

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(To Allow the Construction of an Accessory Building in the R-1, Single-Family Residential Zoning District - Plan Case 2084-SU-08, 2105 North Willow Road / Faith Community Church)**

WHEREAS, Faith Community Church is located at 2111 North Willow Road, the church property consisting of three parcels totaling 8.78 acres is in the R-1, Single-Family Residential Zoning District; and

WHEREAS, the Urbana Zoning Ordinance Table of Uses (Table V-1) requires a Special Use Permit to allow for a church use in the R-1, Single-Family Residential Zoning District; and

WHEREAS, the church property was annexed into the City of Urbana in July of 2008, at which time the existing church facility was considered to be legally nonconforming under the Urbana Zoning Ordinance and therefore does not require a Special Use Permit; and

WHEREAS, Faith Community Church is proposing to construct an accessory building on that portion of their property specifically addressed as 2105 North Willow Road and has therefore submitted a petition under Plan Case 2084-SU-08 for a Special Use Permit to construct the accessory building; and

WHEREAS, after due publication, the Urbana Plan Commission on August 21, 2008 held a public hearing concerning the petition and voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the Special Use Permit application with three conditions; 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 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 Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed accessory building on the surrounding properties.

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 building at 2105 North Willow Road in the R-1, Single-Family Residential Zoning District with the following conditions:

1. The proposed development shall be constructed in general conformance to the revised site plan attached hereto as Exhibit 1.
2. Screening shall be provided along the southerly boundary of the proposed parking lot to screen the parking from adjacent residential properties. The screening shall be reviewed and approved by the Zoning Administrator and the City Arborist.
3. Additional parking shall be provided that is equal to the amount of parking that is eliminated by the construction of the proposed accessory building. The proposed addition to the parking area shall meet the requirements of the Urbana Zoning Ordinance and civil engineering construction drawings for the addition shall be submitted.

LEGAL DESCRIPTION:

Beginning at the Northeast corner of Lot 69 in Timber Hills Third Subdivision Champaign County, Illinois; thence South 89 degrees 56 minutes 38 seconds East, 355.87 feet; thence South 55 degrees 54 minutes 57 seconds East, 494.37 feet; thence South 89 degrees 23 minutes 00 seconds East, 30.00 feet to the East line of the Southeast Quarter of said Section 5; thence South 00 degrees 37 minutes 00 seconds West along the East line of said Section 5, 30.00 feet; thence South 80 degrees 37 minutes 30 seconds West, 287.63 feet to an iron pipe located on the Easterly line of Lot 74 in Timber Hills Third Subdivision, said point being

60.00 feet North of the Southeast corner thereof; thence North 43 degrees 44 minutes 44 seconds West along the Easterly lines of Lots 73 and 74 in Timber Hills Third Subdivision, 232.95 feet; thence South 89 degrees 51 minutes 42 seconds West along the Northerly line of Lots 72 and 73 in Timber Hills Third Subdivision, 180.00 feet; thence North 42 degrees 20 minutes 13 seconds West along the Easterly lines of Lots 69, 70 and 71 in Timber Hills Third Subdivisions, 252.60 feet to the place of beginning, said tract containing 2.80 acres, more or less, all situated in Champaign County, Illinois. Said parcel more commonly known as 2105 North Willow Road.

PERMANENT PARCEL NUMBER: 91-21-05-427-017

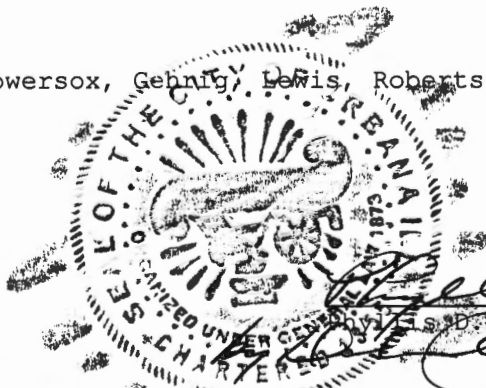
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 2nd day of September, 2008.

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

NAYS:

ABSTAINS:



APPROVED by the Mayor this 12th day of September,

2008.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, 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 2nd day of September, 2008,  
the Corporate Authorities of the City of Urbana passed and approved Ordinance  
No. 2008-09-091, entitled:

**"AN ORDINANCE APPROVING A SPECIAL USE PERMIT (TO  
ALLOW THE CONSTRUCTION OF AN ACCESSORY BUILDING IN  
THE R-1, SINGLE-FAMILY RESIDENTIAL, ZONING DISTRICT -  
PLAN CASE 2084-SU-08, 2105 NORTH WILLOW ROAD / FAITH  
COMMUNITY CHURCH)"**

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

The pamphlet form of Ordinance No. 2008-09-091 was prepared,  
and a copy of such Ordinance was posted in the Urbana City Building  
commencing on the 30th day of September, 2008, and  
continuing for at least ten (10) days thereafter. Copies of such Ordinance  
were also available for public inspection upon request at the Office of the  
City Clerk.

Dated at Urbana, Illinois, this 30th day of September,  
2008.

*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk

*by Deborah J. Holcomb*  
Deputy Clerk

