

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Construction of an Accessory Parking Lot in the B-3U, General Business-University, Zoning District Located at 908 W. Clark Street - Plan Case 2065-SU-08 / Vermilion Development, Inc.)

WHEREAS, Vermilion Development Corporation has petitioned the City for a Special Use Permit to construct an accessory parking lot at 908 W. Clark street in the B-3U, General Business - University Zoning District; and

WHEREAS, Section VIII-4.L of the Urbana Zoning Ordinance requires a Special Use Permit for the location of accessory parking lot on a separate zoning lot within 600 feet of the principal use if the parking is located within 600 feet of property zoned R-1, R-2 or R-3; and

WHEREAS, after due publication, the Urbana Plan Commission on April 24, 2008 held a public hearing concerning the petition and voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the Special Use Permit application, with four conditions as outlined in Section 1 below; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth herein, 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the construction of an accessory parking lot at 908 W. Clark Street in the B-3U, General Business - University Zoning District with the following conditions:

a) The parking lot shall be constructed in general conformance to the site plan layout attached hereto as Exhibit A.

b) A landscape buffer shall be provided along the east and west property line to screen the proposed parking from adjacent properties. The landscape buffer shall be reviewed and approved by the Zoning Administrator and the City Arborist.

c) The Special Use Permit shall expire if the subject property is not transferred to the petitioner or the proposed development at 901 W. University is not constructed.

d) The parking lot shall only serve as accessory parking for the development at 901 W. University Avenue.

LEGAL DESCRIPTION:

The East 66 feet of the West 132 feet of Lot 22 of Col. M. W. Busey's Heirs Addition to the Town (now City) of Urbana, as recorded in Deed Record Book 8, at page 444 in the Office of the Recorder of Deeds, Champaign County, Illinois.

PERMANENT PARCEL NUMBER: 91-21-07-484-005

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 5th day of May, 2008.

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

NAYS:

ABSTAINS:



D. Clark
D. Clark, City Clerk

[Signature]
Deputy Clerk

APPROVED by the Mayor this 16th day of May,

2008.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor