

ORDINANCE NO. 9192-98

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW THE
EXPANSION OF A CHURCH USE AND PARKING LOT

(Urbana Assembly of God Church)
(2502 South Race Street)

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on April 23 and May 7, 1992 to consider the Petition filed by Fritz Kinney on behalf of the Urbana Assembly of God Church in Plan Case #1472-SU-92 for a Special Use Permit; and

WHEREAS, the Urbana Plan Commission voted on May 7, 1992 to forward the case to the Urbana City Council with a recommendation to approve the request so that the property herein described below and commonly known as 2502 South Race Street and zoned R-3 (One and Two Family Residential) shall be granted a Special Use Permit to allow a church use, parking lot and accessory uses in an R-3 District; and,

WHEREAS, the recommendation of the Plan Commission to approve said Special Use Permit is subject to several conditions as outlined in Section 2 herein; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the Special Use Permit approved herein conforms to the goals, objectives and policies of the City's 1982 Comprehensive Plan; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to approve the Special Use Permit as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that a Special Use Permit is hereby approved as follows:

Section 1. A Special Use Permit is hereby granted for the Urbana Assembly of God Church to allow the expansion of a church use, parking lot and related accessory uses on the following described area which is zoned R-3 (One and Two Family Residential) subject to the conditions set forth below in Section 2:

Tax Parcels #93-21-20-451-003, 004, 010 and 011, Tracts B and C of Ennis Ridge 11th Subdivision, as recorded in Plat Book "S" at page 5; plus a second parcel beginning at the Southwest corner of Tract C of Ennis Ridge 11th Subdivision, thence West 40 feet to the center of Race Street, thence South along the centerline of Race Street a distance of 52 feet, thence East

on a line parallel with the South line of said Tract C to a point 52 feet South of the Southeast corner of said Tract C, thence North 52 feet to the Southeast corner of said Tract C, thence West along the South line of said Tract C to the point of beginning; plus a third parcel beginning at the Southwest corner of the Southeast 1/4 of Sec. 20, Twp. 19 North, Range 9 East of the Third P.M., thence North along the West line of said Section 20, 318.63 feet to a point 40 feet West of the Southwest corner of Tract C of Ennis Ridge 11th Subdivision, thence East along the South line of said Tract C, 435.6 feet to the West line of University Downs 14th Subdivision, said point also being the Southeast corner of Tract C, thence South along the West line of University Downs 14th Subdivision, 318.63 feet to the South line of said Southeast 1/4 of Section 20, thence West along the said South line of Section 20, 435.6 feet to the place of beginning, except the North 52 feet thereof, which exception was conveyed in Document No. 74R13085, recorded in the Recorder's Office of Champaign County, Illinois in Book 1039, Page 475; all of these parcels situated in the City of Urbana, Champaign County, Illinois, commonly known as 2502 S. Race Street, Urbana, Illinois.

The said area above described being represented on the map attached hereto and incorporated herein by reference.

Section 2. The Special Use Permit approved herein is subject to the following conditions:

- a. The Special Use Permit approved herein is only for the expansion of the parking lots shown on the approved site plan attached hereto and identified as Revised Site Plan #3;
- b. The expansion of the parking lot identified as Phase One on the Revised Site Plan #3 shall have the required underground drainage improvements installed and shall be paved with a suitable dust-free surface as required by the Urbana Zoning Ordinance no later than June 30, 1994;
- c. The buildings identified on the Revised Site Plan #3 as Buildings B, C, D, E, F, and G are approved only for general location. An amendment to this Special Use Permit will be needed to approve the specific location and use of each of these buildings in the future;
- d. The existing skateboard ramp located in the northeast corner of the property shall be relocated to an area south of the area shown on the Revised Site Plan #3 as Future Parking -Phase One no later than July 1, 1992. If the skateboard ramp cannot be relocated by July 1 due to continuing construction activity along Windsor Road, the Planning Division staff may extend the deadline to relocate the skateboard ramp by 30 days.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and 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 1st day of June, 1992.

PASSED by the City Council on this 1st day of June, 1992.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 8th day of June, 1992.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Ruth S. Brookens, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 1st day of June, 1992, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9192-98, entitled AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW THE EXPANSION OF A CHURCH USE AND PARKING LOT which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9192-98 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 15th day of June, 1992, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 26th day of June, 1992.

(SEAL)

Ruth S. Brookens
Ruth S. Brookens, City Clerk

(pc1472.ord)

