

**ORDINANCE NO. 2022-04-012**

**AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE**

**(PUD Meeting Requirements Text Amendment / Plan Case 2442-T-22)**

**WHEREAS**, the City Council passed Ordinance No. 9293-124 on June 21, 1993, which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana (“City”), which is also known as the Urbana Zoning Ordinance (“Zoning Ordinance”); and

**WHEREAS**, the Zoning Administrator has submitted a petition to amend the Zoning Ordinance to require applicants for Planned Unit Developments to hold a neighborhood meeting before an application is brought to the Plan Commission, and to establish standards for those neighborhood meetings; and

**WHEREAS**, said petition was presented to the Plan Commission as Plan Case No. 2442-T-22; and

**WHEREAS**, after due publication in accordance with Section XI-7 of the Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Plan Commission held public hearings on the petition on March 10, and March 24, 2022; and

**WHEREAS**, the Plan Commission voted five ayes and zero nays on March 24, 2022, to forward Plan Case No. 2442-T-22 to the City Council with a recommendation to approve the proposed amendment; and

**WHEREAS**, the amendments described herein conform to the goals, objectives and policies of the 2005 Comprehensive Plan as amended from time to time; and

**WHEREAS**, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Urbana, Illinois, as follows:

**Section 1.**

The following provisions of the Urbana Zoning Ordinance are hereby amended and as amended shall read as set forth in Ordinance Attachment A, which is attached hereto and incorporated herein by reference:

A. Article XIII, "Special Development Provisions", Section XIII-3, "Planned Unit Developments".

**Section 2.**

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

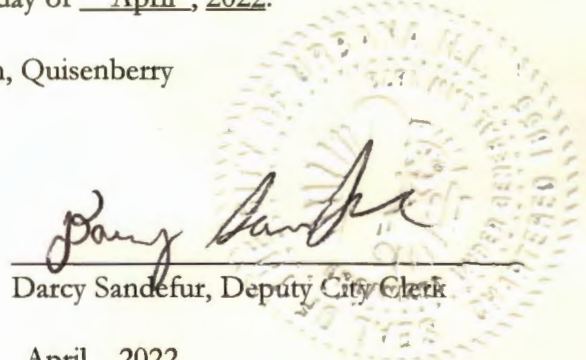
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 11th day of April, 2022.

AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

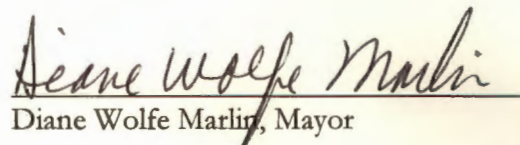
NAYS: None

ABSTENTIONS: None



*Darcy Sandefur*  
Darcy Sandefur, Deputy City Clerk

**APPROVED BY THE MAYOR** this 29th day of April, 2022.



*Diane Wolfe Marlin*  
Diane Wolfe Marlin, Mayor

## Ordinance Attachment A

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### **Section XIII-3. Planned Unit Developments**

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#### H. *Preliminary Development Plan Review*

##### 1. *Plan Commission Review.*

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- b) If the proposed Planned Unit Development is within 300 feet of a residentially zoned parcel or a parcel containing a residential use, the applicant shall hold a neighborhood meeting where the public can review the project and provide comments to the applicant.

The applicant shall work with Planning staff to:

- 1) Identify a location for the meeting;
- 2) Mail notice to all addresses and property owners within 800 feet at least 10 days before the meeting; and
- 3) Hold the meeting at least seven days before the Plan Commission hearing.

At the meeting, the applicant shall provide the following, at a minimum:

- 1) Any plans, renderings, and other relevant information about the project;
- 2) Any waivers they are requesting; and
- 3) Any public benefits the project will provide.

An applicant may also meet this requirement by holding a neighborhood meeting before submitting their application, if that meeting fulfills all of the above criteria.

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#### J. *Final Planned Unit Development Review*

1. A public hearing shall be held by the Plan Commission, in accordance with notification requirements specified in Section XI-10 of this Ordinance. The applicant shall hold a neighborhood meeting if the proximity conditions of Section XIII-H.1.b above apply.

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## 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 11th day of April 2022 the City Council of the City of Urbana passed and approved Ordinance No. 2022-04-012 entitled:

**An Ordinance Amending the Urbana Zoning Ordinance (PUD Meeting Requirements/Plan Case 2442-T-22)**

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

The pamphlet form of Ordinance No. 2022-04-012 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 29th day of April 2022, 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 29th day of April, 2022.



*Phyllis D. Clark*

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Phyllis D. Clark, City Clerk