

ORDINANCE NO. 8586-13

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

WHEREAS, University Microelectronics Center, Inc. has petitioned the City of Urbana for a special use permit under the authority of Article VII, Section VII-7, which said request was processed as Plan Commission Case #1209-SU-85, and

WHEREAS, the Urbana Plan Commission held a public hearing on the said petition on the 18th day of July, 1985, which hearing was continued to the 8th day of August, 1985, and

WHEREAS, the Urbana Plan Commission unanimously recommended that the special use petition be granted subject to certain conditions.

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

Section 1. A special use permit is granted for the following described property:

Tract "A" of a plat of survey of part of the NE $\frac{1}{4}$ of Section-16, Township 19 North, Range 9 East of the Third Principal Meridian, recorded in the Recorder's Office of Champaign County, Illinois, in Plat Book "5" at page 28, as document 726460, in Champaign County, Illinois, except the South 40 feet thereof as per instrument recorded April 3, 1968, in Book 872 at page 150, as document 774839, in Champaign County, Illinois.

In accordance with Article VII, Standards and Procedures for Conditional and Special Uses, Section VII-7, Utility or Public Buildings or Adaptive Re-Use of School Buildings Exemption Procedures for the following uses:

- a. Day Care Facility
- b. Business or Professional Office
- c. Vocational, Trade or Business School
- d. Private Club
- e. Private Recreational or Health Club
- f. Engineering, Laboratory, Scientific and Research Instruments
Manufacturing
- g. Electrical, Electronic Machinery, Equipment Sales and Manufacturing
- h. Mechanical Measuring and Controlling Instruments Manufacturing
- i. Optical Instruments and Lenses Manufacturing
- j. Surgical, Medical, Dental Instruments Supply and Manufacturing
- k. Photographic Equipment and Supplies (except for the manufacturing
and/or reconstitution of photographic chemicals to be used for
wholesale or resale distribution)
- l. Theoretical and Applied Research with regard to Development of
Prototype and Light Manufacturing of Electrical Products
- m. Non-refrigerated Dry Storage

The said special use permit being specifically conditioned, however, upon the following Section 2 of this Ordinance.

UNIVERSITY MICROELECTRONICS CENTER INCORPORATED

1776 East Washington Street
Urbana, IL 61801

CITY OF URBANA, ILL.
RECEIVED

MAY 27 1986
CITY CLERK'S OFFICE

May 22, 1986

Bruce Walden
City of Urbana
Code Enforcement Division
115 W. Main Street
Urbana, IL 61801

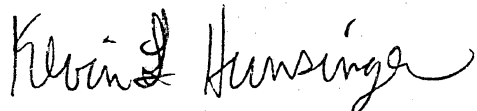
Dear Bruce:

This letter is to confirm our conversation of May 15, 1986. The Special Use Permit Plan Code #1209-SU-85 requires me to submit specific information about vegetation.

As I relayed to you over the phone, I will need additional time to put together a detailed list of plant materials which would be used if UMCi develops the site. It was agreed that June 20, 1986, will be the new deadline for submitting that information. I appreciate the extension, and I will do what I can to get the information to you before the 20th.

Sincerely,

UNIVERSITY MICROELECTRONIC CENTER, INC.



Kevin L. Hunsinger
Facilities Manager

KLH:lm

cc: Bill Kruidenier
Public Works Dept.

Jack Waller
City Attorney

Ruth Brookens ✓
City Clerk

Section 2. Conditions.

A. General

1. For purposes of this Special Use Permit, the following definitions shall apply:

Owner -- shall mean University Microelectronics Center Incorporated or its successors or assigns having legally enforceable, beneficial or proprietary interest in the property including the holder of an option or contract to purchase.

Pod -- shall mean the numerically numbered building areas and lines as represented by the "Existing Building" and "Future Expansion" boundary lines as shown on the Approved site Plan.

Approved Site Plan -- shall mean the site development plan included as Attachment "A" and made a part of these conditions as approved by City Council as part of Plan Case #1209-SU-85.

Zoning Administrator -- shall mean the Director of the Department of Community Development Services of the City of Urbana or his/her designee.

2. Except as otherwise specified within these conditions, all applicable City of Urbana Codes and Ordinances shall be met which includes, but is not limited to, zoning, building, life safety, fire; City of Urbana Departmental policies including permit procedures and approvals; required construction and engineering plans, specifications and details. Further, the issuance of this Special Use Permit does not or is not intended to waive any applicable regulations of any state or federal law or the requirements of any other public regulatory agency.
3. It is expressly understood that the Special Use Permit granted to the Urbana School District (Unit #116) in Plan Case #1115-SU-81 shall become void and held for naught at such time University Microelectronics Center Incorporated possesses legal title to the property described in Section 1., above (being the same property).
4. It is expressly understood that all land improvements authorized under this Special Use Permit shall be in accordance with the Approved Site Plan.

B. Uses

1. In accordance with Article VII, Standards and Procedures for Conditional and Special Uses, Section VII-7, Utility or Public Buildings or Adaptive Re-Use of School Buildings Exemption Procedures, the following uses are authorized:
 - a. Day Care Facility
 - b. Business or Professional Office
 - c. Vocational, Trade or Business School
 - d. Private Club
 - e. Private Recreational or Health Club
 - f. Engineering, Laboratory, Scientific and Research Instruments Manufacturing
 - g. Electrical, Electronic Machinery, Equipment Sales and Manufacturing
 - h. Mechanical Measuring and Controlling Instruments Manufacturing
 - i. Optical Instruments and Lenses Manufacturing
 - j. Surgical, Medical, Dental and Instruments Supply and Manufacturing

- k. Photographic Equipment and Supplies (except for the manufacturing and/or reconstitution of photographic chemicals to be used for wholesale or resale distribution)
- l. Theoretical and Applied Research with regard to Development of Prototype and Light Manufacturing of Electrical Products
- m. Non-refrigerated Dry Storage

2. With respect to the uses listed in B.1. above, the following shall apply:

a. Day care facilities must meet the following minimum criteria:

- (1) The facility may be permitted for occupancy only if such facility is located within a pod in which no other uses exist, or are proposed, except for a business or professional office, a business school, a private club or private recreational or health club.
- (2) The City of Urbana Fire Department and the Champaign-Urbana Health District have inspected and approved the proposed area for occupancy.
- (3) The facility shall be licensed by the State of Illinois Department of Children and Family Services. However, if such facility is exempt under state law, or for any reason becomes exempt, such use shall immediately be discontinued.
- (4) There is at least one (1) means of access to the exterior of the building for any area(s) occupied by a day care facility.
- (5) Any proposed day care facility shall be located in a pod which has its own mechanical systems exclusive of any other building areas. These systems include heating, ventilation and air conditioning (HVAC). Further, such pod shall be physically separated from any other building areas except for fire doors as approved by the Urbana Fire Department.
- (6) No day care facility shall be located within any pod in which chemicals or toxic substances are stored. Further, no day care facility shall be located within eighty (80) feet of any manufacturing use.

b. Private clubs and health clubs may be authorized for occupancy by the Zoning Administrator provided that:

- (1) The use of a private club or health club is limited solely for occupancy by employees who are employed on the site.

c. Uses B.1.f. through B.1.l., as listed above may be authorized for occupancy by the Zoning Administrator provided that:

- (1) No retail sale of products produced or otherwise present on the site be made available for purchase by the general public. Only wholesale sale and distribution shall be permitted.

3. Chemical Safety Contingency Plan Required -

- a. Prior to the issuance of a building permit or a Certificate of Occupancy by the Zoning Administrator, the Urbana Fire Department shall be in receipt of a chemical safety contingency plan for purposes of determining applicability of building, life safety and other codes related to fire and life safety. If at any time following the issuance of a Certificate of Occupancy, any new chemicals or potentially toxic substances are contemplated to be introduced to any existing use, the Urbana Fire Department shall be so notified prior to any such new chemical or substance being introduced on the premises.
 - b. The Chemical Safety Contingency Plan shall, at a minimum, include the following:
 - (1) A listing of the chemical substances which may and will be used at the facility, including both the chemical names and corresponding trade names, if any, and a brief description of the manner in which such substances are stored and used.
 - (2) Information on the possible nature and rates of any sudden or unexpected releases of such substances, and the possible causes of any such releases.
 - (3) The response procedures to be followed at the facility and for notifying local emergency response agencies including, but not limited to, on-site alarm systems, on-site evacuation plans, and coordination with local police and fire departments, hospitals and other emergency response agencies.
 - (4) A list of names, addresses, and telephone numbers of appropriate persons qualified to act as the owners emergency coordinator(s).
 - (5) A list of emergency equipment to be kept on-site such as fire extinguishing systems and decontamination equipment.
 - c. The owner or his designee shall integrate the terms of 3., a. and b., above into any lease to tenants upon the site and shall make those provisions a condition of such leases default with respect to which shall terminate such leases.
4. Each individual use that may be authorized under this Special Use Permit shall require a Certificate of Occupancy to be issued by the Zoning Administrator prior to any specific use occupying any portion of the building. The Zoning Administrator shall insure that all applicable City codes and ordinances have been met and that off-street parking requirements have been met as contained in C.1. and 2. of these conditions.
5. The following uses currently occupy the existing building as shown on the Approved Site Plan:
- a. Two (2) day care centers
 - b. The Urbana School District (Unit #116) Adult Education Program
 - c. The Urbana School District (Unit #116) Female Athletic Title IX Program.

It is understood that these uses may continue to occupy the building so long as they meet any applicable requirements of these conditions.

C. Site Development

1. Required Off-Street Parking -

- a. For purposes of this Special Use Permit, the following parking requirements by use shall apply:

| <u>Use</u> | <u>Number of Spaces Required</u> |
|--|---|
| Tennis Courts | 2 per court |
| Day Care Facility | 1 for every employee |
| Vocational, Trade or Business School | 1 for every 400 square feet of floor area |
| Private Club | 1 for every 50 square feet of floor area |
| Business or Professional Office | 1 for every 300 square feet of floor area |
| Private Recreational or Health Club | 1 for every 400 square feet of floor area |
| Uses B.1.f. through B.1.l. of these conditions | 1 for every 1,000 square feet of floor area |
| Non-refrigerated Dry Storage | 1 for every 2,000 square feet of floor area |

- b. Prior to the issuance of any Certificate of Occupancy, the Zoning Administrator shall certify that each individual use has improved off-street parking spaces available on-site in accordance with C.1.a. above and the Approved Site Plan. Off-street parking spaces for one use shall not be considered as meeting the requirements for another use. The method of calculating the number of required off-street spaces for each use shall be determined solely by application of the provisions of the Zoning Ordinance under Section VII-4, Amount of Parking Required, H., 1., 2. and 3.. No parking reductions shall be permitted.
- c. It is expressly understood that the Zoning Administrator is authorized to issue a building permit for any new construction in accordance with the Approved Site Plan and not require off-street parking. However, in no case shall a certificate of occupancy be issued wherein the total number of required off-street parking spaces computed separately for the various uses exceed the total off-street parking spaces available for use as shown on the approved site plan.
- d. All off-street parking areas and access aisles shall be improved to meet all City codes and ordinances.

2. Phasing of Off-Street Parking and Access Aisles -

- a. Off-street parking areas shall be developed to conform with that shown on the Approved Site Plan. It is understood that parking area "A" of Attachment "B" is to be improved in its entirety prior to construction of any other off-street parking areas. At such time parking area "A" is completely constructed, the owner, at its option, may construct either parking area "B" or "C" as shown in Attachments "C" and "D" respectively. It is understood that at such time the need for construction of a portion of either parking area "B" or "C" becomes necessary, the owners shall completely construct either parking area, whichever it chooses, as shown in Attachments "C" and "D".

- b. The off-street parking area designated "Urbana Park District Parking" on the Approved Site Plan may be constructed at anytime following approval of this Special Use Permit by City Council. Parking screening on the south side of this lot shall meet the minimum requirements for parking and screening as contained in Article VII, Parking and Access of the Urbana Zoning Ordinance. Plans, engineering specifications, and construction details shall meet the approval of the City Engineer prior to construction commencement.

3. Landscaping and Berming -

The owner shall submit for approval to the City Arborist or other designee by the City, by May 1, 1986 or prior to the issuance of any permit for building or parking area expansion, whichever comes first, a landscaping plan noting the types of vegetation to be planted, the locations of which are to be in accordance with the Approved Site Plan. The City Arborist shall consider the landscaping plan for reasonable conformity to the Approved Site Plan and to insure that all proposed plant material is suitable for growth in Urbana's regional climate. All plant material shall be reasonably maintained and replaced in the event any such foliage dies.

Improvements relating to the installation of berming and landscaping as shown on the Approved Site Plan shall occur as follows:

- a. The expansion of any off-street parking in parking area "A" of Attachment "B" from what now exists (Attachment "E") shall cause the existing surface structure of parking area "A" to be redesigned to conform with the Approved Site Plan including landscaping.
- b. Upon construction of either parking area "B" or "C", landscaping and berming shall be improved in accordance with Attachments "F" and "G" respectively.
- c. The proposed "Activity Area" so designated on the Approved Site Plan as shown in Attachment "H" need not be landscaped in accordance with the Approved Site Plan until such time the owner chooses to install the flat portland cement concrete surface in the center of the area.
- d. The proposed parking spaces shown in Attachment "I", similar to those that now exist as shown in Attachment "J", shall include parking screening in accordance with Article VII, Parking and Access, of the Zoning Ordinance. The existing parking spaces shall be screened within one hundred and twenty (120) days following approval of this Special Use Permit. The proposed parking shall be screened at such time either parking area "B" or "C" is improved.
- e. The landscaping per the Approved Site Plan within the perimeter of sidewalks as shown in Attachment "K" shall be installed at such time as sidewalks are installed in accordance with C.4. of these conditions except for c., above.
- f. Notwithstanding all of the above, landscaping and berming as shown in Attachment "L" will be required upon completion of construction of either Pod 600 or 700 as is numerically shown on the Approved Site Plan.

4. Sidewalks -

All sidewalks immediately adjacent to off-street parking areas and aisles shall be installed at the time such parking areas and aisles are improved. Sidewalks radiating from the future expanded building as shown on the Approved Site Plan shall be installed to connect all such Pods at such time those Pods are constructed. In no event shall any future building expansion occur without also providing for all sidewalk lengths to service each Pod to be constructed.

Sidewalks internal to the area marked as "Activity Area" on the Approved Site Plan need not be installed until the portland cement concrete surface is installed in the center of the area at the owners discretion.

5. Signs -

Two (2) signs each one hundred and fifty (150) square feet in area will be permitted as so located and oriented per the Approved Site Plan. Such signs shall not exceed fifteen (15) feet in height measured from the centerline street grade of Washington and Lierman Streets. Such signs may be either externally or internally illuminated. Any sign proposed to be illuminated shall be extinguished between the hours of 9:00 p.m. and sunrise on any day of any calendar year.

Twenty (20) private directional traffic signs each not to exceed five (5) square feet in area nor five (5) feet in height shall be permitted to be located on the site, at the discretion of the owner so long as such signs are not placed in any required yard. Such private traffic directional signs shall not be illuminated.

No other signage is permitted.

6. Lighting -

Lighting for off-street parking areas may be installed only at locations designated on the Approved Site Plan. The three (3) light standards depicted along the northern property line may be placed at a height not to exceed thirty (30) feet. Lighting elements shall be shielded and directed in a manner so as to only illuminate parking area "A" as depicted in Attachment "B". The placement of each light standard shall permit the erection of a solid screening fence as may be required under C.7. of these conditions.

All other parking area lighting as shown on the Approved Site Plan shall utilize a Type II, Illuminating Engineer Society (IES) standard light pattern classification. Such light stands shall not exceed a height of twelve (12) feet and shall utilize a "down light" head.

7. Buffer Screening -

- a. If, at any time in the future, any land within three hundred (300) feet north of the northern property line, or closer, is used or developed for purposes other than agricultural, then a solid screening fence shall be installed at least one (1) foot within such northern property line. The fence shall be a minimum of eight (8) feet in height measured from ground grade and shall be constructed of a material which is no more than ten percent (10%) transparent. Such fencing need only be erected for areas along which parking spaces exist triggered by the above conditions. Any

future expansion of parking area "A" as shown in Attachment "B" in either an easterly or westerly direction shall necessitate the extension of such fencing so as to effectively screen adjacent non-agricultural uses.

Further, the owner may negotiate with the adjacent property owner(s) to the north an agreement for sharing the cost of the erection of such fencing, if there is a need by the adjacent owner(s) to also erect fencing for purposes of parking screening. However, nothing in this condition shall be construed to mean the owner, as defined by these conditions, has no obligation for ultimately erecting such fence as required above.

- b. At such time the parking area described "future car or truck parking" in parking area "A" as shown in Attachment "B" is improved, screening along the eastern property lines for the depth of the parking area shall be provided by the owner as follows:
 - (1) If the area is to be improved for vehicle parking and is striped per the Approved Site Plan, then parking screening shall be provided as contained in Article VIII, Parking and Access.
 - (2) If the area is to be improved for purposes of providing truck or semi-tractor trailer parking, then the area shall be screened with a solid screening fence of a minimum of eight (8) feet in height measured from ground grade and shall be constructed of a material which is no more than ten percent (10%) transparent.

No other fencing shall be permitted on the site.

8. Fire Hydrants -

Five (5) fire hydrants, the locations which are shown on the Approved Site Plan and numbered on Attachment "M", shall all eventually be improved as follows:

- a. Fire hydrants #1 and #2 are already in place and shall remain as such.
- b. Fire hydrant #3 shall be installed at such time either required off-street parking improvements necessitate that the service line be extended from the 10" water main along Lierman Avenue to the hydrant, or Pod 500, as shown on the Approved Site Plan, is constructed.
- c. Fire hydrant #4 shall be installed at such time parking area "C", as shown in Attachment "D", is improved per the Approved Site Plan.
- d. Fire hydrant #5 shall be installed at the time the total building area shown for "future expansion" is improved and completed.
- e. The owner agrees to cooperate with the City of Urbana Fire Department and Northern Illinois Water Corporation for purposes of insuring desired water pressure and water line capacities to all hydrants to meet the service needs of the site.

9. Building Improvements -

It is expressly understood that collectively all of Pod numbers 500, 600, 700, 900 and 1000 shall not be constructed without having done one of the following:

- a. Construction of Pod 800; or,
- b. Provision is made for a yard drain from the court which would be created absent the construction of Pod 800. The yard drain shall extend from the center of the court and west to the outside of the radial sidewalk bounding the perimeter of Pod 1000. The owner shall provide the City Engineer with plans and construction details for the placement of such drain.

10. Urbana Park District Easement -

It is agreed that the owner shall record, within the Office of the Champaign County Recorder of Deeds, an unconditional grant of easement in perpetuity to the Urbana Park District for use of the Parking area as shown on the Approved Site Plan. Recording of such easement shall occur by December 31, 1985. Further, the easement shall expressly permit the owner to improve berming and landscaping as may be required in accord with Attachment "D" and the Approved Site Plan. The owner shall deliver to the City Clerk a certified copy of the instrument recorded as so required by this condition. Failure of the owner to meet this condition shall cause this Special Use Permit to be held for naught and void.

11. Tennis Courts, Future Maintenance Building, Storage Building -

The owner, at its discretion, may construct or improve at any time following approval of this Special Use Permit by the City Council, the proposed tennis courts, maintenance building or storage building per the Approved Site Plan.

12. General Engineering Design Criteria -

- a. Parking area "C", as shown in Attachment "D", when constructed shall make provision for the extension of an existing six inch (6") yard drain east beyond the edge of the improved portions of parking area "C".
- b. All parking areas as shown on the Approved Site Plan shall be designed and constructed in a manner which will not allow storm water run-off to flow over sidewalks and driveways. The internal drainage system of the site shall be connected to the City's drainage system in a manner approved by the City Engineer.
- c. Prior to the issuance of a building permit for any future expansion as shown on the Approved Site Plan, a private 6" sanitary sewer line shall be relocated in a manner that no portion of the relocated line runs under any future building improvements. If conditions do not permit such relocations, any portions of the sewer line that would be located under a building shall be constructed in cast iron pipe.
- d. At the time of expansion of parking area "A" as shown in Attachment "B", provision shall be made in a manner satisfactory to the City Engineer of grading and slope plan to provide detention of rainfall run-off in excess of the current rate of run-off.

The procedure to calculate run-off rate shall be approved by the City Engineer.

13. Improvements to Lierman Avenue -

The owner, at its expense, shall provide vehicle turning lanes on Lierman Avenue at the intersections of Lierman Avenue and Main Street and Lierman Avenue and Washington Avenue.

- a. On the northbound approach of Lierman at Main, the east side of Lierman shall be widened to match the existing Main Street curb return for a distance of one hundred (100) feet back from the stop sign. The approach shall be striped as two lanes with turn arrows and stop bar.
- b. On the southbound approach of Lierman and Washington Streets, the approach shall be striped for two lanes a distance of one hundred (100) feet with a stop bar.
- c. The improvements required in a. and b. above are to be made solely at the expense of the owner and shall occur within six (6) months following any extension of parking area "A" as shown in Attachment "B". Further, the owner shall be responsible for preparations and the cost of engineering specifications, to be approved by the City Engineer.
- d. That the petitioner herein and the City enter into an agreement approved by the City Council respecting permanent improvements to Lierman Avenue between Washington and Main Streets respecting the resurfacing of the existing paved street, curbs, gutters, sidewalks, storm sewers, and lighting.

D. Waivers and Substitution of Conditions

1. Applicable Provisions of Article VII, Standards and Procedures for Conditional and Special Uses, Section VII-6, Special Use Procedures for purposes of this Special Use Permit are amended as follows:
 - a. Subparagraph I.2. requiring the entire site to be enclosed with a wire mesh fence of no less than six feet (6') in height is waived.
 - b. Subparagraph I.3. requiring side and rear yards of twenty-five feet (25') is waived. Required yards shall be those shown on the Approved Site Plan. It is expressly understood that the Urbana Park District off-street parking area, as shown on the Approved Site Plan, will be permitted to cross or completely encroach over the required ten foot (10') yard along the eastern property line.
 - c. Subparagraph J. holding a Special Use Permit to be valid for a period of one (1) year is waived. It is expressly understood that this Special Use Permit is to be legally bound to the land in perpetuity, and shall be regarded as running with the land, unless otherwise amended, in accordance with Section VII-6 of the Urbana Zoning 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 by a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 19th day of August, 1985.

PASSED by the City Council this 19th day of August, 1985.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 28th day of August, 1985.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the Champaign-Urbana News-Gazette on the 12th day of September, 1985; corrected on the 18th day of September, 1985, and a Certificate of Publication is attached hereto.

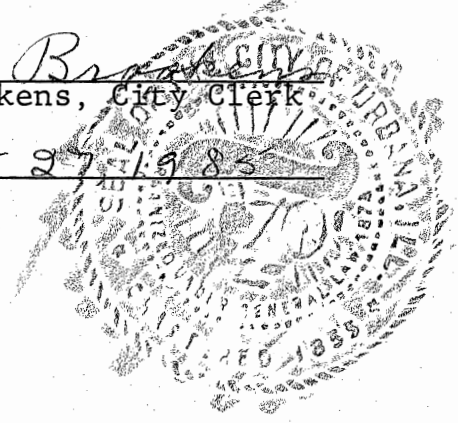
Ruth S. Brookens
Ruth S. Brookens, City Clerk



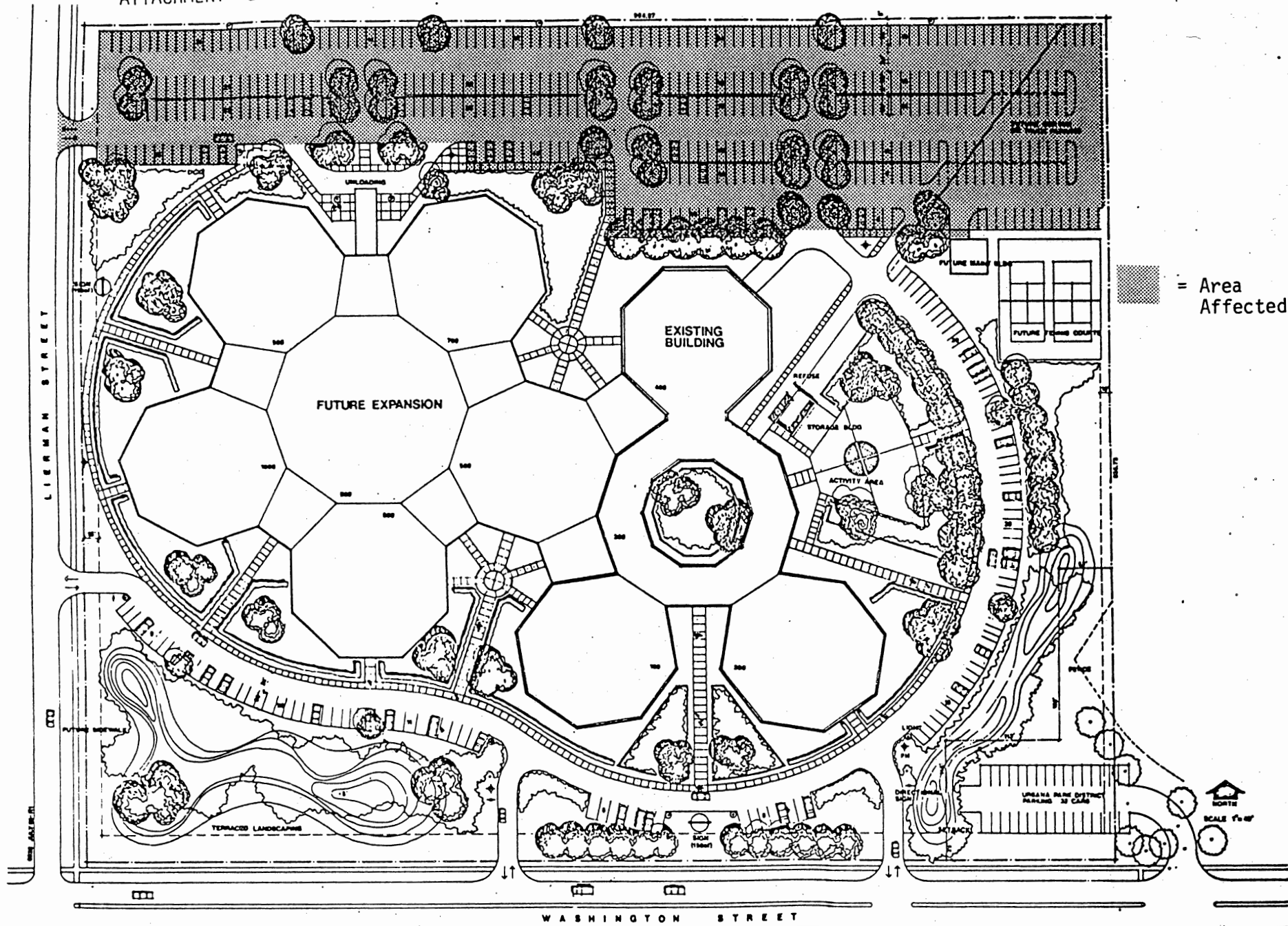
THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8586-13 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

August 27, 1985
Date

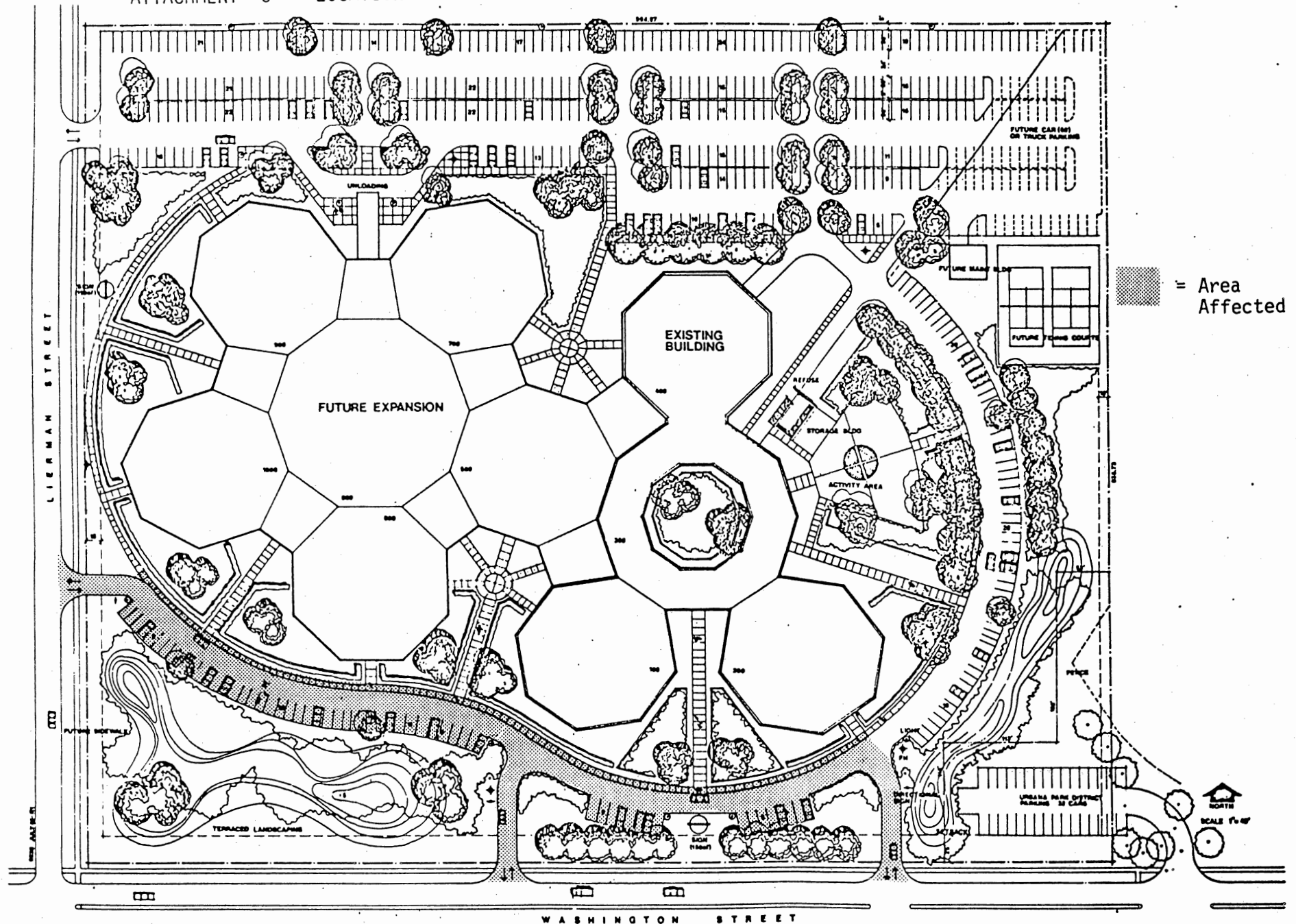


ATTACHMENT "B" - LOCATION OF PARKING AREA "A"



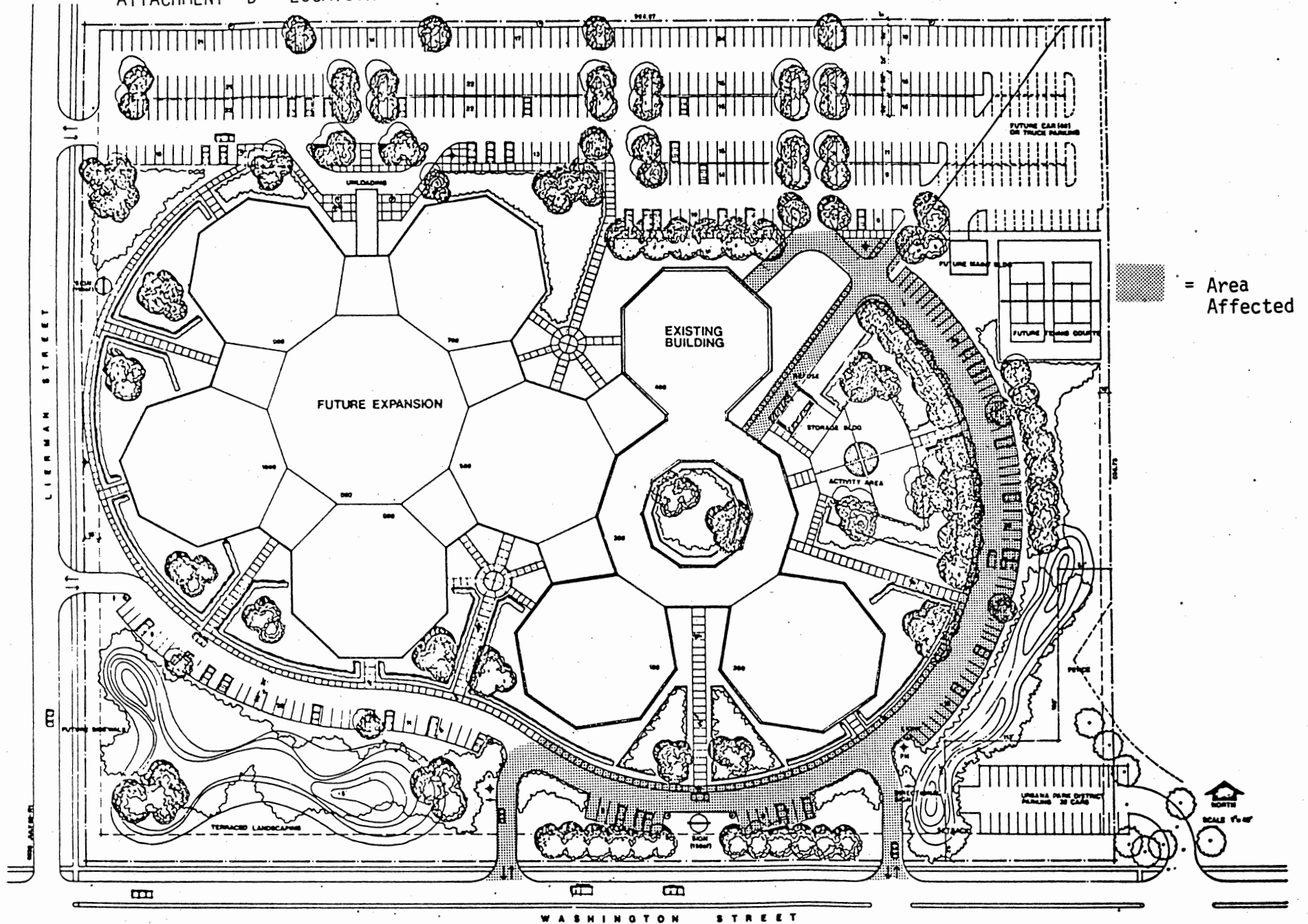
UNIVERSITY MICROELECTRONIC CENTER INCORPORATED
URBANA ILLINOIS

ATTACHMENT "C" - LOCATION OF PARKING AREA "B"



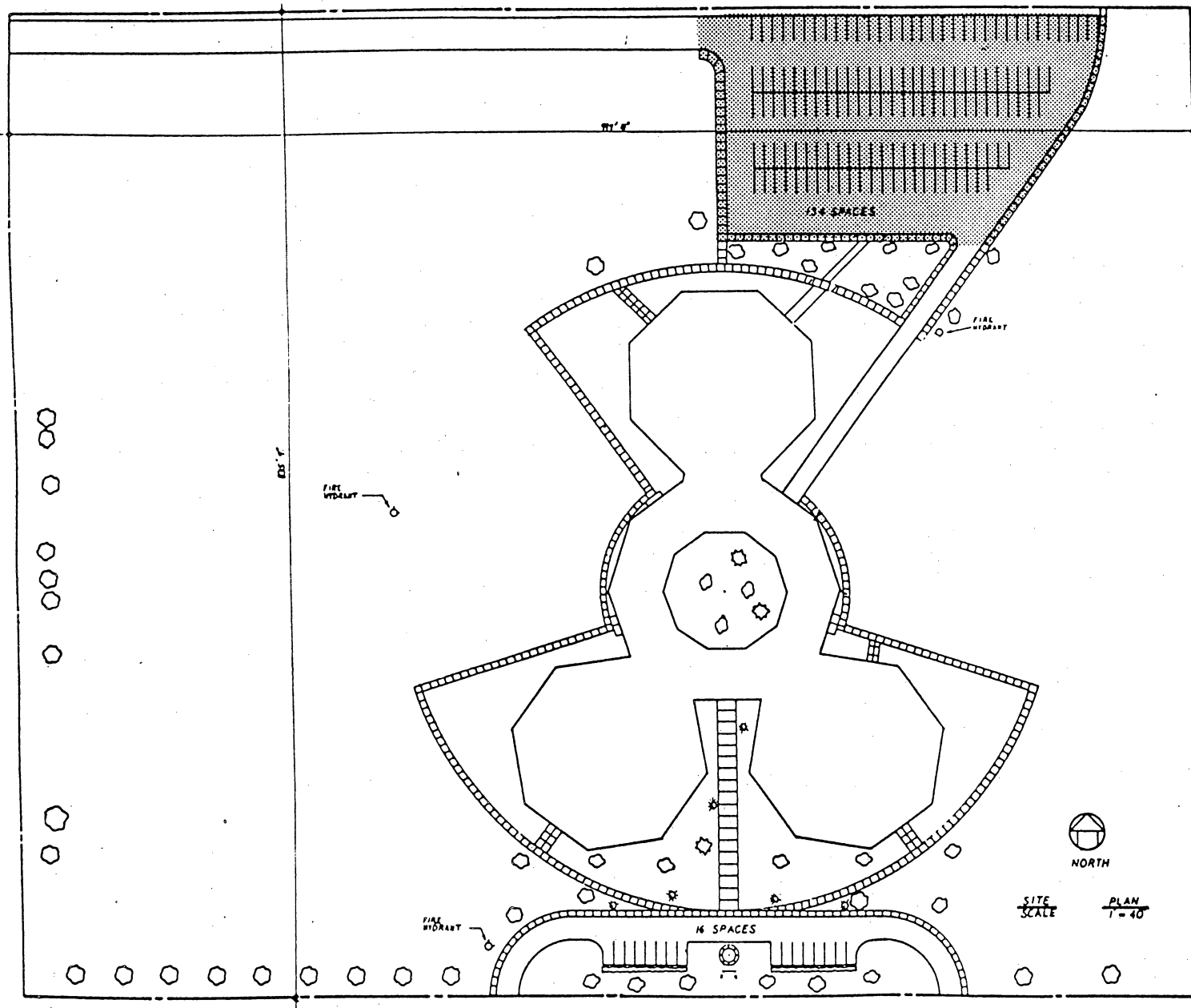
UNIVERSITY MICROELECTRONIC CENTER INCORPORATED
URBANA ILLINOIS

ATTACHMENT "D" -LOCATION OF PARKING AREA "C"



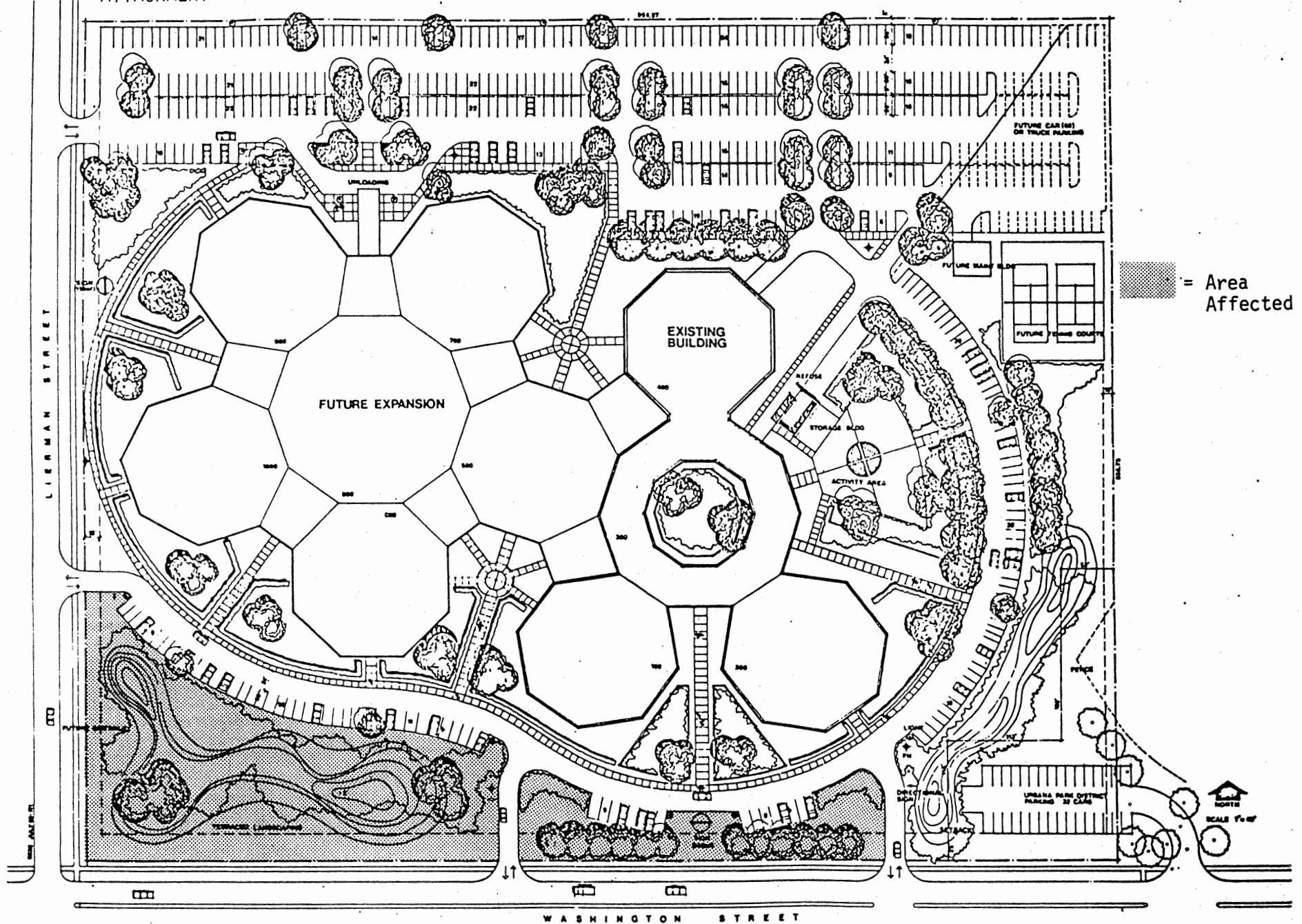
UNIVERSITY MICROELECTRONIC CENTER INCORPORATED
URBANA ILLINOIS

ATTACHMENT "E" - LOCATION OF EXISTING PARKING AREA



| | |
|--|---------------------------------|
| UNIVERSITY MICROELECTRONICS CENTER INC. | EXISTING SITE IMPROVEMENT |
|--|---------------------------------|

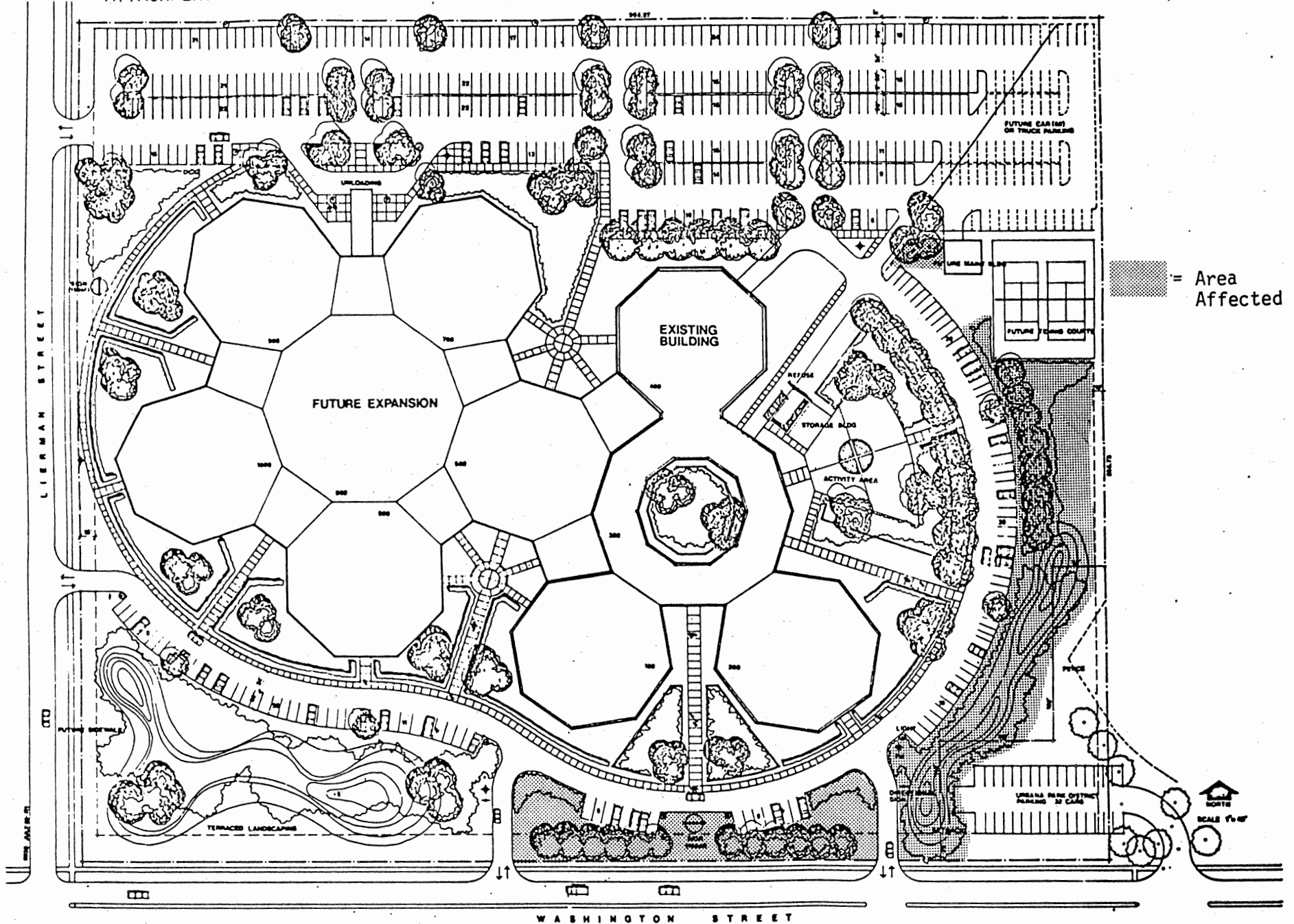
ATTACHMENT "F" - LANDSCAPING CORRESPONDING WITH IMPROVEMENTS TO PARKING AREA "B"



UNIVERSITY MICROELECTRONIC CENTER INCORPORATED

URBANA ILLINOIS

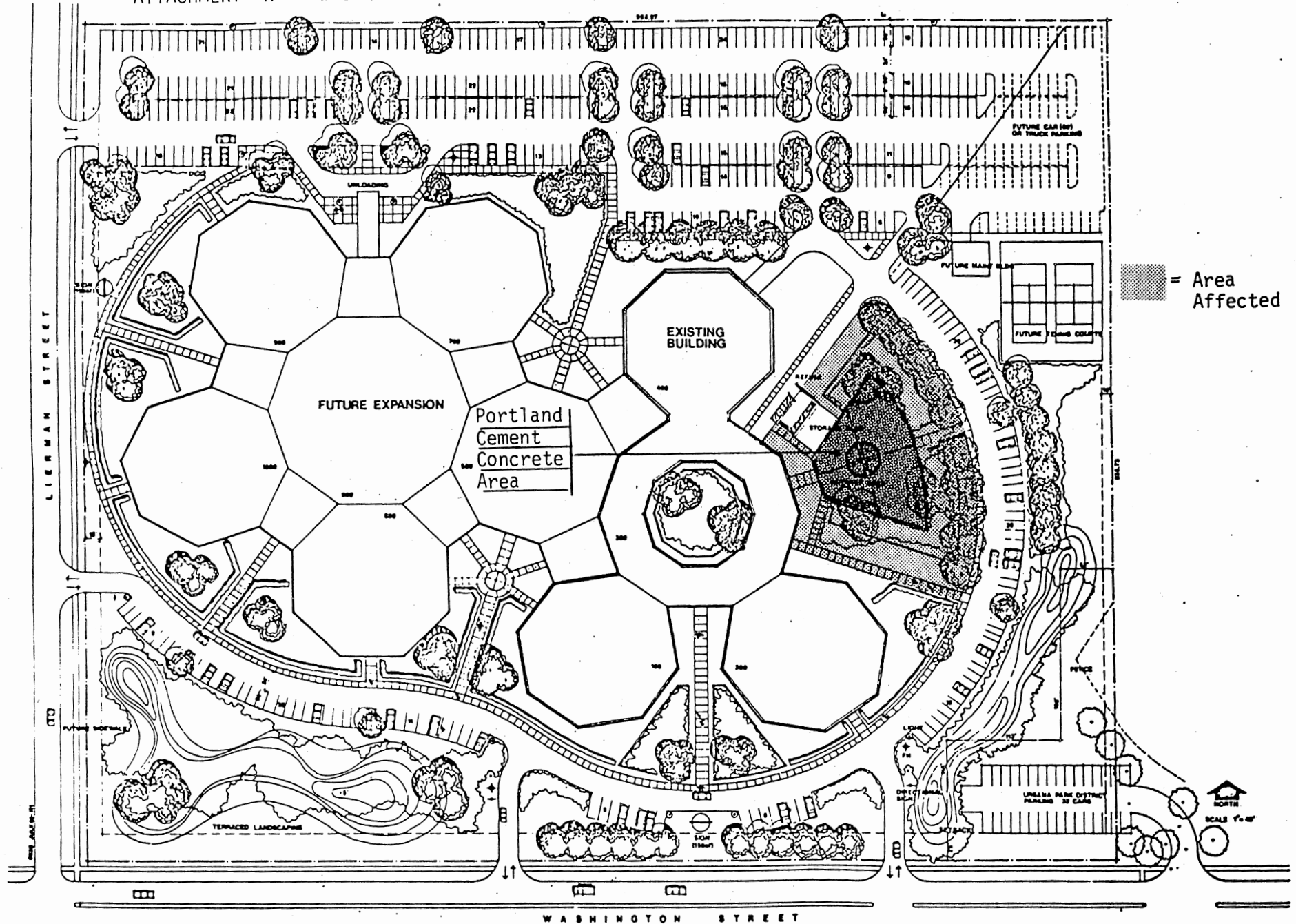
ATTACHMENT "G" - LANDSCAPING IMPROVEMENTS CORRESPONDING WITH IMPROVEMENTS TO PARKING AREA "C".



