

ORDINANCE NO. 2020-04-020

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(1906 Federal Drive Champaign Social Equity Growers – Plan Case 2397-SU-20)

WHEREAS, Champaign Social Equity Growers has petitioned the City for approval of a Special Use Permit to allow a Cannabis Craft Grower use at 1906 Federal Drive in the IN-1, Light Industrial/Office Zoning District; and

WHEREAS, the proposed use is permitted in the IN-1, Light Industrial/Office Zoning District, however, the Urbana Zoning Ordinance requires a Special Use Permit for a Craft Grower when located within 300 feet of a residential zoning district; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it is located not in direct proximity to residential uses, and it fits with the surrounding warehouse and office uses in the area; and

WHEREAS, the proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located, because it is located in an industrial district and conforms to the essential character of the district; and

WHEREAS, the proposed use conforms to the regulations and standards of, and preserves the essential character of the IN-1, Light Industrial/Office Zoning District in which it shall be located; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on March 19, 2020, and voted with six (6) ayes and zero (0) nays to forward Plan Case 2397-SU-20 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-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 cannabis craft grower in the IN-1, Light Industrial/Office Zoning District with the following condition:

- That the use generally conforms to the site plan submitted as shown in Ordinance Attachment A.

Legal Description:

Lot 207 in Park 74 Industrial Development Number Two, a subdivision in the City of Urbana, Champaign County, Illinois, as per plat recorded October 25, 1990 in Plat book "BB" at Page 95 as document 90R21351, situated in Champaign County, Illinois. PIN: 91-21-06-402-005,

Address: 1906 Federal Drive

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 13th day of April, 2020.

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

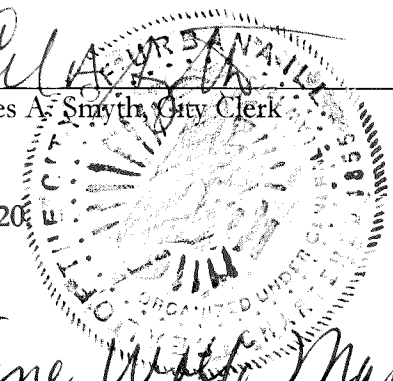
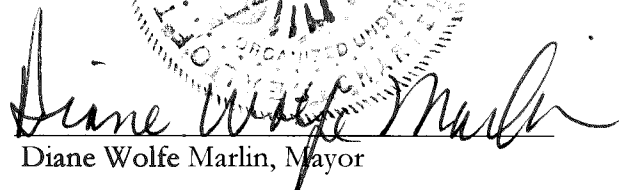
NAYS:

ABSTENTIONS:

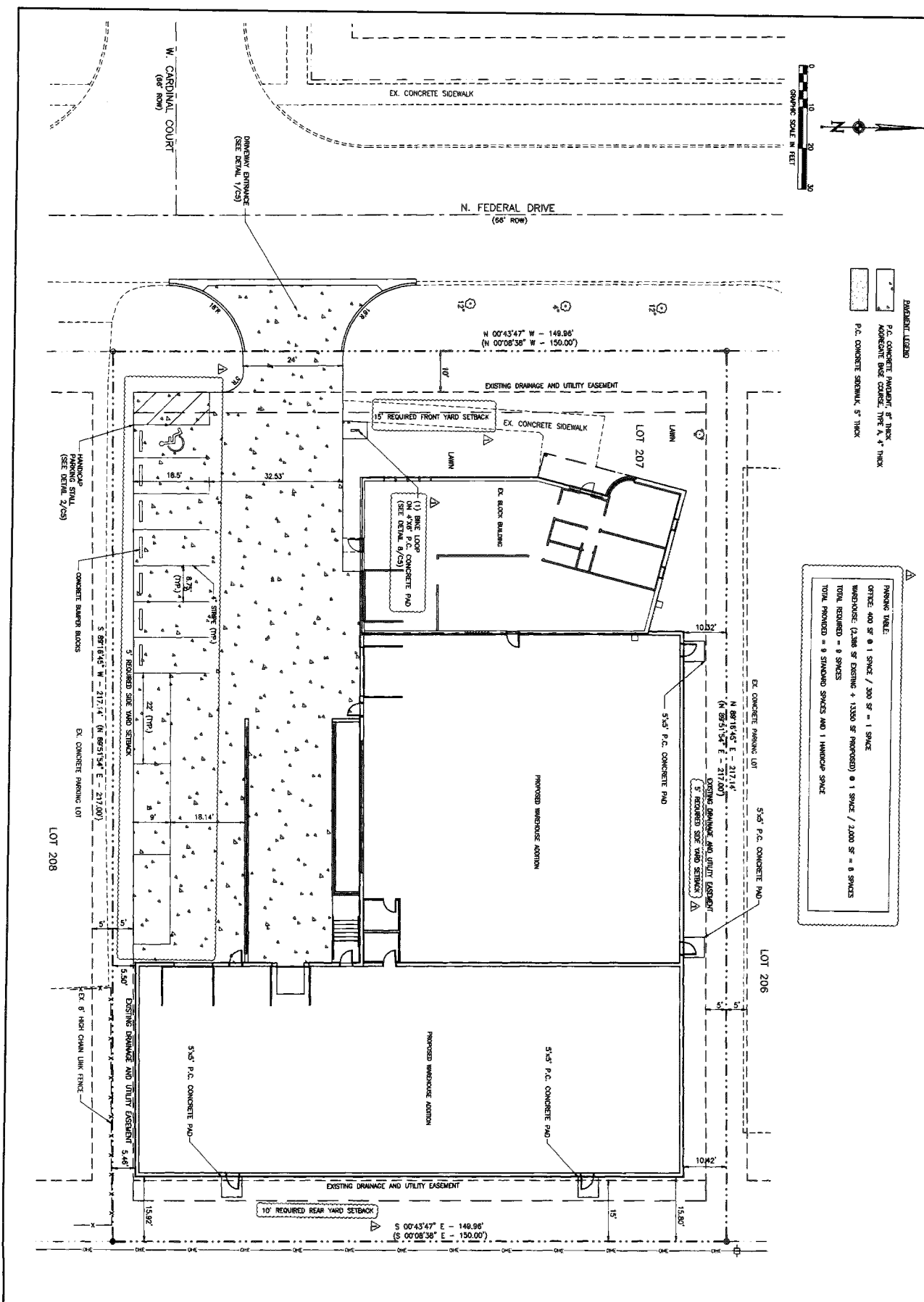


Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 14th day of April, 2020

Diane Wolfe Marlin, Mayor



LEGEND

 P.C. CONCRETE PAD, 5" THICK
 ASPHALT DRIVE CONC., 7" N. 4" THICK
 P.C. CONCRETE SIDEWALK, 5" THICK


PARKING TABLE

OFFICE AND ST @ 1 SPACE / 300 SF = 1 SPACE

WAREHOUSE (2,300 SF EXISTING + 10,500 SF PROPOSED) @ 1 SPACE / 2,000 SF = 8 SPACES

TOTAL REQUIRED = 9 SPACES

TOTAL PROVIDED = 9 STANDARD SPACES AND 1 HANDICAP SPACE

PROJECT: 127-1905 DESIGN BY: BKB DRAWN BY: BKB DATE: 5/24/19 SHEET: C2	SITE LAYOUT PLAN WAREHOUSE ADDITION 1906 N. FEDERAL DR. URBANA, ILLINOIS	 BKB ENGINEERING 301 N. NEIL STREET, SUITE 400 CHAMPAIGN, IL 61820 CELL: 217.840.3548 OFFICE: 217.531.2971 FAX: 217.531.2211	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/12/19</td> <td>CITY REVISIONS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	6/12/19	CITY REVISIONS									
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CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



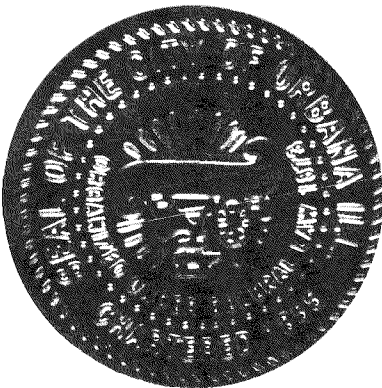
I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 13th day of April, 2020, the City Council of the City of Urbana passed and approved Ordinance No. 2020-04-020, entitled:


AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1906 FEDERAL DRIVE CHAMPAIGN SOCIAL EQUITY GROWERS – PLAN CASE 2397-SU-20)

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

The pamphlet form of Ordinance No. 2020-04-020 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 15th day of April, 2020, 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 15th day of April, 2020.





Charles A. Smyth, City Clerk



City of Urbana
400 South Vine Street
Urbana, IL 61801

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

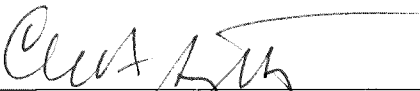
I, CHARLES A. SMYTH, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1906 FEDERAL DRIVE CHAMPAIGN SOCIAL EQUITY GROWERS – PLAN CASE 2397-SU-20) [ORD. 2020-04-020].

approved by the City Council of the City of Urbana, Illinois, on the 13th day of April, AD, 2020, 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 14th day of April, AD, 2020.





Charles A. Smyth, City Clerk



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NAYS:

ABSTENTIONS:

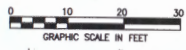


Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 14th day of April, 2020;




Diane Wolfe Marlin, Mayor

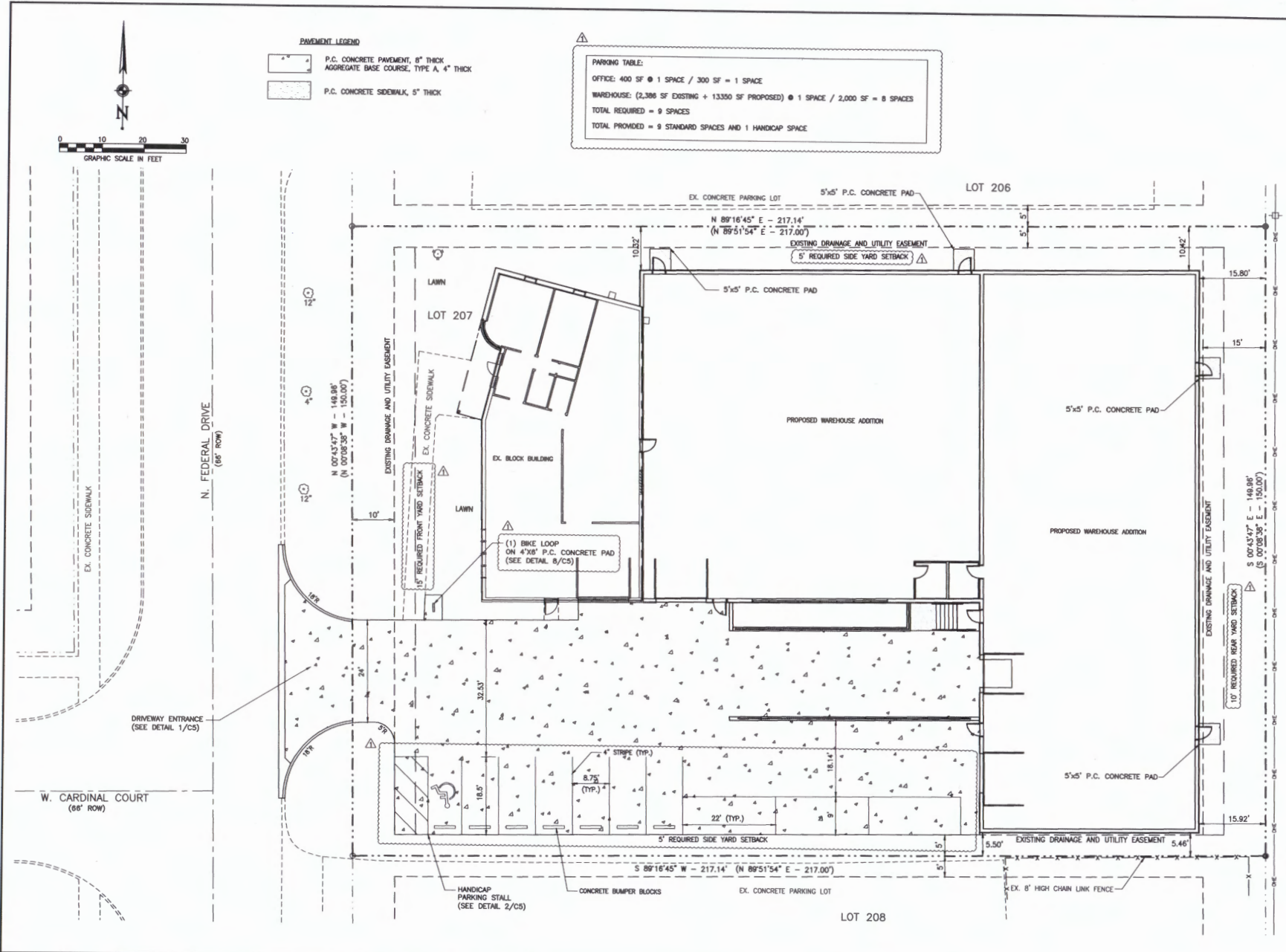


PAVEMENT LEGEND

	P.C. CONCRETE PAVEMENT, 8" THICK AGGREGATE BASE COURSE, TYPE A, 4" THICK
	P.C. CONCRETE SIDEWALK, 5" THICK

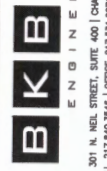
PARKING TABLE:

OFFICE: 400 SF @ 1 SPACE / 300 SF = 1 SPACE
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REVISIONS

NO.	DATE	DESCRIPTION
1	8/12/14	CITY REVISIONS



301 N. NIEL STREET, SUITE 400 | CHAMPAIGN, IL 61820
 CELL: 217.840.3646 | OFFICE: 217.331.2971 | FAX: 217.331.5211

SITE LAYOUT PLAN
 WAREHOUSE ADDITION
 1906 N. FEDERAL DR.
 URBANA, ILLINOIS

PROJECT: 127-1905
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 5/24/19
SHEET:

C2



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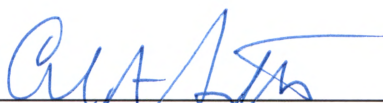
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Dated at Urbana, Illinois, this 15th day of April, 2020.





Charles A. Smyth, City Clerk



City of Urbana
400 South Vine Street
Urbana, IL 61801

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS


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