

ORDINANCE NO. 8485-80

AN AMENDMENT TO THE ZONING ORDINANCE  
OF THE CITY OF URBANA, ILLINOIS

WHEREAS, after due publication, a public hearing was held on April 4, 1985 and continued on April 18, 1985, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case #1200-T-85, 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,

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

Section 1. Section VII-7, entitled "Utility or Public Buildings Exemption Procedures," is hereby repealed upon the taking effect of this amendatory ordinance.

Section 2. Section VII-7, entitled "Utility or Public Buildings or Adaptive Re-Use of School Buildings Exemption Procedures," is hereby enacted to read as follows:

"A. Utility or Public Building Exemption Procedures

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 by a public service entity for a public utility or for a governmental, educational, charitable, philanthropic, or medical use, according to the above listed Special Use procedures.

B. Specific Special Uses for the Adaptive Re-Use of Public School Buildings and Public School Properties in the CRE Zoning District

The City Council may authorize by Ordinance, in the CRE zoning district, a Special Use Permit for the adaptive re-use of a public school buildings and property in accordance with the provisions set forth in Section VII-6 of this Article and this subsection.

## 1. Purpose and Intent

The provisions of this subsection have been set forth in recognition of the following:

- a) That declining public school enrollments within the Urbana School System have resulted in excess school building space and subsequent school closings.
- b) That as a result of public school closings, the investment of the public in those facilities is jeopardized to the extent that the marketable value of the property and its improvements is substantially diminished due to land use controls of the CRE zoning district limiting the adaptive re-use of such properties.
- c) That the City of Urbana recognizes the need to permit the redevelopment of such underutilized properties by virtue of the Education policies expressed in the 1982 Comprehensive Plan adopted by the City Council on September 7, 1982.
- d) That the City of Urbana finds the adaptive re-use of public school properties to further promote and conserve the economic value of such land and buildings and thereby protect and improve the City's tax base. At the same time, the City must insure that any proposed adaptive re-use is in harmony and is compatible with surrounding land uses.

## 2. Qualifications for Standing to Make Application for Special Use Permit Authorized Under this Subsection

- a) Public School buildings and properties within the Corporate Limits of the City of Urbana which qualify for a Special Use Permit petition under this subsection are limited to properties which are or once were owned by the Urbana School District or the Regional Board of School Trustees, any local Community College and the Board of Trustees of the University of Illinois.
- b) Petitions for a Special Use Permit under this subsection may be accepted only for public school properties on which stands an existing school building or structure erected or purchased by a public educational entity and which had been used as an attendance center for educational purposes.

- c) Notwithstanding b) above, a Special Use Permit may be granted upon the termination of a previous Special Use Permit issued under the authority of this subsection for the same public school building and property.
- d) Unless otherwise authorized by the City Council, any Special use Permit granted under this subsection shall become invalid upon termination of the use(s) for which the Special Use Permit was originally authorized.
- e) Special Use authorization under this subsection does not preclude any other uses permitted by Right, Conditional or Special Uses of the CRE district as provided under Article V, Use Regulations, Table V-1, TABLE OF USES.

3. Specific Special Uses that may be Authorized

The City Council may authorize by ordinance in the CRE zoning district and in accordance with the provisions of this Article, any or all of the following Special Uses:

- 1. Dwelling, Multiple Family
- 2. Private Kindergarten or Day Care Facility
- 3. Business or Professional Office
- 4. Vocational, Trade or Business School
- 5. Lodge or Private Club
- 6. Private Recreational or Health Club
- 7. Engineering, Laboratory, Scientific and Research Instruments Manufacturing
- 8. Electrical, Electronic Machinery, Equipment Sales and Manufacturing
- 9. Mechanical Measuring and Controlling Instruments Manufacturing
- 10. Optical Instruments and Lenses Manufacturing
- 11. Surgical, Medical, Dental and Instruments Supply and Manufacturing
- 12. Photographic Equipment and Supplies Manufacturing (except for the manufacturing and/or reconstitution of photographic chemicals to be used for wholesale or resale distribution)
- 13. Theoretical and Applied Research with regard to Development of Prototype and Light Manufacturing of Electrical Products
- 14. Non-refrigerated Dry Storage

4. Specific Standards, Requirements or Restrictions to any Special Use Permit

The Plan Commission may recommend to the City Council the imposition of conditions, restrictions or requirements authorized under Section VII-6, Special Use Permit Procedures, of this Article.

Section 3. Section II-3 of Article II is hereby amended to add the following new definitions:

"Attendance Center -- A school which is used for education or instruction purposes where students of any branch of knowledge regularly attend.

Public Educational Entity -- An organization or district that serves as a taxing unit for financing and service delivery for elementary, secondary, or higher public education.

School, Vocational -- A secondary or higher education facility primarily teaching useable skills that prepare students for a job in a trade or business and which meets the state requirements for vocational facility."

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 Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 6th day of May, 1985.

PASSED by the City Council this 6th day of May, 1985.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

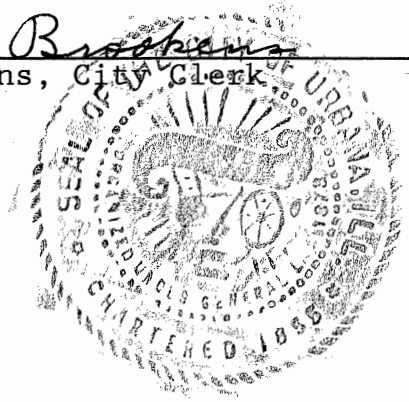
APPROVED by the Mayor this 15<sup>th</sup> day of May, 1985.

Jeffrey T. Markland  
Jeffrey T. 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  
20th day of May, 1985; corrected on the  
2nd day of June, 1985, and a Certificate of  
Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk



# CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by  
U.S. O'CA, 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:

June 2, A. D. 19 85

, A. D. 19

, A. D. 19

, A. D. 19

, A. D. 19

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 \$

N/C

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AN AMENDMENT TO THE ZONING  
ORDINANCE OF THE CITY OF  
URBANA, ILLINOIS

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public hearing was held on April 4,  
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amendment to the text of the  
Zoning Ordinance of the City of  
Urbana, Illinois, and the same  
has been duly adopted by the  
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hereby enacted to read as follows:

A. Utility or Public  
Building Exemption Procedures

The City Council may authorize  
by Ordinance, in any zoning dis-  
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expansion, or alteration of any  
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or for a governmental, educa-  
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or medical use, according to the  
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dures.

c) That the City of Urbana  
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d) That the City of Urbana finds  
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surrounding land uses.

2. Qualifications for Standing to  
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a) Public School buildings and  
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CITY OF URBANA, ILL.  
RECEIVED

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## The News-Gazette

CHANCE NO. 8485-80

22 1985

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a) That declining public school enrollments within the Urbana School System have resulted in excess school building space and subsequent school closings.

b) That as a result of public school closings, the investment of the public in those facilities is jeopardized to the extent that the marketable value of the property and its improvements is substantially diminished due to land use controls of the CRE

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 20

, A. D. 1985

, A. D. 19

, A. D. 19

, A. D. 19

, A. D. 19

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 \$

116.76