UNIVERSITY MICROELECTRONIC CENTER INCORPORATED

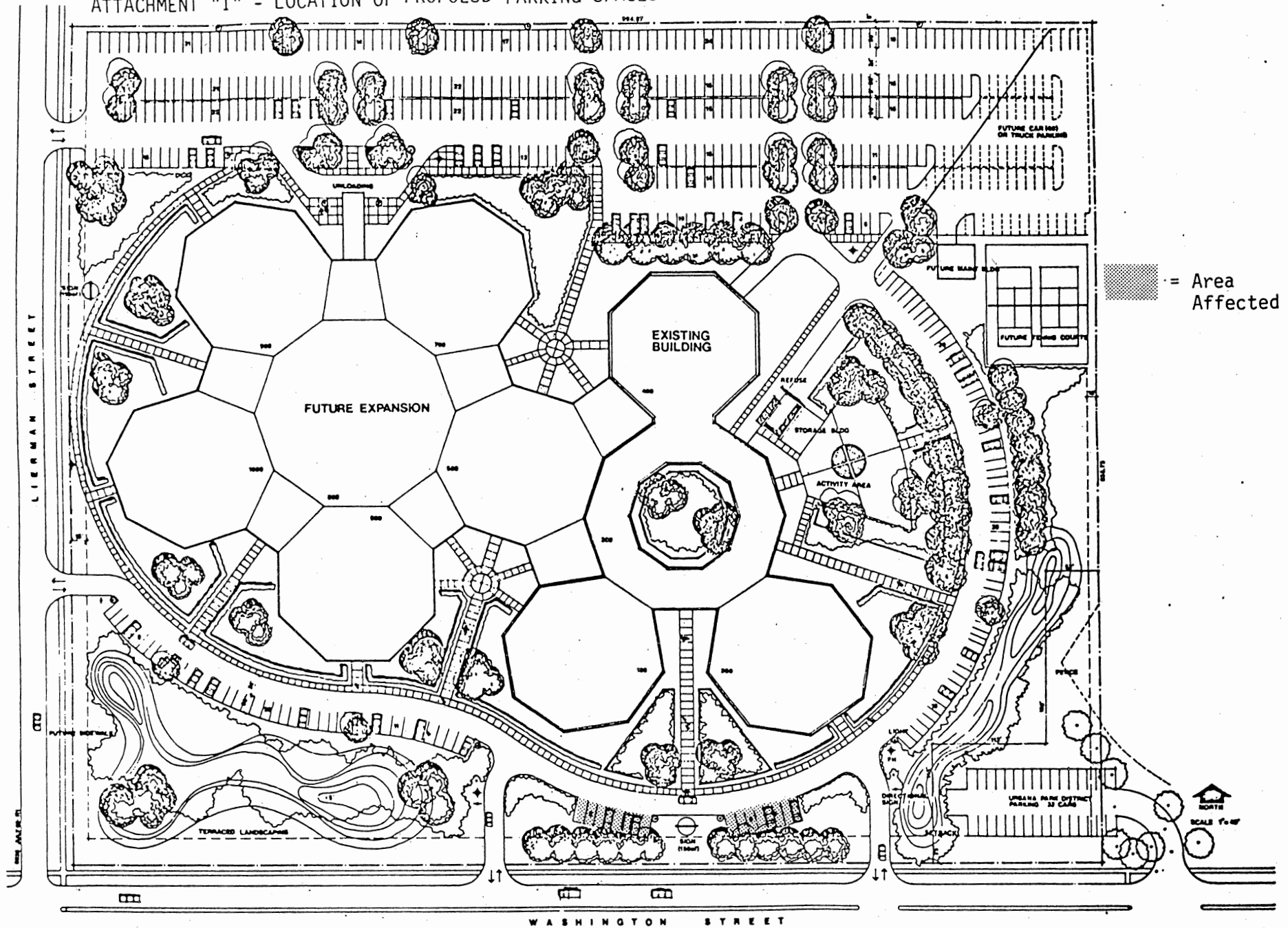
URBANA II ILLINOIS

ATTACHMENT "H" - LOCATION OF ACTIVITY AREA AND CORRESPONDING INNER CONCRETE AREA



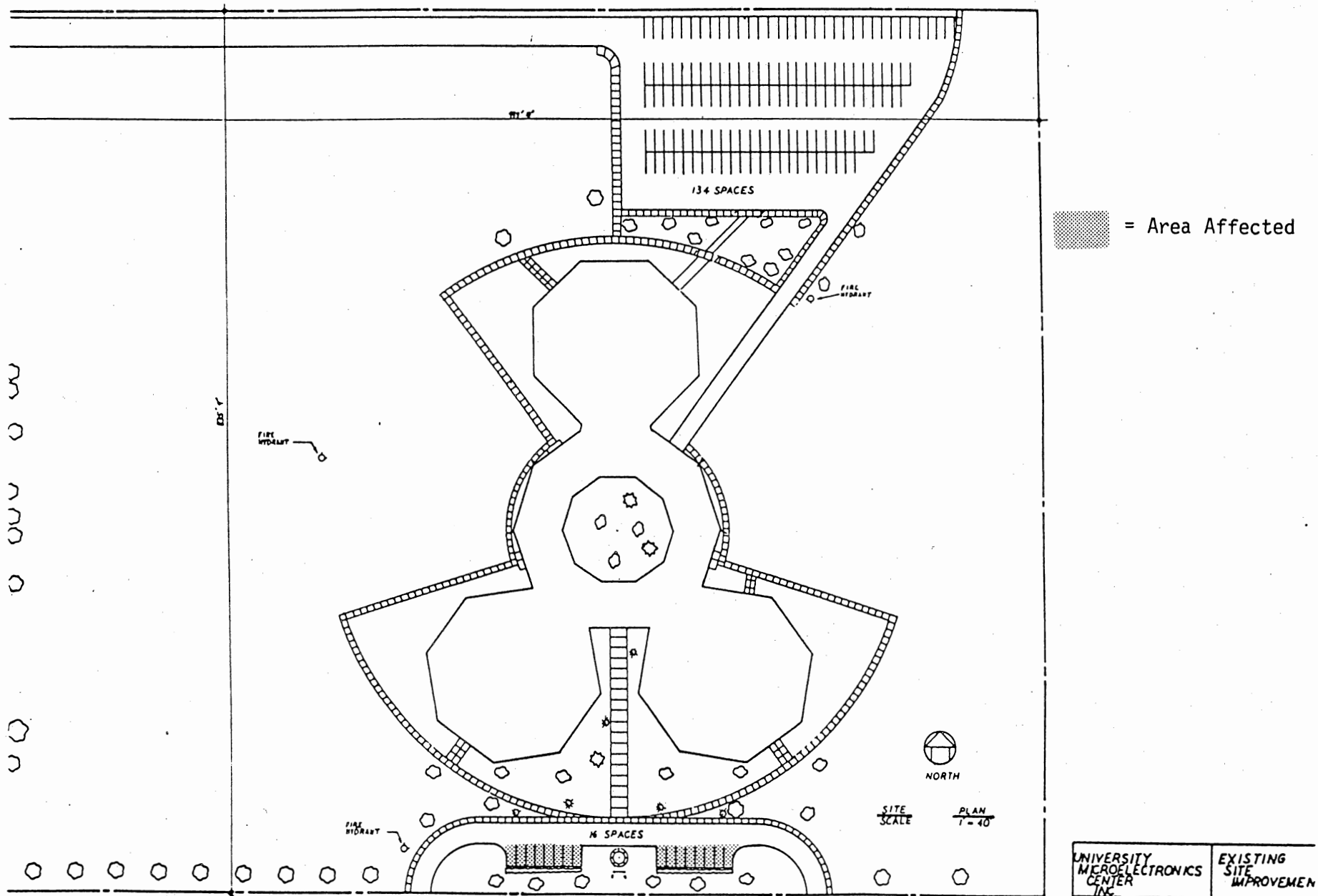
UNIVERSITY MICROELECTRONIC CENTER INCORPORATED

