

ORDINANCE NUMBER 9091-59

AN AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS

(Adoption of the Mixed Office Residential Zoning District)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #7980-68 on December 17, 1979 which adopted 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 purpose of the Zoning Ordinance is to implement the policies of the City of Urbana as expressed in the 1982 Comprehensive Plan as adopted by the City Council on September 7, 1982 and as said Comprehensive Plan is amended from time to time; and

WHEREAS, the Urbana City Council adopted Ordinance #8990-132 on June 4, 1990 which amended the City's 1982 Comprehensive Plan by adopting the Downtown to Campus Plan; and

WHEREAS, the Downtown to Campus Plan recommended a variety of zoning changes and other actions including a recommendation to create a new zoning district called the MOR (Mixed Office Residential) Zoning District; and

WHEREAS, the Urbana Zoning Administrator submitted a petition to amend the Zoning Ordinance to add the new zoning district as recommended in the Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1369-T-90; 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 the proposed amendment on August 23 and 30 and September 6 and 20, 1990; and

WHEREAS, the Urbana Plan Commission voted on September 20, 1990 to forward Plan Case #1369-T-90 and the amendment described herein to the Urbana City Council with a recommendation for approval; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the amendment described herein conforms to the goals, objectives and policies of the City's 1982 Comprehensive Plan as modified by the Downtown to Campus Plan; 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 amend the text of the Urbana Zoning Ordinance as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that the Zoning Ordinance of the City of Urbana, Illinois is hereby amended as follows:

Section 1. Section IV-1, entitled "Number and designation of districts", is hereby amended to insert the name MOR Mixed Office Residential to the list of Zoning Districts immediately following "BDR Business Development and Redevelopment District".

Section 2. Section IV-2, entitled "Purpose of districts", is hereby amended to insert a new Section IV-2-H to read as follows:

H. The MOR Mixed Office Residential District is intended to provide areas for a limited variety of business, office and residential land uses in proximity to low density residential dwellings in order to promote the economic viability and preservation of older residential structures while protecting the aesthetic and residential character of the area. The development regulations and permitted uses make this district suitable for properties which may no longer be viable as strictly residential uses but are located in a residential setting. This district is intended to encourage the adaptive re-use of these older residential structures as an incentive to preserve and extend the useful life of such structures while also allowing compatible new development. The MOR District is also intended to promote the conservation of buildings and neighborhoods, which in combination or individually, are of unique community and neighborhood significance.

The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites which need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected.

Section 3. Section V-3, entitled "Table of permitted uses, by district", is hereby amended to change Section V-3-D to read as follows:

D. In the R-6B, B-1, B-2, B-3, B-4, MOR and IN Zoning Districts, more than one (1) principal use may be allowed in a single building without zoning board of appeals approval if

the uses are permitted by right (P) within the district in which the lot or parcel of land is located.

Section 4. Section V-4, entitled "Regulation of adult entertainment uses", is hereby amended to change Section V-4-A(2) to read as follows:

2. No adult entertainment use shall be located or established on any lot that is within two hundred (200) feet of any AG, CRE, R-1, R-2, R-3, R-4, R-5, R-6, R-6B, R-7, or MOR Zoning District.

Section 5. Section V-6, entitled "Regulation of community living facilities", is hereby amended to change Section V-6-B to read as follows:

B. No community living facility shall be located or established within one thousand (1,000) feet of another community living facility when located in the R-4, R-5, R-6, R-6B, B-1, B-2 or MOR Zoning Districts.

Section 6. Section V-3, entitled "Table of permitted uses, by district", and Table V-1, entitled "Table of Uses", are hereby amended to insert a new column designated MOR immediately next to the column designated IN and to designate the following land uses as permitted uses by inserting a "P" in the MOR column in Table V-1 or as special uses by inserting an "S" in the MOR column in Table V-1 or as conditional uses by inserting a "C" in the MOR column in Table V-1, as follows:

PRINCIPAL USES	MOR
<i>Public and Quasi-Public Facilities</i>	
Institution of an Educational, Philanthropic or Eleemosynary Nature	P
Church or Temple	P
Municipal or Government Building	P
Public Library, Museum or Gallery	P
Public Park	P
Parking Garage or Lot	S
Telegraph Office	P
<i>Residential Uses</i>	
Boarding or Rooming House	P
Dwelling, Single Family	P
Dwelling, Single family (Extended Group Occupancy)	P
Dwelling, Duplex	P
Dwelling, Duplex (Extended Group Occupancy)	P
Dwelling, Multifamily	P
Dwelling, community living facility, Category I	P
Dwelling, community living facility, Category II	P
Dwelling, community living facility, Category III	P

Dwelling, home for adjustment	S
Dormitory	P
Home for the Aged	P
Nursing Home	P
Bed and Breakfast	P
 <i>Resource Production and Agricultural Uses</i>	
Greenhouse (not exceeding 1,000 sq. ft.)	P
Garden Shop	P
Plant Nursery	P
 <i>Business Uses - Personal Services</i>	
Barber Shop	P
Beauty Shop	P
Reducing Salon	P
Shoe Repair Shop	P
Tailor and Pressing Shop	P
Mortuary	P
Massage Parlor	P
 <i>Business Uses - Business, Private Educational and Financial Services</i>	
Bank, Savings and Loan Association	P
Professional and Business Office	P
Private Kindergarten or Day Care Facility	P
Vocational, Trade or Business School	P
 <i>Business Uses - Food Sales and Services</i>	
Meat and Fish Market	S
Restaurant	C
Bakery (Less than 2,500 sq.ft.)	P
Dairy Store	P
Delicatessen	P
Confectionery	P
 <i>Business Uses - Retail Trade</i>	
Hardware Store	P
Apparel Shop	P
Electronic Sales and Services	P
Shoe Store	P
Jewelry Store	P
Stationery-Gift Shop-Art Supplies	P
Florist	P
Bookstore	P
Tobacconist	P
Variety-Dry Goods Store	P
Music Store	P
Drugstore	P
Photographic Studio and Equipment Sales and Service	P
Furniture Store-Office Equipment Sales and Service	P
Antique or Used Furniture Sales and Service	P
Pet Store	P
Bicycle Sales and Service	P

Sporting Goods	P
Art and Craft Stores and Studios	P
<i>Business Uses - Recreational</i>	
Billiard Room	P
Dancing School	P
Lodge or Private Club	C
Private Indoor Recreational Development	P
Theater, Indoor	P

Section 7. Article V, entitled "Use Regulations", is hereby amended to insert a new Section V-8 to read as follows:

Sec. V-8. Additional use regulations in the MOR District.

A. The purpose and intent of the MOR Mixed Office Residential District as stated in Sec. IV-2-H indicate that this District is unlike any other zoning district in this Ordinance. By reason of the unique purpose of this District, wherever this Ordinance imposes greater restrictions on properties in the MOR District than in other zoning districts, the greater restrictions shall govern.

B. No land uses or structures shall be permitted in the MOR District without the approval of the Development Review Board in accordance with the site plan review procedures required in Sec. XI-12.

Section 8. Section VI-2, entitled "Height", is hereby amended to change Section VI-2-C to read as follows:

C. In the AG, CRE, R, B-1 and MOR Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building exceeds two (2) stories or twenty-five (25) feet, the minimum side and rear yards shall be increased as specified in Section VI-5.

Section 9. Section VI-3, entitled "Lot Area and Width", is hereby amended to renumber the remaining subsections and insert a new section VI-3-F to read as follows:

F. In the MOR District, the maximum area of a zoning lot shall be 8,500 square feet for the purpose of calculating the floor area ratio (FAR) and open space ratio (OSR). The objective of this Sec. VI-3-F is to keep new structures compatible with the scale and density of existing development in the MOR District by preventing the use of one large parcel for the purpose of erecting a single large structure. In the case of zoning lots which contain between 8,500 and 17,000 square feet, the amount of square feet in excess of 8,500 square feet may be used for parking, landscaping, open space or other uses

in accordance with the site plan review procedure in Sec. XI-12. In the case of zoning lots which exceed 17,000 square feet, the lot may contain two or more principal structures based on a ratio of one structure for each 8,500 square feet of area in the lot in accordance with this section. However, in order to establish two principal structures on one lot, a conditional use permit must be approved by the Board of Zoning Appeals in accord with the requirements of Section V-3-C and Section VII-2.

Section 10. Section VI-5, entitled "Yards", is hereby amended to change Section VI-5-D(1) to read as follows:

1. In the R-1, R-2, R-3, R-4, R-5, R-7 and MOR Districts, where lots comprising more than forty (40) percent of the frontage in a block are improved with buildings, not less than the average depth of the front yards of all lots in the block shall be maintained by all new buildings and by all alterations of existing buildings in the block, except that this provision shall not require a front yard of more than sixty (60) feet, nor less than the minimum required in the district in which they are located, nor shall it reduce the buildable dimension of the lot to less than thirty (30) feet. For the purpose of computing such an average depth, vacant lots within such frontage shall be considered as having the minimum front yard required in that district.

Section 11. Section VI-5, entitled "Yards", is hereby amended to change Section VI-5-E(2) to read as follows:

2. In the AG, CRE, R, B-1 and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three (3) feet for each ten (10) feet or fraction thereof over twenty-five (25) feet in height, whichever is greater.

Section 12. Section VI-5, entitled "Yards", is hereby amended to add a new Section VI-5-E(4) to read as follows:

4. When two or more principal structures are located on a single zoning lot in the MOR District, the buildings shall be separated by a minimum yard of fourteen (14) feet.

Section 13. Section VI-5, entitled "Yards", is hereby amended to change Section VI-5-F(1) to read as follows:

1. In the AG, CRE, R, B-1 and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required rear yard shall be increased by three (3) feet for each ten (10) feet or fraction thereof over twenty-five (25) feet in height.

Section 14. Table VI-1, entitled "Development Regulations by District", is hereby amended to insert the development regulations for the MOR Zoning District immediately following the IN in Table VI-1 as follows:

District	Minimum Lot Size	Min./Avg. Lot Width	Max. Height	Max. FAR	Min. OSR	Required Yards		
						Front	Side	Rear
MOR	6,000	60	35	0.70	0.30	15	7(17)	10

Section 15. Section VIII-3, entitled "Location of Parking Facilities", is hereby amended to insert a new Sec. VIII-3-F(3) to read as follows:

3. Off-street parking in a required rear yard is prohibited in the MOR District unless it is determined by the Development Review Board that a combination of fencing and/or vegetation have been installed and maintained to meet the requirements of Sec. VIII-2-F and which can reasonably be expected to shield such parking from view from adjacent residential structures within five years of the date on which such parking is allowed.

Section 16. Section VIII-3, entitled "Location of Parking Facilities", is hereby amended to insert a new Sec. VIII-3-J to read as follows:

J. Parking located at ground level below any portion of a principal structure shall be prohibited in the MOR District. Parking located underground below a principal structure shall be allowed in the MOR District in accordance with the provisions of Article VIII of this Ordinance.

Section 17. Table IX-1, entitled "Standards for Freestanding Signs", is hereby amended to insert the sign regulations for the MOR Zoning District in a separate category immediately following the IN category in Table IX-1 as follows:

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign
MOR Mixed Office Residential	Each business is permitted one sign per frontage except that no freestanding sign is permitted if a projecting sign exists on the same frontage.	32 square feet	5 feet	Signs shall not extend within one foot of any property line nor constitute a traffic hazard as determined by the Design Review Board or any City ordinance.

Section 18. Table IX-2, entitled "Standards for Wall Signs and Wall-mounted Signs", is hereby amended to insert the sign regulations for the MOR Zoning District in a separate category immediately following the IN category as follows:

Districts Permitted	Maximum Number Permitted	Total Maximum Area of all Wall Signs per Frontage	Maximum Height and Location of Signs
MOR Mixed Office Residential	No limit	10% of wall area, not to exceed 75 square feet maximum	Signs shall not extend beyond the top or ends of the wall surface on which they are placed.

Section 19. Table IX-3, entitled "Standards for Projecting Signs", is hereby amended to add the sign regulations in the MOR Zoning District by inserting the name MOR Mixed Office Residential immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 20. Table IX-6, entitled "Standards for Signs Attached to Canopies and Entrance Structures", is hereby amended to insert the name MOR Mixed Office Residential immediately following, and in the same category as the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 21. Table IX-7, entitled "Standards for Property Sale and Rental Signs", is hereby amended to insert the name MOR Mixed Office Residential immediately following, and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 22. Table IX-8, entitled "Standards for Subdivision Signs", is hereby amended to insert the name MOR Mixed Office Residential immediately following and in the same category as, the B-1 Neighborhood Business District in the column entitled Districts Permitted.

Section 23. Article XI, entitled "Administration, Enforcement, Amendments and Fees" is hereby amended to insert a new Sec. XI-12 immediately following Sec. XI-11 to read as follows:

Sec. XI-12. Development Review Board.

A. Creation and Membership

1. Upon the effective date of this amendment, there is hereby created a Development Review Board to administer the

site plan review procedure in the MOR District in conformance with the requirements of this Sec. XI-12.

2. The Development Review Board shall consist of the following five (5) members who shall be employees of the City of Urbana:
 - a. The Zoning Administrator or representative
 - b. The City Planner or representative
 - c. The City Engineer or representative
 - d. The City Arborist or representative
 - e. The Building Safety Division Manager or representative
3. The Zoning Administrator or representative shall serve as chairman of the Development Review Board.

B. Purpose and Objectives

1. The purpose of the Development Review Board is to review and approve or disapprove all site plans for changes to uses in existing structures, for additions or exterior remodeling of existing structures and for construction of new structures and parking areas in the MOR District.
2. The objectives of the Development Review Board in administering the site plan review requirement in the MOR District are to:
 - a. Encourage compatible new construction or rehabilitation and alteration of existing structures;
 - b. Encourage compatibility and minimize impacts between the proposed land use and the surrounding area;
 - c. Encourage the maintenance, preservation and enhancement of both individual structures and the neighborhood's visual and aesthetic character;
 - d. Encourage the economic use of older structures in a manner compatible with the neighborhood;
 - e. Encourage flexibility and creativity in meeting the requirements of the Zoning Ordinance and the Urbana City Code;
 - f. Provide for the resolution of requests for site plan approvals in conformance with the purpose of the MOR District and the requirements of the Zoning Ordinance.

C. *Site Plan Review Procedures*

1. A request for site plan approval shall be made by the applicant in writing on forms provided by the City, shall be accompanied by the site plan, and shall be filed with the City Planner. Each request shall be submitted with the required fee as provided in Sec. XI-8.
2. The Development Review Board may adopt its own rules, regulations and procedures consistent with the provisions of this Ordinance and the laws of the State of Illinois. All site plans submitted for review shall contain the information required by the Development Review Board.
3. Within fifteen working days after the completed application, site plan, fee and supporting documentation have been received, the City Planner shall convene a meeting of the Development Review Board to consider and act on the requested site plan. The last known taxpayers of record, as reflected in the Champaign County records, of all property adjacent to or within 100 feet of the subject property, excluding public right-of-way, shall be notified of said meeting not less than seven days prior to said meeting.
4. All meetings of the Board shall be held in a public place designated by the Chairman, and shall be open to the public, except as allowed by law. At any meeting of the Board, any interested person may appear and be heard either in person or by an authorized agent or attorney.
5. After reviewing the proposed site plan according to the criteria and standards in Sec. XI-12-D, the Development Review Board shall vote to approve or disapprove the proposed site plan. All decisions of the Development Review Board shall require a unanimous vote. If less than all five members of the Development Review Board are present at the meeting, the request shall be tabled until all members are present, provided, however, that all proposed site plans shall be voted on within thirty (30) days of the initial application. A less than unanimous decision by the Board shall cause the City Planner to appeal the request to the Board of Zoning Appeals in accord with Sec. XI-3. The Development Review Board may impose conditions or requirements which it deems appropriate or necessary in order to accomplish the purposes of this Ordinance only when site plan adjustments for an existing structure are also approved as an incentive to re-use the existing structure in accordance with Sec. XI-12-E.
6. If the proposed site plan conforms to the general standards and specific requirements of this Ordinance, the

Development Review Board shall make the appropriate findings and approve the proposed site plan. If the proposed site plan does not conform with the general standards and specific requirements of this Ordinance, the Development Review Board shall so find and disapprove the proposed site plan. The applicant shall be notified in writing of the Board's decision within five working days, which notification shall address the relevant and applicable reasons for the decision as well as any conditions imposed by the Board.

7. If the proposed site plan is not approved, the applicant shall be given a reasonable opportunity to resubmit the site plan with modifications to specifically address the findings of the Board. Site plan approval is required prior to the approval of any request for a building permit or a Certificate of Occupancy in the MOR District. Site plan approval is also required for all requests for conditional uses and special uses in the MOR District. The decision of the Development Review Board concerning the site plan shall be submitted to the appropriate body reviewing the conditional use and special use requests. The approved site plan becomes the official plan for the property and is the final site plan submitted with a request for a building permit in the MOR District. The physical development and continued use of the property shall be in strict conformance with the approved site plan.
8. Any order, requirement, decision or condition of approval made by the Development Review Board is appealable by any person aggrieved thereby to the Board of Zoning Appeals in accordance with the procedures of Sec. XI-3-C. Upon the filing of an appeal, the complete record of the Development Review Board's minutes, findings and decision shall be submitted to the Board of Zoning Appeals for action on the requested appeal. The Board of Zoning Appeals shall have the final authority to approve or disapprove a proposed site plan.
9. The Board shall keep minutes of its proceedings, showing the vote of each member upon every question and shall also keep records of its findings and official decisions.
10. The procedure for amending a site plan already approved by the Development Review Board or for a request to change conditions attached to the approval of a site plan shall be the same procedure as a new site plan request.
11. Approval of a site plan pursuant to Sec. XI-12 shall become null and void unless an application is made for a building permit or Certificate of Occupancy within one

year after the date on which the site plan is approved by the Board.

12. Any building permit or Certificate of Occupancy issued pursuant to an approved site plan may be revoked by the City for failure to comply with the conditions of approval.

D. Design review criteria and standards

All site plans will be reviewed by the Development Review Board according to the criteria and standards listed below. No site plan shall be approved by the Development Review Board unless the plan complies with the requirements of this Ordinance, is consistent with the intent and purpose of the MOR District, and is compatible with the land uses surrounding the site.

1. Will the proposed land use conform with the purpose of the MOR District as stated in Sec. IV-2-H and with the table of permitted uses listed in Table V-1? Will the project design be harmonious with adjacent land uses and the character of the surrounding neighborhood?
2. Will the proposed site plan and structure(s) conform to the development regulations in Article VI? Will the proposed site plan be compatible with the surrounding neighborhood? Will the proposed use overburden the capacities of existing streets, utilities, sewers and other public facilities?
3. Will the location, orientation, setbacks, spacing and placement of the structure(s) harmonize with the surrounding neighborhood and minimize the impact of their use and bulk on adjacent properties?
4. Will drives and parking areas be located, designed and controlled to move traffic conveniently and safely in a manner which minimizes traffic friction, noise and visual impacts?
5. Will adequately sized and designed parking areas be located to meet the requirements of Article VIII except as modified by the Administrative Review Board?
6. Will safe and convenient provisions for the movement of handicapped persons and parking for the vehicles of the handicapped be accommodated in the project design in conformance with the requirements of the State of Illinois?
7. Will the project design encourage the preservation of natural features such as mature trees and other healthy vegetation?

8. Will the project design conform to the sign regulations in Article IX?
9. Will the location and construction of fencing and screening conform to the requirements of the Urbana City Code?
10. Will the project design conform to customary engineering, site development and site landscaping standards?
11. Will landscaping berms, fences and/or walls be provided to screen adjacent properties from possible negative influences that may be created by the proposed use?
12. Will the design of drives and parking areas result in a minimum area of asphalt or concrete? Will drainage be provided in conformance with the requirements of the Urbana City Code?
13. Will the location of exterior trash dumpsters, storage areas and loading areas be screened from adjacent properties and streets? Will exterior lighting be directed away from adjacent structures?

The Development Review Board shall not consider the architectural style, appearance, color, building materials, or architectural details of the structure in reviewing a proposed site plan except as such factors affect the placement of the building, drives and parking areas on the site.

E. Site Plan Adjustments

1. In order to encourage the compatible re-use of existing structures in accord with the purpose and objectives of the MOR District, the Development Review Board is hereby authorized to approve site plan adjustments or modifications to the requirements of the Urbana Zoning Ordinance and Urbana City Code in accordance with the provisions of Sec. XI-12-E(3).
2. When changes are proposed to the use of existing structures and/or when additions or exterior remodeling of existing structures is proposed, the Development Review Board is hereby authorized to approve site plan adjustments or modifications of the requirements of the Zoning Ordinance and City Code. Construction of new buildings shall conform to all requirements of the Urbana Zoning Ordinance and Urbana City Code unless a general or specific variance is granted by the Board of Zoning Appeals or Urbana City Council in accordance with Sec. XI-3-C. The purpose of this provision is to provide an incentive to re-use the existing structures, to provide flexibility in meeting the

City's requirements in using existing structures, and to preserve the overall character of the MOR District.

3. In accord with the purposes of the Zoning Ordinance, the Development Review Board is hereby authorized to make minimum adjustments or modifications to the following requirements of the Urbana Zoning Ordinance and Urbana City Code in the MOR District that are consistent with the purposes of the MOR District:
 - a. Sec. VIII-2, Design and Specifications of Off-Street Parking;
 - b. Sec. VIII-3, Location of Parking Facilities;
 - c. Sec. VIII-4, Amount of Parking Required; except that no adjustment in excess of 25% of the full parking requirements may be approved by the Development Review Board and no adjustment of the parking requirements shall be approved for residential uses; residential uses in the MOR District shall conform to the full parking requirements of Sec. VIII-4;
 - d. Sec. VIII-5, Off-Street Loading Regulations;
 - e. Article VI, Development Regulations; except that the Development Review Board is authorized to approve only the site plan adjustments listed in Sec. XI-3-C(2)(c) and no others; and
 - f. Chapter 7 of the City Code, Fences.
4. None of the provisions of this Sec. XI-12 shall prevent or otherwise restrict the ability of a property owner to request a general variance or specific variance or to receive approval of a request for a general variance or specific variance from the Board of Zoning Appeals or City Council in accordance with the provisions of Sec. XI-3 of this Ordinance.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of 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 City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 19th day of November, 1990.

PASSED by the City Council on this 19th day of November, 1990.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 29th day of November, 1990.


Jeffrey T. Markland
Jeffrey T. Markland, Mayor

Certificate of Publication

I, Ruth S. Brookens, City Clerk of the City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 5th day of December, 1990, and a Certificate of Publication is attached hereto.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

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