

ORDINANCE NO. 8283-16

AN ORDINANCE
GRANTING A SPECIAL USE PERMIT
(UNIVERSITY CHURCH OF GOD IN CHRIST)

WHEREAS, in Plan Case No. 1118-SU-81, the Petitioner requested a Special Use Permit to allow occupancy of an existing building by the University Church of God in Christ; and

WHEREAS, in Ordinance No. 8081-128, a Special Use Permit was granted for one year; and

WHEREAS, the Petitioner has requested that another Special Use Permit be issued respecting the same building in Plan Commission Case No. 1135-SU-82; and

WHEREAS, after due notice, a public hearing was held by the Urbana Plan Commission on July 22, 1982; and

WHEREAS, the said Urbana Plan Commission has recommended that a Special Use Permit be granted under certain conditions.

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

Section 1: That the University Church of God in Christ is hereby granted a Special Use Permit for the use of the existing building located at 1306 West Hill Street, Urbana, Illinois, for religious purposes for the said congregation.

Section 2: The said Special Use Permit, however, is expressly subject to the following conditions:

a) That the occupancy load of the building be limited to 40 people;

b) That the governing body of the University Church of God in Christ shall comply with the provisions of Section 16-2 of the Code of Ordinances of the City of Urbana (Noise Ordinance); and

c) That all building code violations respecting the existing structure as set forth in a memorandum of Tom Ewers, dated July 13, 1982, be corrected within sixty (60) days after the Special Use Permit is issued hereunder. Upon failure to make such corrections within such time, the Special Use Permit issued hereunder shall automatically lapse.

Section 3. That the following requirements of Section VII-6 I. of the Urbana Zoning Ordinance are hereby waived:

- 1) Minimum lot size of one (1) acre;
- 2) Enclosure by a wire mesh fence of no less than six feet (6') in height; and
- 3) Side and rear yards of twenty-five feet (25').

Section 4. The Zoning Administrator is authorized and directed to issue a Special Use Permit in compliance herewith.

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.

PASSED by the City Council this 16th day of August, 1982.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 19th day of August, 1982.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATION 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 25th day of August, 1982.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

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Ruth S. Brookens, City Clerk
APPROVED by the Mayor this 19th day of August, 1982.

Jeffrey T. Markland, Mayor

6639—Aug. 25, 1982

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, M. J. Quica, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by

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:

Aug 25, A. D. 1982

, 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

Publisher's fee \$ 42.84

No. _____

In the _____ Court
of Champaign County, Illinois.

CITY OF URBANA, ILL.
RECEIVED

AUG 26 1982

CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION


IN

The News-Gazette

Attorneys.

MEMORANDUM

TO: Bruce Walden
Karna Hanna

FROM: Tom Ewers 

DATE: July 13, 1982

RE: 1306 W. Hill; Special Use Permit No. 8081-128

Based on our June 24, 1982 inspection of 1306 W. Hill, we find that the following code items must be completed before this office may issue a final Certificate of Occupancy:

- 1) Remove projecting sign. (Urbana Zoning Ordinance, Table IX-3)
- 2) Remove bars, bolts, and double cylinder locks from all exit doors. Exit doors must always be readily openable from the inside without the use of a key. (1976 NFPA 101 Life Safety Code, Section 5-2.1.2.1.1)
- 3) Maintain at least 30" wide aisles. (NFPA, Section 8-2.5.3)
- 4) Exit doors must swing out. (NFPA, Section 5-2.1.1.4.4)
- 5) Hot water heater/stove area must be enclosed with one hour fire-rated construction and any doors must be self-closing solid wood or metal doors. Also, suspended heater must be enclosed or relocated. (NFPA, Section 6-5.1)
- 6) Install a wall-mounted 2A 20BC fire extinguisher. (NFPA, Section 6-4.4, as amended)
- 7) Remove curtain separating church from kitchen. If a wall and door are placed there instead, the door should swing into the kitchen and have an exit light on the church side. (NFPA, Section 17-1.2.1.1)
- 8) Provide 1½ hour fire-rated ceiling (firecode drywall) over church and kitchen. (1975 BOCA Basic Building Code, Table 902)
- 9) Provide proper trap and vent for kitchen sink. (1976 Illinois State Plumbing Code, Section 5.3.6)

Some of these items were required earlier, however Mr. Wittbrodt explained that the church was unwilling to spend money for corrections until they knew their use would be approved.

Please ensure that these requirements are made conditions of any final special use permit. If you desire, I will also send a copy of these requirements to Mr. Wittbrodt and the church.

TFE/jp

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 ____ day of _____, 1981.

Ruth S. Brookens, City Clerk

Taken to paper 8/20/82