

ORDINANCE NO. 2010-06-044

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

**(Article XI, Section 15.J.1, To Create the East Urbana Design  
Review Overlay District - Plan Case No. 2126-T-10)**

WHEREAS, the Urbana City Council on April 11, 2005 adopted Ordinance No. 2005-03-050, the Urbana Comprehensive Plan, which plan identifies the Historic East Urbana Neighborhood as a sensitive area needing development protections; and

WHEREAS, The Historic East Urbana Neighborhood Association Neighborhood Plan, accepted by the Urbana City Council on January 8, 2007, identified incompatible redevelopment as an issue and includes as a goal developing design guidelines for new in-fill construction and remodeled structures within the Historic East Urbana; and

WHEREAS, on January 20, 2009, the Urbana City Council passed Ordinance No. 2009-01-005 to amend the Urbana Zoning Ordinance to enable design review and create the Design Review Board; and

WHEREAS, on March 30, 2010, the City held an open house to solicit neighborhood input on draft design guidelines within a portion of the Historic East Urbana Neighborhood; and

WHEREAS, on April 15, 2010, the Urbana Design Review Board reviewed and provided comments on the proposed design guidelines; and

WHEREAS, a Zoning Ordinance text amendment enacting design guidelines for a portion of the Historic East Urbana Neighborhood, along with proposed design guidelines for the district, were presented to the Urbana Plan Commission as Plan Case 2126-T-10; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 65, Section 11-13-14 of the Illinois

Compiled Statutes (65 ILCS 5/11-13-14), the Urbana Plan Commission held a public hearing and reviewed the proposed text amendment on May 6, 2010 and May 20, 2010; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 0 nays on May 20, 2010 to forward Plan Case 2126-T-10 to the Urbana City Council with a recommendation for approval of the Zoning Ordinance text amendment; 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 adopt a Zoning Ordinance text amendment to enact the East Urbana Design Review District in conjunction with the East Urbana Design Guidelines as adopted by Ordinance No. 2010-06-045.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That Section XI-15 (Design Review Overlay Districts and Adopted Design Guidelines) of the Urbana Zoning Ordinance is amended to read as follows:

J. Design Review Overlay Districts and Adopted Design Guidelines

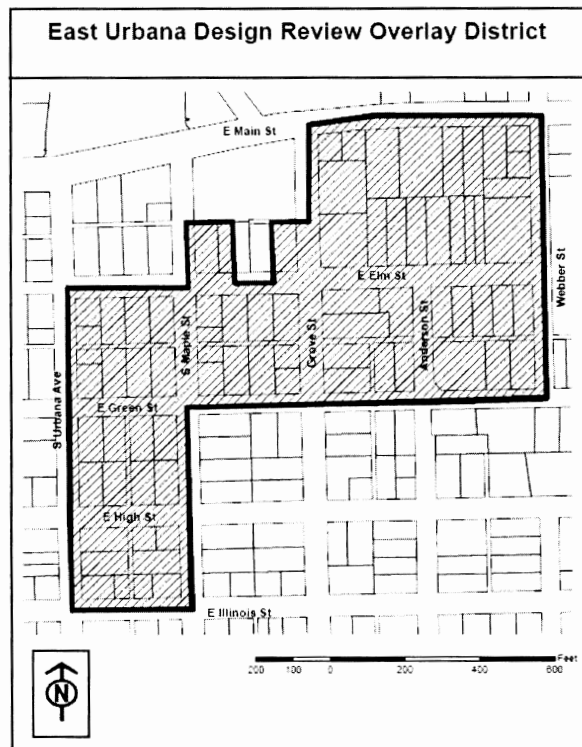
1. Design review overlay districts with their associated design guidelines shall be adopted under separate ordinances. The City of Urbana's Community Development Services Department shall make design guidelines available for public review and distribution. A design review overlay district shall be created by adopting a design guidelines manual for a specific geographic area.

"Adopted design guidelines" as referred to herein are the design guidelines associated with a design review overlay district, as adopted by ordinance.

The following, adopted under separate ordinances, are the design overlay districts in the City of Urbana and have adopted design guidelines manuals:

A. Lincoln-Busey Corridor Overlay District. Bounded by Illinois Street to the north, Busey Avenue to the east, Pennsylvania Avenue to the south, and Lincoln Avenue to the west. The Lincoln-Busey Corridor Design Overlay District was created by Ordinance No. 2009-01-005. The Lincoln-Busey Corridor Design Guidelines were adopted, on January 20, 2009, under Ordinance No. 2009-01-004.

B. East Urbana Design Review Overlay District. Generally bounded by South Urbana Avenue, East Elm Street, Grove Street, East Main Street, South Webber Street, East Green Street, South Maple Street, and East Illinois Street, as more particularly illustrated below. The East Urbana Design Review Overlay District was created by Ordinance No. 2010-06-044, and the East Urbana Design Guidelines were adopted under Ordinance No. 2010-06-045.



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).

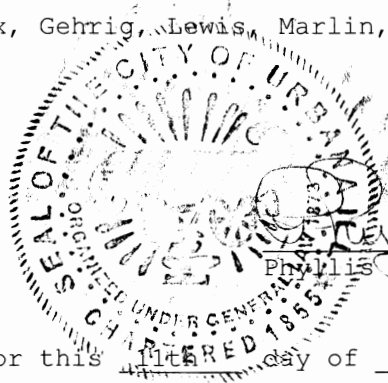
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 7th day of June, 2010.

PASSED by the City Council this 7th day of June, 2010.

AYES: Bowersox, Gehrig, Lewis, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 7th day of June, 2010.

Laurel Lunt Grussing  
Laurel Lunt Grussing, Mayor  
Charlie Smyth, Mayor Pro-tem