



City of Urbana  
400 South Vine Street  
Urbana, IL 61801

**2020R23983**  
REC ON: 11/16/2020 11:38:55 AM  
CHAMPAIGN COUNTY  
**MARK SHELDEN**  
REC FEE: 52.00  
RHSPS Fee: 9.00  
REV FEE:  
PAGES 7  
PLAT ACT: PLAT PAGE:

### 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 (1111 W. Kenyon Rd. / Plan Case 2404-SU-20 – VitalSkin Dermatology) [ORD. 2020-11-060].**

approved by the City Council of the City of Urbana, Illinois, on the 9<sup>th</sup> day of November, 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 10<sup>th</sup> day of November, AD, 2020.



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



**ORDINANCE NO. 2020-11-060**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(1111 W. Kenyon Rd. / Plan Case 2404-SU-20 – VitalSkin Dermatology)**

**WHEREAS**, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

**WHEREAS**, VitalSkin Dermatology has petitioned the City for approval of a special use permit to allow the operation of a dermatology clinic at 1111 West Kenyon Road, in the B-3, General Business, Zoning District; and

**WHEREAS**, the proposed use is permitted in the B-3, General Business, Zoning District as a Hospital or Clinic under special use permit procedures; and

**WHEREAS**, the proposed use would be conducive to the public convenience due to its proximity to interstate highway I-74 and to mass transit, which would be convenient for office employees, clinic employees, and patients; and

**WHEREAS**, the proposed use would not be injurious or detrimental to the B-3, General Business, Zoning District or to the general public, because it would not negatively affect nearby uses or traffic patterns; nor generate excessive noise; nor require more parking, additional infrastructure, or services; and

**WHEREAS**, the proposed development is consistent with the development regulations for, and preserves the essential character of, the B-3, General Business, Zoning District; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on September 24, 2020, and voted with five (5) ayes, and zero (0) nays to forward Plan Case 2404-SU-20 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 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.

**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 dermatology clinic in the B-3, General Business, Zoning District with the following condition: Construction must be in general conformance with the attached site plan, entitled "Site Plan - 1111 West Kenyon Road," dated August 25, 2020 (Attachment 1).

**Legal Description:**

A Part of the East Half of the Southeast Quarter of Section 6, Township 19 North, Range 9 East of Third Principal Meridian, in Champaign County, Illinois, described as follows:

Commencing at the intersection of the West line of the East Half of the Southeast Quarter of Section 6, Township 19 North, Range 9 East of Third Principal Meridian and the South right-of-way line of F.A.I. 74, thence North 89 degrees 31 minutes 18 seconds East 30.00 feet to the True Point of Beginning; thence North 89 degrees 31 minutes 18 seconds East along the South right-of-way line of F.A.I. 74, 472.15 feet more or less to the Northwest corner of a tract of land owned by the Marathon Oil Company as recorded in the Office of the Recorder of Deeds of Champaign County in Book 758 at Page 382, Document No. 712606; thence South 0 degrees East along the West line of said tract, 876.80 feet to the Southwest Corner of the tract of land owned by the Marathon Oil Company; thence North 90 degrees West, 469.69

feet more or less to a point 30 feet East of the West line of the East Half of the Southeast Quarter of Section 6, Township 19 North, Range 9 East; thence North 0 degrees 08 minutes 39 seconds West parallel to said West line of the East Half of the Southeast Quarter of Section 6, 872.68 feet to the place of beginning. Situated in Champaign County, Illinois.

P.I.N.: 91-21-06-426-001      Address: 1111 West Kenyon Road, Urbana, Illinois

**Section 2.**

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. 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.

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 9<sup>th</sup> day of November, 2020.

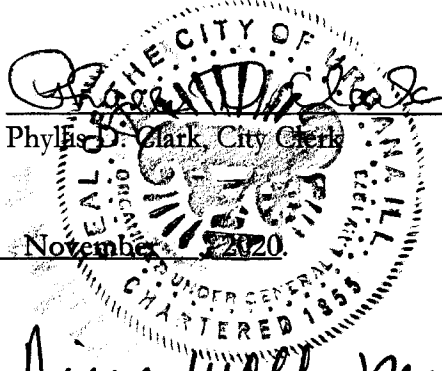
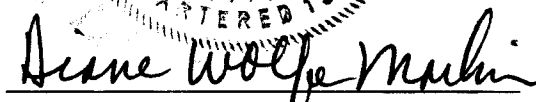
AYES:            Brown, Colbrook, Hursey, Miller, Roberts, Wu

