

ORDINANCE NO. 2013-10-092

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(To Allow Expansion of an Accessory Parking Lot in the R-5, Medium High Density Residential District - Plan Case No. 2213-SU-13 / 701, 703, 705, 707, 709 West Clark Street and 310 North Busey Avenue - St. Patrick Catholic Church)**

WHEREAS, St. Patrick Catholic Church has petitioned the City for a Special Use Permit to allow expansion of an accessory parking lot in the R-5, Medium High Density Residential District; and

WHEREAS, Section VIII-2 of the Urbana Zoning Ordinance requires the granting of a Special Use Permit in order to expand an accessory parking lot beyond the minimum required number of parking spaces for properties within 600 feet of the R-1, R-2, or R-3 District; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it would allow for the church to expand and remain at their current location; 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 the R-5 district and 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 "Institutional"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 19, 2013 concerning the petition filed by the petitioner in Plan Case No. 2213-SU-13; and

WHEREAS, 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 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 an accessory use parking lot at 701, 703, 705, 707, 709 West Clark Street and 310 North Busey Avenue in the R-5, Medium High Density Residential 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. That adjacent residential uses will be protected from impacts of the expanded parking area through an adequate landscape buffer to be approved by the Zoning Administrator.
3. That the proposed refuse and recycling area shall be screened with a vegetative screen in addition to the required solid fence or wall.

LEGAL DESCRIPTION:

Lots 6 & 11 in Col. M.W. Busey's Heirs Addition to the City of Urbana, as per plat recorded in Deed Record 8 at page 444, situated in Champaign County, Illinois.

And:

The 398' x 16.5' public alley in Busey's Col. M.W. Heirs' Sub., City of Urbana, Champaign County, Illinois.

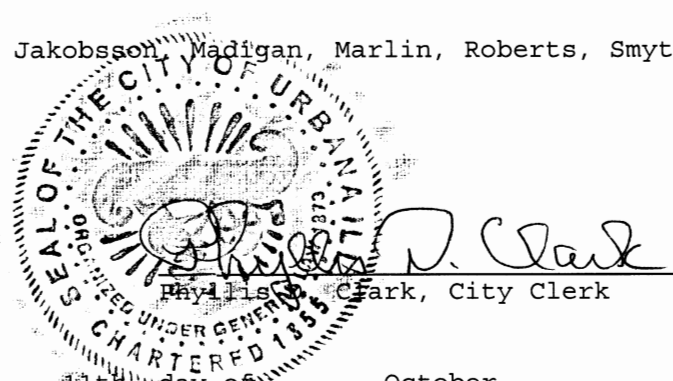
PERMANENT PARCEL #: 91-21-08-358-001, 91-21-08-358-002, 91-21-08-358-003, 91-21-08-358-004, 91-21-08-358-005, 91-21-08-358-006.

LOCATED AT: 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue

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 7th day of October, 2013.

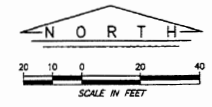
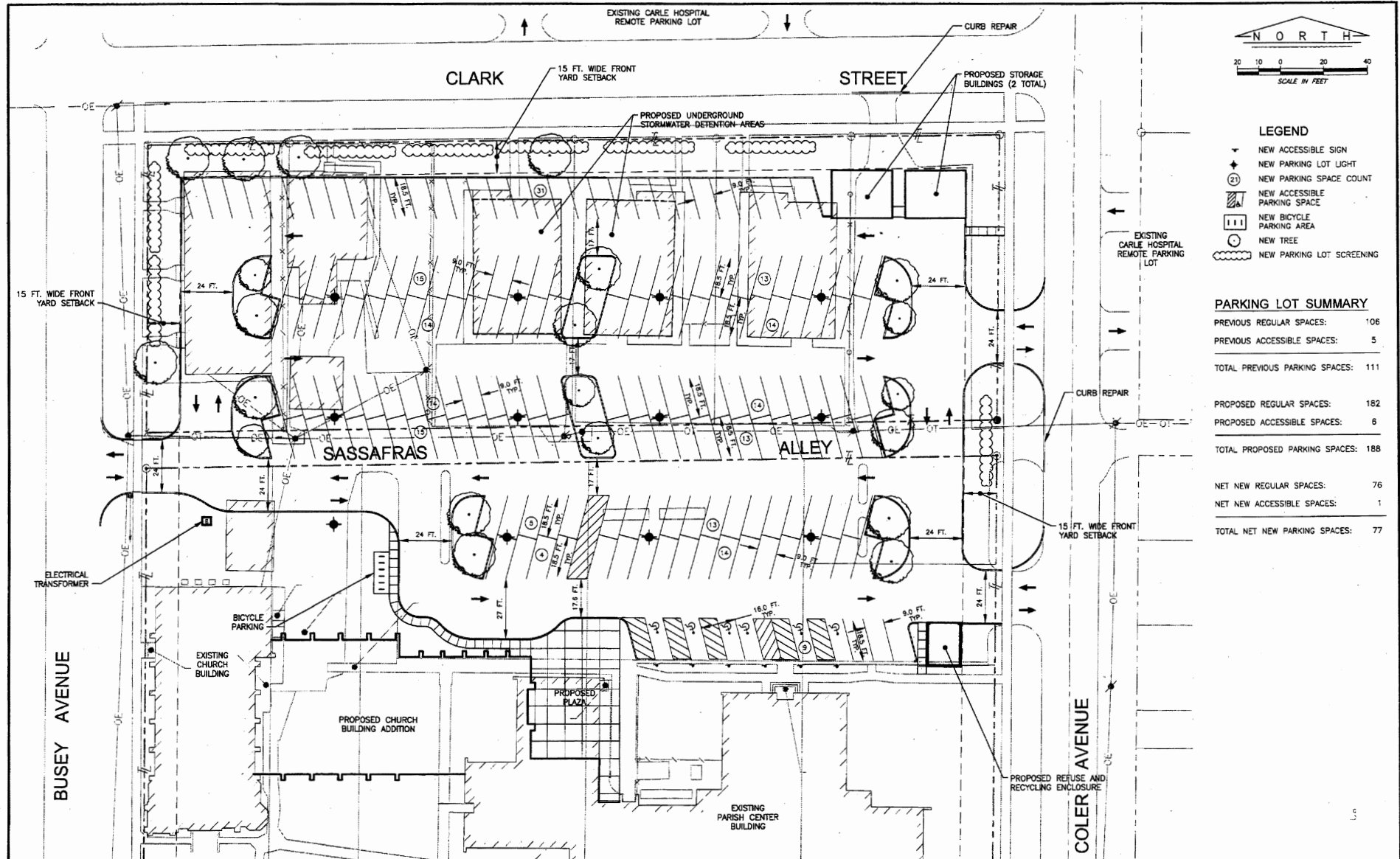
AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth  
NAYS:  
ABSTAINS:



APPROVED by the Mayor this 11th day of October, 2013.

*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor

ORDINANCE ATTACHMENT A



- LEGEND**
- ▲ NEW ACCESSIBLE SIGN
  - ◆ NEW PARKING LOT LIGHT
  - Ⓢ NEW PARKING SPACE COUNT
  - ▨ NEW ACCESSIBLE PARKING SPACE
  - ▩ NEW BICYCLE PARKING AREA
  - NEW TREE
  - ⊞ NEW PARKING LOT SCREENING LOT

**PARKING LOT SUMMARY**

|                                       |            |
|---------------------------------------|------------|
| PREVIOUS REGULAR SPACES:              | 106        |
| PREVIOUS ACCESSIBLE SPACES:           | 5          |
| <b>TOTAL PREVIOUS PARKING SPACES:</b> | <b>111</b> |
| PROPOSED REGULAR SPACES:              | 182        |
| PROPOSED ACCESSIBLE SPACES:           | 6          |
| <b>TOTAL PROPOSED PARKING SPACES:</b> | <b>188</b> |
| NET NEW REGULAR SPACES:               | 76         |
| NET NEW ACCESSIBLE SPACES:            | 1          |
| <b>TOTAL NET NEW PARKING SPACES:</b>  | <b>77</b>  |

| <p>JUL 11, 2013<br/>NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS, CALL 815-242-2113. (MAY 2012)</p> | <p>DESIGNED: _____<br/>DRAWN: _____<br/>CHECKED: _____<br/>FILE: 966-7PLANS.DWG</p> | <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 95%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table> | NO. | DESCRIPTION |  |  | <p><b>BERNS, CLANCY AND ASSOCIATES</b><br/>ENGINEERS • SURVEYORS • PLANNERS<br/>408 EAST MAIN STREET • POST OFFICE BOX 5709<br/>URBANA, ILLINOIS 61802-0509<br/>PHONE: (217) 284-1144 • FAX: (217) 284-2385</p> | <p><b>ST. PATRICK CHURCH</b><br/>708 WEST MAIN STREET<br/>URBANA, ILLINOIS 61801<br/>PHONE: (217) 357-2555</p> | <p><b>ST. PATRICK'S PARISH</b><br/>CHURCH ADDITION</p> | <p><b>PARKING SITE PLAN</b></p> | <p>DATE: 09/17/13<br/>SHEET:<br/>1 OF 1<br/>JOB: 966-7</p> |
|--|---|---|-----|-------------|--|--|---|--|--|---------------------------------|--|
| NO.  | DESCRIPTION   |   |     |             |  |  |   |  |  |                                 |  |
|  |   |   |     |             |  |  |   |  |  |                                 |  |



## 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 7th day of October, 2013, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2013-10-092, entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT (TO ALLOW EXPANSION OF AN ACCESSORY PARKING LOT IN THE R-5, MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT - PLAN CASE NO. 2213-SU-13 / 701, 703, 705, 707, 709 WEST CLARK STREET, AND 310 NORTH BUSEY AVENUE - ST. PATRICK CATHOLIC CHURCH)**

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

The pamphlet form of Ordinance No. 2013-10-092 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 14th day of October, 2013, 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 14th day of October, 2013.

  
Phyllis D. Clark, City Clerk

