

A RESOLUTION CONCERNING THE
COMPREHENSIVE AMENDMENT TO THE
URBANA ZONING ORDINANCE

WHEREAS, the Urbana City Council intends to make substantive policy changes in the Comprehensive Amendment to the Urbana Zoning Ordinance; and

WHEREAS, the studies and public hearings for these proposed changes will require considerable time and effort; and

WHEREAS, the City Council believes it to be in the best interest of the public to institute the Amendment to the Zoning Ordinance as soon as possible.

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

1) The City Council desires to pass the Comprehensive Amendment to the Urbana Zoning Ordinance initially without the changes described below.

2) The City Council nevertheless intends to consider implementation of the changes described after proper study and hearing by the Urbana Plan Commission.

3) The changes intended to be considered by the City Council are:

a) a revised definition of "Dwelling, Single-Family, Extended Group" to allow four unrelated people to occupy "Single-Family Dwellings" in areas to be designated "R-2" and "R-3", only in such areas where this use presently predominates (see attachment); and

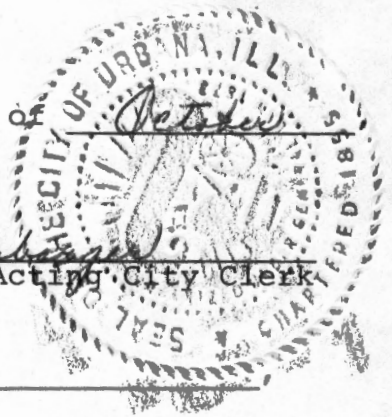
b) creation of a new zoning classification with a Floor Area Ratio that closely conforms to the actual uses in the Lincoln School neighborhood and the other areas of the City where disputes have arisen as to proper conversion from the old to the new zoning system; and

c) revision of "amenity standards" to accept the suggestions submitted to the Plan Commission on December 31, 1977, by Susan Stone (see attachment).

PASSED by the City Council this 23rd day of October

1978.

Beverly Umbarger
Beverly Umbarger, Acting City Clerk



APPROVED by the Mayor this _____ day of _____

1978.

Jeffrey T. Markland, Mayor

Not signed by Mayor

11/1/78

Jim

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN RESOLUTION
#7879-R20 AND IS INCORPORATED THEREIN BY REFERENCE.

Beverly Umbarger, Acting City Clerk

Date: _____

Susan C. Stone
1804 Pleasant Circle
Urbana

December 31, 1977

Mr. Lachlan Blair, Chairman and
Members, Urbana Plan Commission
c/o Regional Planning Commission
Empire Building
Urbana

Dear Commissioners:

Pursuant to my remarks at the December 16, 1977 public hearing regarding the proposed revised Urbana Zoning Ordinance, I request that you consider making the following, greatly curtailed, changes in the text. These proposals are among those that I suggested in my letter to you, dated June 18, 1977, in which I commented:

In general, the amenity standards could be strengthened in a number of ways without imposing severe hardships with respect to requiring landscaping, screening, underground placement of utilities, limits on some excesses now authorized for signs which are far more permissive than the controls of our sister city. In general, we should...strive for consistency and compatibility in our ordinances to the highest standard.

1. Page VII-31-PUD Development Standards

corrected Add a new paragraph 3. h. (then change existing h. to i.) to read identically with the standards for underground utility placement as written on pages VII-18 and 19, paragraphs 9.e.2) and 9.f.1) and 2). Standards for PUDs should equal the well articulated ones for mobile home parks. These standards should also be written into those developed for all new construction, i.e. residences of any kind and commercial uses as well.

2. Page VIII-2-Parking Lot Screening

Section VIII-2, para. E. should be expanded to apply to effective screening for any parking area facing a public right-of-way; similarly, para. F. should be expanded to apply to shielding from direct rays not only of parking lot illumination, but also from automobile headlights. While I realize that the UPC intends to address the subject of parking lot design as a separate issue, I believe that in view of the inevitable time lag, it would be advisable to insert this kind of minimum protection in the document at hand, i.e. the zoning ordinance.

3. Page VIII-14-Driveways

Section VIII-5, para 6. Delete final sentence in the interest of subordinating right to use property for a particular purpose to the paramount question of public safety. (A prime example of the reverse is the hazardous situation created on both Vine and Main Streets as a result of City permission to build the doughnut shop with the existing access.)

