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Recording Cover Sheet

AN ORDINANCE APPROVING A SPECIAL USE PERMIT
(206 and 208 East California Avenue / Plan Case 2427-SU-21 –
Cunningham Township)

2022R02745
REC ON: 02/11/2022 02:13:35 PM
CHAMPAIGN COUNTY
AARON AMMONS
REC FEE: 51.00
RHSPS Fee:
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES 6

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801

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

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

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
(206 and 208 East California Avenue / Plan Case 2427-SU-21 – Cunningham Township)**

Adopted by the City Council of the City of Urbana, Illinois, on the 23rd day of August, AD, 2021, 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 3rd day of September, AD, 2021.





Phyllis D. Clark, City Clerk

ORDINANCE NO. 2021-08-036

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(206 and 208 East California Avenue / Plan Case 2427-SU-21 – Cunningham Township)

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, Cunningham Township has petitioned the City for approval of a special use permit to operate a home for adjustment for emergency housing and an office at 206 and 208 East California Avenue in the R-4, Medium Density Multiple-Family Residential zoning district; and

WHEREAS, the proposed uses would be conducive to the public at this location, as they would occupy the existing apartment buildings, and the surrounding area would be accommodating to families with children in need of housing; and

WHEREAS, the proposed uses would not be injurious or detrimental to the R-4 zoning district, or injurious to the general public, as residents would be screened and monitored by case managers, and a building code analysis would be conducted to ensure building safety for all residents; and

WHEREAS, the proposed uses are residential in nature, and would utilize the existing buildings without significant modification, maintaining their current level of conformity with the R-4 zoning district; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on August 5, 2021, and voted with four (4) ayes, and zero (0) nays to forward Plan Case 2427-SU-21 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

WHEREAS, the City Council, after due consideration, finds that approving a special use permit as herein provided is in the best interests of the residents of the City and is desirable for the welfare of the City's government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

An Ordinance is hereby enacted and a special use permit is hereby approved to allow operation of a home for adjustment in the R-4, Medium Density Multiple-Family Residential zoning district with the following conditions:

1. Prior to the City issuing new Certificates of Occupancy to allow uses classified by the building code as R-1 or B, the applicant must first have a licensed architect conduct a code analysis, and make any necessary building modifications to bring the units up to code; and
2. Prior to the City issuing new Certificates of Occupancy, the Township program must require residents to live in the building for at least 30 days. If a unit is vacant, it shall be eligible for occupancy.
3. The applicant shall review the need shall install adequate safety barriers or mechanisms between the courtyard and parking lot, by June 1, 2022.
4. The applicant shall register all residential units with the Rental Registration Program, with the units and common areas subject to systematic inspection.
5. The applicant shall report the length of stay, by unit, to the Township Board at its monthly meetings.

LEGAL DESCRIPTION:

Lot 7 of Myers and Besore's Addition to Urbana, Illinois, as per Plat recorded in Deed Record 46 at Page 73, situated in Champaign County, Illinois; and That part of the West Half of vacated alley lying east and adjacent to said Lot 7 as vacated by Ordinance recorded July 10, 1964 in Book 763 at Page 570 as Document No. 715237.

The West 56 feet one (1) inch of the South 110 feet of Lot 1 of Myers and Besore's Addition to Urbana, Illinois, as per Plat recorded in Deed Record 46 at Page 73, situated in Champaign County, Illinois; and That part of the East Half of vacated alley lying west and adjacent to the South 110 feet of said Lot 1 as vacated by Ordinance recorded July 10, 1964 in Book 763 at Page 570 as Document No. 715237.

Commonly known as 206 and 208 East California Avenue, Urbana, Illinois.
P.I.N.: 92-21-17-254-008 and 92-21-17-254-009

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.

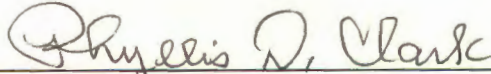
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 23rd day of August, 2021.

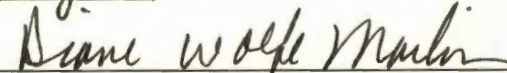
AYES: Wu, Evans, Kolisetty, Wilken, Bishop, Quisenberry

NAYS:

ABSTENTIONS:


Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ~~23rd~~^{31st} day of August, 2021.


Diane Wolfe Marlin, Mayor



CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



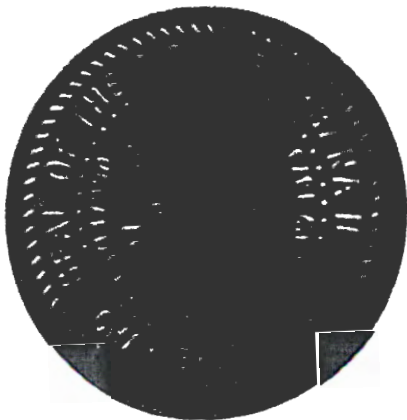
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 23rd day of August 2021 the City Council of the City of Urbana passed and approved Ordinance No. 2021-08-036 entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
(206 and 208 East California Avenue / Plan Case 2427-SU-21 – Cunningham Township)**

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

The pamphlet form of Ordinance No. 2021-08-036 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 3rd day of September 2021, 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 3rd day of September, 2021.





Phyllis D. Clark, City Clerk