

ORDINANCE NO. 7980-14

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

WHEREAS, after due publication, a public hearing was held on the 19th day of July, 1979 concerning a proposed amendment to the text of the Zoning Ordinance of the City of Urbana, Illinois in Plan Case #1072, and

WHEREAS, the Urbana Plan Commission has recommended the adoption of the following changes to the text of the Zoning Ordinance of the City of Urbana, Illinois,

THEREFORE, BE IT ORDAINED by the Urbana City Council that:

Section 1: Article II of the Zoning Ordinance of the City of Urbana, Illinois ("Definitions") is hereby amended to insert the following immediately prior to "Store, Retail":

SHOPPING CENTER:

A single unified complex of businesses, shops, or offices, developed or managed by a single person or management.

- a. General Shopping Center: A shopping center located on a minimum of four (4) acres sharing common parking facilities and having a combined building area of 50,000 square feet or more.
- b. Convenience Shopping Center: A shopping center located on a site of more than one (1) acre, but less than four (4) acres sharing common parking facilities and having between 12,000 and 50,000 square feet of combined building area.
- c. Neighborhood Shopping Center: A shopping center located on one (1) acre or less, sharing common parking facilities and having less than 12,000 square feet of combined building area.

Section 2: Article VII of the Zoning Ordinance of the City of Urbana, Illinois (Section 34.35 "B-1 District - Neighborhood Business") is hereby amended to add the following:

P. Neighborhood Shopping Center.

Q. The following special uses when authorized by the City Council. The requirements such as, but not limited to, screening, parking, height, area and yard regulations will be individually judged and approved under such special use authority and the City Council. Such special uses shall first be considered in a public hearing by the Plan Commission pursuant to a fifteen (15) day published notice:

1. Convenience Shopping Center

Section 3. Article VIII of the Zoning Ordinance of the City of Urbana, Illinois (Section 34.39 "B-2 District - Central Business") is hereby amended to add the following:

EE. Convenience and General Shopping Centers

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 Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 20th day of August, 1979.

PASSED by the City Council this 20th day of August, 1979.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

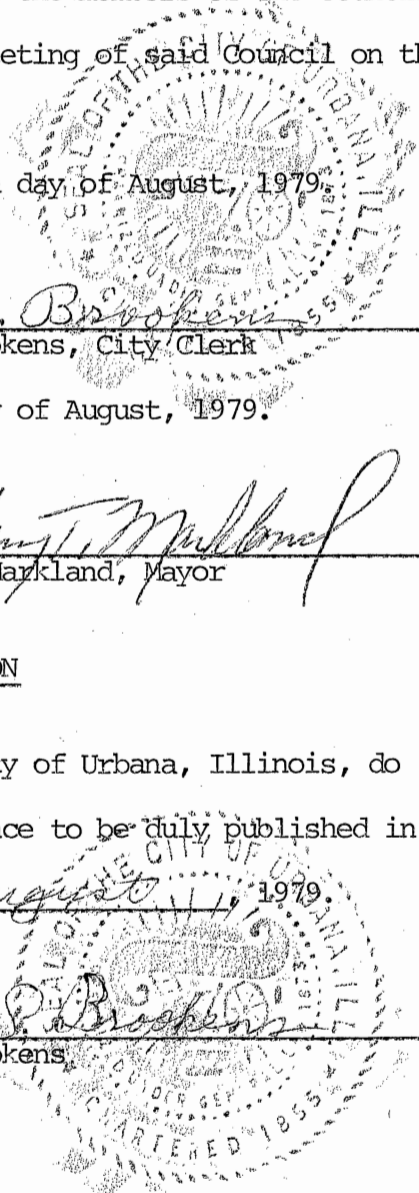
APPROVED by the Mayor this 22nd day of August, 1979.

Jeffrey W. Markland
Jeffrey W. 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 News-Gazette on the 27th day of August, 1979.

Ruth S. Brookens
Ruth S. Brookens



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Q. The following special uses were authorized by the City Council. The requirements such as, but not limited to, screening, parking, height, area and yard regulations will be individually judged and approved under such special use authority and the City Council. Such special uses shall first be considered in a public hearing by the Plan Commission pursuant to a fifteen (15) day published notice:

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This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 20th day of August, 1979.

PASSED by the City Council this 20th day of August, 1979.

Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 22nd day of August, 1979.

Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, **THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED**, by
M. S. Ovca, 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: _____

August 27, A. D. 19 79

, 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 \$ 40.80