



City of Urbana
400 South Vine Street
Urbana, IL 61801

2019R20331
REC ON: 12/04/2019 09:51:56 AM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 51.00
RHSPS Fee:
REV FEE:
PAGES 5
PLAT ACT: PLAT PAGE:

CLERK'S CERTIFICATE

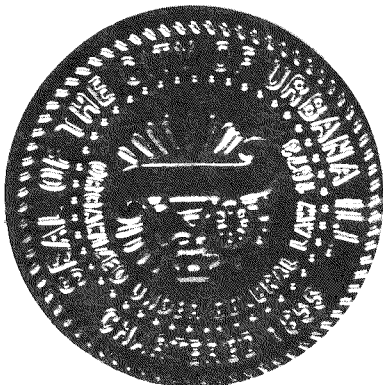
STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

I, CHARLES A. SMYTH, 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
(907 NORTH LINCOLN AVENUE STOUGH REAL ESTATE GROUP LLC – PLAN
CASE 2393-SU-19) [ORD. 2019-12-069].**

approved by the City Council of the City of Urbana, Illinois, on the 2nd day of December, AD, 2019, 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 4th day of December, AD, 2019.



Charles A Smyth

Charles A. Smyth, City Clerk



ORDINANCE NO. 2019-12-069

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(907 North Lincoln Avenue Stough Real Estate Group LLC – Plan Case 2393-SU-19)

WHEREAS, Stough Real Estate Group LLC has petitioned the City for approval of a Special Use Permit to allow a Medical Clinic (Plasma Collection Facility) use in the R-5, Medium-High Density Multiple-Family Residential Zoning District; and

WHEREAS, the Urbana Zoning Ordinance requires a Special Use Permit for Medical Clinic in the R-5, Medium-High Density Multiple-Family Residential Zoning District; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it is located in an area with close proximity to the University of Illinois, I-74, and is on a high traffic road; and

WHEREAS, the proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located as leaving the site vacant would likely be more harmful to the neighborhood, as a vacant property can become overgrown, attract vandalism, and become an eyesore; and

WHEREAS, the proposed use conforms to the regulations and standards of, and preserves the essential character of the R-5, Medium-High Density Multiple-Family Residential Zoning District in which it shall be located; and

WHEREAS, after due publication. the Urbana Plan Commission held a public hearing on November 21, 2019, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2393-SU-19 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 medical clinic in the R-5, Medium-High Density Multiple-Family Residential Zoning District with the following conditions:

1. That the applicant submits a landscape plan prior to issuance of any building permit to ensure that proposed landscaping and screening conforms to the City of Urbana Zoning Ordinance standards for screening and required landscape buffers.
2. That the development shall be constructed in general conformance with the attached Preliminary Site Plan and an approved landscape plan.
3. That the applicant provides a bus shelter along Lincoln Avenue, if C-U MTD determines that a shelter would be appropriate for this location.

Legal Description:

Commencing at a point on the West line of Lincoln Avenue which is 33 feet West and 835 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Champaign County, Illinois; thence Westerly 302.6 feet to the Northeast corner of Lot 1 of O.S. Carman's Third Subdivision, thence South along the East line of Lots 1 through 7 of said Subdivision, a distance of 368.05 feet to the Northwest corner of Lot 8 of said Subdivision; thence East 302.6 feet to the West line of Lincoln Avenue; thence of the South 191.0 feet, as shown on Dedication of Right of Way for Public Road Purposes; recorded August 18, 1994 as Document Number 94R22196, Book 2140, Page 0089. Situated in Champaign County, Illinois.

PIN: 91-21-07-282-021, Address: 907 North Lincoln 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.

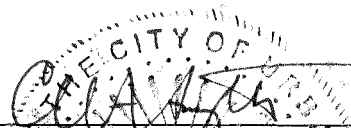
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 2nd day of December, 2019.

AYES: Brown, Hazen, Hursey, Jakobsson, Miller, Roberts, Wu

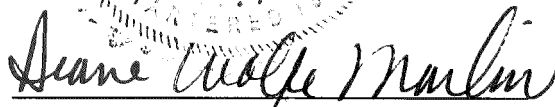
NAYS:

ABSTENTIONS:



Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 4th day of December, 2019.



Diane Wolfe Marlin, Mayor



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



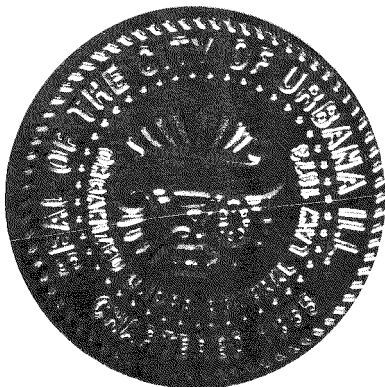
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 2nd day of December 2019 the City Council of the City of Urbana passed and approved Ordinance No. 2019-12-069, entitled:

AN ORDINANCE APPROVING A SPECIAL USE PERMIT (907 NORTH LINCOLN AVENUE STOUGH REAL ESTATE GROUP LLC – PLAN CASE 2393-SU-19)

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

The pamphlet form of Ordinance No. 2019-12-069 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 4nd day of December 2019, 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 4nd day of December, 2019.



Charles A. Smyth, City Clerk