

RESOLUTION NO. 7677-R44

A RESOLUTION GRANTING AN
EXCEPTION TO THE MORATORIUM
ON THE BONEYARD CREEK

WHEREAS, the City Council of the City of Urbana has manifested by word and action its interest in development and redevelopment of the central business district; and

WHEREAS, the City Council has adopted A Policy Plan for the Urbana Central Business District for Development and Redevelopment, which fixes the north boundary of the "Urbana Central Business District for Development and Redevelopment" as the southern boundary of the railroad right-of-way; and

WHEREAS, the City Council finds that development and redevelopment of commercial properties in the area immediately north of the central business district thus defined would be beneficial to the City of Urbana; and

WHEREAS, there exists a plan for remodeling the building at 402 North Race Street, which was formerly occupied by Urbana Laboratories, for use as a garden center; and

WHEREAS, said plan includes an outdoor display area for patio plants near the Boneyard and beautification of the Boneyard bank adjacent to the property; and

WHEREAS, the success of said project is also dependent upon permission to build a small greenhouse at the east end of the present building, which greenhouse will extend closer to the Boneyard than seventy-five (75) feet from its centerline; and

WHEREAS, there is presently in effect a moratorium on new construction until March 6, 1977, as established by Ordinance No. 7677-23, and amended by Ordinance No. 7677-68; and

WHEREAS, there is urgent need for the greenhouse to be built before March 6, 1977, in order that plants may be grown therein in time for the spring season of 1977; and

WHEREAS, said plan does not appear to adversely affect such matters as flood preservation, water quality and control, or drainage; and

WHEREAS, the redevelopment of the property at 402 North Race Street proposed by Mr. Bodecker will be compatible with the beautification effort for the Boneyard between Race and Broadway proposed by the Urbana and Champaign Chambers of Commerce and will complement and enhance that project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

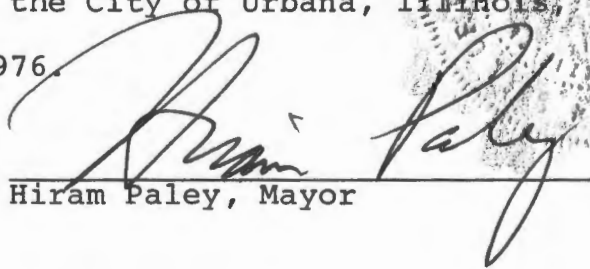
That the City Council, pursuant to paragraph 2 of Ordinance No. 7677-23, as amended, hereby grants an exception and authorizes the Code Administrator to issue a building permit for the construction of a greenhouse and such other permits as may be necessary for the additions and alterations at 402 North Race Street in accordance with the plan as generally outlined herein, provided, however, that no such building permit shall issue unless all other requirements of the Urbana City Code, including the Urbana Zoning Ordinance, are fulfilled.

PASSED by the City Council of the City of Urbana, Illinois, this 20th day of December, 1976.


Duane Eckerty, City Clerk

APPROVED by the Mayor of the City of Urbana, Illinois, this

27 day of December, 1976.


Hiram Paley, Mayor