

ORDINANCE NO. 1999-08-079

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

(Parking in the required front yard of B-3, General Business Zoning District; Accessory parking, and Shopping center signs - Plan Case No. 1716-T-99)

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 text of the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1716-T-99; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 65, Section 5/11-13-14 of the Illinois Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Plan Commission held a public hearing to consider the proposed text amendment on May 6, 1999, May 24, and July 8, 1999; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on May 24, 1999 to forward Plan Case No. 1716-T-99 and the proposed amendments to the Urbana City Council with a recommendation for approval of a portion of said proposed amendments; and

WHEREAS, the majority of a portion of the proposed amendments mentioned above were approved by the City Council on June 7, 1999; and

WHEREAS, the Urbana Plan Commission after a further public hearing voted at its regular meeting on July 8, 1999 to forward the remainder of the proposed amendments to the Urbana City Council with a recommendation for approval of an amended version of the remaining proposed amendments; 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 recommended by the Urbana Plan Commission in Plan Case No. 1716-T-99, and as described herein.

NOW, THEREAFTER, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, ILLINOIS, that the Zoning Ordinance of the City of Urbana, Illinois is hereby amended as follows:

Section 1.

Add a new paragraph 13 to Section VI-5 B to read as follows:

13. Parking in the B-3, General Business Zoning District shall be permitted to encroach 10 feet into the required 15 foot front yard but no closer than 5 feet from the property line if the requirements set forth in Section VI-5 G.2(o) are met.

Add a new paragraph o to Section VI-5 G.2, Yards, to read as follows:

In the B-3, General Business Zoning District, parking is permitted to encroach ten feet into the required fifteen foot front yard setback if the encroachment conforms to the regulations set forth in the following requirements of the zoning ordinance:

Section VI-5 G.2(b); G.2(h); G.2(I); G.2(j); G.2(k); G.2(l), G.2(m); and G.2(n).

Add a new Section VIII-3 F.4, Location of Parking Facilities, to read as follows:

Parking in a B-3 District may encroach ten feet into the fifteen foot required front yard setback if a five foot buffer yard is maintained in accordance with Section VI-5 G.2o of this Ordinance.

Amend Section VIII-3I, Location of Parking Facilities, to read as follows:

In order to provide one and two family residences an opportunity to establish an accessory parking area, two accessory, off-street parking spaces may be constructed for single and two family residences for passenger vehicles, recreational vehicles, watercraft and off-the-road vehicles. Said accessory parking must be in addition to and on other than the access drive. The surface for such storage area shall consist of either pavement, bricks or concrete blocks, CA-10 gravel with curb or border of railroad ties or cement or other surface acceptable to the Zoning Administrator. Said accessory parking area shall have approved access thereto. Dirt, woodchip or sod surfaces are prohibited.

Amend Table IX-9, Freestanding Shopping Center Signs, General, to read as follows:

General Shopping Center: Maximum area: 150, square feet, for shopping center located on lots greater than 5 acres, 50 additional square feet may be permitted for use as a directory.

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).

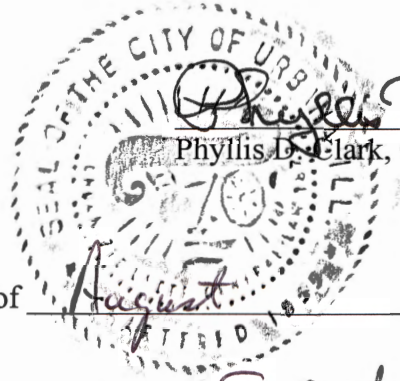
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a super-majority of the Members of the City Council of the City of Urbana, Illinois, at a special meeting of said Council.

PASSED by the City Council this 2nd day of August, 1999.

AYES: Hayes, Kearns, Patt, Whelan, Wyman

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 3rd day of August, 1999.

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 2nd day of August, 1999, the
Corporate Authorities of the City of Urbana passed and approved Ordinance
No. 1999-08-079, entitled:

**"AN ORDINANCE APPROVING MISCELLANEOUS AMENDMENTS
TO THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS
(BICYCLE PARKING; PARKING IN THE REQUIRED FRONT
YARD OF B-3, GENERAL BUSINESS ZONING DISTRICT;
ACCESSORY PARKING, AND SHOPPING CENTER SIGNS - PLAN
CASE NO. 1716-T-99)"**

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

The pamphlet form of Ordinance No. 1999-08-079 was
prepared, and a copy of such Ordinance was posted in the Urbana City Building
commencing on the 6th day of August, 1999, and continuing
for at least ten (10) days thereafter. Copies of said Ordinance were also available for
public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 6th day of August,
1999.

Phyllis D. Clark
City Clerk

