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# Recording Cover Sheet

An Ordinance Amending the Urbana Zoning Ordinance (R-7, University Residential Text Amendment / Plan Case 2438-T-22)  
[Ordinance No. 2022-05-015]

**2022R11029**  
REC ON: 06/16/2022 10:55:26 AM  
CHAMPAIGN COUNTY  
**AARON AMMONS**  
REC FEE: 51.00  
RHSPS Fee:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES 17

Prepared for recording by:

Phyllis D. Clark, City Clerk

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400 S. Vine St., Urbana, IL 61801

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(G)

Return to:

Phyllis D. Clark, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

**CLERK'S CERTIFICATE**

STATE OF ILLINOIS            )  
  )  SS  
COUNTY OF CHAMPAIGN    )

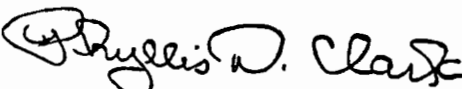
I, PHYLLIS D. CLARK, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an Ordinance entitled:

**An Ordinance Amending the Urbana Zoning Ordinance (R-7, University Residential Text Amendment / Plan Case 2438-T-22)**

Adopted by the City Council of the City of Urbana, Illinois, on the 23<sup>rd</sup> day of May, AD, 2022, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 15<sup>th</sup> day of June, AD, 2022.



  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk



## 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 23rd day of May 2022 the City Council of the City of Urbana passed and approved Ordinance No. 2022-05-015 entitled:

**AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE  
(R-7, University Residential Text Amendment/ Plan Case 2438-T-22)**

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

The pamphlet form of Ordinance No. 2022-05-015 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 14th day of June 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 14th day of June, 2022.



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Phyllis D. Clark, City Clerk

**ORDINANCE NO. 2022-05-015**

**AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE**

**(R-7, University Residential Text Amendment / Plan Case 2438-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 allow for limited residential, commercial and public uses in existing buildings located in the R-7, University Residential zoning district; and

**WHEREAS**, said petition was presented to the Plan Commission as Plan Case No. 2438-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 April 7 and April 21, 2022; and

**WHEREAS**, the Plan Commission voted four ayes and zero nays on April 21, 2022, to forward Plan Case No. 2438-T-22 to the City Council with a recommendation for approval of 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 IV, "Districts and Boundaries," Section IV-2, "Purpose of Districts,"
- B. Article V, "Use Regulations," Table V-1, "Table of Uses,"
- C. Article V, "Use Regulations," New Section V-14, "Additional Use Regulations in the R-7 District,"
- D. Article VIII, "Parking and Access," Section VIII-5, "Amount of Parking Required,"
- E. Article IX, "Sign and OASS Regulations."

**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 23<sup>rd</sup> day of May, 2022.

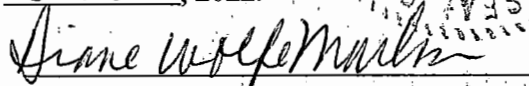
AYES: Wu, Kolisetty, Evans, Quisenberry, Bishop, Wilken

NAYS: None

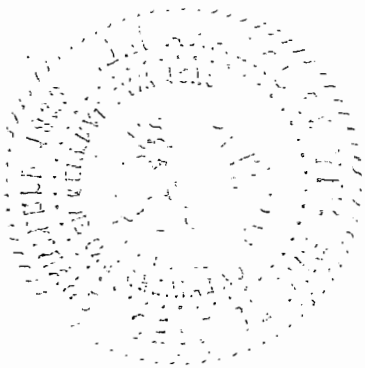
ABSTENTIONS: None

**APPROVED BY THE MAYOR** this 6<sup>th</sup> day of June, 2022.

  
Phyllis D. Clark, City Clerk.

  
Diane Wolfe Martin, Mayor





## Ordinance Attachment A

### Section IV-2. Purpose of Districts

#### R-7 : *University Residential*

J. The Residential Districts generally are intended to provide desirable settings for residential uses within several density ranges described in Urbana's Comprehensive Plan, and for various types of dwelling units, with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted or as conditional or special uses. Basic urban services and utilities, including adequate access and utilities, are necessary for these districts.

8. The R-7, University Residential District is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low-density residential districts from incompatible developments. The R-7 district also allows some business uses within existing structures. The district is intended to encourage the adaptive re-use of existing older structures.

8. The R-7, University Residential District is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low-density residential districts from incompatible developments. The R-7 district also allows some business uses within existing structures. The district is intended to encourage the adaptive re-use of existing older structures.

