

**An Ordinance Approving A Special Use Permit**

**(Request to Establish an Accessory Church Use in the R-2, Single-Family Residential Zoning District - Plan Case No. 1860-SU-03)**

WHEREAS, the subject property, 310 N. Coler Avenue, is zoned R-2, Single-Family Residential and a church is allowed only as a Special Use in an R-2 zone.

WHEREAS, the St. Patrick's Catholic Church has petitioned the Urbana Plan Commission in Case No. 1860-SU-03 to consider a request for a special use permit to allow an accessory church use for office related purposes including food distribution in the existing residential structure located at 310 N. Coler Avenue; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 24, 2003 concerning the petition filed by the petitioner in Plan Case No. 1860-SU-03; and

WHEREAS, on July 24, 2003, 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, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; 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 an accessory church use in the existing residential structure at 310 N. Coler Avenue with the following conditions upon approval:

1. The use of 310 N. Coler Avenue for the purpose of an office and food distribution to the needy shall only be temporary and permitted until August 31, 2006. Prior to that date the St. Patrick's Catholic Church shall submit a Master Plan to the Urbana Plan Commission for review and approval. The Master Plan shall illustrate both the short and long-term expansion expectations. If the Special Use Permit expires without any master plan review and approval, the church shall reapply for a Special Use Permit at 310 N. Coler Avenue.
2. There shall be no truck traffic associated with the temporary office use located at the house of 310 N. Coler Avenue.
3. The house at 310 N. Coler Avenue shall meet the code requirements to conduct an office use by obtaining a Certificate of Occupancy including inspections to verify compliance.
4. There shall be no signs indicating that the structure at 310 N. Coler Avenue is used for any use other than office related uses and food distribution.

LEGAL DESCRIPTION:

All of the north 39' of the west half of Lot 1 of John Gere's Subdivision of lot 4 of M.W. Busey's Heirs' Addition to Urbana, EXCEPT the East 10 feet thereof, situated in Champaign, County, Illinois.

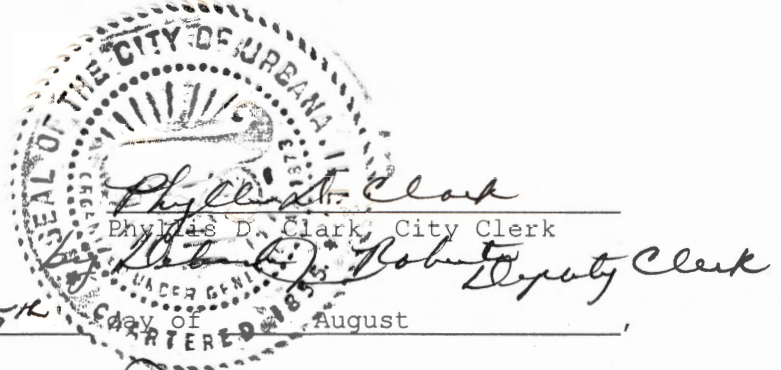
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 4th day of August,  
2003.

AYES: Chynoweth, Hayes, Otto, Patt, Wyman

NAYS:

ABSTAINS:



APPROVED by the Mayor this 15th day of August,

2003.

James H. Hayes Jr.  
Tod Satterthwaite, Mayor