

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

**(To Allow Off-Site Accessory Parking to be Located at
715 West Michigan Avenue, in the R-7, University Residential
Zoning District - Plan Case No. 1873-SU-03)**

WHEREAS, the subject property, 715 W. Michigan Avenue, is zoned R-7, University Residential, and the location of accessory off-site parking is allowed only as a Special Use in zoning district when the principal use is conditional in that district.

WHEREAS, the Gloria Caetano-Anolles has petitioned the Urbana Plan Commission in Case No. 1873-SU-03 to consider a request for a special use permit to allow a accessory parking use to be located at 715 W. Michigan Avenue; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on December 18, 2003 concerning the petition filed by the petitioner in Plan Case No. 1873-SU-03; and

WHEREAS, on December 18, 2003, the Urbana Plan Commission voted 6 ayes and 1 nay 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 off-site accessory parking to be located at 715 West Michigan Avenue, in the R-7, University Residential Zoning District with the following conditions upon approval:

1. The petitioner shall provide one off-site parking space for each bed and breakfast room allowed under the Conditional Use Permit in case ZBA-03-C-06. Off-site parking spaces shall be provided in accordance with Article VIII, Parking and Access, of the Urbana Zoning Ordinance.
2. The Special Use Permit shall expire in the event that the 714 West Michigan bed and breakfast guests are no longer able or allowed to use the off-site parking lot located at 715 West Michigan. The owners of both 714 West Michigan and 715 West Michigan shall continue to have an off-site parking contract for parking no fewer than three vehicles for bed and breakfast guests.
3. A minimum of three parking spaces shall be designated in the Parking Lot at 715 West Michigan for the exclusive use of visitors to the Bed and Breakfast use at 714 West Michigan.
4. A paved area for drop-off and pick-up shall be installed entirely on the property at 714 W. Michigan Avenue, in general compliance with the attached site plan so as to ensure that the current shared ingress and egress to the residence at 712 W. Michigan is not blocked or compromised.

LEGAL DESCRIPTION:

Lot 5 of University Heights, City of Urbana

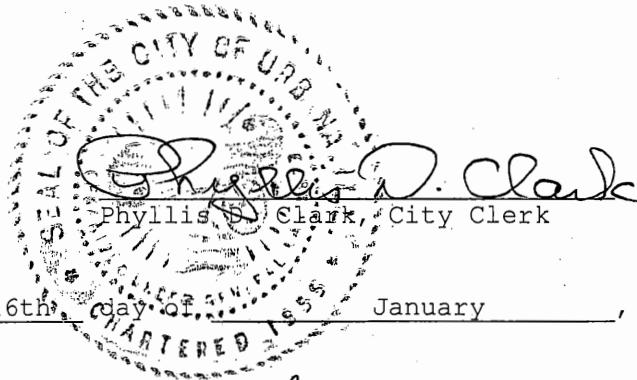
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 12th day of January,
2004 .

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

NAYS:

ABSTAINS:



APPROVED by the Mayor this 16th day of January,
2004 .

Tod Satterthwaite
Tod Satterthwaite, Mayor

***Special Council Meeting**