

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Establishment of a Public Fleet Maintenance Facility and Re-Use of a Nursing Home in the R-4, Medium Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts - Plan Case 2012-SU-06 / Champaign County)

WHEREAS, Dennis Inman, on behalf of the Champaign County Board, has petitioned the City for a Special Use Permit to establish a public fleet maintenance facility with County Highway Department offices at the southeast corner of E Main Street and Lierman Avenue; and

WHEREAS, the said Special Use Permit application additionally seeks to allow for reuse of the adjacent County Nursing Home complex located at 1701 E Main Street; and

WHEREAS, the 2005 Comprehensive Plan designates the future land use of this property as "Institutional"; and

WHEREAS, the Urbana Zoning Ordinance, Section VII-7, permits the establishment, construction, expansion, or alteration of any structure and/or use for a governmental, educational, charitable, philanthropic, or medical use subject to Special Use Permit procedures; and

WHEREAS, all applicable development regulations will be met, including those involving setbacks, parking, drainage, and vehicular access; and

WHEREAS, the conditions placed on the approval in Section 1 herein are reasonable and intended to insure compliance with City requirements while allowing some flexibility to avoid an overly burdensome process should minor plan changes be necessary; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 7, 2006 concerning the petition filed by the petitioner in Plan Case No. 2012-SU-06; and

WHEREAS, on September 7, 2006, the Urbana Plan Commission voted 8 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 approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-4 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; and

WHEREAS, the application demonstrates that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which this is located.

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 public fleet maintenance facility and re-use of a nursing home in the R-4, Medium Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential Zoning Districts with the following conditions upon approval:

1. The development shall be constructed in general conformance to the site plan layout submitted as part of the application and attached hereto. Any substantial change to the layout shall require additional review and approval from the Urbana Plan Commission and Urbana City Council. The Zoning Administrator shall have the power to approve minor plan changes in order for the project to comply with City regulations including Building, Fire, and site development codes, including parking standards.

2. The design and appearance of the Fleet Maintenance Facility and Highway Department offices shall be in substantial conformance to the illustration submitted as part of the Special Use Permit application and attached hereto.

3. The outdoor storage area for vehicles and equipment, but not including employee/visitor parking, shall be screened from view from adjacent street rights-of-way and from the softball field, and which may be accomplished using fencing, vegetation, and/or berms.

LEGAL DESCRIPTION:

Part of forty two acres off of the East side of the West half of the North East quarter of Section Sixteen (16) in Township Nineteen North of Range Nine East of the Third P.M.; and the east half (1/2) of the southeast quarter (1/4) of Section Sixteen (16) Township Nineteen (19) north of Range Nine (9) of the Third P.M. containing Eighty acres more or less; all in Champaign County, Illinois.

PERMANENT PARCEL NUMBERS: 92-21-16-200-003 and 92-21-16-200-005

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 October,
2006.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:

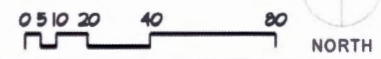
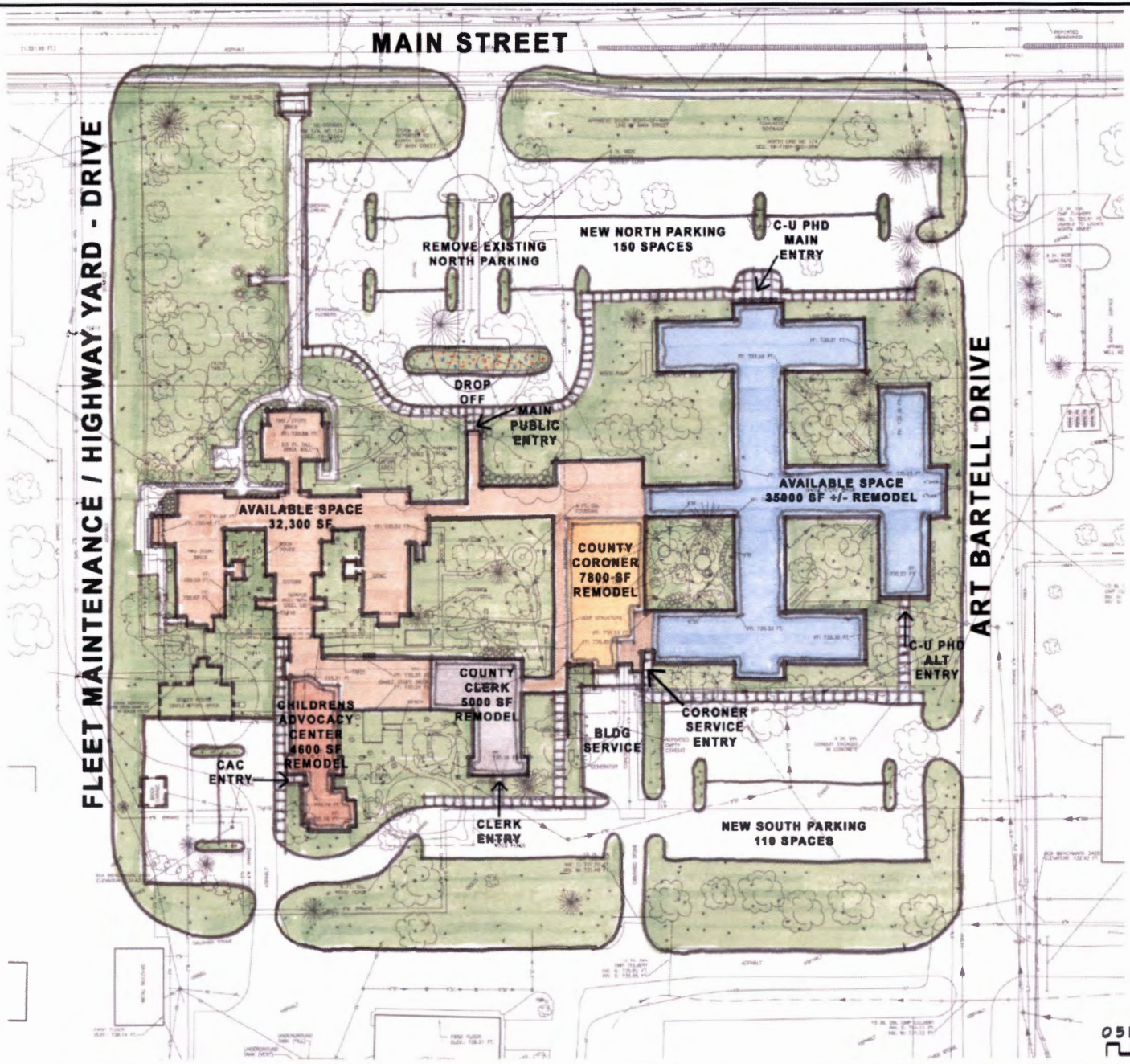


Phyllis D. Clark
Phyllis D. Clark, City Clerk

[Signature]
Deputy Clerk

APPROVED by the Mayor [Signature] day of October,
2006.

[Signature]
Laurel Lunt Prussing, Mayor



REV.	DATE	REVISION	DESIGN	APPR.

GHR ENGINEERS AND ARCHITECTS, INC.
 100 WEST WASHINGTON STREET
 CHICAGO, IL 60604
 T / 312 467 7900
 F / 312 467 7900

JJR 30 WEST WASHINGTON STREET SUITE 200
 CHICAGO, IL 60604
 T / 312 467 7900
 F / 312 467 7900

ISAIXEN GLERUM WACHTER, LLC
 114 WEST MAIN STREET T / 217 328 1391
 URBANA, ILLINOIS 61801 F / 217 328 1401

igw ARCHITECTURE

CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

CONCEPT FLOOR PLAN - OPTION 4B
REUSE / CONVERSION STUDY
 EXISTING CHAMPAIGN COUNTY NURSING HOME FACILITY
 URBANA, ILLINOIS

FILED 080
 DATED 11/09/10 01.2010



CHAMPAIGN COUNTY BOARD



PETITION FOR SPECIAL USE PERMIT

For the Construction of a New Fleet Maintenance/Highway Facility,
Reuse of the Existing Fleet Maintenance/Highway Facility, and
Conversion of the Balance of the East Campus to Special Use Status

August 2006