

ORDINANCE NO. 9091-18

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

WHEREAS, the Urbana Zoning Administrator on behalf of the City of Urbana has submitted its petition for a Special Use Permit to allow a parking lot on property located near or adjacent to 400 South Vine Street, Urbana, Illinois, legally described below, and zoned B-4 Central Business, R-6 High Density Multiple Family Residential and R-5 Medium High Density Multiple Family Residential; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1340A-SU-90; and

WHEREAS, said petition requests an amendment to a previously approved special use approved by the Urbana City Council by Ordinance No. 8990-81; and

WHEREAS, after due publication in accordance with Section VII-6 entitled "Special Use Permit Procedures", the Urbana Plan Commission held a public hearing on the proposed Special Use on July 19, 1990; 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. The Special Use Permit as granted by Ordinance No. 8990-81 is hereby amended to include newly acquired property and the redesign of the parking lot for that property as illustrated on the site plan attached hereto. An amended Special Use Permit is granted to the petitioner, the City of Urbana, 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:

Tract 1 - (Commonly known as 304 and 304 1/2 E. Illinois Street)

The East 55 feet of Lot 6, Block 2 of Webber's First Addition to the City of Urbana first recorded in Deed Book 22, Page 376 in the Champaign County Recorder's Office; all being situated in the City of Urbana, Champaign County, Illinois.

Tract II - (Commonly known as 306 E. Illinois Street)

The West one-half of Lot 5, Block 2 of Webber's First Addition to the City of Urbana first recorded in Deed Book 22, Page 376, in the Champaign County Recorder's Office; all being situated in the City of Urbana, Champaign County, Illinois.

Tract III - (Commonly known as 308 E. Illinois Street)

The East one-half of Lot 5, Block 2 of Webber's First Addition to the City of Urbana first recorded in Deed Book 22, Page 376 in the Champaign County Recorder's Office; all being situated in the City of Urbana, Champaign County, Illinois.

Tract IV - (A tract of real estate which is now a portion of an alley)

Commencing at the northwest corner of Lot 5 of Block 2 of Webber's First Addition; thence southward along the west line of said Lot 5 to the southwest corner of said lot; thence west twelve (12) feet to the east line of Lot 6 of Block 2 of Webber's First Addition; thence northward along the east line of said Lot 6 to the northeast corner of said lot; thence east twelve (12) feet to the northwest corner of Lot 5, to the place of beginning.

Also Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1 and Lots 1, 2, 3 and 4, Block 2 in George Webber's First Addition to the City of Urbana recorded in Deed Record Volume 22, Page 376 in the Office of the Recorder, Champaign County, Illinois; except that part of Lot 2 dedicated for public use lying northwesterly of a curve concave to the southeast having a radius of 24 feet and being tangent to the northerly and westerly lines of said lot; also the North-South alley lying within Block 1; also that part of High Street lying between Blocks 1 and 2 of said subdivision; also the North-South alley lying within Block 2 being South of High Street and North of

the South line of Lots 3 and 4 extended; all being situated in the City of Urbana, Champaign County, Illinois.

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

- A. That the site be improved in substantial conformance with the site plan attached as Exhibit "A";
- B. That traffic exiting the parking lots onto Green Street be restricted to traveling westward only;
- C. That the access drive on Urbana Avenue be designed and controlled to allow use by emergency vehicles only.

Section 3. The following waiver is herein granted:

The twenty-five foot (25') side and rear yard requirements of Section VII 6(I) (3) are waived and in their place are established a ten foot (10') front yard setback on Green Street and side and rear yard restrictions in accordance with the respective applicable zoning districts.

Section 4. If the Special Use herein granted is not established within two years of the date of passage of this Ordinance, the Special Use shall lapse and be held for naught except that area designated as Phase II and located at 306 East High and 308 East High shall be developed within three years of the date of passage of this Ordinance.

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.

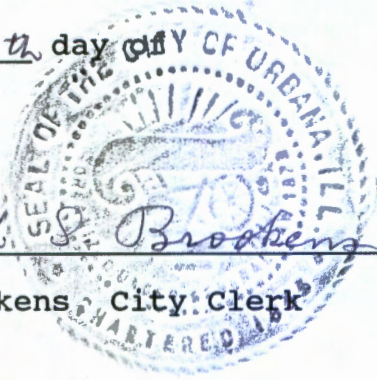
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 20th day of August, 1990.

PASSED by the City Council on this 20th day

August, 1990.

Ruth S. Brookens

Ruth S. Brookens, City Clerk



APPROVED by the Mayor this 28th day of

August, 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 1st day of September, 1990 and a Certificate of Publication is attached hereto.

Ruth S. Brookens

Ruth S. Brookens, City Clerk



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