



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director of Community Development Services

DATE: February 13, 2003

SUBJECT: Plan Case No. 1849-T-03: Request by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance as it pertains the CCD, Campus Commercial District Zoning District.

Introduction

The Urbana Zoning Administrator is requesting a text amendment to the Urbana Zoning Ordinance as it pertains to the development regulations in the CCD, Campus Commercial District Zoning District. The amendments pertain primarily to Table VI-1. Development Regulations by District, and include the following additions to the table:

- Provide development standards for the CCD district including provisions for lot size, lot width, maximum height, open space ratio, floor area ratio and setbacks. These standards were discussed during the creation of the CCD district in January 2002 but were inadvertently omitted from the adopting ordinance.
- Include special provisions for determining the required open space for developments in the CCD Zoning District

On February 6, 2003 the Urbana Plan Commission considered the text amendment and recommended unanimously (7-0) that the Urbana City Council approve the text amendment. For further background please refer to the attached staff memorandum dated January 30, 2003.

Background

The Campus Commercial District was adopted with the intention to allow for the development of dense, urban style, mixed-use developments in the east-central campus area. These mixed-use developments would serve multiple purposes from providing new residential units to providing commercial opportunities for the immediate neighborhood. In January of 2002 the Urbana City Council amended the Urbana Zoning Ordinance to include the CCD, Campus Commercial District Zoning District.

There is currently no property zoned CCD in the City of Urbana. Since the adoption of the zoning district, the University of Illinois has been negotiating with a developer to build a four story, mixed-use development along Gregory Place between Oregon Street and Nevada Street. The development has become referred to as the East Campus Commercial Center. A rezoning of the property is still pending with the City Council and will be re-introduced when more details are available about the proposed development. It will contain approximately 20,000 square feet of commercial space on the first floor and 60,000 square feet of residential, one and two-bedroom apartments on the second through fourth floors. The development will have an urban design with shallow setbacks and retail uses facing the street. Some parking will be provided below grade. The building will have a traditional design similar to recent University projects.

The East Campus Commercial Center will be the first development proposed under the new zoning district and has become a real test for how well the new regulations work. In the preliminary review of the project it has become evident that the open space ratio requirement needed further consideration. The Open Space Ratio is computed by taking the quotient of the open space on the lot divided by the total gross floor area on the lot. The more gross floor area on the lot, the higher the square footage of open space is going to be required. Therefore, it becomes difficult to have a dense, urban-style development because the more dense the proposal, the more open space has to be provided on the lot. For this reason, it is proposed that the traditional requirements for open space be amended for the CCD district to allow for more urban style open space opportunities such as plazas, courtyards, rooftop gardens, etc.

Discussion

As mentioned, the development standards for the CCD Zoning District were inadvertently omitted from the adopting ordinance when the district was created in January 2002. To correct this error, this text amendment will officially include these standards in the Zoning Ordinance. The standards were specifically discussed and considered by the Plan Commission and City Council when the district was originally created. They are not proposed to be altered from the original amendment. Table VI-1. Development Regulations by District is proposed to include the following standards for the CCD, Campus Commercial Zoning District:

District	Minimum Lot Size (In Square Feet)	Minimum or Average Lot Width	Maximum Height	Maximum FAR	Minimum OSR	Required Yards (In Feet)		
						Front	Side	Rear
CCD	6,000	60	None	4.00	.10	6	5	5

As shown in the table above, the open space ratio requirement for the CCD district is 0.10. Open space is calculated by taking the quotient of the open space on the lot divided by the total gross floor area on the lot. Open space is required for a couple of reasons. First, it offers some open areas for residents of a development. Second, it offers an aesthetic appeal for the development and the neighborhood. In some zoning districts there is no open space required because the intent of the district is to develop in an intense manner. For example, there is no open space required in most of the business zones and in the industrial zone. The highest percentage of open space ratio requirements can be found in the low-density residential zones.

While open space is still desirable for development in the CCD Zoning District, the true intent for the district is to be a dense, urban-style pattern of development that is pedestrian oriented and has the feel of a downtown setting. For this reason, it is proposed that the standards for how open space is applied in the CCD District be amended. The required ratio of 0.10 is not proposed to be lowered but the provisions regulating how open space is provided is proposed to be amended for the CCD district. The specific amendments are as follows:

Amend Table VI-1. Development Regulations by District to add the following footnotes to the open space ratio requirement for the CCD, Campus Commercial District Zoning District.

1. The open space requirement in the CCD, Campus Commercial District shall only be applied for the residential square footage of the development.
2. In the CCD, Campus Commercial District the first floor of residential development may be considered the ground level area for development for applying the open space ratio requirement.
3. There shall be no minimum requirement for permeable ground cover and no maximum requirement for paved recreation areas in the open space requirement for development in the CCD Zoning District.

It should be noted that nearly all of the permitted uses in the CCD, Campus Commercial District are permitted only with a special use permit. Therefore, any proposal would have to be reviewed by the Plan Commission and City Council prior to development. The special use procedures would allow the City Council to review the proposed site plan and determine if adequate open space is being provided.

Summary of Staff Findings

On February 6, 2003 the Urbana Plan Commission adopted the following findings related to Plan Case 1849-T-03:

1. The proposed CCD, Campus Commercial District encourages the development of mixed-use commercial centers built with an urban-style and campus feel.
2. The proposed text amendment would allow for open space in the CCD, Campus Commercial Zoning District to be required only for residential square footages, not be required solely on the ground floor area, and to eliminate the requirement for a percentage of open space in the CCD district to contain a permeable ground cover.
3. The amendment to the Zoning Ordinance as it pertains to the application of the open space requirement to development in the CCD, Campus Commercial District would allow for more urban-style open space consistent with open space examples found in a downtown setting.
4. The proposed text amendment is consistent with the intent of the CCD, Campus Commercial Zoning District.
5. The proposed text amendment would facilitate the development of the proposed East Campus Commercial Project.
6. The proposed text amendment is generally consistent with the provisions of the Urbana Zoning Ordinance and with the goals and objectives of the Urbana Comprehensive Plan.

One additional finding is proposed for the Urbana City Council.

7. The text amendment would allow for the inclusion of the CCD, Campus Commercial District development standards which were discussed and considered at the time the zoning district was adopted but were inadvertently omitted from the adopting ordinance.

Options

The City Council has the following options. In Plan Case 1849-T-03, the Urbana City Council may:

- a. Approve the proposed text amendment.
- b. Approve the proposed text amendment with any necessary revisions.
- c. Deny the proposed text amendment.

Staff Recommendation

Based on the evidence presented in the discussion above, staff recommends that the Urbana City Council follow the recommendation of the Urbana Plan Commission and **approve** the proposed text amendment in Plan Case 1849-T-03.

c: April Getchius, University of Illinois

Attachments: Proposed Ordinance
January 30, 2003 Staff Memorandum to the Urbana Plan Commission
Zoning Description Sheet for the CCD, Campus Commercial District
Minutes from the February 6, 2003 Plan Commission Meeting
Support Letter from the CU-MTD
Ordinance 2002-01-001 adopting the CCD, Campus Commercial District
January 3, 2002 Staff Memorandum to the Bruce K. Walden proposing the
CCD, Campus Commercial District Zoning District
Table VI-1, Development Standards from Urbana Zoning Ordinance
Open Space definition and standards from the Urbana Zoning Ordinance

ORDINANCE NO. 2003-02-017

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

(Open Space Ratio for the CCD, Campus Commercial District -- Plan
Case No. 1849-T-03)

WHEREAS, on January 7, 2002 the Urbana City Council adopted Ordinance 2002-01-001 which amended the text of the Urbana Zoning Ordinance and created the CCD, Campus Commercial District Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 6, 2003 concerning the petition filed by the Zoning Administrator in Plan Case No. 1849-T-03; and

WHEREAS, the requested text amendment in Plan Case 1849-T-03 is to amend the requiring provisions for open space in the CCD, Campus Commercial District Zoning District; and

WHEREAS, the requested text amendment also proposes to add development regulations to the CCD, Campus Commercial District Zoning District in Table VI-1 of the Urbana Zoning Ordinance which were discussed and considered upon adoption of the zoning district but were inadvertently omitted from the Ordinance 2002-

01-001; and

WHEREAS, the requested text amendment to the Urbana Zoning Ordinance is consistent with the City of Urbana's Official Comprehensive Plan Map and with the goals and objectives of the City of Urbana Comprehensive Plan, as amended; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the requested text amendment; and

WHEREAS, the findings of the Plan Commission indicate that approval of the text amendment request would promote the general health, safety, morals, and general welfare of the public.

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

Section 1. Table VI-1, Development Regulation By District, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to list the following development standards for the CCD, Campus Commercial District Zoning District:

District	Minimum Lot Size (In Square Feet)	Minimum or Average Lot Width	Maximum Height	Maximum FAR	Minimum OSR	Required Yards (In Feet)		
						Front	Side	Rear
CCD	6,000	60	None	4.00	.10	6	5	5

Section 2. Table VI-1, Development Regulation By District, of the Zoning Ordinance of the City of Urbana, Illinois, is hereby amended to list the following footnotes pertaining to the required open space ratio standards in the CCD, Campus Commercial District standards for the CCD, Campus Commercial District Zoning District:

1. The open space ratio requirement in the CCD, Campus Commercial District shall only be applied for the residential square footage of the development.
2. In the CCD, Campus Commercial District the first floor of residential development may be considered the ground level area for development for applying the open space ratio requirement.
3. There shall be no minimum requirement for permeable ground cover and no maximum requirement for paved recreation areas in the open space requirement for development in the CCD Zoning District.

Section 3. 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) .

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

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 _____ day of _____, 2002, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled **"AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (Open Space Ratio for the CCD, Campus Commercial District -- Plan Case No. 1849-T-03)"** which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2003, 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 _____ day of _____, 2003.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: January 3, 2002

SUBJECT: Plan Case No. 1807-T-01: Request by the Zoning Administrator to amend the text of Urbana Zoning Ordinance to establish the CCD, Campus Commercial District Zoning District.

Introduction

The Urbana Zoning Administrator is requesting a text amendment to the Zoning Ordinance to include a new zoning district called the CCD, Campus Commercial District. Also proposed are text amendments to include parking and development regulations related to the proposed CCD District. The proposed amendments would create a new zoning district intended to provide opportunities for development of a urban-style, mixed-use commercial center to serve the east-central University of Illinois campus and neighboring residential areas.

On December 20, 2001 the Urbana Plan Commission considered the request and voted 5-1 in favor of recommending approval of the case to the City Council with the condition that staff generate a definition of “university-or-college related use.” A proposed definition is included in this report. For additional background on this request, see the staff memorandum to the Plan Commission dated December 14, 2001.

Background

Although the requested text amendments are technically submitted by the Zoning Administrator, the need for the creation for the new CCD District is driven by the University of Illinois and their plans for growth and development in the east campus area. The University is in the process of soliciting proposals for the development of a mixed-use center on Gregory Place between Nevada Street and Oregon Street. The project, called the East Campus Commercial Center, will create a mix of ground level retail and service uses along with upper-story multi-family residential uses. The project will be constructed and operated by a private developer on land leased to them by the University of Illinois. The private developer will be responsible for attaining all zoning and code approvals with the city and the city will receive retail sales taxes generated from the development.

The project envisions two phases of development. Phase I would include a mixed-use building on the west side of Gregory Place with a footprint of approximately 30,000 square feet. Phase II would include a similar type of facility on the east side of Gregory Place. Gregory Place would eventually be vacated and converted into a pedestrian plaza between the two buildings. Considering the dense campus location, the project envisions an urban style development with an emphasis on pedestrian and transit activity rather than the majority of users coming by car.

To best accommodate the East Campus Commercial Center and to create the most appropriate zoning district for future urban-style, mixed use commercial center in the east campus area, the CCD zoning district is proposed to be established.

Proposed Amendments

The following amendments to the Urbana Zoning Ordinance are proposed:

Article II ; Section 3. Definitions

Add the following definition:

University-or-College Related Use: A facility or use associated with the administration, operation, or educational activities of a college or university including, but not limited to, classrooms, laboratories, meeting rooms, libraries or offices.

