

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

**(To Allow a Mixed Use Development Known as the "East Campus Commercial Center" in the CCD, Campus Commercial District Located on the West Side of Gregory Place Between Oregon Street and Nevada Street - Plan Case No. 1853-SU-03)**

WHEREAS, the subject properties, 703 S. Gregory Place, 1101 W. Oregon Street, 1003 W. Oregon Street, and 1102 W. Nevada Street, is zoned CCD, Campus Commercial District and a mixed-use development with commercial and residential uses is allowed only as a Special Use in the CCD zone.

WHEREAS, Gregory Place, LLC has petitioned the Urbana Plan Commission in Case No. 1853-SU-03 to consider a request for a special use permit a four-story mixed-use development called the 'East Campus Commercial Center' at said location; and

WHEREAS, the attached site plan in Exhibit "A" for the East Campus Commercial Center proposes approximately 21,000 square feet of leasable commercial space on the first level and 96 one and two-bedroom residential dwelling units on three upper stories, as well as 59 underground parking spaces; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on April 10, 2003 concerning the petition filed by the petitioner in Plan Case No. 1853-SU-03; and

WHEREAS, on April 10, 2003, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; and

WHEREAS, the approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

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 the establishment of a mixed-use center with commercial and residential uses at 703 S. Gregory Place, 1101 W. Oregon Street, 1003 W. Oregon Street, and 1102 W. Nevada Street with the following conditions upon approval:

1. In the process of finishing the spaces for commercial uses, Developer shall consult with the City staff to confirm that the intended uses are permitted in the Campus Commercial District (CCD) and adequate parking is provided as required by the development regulations.

2. The development on the property be in substantial conformance with the attached Site Plan labeled as "Exhibit A"

3. The Developer shall provide landscaping as generally depicted on the Site Plan and in accordance with the Landscape Plan approved by the City Arborist.

4. No certificate of occupancy shall be issued for any use unless the number of parking spaces required by ordinance are provided on-site or by an agreement of sufficient duration with the University of Illinois or

others to provide adequate off-site parking spaces that meet the requirements of the Urbana Zoning Ordinance.

**LEGAL DESCRIPTION:**

**703 S Gregory Place**

The North 37 Feet of the South 75 Feet of Lot 27 and the East 10 Feet of the North 37 Feet of the South 75 Feet of Lot 26 in the University Addition to Urbana, as per plat recorded in Book "B" at Page 18, together with easement of ingress and egress over and across the East 10 Feet of Lot 26 of said University Addition to Urbana as delineated in instrument recorded in Miscellaneous Record 11 at Page 369 as Document 78840, situated in Champaign County, Illinois. PIN Number 93-21-18-277-019

**705 S. Gregory Place:**

The South 38 Feet of Lot 27 and the South 38 Feet of the East 10 Feet of Lot 26, together with an easement for driveway purposes only to Oregon Street over and across the West 7 Feet of the East 13 1/2 Feet of said Lot 26, all in the University Addition to Urbana, as per plat recorded in Book "B" at Page 18, situated in Champaign County, Illinois. PIN Number 93-21-18-277-020

**1101 W. Oregon:**

The north 82 feet of Lot 27 and the east 10 feet of the north 82 feet of Lot 26 in University Addition to the City of Urbana, Champaign County, Illinois. PIN Number 93-21-18-277-017.

**1103 W. Oregon:**

The West Fifty-five (55) feet of Lot 26 of the University Addition to the City of Urbana, County of Champaign. PIN Number 93-21-18-277-018.

1102 W. Nevada:

Lot Ten (10) of Forestry Heights Addition to the City of Urbana, as per plat recorded in plat Book "B" at Page 190, situated in the City of Urbana, in the County of Champaign, and State of Illinois, except that part deeded to the City of Urbana, Illinois for street. PIN Number 93-21-18-277-022.

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 21st day of April, 2003.

AYES: Chynoweth, Hayes, Otto, Patt, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 28th day of April, 2003.



Phyllis E. Clark  
Phyllis E. Clark, City Clerk

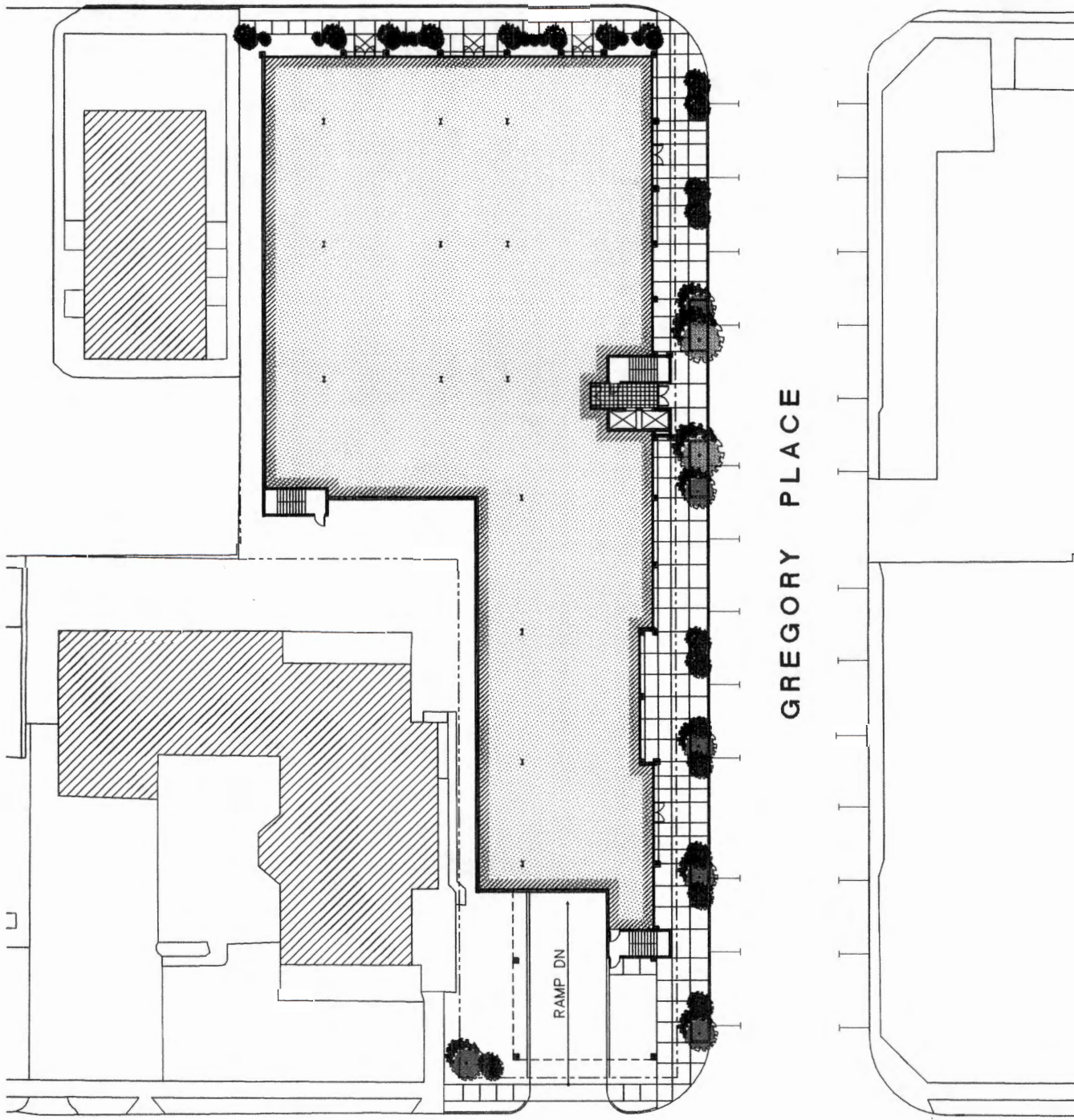
Robert  
Deputy Clerk

Tod Satterthwaite  
Tod Satterthwaite, Mayor

EXHIBIT "A" 1 of 5

2003-04-042

OREGON STREET



NEVADA STREET

GREGORY PLACE



SITE PLAN

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1" = 20'-0"



**NORTH ELEVATION**

SCALE: 1" = 20'-0"

2003-04-042

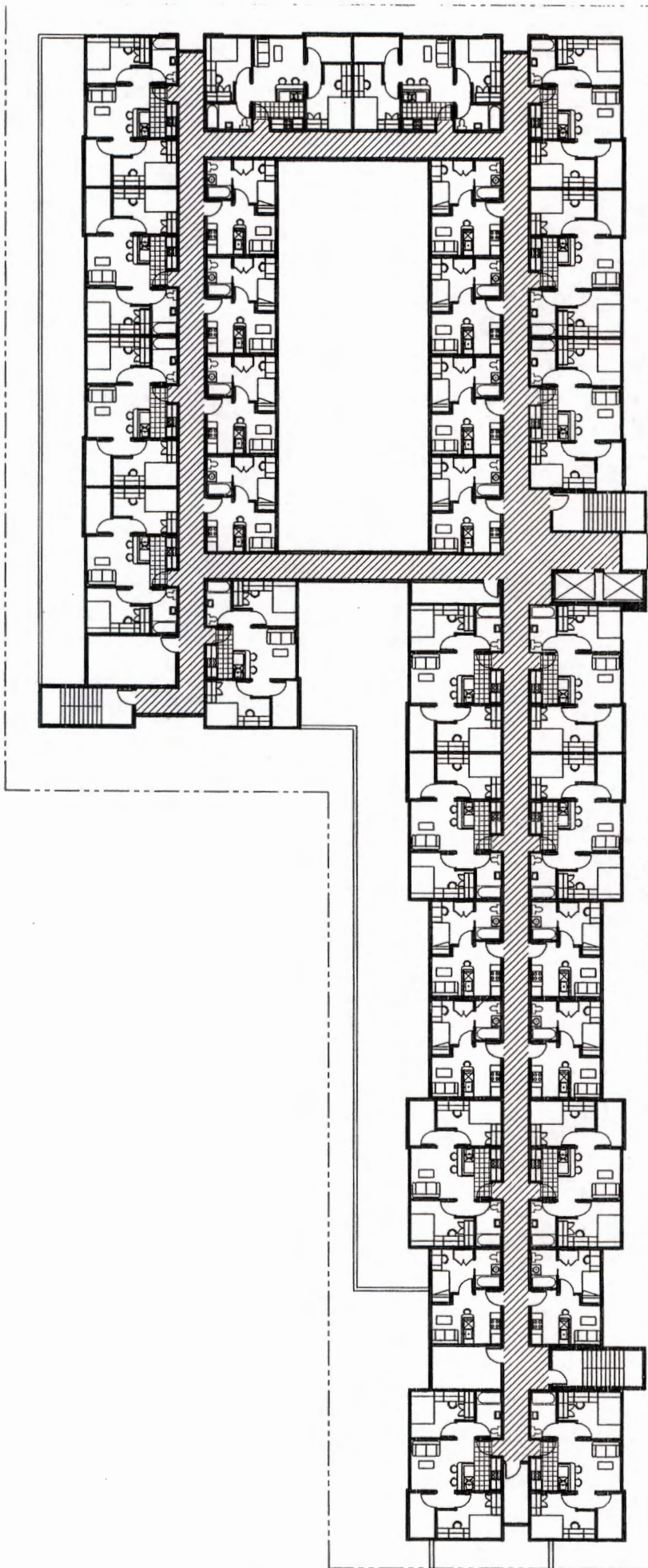
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EXHIBIT "A"

EXHIBIT "A"

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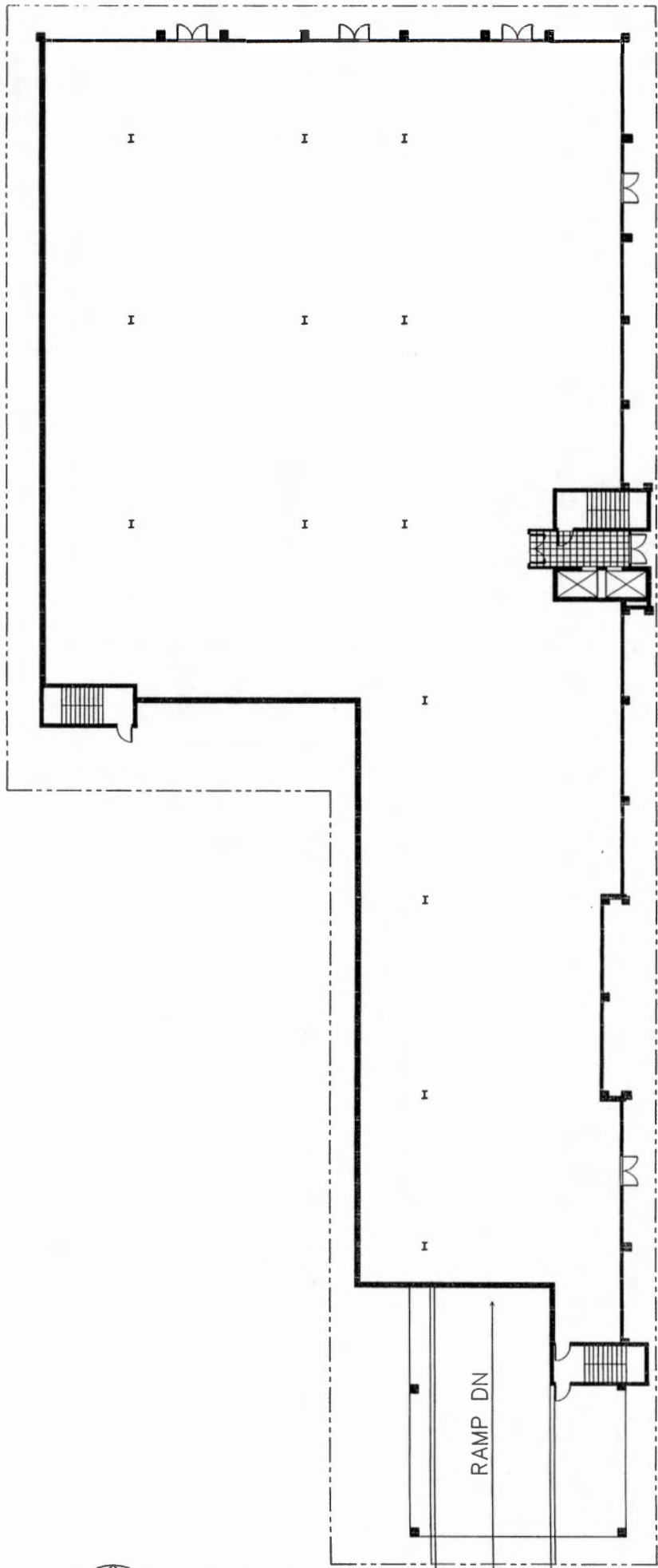
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SECOND THROUGH FOURTH LEVEL PLAN

SCALE: 1" = 20'-0"

EXHIBIT "A"  
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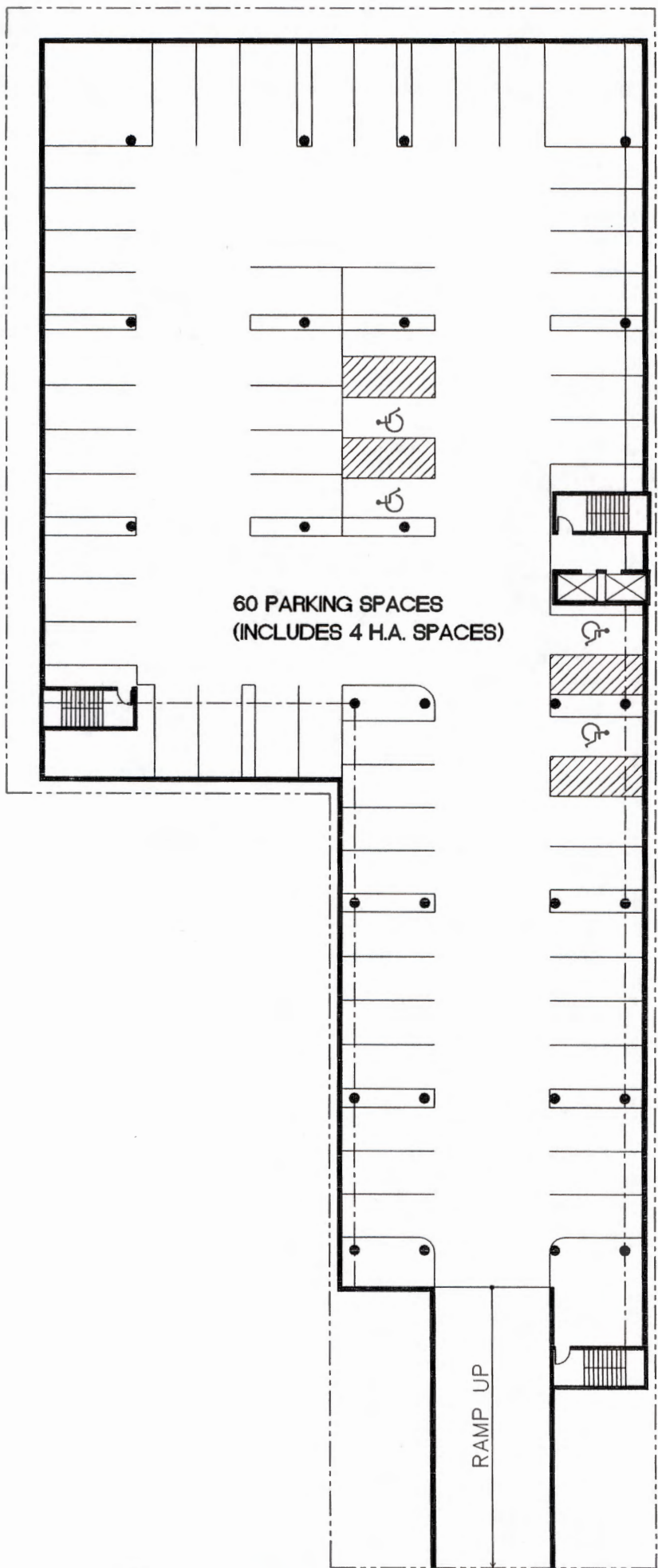


**GROUND LEVEL PLAN**

SCALE 1" = 20'-0"



EXHIBIT "A"  
5 of 5  
2003-04-042



60 PARKING SPACES  
(INCLUDES 4 H.A. SPACES)

RAMP UP



LOWER LEVEL PLAN

SCALE: 1" = 20'-0"