

ORDINANCE NO. 2012-12-116

An Ordinance Approving a Special Use Permit

(To Allow Expansion of a Pawn Shop in the B-3, General Business Zoning District
- Plan Case No. 2196-SU-12 / 1004 West University Avenue - B & H Real Estate
Ventures, LLC)

WHEREAS, B & H Real Estate Ventures, LLC has petitioned the City for a Special Use Permit to allow expansion of an existing pawn shop in the B-3, General Business Zoning District; and

WHEREAS, the Urbana Zoning Ordinance identifies *pawn shops* 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 as the property is currently in use as a pawn shop, and the University Avenue corridor contains several other community-serving businesses; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for properties in the B-3 Zoning District and similar to other uses in the area and therefore preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Community Business"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on December 20, 2012 concerning the petition filed by the petitioner in Plan Case No. 2196-SU-12; and

WHEREAS, the Urbana Plan Commission voted _ ayes and _ 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 specified in Section 1 herein; and

WHEREAS, 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 expansion of a pawn shop in the B-3, General Business Zoning District with the following condition:

1. The development shall be constructed in general conformance with the site plan attached as Attachment A. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. The applicant shall submit and implement a parking lot striping plan that meets the satisfaction of the Zoning Administrator and City Engineer.

LEGAL DESCRIPTION:

Lot Thirteen (13) except the West 4 Feet thereof, and Lot Fourteen (14) in John Stipes' Subdivision of a part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Seven (7), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, situated in Champaign County, Illinois.

Permanent Index No: 91-21-07-431-011

LOCATED AT: 1004 West University Avenue, Urbana, Illinois.

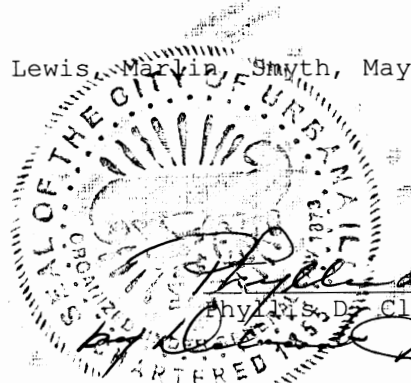
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 21st day of December,
2012 .

AYES: Bowersox-Johnson, Lewis, Marvin, Smyth, Mayor Prussing

NAYS:

ABSTAINS:



Thyrlia D. Clark
Thyrlia D. Clark, City Clerk

[Signature]
Deputy Clerk

APPROVED by the Mayor this 21st day of December,
2012 .

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

[SPECIAL COUNCIL MEETING]

ATTACHMENT A: SITE PLAN

