

AN ORDINANCE AMENDING CHAPTER 34, ZONING, OF THE URBANA CITY CODE

WHEREAS, the Urbana Plan Commission, after due notice and public hearing being held and upon due consideration, has forwarded to this Council Case No. 1049 recommending that the Zoning Ordinance of the City of Urbana, Illinois, be amended as suggested therein.

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

Section 1. Upon taking effect of this amendatory ordinance, the existing Section 34.2 of the Zoning Ordinance of the City of Urbana, Illinois, is amended by adding before the definition of "Day Care Facility" the following definition:

Business Development and Redevelopment District: An area roughly corresponding to, or contiguous with, the central business district of Urbana with boundaries as follows:

Beginning at the middle of the intersection of California and Race streets, North to the middle of the intersection of High and Race Streets, West to the middle of the intersection of High and Cedar Streets, North to the middle of the intersection of Cedar and Elm streets, East to the middle of the intersection of Elm Street and Cherry Alley (extended) and Water Street (extended), East to the middle of the intersection of Water and Race Streets, North to the South edge of the Norfolk and Western Railroad tracks, generally Easterly and Southerly along such tracks to the middle of the intersection of said tracks with Main Street, Southwesterly along the middle of Main Street to the middle of the intersection of Main Street and Broad Alley, South to the middle of the intersection of Broad Alley and California Street and West to the place of Beginning.

Section 2. Upon the taking effect of this amendatory ordinance, the following new Section 34.74A shall be enacted and added to the Zoning Ordinance of the City of Urbana, Illinois:

SECTION 34.74A EXEMPTION PROCEDURE IN BUSINESS DEVELOPMENT AND REDEVELOPMENT DISTRICT:

The City Council may authorize in any zoning district in the Business Development and Redevelopment District a special use permit for the use, establishment, construction, expansion or alteration of any structure for apartment or multiple-family residential use, according to the following procedure. After publication in a newspaper of general circulation in the City of Urbana, Illinois 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 proposal, according to its established procedure. The Plan

Commission shall determine whether the proposal will furnish apartment or multiple-family residential housing in the Business Development and Redevelopment District in harmony with the general purpose of this Section of encouraging good quality housing in such District and whether it will be potentially injurious or detrimental to the zoning district in which it shall be located or to the occupants of such proposed structure or use.

Within twenty (20) 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 and necessary for the public, health, safety and welfare and to carry out the purposes of this Section. Such conditions may include, but are not limited to, adherence to the approved site plan, including setbacks, density, open space, 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 therefore. The City Council may impose any conditions or requirements upon such permit, which may include, but are not limited to, those recommended by the Plan Commission, which it deems necessary or appropriate in order to accomplish the purposes of this Section. 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 otherwise specifically stated in the special use permit or set forth in the approved site plan.

Section 3. 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 4. This Ordinance is hereby passed by the affirmative vote of "ayes" and "nays" being called of the Members of the Council of the City of Urbana, Illinois, at a special meeting of said Council on the 23rd day of October 1978.

PASSED by the City Council this 23rd day of October 1978.
Beverly Umbarger
Beverly Umbarger, Acting City Clerk

APPROVED by the Mayor this 15th day of November 1978.

Jeffrey T. Markland
Jeffrey Markland, Mayor

CERTIFICATE OF PUBLICATION

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 2nd day of May, 1979, and a Certificate of Publication is attached.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



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PASSED by the City Council this 23rd day of October 1978.

Beverly Umbarger Acting City Clerk

APPROVED by the Mayor this 15th day of November 1978.

Jeffrey Markland, Mayor

CERTIFICATE OF PUBLICATION IN The News-Gazette CITY OF URBANA, ILL. RECEIVED MAY 3 1979

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by M. S. Ovca, its controller, does hereby certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for consecutive weeks in said newspaper, namely on the following dates:

- May 2, A. D. 19 79
A. D. 19
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Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By [Signature] Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ 43.20