

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

**(Request to Establish a Dwelling, Home for Adjustment,
Cunningham Children's Home, in the R-4, Medium Density Multiple-Family
Residential Zoning District - Plan Case No. 1838-SU-02)**

WHEREAS, the Cunningham Children's Home has completed a master plan for the expansion of their facilities; and

WHEREAS, the Cunningham Children's Home has petitioned the Urbana Plan Commission in Case No. 1838-SU-02 to consider a request for a special use permit to allow a *Dwelling, Home for Adjustment* on ten-acre parcel located on the south side of Country Club Road approximately 330 feet west of Willow Road; and

WHEREAS, all applicable development regulations are intended to be met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 5, 2002 concerning the petition filed by the petitioner in Plan Case No. 1838-SU-02; and

WHEREAS, on September 5, 2002, the Urbana Plan Commission voted 4 ayes and 0 nays with one abstention to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the

Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the establishment of a *Dwelling, Home for Adjustment* on the subject ten-acre parcel with the following conditions upon approval:

1. The layout of any improvements on the site closely resemble the layout depicted in the master plan concepts submitted with the application for the Special Use Permit dated August 13, 2002 and attached hereto.

2. Prior to any building permits being issued, stormwater management plans be reviewed and approved by the City Engineer.

3. Prior to development of the site, right-of-way along Country Club Road be dedicated to the City of Urbana in an amount determined necessary by the Urbana City Engineer.

LEGAL DESCRIPTION:

Lots 2 and 3 of a subdivision of the northeast quarter of section 8 and the west one-half (1/2) of the northwest quarter of section 9 which lies and is situated west of the right-of-way of U.S. Route 45, also known as Cunningham Avenue, all of said land being in Township 19 North, Range 9 East of the third principal meridian

situated in the City of Urbana, Champaign County, Illinois
(Deed Book "R" Page 238).

Section 2. 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).

PASSED by the City Council this 16th day of September,
2002.


AYES: Chynoweth, Hayes, Huth, Otto, Patt, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this

2002.



Phyllis D. Clark
Phyllis D. Clark, City Clerk
Robert J. Roberts
Deputy Clerk
day of September
Tod Satterthwaite
Tod Satterthwaite, Mayor