

ORDINANCE NO. 2002-11-130

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

**(Additions and Revisions to Article XII,
Historic Preservation Ordinance - Plan Case No. 1843-T-02)**

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 City Council of the City of Urbana, Illinois, adopted Ordinance No. 9798-112 on June 6, 1998 consisting of the addition of a Historic Preservation Ordinance; and

WHEREAS, the Zoning Administrator, has submitted a petition to amend the Urbana Zoning Ordinance to amend the text of Article XII, Historic Preservation Ordinance to include a definition of Noncontributing, and to include Project Level of Review Tables for Contributing and Noncontributing, and to make other minor amendments to the Article; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1843-T-02; 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 October 24, 2002; and

WHEREAS, the Urbana Plan Commission voted unanimously in a (6-0) vote to forward the proposed amendments set forth in Plan Case No. 1843-T-02 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, to as follows:

Section 1. Section XII-2, Definitions, of the Zoning Ordinance is hereby amended to add the following definition:

Noncontributing: A building, structure, site or object which may be part of a landmark or district, but does not possess historic, architectural or archaeological significance or integrity per se; however, the relationship of these buildings, structures, sites or objects to those that are contributing may be important to the preservation of the landmark or district. Inclusion of these properties within a historic district subjects these properties to those design review standards and guidelines applicable to noncontributing properties.

Section 2. Section XII-2, Definitions, of the Zoning Ordinance is hereby amended as follows:

Contributing: A building, structure, site or object that adds to the historical associations, architectural qualities, or archaeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses ~~historic~~ integrity or is capable of yielding important information about the period. Although most commonly used in historic district designations, this term may also be used when a property is considered for

landmark status which includes more than one resource, such as a house and a garage.

Section 3. Section XII-6 A, *Scope of Certificate of Appropriateness*, of the Zoning Ordinance is hereby amended as follows:

Section XII--6. Certificate of Appropriateness

Review

A. *Scope of Certificate of Appropriateness.* A Certificate of Appropriateness is required for any alteration, relocation, construction, removal or demolition that affects the exterior architectural appearance of any landmark or any building, structure, site or object within a historic district regardless of whether a building permit is required for such action. Contributing and noncontributing properties will be subject to the level of review found in Table XII-1 and Table XII-2. In accordance with Table XII-1 and Table XII-2, those activities or projects listed under "no review" shall not require a Certificate of Appropriateness. In the event that a proposed activity or project is considered a minor work, the Zoning Administrator together with the Chair or Vice Chair is authorized to issue a Certificate of Appropriateness on behalf of the Preservation Commission. Those projects or activities not considered minor works will be subject to review by the Preservation Commission. A The Certificate of Appropriateness review shall also be required for such activities once a preliminary determination is made that a parcel or district will be considered by the Preservation Commission.

Section 4. Section XII-6 A.1 through A.3, and all of Section XII-6 B., is hereby deleted as amended in the attached Exhibit "A".

Section 5. Section XII-6 A., *Scope of Certificate of Appropriateness*, is hereby amended to add "Table XII-1: Project Level of Review for Contributing Structures" and "Table XII-2: Project Level of Review for Non-Contributing Structures," immediately following paragraph A. (see attached Exhibit "A")

Section 6. 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 4th day of November,
2002.


AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 11 day of November,

2002.



Phyllis D. Clark
Phyllis D. Clark, City Clerk
Robert Deputy Clerk
Tod Satterthwaite
Tod Satterthwaite, Mayor