Table V-1. Table of Uses

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
<b>Agriculture</b>																				
Agriculture, Cropping	P	P	P	P	P	P	P		P								P		P	P
Agriculture, General									P								P			
Artificial Lake of one (1) or more acres	C	C	C	C	C	C			C								C			C
Commercial Breeding Facility									P											C
Farm Chemicals and Fertilizer Sales Including Incidental Storage and Mixing of Blending Fertilizer																			P	P
Farm Equipment Sales and Service									P			P							P	C
Feed and Grain (Sales only)									C			P	P	C	C					
Garden Shop									C	P	P	P	P	P	P			P		
Grain Storage Elevator and Bins									C											C
Livestock Sales Facility and Stockyards									C											C
Mineral Extraction, Quarrying, Topsoil Removal and Allied									S								S			C
Plant Nursery or Greenhouse									P	C	C	P	C	P	P		S	P		
Roadside Produce Sales Stand									P			P	P							
<b>Public and Quasi-Public</b>																				
Church, Temple or Mosque	S	S	S	P	P	P	P	S	S	P	P	P	P	P	P		S	P	C	
Correctional Institution or Facility												S		S	S				S	S
Electrical Substation	S	S	S	C	C	C	C		S	C	C	P		P	P				P	P
Elementary, Junior High School, or Senior High School	P	P	P	P	P	P			P					S			P			
Fairgrounds****									S											
Farmer's Market												P		P	P		S			
Hospital or Clinic					S	S			S			S	S	S	S				S	
Institution of an Educational or Charitable Nature	S	S	S	P	P	P	P		S	P	P	P	P	P	P		S	P	C	
Library, Museum or Gallery	S	S	S	P	P	P	P	S†		P	P	P	P	P	P		P	P		
Methadone Treatment Facility					S	P			S			P	P	P	P				P	
Municipal or Government Building	C	C	C	P	P	P	P		C	P	P	P	P	P	P		P	P	P	P
Nonprofit or Governmental, Educational and Research Agencies												C	C	C	C	S	P		P	P
Park	P	P	P	P	P	P	P		S	P	P	P	P	P	P		P	P	P	P
Police Station or Fire Station			S	S	S	S	S		S	P	P	P	P	P	P	S			P	P
Principal Use Parking Garage or Lot				S	S	S	S				P	P	P	P	P			S	P	P
Public Maintenance and Storage Garage												P							P	P
Public or Commercial Sanitary Landfill****									S											C
Radio or Television Tower and Station									S			C	C	S	S				C	C
Sewage Treatment Plant or Lagoon****									S								S			C
University/College												P	P	P	P	P	P		P	
Utility Provider											S	P	P	P	P				P	P
Water Treatment Plant****									S										S	C



Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
<b>Business</b>																				
<i>Adult Entertainment</i>																				
Adult Entertainment Uses												P		P						
<i>Cannabis Business</i>																				
Craft Grower									S			P	P	P	P					P P
Cultivation Center (Non-Medical)									S											P P
Dispensary (Non-Medical)											S	P	P	P	P					P
Infuser												P	P*	P*	P					P P
Processor																				P P
Transporter																				P P
<i>Food Sales and Service</i>																				
Bakery (Less than 2,500 square feet)								P	S†		P	P	P	P	P	P	S		C	C
Banquet Facility											C	C	P	P	P	P	P		C	P
Café or Deli								C	S†		C	P	P	P	P	P	S		P	C
Catering Service									S†		C	P	P	P	P	P	P		C	P
Confectionery Store								P	S†		P	P	P	P	P	P	S		P	
Convenience Store								C	S†		S	P	P	P	P	P	S		P	P
Fast-food Restaurant											C	C	P	P	P	P				C
Meat and Fish Market									S†		P	P	P	P	P	P	S		S	
Liquor Store									S†			C	P	P	P	P				
Restaurant								C	S†		C	P	P	P	P	P	S		C	C
Supermarket or Grocery Store								C	S†		**	P	P	P	P	P				
Tavern or Night Club									S†				P	P	P	P				C
Wholesale Produce Terminal																				P P
<i>Medical Cannabis</i>																				
Medical Cannabis Cultivation									S											S P
Medical Cannabis Dispensary												P		P						P
<i>Personal Services</i>																				
Ambulance Service												P	P	P	P					P P
Barber/Beauty Shop								P	S†		P	P	P	P	P	P	S		P	P
Dry Cleaning or Laundry Establishment											S	P	P	P	P	P	S			P C
Health Club/Fitness								C	S†		*	P	P	P	P	P	S		P	P
Laundry and/or Dry Cleaning Pickup								P			S	P	P	P	P	P	S			P
Massage Therapist									S†		P	P	P	P	P	P			P	
Medical Carrier Service												P	P	P	P					P P
Mortuary					C	C	C				C	P	P	P	P	P			P	
Movers													P							P P
Pet Care/Grooming								P	S†		P	P	P	P	P	P			P	
Self-Service Laundry								C			P	P	P	P	P	P				
Shoe Repair Shop								P	S†		P	P	P	P	P	P	S		P	
Tailor and Pressing Shop								P	S†		P	P	P	P	P	P	S		P	
<i>Professional and Financial Services</i>																				
Bank/Savings and Loan Association								P	S†		P	P	P	P	P	P	S		P	P P
Check Cashing Service								P			C	P	P	P	P	P			P	P P
Copy and Printing Service								P	S†		P	P	P	P	P	P	S		P	P
Express Package Delivery Distribution Center																				P P
Packaging/Mailing Service											C	P	P	P	P	P	S			P
Professional and Business Office					S	C	C	P	S†		P	P	P	P	P	P	S		P	P P
Vocational, Trade or Business School									C				P	P	P	P		P	P	P C

