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Recording Cover Sheet

AN ORDINANCE APPROVING A SPECIAL USE

PERMIT

(810 and 1002 Perkins Road/ Plan Case 2447-SU-22- BWC

Tundra, LLC)

[Ordinance No. 2022-06-027]

2022R11996

REC ON: 07/01/2022 09:54:58 AM

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

ig)

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
(810 and 1002 Perkins Road/ Plan Case 2447-SU-22- BWC Tundra, LLC)**

Adopted by the City Council of the City of Urbana, Illinois, on the 27th day of June, 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 29th day of June, AD, 2022.



Phyllis D. Clark
Phyllis D. Clark, City Clerk

ORDINANCE NO. 2022-6-027

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(810 and 1002 Perkins Road / Plan Case 2447-SU-22 – BWC Tundra, LLC)

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, Andrew Fell has petitioned the City on behalf of BWC Tundra, LLC, for approval of a special use permit to expand a Towing Service at 810 and 1002 Perkins Road in the B-3, General Business, Zoning District; and

WHEREAS, Tatman’s Towing has operated at this site since before the property’s annexation into the City of Urbana in 1977, is a legally-conforming use, and the proposed special use permit would allow indoor maintenance and storage of its vehicles and paving of existing gravel parking areas; and

WHEREAS, the proposed towing service expansion would continue to be conducive to the public at this location, where it has operated since 1977, as the towing service is accessed easily by car and mass transit; and

WHEREAS, the proposed towing service expansion would not be injurious or detrimental to the B-3 zoning district, or injurious to the general public because the proposed project would reduce the amount of outdoor parking, gravel parking and access, and would increase screening; and

WHEREAS, the requested special use permit would allow the existing towing service to expand and maintain legal conformity with the standards and regulations of, while preserving the essential character of, the B-3 zoning district; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on June 9, 2022, and voted with eight (5) ayes, one (1) abstention, and zero (0) nays to forward Plan Case 2447-SU-22 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

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 expansion of a towing service in the B-3, Central Business, Zoning District with the following condition:

- Construction must be in general conformance with the attached site plan entitled "Tatman's Towing, New Construction, 810 East Perkins Road, Urbana, IL, Sheet T1 – Site Plan" dated 6/8/2022 (Attachment 1).

Legal Description:

Tract A: Lot 101 Tatman's Perkin's School Sub, Replat of Lot 1

P.I.N. 91-21-04-352-036

Commonly known as 810 East Perkins Road

Tract B: Lot 4 Sarah's 1st Sub

P.I.N. 91-21-04-352-024

Commonly known as 1002 East Perkins Road

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.

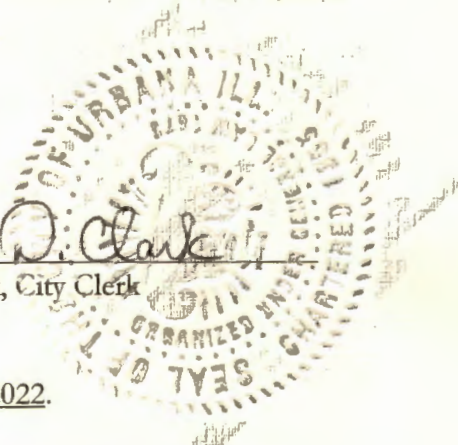
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this 27th day of June, 2022.

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

NAYS: None

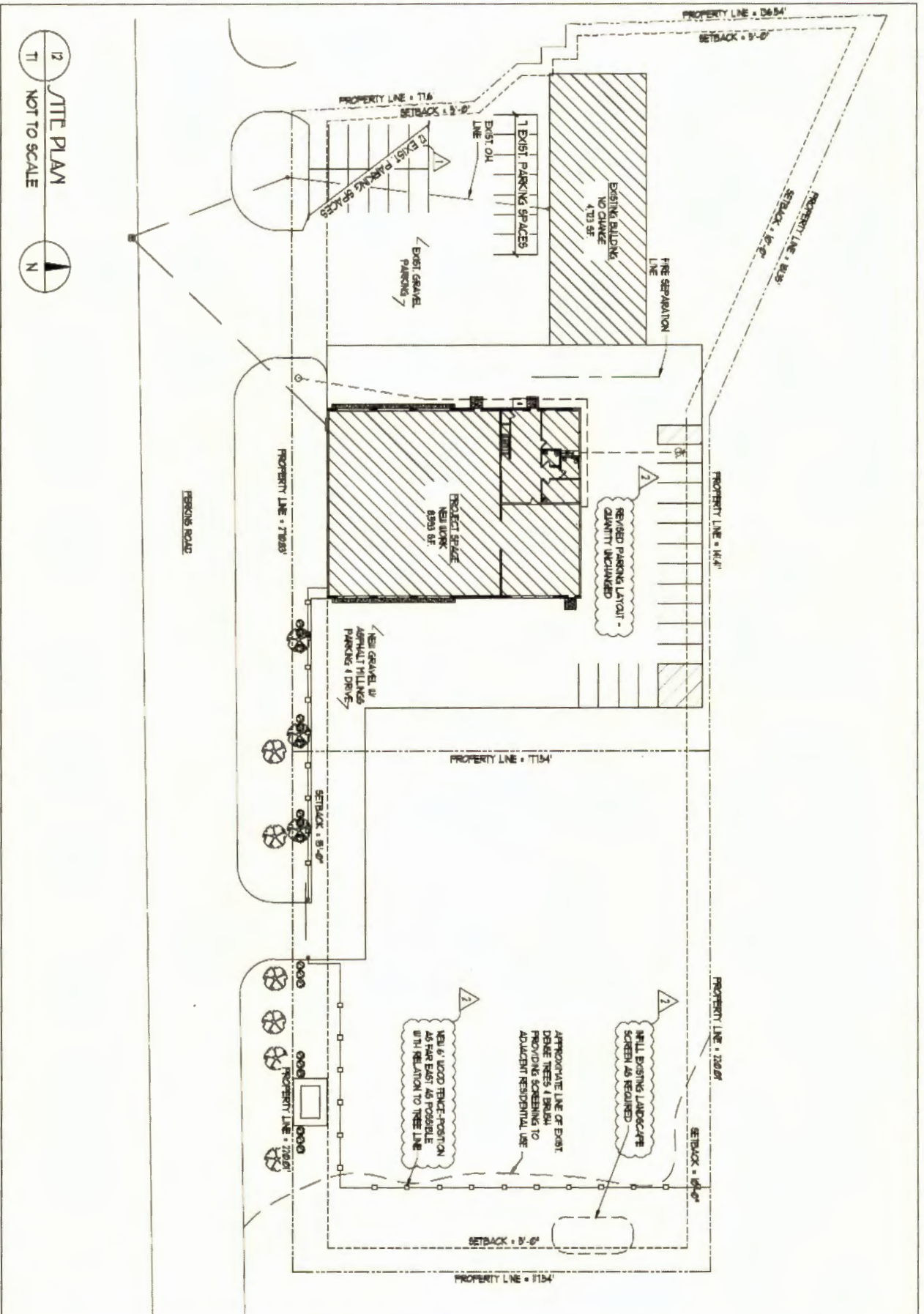
ABSTENTIONS: None

The seal of the City of Urbana, Illinois, is circular and contains the text "SEAL OF THE CITY OF URBANA, ILLINOIS" and "ORGANIZED UNDER CHARTERED LAWS".
Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 28th day of June, 2022.

Diane Wolfe Marlin
Diane Wolfe Marlin, Mayor

ATTACHMENT 1



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T1
SITE PLAN
NOT TO SCALE

T1

TATMAN TOWING
NEW CONSTRUCTION
810 C. PERDUE RD
URBANA, IL 61802

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used or reproduced in any form without the written consent of the Architect. Only written directions shall be used. Do not scale drawings. Measurements shall be verified on the job site. Any discrepancies shall be brought to the notice of the Architect prior to the commencement of any work.

ANDREW FELL
ARCHITECTURE AND DESIGN
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URBANA, ILLINOIS 61802
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EMAIL: andrew@andrewfell.com

PROJECT # 2042
DATE: 11/07/23
REVISED: 2022 APRIL 07
REVISION: 2022 JAN 08



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 27th day of June 2022 the City Council of the City of Urbana passed and approved Ordinance No. 2022-06-027 entitled:

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
(810 and 1002 Perkins Road/ Plan Case 2447-SU-22- BWC Tundra, LLC)**

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

The pamphlet form of Ordinance No. 2022-06-027 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 28th day of June 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 28th day of June, 2022.



Phyllis D. Clark

Phyllis D. Clark, City Clerk