Article IV ; Section 1. Number and Designation of Districts

Amend the text to read; “...the City of Urbana, Illinois, is hereby divided into twenty-three (23) zoning districts...”

Add “*CCD Campus Commercial District*” to the list of designated districts.

Article IV; Section 2. Purpose of Districts

Add the following text related to the purpose and intent of the CCD, Campus Commercial District:

The Campus Commercial District is intended to create a district to provide opportunities for development of a commercial center to serve the east-central University of Illinois campus and neighboring residential areas. The focus of this area of campus as the “gateway” to the University, the presence of public functions such as the Office of Admissions and Records, the Spurlock Museum, the Krannert Center for Performing Arts, the increased academic presence and adjacent strong residential neighborhoods all contribute to the area’s demand for commercial services. Because, however, this area of campus must be designed to be compatible with other development in the area, a Special Use Permit is required for the establishment of a non-university-or-college related use within the campus commercial district.

Article V; Use Regulations

Add Section 14. Use and Parking Regulations in the CCD District.

A. The following uses are allowed by right or by Special Use Permit in the CCD:

- 1. Uses Permitted by Right:
University-or-College related uses.
- 2. Uses permitted as part of a commercial center subject to approval of a Special Use Permit:

Public Facilities

Police Substation

Business Uses

Antique or Used Furniture Sales and Service
Laundry

Apparel Shop
Art and Craft Stores and Studios

Art Gallery
Art Supply

Bakery (less than 2,500 sq. ft.)
Bank or Savings and Loan Association

Barber Shop

Beauty Shop
Bicycle Sales and Service

Billiard Room
Bookstore
Coffee Shop
Computer Supply
Confectionery

Convenience Grocery and/or Dairy Store
Copy & Printing Service

Dancing School
Delicatessen

Drug Store

Dry Cleaning Pick-up and/or

Electronic Sales and Service

Florist

Health Club/Fitness

Jewelry Store

Meat and Fish Market

Music Store

Non-Profit or Governmental, Educational,
and Research Agencies

Package / Mailing Service

Photographic Studio and Equipment Sales
and Service

Private Indoor Recreational Development

Professional and Business Office

Restaurant or Café

Shoe Repair Shop

Shoe Store

Sporting Goods

Stationery/Gift Shop/Art Supplies

Tailor and Pressing Shop

Technical Training and Test Preparation

Variety-Dry Goods Store

Video Store

Residential

Multifamily Residential

B. The following parking requirements shall be applied:

East Campus Commercial Center Off-Street Parking Requirements

Article VI; Section 1. Development Regulations By District

Add the following development standards:

<i>District</i>	<i>Minimum Lot Size (In Square Feet)</i>	<i>Minimum or Average Lot Width</i>	<i>Maximum Height</i>	<i>Maximum FAR</i>	<i>Minimum OSR</i>	<i>Required Yards (In Feet)</i>		
						<i>Front</i>	<i>Side</i>	<i>Rear</i>
<i>CCD</i>	<i>6,000</i>	<i>60</i>	<i>None</i>	<i>4.00</i>	<i>0.10</i>	<i>6</i>	<i>5</i>	<i>5</i>

Discussion

The east campus area is considered the “gateway” to the University. Visitors are directed to access the University via Lincoln Avenue from the north. To access facilities such as Krannert, the Spurlock Museum and the Chemical Life Sciences Building, visitors must pass through the east campus area. East campus is also an area which experiences a high density of people who both live and pass through this area of campus. The area has lost a significant number of retail establishments over the years as the University has expanded. For many years the City has promoted retail uses to be re-established on campus and specifically in areas like east campus where existing businesses have been lost. The University is now reviewing proposals to establish new commercial and residential uses in the area which will help provide services to the population and replace sales tax revenue lost to the local governments. The Campus Commercial District will help facilitate these types of developments by tailoring a zoning classification which best meets the spirit and intent of an urban-style, mixed-use development.

