

Passed: January 9, 2012
Signed: January 10, 2012

ORDINANCE NO. 2012-01-003

An Ordinance Approving A Special Use Permit

(To Allow the Establishment of a Church in the B-3, General Business Zoning District - Plan Case No. 2163-SU-11 / 1808 South Philo Road - Urbana Lighthouse Church of the Nazarene)

WHEREAS, Urbana Lighthouse Church of the Nazarene has petitioned the City for a Special Use Permit to establish a church at 1808 South Philo Road in the B-3, General Business Zoning District Zoning District; and

WHEREAS, the Urbana Zoning Ordinance identifies a *church, temple, or mosque* within the B-3 Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the proposed use is conducive to the public convenience at this location because it would allow the church to meet as a body to worship and serve the community; and

WHEREAS, the proposed church would locate in an existing building, with sufficient parking and access to accommodate its anticipated congregation, and would not be unreasonably injurious or detrimental to the district in which it shall be located; and

WHEREAS, because the building already exists, the proposed church should not unduly impact surrounding properties; and

WHEREAS, the proposed church would locate in an existing building which meets the regulations and standards of, and preserves the essential character of the B-3 district in which it shall be located; and

WHEREAS, the proposed church facility is generally compatible with the existing land use pattern of the subject site and surrounding area; and

WHEREAS, the proposed church is generally consistent with the Community Business designation, as identified in Future Land Use Map #13 in the 2005 Urbana Comprehensive Plan; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 5, 2011 concerning the petition filed by the petitioner in Plan Case No. 2163-SU-11; and

WHEREAS, on January 5, 2011, the Urbana Plan Commission voted 5 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 condition specified in Section 1 herein; and

WHEREAS, 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 in the B-3, General Business Zoning District with the following condition:

1. That the church shall meet all applicable City of Urbana regulations.

LEGAL DESCRIPTION:

Lot 103 of the Replat of Lot 1 and Part of Lot 2 of Becky's Subdivision, Northeast Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Illinois.

PIN No: 92-21-21-201-018

LOCATED AT: 1808 South Philo Road, Urbana, Illinois

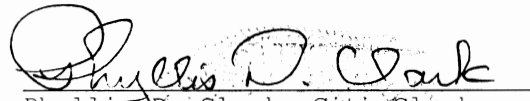
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65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

PASSED by the City Council this 9th day of January, 2012.

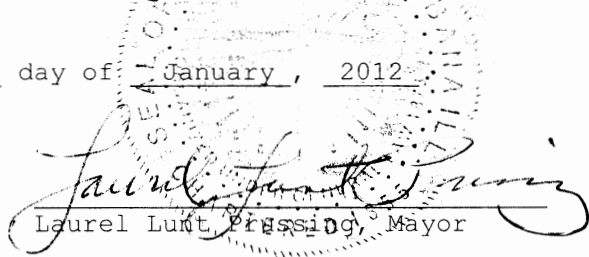
AYES: Bowersox, Lewis, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:


Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 10th day of January, 2012.


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.

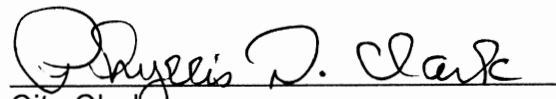
I certify that on the 9th day of January, 2012, the Corporate
Authorities of the City of Urbana passed and approved Ordinance No. 2012-01-003
entitled:

**“AN ORDINANCE APPROVING A SPECIAL USE PERMIT (TO ALLOW
THE ESTABLISHMENT OF A CHURCH IN THE B-3, GENERAL
BUSINESS ZONING DISTRICT – PLAN CASE NO. 2163-SU-11 / 1808
SOUTH PHILO ROAD – URBANA LIGHTHOUSE CHURCH OF THE
NAZARENE)”**

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

The pamphlet form of Ordinance No. 2012-01-003 was prepared, and a
copy of such Ordinance was posted in the Urbana City Building commencing on the 10th
day of January, 2012, 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 10th day of January, 2012.



City Clerk

