

ORDINANCE NO.9495-7
AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS

(City Council Approval of Site Plans in TIF Districts)

(Plan Case #1542-T-94)

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1542-T-94; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing to consider the proposed amendment on July 7, 1994; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on July 7, 1994 to forward Plan Case #1542-T-94 and the proposed amendments to the Urbana City Council with a recommendation for approval; 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 amend 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 the Zoning Ordinance of the City of Urbana, Illinois is hereby amended as follows:

Section 1. Article XI, Section XI-4, entitled "City Council", is hereby amended to read as follows:

E. The City Council may approve a site plan for a new site for the relocation of a business within the same Tax Increment Financing District, if the relocation is necessitated by a redevelopment project in an approved Tax Increment Financing District redevelopment project area defined in a duly approved Tax Increment Financing Plan. The City Council may approve said site plan only after conducting a City Council public hearing following

notice as required in Section XI-10. The City Council's approval of a site plan may include the varying or waiving, with any conditions deemed appropriate by the City Council, any provision of the Zoning Ordinance or Subdivision and Land Development Code including, but not limited to setbacks, FAR, OSR, number of parking spaces and configuration of parking, height of buildings, lot size reduction, or may permit the expansion or continuation in use of a nonconforming structure and/or signs. Authorized variances and waivers shall not include a use variance. City Council approval shall be expressed by a duly enacted ordinance

Upon receipt of written request for City Council approval of a site plan from the Chief Administrative Officer, the Zoning Administrator may establish a public hearing date and proceed with public notice in accordance with Section XI-10 of the Urbana Zoning Ordinance. The notice so published shall contain the common street address, if any, the subject site and a general description of the nature of any variance or waivers requested in connection with the approval of such site.

F. Any other duties and responsibilities assigned to the City Council by this Ordinance.

Section 2. 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 18th day of July, 1994.

PASSED by the City Council on this 18th day of July, 1994.

AYES: Hayes, Patt, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20th day of July, 1994.

Tod Satterthwaite
Tod Satterthwaite, Mayor

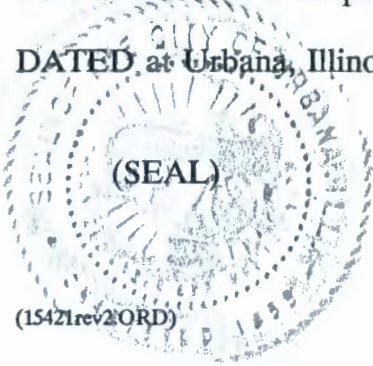
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

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 18th day of July, 1994, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9495-7, entitled "AN AMENDMENT TO THE ZONING ORDINANCE IN THE CITY OF URBANA, ILLINOIS (Definition and Regulation of Parking Lots) which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9495-7 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 22nd day of July, 1994, 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 24th day of August, 1994.



Phyllis D. Clark
Phyllis D. Clark, City Clerk