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# Recording Cover Sheet

AN ORDINANCE APPROVING A SPECIAL USE  
PERMIT (1007 West University Avenue/ Green Street Realty  
– Plan Case 2343-SU-18) [ORD. 2018-05-036].

**2022R02742**  
REC ON: 02/11/2022 02:02:08 PM  
CHAMPAIGN COUNTY  
**AARON AMMONS**  
REC FEE: 51.00  
RHSPS Fee:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES 7

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801

(6) Return to:

Phyllis D. Clark, City Clerk  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801



### CLERK'S CERTIFICATE

STATE OF ILLINOIS        )  
  )  
COUNTY OF CHAMPAIGN)        SS

I, PHYLLIS D. CLARK, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1007 West University Avenue/ Green Street Realty – Plan Case 2343-SU-18) [ORD. 2018-05-036].**

approved by the City Council of the City of Urbana, Illinois, on the 4<sup>th</sup> day of June, AD, 2018, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 11<sup>th</sup> day of February, AD, 2022.



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

**ORDINANCE NO. 2018-05-036**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(1007 West University Avenue / Green Street Realty – Plan Case 2343-SU-18)**

**WHEREAS**, Green Street Realty has petitioned the City for approval of a Special Use Permit to allow the establishment of a Dwelling, Multifamily use in a mixed use building in the B-3, General Business Zoning District; and

**WHEREAS**, the Urbana Zoning Ordinance requires a Special Use Permit for Dwelling, Multifamily in the B-3, General Business Zoning District; and

**WHEREAS**, the proposed use is conducive to the public convenience at this location and is located in an area that already contains high-density residential and business uses; and

**WHEREAS**, the proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located; and

**WHEREAS**, the proposed use conforms to the regulations and standards of, and preserves the essential character of the B-3, General Business Zoning District in which it shall be located; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on May 10, 2018, and voted with nine (9) ayes and zero (0) nays to forward Plan Case 2343-SU-18 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-4 of the Urbana Zoning Ordinance, Special Use 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 Dwelling, Multifamily in the B-3, General Business Zoning District with the following conditions:

1. That the site plan achieves the standards and conditions of the Zoning Ordinance (including for screening and parking)

2. That residential use be permitted in substantial compliance with the proposed number of units and building height.
3. That the site plan be configured in a way to enable a variance for a restaurant or fast food use.

**Legal Description:**

Lots Four (4) and Five (5) of Jonathon N. Howser's Heirs Subdivision of Lot Twenty-four (24) and the East 251 feet of Lot Twenty-five (25) of M. W. Busey's Heirs Addition to Urbana, and Lots One (1), Two (2), and Three (3) of Block Forty-four (44), and Lot Six (6) in Block Forty-five (45) of Seminary Addition to Urbana, as per plat recorded in Plat Book "A", at Page 340, in Champaign County, Illinois.

PIN: 91-21-07-480-017, Address: 1007 West University Avenue

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds.

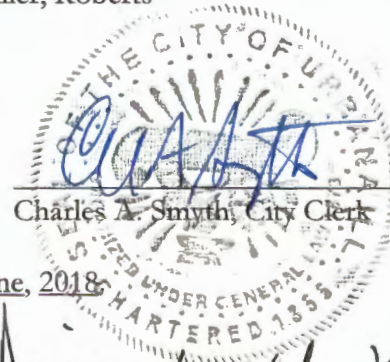
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 4<sup>th</sup> day of June, 2018.

AYES: Brown, Hazen, Jakobsson, Miller, Roberts

NAYS:

ABSTENTIONS:



Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this 4<sup>th</sup> day of June, 2018.

*Diane Wolfe Marlin*  
Diane Wolfe Marlin, Mayor



## 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 4<sup>th</sup> day of June 2018 the City Council of the City of Urbana passed and approved Ordinance No. 2018-05-036, entitled:

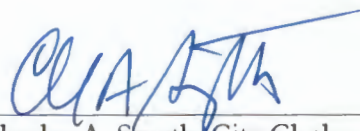
**AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1007 WEST UNIVERSITY AVENUE / GREEN STREET REALTY – PLAN CASE 2343-SU-18)**

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

The pamphlet form of Ordinance No. 2018-05-036 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 6<sup>th</sup> day of June, 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 6<sup>th</sup> day of June, 2018.



  
\_\_\_\_\_  
Charles A. Smyth, City Clerk