

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
TO ALLOW THE EXPANSION OF A CHURCH**

(Twin City Bible Church - 810 West Michigan Avenue)

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 November 19, 1992 to consider a petition by James Miller on behalf of the Twin City Bible Church in Plan Case #1487-SU-92 for a Special Use Permit to allow a 2,600 square foot expansion of the Church at 810 W. Michigan Avenue; and

WHEREAS, the Plan Commission voted on November 19, 1992 to recommend that the Urbana City Council approve the request so that a Special Use Permit shall be granted to allow the expansion of the Church on the properties herein described below and commonly known as 806, 808 and 810 West Michigan Avenue and 807 West Indiana Avenue, which are zoned R-7 (University Residential), R-2 (Single Family Residential), and R-3 (One and Two Family Residential); and

WHEREAS, the recommendation of the Plan Commission to approve said Permit is subject to the conditions stated below in Section 2; and

WHEREAS, after due and proper consideration, the City Council has determined that this Special Use Permit conforms to the goals, objectives and policies of the Comprehensive Plan and it is in the best interests of the City 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 to the Twin City Bible Church to allow the expansion of the Church in an R-7 (University Residential), R-2 (Single Family Residential), and R-3 (One and Two Family Residential) Zoning District at 806, 808 and 810 West Michigan Avenue and 807 West Indiana Avenue, which properties are legally described as follows, and subject to the conditions set forth below in Section 2 of this Ordinance:

Tax Parcels #93-21-17-304-002, 006, 007 and 008, Lot 1 and the south half of Lot 2 plus Lot 7 except the east 6.0 feet plus Lot 5 except the east 6.0 feet, all said Lots within Lincoln Place Subdivision; all of these parcels situated in the City of Urbana, Champaign County, Illinois.

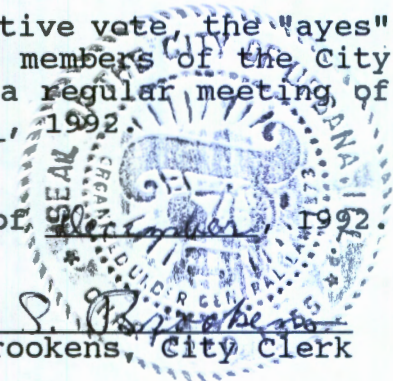
Section 2. The Special Use Permit approved herein is subject to the following conditions:

- a. The Special Use Permit approved herein is granted only for the expansion of the primary church building at 810 West Michigan Avenue as shown on the approved site plan attached hereto; and
- b. A variance is granted to allow a Floor Area Ratio of 0.69 at 810 W. Michigan Avenue where the maximum allowed is 0.50.
- c. The Twin City Bible Church shall not be permitted to sell the property at 808 W. Michigan separately from the property at 810 W. Michigan. The two properties are considered a single zoning lot for the granting of this Special Use Permit and must remain in single ownership.

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 21st day of December, 1992.

PASSED by the City Council on this 21st day of December, 1992.

A circular seal of the City of Urbana, Illinois, featuring a central figure and the text "SEAL OF THE CITY OF URBANA, ILLINOIS" around the perimeter.  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 28<sup>th</sup> day of December, 1992.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

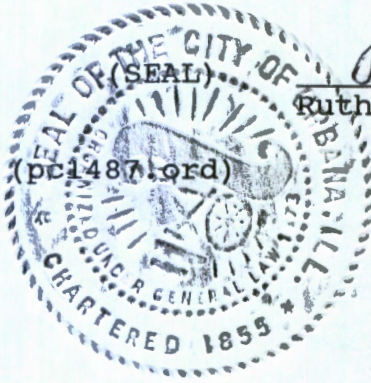
I, Ruth S. Brookens, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 21st day of December, 1992, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9293-59, entitled AN ORDINANCE APPROVING A SPECIAL

USE PERMIT TO ALLOW THE EXPANSION OF A CHURCH USE which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9293-59 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 29th day of December, 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 11th day of January, 1993.

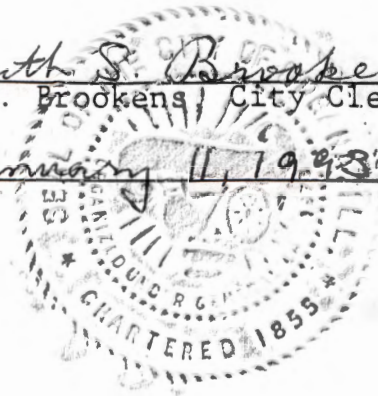


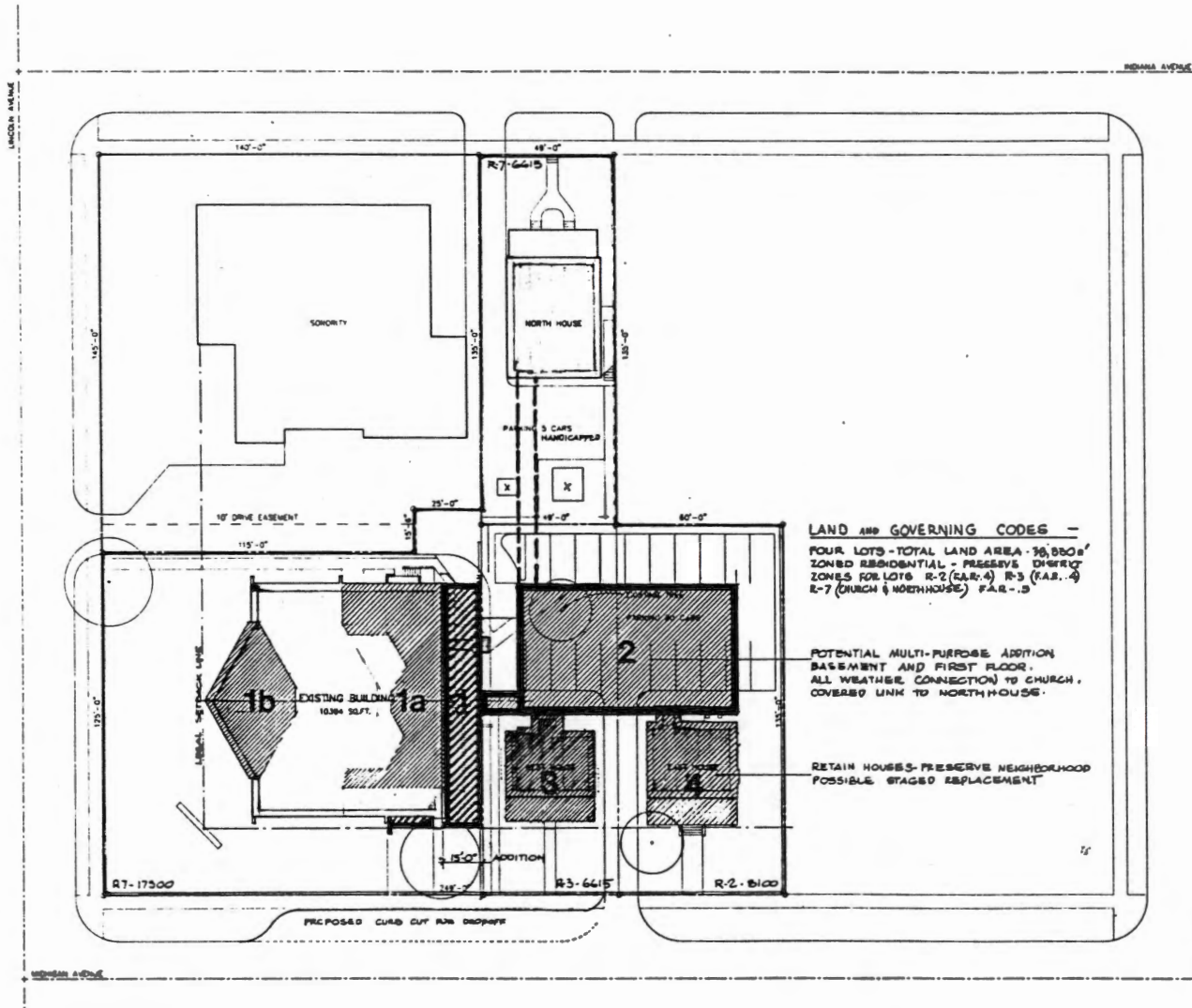
*Ruth S. Brookens*  
Ruth S. Brookens, City Clerk

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN  
ORDINANCE NO. 9293-59 AND IS INCORPORATED  
THEREIN BY REFERENCE.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

January 11, 1993  
Date





**PROPOSED MASTER PLAN**

- 1 ADDITION EXTEND EXISTING BUILDING 15' EAST — 26,000 FT<sup>2</sup>
- 1a REMODEL EXIST. LOBBY, FELLOWSHIP, CLASSROOMS — 4,000 FT<sup>2</sup>
- 1b REMODEL CHANCEL, PULPIT, CHOIR AREA — 900 FT<sup>2</sup> INCLUDING SANCTUARY CARPET, LIGHTING, ETC.
- 2 MULT-PURPOSE EDUCATIONAL 2 FLOOR ADDITION — 8,000 FT<sup>2</sup> JUNIOR HIGH, HIGH SCHOOL, UNIVERSITY
- 3 REPLACE WEST HOUSE - OFFICES - LIBRARY — 1,800 FT<sup>2</sup>
- 4 REPLACE EAST HOUSE - CE OFFICES — 2,000 FT<sup>2</sup>

**NOTE:** COVERED AND ENCLOSED LINKS WOULD BE PROVIDED BETWEEN ALL FACILITIES FOR CONVENIENCE. EXISTING LIFT RELOCATED INSIDE ON NORTH SIDE. DROPPOTS PROVIDED ON NORTH & SOUTH OFF-STREET PARKING PROVIDED BEHIND MCKINLEY HALL. RESIDENTIAL CHARACTER OF MICHIGAN AVENUE RETAINED.

**LAND AND GOVERNING CODES -**  
 FOUR LOTS - TOTAL LAND AREA - 38,800'  
 ZONED RESIDENTIAL - PRESERVE DISTRICT  
 ZONES FOR LOTS R-7 (C.A.R.-4) R-3 (F.A.R.-4)  
 R-7 (CHURCH & NORTHHOUSE) F.A.R.-3

POTENTIAL MULTI-PURPOSE ADDITION BASEMENT AND FIRST FLOOR. ALL WEATHER CONNECTION TO CHURCH. COVERED LINK TO NORTHHOUSE.

RETAIN HOUSES - PRESERVE NEIGHBORHOOD POSSIBLE STAGED REPLACEMENT

APPROVED  
 SITE PLAN  
 PC # 1487-SU-92

**SITE PLAN** SCALE: 1"=80'

