

# Recording Cover Sheet

**An Ordinance Amending the Urbana Zoning Ordinance**  
**(Replace B-3U with CMU Zoning District and Update**  
**Development Regulations / Plan Case No. 2485-T-24)**  
**[Ordinance No. 2024-08-028]**

2024R12016  
REC ON: 08/14/2024 09:54:59 AM  
CHAMPAIGN COUNTY  
AARON AMMONS  
REC FEE: 51.00  
RHSPS FEE:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES: 9

Prepared for recording by:

Darcy E. Sandefur, City Clerk

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400 S. Vine St., Urbana, IL 61801

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Return to:

Darcy E. Sandefur, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

### CLERK'S CERTIFICATE

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF CHAMPAIGN)        SS

I, DARCY E. SANDEFUR, 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  
(Replace B-3U with CMU Zoning District and Update Development  
Regulations / Plan Case No. 2485-T-24)**

approved by the City Council of the City of Urbana, Illinois, on the 12<sup>th</sup> day of August, AD, 2024, 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 13<sup>th</sup> day of August, AD, 2024.

DS



DocuSigned by:  
*Darcy E. Sandefur*  
FF1B402C2BC6488  
Darcy E. Sandefur, City Clerk

**ORDINANCE NO. 2024-08-028**

**AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE**

**(Replace B-3U with CMU Zoning District and Update Development Regulations / Plan Case No. 2485-T-24)**

**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 replace the B-3U (General Business, University) zoning district with the CMU (Campus Mixed-Use) zoning district, and to update the development regulations of the new district; and

**WHEREAS**, said petition was presented to the Plan Commission as Plan Case No. 2485-T-24; 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 July 11 and July 18, 2024; and

**WHEREAS**, the Plan Commission voted five (5) ayes and zero (0) nays on July 18, 2024, to forward Plan Case No. 2485-T-24 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-1, Number and Designation of Districts; Section V-2, Purpose of Districts;
- B. Article V, Use Regulations: Section V-7, Additional Regulations in the CMU District; Table V-1, Table of Uses;
- C. Article VI, Development Regulations: Table VI-3, Development Regulations by District;
- D. Article VIII, Parking and Access: Section VIII-5, Amount of Parking Required; Table VIII-6, Bicycle Parking Requirements by Use.

**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.

DS

**PASSED BY THE CITY COUNCIL** this 12th day of August, 2024.

AYES: Evans, Kolisetty, Bishop, Quisenberry

NAYS: Wu

ABSTENTIONS: None.



DocuSigned by:

*Darcy E. Sandefur*

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Darcy E. Sandefur, City Clerk

**APPROVED BY THE MAYOR** this 13th day of August, 2024.

DocuSigned by:

*Diane Wolfe Marlin*

0FB88E3B1B94C5...

Diane Wolfe Marlin, Mayor

## **Ordinance Attachment A**

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### **Section IV-1. Number and Designation of Districts**

In order to carry out the purposes of this Ordinance, ... the City of Urbana, Illinois, is hereby divided into 21 zoning districts, which are hereby established as follows:

...

CMU Campus Mixed-Use

...

### **Section IV-2. Purpose of Districts**

In addition to the general purposes of this Ordinance, as listed in Section I-1, the various zoning districts also serve more specific individual purposes, as follows:

...

- E. The *CMU, Campus Mixed-Use District* is intended to provide opportunities to redevelop areas close to the University of Illinois campus at high densities, with a mix of commercial, office, and residential uses. Developments should be designed to be pedestrian-scale, with buildings close to the street, wide sidewalks, landscaped areas, few driveways, on-street parking, and parking behind structures. Large-scale developments containing only single uses are discouraged within this classification.

...

### **Section V-7. Additional Regulations in the CMU District**

- A. Buildings must have one main pedestrian entrance facing the street from which the building is addressed.
- B. Building walls that face a street must have at least 20 percent transparent glass.
- C. For buildings with first-floor residential uses, front yards must be landscaped.
- D. Parking is not allowed in front yards, and must be located behind the principal face of a building. Parking shall be screened to minimize visibility from the street.
- E. When parking is provided, access to parking must be off an alley, when available.
- F. Mechanical equipment and trash enclosures must be screened from view at ground level from public rights-of-way, excluding alleys. No mechanical equipment or trash enclosures are allowed in front yards.

...

**Table V-1. Table of Uses**

[Condensed, showing new CMU uses; S = Permitted with Special Use Permit, D = Permitted with Planned Unit Development]

<b>Principal Uses</b>	<b>CMU</b>
Principal Use Parking Garage or Lot	S
Residential Planned Unit Development	D

...

**Table VI-3. Development Regulations by District**

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (In Feet) <sup>1</sup>		
						Front	Side	Rear
<b>CMU</b>	<b>6,000</b>	<b>60</b>	<b>120</b>	<b>none</b>	<b>none</b>	<b>10 min. /20 max.</b>	<b>none</b>	<b>none</b>

...

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

...

N. CMU, Campus Mixed-Use District Parking Requirements.

1. Off-street parking is only required for residential developments containing more than 20 bedrooms.
2. For every bedroom beyond the first 20, parking shall be provided at a rate of 0.25 spaces per bedroom.

...

**Table VIII-6. Bicycle Parking Requirements by Use<sup>1</sup>**

Use	Number of Spaces Required
Multi-family, Boarding or Rooming House, or Dormitory <sup>2</sup>	1 for every 2 dwelling units; 1 for every dwelling unit in the CMU District
Public and Quasi Public Uses <sup>2,3,5</sup>	
All schools	4 for every classroom
All other uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Commercial Uses <sup>2,3,4,5</sup>	
All uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Industrial, Transportation & Related Uses <sup>2,3,5</sup>	
All uses	4% of required automobile parking up to a maximum of 25 bicycle parking spaces
<p><sup>1</sup> The Zoning Administrator shall determine whether proposed developments are subject to these bicycle parking requirements based upon demand generated by the use, the location of the development, the proximity to other uses with bicycle parking demand, and other relevant factors.</p> <p><sup>2</sup> The Zoning Administrator shall further have the ability to reduce the number of required bicycle parking spaces by up to 50% in response to evidence regarding expected bicycle use submitted by the petitioner.</p> <p><sup>3</sup> For non-residential uses, bicycle parking spaces shall be required only for developments with 10 or more automobile parking spaces required.</p> <p><sup>4</sup> Commercial uses include the following categories from Table VIII-7: Office and Related Uses, Service Business Uses, Retail Business Uses, and Commercial Recreational Uses.</p> <p><sup>5</sup> In the CMU district, see Table VIII-7 to calculate the amount of automobile parking that would normally be required, based on use, and provide bicycle parking at the rate given in this table (Table VIII-6).</p>	





# CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Darcy E. Sandefur, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 12th day of August, 2024 the City Council of the City of Urbana passed and approved Ordinance No. 2024-08-028 entitled:

## **AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE**

**(Replace B-3U with CMU Zoning District and Update Development Regulations / Plan Case No. 2485-T-24)**

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

The pamphlet form of Ordinance No. 2024-08-028 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 13th day of August, 2024, 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.

DSDated at Urbana, Illinois, this 13th day of August, 2024.



DocuSigned by:

FF1E402C2BC6488...  
Darcy E. Sandefur, City Clerk