

ORDINANCE NO. 2004-08-105

**AN ORDINANCE ADOPTING DESIGN GUIDELINES**

(The M.O.R., Mixed-Office Residential Zoning District Design Guidelines -  
Plan Case No. 1897-T-04)

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, Article IV of the Urbana Zoning Ordinance, District and Boundaries Thereof, establishes the M.O.R., Mixed-Office Residential Zoning District, and other relevant Sections of the Urbana Zoning Ordinance regulate the development standards and procedures within the M.O.R., Mixed-Office Residential Zoning District; and

WHEREAS, recent development proposals in the M.O.R., Mixed-Office Residential Zoning District called into question their compliance with the stated intent of the district; and

WHEREAS, the Urbana City Council directed City Staff to compose a comprehensive set of illustrated "Design Guidelines" for the M.O.R., Mixed-Office Residential Zoning District to be used by the newly established Development Review Board in reviewing proposed projects; and

WHEREAS, the Urbana Zoning Administrator has requested to adopt the "M.O.R., Mixed-Office Residential Zoning District Design Guidelines" as referred to in Section XI-12 J., *Design Guidelines Review*, of the Urbana Zoning Ordinance; and

WHEREAS, said Design Guidelines were presented to the Urbana Plan Commission as Plan Case No. 1897-T-04; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission opened a public hearing to consider the "M.O.R. Mixed-Office Residential Design Guidelines" on June 10, 2004 and continued the public hearing to the July 8, 2004 meeting; and

WHEREAS, the Urbana Plan Commission voted 6 ayes to 1 nay on July 8, 2004 to forward the proposed "M.O.R. Mixed-Office Residential Design Guidelines" set forth in Plan Case No. 1897-T-04 to the Urbana City Council with a recommendation for approval; and

WHEREAS, on September 7, 2004, the Urbana City Council passed an Ordinance No. 2004-08-104 to amend the zoning ordinance of the City of Urbana that addresses Design Guideline Review; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to adopt the "M.O.R. Mixed-Office Residential Design Guidelines" as attached as Exhibit A; and

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

The attached Exhibit A: "*M.O.R. Mixed-Office Residential Design Guidelines*" are approved.

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 regular meeting of said Council.

PASSED by the City Council this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

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

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Tod Satterthwaite, Mayor