

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Establish an 8,675 Sq. Ft. Addition to the Gymnasium/Education Building at the Urbana Assembly of God Church, and to Approve a Master Site Plan for the Development of the Remainder of the Site Located at 2502 South Race Street in the R-3, Single- and Two-Family Zoning District - Plan Case No. 1842-SU-02)

WHEREAS, the subject property is zoned R-3, Single and Two-Family Residential and a church is allowed only as a Special Use in an R-3 zone.

WHEREAS, on June 1, 1992 City Ordinance number 9192-98 was approved to allow the expansion of The Urbana Assembly of God Church and parking lot with several conditions; and

WHEREAS, the conditions of the previous Special Use Permit have generally been satisfied; and

WHEREAS, the Urbana Assembly of God Church has petitioned the Urbana Plan Commission in Case No. 1842-SU-02 to consider a request for a special use permit to establish an 8,675 square foot addition to the gymnasium/education building at the Urbana Assembly of God Church and to approve a master site plan for the development of the remainder of the site located at 2502 South Race Street; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on October 24, 2002 concerning the petition filed by the petitioner in Plan Case No. 1842-SU-02; and

WHEREAS, on October 24, 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 conditions as outlined in Section 1 herein; and

WHEREAS, at the public hearing a document was presented to the Plan Commission that summarizes an agreement between the church and a group of

adjacent neighbors, in which certain details regarding the design and impact of the building were addressed, and staff has included portions of the agreement as conditions of approval of the Special Use Permit; 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 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 an 8,675 square foot addition to the gymnasium/education building at the Urbana Assembly of God Church and to approve a master site plan for the development of the remainder of the site located at 2502 South Race Street with the following conditions:

1. That the proposed addition be constructed in substantial conformance to the design indicated on Exhibit A, Perspective Drawing of Proposed Addition.
2. That the existing dead trees on the lot be removed and that the trees be replaced to bring the existing parking lot into compliance with tree planting requirements of the Urbana Zoning Ordinance, as determined by the Zoning Administrator and the City Arborist.
3. That the City Engineer approve the drainage plan for the Master Site Plan.
4. That the proposed Master Site Plan be approved, but that an additional Special Use Permit be approved prior to construction

of any buildings or structures not in substantial conformance to those shown on Exhibit B, Proposed Master Site Plan.

5. That siding used on the building walls be of brick or other horizontal material.
6. That there be no windows on the north side of the youth building.
7. That the fence that exists between the church and the neighbors' property remain in place as a buffer between the building and the neighboring properties.
8. That any added outdoor lighting be directed toward the youth building and not toward the residential area.

LEGAL DESCRIPTION:

Lot "B" In Ennis Ridge Eleventh Subdivision, And The North Sixty (60) Feet Of Tract "C" In Ennis Ridge Eleventh Subdivision, A Subdivision In Champaign County, Illinois, As Per Plat Recorded In Plat Book "S" At Page 5 In The Recorder's Office Of Champaign County, Illinois.

And Also:

The South 40 Feet Of Tract "C" Of Ennis Ridge Eleventh Subdivision, Champaign County, Illinois, As Per Plat Recorded In Plat Book "S" At Page 5 In The Recorder's Office Of Champaign County, Illinois, And Commencing At The Southwest Corner Of Said Tract "C", Thence West 40 Feet To The Centerline Of The Race Street Road, Thence South Along The Centerline Of Said Road A Distance Of 52 Feet, Thence East And On A Line Parallel With The South Line Of Said Tract "C" To A Point Which Is 52 Feet South Of The Southeast Corner Of Said Tract "C", Thence North 52 Feet To The Southeast Corner Of Said Tract "C", Thence West Along The South Line Of Tract "C" To The Place Of Beginning, All In Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, In Champaign County, Illinois.

