

ORDINANCE NO. 7677-90

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT
FOR THE CONSTRUCTION OF A PARKING GARAGE
BY CARLE FOUNDATION HOSPITAL

WHEREAS, Carle Foundation Hospital is a public service entity for a medical use within the meaning of Section 34.74 of the Zoning Ordinance of the City of Urbana, as amended; and

WHEREAS, Carle Foundation Hospital has duly requested a special use permit for the purpose of constructing a six (6) story parking garage under the said Section 34.74 of the Zoning Ordinance at the southeast corner of Park and Orchard Streets; and

WHEREAS, the Plan Commission, after notice as required by the said Section 34.74, has duly held public hearings on the said proposed use and structure by Carle Foundation Hospital on February 10 and 24, 1977, respectively; and

WHEREAS, the Plan Commission, pursuant to the procedures outlined in the said 34.74, has recommended approval of the special use permit for a six (6) story parking garage provided certain conditions or variances are granted.

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

Section 1. That a special use permit for a six (6) story parking garage to be constructed by Carle Foundation Hospital be and the same is hereby approved under the specific conditions or the granting of variances as herein specified.

Section 2. That a height variance for the said six (6) story structure be permitted to be no more than sixty-two (62) feet in height for the main structure and that such additional height as necessary for the stair and elevator towers also be permitted.

Section 3. That a setback variance of eight (8) feet from the front lot line for the main building and that a setback variance of four and one-quarter (4 1/4) inches from the front lot line for the elevator tower, both along Orchard Street, be permitted.

Section 4. That a setback variance of three (3) feet from the front lot line along Park Street for the main building be permitted.

Section 5. That a side yard setback variance of three (3) feet along the east lot line be permitted provided, however, that this variance be effective only upon Carle Foundation Hospital entering into a legally signed, binding contract for deed with the owners of the property adjoining said east lot line within forty-five (45) days of the passage of this Ordinance. If no such legally binding contract for deed is obtained by Carle Foundation Hospital within the forty-five (45) day period as provided in this section, a side yard setback of seventeen (17) feet, (the standard setback in the R-2 District of five (5) feet plus three (3) feet per story in excess of two (2) stories) shall be required.

Section 6. That a setback variance of zero (0) feet along the alley side of the parking garage be permitted.

Section 7. That an underground encroachment of less than four (4) feet into the alley to the south of said parking garage for structural supports be permitted.

Section 8. That the side, front and rear yard requirements as set forth in this Ordinance shall not apply to steps, open terraces, underground structures and fences, provided that any fences or other landscaping improvements shall fully comply with Ordinance No. 7677-54, entitled "An Ordinance to Provide for a Visibility Triangle".

Section 9. That the Zoning Administrator of the City of Urbana be and the same is hereby directed to issue the special use permit under the specific conditions and variances herein granted.

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 18th day of April, 1977.

PASSED by the City Council this 18th day of April, 1977.

Duane Eckerty, City Clerk
Beverly M. Umbarger, Deputy Clerk

APPROVED by the Mayor this 25 day of April, 1977.

Hiram Paley, Mayor

