

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Establishment of a Warehouse, Self-Storage Facility in the B-3, General Business Zoning District, Located at 2006 S. Philo Road / JSM Management, Inc., Plan Case No. 1967-SU-05)

WHEREAS, JSM Management, Inc. has petitioned the Urbana Plan Commission in Case No. 1967-SU-05 for a Special Use Permit to construct a Self Storage Warehouse at 2006 S Philo Road; and

WHEREAS, subject property is located in Urbana's B-3, General Business Zoning District; and

WHEREAS, Table V-1. of the Zoning Ordinance of the City of Urbana, Illinois states that "Warehouses, Self Storage" are permitted in the B-3, General Business zoning district under Special Use Permit review; and

WHEREAS, the conditions placed on the approval in Section 1 herein will insure that the proposed use will not be unreasonably injurious or detrimental to the district or to the public welfare, and that it will preserve the essential character of the district in which it is located; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on December 8, 2005 concerning the petition filed by the petitioner in Plan Case No. 1967-SU-05; and

WHEREAS, on October 20, 2005, the Urbana Plan Commission voted 5 ayes and 1 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 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, 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 installation of a Self Storage Warehouse at 2006 S Philo Road in the B-3, General Business Zoning District with the following conditions upon approval:

1. The facility shall comply with all applicable laws and regulations, including building, zoning, fire safety and site development requirements; and
2. The development shall be in general conformance to the plan submitted. Any significant deviation from the site plan, as determined by the City of Urbana Zoning Administrator, will require the project be resubmitted to the Plan Commission for reevaluation of the Special Use. The Zoning Administrator shall have the authority to administratively approve minor site plan changes in order for the project to comply with City regulations or due to reduction in the number of storage units; and
3. All storage units other than those inside the existing building shall be effectively screened from public view as shown on the attached plans. The opaque wood fence shall be a minimum of six feet in height. No barbed wire or razor wire shall be used for the fence; and
4. For the purposes of screening along the east side, the existing wood fence located along the east property line on the adjoining property shall be considered sufficient screen. The petitioner agrees to initially

replace any worn, damaged, or missing boards in cooperation with the adjacent property owners. Should this fence be removed or modified such that it no longer serves as an effective visual screen, the petitioner shall construct a solid opaque fence at least six feet in height on the subject property to match the remaining wood fence on the property; and

5. Landscaping shall be installed as shown in the attached drawings. Evergreen screening shall be maintained so as to provide a continuous and effective screen. Existing site landscaping, including the row of evergreen trees along the south property line, shall be retained. All landscape materials shall be maintained or replaced within 60 days once dead, damaged, or diseased; and

6. The west ends of the outdoor storage units shall be constructed with materials to match the façade design of the existing building as indicated on the attached drawings; and

7. The gate along the west side of the property shall be composed of vertical metal pickets rather than chain link. While open, the gate shall be screened from view from Philo Road by a row of evergreens as shown in attached drawings; and

8. Site lighting shall be directed downward and shielded away from adjacent properties.

LEGAL DESCRIPTION:

Lot 1 of Brook's 1st Subdivision to the City or Urbana, Champaign County, Illinois.

Parcel No. 93-21-21-200-008 (2006 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 19th day of December,
2005.

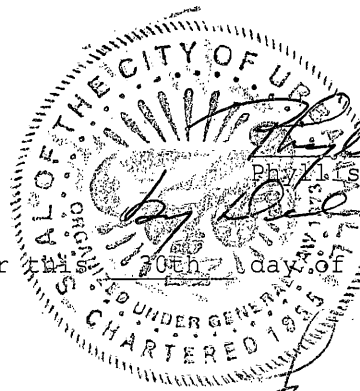
AYES: Barnes, Chynoweth, Lewis, Roberts, Stevenson

NAYS:

ABSTAINS:

APPROVED by the Mayor this 20th day of December

2005.



Phyllis D. Clark
Phyllis D. Clark, City Clerk

Deputy Clerk
Deputy Clerk

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor