

RESOLUTION OF INTENT WITH RESPECT TO
ZONING FOR CARLE HOSPITAL EXPANSION

WHEREAS, it is the determination of the City Council of the City of Urbana, Illinois ("Council") that the expansion of the facilities of the Carle Hospital and Clinic ("expansion") will be in the best interests of the people of the City of Urbana and the Central Illinois region; and

WHEREAS, the Council is unable to approve the proposed expansion under the Urbana Zoning Ordinance as presently drafted because:

1. The general zoning classification of Light Industrial (I-1), which contains bulk limitations that are compatible with the expansion, also permits a range of uses that are wholly inappropriate given the proximity of the expansion site to Crystal Lake Park and the actual use to which Carle Hospital and Clinic intends in the expansion;

2. The general zoning classification of Multiple Family Residential (R-2) incorporates bulk limitations which, though appropriate to the uses permitted therein are exceeded by the proposed expansion;

3. Section 34.74, which permits the Council "to authorize in any district a structure or premises to be used by a public service corporation or for public utility...which it deems reasonably necessary for the public convenience and welfare" expresses a philosophy favorable to approval of the expansion but as presently worded, is insufficiently precise to serve as a foundation for Council approval of said expansion; and

WHEREAS, the Council determines that the Urbana Zoning Ordinances should permit the expansion consistent with sound planning and zoning principles,

THEREFORE, BE IT RESOLVED BY THE COUNCIL that:

1. The Council hereby reaffirms its determinations as hereinabove stated;

2. It is the intention of the Council that the Urbana Zoning Ordinance be amended by appropriately revising Section 34.74 or otherwise to permit the expansion consistent with sound planning and zoning principles;

3. The administration of the City of Urbana is requested to prepare and present to the Urbana Plan Commission appropriate amendments to the Urbana Zoning Ordinance to implement the expressed statements and intent of this Resolution;

4. It is the intent of this Resolution that it confirm that the maximum setback from Orchard Street imposed upon the project will not exceed 9.25 feet.

PASSED by the City Council this 1st day of April, 1974.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 4 day of April, 1974.

Hiram Paley
Hiram Paley, Mayor

