



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### m e m o r a n d u m

**TO:** The Urbana Zoning Board of Appeals

**FROM:** Kevin Garcia, Planner II

**DATE:** November 10, 2016

**SUBJECT: ZBA Case ZBA-2016-C-02:** A request by Rodney Howard for a Conditional Use Permit to allow a Home Occupation for a Variety Store at 706 East Main Street in the B-2, Neighborhood Business - Arterial Zoning District.

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### **Introduction & Background**

Rodney Howard is requesting a Conditional Use Permit to allow a Home Occupation for a Variety Store at 706 East Main Street. The property is zoned B-2, Neighborhood Business – Arterial, and contains a duplex rental house, with one unit on the first floor and one unit on the second. The business would be operated from the front room on the first floor, and would have its own entrance off the front porch. The business would sell a variety of merchandise and convenience goods, targeting clientele from the surrounding neighborhood. The property owner, John Ellis III, supports this application.

The City first added regulations for Home Occupations (home-based businesses) in 1999 (Ordinance No. 1999-06-045). The goal of the ordinance was to acknowledge the growing trend of people working from home or having small home-based businesses, and to allow these activities as accessory uses. In February 2016, the Urbana City Council passed Ordinance No. 2016-02-009, which updated and expanded the Home Occupation regulations. The main purpose of the update was to allow a wider variety of home-based business uses while minimizing negative impacts to neighbors. Home Occupations are now divided into three categories, based on their intensity of use: Type A, Type B, and Type C. Type A uses are home-office/telecommuting type uses and have little potential impact on neighbors. Type B uses generate a small amount of traffic from clients visiting the residence and from deliveries, and have minimal impact on neighbors. Type C uses are more intense than Types A or B and require a Conditional Use Permit to ensure that the impacts on neighbors are minimized.

Home occupations that include “on-site sales of limited goods and services” qualify as Type C Home Occupations according to Ordinance No. 1999-06-045. A Conditional Use Permit would therefore be needed to allow a Variety Store at 706 E. Main Street.

## Description of the Site

The subject lot is located on the north side of East Main Street, just west of Webber Street. It contains a house that appears to have been a single-family home that was converted many years ago into a duplex, with one unit on the first floor and a small unit on the second floor. Mr. Howard lives on the first floor. The front and western side yards are fenced in, and there is a gravel driveway and a shed on the east side of the house.

To the east is a commercial property used for auto detailing, a small car wash, and for U-Haul rentals. To the west are two buildings containing apartments. To the north and south (across Main Street) are single-family homes.

## Zoning and Land Use Table

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	B-2, Neighborhood Business - Arterial	Duplex (Two-flat)	Residential – Urban Pattern*
North	R-3, Single and Two-Family Residential	Single-Family Home	Residential – Urban Pattern
South	B-3, General Business	Car Wash	Residential – Urban Pattern*
East	B-3, General Business	Car Wash/Detailing U-Haul Rental	Residential – Urban Pattern*
West	B-2, Neighborhood Business - Arterial	Apartment	Residential – Urban Pattern*

*\*Future Land Use Map #10 identifies this stretch of Main Street as desirable for neighborhood business (Exhibit C)*

## Discussion

The applicant is requesting conditional use permission to operate a small store out of the front room of the unit he rents at 706 E. Main Street. The front room has its own entrance off of the front porch and the business and living spaces will be separated. The store would be operated by the applicant and initially would not have any employees. The applicant may eventually need to hire one employee to help run the business. The store would sell a variety of goods, including clothing, purses, gift cards, candy and soft drinks. Goods for sale will be purchased off-site by the applicant and deliveries, if any, will be minimal. The store's operating hours would be from the late morning to early evening, no later than 7:30PM. The applicant anticipates that most of the clientele will be from the surrounding neighborhood and will arrive on foot. For customers who drive to the site, there is one parking space in the driveway that would be available, and there is also street parking available on Webber Street and on the south side of Main Street. Additionally, the site is also served by the #7 MTD bus and there are bike lanes along both sides of Main Street.

