

ORDINANCE NO. 8081-75

AN ORDINANCE  
GRANTING A SPECIAL USE PERMIT

WHEREAS, Section VII-7 of the Urbana Zoning Ordinance authorizes the City Council to grant a special use permit for the establishment, construction, expansion or alteration of any structure for a medical use, in accordance with procedures therein set forth; and

WHEREAS, in Plan Case No. 1104-SU-80, the Carle Foundation Hospital, a not-for-profit corporation, has proposed certain plans for expanding their hospital facilities for medical use; and

WHEREAS, in the abovesaid Plan Case, the Urbana Plan Commission, after due public notice and public hearing, voted to recommend that a special use permit be issued by the Urbana City Council under certain restrictions and conditions.

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

1. That a special use permit shall be issued by the Zoning Administrator to permit the expansion of the Carle Foundation Hospital for medical use in accordance with this Ordinance, and with adherence to the site plan attached hereto and made a part of this Ordinance on that parcel of realty described below:

The East 49.2 feet of Lot 2, and the South 32.4 feet of the East 49.2 feet of Lot 3, also Lot 7 except the South 55 feet of the East 100.96 feet thereof, together with all of Lots 8, 9, 10 and 11 of Busey's Subdivision of Lot E and a portion of Lot B of a subdivision of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois.

2. The front yard (Orchard Street) may be reduced to five feet (5') in that area, as indicated on the attached site plan, where the twenty-four-foot (24') wide stairwell is located.

3. The side yard (Park Street) may be reduced to zero feet (0') underneath that seventy-foot (70') wide area, as indicated on the attached site plan, where the overpass structure is located.

4. The west side yard may be reduced to zero feet (0') in that area indicated on the attached site plan.

5. A height variance not to exceed one-hundred seventy-two feet (172') is hereby granted.

6. The floor area ratio of the building to be constructed shall not exceed 6.02.

7. The open space ratio of the entire tract shall be a minimum of .073.

8. The following requirements of Section VII-6-I of the Urbana Zoning Ordinance are hereby waived:

a) Minimum lot size of one (1) acre;

b) Enclosure by a wire mesh fence of no less than six feet (6') in height;

c) Side and rear yards of twenty-five feet (25').

9. The structure located at 605 West Church Street, Urbana, Illinois, shall be removed when the construction authorized herein is completed and the said lot shall be landscaped with sod and plantings.

10. Approximately twenty feet (20') of the area between the building and the public sidewalk along Orchard Street and the area between the building and the lot on the Northeast corner of the block bounded by Church, Park, Coler and Orchard Streets shall be landscaped with sod and plantings.

11. The existing driveway on Orchard Street shall be removed, and the curb shall be extended across the former driveway location and the parkway resodded.

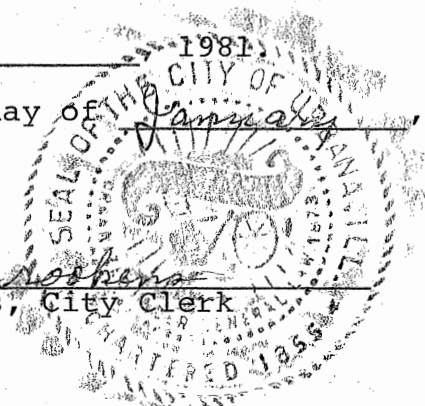
12. The overpass structure spanning Park Street shall be constructed to provide warning devices posted upon a false structure as approved by the City Engineer.

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 regular meeting of said Council on the 19th day of January

PASSED by the City Council this 19th day of January 1981.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk



APPROVED by the Mayor this 22<sup>nd</sup> day of January,

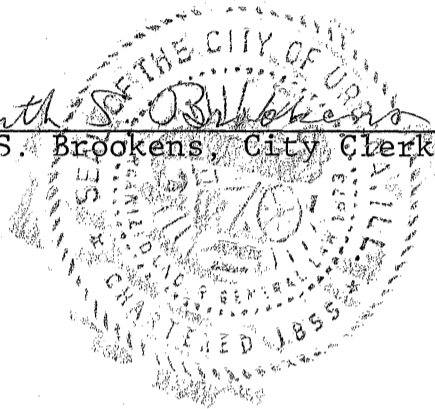
1981.

Jeffrey T. Markland  
Jeffrey T. Markland, Mayor

CERTIFICATION OF PUBLICATION

I, RUTH S. BROOKENS, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the Champaign-Urbana News-Gazette on the 1st day of February, 1981, and a Certificate of Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk



# CERTIFICATE OF PUBLICATION IN The News-Gazette

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The undersigned, M. J. Ovea, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by its controller, does hereby certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for \_\_\_\_\_ consecutive weeks in said newspaper, namely on the following dates: \_\_\_\_\_

Feb 1, A. D. 19 81

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Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By M. J. Ovea Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ 49.14

CITY OF URBANA, ILL.  
**RECEIVED**  
FEB 3 1981

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN  
ORDINANCE NO. 8081-75 AND IS INCORPORATED  
THEREIN BY REFERENCE.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

January 23, 1981  
Date

