

ORDINANCE NO. 9697-155

AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO PERMIT THE ESTABLISHMENT OF A PRIVATE SCHOOL AT 1304 S. VINE STREET

(Plan Case No. 1654-SU-97)

WHEREAS, Constance Conerty has petitioned the Urbana Plan Commission in Case No. 1654-SU-97 to consider a request for a special use permit to permit the establishment of a private school at 1304 S. Vine, Urbana, Illinois; and

WHEREAS, the property is zoned R-3 Single/Two Family; and

WHEREAS, the Urbana Plan Commission has considered said petition after due notice at a public hearing on June 6, 1997 in Plan Case No. 1654-SU-97; and

WHEREAS, the Plan Commission voted 6-0 to forward the case to the Urbana City Council with a recommendation to approve the request to authorize the requested special use permit with the waiver and special conditions set forth in Section 2 below; and

WHEREAS, the authorization of the special use permit, with the waiver and special conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, and with the general intent of that Ordinance.

NOW, THEREAFTER, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, ILLINOIS, THAT:

Section 1. A special use permit is hereby authorized to permit the establishment of a private school at 1304 S. Vine, Urbana, Illinois, subject to substantial conformance to the attached site plan and to the waivers and special conditions set forth in Section 2 below as recommended by the Urbana Plan Commission. The subject property where the special use is hereby permitted is more particularly described as follows:

Tract 1: The North 106 feet of the South 349.3 feet of the West 150 feet lying East of Vine Street in Lot 1 of a Subdivision, all of the Southeast Quarter of the Southeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, except the North 33 feet of said quarter section, situated in the City of Urbana, Champaign County, Illinois;

Tract 2: A portion of Lot 12 in Edgemoor Second Addition, described as follows:

A narrow strip of land lying on the South side of Michigan Avenue, commencing at a point where the East line of Vine Street intersects with the South line of Michigan Avenue, thence East 150 feet, thence South 28.44 feet, thence West 150 feet, thence

North 28.19 feet to the point of beginning, in the City of Urbana, Champaign County, Illinois.

Section 2. The City Council does hereby waive the requirements of Section VII-6 of the Urbana Zoning Ordinance that a minimum lot size of one acre be required, and that the site be enclosed with a wire mesh fence having a height of at least six feet. In addition, the special use permit shall be valid only under the following conditions:

1. That the Vine Street driveway should only be used for entering the subject property, and that this be noted through signs.
2. That the school conform to any requirements set forth through required licensing such as fire and health.
3. That enrollment be no more than forty (40) children total, or that which is allowed by any state licencing, whichever is less.
4. That the current parking areas be retained, which includes room for six spaces.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a super-majority of the Members of the City Council of the City of Urbana, Illinois, at a special meeting of said Council.

PASSED by the City Council this 16th day of June, 1997.

AYES: Hayes, Huth, Kearns, Patt, Taylor, Whelan, Wyman

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 26th day of June, 1997.

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 _____ day of _____, 1997, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO PERMIT THE ESTABLISHMENT OF A PRIVATE SCHOOL AT 1304 S. VINE STREET" which provided by its terms that it should be published in pamphlet form.

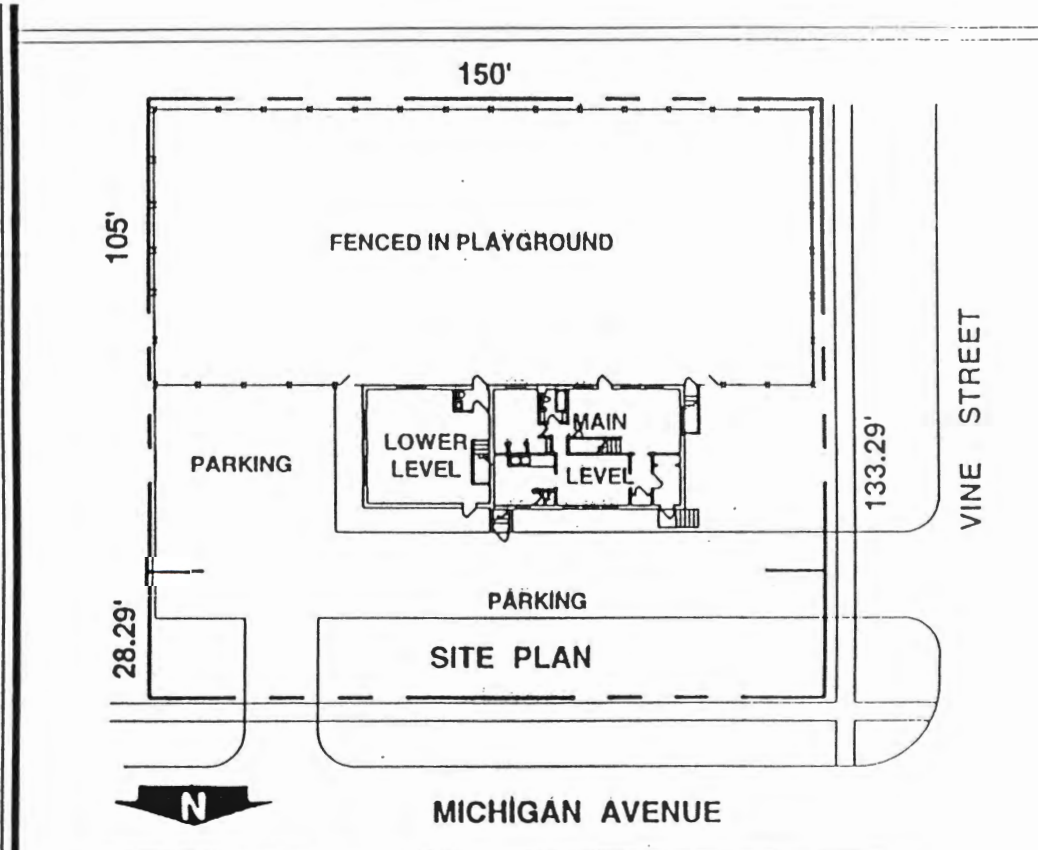
The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 1997, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 1997.

(SEAL)

Phyllis D. Clark, City Clerk

(c:\...\1654su97.ord)



Approx. 4,161 sf Daycare Center