

ORDINANCE NO. 8687-97

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

WHEREAS, the Champaign County Humane Society and the Champaign County Board have submitted their petition for a Special Use Permit to allow the construction of an animal shelter on real estate owned by Champaign County and leased by the said Champaign County Humane Society, located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), and zoned R-4 Medium Density Multiple Family Residential, and

WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and public hearing thereon, in Plan Case #1253-SU-87, and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested Special Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL, that:

1. A Special Use Permit is hereby granted to the petitioners, Champaign County Humane Society and Champaign County Board, to use the property located behind the existing U.S. Army Reserve building (2001 East Main, Urbana, Illinois), for the construction of an animal shelter, subject to the conditions set forth in paragraph 2 below, the said property being legally described as:

Starting at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Sec. 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 1040'

along the East line of said Sec. 16; thence West a distance of 850' along a parallel of the East Main Street South right-of-way line; thence North a distance of 1040' along a Parallel with the East line of said Sec. 16; thence East a distance of 850' along the East Main Street South right-of-way line to the point of starting at the corner of a tract described in Book 648, page 40 of the Champaign County Recorder's Office; the 3 acre area within the aforementioned parcel is as follows: commencing at the intersection of the South right-of-way line of East Main Street in the City of Urbana, Illinois, with the East line of Sec. 16, Township 19 North, Range 9 East of the 3rd Principal Meridian; thence South a distance of 583' along the East line of said Sec. 16 to the point of beginning; thence West a distance of 470' along a parallel of the East Main Street South right-of-way line; thence South a distance of 278.04' parallel with the East line of said Sec. 16; thence East a distance of 470' along a parallel of the East Main Street South right-of-way line to a point in the line of the East line of said Sec. 16; thence North a distance of 278.04' along the East line of said Sec. 16 to the point of beginning.

2. The following conditions are imposed upon the Special Use Permit herein granted:

(a) That the R-4 Zoning Lot Site Plan, Grading Plan and Utility Plan attached hereto as Exhibit "A" be complied with, with regard to all building, street, drainage and grading, sanitary sewer, water, fire hydrants, electric and other related site improvements as shown. No outdoor runs or any other means of keeping of animals shall be permitted except within the building.

(b) That the proposed building be occupied only by the Champaign County Humane Society as an animal shelter being the principal use; the construction of such building to

substantially comply with architectural and floor plans on file in Urbana Plan Commission Plan Case #1253-SU-87.

(c) That the pavement surface improvements for all new access drives and off-street parking areas, as shown in the attached plans, be constructed of:

(1) A bituminous asphalt surface six inches (6") in thickness over a twelve inch (12") lime stabilized compacted base, or

(2) A bituminous asphalt surface of three inches (3") in thickness over an eight-inch (8") compacted stone aggregate base.

(d) That two signs, the size and locations of which are shown on the R-4 Zoning Lot Site Plan, are permitted except that the sign adjacent Main Street be set back a minimum of fifteen feet (15') from the Main Street south right-of-way line and a minimum of ten feet (10') from the westerly adjacent access drive. Wall signs, in accordance with Article IX, Comprehensive Sign Regulations, of the Urbana Zoning Ordinance, shall be permitted.

Should all of the uses on the R-4 Zoning Lot Site Plan as well as any other Champaign County owned and operated uses deriving access from the existing access drive as shown in the R-4 Zoning Lot Site Plan desire to combine all free-standing signage at a single location, such signage shall be permitted not to exceed seventy-five (75) square feet provided that all other freestanding signs to those uses which are visible from Main Street be removed.

(e) That the improvement and use of the future entry way as shown on the R-4 Zoning Lot Site Plan is subject to the approval of the City through the procedures of the Urbana Zoning Ordinance for obtaining a Special Use Permit.

(f) That the Zoning Administrator not issue the Special Use Permit until the City Engineer first approves plans for the construction of improvements (except building). Further, the Zoning Administrator shall not issue a certificate of occupancy until all improvements per the attached site plan are improved and accepted by the City Engineer. The Humane Society, or their representative, shall notify the City Engineer of the City of Urbana of the commencement and/or recommencement of construction of any street or parking-related improvements and sanitary sewer improvements for purposes of allowing reasonable inspection to assure compliance to the approved plans.

3. That the following waivers are granted as part of this Special Use approval

(a) Section VII-6, Special Use Permit Procedures, I.2. requiring the site to be enclosed by a wire mesh fence of no less than six feet (6') in height is waived.

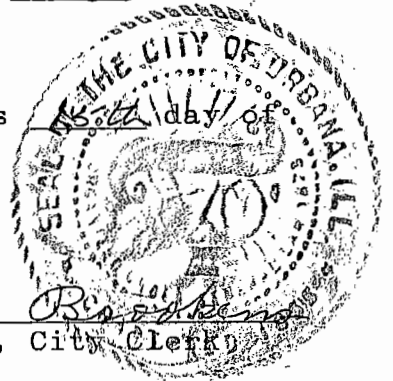
(b) Section VII-6, Special Use Permit Procedures, I.3. requiring side and rear yards of twenty-five feet (25') is waived to permit a seven foot (7') encroachment into the yard along the north property line and thereby reducing the required yard to eighteen feet (18').

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 City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 15th day of June, 1987.

PASSED by the City Council on this June, 1987.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



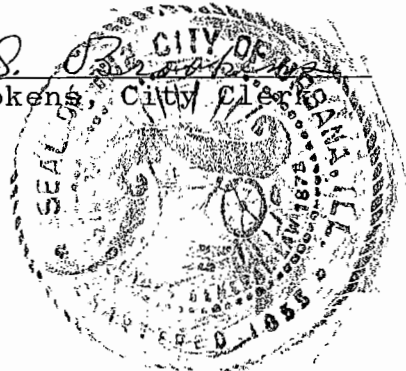
APPROVED by the Mayor this 22nd day of June, 1987.

Jeffrey T. Markland
Jeffrey T. 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 9th day of July, 1987, and republished on the 16th day of July, 1987 and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



CERTIFICATE OF PUBLICATION IN The News-Gazette

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WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and public hearing thereon, in Plan Case # 1253-SU-87, and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested Special Use Permit, subject to certain conditions.

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The undersigned, **THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED**, by M. S. OUCA, its secretary, 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:

_____ July 16 , A. D. 1987

_____ , 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] Secretary/
PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ 94.50

pd 10/2/87
pd # 28651

**CITY OF URBANA, ILL.
 RECEIVED
 JUL 20 1987
 CITY CLERK'S OFFICE**

CERTIFICATE OF PUBLICATION IN The News-Gazette

The undersigned, **THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED**, by

Mike Orca

its secretary, 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: _____

July 9 , A. D. 1987

, 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.

**CITY OF URBANA, ILL
RECEIVED**

JUL 13 1987

CITY CLERK'S OFFICE

The Champaign News-Gazette, Incorporated

By Mike Orca

PUBLISHER OF THE NEWS-GAZETTE

Secretary/

91.14

Publisher's fee \$

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