

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF URBANA, ILLINOIS**

**(Addition of new uses and definitions, and amendment to various existing uses  
and definitions in Table V-1, Table of Uses,  
and Section II-3, Definitions - Plan Case 1767-T-00)**

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance to add and revise specific uses to the Table of Uses, including Mail Order Business, and to define those new uses whose meanings are not self-evident; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1767-T-00; 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 December 7, 2000; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 1 nay to forward the proposed amendments set forth in Plan Case No. 1767-T-00 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, as follows:

Section 1. Section II-3, Definitions, of the Zoning Ordinance is hereby amended to add the following definitions:

**Mail Order Business:** A business in which goods are ordered via the internet, mail or telephone and shipped from the premises to the ultimate consumer. If more than 25% of the floor area of the business is designated for retail purposes where products are sold to customers on the premises, the business shall be considered a retail store as herein defined. Mail Order Businesses located in the B-1 zoning district shall contain minimal truck traffic for shipping and delivery in order to reduce potential negative impacts to surrounding residential uses.

**Utility Provider:** A business specializing in the installation and maintenance of utilities. The site may contain a mixture of activities including office space, garage space, and storage of materials. Does not include the generation, transmission, storage or treatment of power on the site from either water, air, electricity or gas.

Section 2. Section II-3, Definitions, of the Zoning Ordinance is hereby amended to revise the existing definitions of retail store and wholesale store to the following definitions:

**Retail Store:** A commercial enterprise that provides goods directly to the ultimate consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. A food service establishment shall not be considered a retail store.

**Wholesale Establishment:** An establishment involved in the sale of goods, products or merchandise stored on the premises to persons who are intermediaries between the producer and consumer.

Section 3. Table V-1, Table of Uses, of the Zoning Ordinance is hereby amended to add the following uses and related zoning designation use provisions:

**Utility Provider** (to be added to Public and Quasi-Public Facilities and to be permitted in the B-3, B-3U, B-4, B-4E, and IN districts, and by special use in the B-2 district); **Pet Care/Grooming** (to be added to Business Uses - Personal Services and to be permitted in the R-6B, B-1, B-2, B-3, B3U, B-4, B-4E, and MOR districts); **Packaging/Mailing Service** (to be added to Business Uses - Business, Private Educational and Financial Services and to be permitted in the B-2, B-3, B-3U, B-4, B-4E, and OP districts and by conditional use in the B-1 district); **Express Package Delivery Distribution Center** (to be added to Business Uses - Business, Private Educational and Financial Services and to be permitted in the IN and OP districts); **Automobile/Truck Repair, minor** (to be added to Business Uses - Vehicular Sales and Service and to be permitted in the B-3 and IN districts and by conditional use in the B-1, B-2, B-3U, B-4, and B-4E districts); **Towing Service** (to be added to Business Uses - Vehicular Sales and Service and to be permitted in the IN district and by special use in the B-3 district); **Truck Stop** (to be added to Business Uses - Vehicular Sales and Service and to be permitted in the IN district and by special use in the B-3 district); **Mail Order Business, less than 10,000 square feet of gross floor area** (to be added to Business Uses - Miscellaneous and to be permitted in the B-2, B-3, B-3U, B-4, B-4E, IN and OP districts and by conditional use in the B-1 district); and **Mail Order Business, greater than 10,000 square feet of gross floor area** (to be added to Business Uses - Miscellaneous and to be permitted in the B-3, IN and OP districts and by special use in the B-3U districts).

Section 4. Table V-1, Table of Uses, of the Zoning Ordinance is hereby amended to revise the following uses and related zoning designation use provisions:

**Automobile Repair, major** (to be renamed to Automobile/Truck Repair, major and amended from being a conditional use in the IN district to be permitted by right in that district); **Gasoline and Service Station** (to be re-named to Gasoline Station and to be amended from being permitted by right in the B-3U, B-4, and B-4E district to being a conditional use in those districts); **Lawnmower Sales & Service** (to be deleted from the Table of Uses); **Manufacturing and Processing of Athletic Equipment and Related Products** (to be amended from being prohibited in the B-4 district to being a conditional use in that district).

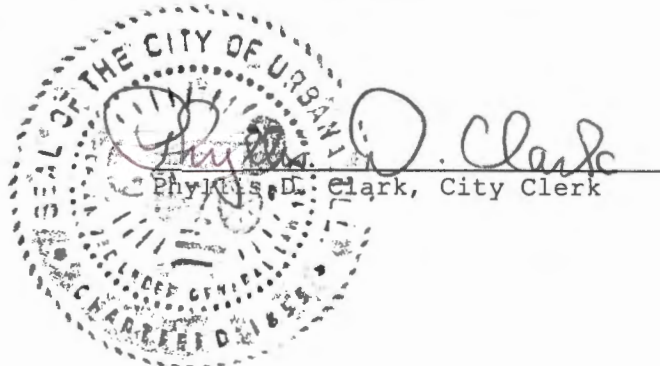
Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 18<sup>th</sup> day of December,  
2000.

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

NAYS:

ABSTAINS:



APPROVED by the Mayor this 27<sup>th</sup> day of December,

2000 .

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 18<sup>th</sup> day of December, 2000,  
the Corporate Authorities of the City of Urbana passed and approved Ordinance  
No. 2000-12-149, entitled:

**"AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF URBANA, ILLINOIS (ADDITION OF NEW  
USES AND DEFINITIONS, AND AMENDMENT TO  
VARIOUS EXISTING USES AND DEFINITIONS IN TABLE  
V-1, TABLE OF USES, AND SECTION 11-3, DEFINITIONS  
- PLAN CASE 1767-T-00)"**

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

The pamphlet form of Ordinance No. 2000-12-149 was  
prepared, and a copy of such Ordinance was posted in the Urbana City Building  
commencing on the 3<sup>rd</sup> day of January, 2001, 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 3<sup>rd</sup> day of January,

2001.



*Phyllis D. Clark*  
City Clerk *by Deborah J. Hebert*  
*Deputy Clerk*