

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Establish a Warehouse, Self-Storage Facility on the Parcel Located Along the North Side of the 1600 Block of East Colorado Avenue in the B-3, General Business Zoning District - Plan Case No. 1841-SU-02)

WHEREAS, the subject property is zoned B-3, General Business and Warehouse, Self Storage Facility is allowed only as a Special Use in a B-3 zone; and

WHEREAS, J & B Ventures, LLC has petitioned the Urbana Plan Commission in Case No. 1841-SU-02 to consider a request for a special use permit to establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on October 10, 2002 concerning the petition filed in Plan Case No. 1841-SU-02; and

WHEREAS, on October 10, 2002, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the four conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the 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; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit with the conditions outlined below 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 establish a Warehouse, Self-Storage Facility on the parcel located along the north side of the 1600 block of East Colorado Avenue with the following conditions:

1. A revised Site Plan be submitted to the City showing the required parking spaces in their allowed location for the proposed use.
2. A storm water management plan be submitted to the City and be approved by the City Engineer.
3. A signed agreement indicating the owners' participation in the maintenance of the drainage swale east of the property be submitted to the City.
4. Lighting emitted from the site be properly shielded from adjacent residential uses, as required by the Zoning Ordinance.

LEGAL DESCRIPTION:

Lot 6 of Becky's Subdivision to the City of Urbana, Champaign County, Illinois as per plat recorded in Book "Y" of plats at Page 196, situated in the City of Urbana, in Champaign County, Illinois.

Consisting of a total of 124,000 square feet more or less, all situated in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL #: 93-21-21-201-006

LOCATED AT: the 1600 block of East Colorado Avenue, currently addressed as 1810 South Philo Road

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).

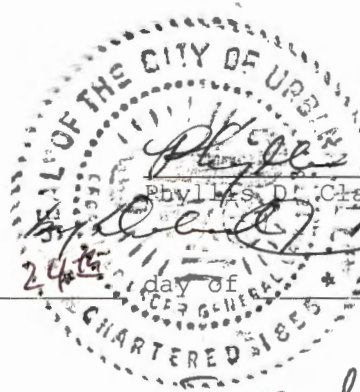
PASSED by the City Council this 21st day of October,
2002 .

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

NAYS:

ABSTAINS:

APPROVED by the Mayor this 24th day of October,
2002 .



Phyllis D. Clark
Phyllis D. Clark, City Clerk

Robert J. Helms
Deputy Clerk

Tod Satterthwaite
Tod Satterthwaite, Mayor