4. Section IX-Signs

a. Page IX-3, Section IX-5, para. 8-Political Campaign Signs
These signs should be limited in size comparable to R-1 property sale signs, i.e. a maximum of 3 square feet, and a time limit should be imposed on the date when such signs may be erected (30 days prior to an election) as well as the removal date as now written.

b. Page IX-4, Same section, para. 14-Holiday Signs
As written, this is an open sesame permitting any size (including super billboards) and any illumination. The 45 day time limit is overly generous for any holiday that now comes to mind, especially when one considers that there could be an uninterrupted continuum of such holiday signs throughout the year, literally blanketing the city if anyone so desired.

c. Page IX-5 Table IX-1, On-Premise Free-standing Signs
Delete Note at bottom of page. Champaign ordinance has no such provision.

corrected

d. Page IX-6 Table IX-3, On-Premise Projecting Signs
Under heading: Location of Sign, delete all language following "Not to extend over any public right-of-way" to make consistent with Champaign's ordinance which permits no extension over public ROW in any situation.

e. Page IX-7 Table IX-5, Off-Premise Free-Standing Signs
Delete Note at bottom of page and references to such note in the table. The City of Champaign allows no billboards whatsoever in any zone and if Urbana prefers to retain such a right within industrial zones, the size and height should be uniformly restricted to 300 square feet and 40 feet in height, without special exemptions.

5. Page X-6-Nonconformities

a. Section X-9 Nonconforming Signs, para D, line 7: change the word "objectionable" to a word such as "conspicuous" in the phrase "visually more objectionable." "Objectionable" is a value judgment subjectively arrived at which is difficult to measure and therefore enforce. A word like "conspicuous" is objectively observable and measurable.

b. Add a Section X Parking Lot Screening to provide for conformity within a reasonable time period for those parking lots not now in compliance where compliance is feasible.

Thank you for considering these recommendations. I would be pleased to meet with you to discuss any aspects of these and earlier thoughts.

Sincerely,
Susan C. Stow

PROPOSED AMENDMENT
TO THE COMPREHENSIVE AMENDMENT OF THE
URBANA ZONING ORDINANCE

Page II-6--Amended Definition

DWELLING, SINGLE-FAMILY (EXTENDED GROUP) -- A building containing only one dwelling unit and occupied at any given time by a group of persons consisting of only:

1. A basic group of one or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants, together with not more than one additional person not related by blood, adoption, or marriage; and
2. An extended group of;
 - a. Such additional persons who are permanent members of a housekeeping unit, and in a loco parentis relationship with one or more members of the basic group as foster children or persons in a group home licensed by the State of Illinois; or
 - b. In an owner-occupied building unit, not more than two additional persons not related by blood, adoption, or marriage; or
 - c. Within an R-2E or R-3E zoning classification, not more than three additional persons not related by blood, adoption, or marriage.*

Page V-4 (Table V-1)

"Dwelling, Single-Family (extended group)" should remain a Conditional or a Permitted Use as indicated in the chart, and should become a Permitted Use for R-2E and R-3E.

*NEW SECTION TO BE ADDED

*Attach
to Resolution*

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Urbana Plan Commission;
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Extended Group" to allow four unrelated people to
occupy "Single-Family Dwellings" in areas to be
designated "R-2" and "R-3", only in such areas
where this use presently predominates (see attach-
ment);
 - b) creation of a new zoning classification with
a Floor Area Ratio that closely conforms to the
actual uses in the Lincoln School neighborhood and

the other areas of the City where disputes have arisen as to proper conversion from the old to the new zoning system;

c) creation of an "R-1S" zoning classification for properties located in current "R-S" where duplexes would not be permitted;

d) revision of "amenity standards" to accept the suggestions submitted to the Plan Commission on December 31, 1977 by Susan Stone (see attachment);

Susan C. Stone
1804 Pleasant Circle
Urbana

December 31, 1977

Mr. Lachlan Blair, Chairman and
Members, Urbana Plan Commission
c/o Regional Planning Commission
Empire Building
Urbana

FRIEDA I. WASCIELE
PRECINCT 11
DEMOCRAT

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Sincerely,

Susan C. Tows

corrected

MEMORANDUM

TO: City Council Members

FROM: Tom Edstrom

RE: Revisions to the Urbana Zoning Ordinance

DATE: August 28, 1978

The attached sheet contains an amendment that I plan to propose to the Comprehensive Amendment to the Urbana Zoning Ordinance. My amendment deals specifically with the definition of a "Single-Family Dwelling Unit."

The purpose behind this proposal is to allow homes already inhabited by more than two unrelated people to continue in this use, while affording protection to those areas where "traditional" single-family use is still predominant.

I propose to create three new zoning classifications: R-2E and R-3E. The new classifications would have the same characteristics as R-2 and R-3, respectively; only the new zones with the "E" designation would permit a third variation on the definition of "Dwelling, Single-Family (Extended Group)." This provision is described on the second page of this memo.

The reason I raise this issue now is that I believe it will have to be referred back to the Plan Commission in order to determine the proper areas for these new zones, and to provide an opportunity for a full public hearing.

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- 2. An extended group of;
 - a. Such additional persons who are permanent members of a housekeeping unit, and in a loco parentis relationship with one or more members of the basic group as foster children or persons in a group home licensed by the State of Illinois; or
 - b. In an owner-occupied building unit, not more than two additional persons not related by blood, adoption, or marriage; or
 - c. Within an R-2E or R-3E zoning classification, not more than three additional persons not related by blood, adoption, or marriage.*

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