

ORDINANCE NO. 9596-48

**AN AMENDMENT TO THE ZONING ORDINANCE TEXT AND MAP
OF THE CITY OF URBANA, ILLINOIS**

Medical Institutional Campus Zoning District Provisions

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance #9293-124 on June 21, 1993 which adopted the 1993 Comprehensive Amendment to the 1979 Zoning Ordinance of the City of Urbana which is also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Urbana Zoning Ordinance; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1592-M-95; 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 August 24, September 7, September 21, October 5 and October 19, 1995; and

WHEREAS, the Urbana Plan Commission voted at its regular meeting on October 19, 1995 to forward Plan Case No. 1592-M-95 and the proposed amendments 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 and map of the Urbana Zoning Ordinance as described herein.

WHEREAS, the City Council finds that the lands described in Section 2 herein which contain one of Urbana's major medical institution land uses which are of special and substantial significance to the City of Urbana. In a desire to effectively and efficiently achieve community goals, to assist and encourage the development of medical institutional land uses utilizing a campus development framework important to the continued growth and vitality of the City, and to enable the City, the surrounding neighborhood, and the presently established medical institutional campus to effectively plan for the future public capital and private

investment, the City Council hereby creates a special zoning overlay district. This determination is based upon the following specific findings:

- (a) The existing land use patterns of the specific area described herein have been shaped in large part by the developments of Carle Foundation. The structures erected by this institution create an arrangement of buildings with similar uses and interconnected relationships unique to this City.
- (b) Carle Foundation leases space to Carle Clinic which conducts its group practice of medicine in Urbana. As that practice has grown, the Foundation's physical campus has grown to include, in either current development or in short term redevelopment plans, approximately 25 acres in Urbana.
- (c) These properties support approximately 1,030,939 square feet of clinical, laboratory research, and education space, patient and support space.
- (d) Carle Foundations and its associates employ approximately 3200 employees in Urbana and generate approximately 5,000 employee, patient and visitors to the Urbana campus every weekday.
- (e) Carle Foundation has developed its "Vision 2000" Plan and its Master Site Plan which delineates areas of future growth and investment including the creation of a campus environment to reduce pedestrian/vehicular conflicts, allow for the more efficient functioning of the Carle facilities and to inform the public and the City of Urbana of its plans for future growth and development. The Vision 2000 Plan includes over \$45 million of new construction in the Urbana Campus.
- (f) Carle Foundation and its associates have developed over the course of over 75 years, dating back to its original conception in 1918. Over that time, Carle had to either request rezoning or special use permits before applying for building permits and beginning construction. Repeated applications for rezoning or special use permits results in both the City and Carle Foundation bearing needless expenses in application development and processing for proposals of an already approved Master Site Plan. In addition, Carle Foundation loses flexibility and potential economies by waiting periods imposed by the City's development processes.
- (g) Since the City of Urbana has approved an amendment to the City's Comprehensive Plan including the specified area of the Carle Master Site Plan, it is in the best interest of the community and Carle to further acknowledge the future plans by incorporating them into a City of Urbana Zoning Ordinance provision. In the absence of this zoning and planning amendment, for the long term, Carle Foundation is unable to confidently plan for future investment and growth in Urbana without assurance of permitted uses of its

land. The City is similarly unable to confidently program its long-range capital investment or assure the surrounding neighborhood of defined Carle expansion areas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that the Zoning Ordinance of the City of Urbana, Illinois is hereby amended as follows:

Section 1. PURPOSE. Article IV. Section IV-2 entitled "Purpose of Districts" is hereby amended to add the following:

I. The Medical Institutional Campus district is intended as an overlay district to assist and encourage the development of the medical institutional and complementary land uses in a campus setting by creating special zoning approaches. These new zoning approaches are applicable to institutions which have multi-block common ownership of lands, have developed a long-range master site plan, and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion and interconnecting system of above and below ground corridors. At present, the Carle Foundation is the only medical institution land owner with these qualities which define a campus style and development approach and therefore a campus style zoning approach is reasonable.

It is the intent that the lands within the boundaries of the area described herein will constitute the Special District. All special regulations created by this Special District will only be applicable and in force on properties which are or will be developed as a hospital or related medical use and their support uses. To the extent properties within this Special District are not, or will not, be developed with a Medical Related Use, the special regulations created by this Special District shall not apply and the use of such property shall be regulated by the property's underlying zoning district, unless the property is rezoned to MIC per Article XI of the Urbana Zoning Ordinance.

MIC Special District Described: The regulation herein after established by this ordinance will be effective in the following described lands in the City of Urbana, County of Champaign, State of Illinois generally described as those within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street, more particularly described as follows:

Beginning at the intersection of the east Right-of-Way line of Lincoln Avenue with the centerline of the Consolidated Rail Corporation mainline track; thence, northerly, along said east Right-of-Way line, 684.6 feet to the north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line, 627.0 feet to the west Right-of-Way line of Busey Avenue; thence, northerly, along said west Right-of-Way line, 20.00 feet to the westerly extension of the

north Right-of-Way line of Church Street; thence, easterly, along said north Right-of-Way line and the extensions thereof, 762.96 feet to the east Right-of-Way line of Orchard Street, said point also being 60.00 feet northerly of the northwest corner of a tract conveyed to The Carle Foundation by a Deed dated June 26, 1958 and recorded on June 27, 1958 in Book 599 at Page 172, as Document No. 612079 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along the extension of said north Right-of-Way line of Church Street, 466.33 feet, to the northerly extension of the east Right-of-Way line of McCullough Street; thence southerly, along said east Right-of-Way line and the extensions thereof, 749.60 feet to the south Right-of-Way line of University Avenue; thence, westerly, along the south right-of-way line of University Avenue, 10.45 feet, to the northeast corner of a tract conveyed to The Carle Foundation by a deed dated May 19, 1982 and recorded March 10, 1983 in Book 1314 at Page 794 as Document No. 83R3466 in the Office of the Recorder, Champaign County, Illinois; thence, southerly, along the east line of said tract, and the southerly extension thereof, 273.61 feet to a point on a north line of a tract conveyed to The Carle Foundation by a deed dated January 27, 1982 and recorded February 1, 1982 as Document No. 82R1375 in the Office of the Recorder, Champaign County, Illinois; thence, easterly, along said north line, 15.73 feet, to a northeast corner of said tract; thence, southerly along the east line of said tract, and the southerly extension thereof, 159.00 feet to the centerline of the Consolidated Railway Company mainline track; thence northwesterly, along said centerline, to the Point of Beginning.

Applicability: The Special District established by this ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development on the properties defined as the Medical Institutional Campus which are those properties lying within the area described above. For such properties the underlying zoning districts and regulations will remain in effect, will govern the permitted use or uses of such properties and will appear on the official City of Urbana Zoning Map until such time as the City of Urbana issues a building permit to the property's owner of record for the development of said property for a medical related use, as that term is defined in this Ordinance. Upon the owner's receipt of a such a building permit, the subject property will automatically convert to the MIC zoning district. If the owner does not commence construction under the terms of said building permit within one (1) year of its issuance, the MIC zoning will revert to the original zoning in effect as of the date of this Ordinance. Unless otherwise specified within these regulations all other standards and requirements of the Urbana Zoning Ordinance remain in effect. Uses in the Medical Institutional Campus District are for the purpose of definition considered nonresidential uses. Annual updates of the Official Zoning Map of the City of Urbana shall reflect the change in zoning.

SECTION 2. MEDICAL RELATED USES DEFINED. Article II, Section 11-3 entitled "Definitions" is hereby amended to include the following in its alphabetical listing:

Medical Related Use: Medical Related Uses shall include doctors' offices, laboratory facilities, rehabilitation services, alternative medical practices such as acupuncture or massage therapy, insurance or health maintenance organization office, sale of medical supplies, prosthesis, medicines and other uses which are supportive of or affiliated with medicine, hospital, or clinic and accessory parking for said uses.

