

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

**(To Allow a Mixed Use Development Known as
the "East Campus Commercial Center - Phase II"
in the CCD, Campus Commercial District,
Located on the East Side of Gregory Place
Between Oregon and Nevada Streets,
Plan Case No. 1959-SU-05 / Gregory Place II)**

WHEREAS, Gregory Place, LLC has petitioned the City for a Special Use Permit to establish a mixed use development known as the East Campus Commercial Center Phase II located at 1004, 1006 and 1008 W Nevada Street; 704 and 706 Gregory Place; and 1003, 1005, and 1007 W Oregon Street in the City's CCD, Campus Commercial Zoning District; and

WHEREAS, the 2005 Comprehensive Plan designates the future land use of this property as "Campus Mixed Use"; and

WHEREAS, all applicable development regulations will be met, including those involving setbacks, parking, drainage, and vehicular access; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 18, 2007 concerning the petition filed by the petitioner in Plan Case No. 1959-SU-05; and

WHEREAS, on January 18, 2007, the Urbana Plan Commission voted 7 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 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 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; and

WHEREAS, the application demonstrates that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which this is located.

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

Section 1. Special Use Permit is hereby approved to allow the establishment of a mixed use development known as the East Campus Commercial Center Phase II located at 1004, 1006 and 1008 W Nevada Street; 704 and 706 Gregory Place; and 1003, 1005, and 1007 W Oregon Street in the City's CCD, Campus Commercial Zoning District with the following conditions upon approval:

1. The Developer shall consult with City staff indicating the exact commercial uses that will be located within the commercial space. City staff shall confirm that the uses are permitted in the CCD District and that adequate parking is accommodated to satisfy the development regulations.

2. That the development on the property be in substantial conformance with the attached Site Plan.

LEGAL DESCRIPTION:

The west 31 feet of the south 20 feet and the west 17 feet of the north 136 feet of Lot 7, and Lot 8, and the east 52 feet and the west 13 feet of the north 22 feet of the south 94 feet of Lot 9, all in the Forestry Heights Addition to the City of Urbana, Champaign County, Illinois; AND the east 52 feet and the north 15 feet of the west 13 feet and the west 13 feet of the north 47 feet of the south 59 feet of Lot 28, and Lot 29, and the west 31 feet of the north 20 feet and the west 17 feet of the south 137 feet of

Lot 30, all in the University Addition to the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL NUMBERS: 93-21-18-280-001, 93-21-18-280-002, 93-21-18-280-003, 93-21-18-280-010, 93-21-18-280-011, 93-21-18-280-012, 93-21-18-280-013, 93-21-18-280-014

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 5th day of February,
2007.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:

APPROVED by the Mayor of Urbana this 5th day of February,
2007.



William A. Clark
William A. Clark, City Clerk
Robert J. Roberts
Robert J. Roberts, Deputy Clerk
Laurel Lunt Prussing
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 5th day of February, 2007, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2007-02-022, entitled:

"AN ORDINANCE APPROVING A SPECIAL USE PERMIT (TO ALLOW A MIXED USE DEVELOPMENT KNOWN AS THE 'EAST CAMPUS COMMERCIAL CENTER - PHASE II' IN THE CCD, CAMPUS COMMERCIAL DISTRICT, LOCATED ON THE EAST SIDE OF GREGORY PLACE BETWEEN OREGON AND NEVADA STREETS, PLAN CASE NO. 1959-SU-05 / GREGORY PLACE II)"

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

The pamphlet form of Ordinance No. 2007-02-022 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 9th day of February, 2007, and continuing for at least ten (10) days thereafter. Copies of said Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 9th day of February, 2007.



Phyllis D. Clark
City Clerk
by Robert [Signature] Deputy Clerk