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2	
<i>Retail Trade</i>																					
Antique or Used Furniture Sales and Service								S†		*		P	P	P	P	S		P			
Appliance Sales and Service										P	P	P	P	P	P						
Art and Craft Store and/or Studio							P	S†		*	P	P	P	P	P	S		P			
Bicycle Sales and Service							C	S†		*	P	P	P	P	P	S		P			
Building Material Sales (All Indoors Excluding													P	P	P	P			P	P	
Clothing Store							P	S†		*	P	P	P	P	P	S		P			
Department Store												P	P	P	P						
Drugstore							P	S†		S	P	P	P	P	P	S		P			
Electronics Sales and Service							P	S†		P	P	P	P	P	P	S		P			
Firearm Store†												S								S	
Florist							P	S†		P	P	P	P	P	P	S		P	P		
Hardware Store								S†		P	P	P	P	P	P			P	P		
Heating, Ventilating, Air Conditioning Sales and Service										C	P	P	P	P	P				P	P	
Jewelry Store							P	S†		P	P	P	P	P	P	S		P			
Monument Sales (Excluding Stone Cutting)												P	P	P	P						
Music Store							P	S†		P	P	P	P	P	P	S		P			
Office Supplies/Equipment Sales and Service								S†				P	P	P	P			P	P		
Pawn or Consignment Shop								S†				P		P	P						
Pet Store								S†		*	P	P	P	P	P			P			
Photographic Studio and Equipment Sales and Service							P	S†		*	P	P	P	P	P	S		P	P	P	
Shoe Store							P	S†		*	P	P	P	P	P	S		P			
Sporting Goods							C			*	P	P	P	P	P	S		P			
Stationery, Gifts, or Art Supplies							P	S†		P	P	P	P	P	P	S		P			
Tobacconist							P			P	P	P	P	P	P			P			
Variety Store							P	S†		P	P	P	P	P	P	S		P			
Video Store							P	S†		**	P	P	P	P	P	S		P			
All Other Retail Stores							C	S†		S	C	P	P	P	P			C	C		
<i>Recreation</i>																					
Athletic Training Facility							C					P	P	P	P			P			
Bait Sales									C			P		P	P		C				
Bowling Alley												P	P	P	P						
Camp or Picnic Area****									P								C				
Commercial Fishing Lake									C								C				
Country Club or Golf Course	P	P	P	P	P	P	P		P								C				
Dancing School										*		P	P	P	P	S		P			
Driving Range									P			P					C				
Gaming Hall ****												P		P	P						
Lodge or Private Club	C	C	C	C	P	P			C	C	C	P	P	P	P		C	C			
Miniature Golf Course									P			P					C				
Outdoor Commercial Recreation Enterprise (Except Amusement Park)****									C			P	P	P	P		C				
Pool Hall												P	P	P	P	S		P			
Private Indoor Firing Range††									S								S		S		
Private Indoor Recreational Development									C			P	P	P	P	S	C	P			
Resort or Organized Camp****									C								C				
Riding Stable****									P								C				
Theater, Indoor								S†		S		P	P	P	P			P			
Theater, Outdoor****									C		C										

