

ORDINANCE NO. 9495-59

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

**(To allow Lester Johnson to locate a parking lot
at 303 N. McCullough Street)**

WHEREAS, Mr. Lester Johnson requested the Urbana Plan Commission to consider a special use permit to allow a parking lot at 303 N. McCullough Street; and

WHEREAS, the property is zoned R-5 Medium High Density Multiple Family Residential; and

WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and held a public hearing thereon on November 10, November 17, and December 8, 1994 as Plan Case No. 1552-SU-94; and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested special use permit, subject to certain conditions.

WHEREAS, the Urbana City Council has determined that the requested special use permit is in the best interests of the City of Urbana.

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

Section 1. A special use permit is hereby granted to the petitioner, Mr. Lester Johnson, to use 303 N. McCullough Street as a parking lot, subject to the conditions set forth in Section 2 below, the said property being legally described as follows:

Part of Lot 2 of Les Johnson Addition,

Part of the Southeast Quarter of the Southwest Quarter, Section 8, Township 19 North, Range 9 East, 3rd Principal Meridian, Urbana, Illinois.

Section 2. The special use permit is granted subject to the following conditions:

1. That if the petition is approved, the petitioner adhere to the site plan as it was presented to the Plan Commission and approved by City Council, including the number of parking spaces;

2. That shade tree planting on the site conform to all applicable requirements listed under Section VIII-2.F of the Urbana Zoning Ordinance, "Screening of off-street parking," including Section VIII-2.F.3, "Special conditions requiring shade tree planting."
3. That parking lot lights be constructed in appropriate locations and in such a way as to not create glare for residents of the apartment building residents to the south.
4. That the site plan show dimensions of the parking lot in relationship to property boundaries, including required yards.
5. That the site plan and development include no parking in the required front yard. The McCullough Street right-of-way is considered the eastern boundary of the front yard.

Section 3. The City Council does hereby waive the following requirements of Section VII-6 of the Urbana Zoning Ordinance:

1. That the minimum lot size for this special use must be one (1) acre.
2. That the special use must be surrounded by a wire mesh fence of not less than six feet in height.
3. That the side and rear yards must be twenty-five (25) feet.

Section 4. 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 19th day of December, 1994.

AYES: Hayes, Pollock, Taylor, Whelan

NAYS: Patt

ABSTAINED:

PASSED by the City Council on this 19th day December,
1994.


Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 19th day of December, 1994.

Tod Satterthwaite
Tod Satterthwaite, Mayor



CERTIFICATE OF PUBLICATION
IN PAMPHLET FORM



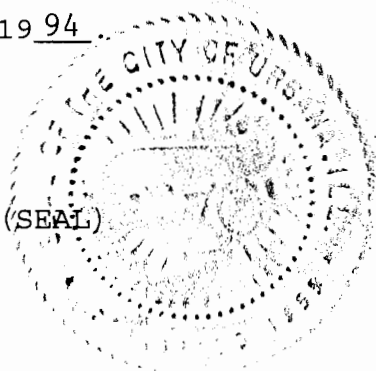
I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 19th day of December, 1994, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9495-59, entitled "AN ORDINANCE GRANTING A SPECIAL USE (TO ALLOW LESTER JOHNSON TO LOCATE A PARKING LOT AT 303 N. MCCULLOUGH STREET)"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9495-59 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 27th day of December, 1994, 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 27th, day of December, 1994



Phyllis D. Clark
Phyllis D. Clark, City Clerk
by Robert J. Roberts, Deputy Clerk