

**AN ORDINANCE TO REPEAL
THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS
AND TO RE-ADOPT A COMPREHENSIVE AMENDMENT
TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS**

(Plan Case #1502-T-93)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #7980-68 on December 17, 1979 which adopted the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Ordinance has periodically been recodified and republished by the Municipal Code Corporation on behalf of the City of Urbana to incorporate the numerous amendments that have been made since Ordinance #7980-68 was first adopted on December 17, 1979; and

WHEREAS, the Urbana Zoning Administrator has determined that the Zoning Ordinance will no longer be recodified and republished by the Municipal Code Corporation but will henceforth be recodified and republished by the staff of the City of Urbana to incorporate amendments to the Urbana Zoning Ordinance that may be made from time to time in the future; and

WHEREAS, the Urbana Zoning Administrator has proposed to repeal and amend the Zoning Ordinance as part of the process of editing the Ordinance in preparation for recodifying and republishing it; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to repeal and re-adopt the Urbana Zoning Ordinance and to include numerous miscellaneous editorial changes as part of the recodification and republishing of the Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1502-T-93; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 65, Section 11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Plan Commission held a public hearing on the petition on May 20, 1993; and

WHEREAS, the Urbana Plan Commission voted on May 20, 1993 to forward Plan Case #1502-T-93 to the Urbana City Council with a recommendation for approval of the proposed amendments; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the amendments described herein conform to the goals, objectives and policies of the City's 1982 Comprehensive Plan as amended from time to time; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to repeal and re-adopt the text of the Urbana Zoning Ordinance as described herein.

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

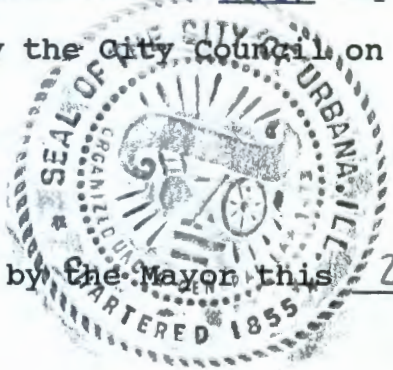
Section 1. The Zoning Ordinance of the City of Urbana, Illinois is hereby repealed upon the effective date of this Ordinance. The repeal of such Ordinance shall not abrogate or affect any act committed or done or any penalty or forfeiture incurred or any pending litigation or prosecution under such repealed Ordinance.

Section 2. In place of the Zoning Ordinance herein repealed, a new Urbana Zoning Ordinance is hereby enacted to read as follows in the document attached hereto as Exhibit A.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

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 21st day of June, 1993.

PASSED by the City Council on this 21st day of June, 1993.



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 2nd day of July, 1993.

Tod Satterthwaite
Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 21st day of June, 1993, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9293-124, entitled An Ordinance To Repeal The Zoning Ordinance Of The City Of Urbana, Illinois And To Re-Adopt A Comprehensive Amendment To The Zoning Ordinance Of The City Of Urbana, Illinois (Plan Case #1502-T-93), which provided by its terms that it should be published in pamphlet form.

The pamphlet form of such Ordinance was posted in the Urbana City Building commencing on the 6th day of July, 1993, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 16th day of July, 1993



Phyllis D. Clark
City Clerk

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE
NO. 9293-124 AND IS INCORPORATED THEREIN BY REFERENCE.

Phyllis D. Clark
Phyllis D. Clark, City Clerk

July 16, 1993
Date



Plan Case #1502-T-93

EXHIBIT A

This Plan Case involves a proposal by the Zoning Administrator to repeal, amend, recodify and re-adopt the Urbana Zoning Ordinance. The re-adopted Ordinance would include numerous miscellaneous minor editorial changes to the text of the Zoning Ordinance. These amendments are proposed to clarify the meaning of the Ordinance which will then be re-adopted and reprinted following these amendments. The proposed amendments are summarized as follows:

1. Sec. I-1 amended to add correct references to Illinois Compiled Statutes.
2. Sec. I-2 amended to change the name of this Section and to clarify the name of the "State Zoning Act".
3. Sec. I-3 amended to clarify name of "Urbana Zoning Ordinance" and add references to previous ordinance recodifications and amendments.
4. Sec. I-4 amended to clarify the "Effective Date" of the Ordinance.
5. Sec. II-3 amended to change "or" to "of" in definition of "Camp".
6. Sec. II-3 amended to change two references to "this Article" to "this Ordinance" in the definition of "Open space".
7. Sec. II-3 amended to delete the word "both" from the definition of "Planned Unit Development".
8. Sec. II-3 amended to revise final sentence in definition of "Retail store" to read as: "A food service establishment shall not be considered a retail store."
9. Sec. V-2-C(1) amended so incorrect reference to Sec. V-3-E(j) is changed to Sec. V-3-E.
10. Sec. V-5-C amended so incorrect reference to Sec. VII-4-C is changed to Sec. VIII-4-D.
11. Table VI-1 amended to add additional explanatory footnotes and references to other development regulations in the Zoning Ordinance.
12. Sec. VI-1 amended to add "MOR" to the list of zoning districts in the second line of the first sentence.
13. Sec. VII-7-B(3)(b) amended to delete the phrase "Private Kindergarten or" so the phrase will read only as "Day Care Facility".
14. Sec. VII-7-C(3)(b) amended to change "Tourist Home" to "Bed and Breakfast".
15. Sec. VII-7-C(3)(d) amended to delete the phrase "Private Kindergarten or" so the phrase will read only as "Day Care Facility".
16. Sec. VII-7-C(3)(e) amended to delete "Delicatessen" and add "Cafe".
17. Sec. VII-8-7-C amended to change "his" to "his/her".

18. Sec. VIII-1-1 amended to read as Sec. VIII-1-A .
19. Sec. VIII-1-2 amended to read as Sec. VIII-1-B.
20. Sec. VIII-2-A(2) amended to change the word "and" to "or" so it reads "asphalt or brick" instead of "asphalt and brick".
21. Sec. VIII-2-C(1) amended so the incorrect reference to Figure VII-1 is changed to Figure VIII-1.
22. Sec. VIII-2-H(4) amended to change "his" to "his/her".
23. Sec. VIII-3-B amended to change the final phrase in the final sentence to read "... as provided for in Sec. V-3-E."
24. Sec. VIII-4-F amended to change "gas station" to "gas stations" in the final sentence and to change two references to "restaurants" to read as "fast-food restaurants".
25. Table VIII-6 amended to delete the phrase "Private Kindergarten or" and to change the name from "Day Care Center" to "Day Care Facility".
26. Table VIII-6 amended to add "per bedroom" to the parking space requirements for multi-family residential units.
27. Sec. VIII-5 amended to renumber paragraphs 1,2,3,4,5,6 as A,B,C,D,E,F.
28. Sec. IX-7-B-1 amended to change "he" to "he/she".
29. Sec. X-9-B(6) amended to change the incorrect reference to IX-9-C(1) to read as X-9-C(1).
30. Sec. X-9-B(6) amended to change the incorrect reference to IX-9-C(2) to read as X-9-C(2).
31. Sec. XI-1-A amended to change four references to "Sec. VIII-3.5" to read as "Sec. VIII-3".
32. Sec. XI-1-B(10) amended to change reference to "Sec. VIII-3.5" to read as "Sec. VIII-3".
33. Sec. XI-2-A amended to read as: "(Generally see Chapter 18 of the Urbana City Code.)".
34. Sec. XI-3-B(6) amended to change reference to "City Clerk" to "Zoning Administrator" in the final sentence.
35. Sec. XI-3-B(9) amended to add "Except for the Board's recommendations on a general variance,..." to the beginning of the first sentence.
36. Sec. XI-3-C(2) amended to add "or" so the first sentence begins "On requests for variances or variations from the terms of this Ordinance."
37. Sec. XI-3-C(2)(c)(10) amended to add "sign" to the first sentence so the phrase reads as "... outdoor advertising sign structure...".
38. Sec. XI-3-C(2)(d)(3) amended to change "ten" to "then" so the phrase reads as "... in substantial conformity with the then existing rules...".
39. Sec. XI-3-C(3)(a) amended to add a time limit to appeal a Zoning Administrator's decision to the Board of Zoning Appeals.

40. Sec. XI-3-C(4) amended to delete all of Sec. XI-3-C(4).
41. Sec. XI-12-C(2) and C(5) and C(6) are all amended to change references to "this Article" to "this Ordinance".
42. Sec. XI-12-D(5) amended to change the name "Administrative Review Board" to "Development Review Board".
43. Sec. XI-12-E(4) amended to change references to "this Article" to "this Ordinance".

Other minor editing amendments to the Zoning Ordinance may also be made during the process of editing and republishing the Ordinance if minor changes are discovered that are needed to improve it. The purpose of these amendments is to edit and clarify the structure and meaning of the Zoning Ordinance in order to recodify, re-adopt and reprint it.

(pc1502.exa)