ATTACHMENT "I" - LOCATION OF PROPOSED PARKING SPACES FOR PURPOSES OF SCREENING

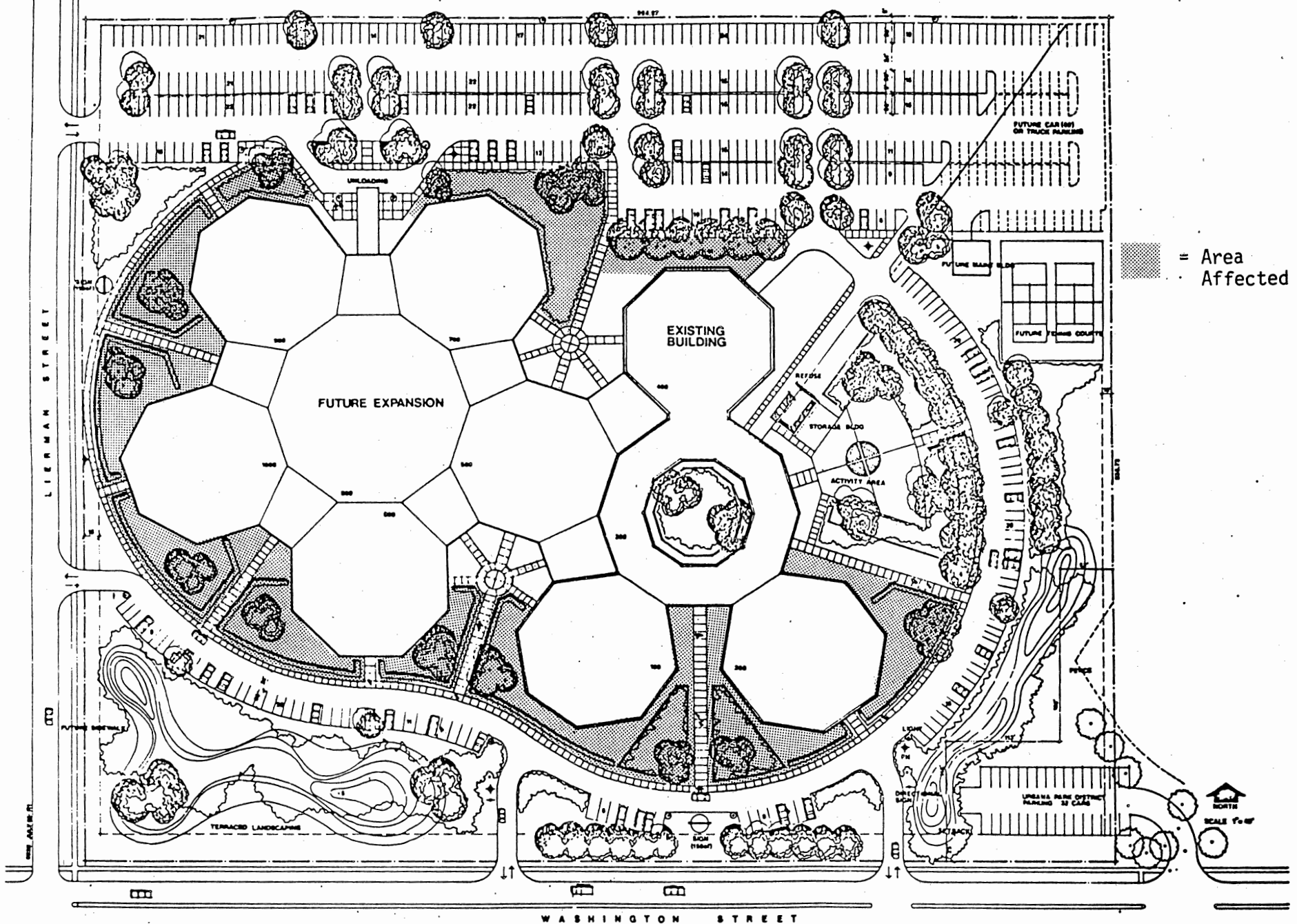


UNIVERSITY MICROELECTRONIC CENTER INCORPORATED
URBANA ILLINOIS

ATTACHMENT "J" - LOCATION OF EXISTING PARKING SPACES FOR PURPOSES OF SCREENING

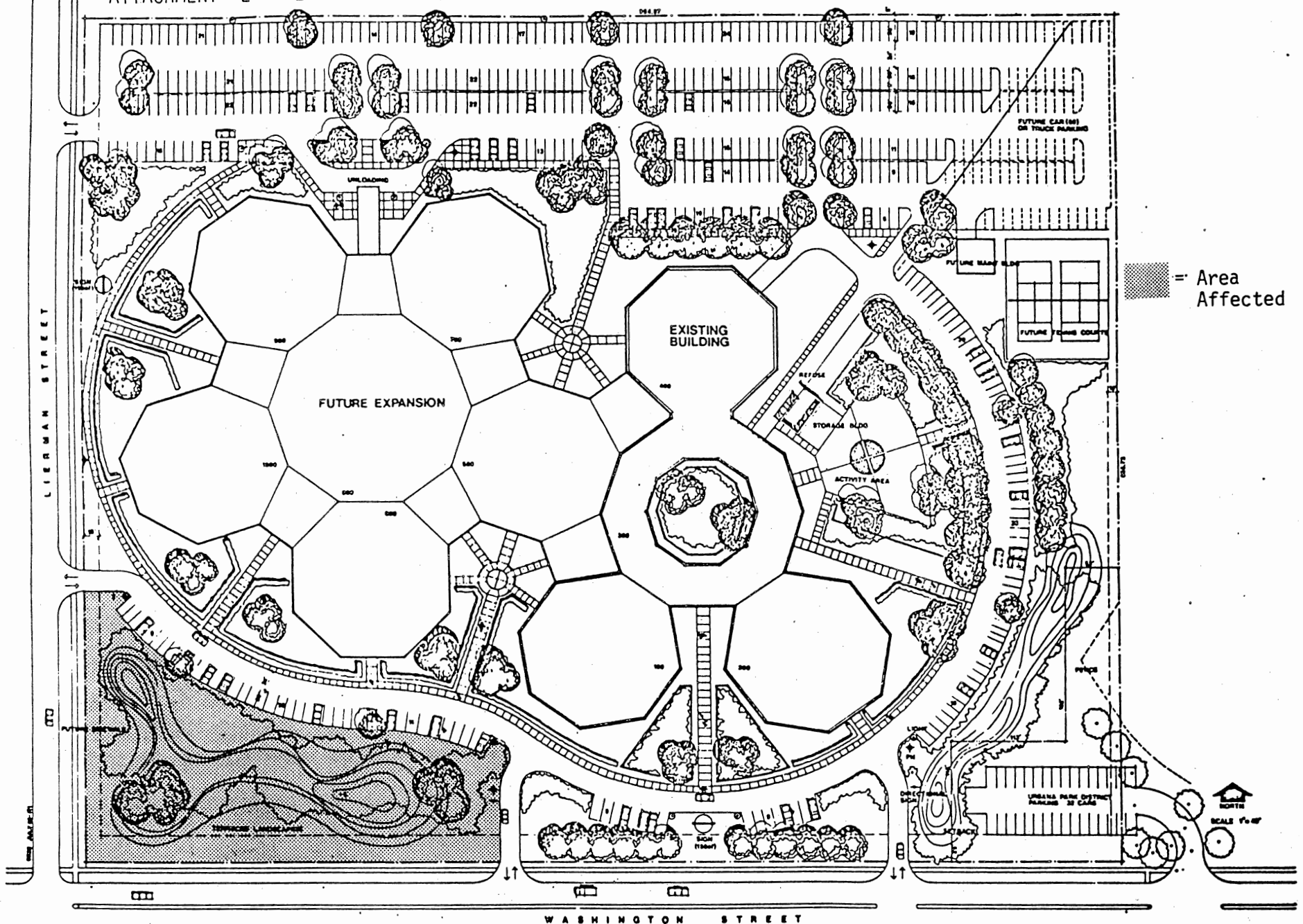


ATTACHMENT "K" - LOCATIONS OF LANDSCAPING TO BE IMPROVED WITHIN THE PERIMETER OF SIDEWALKS



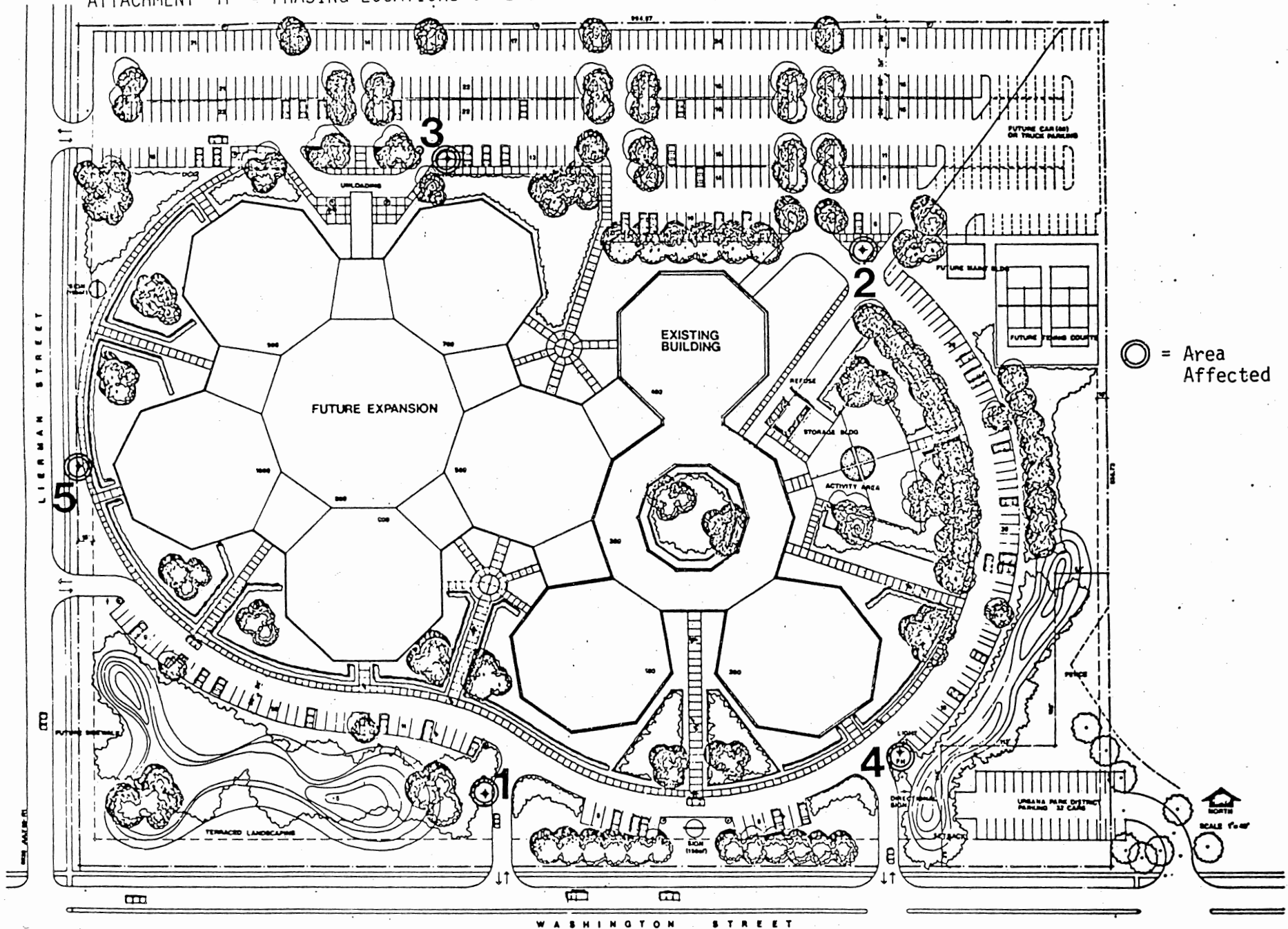
UNIVERSITY MICROELECTRONIC CENTER INCORPORATED

ATTACHMENT "L" - LANDSCAPING AND BERMING CORRESPONDING WITH IMPROVEMENTS TO POD 500



UNIVERSITY MICROELECTRONIC CENTER INCORPORATED
URBANA ILLINOIS

UNIVERSITY MICROELECTRONIC CENTER INCORPORATED



CERTIFICATE OF PUBLICATION IN The News-Gazette

undersigned, M. S. Duca, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by its controller, does hereby

that said Corporation is the publisher of The News-Gazette and that the same is a secular newspaper of general circulation published in Champaign, Champaign Illinois, and which said newspaper had been regularly published for more than 100 months prior to the first publication of the annexed notice; said publisher certifies that the annexed notice was published once each week for _____ consecutive weeks in said newspaper, namely on the following dates:

Sept 18, A. D. 19 85
Corrected Notice A. D. 19
_____, A. D. 19
_____, A. D. 19
_____, A. D. 19

Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By _____

Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ no chg

CITY OF URBANA, ILL.
RECEIVED

SEP 19 1985

CITY CLERK'S OFFICE

2. Except as otherwise specified within these conditions, all

ORDINANCE NO. 8586-13

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

WHEREAS, University Microfilms International, Inc., has petitioned the City of Urbana, Illinois, for a special use permit under the authority of Article VII, Section VII-7, which said request was processed as per Commission Case #2085165;

WHEREAS, the Urbana Plan Commission held public hearings on the said petition on the 18th day of July, 1985, and the hearing was continued to the 8th day of August, 1985, and

WHEREAS, the Urbana Plan Commission unanimously recommended that the special use petition be granted subject to certain conditions;

4. Each individual use that may be authorized under this Special Use Permit shall require a Certificate of Occupancy to be issued by the local Administrator prior to any use of the building, the zoning Administrator shall insure that all applicable City codes and ordinances pertaining to such use have been met and that all street parking requirements have been met as contained in C.1. and 2. of these conditions.

5. The following uses currently occupy the existing building as shown on the Approved Site Plan:

A. Two day care centers

B. The Urban Street Dietrich Unit #1161 Adult Education Program

C. The Urban Street Dietrich Unit #1162 Adult Education Program

ORDINANCE NO. 2785-13

AN ORDINANCE APPROVING A
SPECIAL USE PERMIT

WHEREAS, University Microelec-
tronics Center, Inc. has petitioned
the City of Urbana for a special
use permit under the authority of
Article VII, Section VII.7, which
said request was processed as Plan
Commission Case #1209-SU-85
and

WHEREAS, the Urbana Plan Com-
mission held a public hearing on
the said petition on the 18th day
of July, 1985, which hearing was
continued to the 8th day of
August, 1985, and

WHEREAS, the Urbana Plan Com-
mission on July 24th recommended
that the said special use permit be
granted subject to certain condi-
tions

NOW, THEREFORE, BE IT OR-
DAINED BY THE CITY COUNCIL OF
URBANA, ILLINOIS, as follows:

Section 1. A special use permit
is granted for the following de-
scribed property:

Tract "A" is a plat of survey of
part of the NE 1/4 of Section 10,
Township 19 North, Range 9
East of the Third Principal
Meridian, recorded in the Re-
corder's Office of Champaign
County, Illinois, in Plat Book
28, as document
226460, in Champaign County,
Illinois, except the South 40
feet thereof as per instrument
recorded April 3, 1968, in Book
172 at page 150, as document
774839, in Champaign County,
Illinois

In accordance with Article VII,
Standards and Procedures for Cor-
dinal and Special Uses, Section
VII.7, Utility or Public Building or
Adaptive Re-Use of School Build-
ing Disposition Procedures for the
following uses:

- a. Day Care Facility
- b. Business or Professional
Office
- c. Vocational, Trade or Business
School
- d. Private Club
- e. Private Recreational or
Health Club
- f. Engineering, Laboratory,
Scientific and Research
Instruments Manufacturing
- g. Electrical, Electronic,
Machinery, Equipment Sales and
Manufacturing
- h. Mechanical, Measuring, and
Controlling Instruments
Manufacturing
- i. Optical Instruments and
Lenses Manufacturing
- j. Surgical, Medical, Dental

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by

M S Duca

, its controller, does hereby

certify that said Corporation is the publisher of The News-Gazette and that the same is
a daily secular newspaper of general circulation published in Champaign, Champaign
County, Illinois, and which said newspaper had been regularly published for more
than six months prior to the first publication of the annexed notice; said publisher
further certifies that the annexed notice was published once each week for _____

consecutive weeks in said newspaper, namely on the following dates: _____

Sept 12, A. D. 19 85

, A. D. 19

, A. D. 19

, A. D. 19

, A. D. 19

Said publisher further certifies that the date of the first paper containing the said
notice was on the first date hereinabove set forth, and that the date of the last paper
containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By _____

[Signature]

Controller

PUBLISHER OF THE NEWS-GAZETTE

CITY OF URBANA, ILL.
RECEIVED

SEP 16 1985

CITY CLERK'S OFFICE

Pd.
9-20-85

Publisher's fee \$

445.62