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6H	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
<i>Transportation</i>																				
Airport****									C										C	C
Air Freight Terminal									S										C	C
Heliport****									C										C	S
Motor Bus Station												P		P	P				P	P
Railroad Yard and Freight Terminal																			C	P
Taxi Service											C	P	C	C	P				P	P
Truck Terminal****/Truck Wash																			P	P
<i>Vehicular Sales and Service</i>																				
Automobile Accessories (New)							C			C	C	P	P	P	P					
Automobile Salvage Yard (Junkyard)																				S
Automobile, Truck, Trailer or Boat Sales or Rental												P							P	P
Automobile/Truck Repair												P		C					P	P
Car Wash												P	P						P	C
Gasoline Station										S	C	P	C	C	C				P	P
Mobile Home Sales												P								
Towing Service												S							C	P
Truck Rental												P							P	P
Truck Stop												S								P
<i>Miscellaneous Business</i>																				
Auction Sales (Non-Animal)												P	P	P	P					
Aviation Sales, Service or Storage									C										P	P
Cemetery****									C								C			
Commercial Planned Unit Development (See Section XIII-3)											D	D	D	D	D	D			D	D
Construction Yard									C										C	P
Contractor Shop and Showroom (Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops)										C	C	P	P	P	P				P	P
Crematorium									C			C	C							
Day Care Facility (Non-Home Based)	C	C	C	C	C	C	C			P	P	P	P	P	P	S	P	P	C	C
Kenel****									C										P	P
Lawn Care and Landscaping Service										C	C	P	P	P	P				P	P
Lumber Yard																			P	P
Mail Order Business (less than 10,000 square feet of gross floor area)										C	P	P	P	P	P				P	P
Mail Order Business (greater than 10,000 square feet of gross floor area)												P	S						P	P
Medical Cannabis Dispensary												P		P					P	
Mixed-Use Planned Unit Development (See Section XIII-3)				D	D	D	D	D		D	D	D	D	D	D	D		D	D	
Radio or TV Studio									C	C	C	P	P	P	P				P	P
Shopping Center - Convenience							S			S	S	P	S	S	S	S			P	P
Shopping Center - General												P	S	S	S	S				
Self-Storage Facility												C							P	P
Warehouse																			P	P
Wholesale Business												P	P	C	C				P	P
Veterinary Hospital - Large Animal****									C										C	C
Veterinary Hospital - Small Animal****									C			C	C						P	C

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	CRE	MOR	IN-1	IN-2
<b>Residential</b>																				
Assisted Living Facility				C	P	P	P	P			P	C	P	C	C			P		
Bed and Breakfast Inn								P		P	P	P	P	P	P			P		
Bed and Breakfast, Owner Occupied	C	C	C	C	C	C	C	C		P	P	P	P	P	P			P		
Boarding or Rooming House				P	P	P	P	P			P		P	P	P			P		
Dormitory				P	P	P	P	P			P		P	C	C			P		
Dwelling, Community Living Facility, Category I	P	P	P	P	P	P	P	P	P	C	P		P					P		
Dwelling, Community Living Facility, Category II		C	P	P	P	P	P	P		C	P	P	P	P	P			P		
Dwelling, Community Living Facility, Category III				P	P	P	P	P		C	P	P	P	P	P			P		
Dwelling, Duplex***		C	P	P	P	P	P	P		C	P		P					P		
Dwelling, Duplex (Extended Occupancy)***		C	P	P	P	P	P	P		C	P		P					P		
Dwelling, Home for Adjustment				S	P	P	P	S			P	P	P	P	P			S		
Dwelling, Loft								P			P	P	P	P	P		S	P		
Dwelling, Multifamily				P	P	P	P	P		G	P	S	P	P	P		S	P		
Dwelling, Multiple-Unit Common-Lot-Line***				P	P	P	P	P		S	C		P	P	P					
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	C	P		P					P		
Dwelling, Single-Family (Extended Occupancy)	P	P	P	P	P	P	P	P	P	C	P		P					P		
Dwelling, Transitional Home, Category I		C	C	P	P	P	P	C		C	P	P	P	P	P			C		
Dwelling, Transitional Home, Category ii		S	S	C	P	P	P	S		S	P	P	P	P	P			S		
Dwelling, Two-Unit Common-Lot-Line***		C	P	P	P	P	P	P			P							P		
Hotel or Motel								S	C				P	P	P	P				P
Mobile Home Park (See Section VII-2)									S											
Mobile Home in approved Mobile Home Park									P											
Nursing Home				C	P	P	P	P			P	C	P	C	C					
Residential Planned Unit Development (See Section XIII-3)		D	D	D	D	D	D	D									D		D	
<b>Industrial</b>																				
Bookbinding											C	C	C	C	C				P	P
Building Paper, Paper Containers and Similar Products Manufacturing																				P
Chemicals and Allied Product Manufacturing																				S
Confectionery Products Manufacturing and Packaging											C	C	C	C	C				P	P
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing																			C	P
Electronics and Related Accessories - Applied Research and Limited Manufacturing												C	P	C	C				P	P
Engineering, Laboratory, Scientific, and Research Instruments Manufacturing												C	C	C	C				P	P
Grain Mill Products Manufacturing and Packaging																				P
Household and Office Furniture Manufacturing																			P	P
Industrial PUD																			D	D
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing																			C	P

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-6B	R-7	AG	B-1	B-2	B-3	B-3U	B-4	B-4E	CCD	RE	MOR	IN-1	IN-2
<i>Industrial (Cont.)</i>																				
Light Assembly Manufacturing, 50,000 gross square feet or less																			P	P
Light Assembly Manufacturing, more than 50,000 gross square feet																			C	P
Manufacturing and Processing of Apparel and Related Finished Products Manufacturing																			C	P
Manufacturing and Processing of Athletic Equipment and Related Products														C					C	P
Manufacturing and Processing of Plastic Products, Including Blow-Molding or Injection-Molding																				P
Mechanical Measuring and Controlling Instruments Manufacturing																			C	P
Medical Cannabis Cultivation Center									C										S	P
Microbrewery								S			S	P		P	P				P	P
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products																			C	P
Motion Picture Production Studio										S	C	C	C	C	C				C	P
Motor Vehicles Parts and Accessories Manufacturing																			C	P
Musical Instruments and Allied Products Manufacturing																			C	P
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)																			P	P
Optical Instruments and Lenses Manufacturing																			C	P
Photographic Equipment and Supplies Manufacturing																			C	P
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing												C	C	C	P				P	P
Recycling Center																			S	S
Signs and Advertising Display Manufacturing														C	C				C	P
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing												C	C	C	C				C	P
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the Following: Drugs, Chemicals Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products																			P	P
Watches, Clocks and Clockwork Operated Devices Manufacturing																			C	P
Wool, Cotton, Silk and Man-made Fiber Manufacturing																			C	P
All Other Industrial Uses																			S	S

Table V-1 Notes:
* Use permitted by right when the gross square footage of the use is 3,500 square feet or less per floor, and by conditional use when the gross square footage is greater than 3,500 square feet per floor.
** Use permitted by right when the gross square footage of the use is 3,500 square feet or less per floor, and by special use when the gross square footage is greater than 3,500 square feet per floor.
*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units
**** See Table VII-1 for Standards for Specific Conditional Uses
***** The establishment requesting a license for a principal use gaming hall shall be a minimum of five hundred feet from any other licensed gaming hall or pre-existing Day Care Facility, Day Care Home, School, or Place of Worship, as defined under the Religious Corporation Act (805 ILCS 110/0.01 et seq.). The establishment requesting a license for a principal use gaming hall shall also be a minimum of two hundred and fifty feet away from any previously existing establishment containing a licensed video gaming terminal. Said distances shall be measured as the intervening distance between business frontages.
† See Section VII-5.D for Standards for Firearm Stores
†† See Section VII-5.E Standards for Private Indoor Firing Ranges
‡ See Section V-14. Additional Use Regulations in the R-7 District

**(New Section) Section V-14. Additional Use Regulations in the R-7 District**

To encourage the reuse of existing buildings in the R-7 district, the following apply:

- A. All residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed].
- B. All non-residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed], if the property is located on or west of Lincoln Avenue, and if a special use permit is granted.
- C. For new uses in existing buildings, no structural changes may be made to the exterior of the building. In addition, any undertaking that would qualify as a minor or major work according to Table XII-1 must be reviewed and approved by the Chair of the Historic Preservation Commission Chair and the Zoning Administrator to qualify as a reuse of an existing building.

**Section VIII-5. Amount of Parking Required**

M. R-7, *University Residential District Parking Requirements*. Parking requirements shall be calculated for individual uses permitted in the R-7, University Residential District, as specified below:

- 1. No additional parking is required for new uses in existing buildings. However, parking for commercial uses may be required as a condition of a special use permit.
- 2. For additions onto existing buildings, and for new buildings, parking is required at the rate provided in Table VIII-7.