The proposed CCD District can best be characterized as a blend of the existing B-3U, General Business – University Zoning District and the existing B-4E, Central Business – Expansion Zoning District. The purpose of the CCD best matches the purpose of the B-3U and best matches the parking and development requirements of the B-4E. While the proposal adds another district to an already complex system of zoning classifications, the CCD is designed to accommodate mixed-use developments in the east campus area by blending the best characteristics of similar zoning districts. The requirements for parking will more closely match what is realistically needed for multi-family residential uses while requiring what is reasonable for a commercial development in a dense, pedestrian and transit-oriented area. The proposed development standards are also consistent with an urban-style development with setbacks close to the street and a floor area ratio allowing up to four stories. Further, the provision for all multi-family residential and commercial uses being approved only with a special use permit gives the city an opportunity to review proposals as they are submitted in conjunction with a zoning change.

Summary of Staff Findings

1. The text amendments are proposed to create a district with regulations that will provide opportunities for development of commercial centers in the east campus area.
2. The proposed Central Campus District zoning district is distinct from other established zoning districts in that it is intended for development in the east campus area containing an urban-style of development with a mix of uses.
3. The proposed text amendments for the parking and development regulations related to the Central Campus District are consistent with what is appropriate for an urban-style, mixed-use commercial center in a dense area of the community.
4. The CCD, Campus Commercial District requires a special use permit for proposed development that is not a university-or-college related use. The special use permit provision allows the Urban Plan Commission and City Council a more complete review of proposals in the CCD District.
5. The proposed text amendments are consistent with the goals and policies of the Urbana Comprehensive Plan.
6. The proposed text amendments are consistent with the requirements of the Urbana Zoning Ordinance.

Options

The Urbana City Council has the following options with this case:

- a. approve of the proposed text amendments to the Zoning Ordinance as presented in this staff memo; or
- b. approve the proposed text amendments to the Zoning Ordinance with specific changes to the staff recommendations; or
- c. deny the proposed text amendments to the Zoning Ordinance.

Staff Recommendation

Staff recommends that the Urbana City Council **APPROVE** the proposed text amendments as outlined in this staff memo.

Attachments: Proposed Ordinance
Petition for Zoning Text Amendment
Zoning Map of East Campus Area
December 20, 2001 Plan Commission Minutes

Cc: April Getchius, University of Illinois

ORDINANCE NO. _____

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

(Creation of the CCD, Campus Commercial District Zoning District -
Plan Case No. 1807-T-01)

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, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance to add a new zoning district called the CCD, Campus Commercial District, and to specify applicable requirements for the CCD zoning district; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1807-T-01; 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 to consider the proposed amendment on December 20, 2001; and

WHEREAS, the Urbana Plan Commission voted 5 ayes and 1 nay to forward the proposed amendments set forth in Plan Case No. 1807-T-01 to the Urbana City Council with a recommendation for approval; 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, as follows:

Section 1. Section II-3, Definitions, of the Zoning Ordinance is hereby amended to add the following definitions:

University-or-College Related Use: Any facility associated with the administration, operation, or educational activities of a college or university including, but not limited to, classrooms, laboratories, meeting rooms, libraries or offices.

Section 2. Section IV-1. Number and Designation of Districts, of the Zoning Ordinance is hereby amended to add *CCD Campus Commercial District* to the list of designated districts and to add the following text:

"...the City of Urbana, Illinois, is hereby divided into twenty-three (23) zoning districts..."

Section 3. Section IV-2, Purpose of Districts, of the Zoning Ordinance is hereby amended to add the following text related to the purpose and intent of the CCD, Campus Commercial District:

The Campus Commercial District is intended to create a district to provide opportunities for development of a commercial center to serve the east-central University of Illinois campus and neighboring residential areas. The focus of this area of campus as the "gateway" to the University, the presence of public functions such as the Office of Admissions and Records, the Spurlock Museum, the Krannert Center for Performing Arts, the increased academic presence and adjacent strong residential neighborhoods all contribute to the area's demand for commercial services. Because, however, this area of campus must be designed to be compatible with other development in the area, a Special Use Permit is required for the establishment of a campus commercial district.

Section 4. Article V, Use Regulations, of the Zoning Ordinance is hereby amended to add item #14 entitled *Use and Parking Regulations in the CCD District* and to add the following provisions:

- A. *The following uses are allowed by right or by Special Use Permit in the CCD:*
1. *Uses Permitted by Right:*
University-or-College related uses.
 2. *Uses permitted as part of a commercial center subject to approval of a Special Use Permit:*

Public Facilities

Police Substation

Business Uses

*Antique or Used Furniture Sales and Service
Apparel Shop
Art and Craft Stores and Studios
Art Gallery
Art Supply
Bakery (less than 2,500 sq. ft.)
Bank or Savings and Loan Association
Barber Shop
Beauty Shop
Bicycle Sales and Service
Billiard Room
Bookstore*

Coffee Shop
 Computer Supply
 Confectionery
 Convenience Grocery and/or Dairy Store
 Copy & Printing Service
 Dancing School
 Delicatessen
 Drug Store
 Dry Cleaning Pick-up and/or Laundry
 Electronic Sales and Service
 Florist
 Health Club/Fitness
 Jewelry Store
 Meat and Fish Market
 Music Store
 Non-Profit or Governmental, Educational, and Research Agencies
 Package / Mailing Service
 Photographic Studio and Equipment Sales and Service
 Private Indoor Recreational Development
 Professional and Business Office
 Restaurant or Café
 Shoe Repair Shop
 Shoe Store
 Sporting Goods
 Stationery/Gift Shop/Art Supplies
 Tailor and Pressing Shop
 Technical Training and Test Preparation
 Variety-Dry Goods Store
 Video Store

Residential

Multifamily Residential

B. The following parking requirements shall be applied:

<u>Use</u>	<u># of Spaces Required</u>
1. Public and Quasi Public	
-- Art Gallery	1 for every 1000 sq. ft.
-- Police Station	1 per 2 employees on maximum shift
-- Technical Training and Test Preparation	1 for every 600 sq. ft. of floor area
-- Non-Profit or Governmental, Educational, and Research Agencies	1 for every 600 sq. ft. of floor area
2. Office and Related Uses	

- *Professional & Business Office* 1 for every 600 sq. ft. of floor area
- *Bank, Savings and Loan Association, and other Financial Institutions* 1 for every 500 sq. ft. of floor area

3. Service Business Uses

- *Dry Cleaning or Laundry Establishment* 1 for every 600 sq. ft. of floor area
- *Barber & Beauty Shop, Shoe & Hat Repair* 1 for every 400 sq. ft. of floor area
- *Tailor and Pressing Shop* 1 for every 600 sq. ft. of floor area
- *Copy & Printing Service* 1 for every 600 sq. ft. of floor area
- *Packaging / Mailing Service* 1 for every 600 sq. ft. of floor area

4. Retail Business Uses

- *Restaurant or café or Coffee Shop (including outdoor area used for business)* 1 for every 400sq. ft. of floor area
- Bakery, Meat and Fish Market, Convenience Store* 1 for every 500 sq. ft. of floor area
- Bicycle Sales and Service* 1 for every 600 sq. ft. of floor area
- *Variety & Misc. Retail: Sporting Goods* 1 for every 500 sq. ft. of floor area
- Art Supply, Book Store, Office Supply, Computer Supply or Electronic Sales And Service, Art and Craft Stores and Studios, Florist, Music Store, Stationery or Gift Shop, Video Store*
- *Apparel & Accessory Stores* 1 for every 500 sq. ft. of floor area
- Shoe Store or Shoe Repair, Jewelry Store*
- *Drug Stores* 1 for every 500 sq. ft. of floor area
- *Photographic Studio and Equipment Sales and Service* 1 for every 500 sq. ft. of floor area
- *Antique or Used Furniture Sales and Service* 1 for every 800 sq. ft. of floor area

5. Commercial Recreation

- *Private Indoor Recreation Facilities: Health or Fitness Club, Dancing School, Billiard Room* 1 for every 800 sq. ft. of floor area

6. Residential

- *Multiple Family Residential* .75 per bedroom (but no dwelling unit shall have less than 1 parking space)

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).

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

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 _____ day of _____, 2002, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (Creation of the CCD, Campus Commercial Zoning District - Plan Case 1807-T-01)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2002, 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 _____ day of _____, 2002.

(SEAL)

Phyllis D. Clark, City Clerk