

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

**(A Request to establish a Church in the R-2, Single-Family, and R-3,
Single and Two-Family Residential Zoning Districts
at 806 and 808 W. Michigan Avenue / Plan Case No. 1910-SU-04)**

WHEREAS, Twin City Bible Church has submitted an application in Plan Case No. 1910-SU-04 to consider a request for a Special Use Permit for a Church use at 808 and 806 West Michigan Avenue; and

WHEREAS, all applicable development regulations are intended to be met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on November 4, 2004 concerning the petition filed by the petitioner in Plan Case No. 1910-SU-04; and

WHEREAS, on November 4, 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; and

WHEREAS, in order to minimize the impact of the proposed development on surrounding properties specific conditions of approval are hereby imposed as permitted under the requirements of the Urbana Zoning Ordinance and identified in Section 1 below; 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 a *Church or Temple* on the subject parcels at 808 and 806 West Michigan Avenue with the following conditions upon approval:

1. The Special Use approval is contingent upon the ability of the petitioner to obtain a Major Variance approval from the Urbana Zoning Board of Appeals and City Council for an increase in maximum allowable Floor Area Ratio to accommodate the plan as designed.
2. The project shall conform to all other City of Urbana Engineering, Building Safety, and Zoning Ordinance regulations.
3. The design and site layout of the Church annex shall be in general conformance to the plan submitted with this memo and identified as Exhibit "F" attached hereto.
4. The petitioner maintains a policy to minimize excessive through trips due to "lot full" situations during services and events.
5. No additional signage or external lighting along the south and east frontages beyond that required for traffic control or safety shall be permitted.
6. The exit driveway to Michigan Avenue shall be separated from the existing driveway to the east and landscaping shall be planted within the separation.
7. The parking lot lighting shall be installed so as to minimize spillage onto adjacent properties.

LEGAL DESCRIPTION:

The West Fifty-Four (54) feet of Lot Seven (7) in Lincoln Place being an Addition to the City of Urbana, in Champaign County, Illinois.

and,

The East Forty-nine (49) feet of Lot One (1) of Lincoln Place in Urbana, Illinois as per plat recorded in Plat Book "C", page 50 in the Recorder's Office of Champaign County, Illinois, subject to easements and restrictions of Record.

PERMANENT PARCEL #s: 93-21-17-304-008 and 93-21-17-304-007

LOCATED AT: 806 and 808 W. Michigan Avenue, Urbana, 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 15th day of November, 2004.

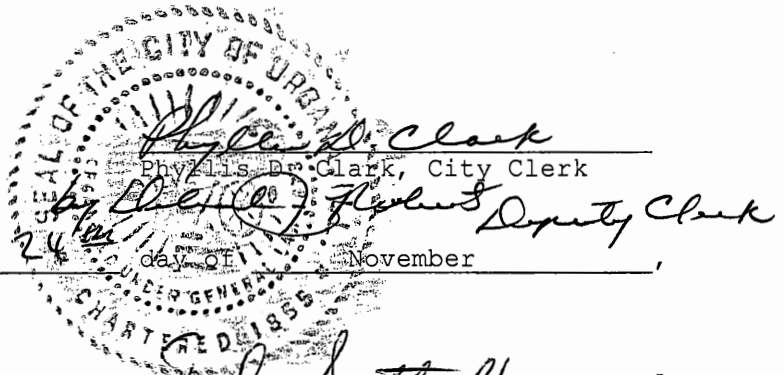
AYES: Chynoweth, Hayes, Patt, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 24th day of November,

2004.



Phyllis Dr. Clark
Phyllis Dr. Clark, City Clerk
Phyllis Dr. Clark
Phyllis Dr. Clark, Deputy Clerk
Tod Satterthwaite
Tod Satterthwaite, Mayor



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

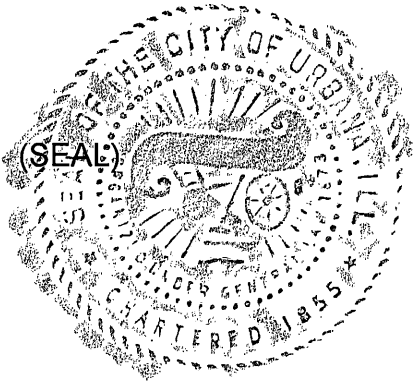
I certify that on the 15th day of November, 2004, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2004-11-147, entitled:

“AN ORDINANCE APPROVING A SPECIAL USE PERMIT (A REQUEST TO ESTABLISH A CHURCH IN THE R-2, SINGLE-FAMILY, AND R-3, SINGLE- AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT AT 806 AND 808 W. MICHIGAN AVENUE / PLAN CASE NO. 1910-SU-04)”

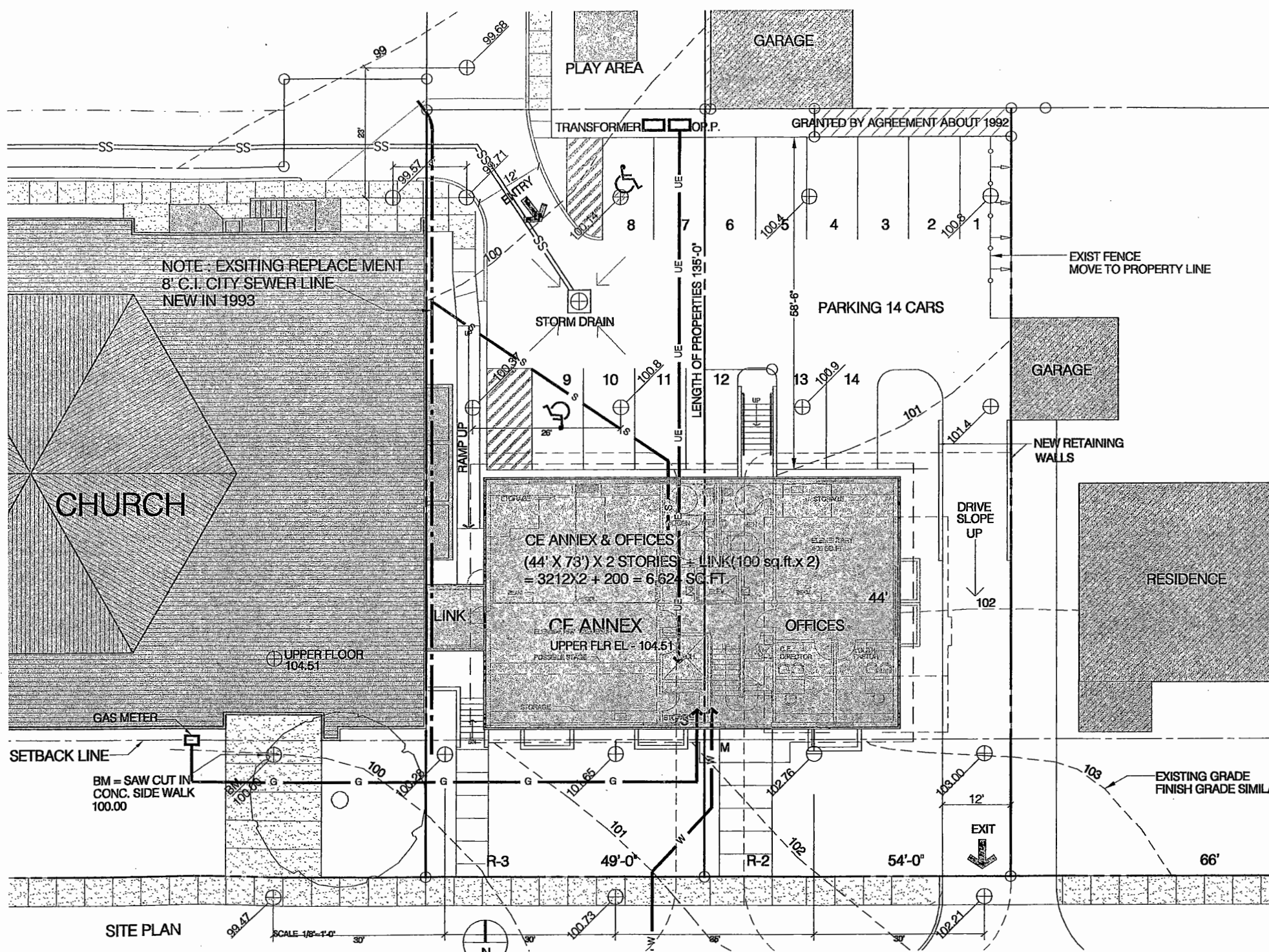
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2004-11-147 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 1st day of December, 2004, and continuing for at least ten (10) days thereafter. Copies of said Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 1st day of December, 2004.



Phyllis D. Clark
City Clerk
by [Signature] Robert [Signature]
Deputy Clerk



TWIN CITY BIBLE CHURCH CE ANNEX

808 W. MICHIGAN

DRAWING TITLE
SITE PLAN

DRAWN
AC/AMH

DESIGNED
HJM

DATE
09/2004

KEYWORD

FILE NO.
512

ABRIS LTD

ARCHITECTS and PLANNERS
123 West Main Phone 214911

TOTAL FLOOR AREA: 6,624 SQ.FT.
CE-4,400 SQ.FT., OFFICES-2,000 S
LINK 200 SQ.FT.

TWO FLOORS OF 3,300 SQ.FT. EA
1 1/2 STORIES ABOVE GROUND
F.A.R. 0.48 O.S.R. 0.75

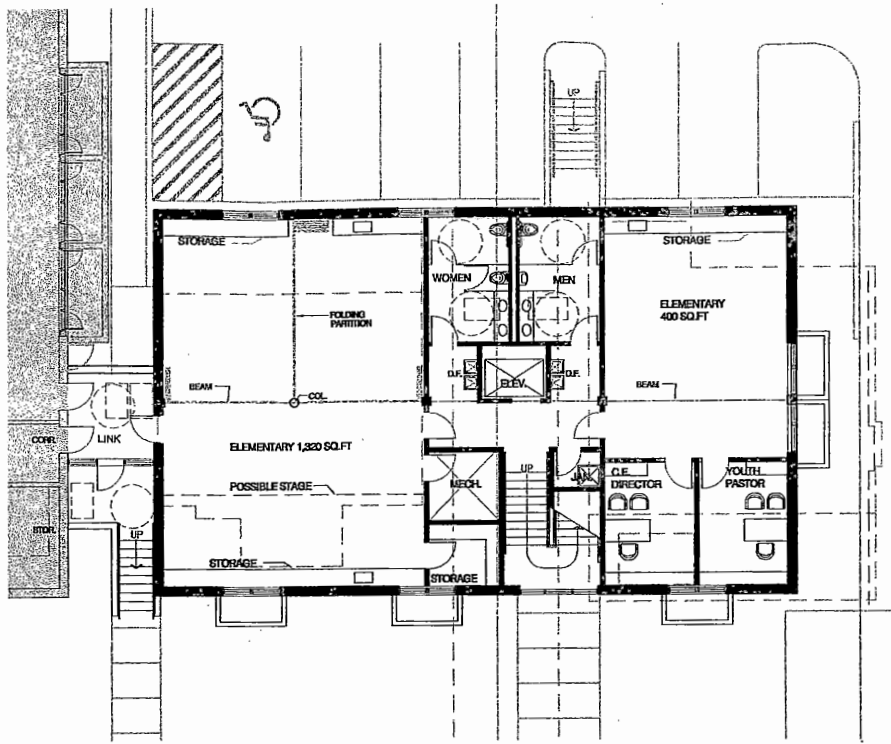
44'X73' FOOTPRINT
NOTE ONE WAY ACCESS TO PARK

EST. TOTAL COST: \$1,050,000

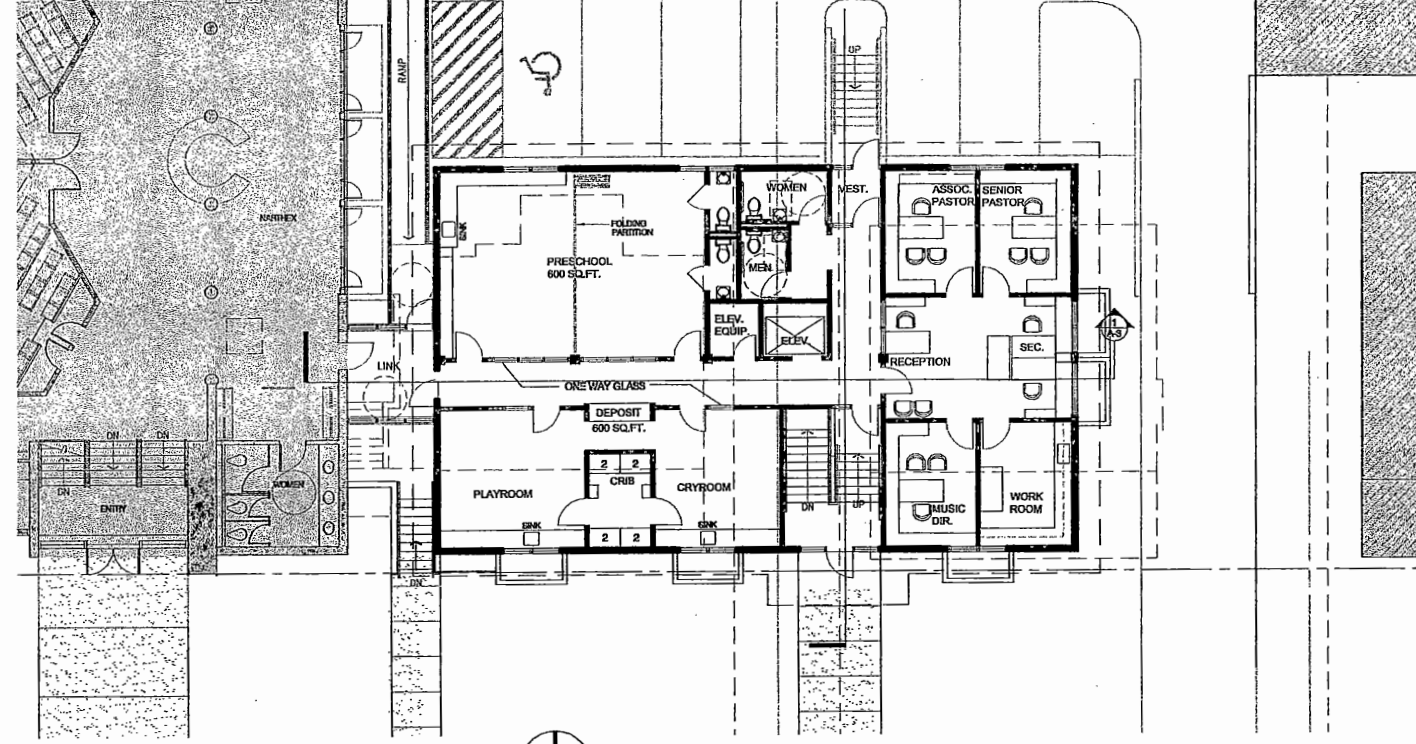
SPECIAL USE PERMIT AND F.A.R.
VARIANCE REQUIRED

Exhibit "F.1"

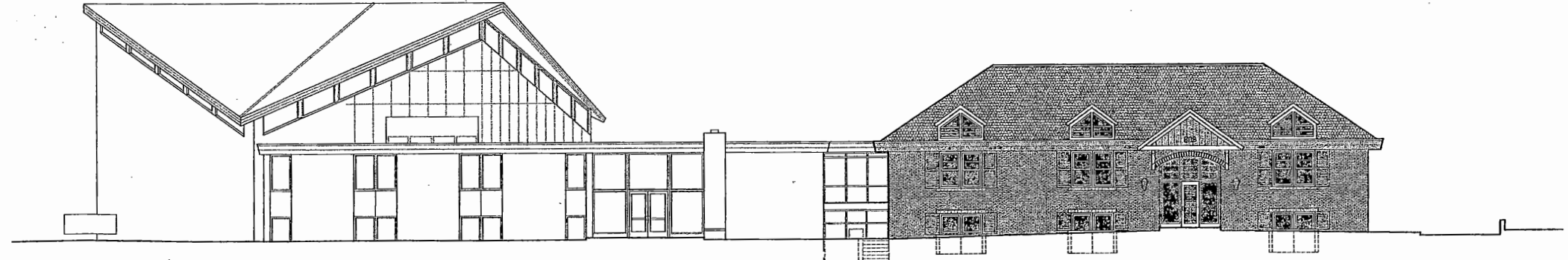
HDC ENGINEERING, INC.
201 W. Springfield, Ste. 300
P.O. Box 140
Champaign, IL 61824-01410
HDC No. 04180
DATE: MAY 26, 2004
FB 1813 P37



BASEMENT FLOOR PLAN SCALE 1/8"=1'-0"



MAIN FLOOR PLAN SCALE 1/8"=1'-0"



SOUTH ELEVATION SCALE 1/8"=1'-0"

CHURCH —> LINK <— CE OFFICE ANNEX

Exhibit "F.2"