NAYS:

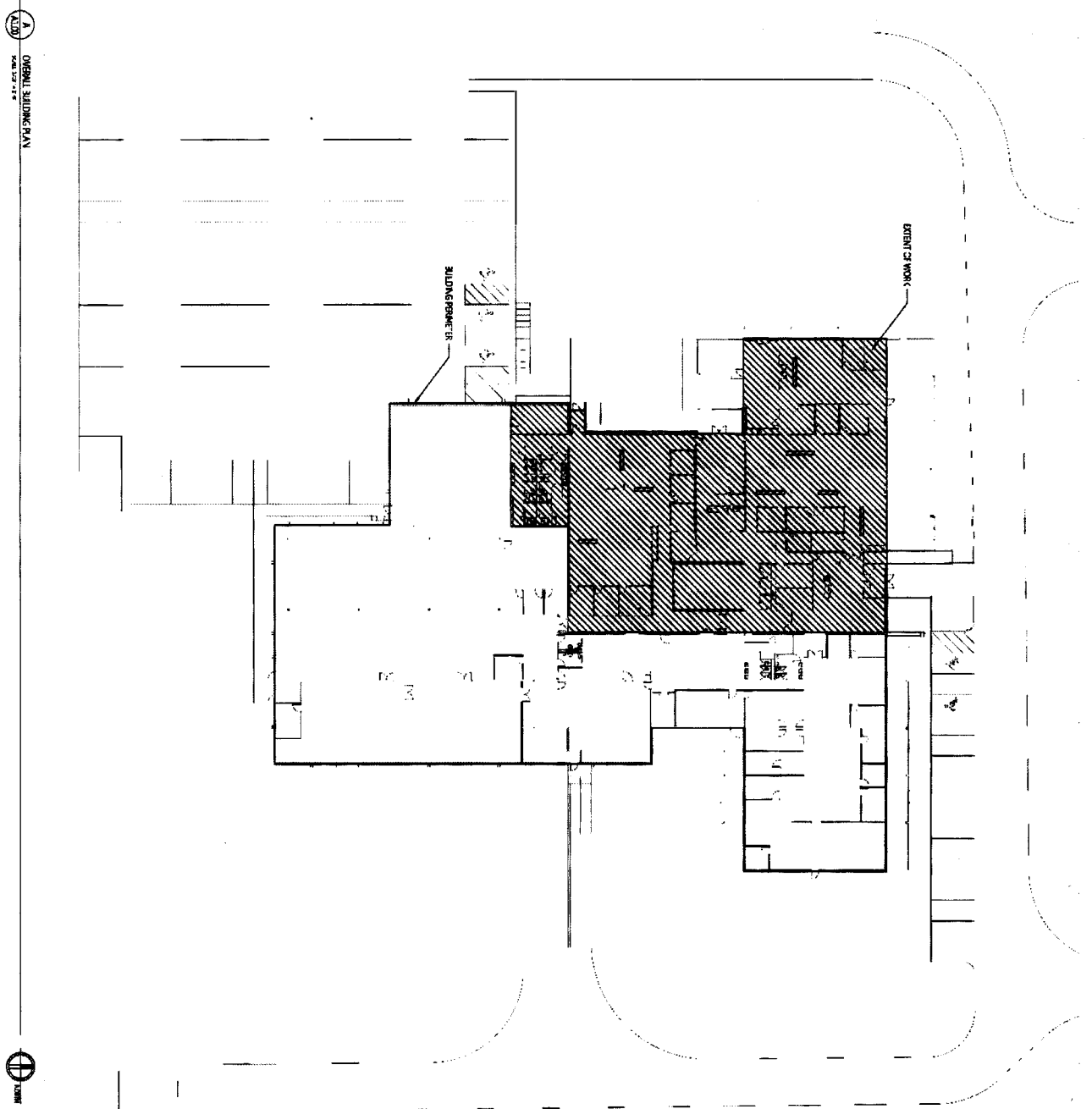
ABSTENTIONS:

**APPROVED BY THE MAYOR** this 10<sup>th</sup> day of November, 2020.

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

  
  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

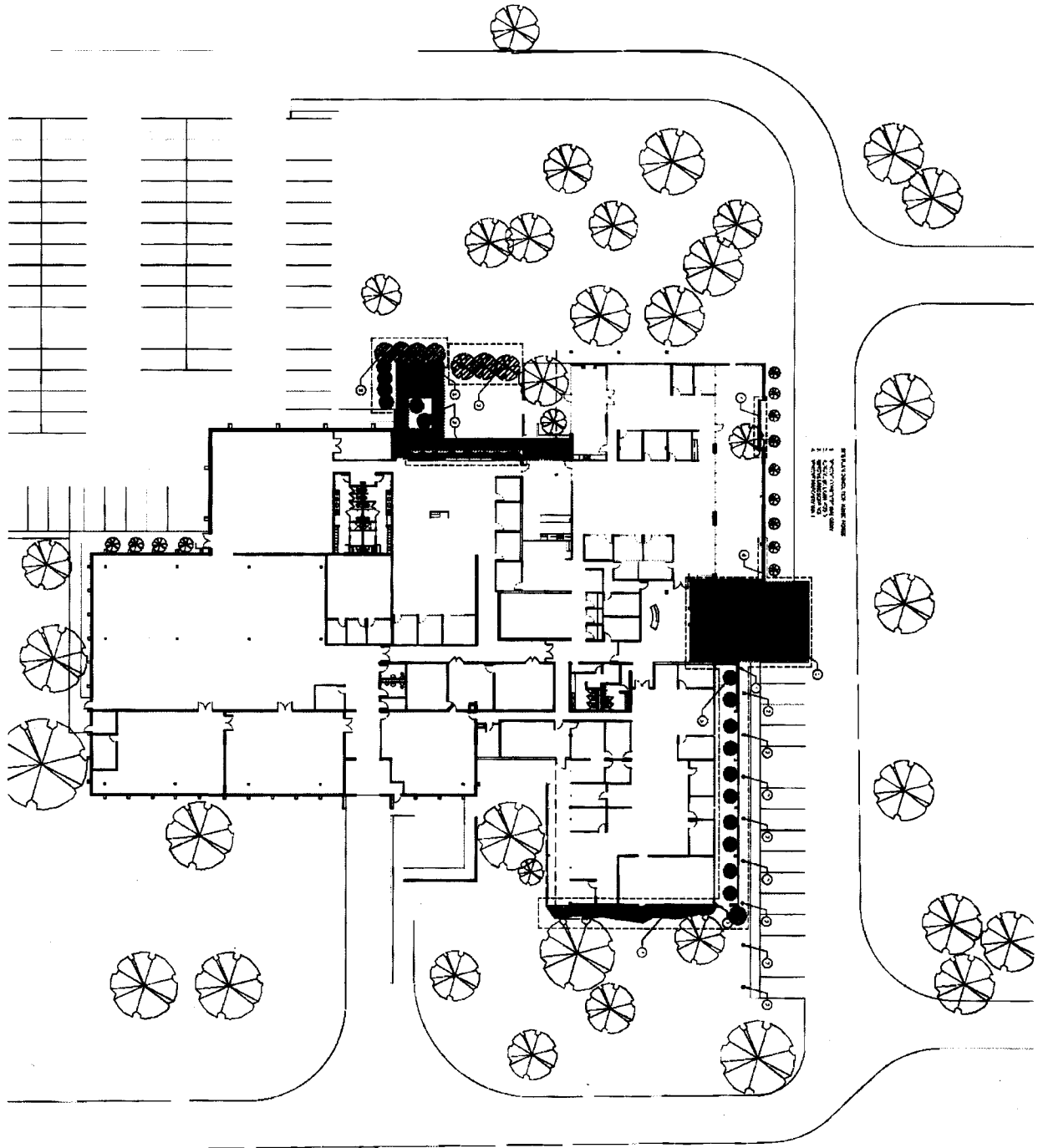
**ATTACHMENT 1: SITE PLAN - 1111 WEST KENYON ROAD**



	<b>K&amp;P ARCHITECTURE</b> ARCHITECTS 1111 W. KENYON ROAD URBANA, IL 61801
	<b>VITAL SKIN DERMATOLOGY CORPORATE OFFICES</b> INTERIOR RENOVATION & IMPROVEMENT PACKAGE 1111 W. KENYON ROAD URBANA, IL

