



City of Urbana  
400 South Vine Street  
Urbana, IL 61801

**2021R08669**  
REC ON: 04/14/2021 09:52:13 AM  
CHAMPAIGN COUNTY  
**MIKE INGRAM**  
REC FEE: 51.00  
RHSPS Fee:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES 6

**CLERK'S CERTIFICATE**

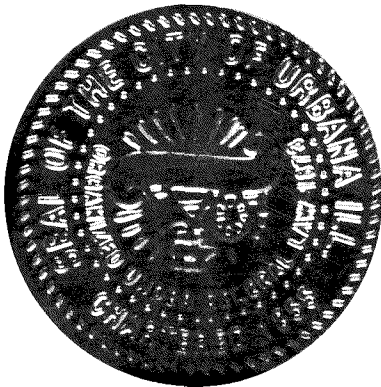
STATE OF ILLINOIS        )  
  )  
COUNTY OF CHAMPAIGN)       SS


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 (121 GOOSE ALLEY / PLAN CASE 2416-SU-21 – NORMAN BAXLEY / MONTESSORI SCHOOL OF CHAMPAIGN-URBANA) [ORD. 2021-04-013].**

approved by the City Council of the City of Urbana, Illinois, on the 12<sup>th</sup> day of April, AD, 2021, 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 13<sup>th</sup> day of April, AD, 2021.



  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk



**ORDINANCE NO. 2021-04-013**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(121 Goose Alley / Plan Case 2416-Su-21 – Norman Baxley / Montessori School  
of Champaign-Urbana)**

**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**, Norman Baxley has petitioned the City on behalf of the Montessori School of Champaign-Urbana for approval of a special use permit to operate a school at 121 Goose Alley in the B-4, Central Business, Zoning District; and

**WHEREAS**, the proposed school would be conducive to the public at this location, due to its ease of access by walking, bicycle, mass transit, or by car and because the educational and experiential opportunities in the downtown location are aligned with the Montessori educational style; and

**WHEREAS**, the proposed school would not be injurious or detrimental to the B-4 zoning district, or injurious to the general public because planned enrollment loads are reasonable and would be capped, student loading can be conducted within public parking areas in a safe manner, daily activities would not pose unreasonable demands on the district, and liquor licenses would not be affected; and

**WHEREAS**, the proposed school would use the existing building, maintaining its current level of conformity with the B-4 zoning district, and complying with relevant state and local regulations, including building and health codes; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on March 18, 2021, and voted with eight (8) ayes, and zero (0) nays to forward Plan Case 2416-SU-21 to the Urbana City

Council with a recommendation to approve the request for a special use permit, subject to the conditions specified in Section 1 herein; and

**WHEREAS**, approval of the special use permit, with the conditions 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 operation of a school in the B-4, Central Business, Zoning District with the following conditions:

1. Parking and loading must be in general conformance with the plan submitted (Attachment 1).
2. This special use permit will expire on August 31, 2024. The school may apply for another special use permit for this or another location, as permitted by the Urbana Zoning Ordinance.
3. Student enrollment is capped at 28 students.
4. The school must rent at least three parking spaces within 450 feet of the school, prior to issuance of a Certificate of Occupancy. If, upon operation, it is determined by the City Engineer that the school's pick-up/drop-off plan creates safety or traffic issues, the Zoning Administrator may require the school to alter its pick-up/drop-off plan to mitigate the issues.
5. The school must work with the property owner to install at least three bicycle loops on the property, prior to issuance of a Certificate of Occupancy.
6. The school must sign a waiver of its protective buffer from new retail liquor licenses and renewals of existing liquor licenses, prior to issuance of a Certificate of Occupancy.

Legal Description:

Lot 40 and the East 11 feet 9 inches of Lot 42 in the Original Town of Urbana, situated in Champaign County

PIN: 92-21-17-202-017

**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 12<sup>th</sup> day of April, 2021.

AYES: Brown, Colbrook, Hursey, Miller, Roberts, Sacks, Wu

NAYS:

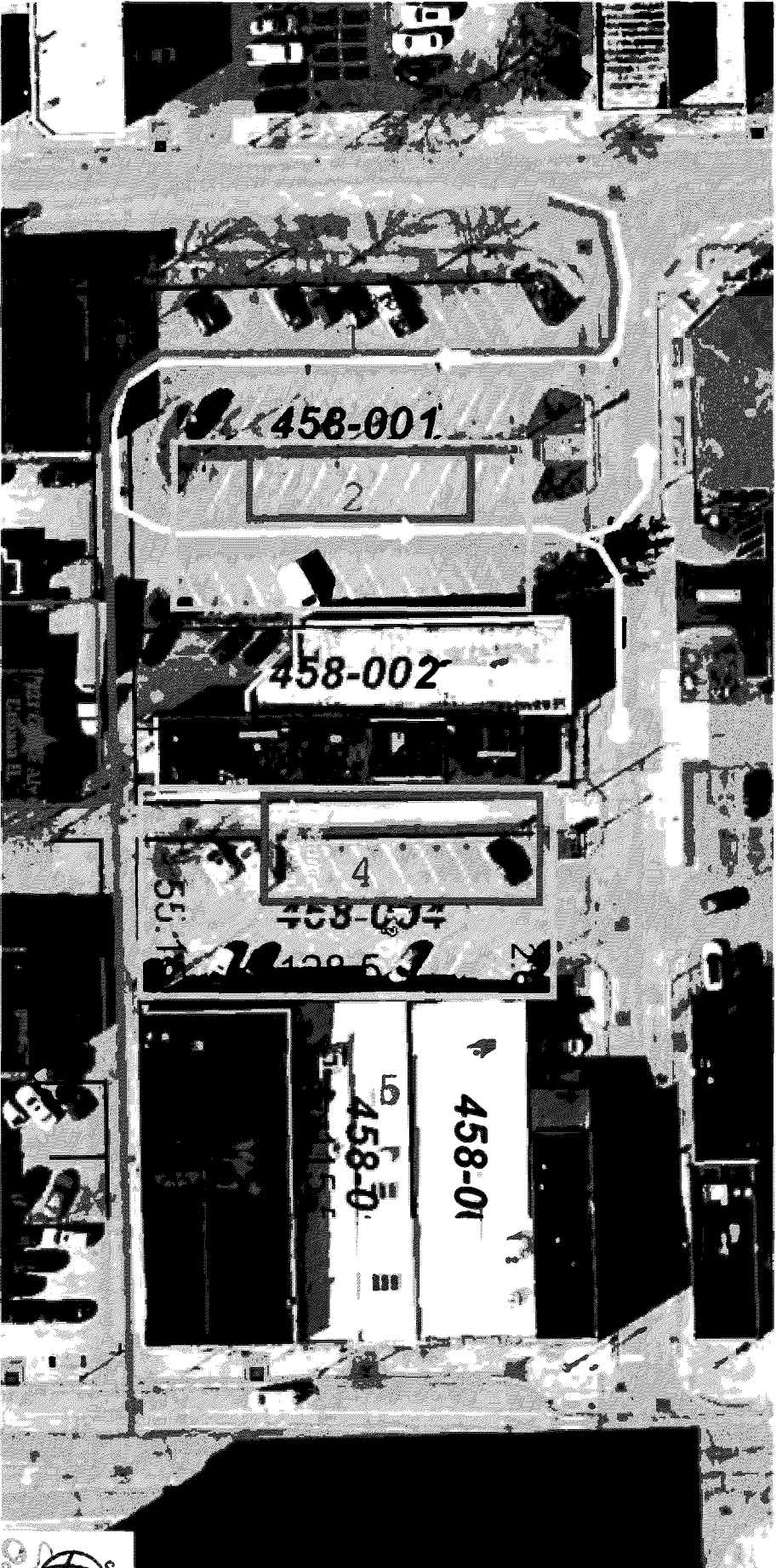
ABSTENTIONS:

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**APPROVED BY THE MAYOR** this this 13<sup>th</sup> day of April, 2021.

  
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Diane Wolfe Marlin, Mayor

**ATTACHMENT 1: Proposed Loading and Parking Plan - Montessori School**



Yellow line: Traffic flow when east half of Lot 1 is open, i.e., non-COVID operation without outdoor dining. Car would park in legal parking space, drop off child, exit onto Water Street.  
Green line: Traffic flow when east half of Lot 1 is closed, i.e., COVID operation with outdoor dining. Car would park in legal parking space, drop off child, exit via Goose Alley to Broadway Ave.  
Red box: Outdoor dining during COVID operation. Red boxes are current outdoor dining areas; orange boxes are Summer 2020 outdoor dining areas.



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



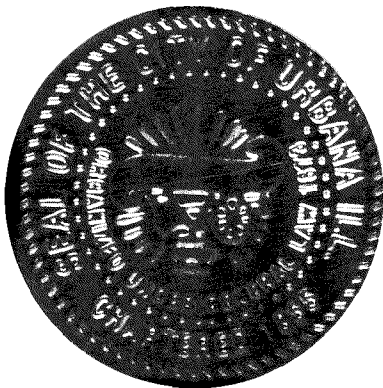
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 12<sup>th</sup> day of April 2021 the City Council of the City of Urbana passed and approved Ordinance No. 2021-04-013 entitled:

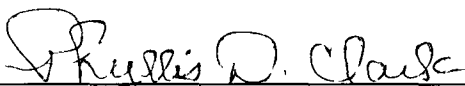
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2021-04-013 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 13<sup>th</sup> day of April 2021, 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 13<sup>th</sup> day of April, 2021.



  
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Phyllis D. Clark, City Clerk