

ORDINANCE NO. 9899-46

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

(Warehouse, Warehouse Self-Storage Facility - Plan Case No. 1704-T-98)

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 Community Development Director has requested amendments to the Urbana Zoning Ordinance; and

WHEREAS, said amendments would provide for a new definition of "warehouse, self-storage facility"; and

WHEREAS, said amendments would amend the Table of Uses section to designate the "warehouse, self-storage facility" use as a conditional use in the IN (Industrial) zoning district and as a special use in the B-3 (General Business) zoning district; and

WHEREAS, said amendments would amend the Table of Uses section by eliminating the "warehouse" use as a use by right in the B-3 (General Business) zoning district, eliminate the use as a conditional use in the B-4 (Central Business) zoning district, and eliminate the use as a conditional use in the B-4E (Central Business-Expansion) zoning district; and

WHEREAS, the Urbana Plan Commission considered the said amendment at the October 22, 1998 and the November 5, 1998 Plan Commission meetings; and

WHEREAS, the Urbana Plan Commission voted to forward 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 interest 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:

Article II, Section II-3. Definitions section of the Zoning Ordinance is hereby amended to include the following definition and read as follows:

Warehouse, Self-Storage Facility: A structure or structures containing separate storage spaces of varying sizes leased or rented as individual leases.

Table V-1., Table of Uses section of the Zoning Ordinance is hereby amended to include the following changes:

Remove the permitted designation of “Warehouse” use in the B-3 (General Business) zoning district.

Remove the conditional use designation of “Warehouse” use in the B-4 (Central Business) zoning district.

Remove the conditional use designation of “Warehouse” in the B-4E (Central Business-Expansion) zoning districts.

Add the use “Warehouse, Self-Storage Facility” as a conditional use in the IN (Industrial) zoning district.

Add the use “Warehouse, Self-Storage Facility” as a special use in the B-3 (General Business) zoning district.

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).

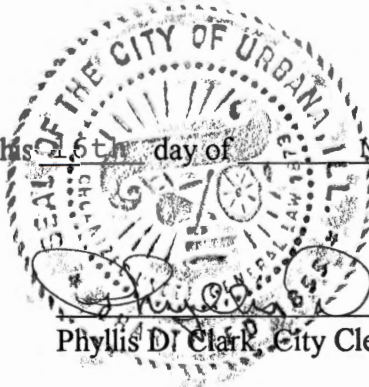
This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council on the 16th day of November, 1998.

AYES: Hayes, Huth, Kearns, Patt, Taylor, Wyman

NAYS:

ABSTAINED:

PASSED by the City Council on this 16th day of November, 1998.



Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 19th day of November, 1998.

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 16th day of November, 1998,
the Corporate Authorities of the City of Urbana passed and approved Ordinance No.
9899-46, entitled:

"AN ORDINANCE APPROVING AN AMENDMENT TO THE
ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS
(WAREHOUSE, WAREHOUSE SELF-STORAGE FACILITY - PLAN
CASE NO. 1704-T-98)"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9899-46 was prepared, and a
copy of such Ordinance was posted in the Urbana City Building commencing on the
20th day of November, 1998, 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 20th day of November,

19 98



Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Robert J. Roberts, Deputy Clerk