# ATTACHMENT 1: SITE PLAN - 1111 WEST KENYON ROAD


  
 SITE DEMOLITION PLAN



1. ALL EXISTING TREES TO REMAIN TO BE DEMOLISHED AND REPLACED WITH NEW TREES OF SIMILAR SIZE AND SPECIES.


  
 NORTH

**SCALE**  
 1" = 10'-0"

**DATE**  
 08/15/2020

**PROJECT**  
 VITAL SKIN DERMATOLOGY CORPORATE OFFICES EXTERIOR RENOVATION & IMPROVEMENT PACKAGE

**CLIENT**  
 VITAL SKIN DERMATOLOGY

**ARCHITECT**  
 K&P ARCHITECTURE

**PROJECT NO.**  
 2020R23983

**DATE**  
 08/15/2020

**SCALE**  
 A0.00

**VITAL SKIN DERMATOLOGY CORPORATE OFFICES  
 EXTERIOR RENOVATION & IMPROVEMENT PACKAGE  
 1111 W. KENYON ROAD  
 URBANA, IL**

**K&P**  
 ARCHITECTURE  
 1111 W. KENYON ROAD  
 URBANA, IL 62902



## 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 9<sup>th</sup> day of November 2020 the City Council of the City of Urbana passed and approved Ordinance No. 2020-11-060 entitled:


**AN ORDINANCE APPROVING A SPECIAL USE PERMIT (1111 W. KENYON RD. / PLAN CASE 2404-SU-20 – VITALSKIN DERMATOLOGY)**

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

The pamphlet form of Ordinance No. 2020-11-060 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 10<sup>th</sup> day of November 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 10<sup>th</sup> day of November, 2020.



  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk



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400 South Vine Street  
Urbana, IL 61801

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COUNTY OF CHAMPAIGN)       SS

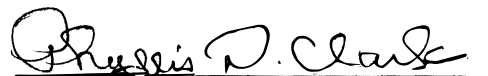
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P.I.N.: 91-21-06-426-001      Address: 1111 West Kenyon Road, Urbana, Illinois

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**PASSED BY THE CITY COUNCIL** this 9<sup>th</sup> day of November, 2020.

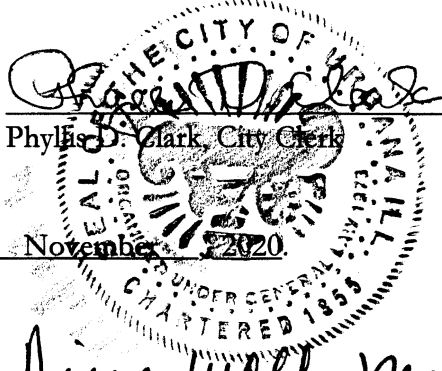
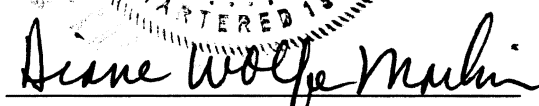
AYES:            Brown, Colbrook, Hursey, Miller, Roberts, Wu

NAYS:

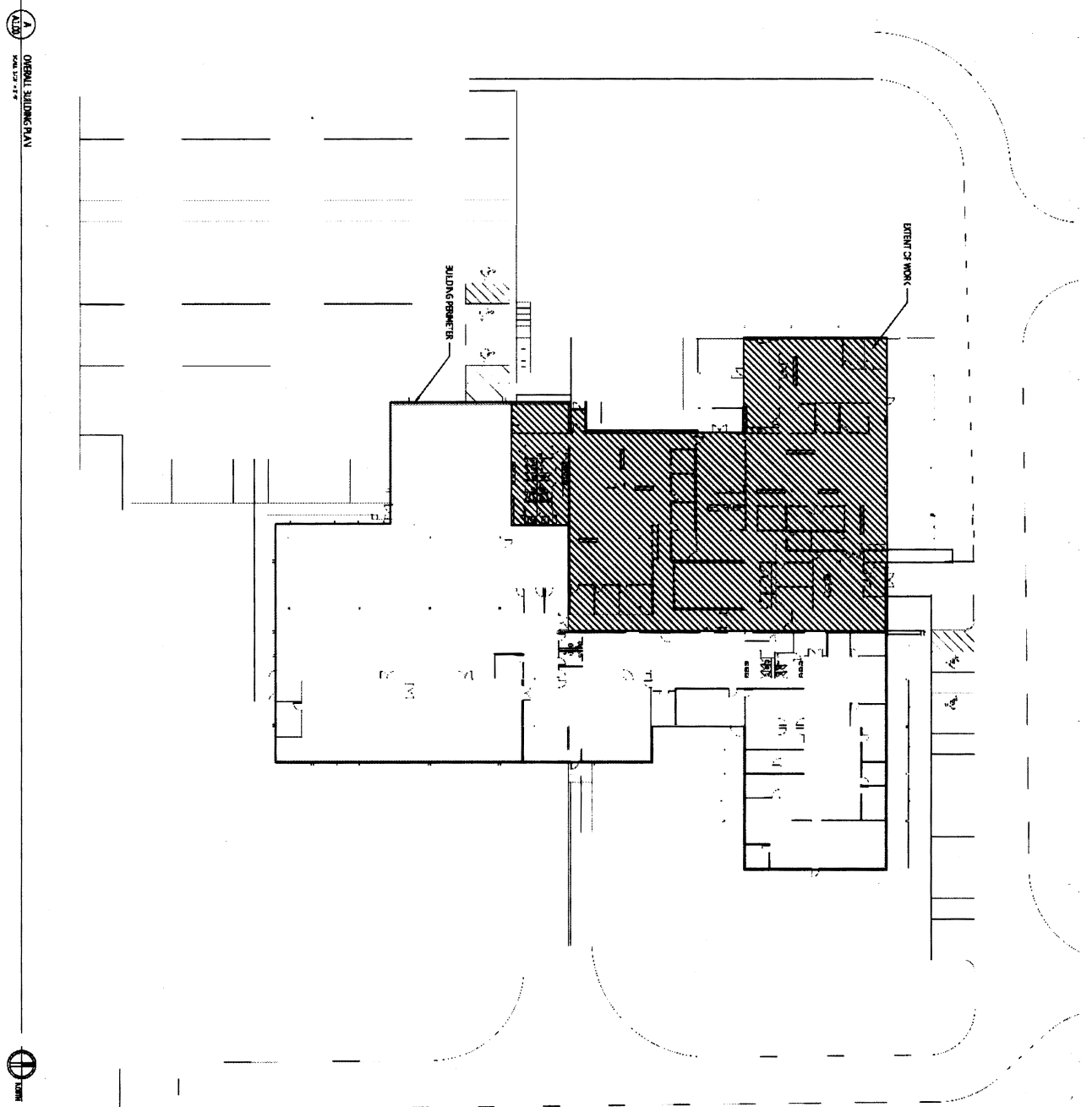
ABSTENTIONS:

**APPROVED BY THE MAYOR** this 10<sup>th</sup> day of November, 2020.

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

  
  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

# ATTACHMENT 1: SITE PLAN - 1111 WEST KENYON ROAD



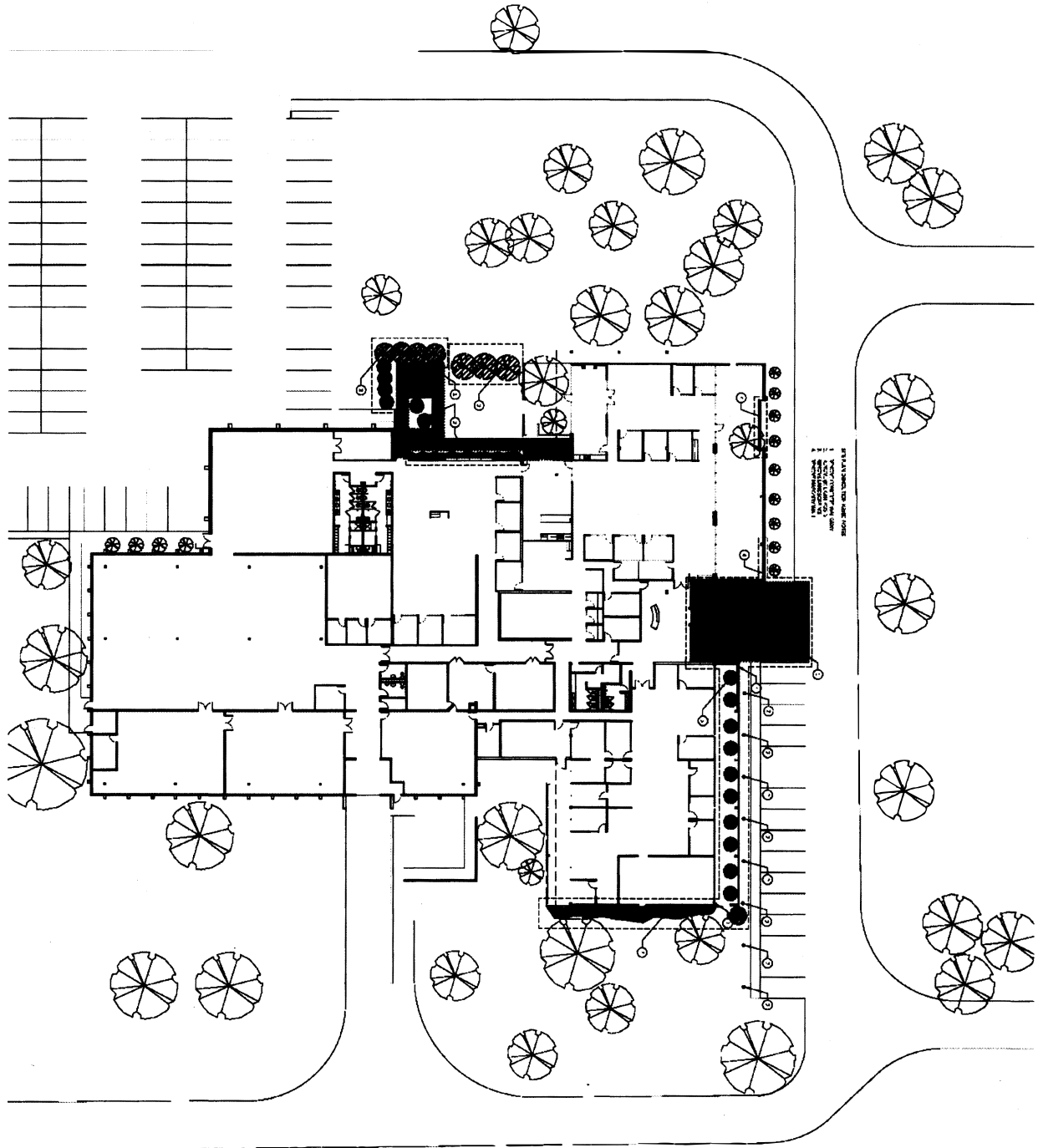
DATE: 11/11/14	SCALE: AS SHOWN
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT: VITAL SKIN DERMATOLOGY CORPORATE OFFICES	LOCATION: 1111 W. KENYON ROAD, URBANA, IL
<p><b>ARCHITECT</b>  <b>K&amp;P ARCHITECTURE</b>          1111 W. KENYON ROAD, URBANA, IL 61801          TEL: 309.243.1111 FAX: 309.243.1112          WWW.K&amp;PARCHITECTURE.COM</p>	
<p><b>OVERALL BUILDING PLAN</b>          A1.00</p>	

VITAL SKIN DERMATOLOGY CORPORATE OFFICES  
 INTERIOR RENOVATION & IMPROVEMENT PACKAGE  
 1111 W. KENYON ROAD  
 URBANA, IL



# ATTACHMENT 1: SITE PLAN - 1111 WEST KENYON ROAD

100 SITE DEMOLITION PLAN  
DATE: 08.27.14



1. ALL EXISTING UTILITIES TO BE REMOVED AND REINSTALLED AS SHOWN ON ALL UTILITIES PLANS.  
2. ALL EXISTING UTILITIES TO BE REMOVED AND REINSTALLED AS SHOWN ON ALL UTILITIES PLANS.  
3. ALL EXISTING UTILITIES TO BE REMOVED AND REINSTALLED AS SHOWN ON ALL UTILITIES PLANS.

100 SITE DEMOLITION PLAN  
DATE: 08.27.14

DATE: 08.27.14	SCALE: 1/4" = 1'-0"
PROJECT: VITAL SKIN DERMATOLOGY CORPORATE OFFICES	
LOCATION: 1111 W. KENYON ROAD, URBANA, IL	
ARCHITECT: K&P ARCHITECTURE	
DATE: 08.27.14	

VITAL SKIN DERMATOLOGY CORPORATE OFFICES  
EXTERIOR RENOVATION & IMPROVEMENT PACKAGE  
1111 W. KENYON ROAD  
URBANA, IL

K&P ARCHITECTURE  
ARCHITECTURE  
PLANNING  
INTERIORS  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



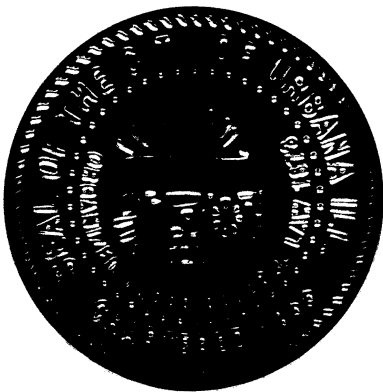
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Dated at Urbana, Illinois, this 10<sup>th</sup> day of November, 2020.



  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk