

RESOLUTION NO. 8283-R61

RESOLUTION OF GUIDANCE FOR ZONING ADMINISTRATOR (CONVERSIONS)

WHEREAS, the Zoning Administrator of the City of Urbana, Illinois, has asked policy guidance from the Urbana City Council with respect to residential structures which have been converted to multi-family structures or duplex structures in violation of the Urbana Zoning Ordinance, and

WHEREAS, the Urbana City Council has received and studied the West Urbana Residential Land Use Survey, dated April, 1983, prepared by the City of Urbana Department of Community Development Services, and

WHEREAS, the Urbana City Council recognizes a practical difficulty in requiring immediate compliance with the Urbana Zoning Ordinance under the attendant circumstances.

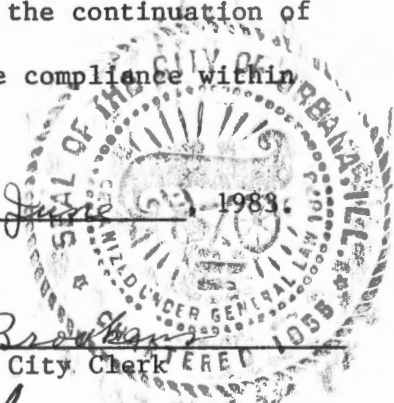
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

1. It is the sense of the City Council that with respect to those residential structures which have been converted to multi-family structures in violation of the Urbana Zoning Ordinance, that the Zoning Administrator shall immediately proceed to issue notice to the owner of the premises wherein such violation is occurring, that the use of the structure is contrary to the Urbana Zoning Ordinance and that the subject premises must be brought into conformity with the Urbana Zoning Ordinance. The owner of the subject premises shall be required to obtain a valid building permit authorizing the reconversion within six (6) months of the date of notice. The building permit shall state that the work authorized there shall be completed not less than six months from date of issuance, or the length of the term of the current

leases, whichever is longer provided that such term shall not be later than August 14, 1984.

2. That the Zoning Administrator shall forthwith also institute a proposed text amendment to the Urbana Zoning Ordinance for consideration by the Urbana Plan Commission, providing for the authority in the Zoning Board of Appeals to permit the continuation in hardship cases of such multi-family or duplex use of such structures for a period no more than four (4) years where it has been demonstrated to the Zoning Board of Appeals that the illegal use of the said structures was not initially caused by the present owners of the parcels and as a condition of any such variance to allow the continuation of such use, that the structure be brought into Housing Code compliance within such period as set by the Zoning Board of Appeals.

PASSED by the City Council this 27th day of June, 1983.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 5th day of July, 1983.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor