

CITY OF MARSHALL

ORDINANCE NO. 2024-O 24

AN ORDINANCE AMENDING APPENDIX A. ZONING. ARTICLE VI. BUSINESS DISTRICTS. SEC. 6.12, 6.13, 6.14, 6.15 and 6.16. SAME STANDARDS FOR REHABILITATION OF THE CODE OF ORDINANCES, CITY OF MARSHALL, ILLINOIS.

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF MARSHALL

Published in pamphlet form by authority of the City of Marshall, Clark County, Illinois, this 28 day of October, 2024.

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Section 1. That Appendix A. Zoning. Article VI. Business Districts. Sec. 6.12., 6.13, 6.14, 6.15 and 6.16 Same Standards for Rehabilitation of the Code of Ordinances, City of Marshall, Illinois is hereby amended to read as follows, with strikeouts indicating deletions in text and underscores indicating additions to text:

Sec. 6.12. ~~B-4 Same standards for rehabilitation~~ Boundaries for downtown business district.

~~All new construction and building rehabilitation located in the Downtown Business District shall be compatible with the Marshall Design Guidelines. Proposed construction activities application shall be submitted to the zoning officer. The zoning officer shall submit the proposed construction activities application to the historic preservation commission for review and comment prior to the zoning officer's submission to the planning commission if required under article XXI of this appendix.~~ Downtown Business District shall be described as both sides of Michigan Avenue from Beech Street to Chestnut Street. Plum Street beginning at North Michigan Avenue, west to north Fourth Street. Both sides of Archer Avenue beginning at Ninth Street, west to Fourth Street. Locust Street beginning at South Michigan Avenue, west to South Fifth Street. Both sides of Fifth Street from Plum to Locust Street. Both sides of Sixth Street from Plum to South Michigan Avenue. Both sides of Seventh Street from Plum Street to Locust Street.

Sec 6.12 ~~13.~~ Same- standards of rehabilitation.

All new construction and building and rehabilitation located in the Downtown Business District shall be compatible with the ~~Marshall Design Guidelines~~ International Building Code. Proposed construction activities application shall be submitted to the zoning officer. The zoning officer shall submit the proposed construction activities application to the ~~Historic Preservation Commission~~ zoning officer for review and comment prior to the zoning officer's submission to the ~~planning commission~~ zoning board if required under article XXI of this appendix.

Sec. 6.14 Downtown Business District.

The Historical Business District shall be an overlay district of the Downtown Business District described as both sides of Archer Avenue from Michigan Avenue to Fifth Street; both sides of Fifth Street from Plum Street to Locust Street; both sides of Sixth Street from Locust Street to Plum Street, and both sides of Locust Street from Fifth Street to Sixth Street. Additional such districts or an expansion of a Historical Business District may be established by ordinance of the City Council.

Sec. 6.15. Downtown Business District.

The traditional commercial façade can be considered the most important element that gives historical significance to the downtown. Most of the buildings in the Downtown Business District were built between 1880 and 1910. When originally constructed, downtown buildings shared a consistency in design and proportion that was a key element in the unifying of the District. To maintain this unifying element, new construction and rehabilitation of existing buildings will follow the points below:

- (a) Store fronts will provide an entrance to the business and have large display windows . Storefronts (first floor) shall be composed almost entirely of windows. Traditional façade calls for more glass and less wall space, balanced with less window space and more masonry at the second and third floor levels.
- (b) The façade will consist of masonry with regularly spaced windows.
- (c) There will be a decorative cornice which caps the building.
- (d) Materials not be applied to the storefront include imitation brick, rough textured wood siding, wooden shingles on mansard roofs, gravel and/or stucco materials.
- (e) Canvas awnings are approved on traditional storefront buildings. At a minimum, awnings should be seven feet above grade.

Sec. 6.16. Downtown Business District Procedure for approval of new construction and rehabilitation.

Plans for new construction or rehabilitation of older buildings shall be submitted to the zoning officer for approval.

Section 2. If any provision of this Ordinance, or application thereof, is held invalid by any Court, other provisions or applications of this Ordinance which can be given effect without the invalid provision or application shall not be affected, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. That this Ordinance shall take effect ten (10) days after its passage and approval as provided by law.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Michael Smitley	✓		
Warren J. Le Fever	✓		✓
Vickie Wallace			
Jarod Green	✓		
Robert Nelson	✓		
Foster Propst	✓		
Rob Knott	✓		✓
Greg King			

PASSED this 28 day of October, 2024.

APPROVED this 28 day of October, 2024.



 MAYOR

ATTESTED, filed in my office,
 and published in pamphlet form
 this 28 day of October, 2024.



 CITY CLERK

(SEAL)