

ORDINANCE NO. 2014-08-074

**An Ordinance Approving a Special Use Permit  
(To allow additions to a church in the R-3, Single and Two-  
Family Residential District - Plan Case No. 2235-SU-14 / 1407  
East Scovill Street - Kingdom Hall of Jehovah's Witnesses  
Church)**

WHEREAS, Kingdom Hall of Jehovah's Witnesses Church has petitioned the City for a Special Use Permit to allow expansion of an existing church in the R-3, Single and Two-Family Residential District; and

WHEREAS, the Urbana Zoning Ordinance identifies *churches, temples or mosques* within the R-3 Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the Kingdom Hall of Jehovah's Witnesses Church, located at 1407 East Scovill Street, was annexed into the city as a legal nonconforming use in 1980; and

WHEREAS, the proposed use is conducive to the public convenience at this location as the property has been home to a church since 1975, and the Philo Road corridor contains several other churches; 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 R-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 "residential suburban"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 24, 2014 concerning the petition filed by the petitioner in Plan Case No. 2235-SU-14; 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 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 CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow expansion of a church in the R-3, Single and Two-Family Residential Zoning District with the following condition:

1. Additions will bill be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site and building plans as needed to comply with the Urbana Zoning Ordinance.

LEGAL DESCRIPTION:

Lots #398 and 399 in Ennis Ridge Sixteenth Subdivision, a Subdivision in Champaign, County, Illinois, as per Plat recorded in Plat Book "V" P at Page 24, in the Recorder's Office of said County, subject to easements and restrictions apparent or of record.

Permanent Index No: 93-21-21-381-016

LOCATED AT: 1407 East Scovill Street, Urbana, Illinois

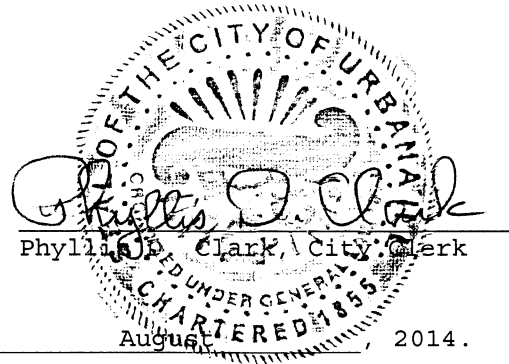
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the Corporate Authorities this 4<sup>th</sup> day of August, 2014.

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

NAYS:

ABSTAINS:



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

APPROVED by the Mayor this 6<sup>th</sup> day of August, 2014.



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 4<sup>th</sup> day of August, 2014, the City Council of the City of Urbana passed and approved Ordinance No. 2014-08-074, entitled:


**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
(TO ALLOW ADDITIONS TO A CHURCH IN THE R-3, SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT - PLAN CASE NO. 2235-SU-14 / 1407 EAST SCOVILL STREET - KINGDOM HALL OF JEHOVAH'S WITNESSES CHURCH)**

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

The pamphlet form of Ordinance No. 2014-08-074 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 6<sup>th</sup> day of August, 2014, 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 6<sup>th</sup> day of August, 2014.



  
Phyllis D. Clark, City Clerk