana, Illinois, of 1950, November 6, 1950, which has less than the minimum lot area or width specified for the respective districts, provided that all other requirements of this Ordinance including yard, height and off-street parking for the respective districts are complied with; provided further that such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. If two (2) or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record on June 3, 1968, or thereafter, and if all or part of the lots do not meet the requirements for lot area or width as established by this Ordinance, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance, and no portion of said parcel shall be

SECTION 34.74. UTILITY OR PUBLIC BUILDINGS EXEMPTION PROCEDURE:

The City Council may authorize by ordinance in any zoning district a special use permit for the establishment, construction, expansion, or alteration of any structure and/or use to be used by a public service entity for a public utility or for a governmental, educational, charitable, philanthropic, or medical use, according to the following procedure. After publication in a newspaper of general circulation in the City of Urbana of a notice of the time, place, and subject matter of a public hearing at least fifteen (15) days prior to such hearing, the Plan Commission shall hold a public hearing on the proposed use or structure, according to its established procedures. The Plan Commission shall determine whether the proposed structure or use is reasonably necessary for the public benefit, convenience, and welfare, whether it will be in harmony with the general purpose and intent of this ordinance, and whether it will be potentially injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare. Within forty-five (45) days after the close of the public hearing, the Plan Commission shall make a recommendation to the City Council regarding the requested special use permit, and may also recommend such additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this ordinance. Such conditions may include but are not limited to adherence to the approved site plan, including the regulations of the setbacks, height, parking and access, screening, landscaping, and outdoor lighting. The City Council shall consider the recommendation of the Plan Commission regarding the requested special use permit, and shall direct the Zoning Administrator whether or not to issue the special use permit, and the conditions therefor. The City Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems necessary or appropriate in order to accomplish the purposes of this ordinance. A special use authorized by a special use permit is subject to all development regulations applicable to permitted uses in the district in which it is located, unless other regulations are specifically stated in the special use permit. Any right-of-way now used for public utility, municipal, state or federal purposes in any district shall be considered a conforming use.