

ORDINANCE NO. 2018-04-027

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
(713 West Ohio Street / Frat Life, LLC – Plan Case 2328-SU-18)**

WHEREAS, Frat Life, LLC, on behalf of The Church In Champaign, has petitioned the City for approval of a Special Use Permit to allow the establishment of a church in the R-7, University Residential Zoning District; and

WHEREAS, the Urbana Zoning Ordinance requires a Special Use Permit for a Church, Temple, or Mosque in the R-7, University Residential Zoning District; and

WHEREAS, the proposed use is conducive to the public convenience at this location due to its proximity to both the University where the majority of its congregants live and to public transit and bicycle parking; and

WHEREAS, the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious, detrimental to its location or the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for properties in the R-7, University Residential Zoning District and preserves the essential character of the district in which it shall be located; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on February 22, 2018, and voted with four (4) ayes and one (1) nay to forward Plan Case 2328-SU-18 to the Urbana City Council with a recommendation to approve the request for a Special use Permit, subject to certain conditions; and

WHEREAS, approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section XIII-1 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

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 a church in the R-7, University Residential Zoning District with the following conditions:

1. Construction must be in general conformance with the attached site plan entitled “Church Ramp – Ramp Construction – 713 W. Ohio” dated January 26, 2018

(Attachment 1) and floor plans entitled "Floor Plans of 713 W. Ohio" and dated February 12, 2018 (Attachment 2).

2. The occupancy of the main church assembly room will be established and placarded by the Building Official and Fire Marshal to not exceed 80 persons, and noted on the Certificate of Occupancy.
3. The occupancy of the special use portion of the building – including the main church assembly room – will be established and placarded by the Building Official and Fire Marshal to not exceed 90 persons, and noted on the Certificate of Occupancy.
4. The use and any construction must conform to all applicable zoning, building, and development regulations.

Legal Description:

Lots 3, 4 and 5 of James Elmo Smith's Subdivision of Lot 5 of Assessor's Subdivision of Lot "E" of Assessor's Plat of the Northwest Quarter of the Southwest Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, except Lincoln Place, as per Plat recorded March 28, 1922 as Document Number 155959, Plat Book "D", Page 206, situated in the City of Urbana, in Champaign County, Illinois.

PIN: 91-21-17-307-031, Address: 713 West Ohio Street

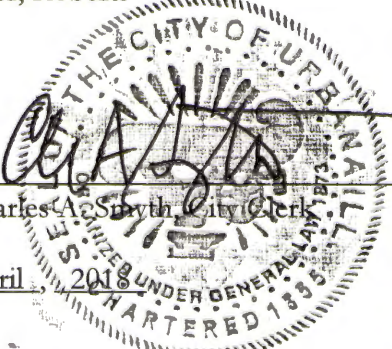
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65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

PASSED BY THE CITY COUNCIL this 2nd day of April, 2018.

AYES: Ammons, Brown, Hazen, Jakobsson, Miller, Roberts

NAYS: Wu

ABSTENTIONS:

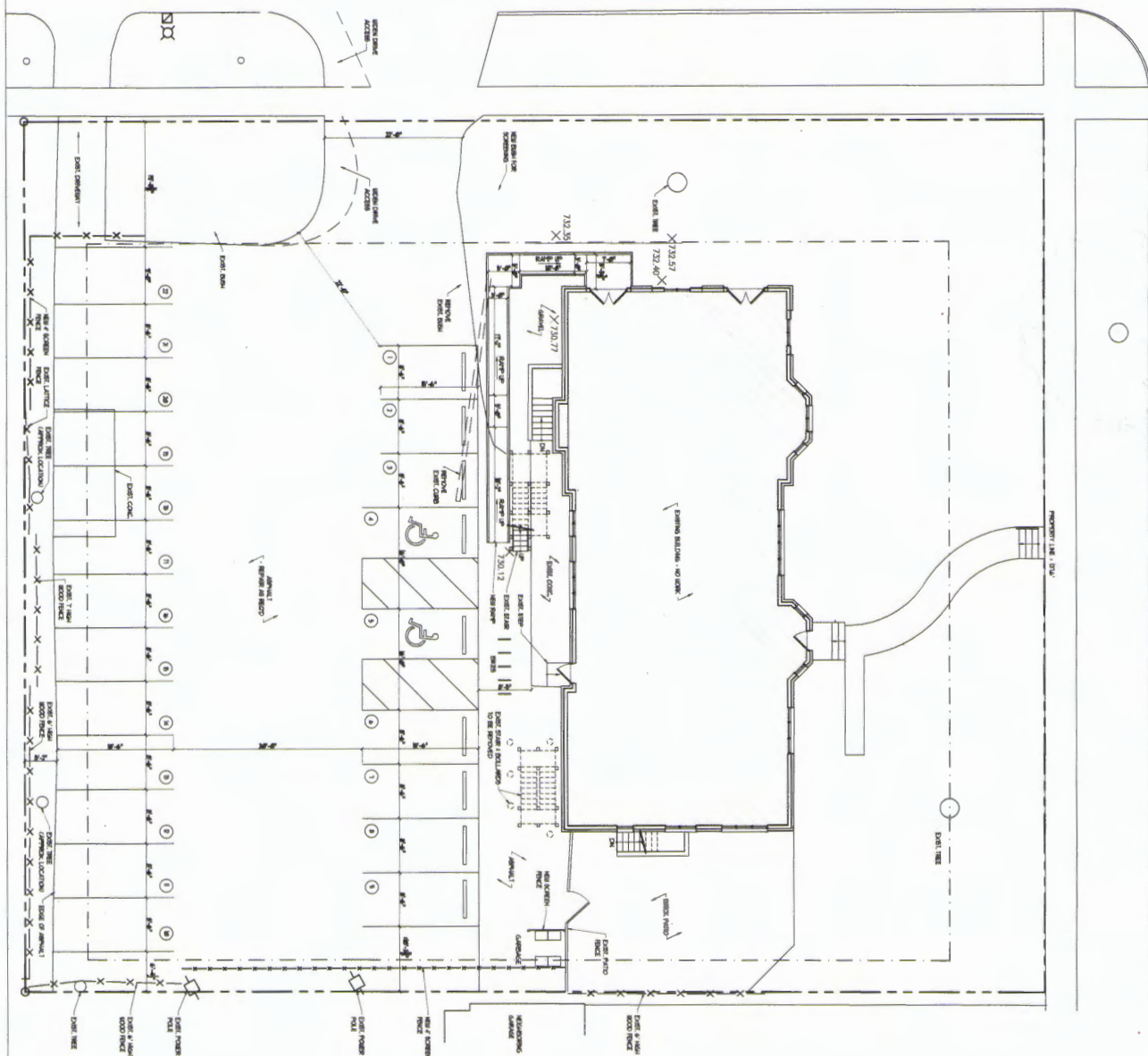

Charles A. Smith
Charles A. Smith, City Clerk

Diane Wolfe Marlin
Diane Wolfe Marlin, Mayor

APPROVED BY THE MAYOR this 3rd day of April, 2018.

Ordinance Attachment 1: Site Plan

1 SITE PLAN
SCALE: 1/4" = 1'-0"



1

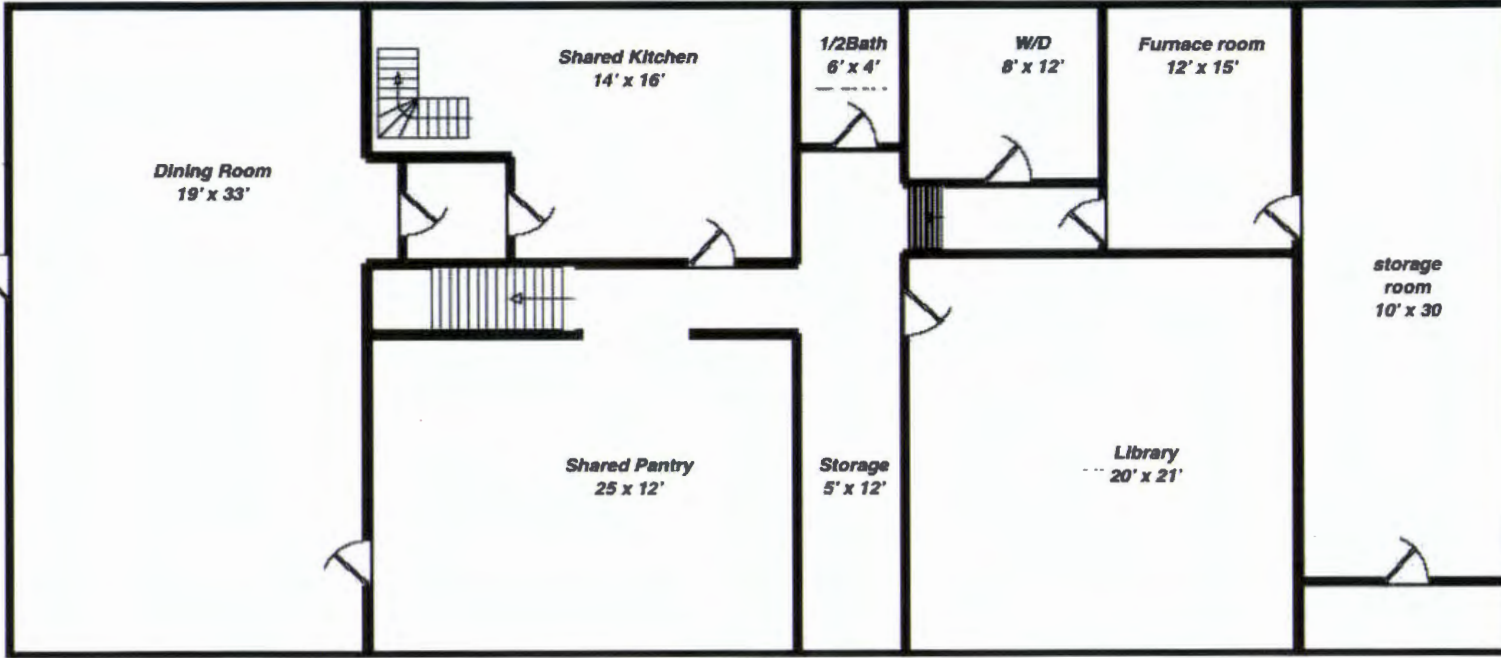
CHURCH RAMP
RAMP CONSTRUCTION
715 W. OHIO
URBANA, ILLINOIS/61801

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

ANDREW FELL
ARCHITECTURE AND DESIGN
615 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2860
WWW.ANDRUEFFELL.COM
EMAIL: andy@fell@comcast.net