The site is well-suited for the proposed business use. The B-2 District is intended to provide basic commercial uses in close proximity to low-density residential areas, and the definition for the district states that “business and residential uses may occur in the same structure.” Furthermore, the Comprehensive Plan identifies the area along EastMain Street that includes 706 East Main Street as suitable for neighborhood serving businesses. While a Variety Store is permitted by-right in the B-2 District, the principal use of 706 East Main Street is residential. The use as a Variety Store is considered accessory to the residential use, and by definition any accessory business use in a dwelling unit is considered a Home Occupation and requires a Home Occupation permit.

## **Requirements for a Conditional Use Permit**

The recent changes made to add Type C Home Occupations to the Urbana Zoning Ordinance were designed to allow a wider variety of home-based business uses where appropriate and when a Conditional Use Permit is granted. According to Section VII-2 of the Urbana Zoning Ordinance, an application for a Conditional Use Permit shall demonstrate the following requirements, shown in italics. An analysis follows each criteria.

*1. That the proposed use is conducive to the public convenience at that location.*

The proposed Variety Store would be conducive to the public convenience at that location. It would be a small store selling a variety of items, with most of the clientele coming from the surrounding neighborhood. The property is in a location that is both zoned for neighborhood business and is identified in the Comprehensive Plan as an area where neighborhood-serving business is to be encouraged.

*2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare. The applicant plans to operate the store in the front room of his duplex unit, which has its own entrance off of the front porch of the house. The store will have operating hours that may vary seasonally, but in general it will be open from late morning until no later than 7:30PM. The applicant anticipates that most customers will arrive on foot, but for those driving, parking is available in the driveway, along N. Webber Street, or on the south side of E. Main Street. Deliveries to the site will be minimal.

*3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-3.*

The lot is zoned B-2, Neighborhood Business – Arterial and is located in an area along East Main Street that has a mix of businesses and residential uses. The proposed use is compatible

with the zoning designation and with the surrounding land uses. In addition, the modifications to the building would all be interior and there will be no alteration of the visual character of the neighborhood.

## **Consideration**

According to Section VII-2 of the Zoning Ordinance, the Zoning Board of Appeals shall determine:

1. Whether the reasons set forth in the application and the evidence presented during the public hearing justify the granting of the conditional use permit; and,
2. Whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Zoning Board of Appeals may also impose such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of this Ordinance.

## **Summary of Findings**

1. 706 E. Main Street is zoned B-2, Neighborhood Business – Arterial, and is identified in *Future Land Use Map #10* in the *2005 Urbana Comprehensive Plan* as Residential – Urban Pattern, with a note to “encourage neighborhood businesses that can serve the neighborhood” along the E. Main Street corridor.
2. The Urbana Zoning Ordinance allows “*Variety Store*” as a permitted use in the B-2 Zoning District.
3. The proposed use qualifies as a Type C Home Occupation according to the Urbana Zoning Ordinance. Type C Home Occupations require a Conditional Use Permit.
4. The proposed use is to be located in the front room on the first floor of an existing rental duplex.
5. The proposed use is conducive to the public convenience at this location due to its location along a business corridor, its B2 zoning designation, and its identification in the

Comprehensive Plan in an area where neighborhood-serving business is to be encouraged.

6. The proposed use would not pose a detriment to the zoning district in which it is proposed to be located.
7. The proposed use conforms to the applicable regulations and standards of the zoning district in which it is located.
8. The proposed use may preserve the essential character of the zoning district in which it is located.

## Options

The Zoning Board of Appeals has the following options in Case No. ZBA-2016-C-02:

1. Grant the conditional use as requested based on the findings outlined in this memo; or
2. Approve the conditional use with certain terms and conditions. If the Urbana Zoning Board of Appeals elects to add conditions they should articulate findings accordingly; or
3. Deny the conditional use. If the Zoning Board of Appeals elects to do so, the Board should articulate findings supporting its denial. The Zoning Board of Appeals has the following options in this case:

## Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals GRANT the proposed conditional use in ZBA case 2016-C-02 for the reasons articulated above and with the following conditions:

1. The business will not stay open past 7:30PM;
2. The business will have at most one employee;
3. All sales will be conducted indoors;
4. One parking space for customers will be provided in the driveway;
5. One wall sign up to three square feet is permitted;
6. Electronic signs and LED light strips are prohibited.

*The specifics of this recommendation may change during the course of formal review of ZBA Case No. 2016-C-02.*

Attachments:           Exhibit A:           Location Map  
                              Exhibit B:           Zoning Map  
                              Exhibit C:           Future Land Use Map  
                              Exhibit D:           Site Photos  
                              Exhibit E:           Application for Variance  
                              Exhibit F:           Ordinance 2016-02-009 – Home Occupation Text Ordinance  
cc:                       Rodney Howard, John Ellis III

# Exhibit A: Location & Existing Land Use Map










Case: ZBA-2016-C-02  
 Subject: Conditional Use Permit - Home Occupation  
 Location: 706 East Main Street  
 Petitioner: Rodney Howard

 Subject Property

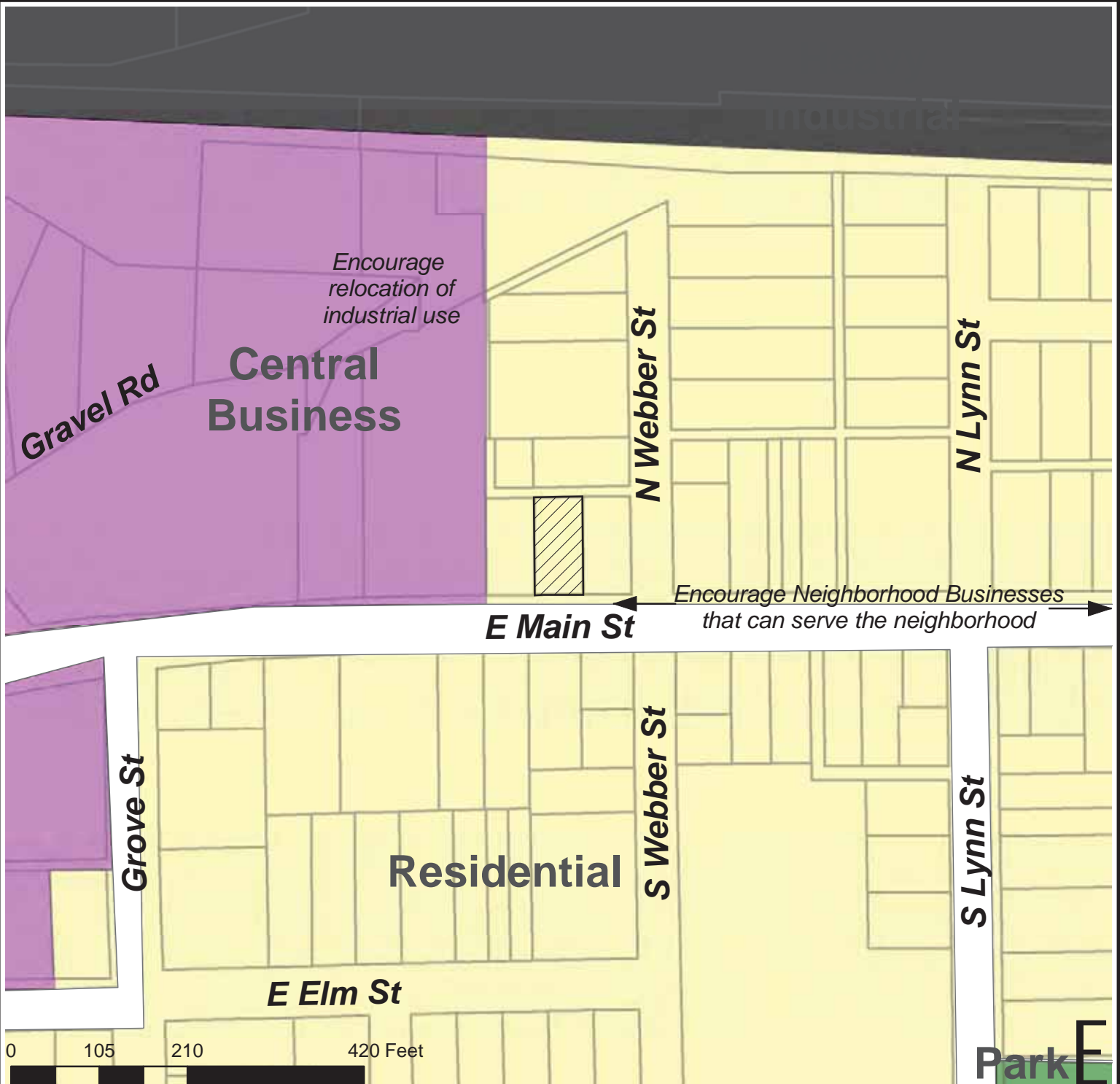
# Exhibit B: Zoning Map



Case: ZBA-2016-C-02  
 Subject: Conditional Use Permit - Home Occupation  
 Location: 706 East Main Street  
 Petitioner: Rodney Howard

- |   |                  |   |    |
|---|------------------|---|----|
|  | B2               |  | R3 |
|  | B3               |  | R4 |
|  | IN-1             |  | R5 |
|  | Subject Property |   |    |

# Exhibit C: Future Land Use Map



Case: ZBA-2016-C-02  
 Subject: Conditional Use Permit - Home Occupation  
 Location: 706 East Main Street  
 Petitioner: Rodney Howard

- Residential
- Central Business
- Heavy Industrial
- Park
- Subject Property



11/09/2016 14:21



# Notice of Public Hearing



TOWN OF WINDY HILLS

PUBLIC HEARING  
ZONING HEARING

11

WARNING  
Security  
Cameras in Use

11/09/2016 14:21



11/09/2016 14:21



11/09/2016 14:22



Paid \$50 for H.O. Permit on 10/4.  
Need \$100 by 10/27  
Exhibit E - CUP Application



# Application for Conditional Use Permit

# ZONING BOARD OF APPEALS

## APPLICATION FEE - \$150.00

The Applicants are responsible for paying the cost of legal publication fees as well. Estimated costs for these fees usually run between \$75.00 to \$225.00. The applicant is billed separately by the News-Gazette.

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 10-04-2016 ZBA Case No. ZBA-2016-C-02  
Fee Paid - Check No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the following use or construction purpose:

on the property described below, and in conformity with the plans in the permit application.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Rodney Howard Phone: 217-621-3673  
Address (street/city/state/zip code): 706 E. main st  
Email Address: howardrodney22@gmail.com  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Tenant

#### 2. OWNER INFORMATION

Name of Owner(s): John ellis Phone: 217-778-2424-cell  
Address (street/city/state/zip code): 2106 Rebecca Dr 217-352-0267  
Email Address: champaign, Ill. 61820  
Is this property owned by a Land Trust?  Yes  No  
*If yes, please attach a list of all individuals holding an interest in said Trust.*

#### 3. PROPERTY INFORMATION

Location of Subject Site: 706 E. Main St.  
PIN # of Location: 91-21-09-352-012  
Lot Size: 59.5x118, 7,021 sq. ft.  
Current Zoning Designation: B2 - Neighborhood Business - Arterial

Current Land Use (*vacant, residence, grocery, factory, etc.*): Residence  
 Proposed Land Use: Residence w/small retail space.  
 Legal Description (*If additional space is needed, please submit on separate sheet of paper*):  
 Lot 2 in Nancy M. Marshall's Elm Tree Addition to the City of Urbana, Situated in Champaign County, Illinois.

**4. CONSULTANT INFORMATION**

**Name of Architect(s):** Phone:  
 Address (*street/city/state/zip code*):  
 Email Address:  
**Name of Engineers(s):** Phone:  
 Address (*street/city/state/zip code*):  
 Email Address:  
**Name of Surveyor(s):** Phone:  
 Address (*street/city/state/zip code*):  
 Email Address:  
**Name of Professional Site Planner(s):** Phone:  
 Address (*street/city/state/zip code*):  
 Email Address:  
**Name of Attorney(s):** Phone:  
 Address (*street/city/state/zip code*):  
 Email Address:

**5. REASONS FOR CONDITIONAL USE PERMIT**

Explain how the proposed use is conducive to the public convenience at the location of the property. Zoned for business - ~~Project~~<sup>Prop</sup> plan for new neighborhood business.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare. *Small business in an existing building, separate entrance from the house, limited hours.*

Explain how the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979). *In a business district and zoned for business. also in the comp plan as a neighborhood business area.*

**NOTE:** *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

*Rodney J. Howard*  
Applicant's Signature

*10/7/16*  
Date

Passed: February 01, 2016

Signed: February 03, 2016

ORDINANCE NO. 2016-02-009

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF  
URBANA, ILLINOIS

(Revising Article II, Article V, and Article IX to change definitions, use provisions, and regulations for "Home Occupations" / Plan Commission Case No. 2270-T-16)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #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 which is also known as the Urbana Zoning Ordinance; and,

WHEREAS, the Urbana Zoning Administrator is proposing a text amendment to the Urbana Zoning Ordinance to amend and add definitions and amend and add use provisions for home occupations.

WHEREAS, the proposed changes would modify the provisions for Categories A and B and create a new category of Home Occupation requiring a Conditional Use Permit to provide more allowance for non-resident employees, parking, and signage; and

WHEREAS, the proposed amendment is consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan to preserve and enhance the character of Urbana's established neighborhoods, promote Urbana's potential for technology-related businesses, and develop a comprehensive approach to economic development; 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 held a public hearing on this application at their January 21, 2016 meeting; and



WHEREAS, the Urbana Plan Commission on January 21, 2016 voted 6 ayes to 0 nays to recommend approval of the proposed Zoning Ordinance amendment as presented;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that the Urbana Zoning Ordinance shall be amended as follows:

Section 1. That Section II-3, Definitions, of the Urbana Zoning Ordinance is hereby amended to read:

Home Occupation: Any occupation or profession for gain or support, carried on as an accessory use in a dwelling unit by a member or members of the household residing on the premises.

Home Occupation, Type A - A home-based occupation that has minimal impact on the property and surroundings beyond the scope of residential use, involving only the occupants of the subject dwelling and resulting in only incidental traffic associated with the occupation.

Home Occupation, Type B - A home-based occupation that exceeds the limitations of a Type A Home Occupation and involves a minor amount of traffic from individuals not residing in the household. Such activity may involve scheduled visits with outside clients or customers and employ up to two individuals not residing in the household.

Home Occupation, Type C - A home-based occupation that may have an impact on the property beyond that associated with Home Occupation Types A and B or which exceeds the number of employees or daily visitors set forth in Section V-12.B.

Section 2. That Section V-12, Regulation of Home Occupation, of the Urbana Zoning Ordinance is hereby amended to read:

In recognition of the growing importance of home-based businesses in the local economy, the Urbana Zoning Ordinance permits certain such activities at different intensities and subject to varying requirements as set forth below.

Any person seeking a Home Occupation shall submit an application to be reviewed by the Urbana Zoning Administrator. Upon approval by the Zoning Administrator, Home Occupations shall be permitted as follows:

A. Home Occupation, Type A - A home-based occupation that has minimal impact on the property and surroundings beyond the scope of residential use, involving only the occupants of the subject dwelling and resulting in only incidental traffic associated with the occupation. Such home occupations may include, but are not limited to, private consulting, non-retail based arts and crafts studios, internet-based business, and telecommunication-based commuting. Type A Home Occupations do not require a Certificate of Occupancy or Conditional Use Permit. They are permitted with the following criteria:

1. Employees - There are no persons, other than members of the household residing in the dwelling unit, engaged in the home occupation; and
2. Signage - There are no signs on the premises identifying the home occupation other than a nameplate, not more than three square feet in area, only permitted as a wall-mounted sign and not internally illuminated; and
3. Exterior Visibility - The occupation is wholly operated and contained within the dwelling; and there is no activity, construction, or display which would indicate from the exterior of the building or dwelling unit that the building or dwelling unit is being used for any purpose other than residential, except for the signage provisions set forth in Section V-12.A.2. No materials or equipment are stored outside the dwelling unit or visible from a public right-of-way; and
4. Vehicles and Customer Visits - No more than two commercial or business vehicles used in conjunction with the home occupation may be on

the premises at any one time and no more than five vehicle visits per day; and

5. Parking - No more than two commercial or business vehicles, trucks, or trailers used in conjunction with the home occupation may be parked on the premises or on an abutting street; and

6. Equipment - No mechanical or electronic equipment is used which creates objectionable noise, odors, or electronic impulses, or otherwise create a nuisance discernible beyond the property lines of the premises.

B. Home Occupation, Type B - A home-based occupation that exceeds the limitations of a Type A Home Occupation and involves a minor amount of traffic from individuals not residing in the household. Such activity may involve scheduled visits with outside clients or customers and employ up to two individuals not residing in the household. Type B home occupations may include, but are not limited to, music lessons, professional consultations, and personal services such as clothing alterations or shoe repair. Type B Home Occupations shall require approval by the Zoning Administrator and the issuance of a Certificate of Occupancy. The following restrictions and conditions shall apply to Type B Home Occupations:

1. Employees - No more than two persons, other than members of the household residing in the dwelling unit, are engaged by the home occupation; and

2. Vehicles and Parking - No more than two commercial or business vehicles, trucks, or trailers used in conjunction with the home occupation may be parked on the premises or on an abutting street at any time. Up to two (2) additional off-street parking spaces may be required by the Zoning Administrator to accommodate commercial vehicles. The off-street parking requirement may be waived or reduced with approval from

the Zoning Administrator based upon demand generated by the use, location of the home occupation, and on-street parking supply; and

3. Customer/Client Visits - No more than 10 visits per day from customers, clients, or home deliveries are permitted, with no more than three visitors present at any given time. Day Care Homes shall be allowed a total of up to five children or dependent adults to be cared for on the premises at any time, which shall not be counted in the limit of customer/client visits; and

4. Exterior Visibility - The occupation is wholly contained within the dwelling and there is no activity, construction, or display which would indicate from the exterior of the building or dwelling unit that the building or dwelling unit is being used for any purpose other than residential, except for the signage provisions set forth in Section V-12.B.5. No outdoor storage of materials or equipment visible from a public right-of-way is permitted; and

5. Signage - There are no other signs other than a nameplate, not more than three square feet in area, only permitted as a wall-mounted sign and not internally illuminated; and

6. Nuisance - The occupation does not or will not constitute a violation of any nuisance code; and

7. Vehicle Storage - There is no exterior storage of vehicles other than those owned by members of the household residing on the premises; and

8. Other - The Zoning Administrator shall identify and impose other conditions on the Home Occupation as determined by the specifics of the application in order to meet the intentions of this Ordinance and to protect the health, safety and general welfare of the City of Urbana.

C. Home Occupation, Type C - A home-based occupation that may have an impact on the property beyond that associated with Home Occupation Types A and B or which exceeds the number of employees or daily visitors set forth in Section V-12.B above, shall be required to obtain a Conditional Use Permit, in accordance with the procedures and criteria set forth in Section VII-2 of this Ordinance. Type C Home Occupations may include, but are not limited to, light assembly and packaging for internet sales, on-site sales of limited goods and services, greenhouses and plant sales, bicycle repair and sales, minor home auto repairs, group-based classes or instruction, or other occupations involving a higher volume of customers or clients than permitted under Type A or B.

D. Prohibited Home Occupations - Any activity which may use hazardous materials, or which otherwise may pose a hazard or nuisance to surrounding properties, shall be prohibited. Such uses may include, but are not limited to, exterminators, chemical-based lawn care, dry cleaning, and medical diagnostic laboratories.

E. A home occupation involving vehicle repair shall be permitted as a home occupation only if subject vehicle(s) are repaired inside a garage and no inoperable vehicles are stored outside. Any vehicle to be repaired may not queue outside of the garage. Additionally, the garage must meet all applicable building and fire safety codes, and any such work may not violate any of the City's nuisance codes and ordinances. Only minor automobile repairs as defined in Article II are permitted. Additionally, no major automobile repairs as defined in this ordinance are permitted as a home-based occupation.

F. More than one home occupation at a single premise may be permitted provided that the cumulative number of total employees and visitors do not exceed the restrictions set forth in Section V-12.B.

G. Certificates of Occupancy for home occupations issued prior to the effective date of this amendment not meeting the conditions of Section V-12.B shall be considered legally nonconforming.

H. The sale of firearms as a home occupation shall require approval of a site security plan by the Urbana Police Chief, or designee, with renewal every three years in compliance with Section VII-5.D of this Ordinance.

Section 3. That Section IX-2.J. of the Urbana Zoning Ordinance is hereby amended to read:

J. Home Occupation Sign. A sign displayed on a property where any occupation or profession for gain or support is carried on as an accessory use in a dwelling unit by a member or members of the household residing on the premises.

Section 4. That Section IX-4.J. of the Urbana Zoning Ordinance is hereby amended to read:

J. Signs Authorized Without a Permit. The following signs shall be allowed in all zoning districts without a sign permit and with the following limitations.

1. Flags: No more than two flags for each premise.
2. Private Traffic Direction Signs and Related Signs: Signs displayed at the entrance or exit of a premise. The total area shall not exceed five square feet, and the total height shall not exceed five feet.
3. Property Sale, Rental, or Exchange Signs: Any sign displayed on premises for sale, rent or exchange. Such signs may be freestanding or wall-mounted only. Signs shall not be internally illuminated and must be removed within 14 days after the sale, rental, or exchange of the property. Property sale, rental or exchange signs shall not be placed in the public right-of-way. Property sale, rental, or exchange signs shall be subject to the standards and provisions specified in Table IX-

4. Home Occupation Signs: Home occupation signs that are wall-mounted, not internally illuminated and do not exceed three square feet in area. There shall be only one such sign per building or structure for a home occupation permitted under Section V-12.

Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

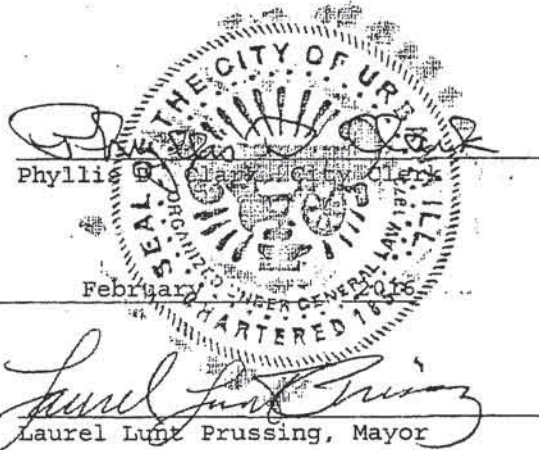
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 1st day of February, 2016.

PASSED BY THE CITY COUNCIL this 1<sup>st</sup> day of February, 2016.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

NAYS:

ABSTAINED:



APPROVED BY THE MAYOR this 3<sup>rd</sup> day of February, 2016.

[Signature] Laurel Lunt Prussing, Mayor

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 1<sup>st</sup> day of February, 2016, the corporate authorities of the City of Urbana passed and approved Ordinance No. 2016-02-009, entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS

(Revising Article II, Article V, and Article IX to change definitions, use provisions, and regulations for "Home Occupations" / Plan Commission Case No. 2270-T-16)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2016-02-009, including all of its attachments, was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 3<sup>rd</sup> day of February, 2016, 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 3<sup>rd</sup> day of February, 2016.