And Also:

Commencing At The Southwest Corner Of The Southeast Quarter Of Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, Thence North Along The West Line Of The Southeast Quarter Of Said Section 20, 318.63 Feet To A Point 40 Feet West Of The Southwest Corner Of Tract "C" Of Ennis Ridge Eleventh Subdivision, Thence East Along Said South Line Of Tract "C" Extended West And The South Line Of Said Tract "C", 435.6 Feet To The West Line Of University Downs Fourteenth Subdivision, Then South Along Said West Line, 318.63 Feet To The South Line Of

Said Southeast Quarter Of Section 20, Thence West Along The South Line Of Said Southeast Quarter Of Section 20, 435.6 Feet To The Place Of Beginning, Except The North 52 Feet Thereof, Which Exception Was Conveyed In Document No. 74r 13085, Recorded In Recorder's Office Of Champaign County, Illinois, September 16, 1974, In Book 1039, Page 475, In Champaign County, Illinois.

Except:

Beginning At The Southwest Corner Of Tract "C" Of Ennis Ridge Eleventh Subdivision; Thence Southerly Along A Line Parallel With The North-South Quarter Section Line Of Said Section 20, 52 Feet; Thence Westerly 20.00 Feet To The Existing East Right-Of-Way Line Of Race Street; Thence Northerly Along Said East Right-Of-Way Line 52 Feet; Thence Easterly 20.00 Feet To The Point Of Beginning. The Above Described Tract Of Land Contains 0.0239 Acres, More Or Less.

And Also Except:

A Part Of The Southeast Quarter Of Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, Champaign County, Illinois, Which Is More Particularly Described As Follows:

Beginning At A Stone At The South Quarter Section Corner Of Said Section 20; Thence N 0 00' 00" E (An Assigned Bearing) Along The North-South Quarter Section Line Of Said Section 20, 318.63 Feet To The Southwest Corner Of Ennis Ridge Eleventh Subdivision; Thence Easterly Along The South Line Of Said Subdivision, 40.00 Feet To The Existing Right-Of-Way Line Of Race Street; Then S 0° 00' 00" E, 52.00 Feet To A Point On The South Line Of A Parcel Of Land As Described By Warranty Deed Document #74r 13085 And Recorded On Page 475 Of Book 1039 In The Champaign County Courthouse, Urbana, Illinois, Said Point Is The True Place Of Beginning; Thence S 0° 00' 00" E, 177.13 Feet; Thence S 45° 00' 00" E, 56.67 Feet; Thence 89° 38' 42" E 355.90 Feet; Thence S 0° 21' 18" W, 30.00 Feet To The Existing North Right-Of-Way Line Of Windsor Road; Thence N 89° 38' 42" W Along Said North Right-Of-Way Line 415.72 Feet To The Existing East Right-Of-Way Line Of Race Street; Thence N 0° 00' 00" E Along Said East Right-Of-Way Line, 246.75 Feet; Thence Easterly, 20.00 Feet To The True Place Of Beginning. The Above Described Tract Of Land Contains 0.404 Acres, More Or Less.

PERMANENT PARCEL #: 93-21-50-451-003, 004, 010, and 011

LOCATED AT: 2502 South Race Street

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

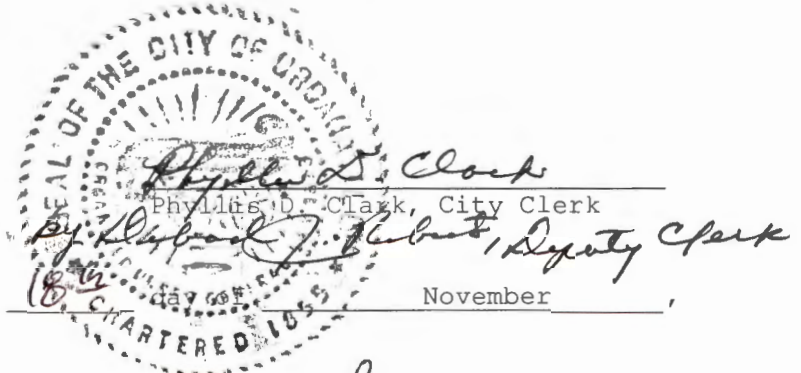
in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois
Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 4th day of November,
2002.

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

NAYS:

ABSTAINS:



APPROVED by the Mayor this 18th day of November,
2002.

Tod Satterthwaite
Tod Satterthwaite, Mayor