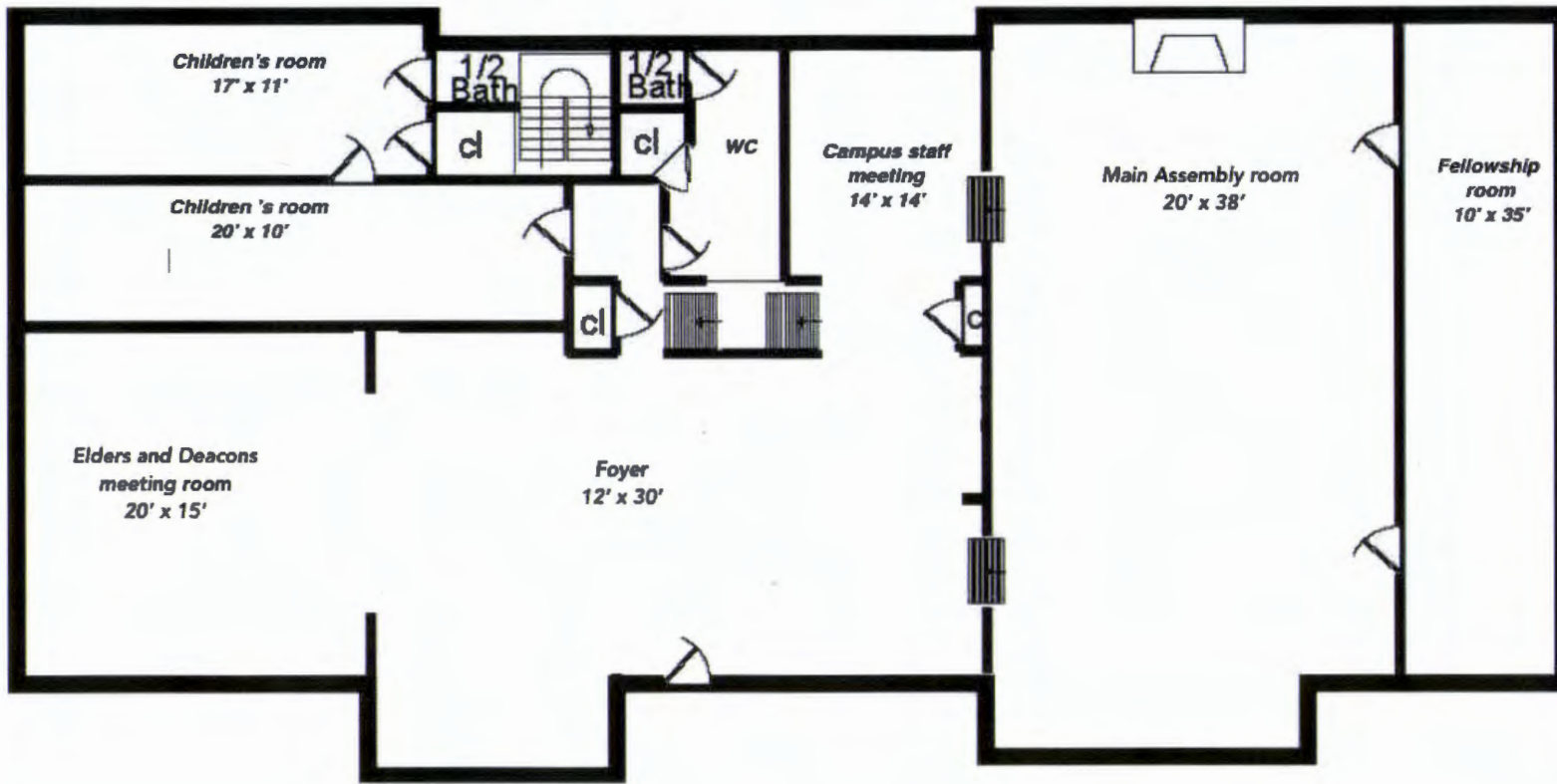
PROJECT # 170109
DATE: 2017.04.20
REV./NOV

