



8 4 1 5 5 5 0
Tx:4169917

Recording Cover Sheet

An Ordinance Approving a Special Use Permit (Medical
Clinic expansion at 1111 W. Kenyon Rd./Plan Case No. 2443-
SU-22)
[Ordinance No. 2022-04-011]

2022R08621
REC ON: 05/13/2022 12:12:23 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

Return to:

(G) 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 (Medical Clinic expansion at 1111 W. Kenyon Rd./Plan Case No. 2443-SU-22)

Adopted by the City Council of the City of Urbana, Illinois, on the 11th day of April, AD, 2022, 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 13th day of May, AD, 2022.





Phyllis D. Clark, City Clerk

ORDINANCE NO. 2022-04-011

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(1111 W. Kenyon Rd. / Plan Case 2443-SU-22 – 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 expand a medical clinic in the existing building 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 clinic employees 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 substantially more parking nor any 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 March 24, 2022, and voted with five (5) ayes, and zero (0) nays to forward Plan Case 2443-SU-22 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 the expansion of a 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," which allocates up to 7,900 square feet for future expansion, dated February 18, 2022 (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.

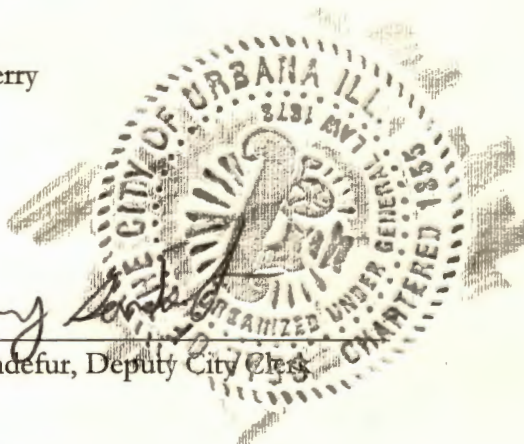
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 11th day of April, 2022.

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

NAYS: None

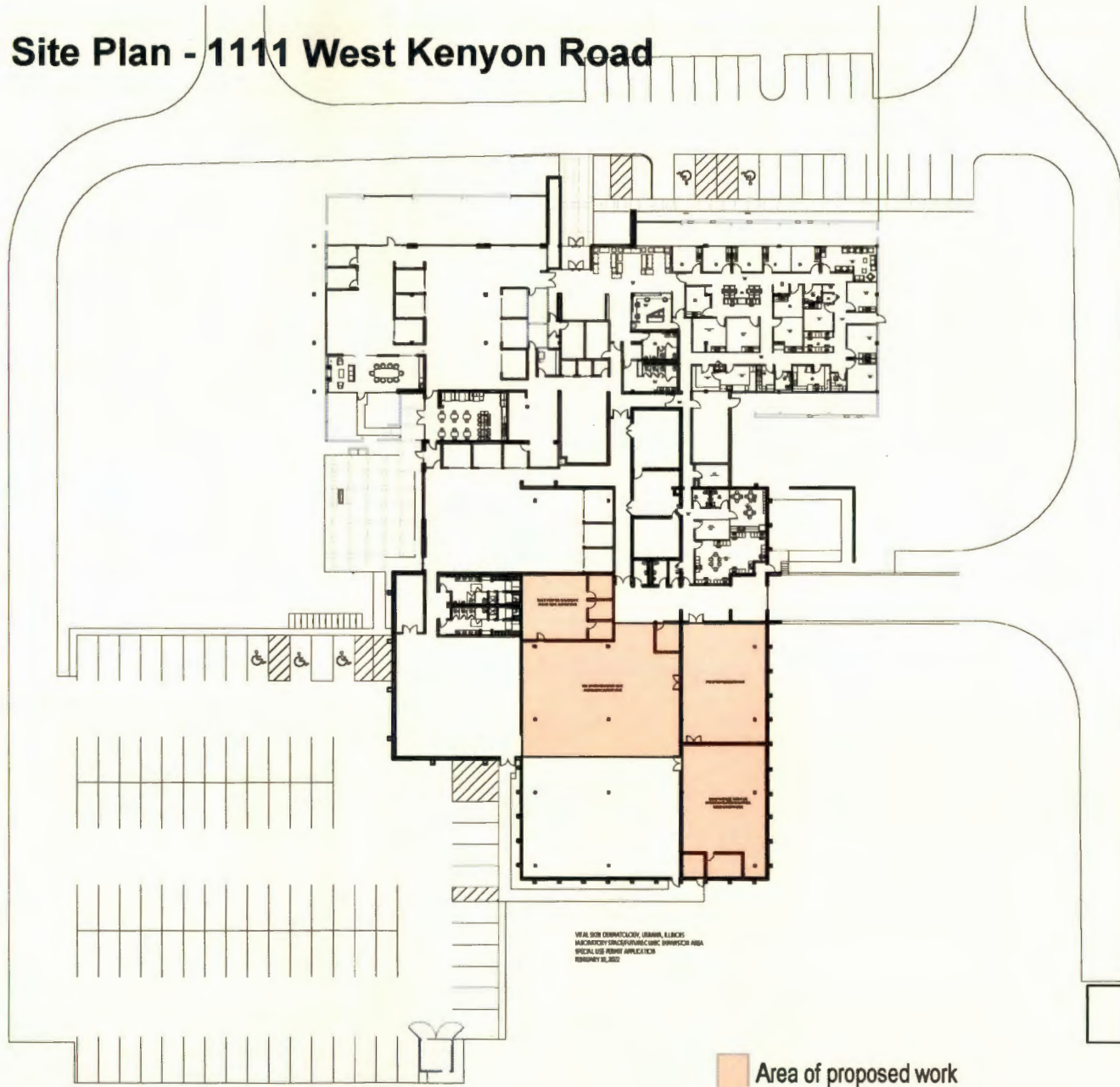
ABSTENTIONS: None


Darcy Sandefur
Darcy Sandefur, Deputy City Clerk

APPROVED BY THE MAYOR this 29th day of April, 2022.

Diane Wolfe Marlin
Diane Wolfe Marlin, Mayor

Attachment 1: Site Plan - 1111 West Kenyon Road



WEA 5000 CONSTRUCTION, BRANIFF, L.L.B.C.S.
ARCHITECTS CONSULTING ARCHITECTS ASSOCIATES
SPECIAL USE PERMIT APPLICATION
REDACTED PL 5000

Area of proposed work



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 11th day of April 2022 the City Council of the City of Urbana passed and approved Ordinance No. 2022-04-011 entitled:

An Ordinance Approving a Special Use Permit (Medical Clinic expansion at 1111 W. Kenyon Rd./Plan Case No. 2443-SU-22)

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

The pamphlet form of Ordinance No. 2022-04-011 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 29th day of April 2022, 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 29th day of April, 2022.



Phyllis D. Clark

Phyllis D. Clark, City Clerk