

ORDINANCE NO. 8687-67

AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS
(R-6B Regulations)

WHEREAS, after due publication, a public hearing was held on the 8th day of January, 1987 and continued to the 5th day of February, 1987, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois in Plan Case #1238-T-86, 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 that:

Section 1. Under Article V, "Use Regulations" a new section is hereby added, being to wit: "Section V-5 Use Regulations in the R-6B District" to read as follows:

Section V-5. Additional Use Regulations in the
R-6B District.

- A. In the R-6B District, business uses shall be restricted to the basement or the first story above the basement. If the floor area that may be authorized by the Zoning Administrator to be occupied by business uses is greater than 3000 square feet, a residential use shall also be established on the zoning lot. When a residential use is required, the floor area devoted to residential use shall be equal to or greater than 50% of the total floor area that may be authorized by the Zoning Administrator to be occupied by a business use.
- B. The requirements of Section V-3(C) shall apply in the R-6B District except that the restriction requiring a conditional use permit for more than one (1) principal use per building shall not apply.
- C. Section VIII-4(E), regarding collective off-street parking, shall not apply to residential uses in the R-6B District.

Section 2. That the Table of Uses in Section V-1 is amended in the following manner in the R-6B column:

- A. ADD as permitted use:
Telegraph Office, Laundry and/or Dry-Cleaning Pick-Up, Self-Service Laundry, Shoe Repair Shop, Tailor and Pressing Shop, Restaurant, Bakery (less than 2,500 square feet), Dairy Store, Delicatessen, Confectionery Store, Apparel Shop, Photographic Studio and Equipment Sales and Services, Agricultural Cropping, Country Club or Golf Course, Supermarket or Grocery Store.
- B. CHANGE to Special Use From Permitted Use:
Police or Fire Station.
- C. DELETE as Special Use:
General Shopping Center/Commercial P.U.D.
- D. ADD to Conditional Use:
Reducing Salon, Automobile Accessories (New), Bicycle Sales and Services, Parking Garage or Lot.
- E. DELETE as permitted Use:
Hospital or Clinic, Lodge or Private Club.
- F. DELETE as Conditional Use:
Hotel or Motel, Heating, Ventilating, Air Conditioning Sales and Service.

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 16th day of February, 1987.

PASSED by the City Council on this 16th day of February, 1987.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 23rd day of February, 1987.

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 14~~th~~ day of March, 1987, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



CERTIFICATE OF PUBLICATION IN The News-Gazette

ORDINANCE NO. 8687-67

AN AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF
URBANA, ILLINOIS
(R-68 Regulations)

WHEREAS, after due publication, a public hearing was held on the 8th day of January, 1987 and continued to the 5th day of February, 1987, concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois in Plan Case #1238-T-86, 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 that:

Section 1. Under Article V, "Use Regulations", a new section is hereby added, being to wit: "Section V-5 Use Regulations in the R-68 District" to read as follows:

Section V-5. Additional Use Regulations in the R-68 District.

A. In the R-68 District, business uses shall be restricted to the basement or the first story above the basement. If the floor area that may be authorized by the Zoning Administrator to be occupied by business uses is greater than 3000 square feet, a residential use shall also be established on the zoning lot. When a residential use is required, the floor area devoted to residential use shall be equal to or greater than 50% of the total floor area that may be authorized by the Zoning Administrator to be occupied by a business use.

B. The requirements of Section V-3(C) shall apply in the R-68 District except that the restriction requiring a conditional use permit for more than one (1) principal use per building shall not apply.

C. Section VIII-4(E), regarding collective off-street parking, shall not apply to residential uses in the R-68 District.

*Pd 3/18/87
PO #26088*

The undersigned, **THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED**, by Ms. W. A., 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. 1987

_____ , 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

CITY OF URBANA, ILL.
RECEIVED
MAR 18 1987

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