Ordinance Attachment 2: Floor Plans



**Basement
Church use**
Except:
Kitchen shared 50/50
Pantry shared 80% Church use
20% Resident use

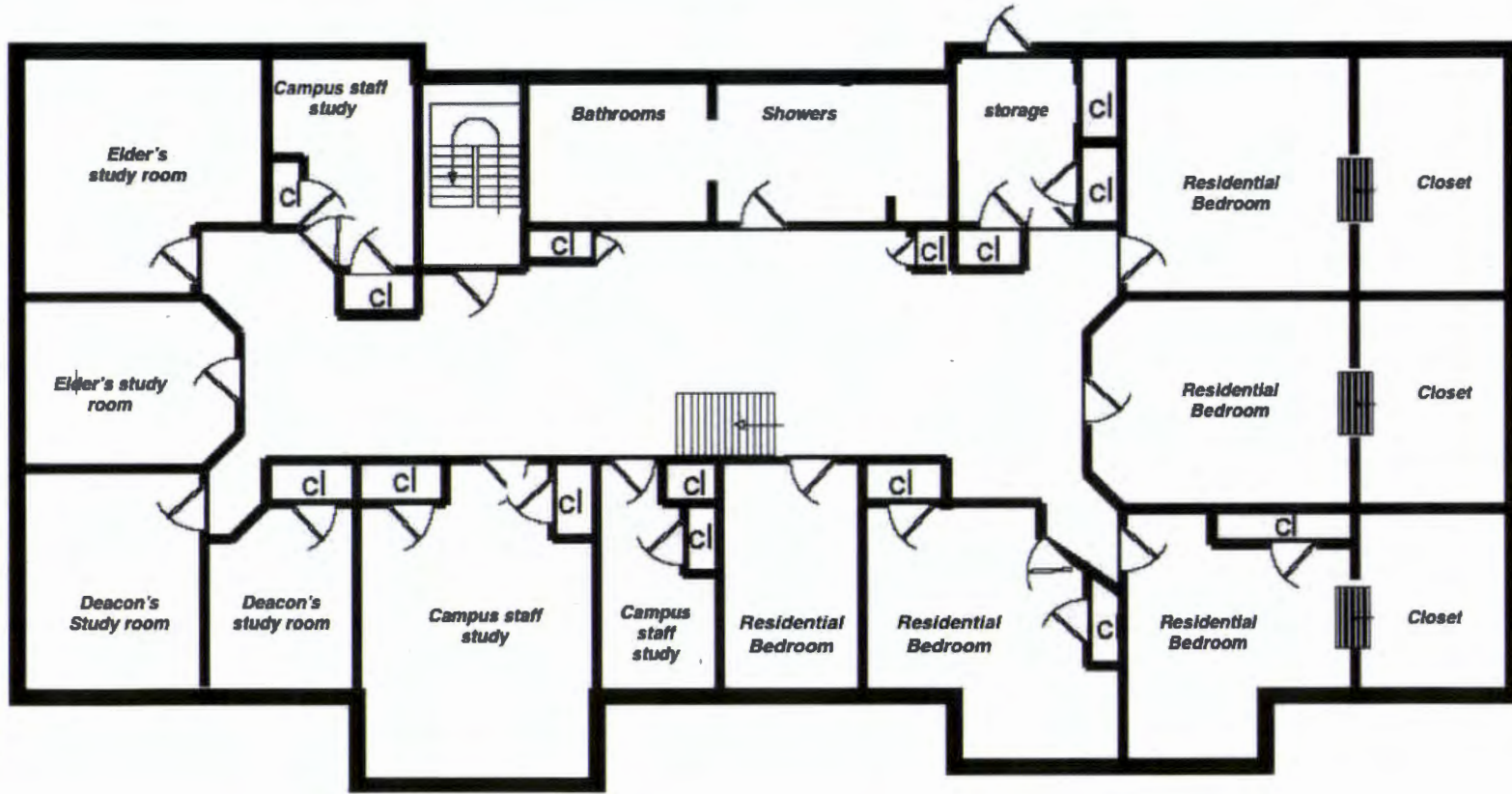
Ordinance Attachment 2: Floor Plans



1st Floor
100% Church use
3,066 sqft

713 West Ohio, dated February 12, 2018

Ordinance Attachment 2: Floor Plans

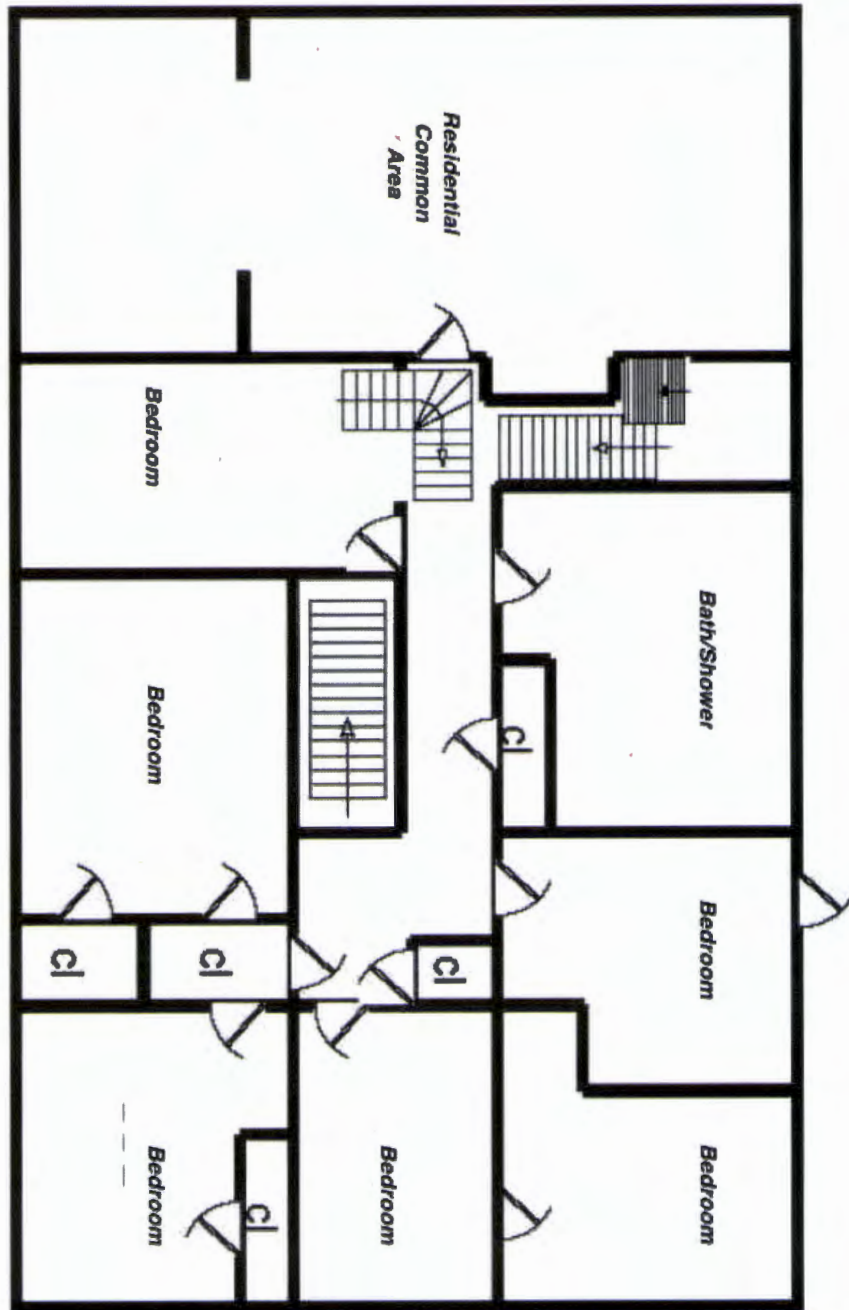


2nd Floor

3066' Total sqft

60% Church use or 1840'
40% Residential or 1226'

Ordinance Attachment 2: Floor Plans



3rd Floor
100% residential
2,035 sqft



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Charles A. Smyth, 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 April, 2018 the City Council of the City of Urbana passed and approved Ordinance No. 2018-04-027, entitled:

AN ORDINANCE APPROVING A SPECIAL USE PERMIT (713 WEST OHIO STREET / FRAT LIFE, LLC – PLAN CASE 2328-SU-18)

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

The pamphlet form of Ordinance No. 2018-04-027 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 4th day of April, 2018, 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 4th day of April, 2018.



Charles A. Smyth, City Clerk