

ORDINANCE NO. 8586-53

AN AMENDMENT TO THE ZONING ORDINANCE  
OF THE CITY OF URBANA, ILLINOIS  
WITH RESPECT TO AVERAGE YARDS (R-5)

WHEREAS, after due publication, a public hearing was held on September 19, 1985 and continued to October 10, 1985, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois, in Plan Case #1213-T-85, and

WHEREAS, the Urbana Plan Commission has recommended against the adoption of the amendment in its present form, and

WHEREAS, the Urbana City Council has determined that if the proposed amendment is modified in the form herein, such amendment would properly address the problems to which the petition herein was addressed.

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

Section 1. Section VI-5 D 1 is hereby amended to read as follows:

"In the R-1, R-2, R-3, R-4 and R-5 Districts, where lots comprising more than forty percent (40%) of the frontage in a block are improved with buildings, not less than the average depth of the front yards of all lots in the block shall be maintained by all new buildings and by all alterations of existing buildings in the block, except that this provision shall not require a front yard of more than sixty feet (60'), nor less than the minimum required in the district in which they are located, nor shall it reduce the buildable dimension of the lot to less than thirty feet (30'). For the purpose of computing such an average depth, vacant lots within such frontage shall be considered as having the minimum front yard required in that district. In the R-5 District, the average front yard requirement shall apply only to buildings; in R-5 districts parking shall be permitted in such front yard to within fifteen feet (15') of the front lot line."

Section 2. Table VI-1 (on page VI-7) is hereby amended to delete "10" in the column entitled "Rear" as such applies to the R-5 district, and in place thereof "5" shall be inserted.

Section 3. Section VIII-2 D is hereby amended to add a new subsection 5 to read as follows:

"5. In R-5 districts parking spaces may be permitted in any portion of the average front yard to within fifteen feet (15') of the front lot line."

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 on the 20th day of January, 1986.

PASSED by the City Council on this 20th day of January, 1986.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

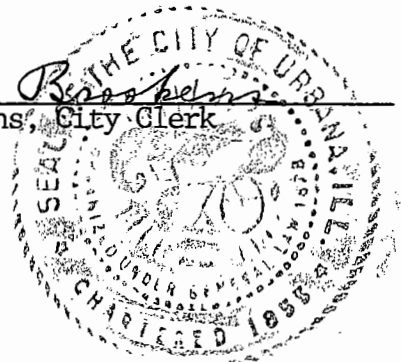
APPROVED by the Mayor this 30th day of February, 1986.

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 7th day of February, 1986, 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 M. S. OUCA, 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:

\_\_\_\_\_ , A. D. 19 86  
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 \_\_\_\_\_ , 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 \$ 48.30

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PD.  
 2/14/86  
 CITY OF URBANA, ILL.  
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 CITY CLERK'S OFFICE