



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: March 12, 2009

SUBJECT: Amendment to Ordinance No. 2009-03-014: An Ordinance Approving a Preliminary Development Plan for a Planned Unit Development (1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity - Plan Case 2100-PUD-09)

On March 2, 2009 the City Council adopted Ordinance No. 2009-03-014 which approved the preliminary development plan for the Nabor House Fraternity Planned Unit Development (PUD) presented in Plan Case 2100-PUD-09. The proposed Nabor House Fraternity PUD consists of property known as 1002 South Lincoln Avenue and 805 West Iowa Street. The ordinance presented to the City Council in the staff memo included Exhibit 1, which was intended to consist of an illustration of the preliminary development plan. Due to an oversight, the exhibit that was attached to the ordinance was actually the existing site plan for the subject property. To avoid confusion in the future as to the preliminary development plan approved, staff is recommending that Ordinance No. 2009-03-014 be amended to replace Exhibit 1 with the proposed preliminary development plan. Attached please find the amending ordinance with the correct Exhibit 1.

Prepared by:

Lisa Karcher, AICP, Planner II

Attachments: Draft Ordinance

cc: Michael Kinate, Nabor House Fraternity, 32 Briarwood Avenue, Apt. 3, Normal, IL 61761
Gary Olsen, AIA, Olsen + Associates Architects, 115 West Church Street, Champaign, IL 61820

ORDINANCE NO. 2009-03-020

AN ORDINANCE AMENDING ORDINANCE NO. 2009-03-014 CONCERNING THE APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(To Include a Preliminary Development Plan - 1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity - Plan Case No. 2100-PUD-09)

WHEREAS, the City Council has heretofore adopted an ordinance approving a preliminary development plan for the Nabor House Fraternity Planned Unit Development (PUD) for property known as 1002 South Lincoln Avenue and 805 West Iowa Street; and

WHEREAS, Section 1 of Ordinance No. 2009-03-014 approving said preliminary development plan referenced Exhibit 1, which was intended to consist of an illustration of the preliminary development plan to be approved; and

WHEREAS, Exhibit 1 of Ordinance No. 2009-03-014 presented to the City Council was the existing site plan for the subject site; and

WHEREAS, the City Council finds it necessary to amend Ordinance No. 2009-03-014 adopted on March 2, 2009 to include the correct Exhibit 1, which shall be the preliminary development plan for the Nabor House Fraternity PUD.

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

Section 1. Ordinance No. 2009-03-014 is hereby amended by replacing Exhibit 1 of said Ordinance with the preliminary development plan for the Nabor House Fraternity PUD, as hereto attached as Exhibit 1.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. 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 _____ day of _____, 2009.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2009.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

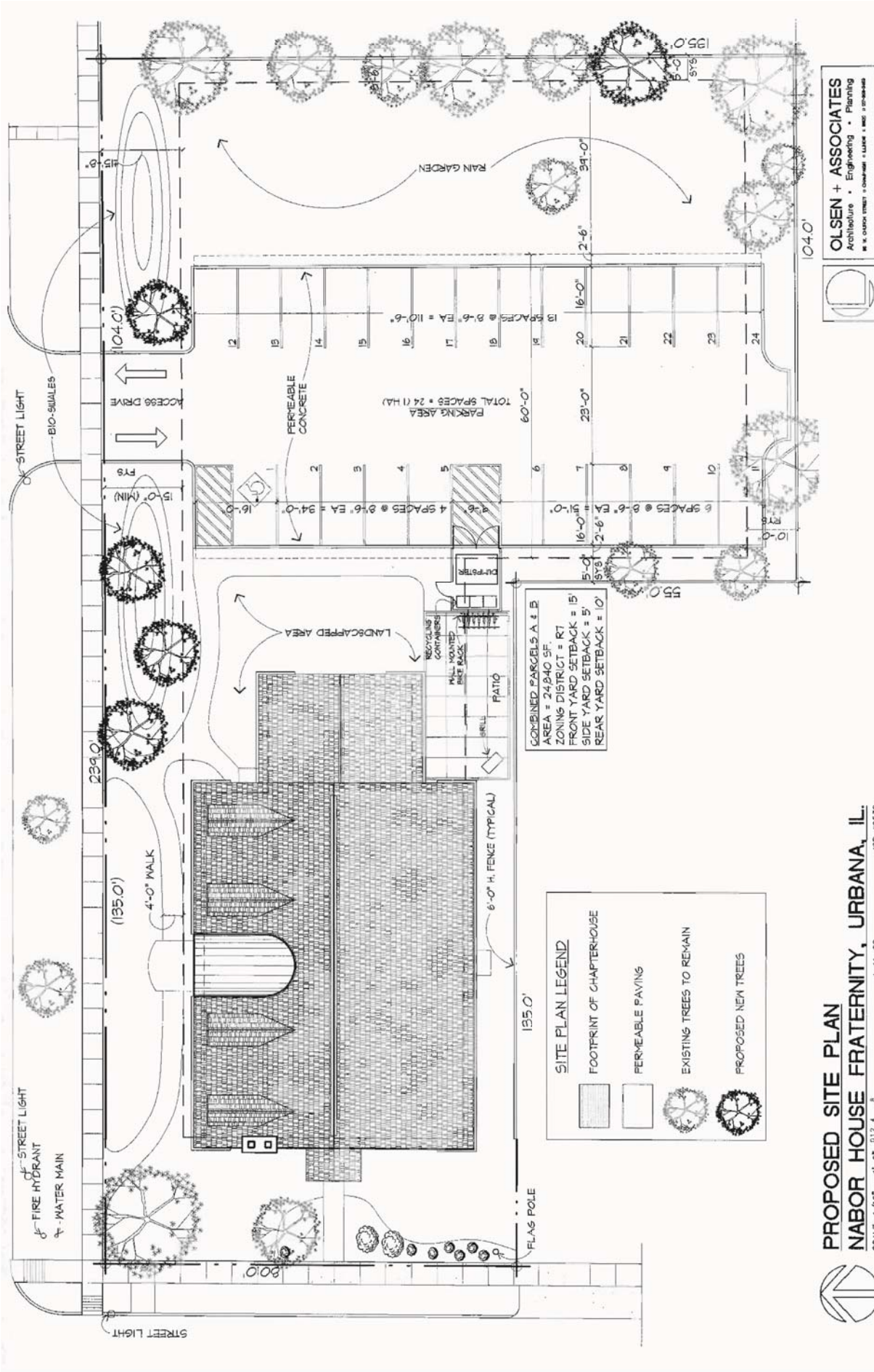
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2009 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE AMENDING ORDINANCE NO. 2009-03-014 CONCERNING THE APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (To Include a Preliminary Development Plan - 1002 South Lincoln Avenue and 805 West Iowa Street / Nabor House Fraternity - Plan Case No. 2100-PUD-09) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2009 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 _____ day of _____, 2009

(SEAL)

Phyllis D. Clark, City Clerk





EXHIBIT 1
PRELIMINARY DEVELOPMENT PLAN



OLSEN + ASSOCIATES
 Architecture • Engineering • Planning
301 N. CHERRY STREET • CHAMPAIGN • ILLINOIS • 61821 • 219.244.8888

COMBINED PARCELS A & B
 AREA = 24,240 SF
 ZONING DISTRICT = R7
 FRONT YARD SETBACK = 15'
 SIDE YARD SETBACK = 5'
 REAR YARD SETBACK = 10'

SITE PLAN LEGEND

-  FOOTPRINT OF CHAPTERHOUSE
-  FERMEABLE PAVING
-  EXISTING TREES TO REMAIN
-  PROPOSED NEW TREES

PROPOSED SITE PLAN
NABOR HOUSE FRATERNITY, URBANA, IL
 SCALE: 1/16" = 1'-0" RJJ-L
 4-11-08 JOB #0532