

AN ORDINANCE GRANTING A SPECIAL USE PERMIT

WHEREAS, after due publication, a Public Hearing was held on the 25th day of October, 1978, concerning the Petition filed in Plan Commission Case #1050 and

WHEREAS, the Urbana Plan Commission recommended approval of the request that a Special Use Permit for a six-story 50 unit federally rent-assisted elderly and adult-handicapped housing project on the premises described below be granted.

WHEREAS, the Urbana City Council finds and determines that the subject premises described below is within the business development and re-development district as described in the definition thereof in the Urbana Zoning Ordinance.

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS

that:

Section 1. A special use permit for the construction of a six-story 50 unit federally rent-assisted elderly and adult-handicapped housing project on the following described premises is hereby granted subject to the conditions set forth below:

Lots 4, 5, and 6 of James S. Busey's Addition to the City of Urbana, Champaign County, Illinois except so much thereof as has been previously deeded to the City of Urbana for streets and sidewalks, together with the entire alley South and adjacent thereto.

Section 2. The above granted special use permit is subject to adherence to the approval plot plan dated October 5, 1978, and the following conditions and limitations as approved by Plan Commission on October 5, 1978 which plot plan is incorporated herein by reference:

- a) The height of the structure erected pursuant to this Ordinance shall not exceed 56 feet at height.
- b) Front yard requirements shall be as follows: along and abutting Race Street 20 feet; along and abutting Illinois Street 18 feet and 34 feet
- c) Side Yard - 14 feet
- d) Rear Yard - 24 feet
- e) Lot Density - 397.2 square feet per unit
- f) Open Space - 29%
- g) Parking - provisions for 9 spaces on the subject site and 16 parking spaces in the adjacent parking lot commonly known as Parking Lot 10 E of the Urbana Municipal Parking System and legally described as lot 6 of the Central Business Addition, City of Urbana, IL

WHEREAS, the Plan Commission has determined that the proposed development will furnish apartment or multiple-family residential housing in the business development and re-development district in harmony with the general purpose of the appropriate section of the Urbana Zoning Ordinance of encouraging good quality housing in such district and as also determined such development will not be potentially injurious or detrimental to the zoning district in which it shall be located or to the occupants of such proposed structure or use.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of 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 special meeting of said Council on the 23rd day of October, 1978.

PASSED by the City Council this 23rd day of October, 1978.

Beverly Umbarger  
Beverly Umbarger, Acting City Clerk

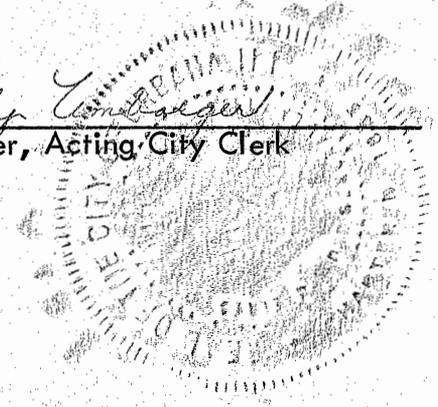
APPROVED by the Mayor this 1st ~~11th~~ day of November, 1978.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

CERTIFICATION OF PUBLICATION

I, Beverly Umbarger, Acting City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the C-U Courier on the 16th day of November, 1978. and a Certificate of Publication is attached hereto.

Beverly Umbarger  
Beverly Umbarger, Acting City Clerk



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WHEREAS, the Urbana Plan Commission recommended approval of the request that a Special Use Permit for a six-story 50 unit federally rent-assisted elderly and adult-handicapped housing project on the premises described below be granted.

WHEREAS, the Urbana City Council finds and determines that the subject premises described below is within the business development and re-development district as described in the definition thereof in the Urbana Zoning Ordinance.

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS that:

Section 1. A special use permit for the construction of a six-story 50 unit federally rent-assisted elderly and adult-handicapped housing project on the following described premises is hereby granted subject to the conditions set forth below:

Lots 5 and 6 of James S. Busey's Addition to the City of Urbana, Champaign County, Illinois except so much thereof as has been previously deeded to the City of Urbana for streets and sidewalks together with the entire alley South and adjacent thereto.

Section 2. The above granted special use permit is subject to adherence to the approval plot plan dated October 5, 1978; and the following conditions and limitations approved by Plan Commission on October 5, 1978 which plot plan is incorporated herein by reference:

a) The height of the structure erected pursuant to this Ordinance shall not exceed 56 feet in height.

b) Front yard requirements shall be as follows: along and abutting Race Street 34 feet and abutting Illinois Street 34 feet

c) Side yard 24 feet

d) Rear yard 24 feet

e) Lot area - 397.2 square feet per unit

f) Open Space - 25%

g) Parking - provisions for 9 spaces on the subject site and 2 parking spaces in the adjacent parking lot commonly known as Parking Lot E of the Urbana Municipal Park System and legally described as lot of the Central Business Addition, City of Urbana, IL.

WHEREAS, the Plan Commission has determined that the proposed development will furnish apartment or multiple-family residential housing in the business development and re-development district in harmony with the general purpose of the appropriate section of the Urbana Zoning Ordinance of encouraging good quality housing in such district and as also determined such development will not be potentially injurious or detrimental to the zoning district in which it shall be located or to the occupants of such proposed structure or use.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of 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

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## Certificate of Publication

STATE OF ILLINOIS }  
Champaign County } ss.

CHAMPAIGN-URBANA COURIER, Inc., a corporation hereby certifies that it is the publisher of THE COURIER, a daily secular newspaper of general circulation in said County, printed in the City of Urbana, and published in the City of Urbana and in the City of Champaign, in said County and State, and that said newspaper is a newspaper as defined in "An Act to revise the law in relation to notices," approved February 13, 1874, as amended, and that the printed notice hereto annexed and hereby made a part of this certificate has been published in said

newspaper at least once each week for one successive weeks in each and every copy

and impression thereof; that the date of the first newspaper containing said publication was

Nov. 16, A.D. 19 78, and that the date of the last newspaper containing said

publication was \_\_\_\_\_ A.D. 19 \_\_\_\_\_; and that \_\_\_\_\_

Barbara A. Rees by resolution of the Board of Directors of said CHAMPAIGN-URBANA COURIER, Inc., has been authorized to make this certificate.

IN TESTIMONY WHEREOF said CHAMPAIGN-URBANA COURIER, Inc., has caused this cer-

tificate to be executed in its name by said Barbara A. Rees

this 16th day of Nov. A.D. 19 78

CHAMPAIGN-URBANA COURIER, Inc.

Publication Fee, \$ 28.50

By Barbara A. Rees

