

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

(To establish a Warehouse, Self-Storage Facility in the B-3, General Business Zoning District / 1808 S. Philo Road - Plan Case No. 1879-SU-04)

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. 1879-SU-04 to consider a request for a special use permit to establish a Warehouse, Self-Storage Facility to be located at 1808 S. Philo Road; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 22, 2004 concerning the petition filed in Plan Case No. 1879-SU-04; and

WHEREAS, on January 22, 2004, the Urbana Plan Commission voted 7 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 three 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 Self-Storage use at 1808 S. Philo Road with the following conditions:

1. The climate controlled self-storage warehouse use shall be in general conformance to the plan submitted.
2. There shall be no outdoor storage on the subject property.
3. The use shall be contained within the current building footprint.

LEGAL DESCRIPTION:

Lot 2 of Becky's subdivision as per plat recorded in Book Y at page 196, in Champaign, County, Illinois

PERMANENT PARCEL #: 93-21-21-201-008

LOCATED AT: 1808 S. Philo Road

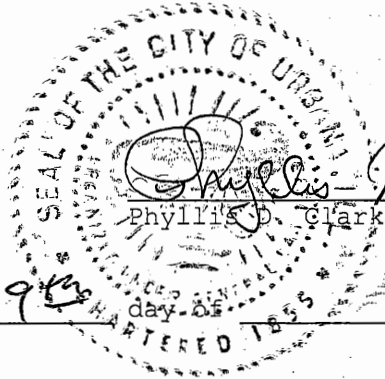
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 2nd day of February,  
2004.

AYES: Chynoweth, Hayes, Huth, Patt, Wyman

NAYS:

ABSTAINS:



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 9th day of February,  
2004.

Tod Satterthwaite  
Tod Satterthwaite, Mayor