## Article IX. Sign and OASS Regulations

Signs for multi-family residential and commercial uses in the R-7 district shall be regulated by the Zoning Ordinance language for freestanding signs, property sale and rental signs and multiple family residential identification signs.

7. *Sandwich Boards*: Shall be placed within the 30 feet directly in front of a business. Shall not be located in the traveled roadway or block pedestrian traffic. Shall be moved indoors at the end of business hours. Shall not exceed eight square feet in area and four feet in height

Sandwich boards shall be allowed in the following districts:

B-1, B-2, B-3, B-3U, B-4, B-4E, CCD, MOR, R-7

**Table IX-1. Standards for Freestanding Signs<sup>1</sup>**

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area Of Sign	Maximum Height Of Sign <sup>2</sup>	Location of Sign
B-1, Neighborhood Business CRE, Conservation, Recreation and Education District	One sign per business, except that no freestanding sign is permitted if a projecting or roof sign exists on the lot.  If a lot has two frontages, one sign per frontage is permitted.	32 square feet;	12 feet tall if beyond 15 feet from a public right-of-way;	Minimum setback of eight feet from public rights-of-way.
B-2, Neighborhood Business Arterial	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign.  One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet if combined or monument <sup>2,3</sup>	6 feet tall if located 8 to 15 feet from a public right-of-way	
R-7, University Residential	One sign per business frontage.	10 square feet	8 feet tall	
MOR, Mixed Office Residential CCD, Campus Commercial District B-3U, General Business -University	One sign per business frontage, except that no freestanding sign is permitted if a projecting or roof sign exists on the same frontage.	32 square feet	8 feet tall	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign.  One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet;  75 square feet if combined or monument <sup>2,3</sup>	16 feet tall if beyond 15 feet from a public right-of-way;  8 feet tall if located 8 to 15 feet from a public right-of-way	

<sup>1</sup> For buildings with multiple businesses, refer to Table IX-9, Freestanding Shopping Center Signs.

<sup>2</sup> If a freestanding sign in the B-3, General Business, or IN-1 and IN-2, Industrial, zone is: (1) directed toward the users of an interstate highway; (2) within 2,000 feet of the center line of an interstate highway; and (3) more than 75 feet from the boundary of any residential zoning district; then the sign's maximum height may be increased to 75 feet, and its maximum size may be increased to 150 square feet.

<sup>3</sup> Combined and Monument Signs: If a property has two business frontages, a single sign may be constructed with a larger maximum area as defined in Table IX-1. Monument signs (as defined in Section IX-2.O) may be constructed with a larger maximum area as defined in Table IX-1.



**Table IX-7. Standards for Property Sale and Rental Signs**

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Free-standing Sign <sup>2</sup>	Location of Sign
R-1 and R-2 Single-Family Residential R-3, Single and Two-Family Residential	One per dwelling	3 square feet	5 feet	10-foot minimum setback from curb line but wholly upon the premises.
R-4, R-5, & R-6 Multiple Family Residential R-6B, Restricted Business R-7, University Residential	One per apartment building or dwelling <sup>1</sup>	10 square feet	10 feet	
AG, Agriculture	One per 660-foot frontage			Signs shall conform to the setback requirements for structures in the applicable districts.
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3U, General Business University CCD, Campus Commercial District MOR, Mixed Office Residential	One per frontage <sup>1</sup>	32 square feet	15 feet	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One per frontage <sup>1</sup>	80 square feet	16 feet	

<sup>1</sup> An apartment complex, shopping center, highway plaza, or industrial complex is permitted one sign per frontage, up to 200 feet, and one additional sign for each 300 feet thereafter.

<sup>2</sup> Wall signs shall not extend beyond the top or ends of the wall surface on which they are placed. (Ord. No. 2011-02-007, 2-21-2011)

**Table IX-10. Standards for Multi-Family Residential Identifications Signs<sup>1</sup>**

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign	Illumination
R-4, R-5, & R-6 Multiple-Family Residential R-6B, Restricted Business MOR, Mixed Office Residential R-7, University Residential	One per property	12 square feet			
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3, General Business B-3U, General Business University CCD, Campus Commercial District B-4, Central Business B-4E, Central Business Expansion	One per frontage	20 square feet	5 feet for freestanding signs	Minimum 10-foot setback from public rights-of-way	External only

<sup>1</sup> (Ord. No. 2011-02-007, 2-21-2011)