

ORDINANCE NO. 8384-14

AN ORDINANCE
AMENDING THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS

WHEREAS, after due publication, a public hearing was held on the 21st day of July, 1983, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case No. 1159-T-83; and

WHEREAS, the Urbana Plan Commission has recommended the adoption of the following changes to the text of the Zoning Ordinance of the City of Urbana, Illinois.

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

Section 1. That Article XI, Section XI-3 (Board of Zoning Appeals), paragraph C (Powers and Duties of the Board), shall be amended to add the following language:

4. All requests for continued occupancy of residential structures containing an illegal residential use on the effective date of this Amendatory Ordinance providing the following:

a. No request shall be granted for a period greater than four (4) years from the date of the Board's Decision on such request or January 1, 1989, whichever occurs earlier.

b. A written application for continued occupancy has been submitted to the Secretary of the Board, demonstrating that the immediate conformance with the Zoning Ordinance will cause a significant financial hardship or other practical difficulties in meeting the strict letter of the regulations and standards of this Ordinance.

c. All structures granted approval for continued occupancy shall be brought into conformance with Urbana housing codes, as determined by the Zoning Administrator, within such period as set by the Zoning Board of Appeals, but in no case shall such period extend six (6) months beyond the Zoning Board of Appeals' date of decision on this request.

d. That owners of all structures granted such continued occupancy place on file with the Urbana City Clerk a bond on a form approved by the City. Said bond shall be for the sum of \$1,000 secured to the City in the same manner as subdivision bonds as approved by the Corporation Counsel, to guarantee the improvements necessary to bring the subject structure into conformance with the Urbana Zoning Ordinance will be performed within a period coterminous with the period approved for

continued occupancy of said structure. The Corporation Counsel, upon consultation with the Zoning Administrator, shall release the bond and surety thereon upon conformance with the use regulations of the Urbana Zoning Ordinance within the period specified by the Zoning Board of Appeals. Upon forfeiture of bond, the money shall be used for administrative/legal expenses to cause the improvements necessary to bring the subject structure into conformance with the Urbana Zoning Ordinance.

e. The powers of the Zoning Board of Appeals under this subsection shall not be construed to empower the said Board to allow or permit occupancy by more individuals of a dwelling unit than is otherwise permitted under the Urbana Zoning Ordinance.

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.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council.

PASSED by the City Council this 6th day of September, 1983.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 9th day of September, 1983.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATION 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 Champaign-Urbana News-Gazette on the 14th day of September, 1983.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

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CITY OF URBANA, ILL.
RECEIVED

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CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, M. J. Duca, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by

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:

Sept 14, A. D. 19 83

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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

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