

ORDINANCE NO. 2002-01-001

**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, 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 1 for every 400sq. ft. of floor area
(including outdoor area used for business)
- Bakery, Meat and Fish Market, 1 for every 500 sq. ft. of floor area
Convenience Store
- Bicycle Sales and Service 1 for every 600 sq. ft. of floor area
- Variety & Misc. Retail: 1 for every 500 sq. ft. of floor area
Sporting Goods
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 1 for every 500 sq. ft. of floor area
Sales and Service
- Antique or Used Furniture Sales 1 for every 800 sq. ft. of and Service floor area

5. Commercial Recreation

-- Private Indoor Recreation Facilities: 1 for every 800 sq. ft. of floor area

Health or Fitness Club, Dancing School,
Billiard Room

6. Residential

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

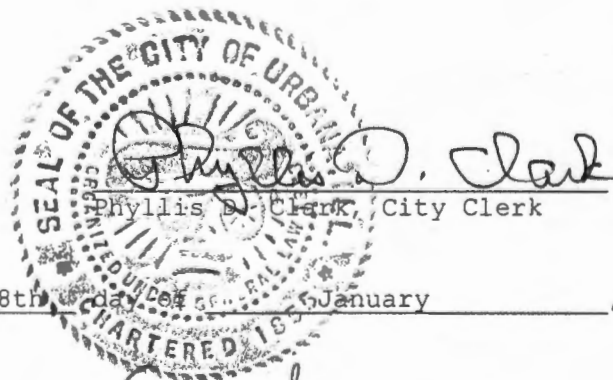
Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 7th day of January,
2002.

AYES: Chynoweth, Hayes, Otto, Patt, Whelan, Wyman

NAYS:

ABSTAINS:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 18th day of January,
2002.

Tod Satterthwaite
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 7th day of January, 2002 the
Corporate Authorities of the City of Urbana passed and approved Ordinance
No. 2002-01-001, entitled:

**"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)"**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2002-01-001 was
prepared, and a copy of such Ordinance was posted in the Urbana City Building
commencing on the 18th day of January, 2002, and continuing for
at least ten (10) days thereafter. Copies of said Ordinance were also available for
public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 18th day of January,
2002.



Phyllis D. Clark
City Clerk
by *Robert J. Robert*
Deputy Clerk