

**ORDINANCE NO. 2018-04-031**

**An Ordinance Approving a Special Use Permit**

**(520 North Cunningham Avenue / Tatman Family L.L.C., – Plan Case 2341-SU-18)**

**WHEREAS**, Tatman Family L.L.C., on behalf of First Busey Trust & Investment Co., as Trustee under the provisions of a Trust Agreement dated the 6th day of August, 1985, known as Trust Number 1-2125, has petitioned the City for approval of a Special Use Permit to allow the establishment of a Medical Clinic in the B-3, General Business Zoning District; and

**WHEREAS**, the Urbana Zoning Ordinance requires a Special Use Permit for a Medical Clinic in the B-3, General Business Zoning District; and

**WHEREAS**, the proposed use is conducive to the public convenience at this location due to being a development on a vacant property and a new medical clinic located along a busy commercial corridor; and

**WHEREAS**, the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious, detrimental to its location or the public welfare; and

**WHEREAS**, the proposed development is consistent with the development regulations for properties in the B-3, General Business Zoning District and preserves the essential character of the district in which it shall be located; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on April 5, 2018, and voted with six (6) ayes and one (1) nay to forward Plan Case 2341-SU-18 to the Urbana City Council with a recommendation to approve the request for a Special use Permit, subject to a certain condition; and

**WHEREAS**, approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

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

**Section 1.** A Special Use Permit is hereby approved to allow a Medical Clinic in the B-3, General Business Zoning District with the following condition:

- The use generally conforms to the site plan dated April 11, 2018 (Attachment 1), except where modified to meet City regulations.

**Legal Description:**

Tract 1: Lot 102 of the Minor Plat of Five Points Northeast Subdivision, as per plat recorded April 27, 2005 as Document 2005R10989, in Champaign County, Illinois.

Tract 2: Easements benefiting Lot 102 as created by Reciprocal Easement Agreement with Covenants, Conditions and Restriction recorded April 27, 2005 as Document 2005R10992, in Champaign County, Illinois.

PIN: 91-21-08-427-010, Address: 520 North Cunningham Avenue


**Section 2.** The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

**PASSED BY THE CITY COUNCIL** this 16<sup>th</sup> day of April, 2018.

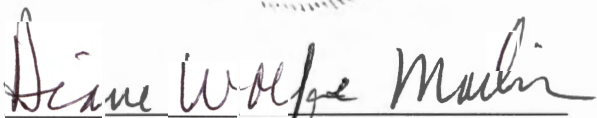
AYES: Ammons, Brown, Hazen, Jakobsson, Miller; Roberts, Wu

NAYS:

ABSTENTIONS:

  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this 25<sup>th</sup> day of April, 2018.

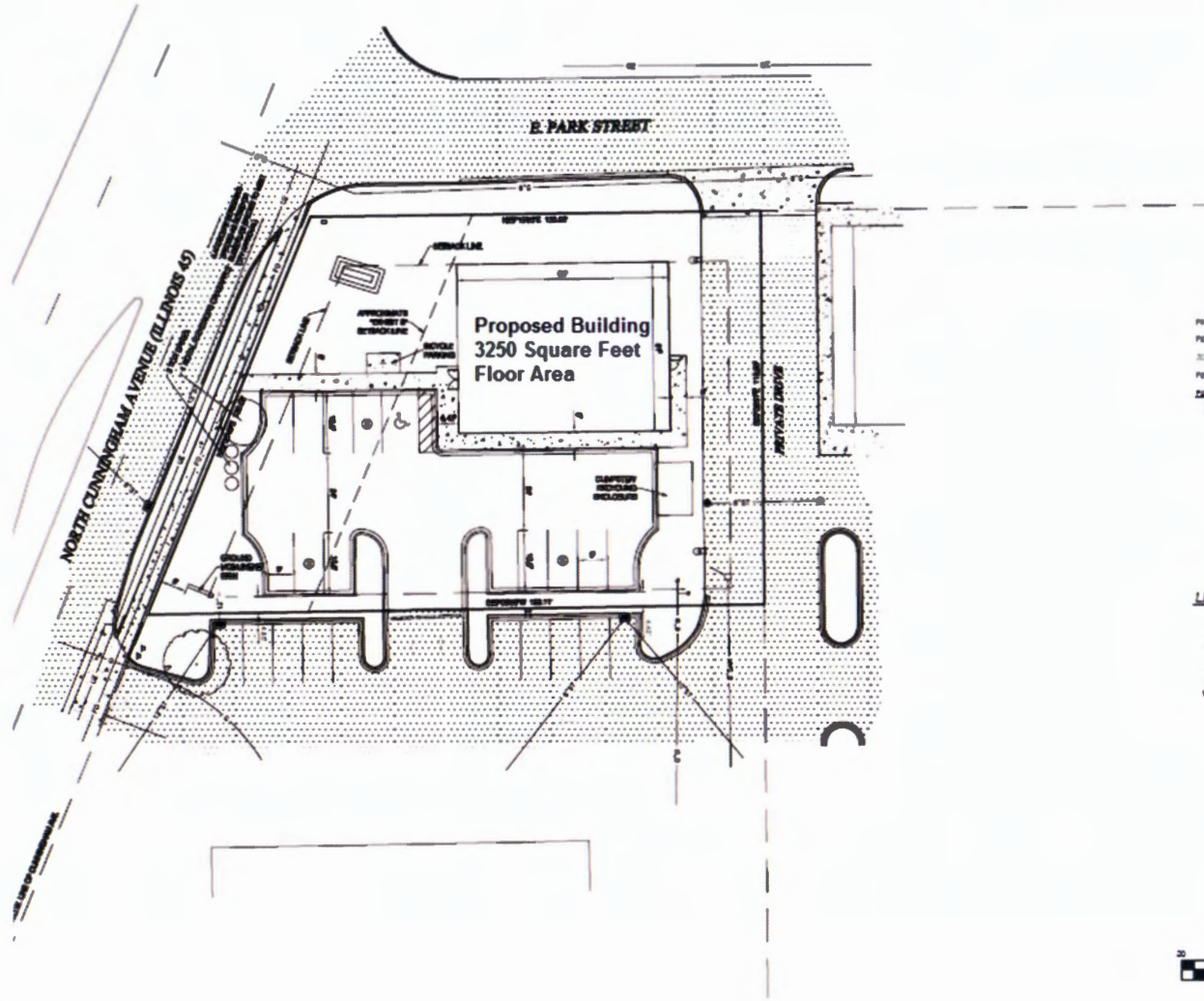
  
Diane Wolfe Marlin, Mayor

## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 16<sup>th</sup> day of April, 2018, the City Council of the City of Urbana passed and approved Ordinance No. 2018-F-031 entitled “An Ordinance Approving a Special Use Permit (520 North Cunningham Avenue / Tatman Family L.L.C., – Plan Case 2341-SU-18)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2018-04-031 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 18<sup>th</sup> day of April, 2018, 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 25<sup>th</sup> day of April, 2018.



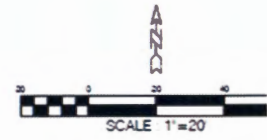
**LEGAL DESCRIPTION**  
LOT 102 OF FIVE POINTS NORTHEAST SUBDIVISION, BEING A PART OF THE DE  
SECTION 8, T19N, R9E OF THE 3RD P.M., CHAMPAIGN COUNTY, ILLINOIS.

**SITE DATA**

PROPERTY ADDRESS - 102 CLARKSPRING DRIVE, URBANA, IL  
PARCEL ID - 4904040700  
ZONING - S-1  
PARCEL AREA - 8.195 ACRES  
PARCEL DATA  
REGULATED TO  
DISTRICT  
TOTAL 11 SPACES

**LEGEND**

- FOUND IRON SURVEY MARKER
- WATER MAIN
- SANITARY SEWER
- GAS
- TELEPHONE
- UNDERGROUND ELECTRIC
- CAST IRON GAS MAIN
- 6" WATER MAIN





## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 16<sup>th</sup> day of April 2018 the City Council of the City of Urbana passed and approved Ordinance No. 2018-04-031, entitled:

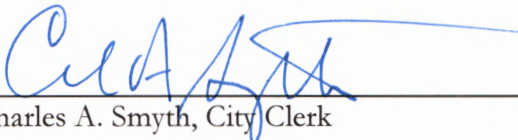
**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
(520 NORTH CUNNINGHAM AVENUE / TATMAN FAMILY L.L.C., – PLAN CASE  
2341-SU-18)**

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

The pamphlet form of Ordinance No. 2018-04-031 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 25<sup>th</sup> day of April 2018, 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 25<sup>th</sup> day of April, 2018.



  
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Charles A. Smyth, City Clerk