

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

WHEREAS, Mr. and Mrs. Hoke Hildreth have submitted a petition for a Special Use Permit to allow a parking lot on property located at 903 E. Water Street, Urbana, IL, legally described below, and zoned R-4 Medium Density Multiple Family Residential; and

WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and after proper public hearing held June 7, 1990 as Plan Case #1354-SU-90; and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested Special Use Permit.

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

Section 1. A Special Use Permit is hereby granted to the petitioners, Mr. and Mrs. Hoke Hildreth, to use the property described below as a parking lot subject to the conditions set forth in paragraph two below, the said property being legally described as:

Lot 11 of Davis Second Addition, Section 9, T. 19, R 9 E as per plat recorded in Plat Book "A", Page 294, situated in the City of Urbana, in Champaign County, Illinois; property commonly known as 903 E. Water Street.

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

- A. All parking spaces must be setback the required front yard distance of fifteen (15) feet from Water Street. The west side yard setback may be three feet.
- B. The total parking spaces located along the west property line of the subject tract shall not exceed five (5) spaces.
- C. The garage can only be constructed as proposed on the site plan as Exhibit C of the petition.
- D. The driveway and parking areas must be paved in accordance with the Urbana Zoning Ordinance or other standards acceptable to the City Engineer.
- E. The subject site must be screened with either a fence or shrubbery along the east and west property lines as the City of Urbana Zoning

Ordinance requires. Said screening must be installed on the west property line prior to the commencement of construction of the parking area.

- F. The access drive will be limited to one-way traffic entering from Water Street and exiting onto Lynn. The petitioners shall not park vehicles on that portion of the alley to the west of the subject site and behind the adjacent single family residence.
- G. The petitioners must either obtain the alley right-of-way from the City through the right-of-way or relocation of the storage area on the property at 904 Main Street prior to construction of the parking area and garage.
- H. The parking plan shall be in substantial conformance with the site plans submitted as attachment to the petitions.

Section 3. The following requirements of Article VII, Section VII-6 of the Urbana Zoning Ordinance are specifically waived:

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

Section 4. The petitioners shall confirm in writing that the City Engineer has approved the paving materials as outlined in Section 2.D above, has secured alley right-of-way or relocated the storage area as outlined in Section 2.F. above and submit a plan for screening material as described in Section 2.E above prior to issuance of the Special Use permit.

Section 5. If the petitioners do not establish the Special Use herein granted within one year of the date of passage of this Ordinance, the Special Use shall lapse and be held for naught. The Zoning Administrator or his designee shall inspect the site prior to the one year termination date to assure compliance with the Special Use permit.

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.

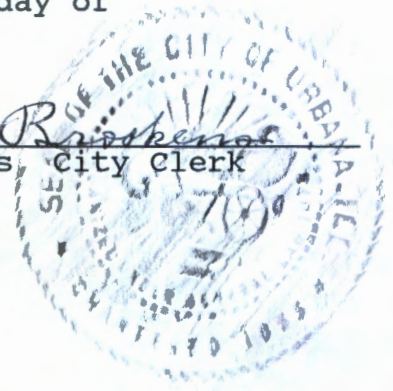
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 2nd day of July, 1990.

PASSED by the City Council on this 2nd day of July, 1990.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 9th day of July, 1990.

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 13th day of July, 1990 and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