SECTION 3. APPLICABILITY TO EXISTING MEDICAL USES. Properties within the MIC which are already occupied by medical uses and more particularly described below are hereby rezoned to MIC:

Lots 2, 3, 4, 5, 6, the western fifty (50) feet of Lot 7, Lots 8, 9, 10 and 11 of Busey's Subdivision, and the vacated right-of-way formerly known as Park Street; Property Index Numbers: 91-21-08-309-001, 91-21-08-309-002, 91-21-08-309-003, 91-21-08-309-005, 91-21-08-309-006, 91-21-08-309-007, 91-21-08-309-008, 91-21-08-309-009, (commonly referred to as the Americana Nursing Home, the North Tower, the Park Street Concourse, and surface parking; and

Lot 1 of Busey's Subdivision, Property Index Number 91-21-08-310-001 (commonly referred to as the Parkview Building, the Rogers Building, the Center Building and the North Clinic); and

Lots 5, 6, 7, 8, 9, and adjoining vacated alley, except the east twelve feet of Lot 9, the south eight feet of lot 8, the east twelve feet and the south eighty feet of Lot 7 of the Simeon H. Busey's Addition, Property Index Number: 91-21-08-307-001 (commonly referred to as the Support Services Building); and

Lots 1, 2, 3, and 4 of Simeon H. Busey's Addition and adjoining vacated alley, Property Index Number: 91-21-08-307-002 (commonly referred to as surface parking); and

The north seventy feet of Lot 12 and the north seventy feet and eastern thirty-three feet of Lot 11 of the Simeon H. Busey's Addition and adjoining vacated alley, Property Index Number: 91-21-08-307-005; and the southern seventy feet of Lot 12 and the southern seventy feet and eastern thirty-three feet of Lot 11, Property Index Number: 91-21-08-307-006 (commonly referred to as the Power Plant); and

Lots 8 and 9 of the Subdivision of Part of the N.W. 1/4 of the S.W. 1/4 of Section 8, Property Index Number: 91-21-08-303-024 (commonly referred to as Surface Parking); and

Tract 4 of the Big Wheel Survey, Property Index Number 91-21-08-376-007 (commonly referred to as parking); and

The east sixty feet of Lot 9 of Col. M. W. Busey's Heir's Addition, Property Index Number 91-21-08-356-002; and Lot 8 of Col. M. W. Busey's Heir's Addition, and adjoining vacated right-of-way, Property Index Number 91-21-08-356-003 (commonly referred to as the Facilities Planning and Engineering Building and surface parking); and

Lots 3, 4, 5, and 6 of the, Property Index Number: 91-21-08-327-013 (commonly referred to as the North Garage); and

The east 54 feet of Lot 11 of S.M. Busey's Third Addition, Property Index Number: 91-21-08-327-012 (commonly referred to as the Hoover Building); and

The west 50 feet of Lot 5, Lot 6, and the north 132 of Lot 7, Property Index Number 91-21-08-304-018 (commonly referred to as The Caring Place Day Care Center); and

Lots 1 through 10 of M. W. & G. W. Busey's Subdivision, Property Index Numbers 91-21-08-306-005, 91-21-08-306-004, 91-21-08-306-003, 91-21-08-306-002, 91-21-08-306-001, 91-21-08-306-006, 91-21-08-306-007, 91-21-08-306-008, 91-21-08-306-009, 91-21-08-306-010, respectively (commonly referred to as the Medical Research Building and surface parking); and

The southern 281.6 feet and 529.98 western feet of the S.H. Busey Survey, totaling 2.88 acres more or less, Property Index Number: 91-21-08-326-002 (commonly referred to as surface parking); and

Tract 1:

Lot 1 of Colonel M.W. Busey's Heirs Addition to the town, now the City of Urbana, Illinois, the plat of which is recorded in Book 8 on Page 444 of the records of Champaign County, Illinois, except that part taken for highway as shown in Common Law No. 63-L-365 being a triangular tract of land out of the North West corner of Lot 1 of Colonel M.W. Busey's heirs addition to the City of Urbana, said tract having one side 17.94 feet in length coinciding with the west line of said Lot 1 and another side of 18.02 feet in length coinciding with the north line of said Lot 1, also except that part conveyed to the State of Illinois for highway purposes described as follows:

A tract of land off of the Northerly end of Lot 1 of Colonel M.W. Busey's Heirs Addition to the City of Urbana, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, being the intersection of the South right-of-way line of University Avenue and the West right-of-way line of Orchard Street; thence South 00 degrees, 22 minutes, 13 seconds West, 12.00 feet along the West line of Orchard Street; thence North 89 degrees, 50 minutes, 08 seconds West, parallel with the existing South right-of-way line of University Avenue, 210.23 feet to its intersection with the present right-of-way line of University Avenue; thence North 45 degrees, 48 minutes, 13 seconds East, 17.16 feet to the South line of University Avenue; thence South 89 degrees, 50 minutes, 08 seconds East along the South right-of-way line of University Avenue, 198.00 feet to the West line of Orchard Street and the point beginning, situated in Champaign County, Illinois.

And also:

Tract 2:

Part of Lot 2 in Colonel M.W. Busey's heirs addition to the town, now the City of Urbana, Illinois, the plat of which is recorded in Book 8 on Page 444 of the records of Champaign County, Illinois, more particularly described as follows:

From the intersection of the Southerly line of University Avenue (66 feet in width) with the westerly line of Orchard Street (66 feet in width), measure southerly along said westerly line of Orchard Street 148.5 feet to the northeasterly corner of said Lot 2, to the point of beginning; thence measure Southerly along the said westerly line of Orchard Street 99.5 feet to a point; thence deflecting 90 degrees to the right measure Westerly 146.8 feet to a point; thence deflecting 11 degrees 20 minutes to the right measure Westerly 71.2 feet to a point in the Easterly line of Coler Street that is distant Southerly 85.5 feet from the Northwest corner of said Lot 2 as measured along the Easterly line of Coler Street; thence deflecting 78 degrees, 40 minutes to the right measure Northerly along said Easterly line of Coler Street 85.5 feet to the Northwest corner of Lot 2; thence deflecting 90 degrees to the right measure Easterly along Northerly line of said Lot 2, 216.7 feet (216.48 feet as platted) to the point of beginning.

And also:

Tract 3:

All that portion of the vacated alley formerly known as Mulberry Alley which lies between Coler Street and Orchard Street on the east and west respectively and between University Avenue and Clark Street on the north and south, respectively, situated in the City of Urbana, Champaign County, Illinois.

And also:

Tract 4:

Commencing at the north east corner of Lot 2 in Colonel M.W. Busey's Heirs Addition to the City of Urbana, said addition as recorded in Book 8 at Page 444 in the Champaign County Recorder's Office, Urbana, Illinois; proceed southerly along the West Line of now vacated Orchard Street (66 feet wide) a distance of 99.50 feet to the true point of beginning; thence continuing southerly along said West Line of Orchard Street a distance of 39.60 feet; thence westerly deflecting to the right 104 degrees, 42 minutes, 33 seconds, a distance of 151.71 feet; thence easterly deflecting to the right 164 degrees, 52 minutes, 10 seconds, a distance of 146.80 feet to the true point of beginning.

And also:

Tract 5:

Lots 5, 6, 7 and 8 in Block 2 of Colonel S. T. Busey's Second Addition to the City of Urbana, situated in the City of Urbana, in Champaign County, Illinois, except the following described tract deeded to the State of Illinois for highway purposes:

A tract of land across the northerly portion of Lots 5, 6, 7 and 8 in block 2 of Colonel S.T. Busey's Second Addition, situated in Urbana, Illinois, and more particularly described as follows:

Beginning at a point which is the intersection of the south line of University Avenue and the east line of Orchard Street; thence South 89 degrees, 50 minutes, 08 seconds East along the existing south line of University Avenue, 250.56 feet to the North east corner of said Lot 5, being the intersection of University Avenue right-of-way line with the west right-of-way line of a 16 foot alley; thence South 00 degrees, 22 minutes, 13 seconds West along the west line of said alley, 6.53 feet; thence South 85 degrees, 45 minutes, 49 seconds West, 71.04 feet; thence North 39 degrees, 50 minutes, 08 seconds West, 54.47 feet, said point being on the west line of said Lot 6; thence South 44 degrees, 40 minutes, 52 seconds West, 39.27 feet; thence North 89 degrees 50 minutes, 08 seconds West, parallel with the south right-of-way line of the existing University Avenue, 60.00 feet; thence North 53 degrees, 17 minutes, 25 seconds West, 46.99 feet to a point on the west line of Lot 8; thence North 00 degrees, 22 minutes, 13 seconds East, 12.00 feet along the east line of Orchard Street to the point of beginning.

Tract 6:

A part of vacated Orchard Street and Sassafras Alley described as beginning at a point of the west line of Orchard Street, 12.00 feet South of the North East corner of Lot 1 of Colonel M.W. Busey's Heirs' Addition to the City of Urbana, Champaign County, Illinois; thence South 89 degrees, 50 minutes, 08 seconds East, 66 feet to the west line of Lot 8 of Colonel S.T. Busey's Second Addition to the City of Urbana; thence South 00 degrees, 22 minutes, 13 seconds West along the West line of said Lot 8, 124.43 feet to the southwest corner of said Lot 8; thence South 37 degrees, 33 minutes, 40 seconds East along the south lines of Lots 5, 6, 7 and 8 of Colonel S.T. Busey's, Second Addition, 250.72 feet; thence South 00 degrees 22 minutes 13 seconds West 16 feet to the south line of an existing 16 foot alley; thence North 37 degrees, 33 minutes, 40 seconds West along said south line of said alley, 250.72 feet to the east line of Orchard Street; thence South 00 degrees, 22 minutes, 13 seconds west, 95.69 feet along the east line of Orchard Street; thence North 89 degrees, 37 minutes, 47 seconds West, 66 feet to the west line of Orchard Street; thence North 00 degrees, 22 minutes, 13 seconds East along the west line of Orchard Street, 235.88 feet to the point of beginning.

And also:

Tract 7:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 19 North, Range 9 East of the third principal meridian in the City of Urbana, Champaign County, State of Illinois, being more particularly described as follows:

From the intersection of the southerly line of University Avenue, (66 feet in width) with the easterly line of Orchard Street (66 feet in width) measure easterly along said southerly line of University Avenue 484.80 feet to a point; thence deflecting 90 degrees, 15 minutes, 00 seconds to the right, measure southerly 165 feet to the point of beginning; thence continuing southerly along the last described course, 107.13 feet to a point; thence deflecting 89 degrees, 51 minutes, 00 seconds to the left, measure easterly 43.06 feet to a point; thence deflecting 2 degrees, 01 minutes, 00 seconds to the right, measure easterly 43.00 feet to a point, thence deflecting 88 degrees, 21 minutes, 00 seconds to the right measure southerly 127.50 feet to a point that is distant Northerly 29.5 feet as measured at right angles from the centerline of the present main tract of the Peoria and Eastern Railway Company; thence deflecting 95 degrees, 06 minutes, 00 second the right, measure westerly along a line parallel with said centerline, 208.69 feet to a point of curve; thence measure Westerly a distance of 324.06 feet along a curve to the right, concentric with said centerline, and tangent to the last described course and having a radius of 1993.25 feet, and a central angle of 09 degrees, 19 minutes, 00

seconds to a point of tangency; thence Westerly along a line tangent to the last described curve and parallel with said centerline 45.02 feet to a point on the easterly right-of-way line of Orchard Street; thence deflecting 75 degrees, 06 minutes, 00 seconds to the right, measure Northerly along said easterly line of Orchard Street 155.01 feet to a point on the southerly line of a 16 foot east and west alley; thence deflecting 92 degrees, 06 minutes, 00 seconds to the right, measure Easterly along the southerly line of said alley 266.31 feet to the point formed by the intersection of the southerly line of said alley with the easterly line of a 16 foot north and south alley; thence deflecting 2 degrees, 18 minutes, 06 seconds to the left, measure Easterly 218.92 feet to the point of beginning.

And also:

Tract 8:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 19 North, range 9 East of the third principal meridian, situated in the City of Urbana, in Champaign County, Illinois, being more particularly described as follows:

Beginning at a point on the south line of University Avenue, 486.20 feet East of the east line of Orchard Street; thence continuing East along said south line of University Avenue, 65.0 feet; thence South 00 degrees, 51 minutes East, 211.98 feet; thence South 90 degrees West, 69.21 feet; thence North 00 degrees, 15 minutes East, 211.97 feet to the point of beginning,

having Property Index Number: 91-21-08-376-021 (commonly referred to as the South Clinic, South Parking Deck, and surface parking).

SECTION 4. DEVELOPMENT REGULATIONS. Article V is hereby amended to add the following:

Section V-10. Additional Regulations in the MIC District. All development regulations of the B-4E zoning district shall apply to said properties with the following exceptions or additions:

A. The following uses are permitted by right in this Overlay Zoning District: medical related uses, drugstore; day care center, hospital or clinic, ambulance service medical carrier service, home for the aged; nursing home; fitness center; and health care-related business or professional medical office building.

B. The following uses are permitted by right in this Overlay Zoning District if constructed with the same structure as a health care-related business: professional office, institution of an educational, philanthropic or eleemosynary nature; telegraph office;

university or college; barber shop; beauty shop; fitness center; dry cleaning or laundry establishment; laundry and/or dry cleaning pick-up; self-service laundry; mortuary; bank or savings and loan association; vocational, trade or business school; restaurant; cafe; photographic studio and equipment sales and service; fast-food restaurant; dairy store; confectionery store; stationery-gift shop-art supplies; florist; bookstore. The health care-related or professional medical office use must be the principal use and exceed the following percentages of the structure's net floor area as outlined below or the property must be rezoned to MIC to allow any of these uses as a stand alone use per Section XI-7 of the Urbana Zoning Ordinance:

1. If the structure is 0 to 20,000 square feet, the health care-related or professional medical office use must exceed sixty (60) percent of the building's net floor area.
2. If the structure is 20,001 square feet to 50,000 square feet, the health care-related or professional medical office use must exceed seventy (70) percent of the building's net floor area.
3. If the structure is 50,001 square feet or more, the health care-related or professional medical office use must exceed eighty (80) percent of the building's net floor area.

C. Uses in this overlay district must provide 100% of the required off-street parking per Table VIII-6 "Parking Requirements by Use".

D. The maximum floor area ration (FAR) for the MIC district is 9.0.

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).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 4th day of December, 1995.

PASSED by the City Council on this 4th day of December, 1995.

AYES: Hayes, Kearns, Patt, Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 11th day of December, 1995.

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 ___ day of December, 1995, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS- Medical Institutional Campus Zoning District Provisions", 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 _____, 19___, 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 _____, 19___.

(SEAL) _____
Phyllis D. Clark, City Clerk



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.

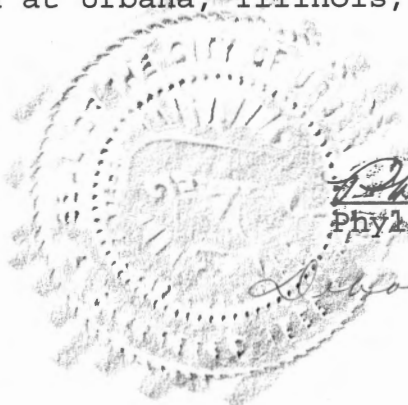
I certify that on the 4th day of December, 1996, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9596-48, entitled "AN AMENDMENT TO THE ZONING ORDINANCE TEXT AND MAP OF THE CITY OF URBANA, ILLINOIS (MEDICAL INSTITUTIONAL CAMPUS ZONING DISTRICT PROVISIONS)"

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

The pamphlet form of Ordinance No. 9596-48 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 12th day of December, 1996, 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 12th, day of December, 1996.

(SEAL)



Phyllis D. Clark by
Phyllis D. Clark, City Clerk

Deborah J. Roberts, Deputy Clerk