

ORDINANCE NO. 2011-11-119

**An Ordinance Amending the Zoning Map of the City of Urbana,
Illinois**

(Rezoning 1108 West Nevada Street, 1105 West Oregon Street, and 1107 West Oregon Street from the R-5, Medium High Density Multiple-Family Residential Zoning District, to CCD, Campus Commercial District - Plan Case No. 2153-M-11/Illinois Properties, LLC)

WHEREAS, Illinois Properties, LLC has petitioned the City for a Special Use Permit to establish a mixed use development located at 1108 West Nevada Street; and 1105 and 1107 West 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, except for parking, for which a variance is being sought, all applicable development regulations will be met, including those involving setbacks, drainage, and vehicular access; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on October 20, 2011 concerning the petition filed by the petitioner in Plan Case No. 2153-SU-11; and

WHEREAS, on October 20, 2011, the Urbana Plan Commission voted 6 ayes and 1 nay 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 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 development located at 1108 West Nevada Street; and 1105 and 1107 West 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 regarding any specific commercial uses to 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.
3. Should the pending variance or proposed text amendment not be granted, the developer shall provide parking consistent with the Zoning Ordinance to serve the project on-site or off-site within 600 feet of the property.
4. Design of screening of parking on the southern façade and the façade in the front setback area shall be approved by the Zoning Administrator to ensure its effectiveness.

LEGAL DESCRIPTION:

Lot 24 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.

Lot 25 in the University Addition, as per plat recorded in Plat Book "B" at page 18, situated in the City of Urbana, in Champaign County, Illinois.

Lot 13 of the Forestry Heights Addition to the City of Urbana, as per plat recorded in Plat Book "B" at page 190, in Champaign County, Illinois.

PERMANENT PARCEL NUMBERS: 93-21-18-277-006, 93-21-18-277-007, 93-21-18-277-014

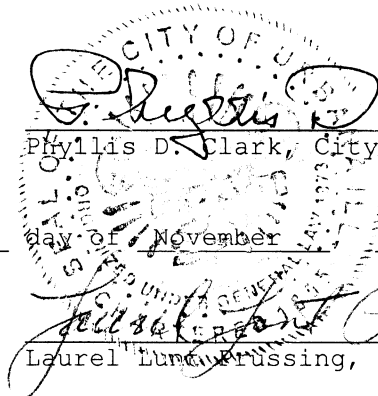
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 7th day of November, 2011.

AYES: Bowersox, Jakobsson, Lewis, Marlin, Roberts, Smyth, Stevenson

NAYS:

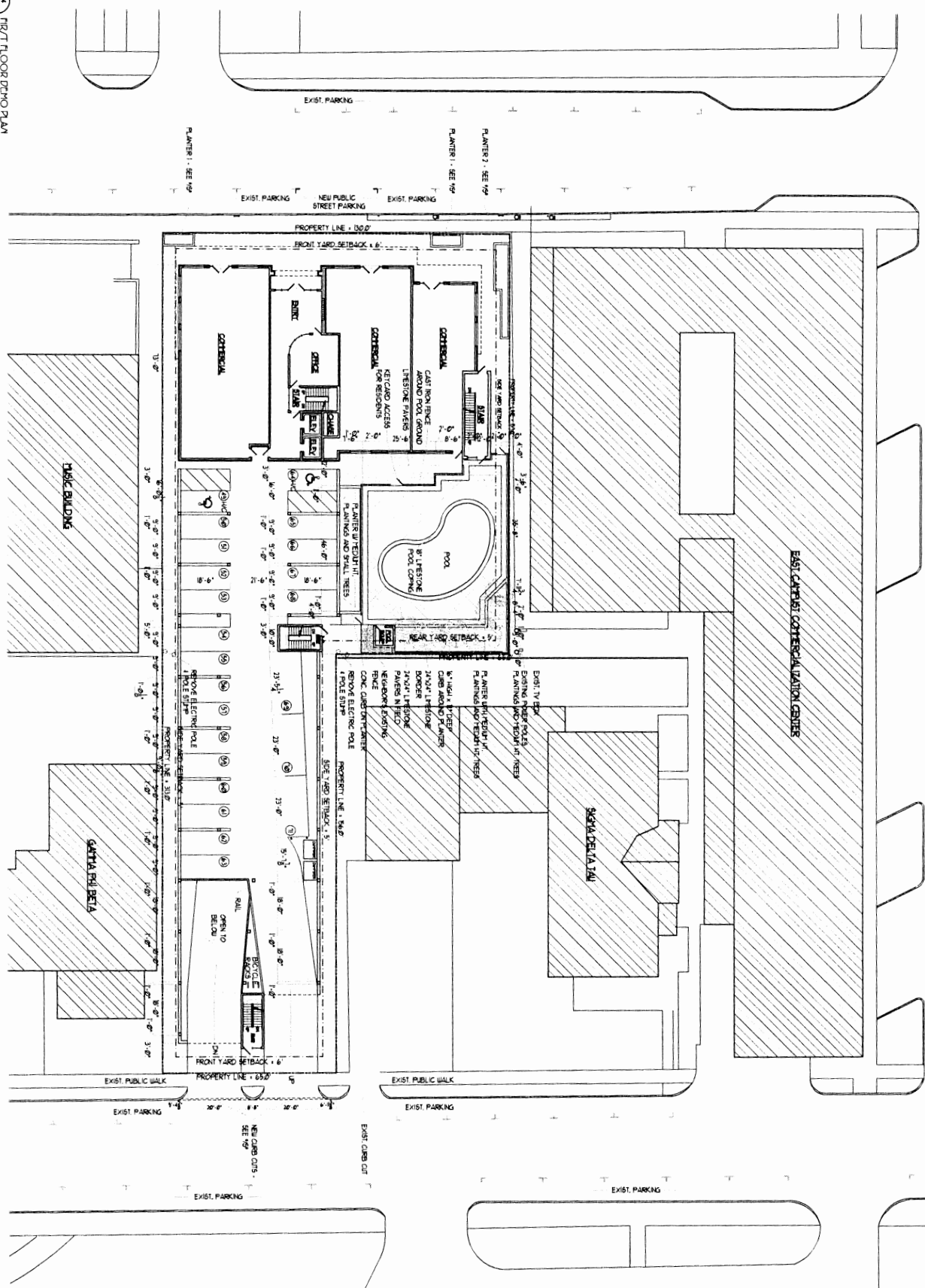
ABSTAINS:



Phyllis D. Clark
 Phyllis D. Clark, City Clerk

Laurel Luna Prussing
 Laurel Luna Prussing, Mayor

APPROVED by the Mayor this 16th day of November, 2011.



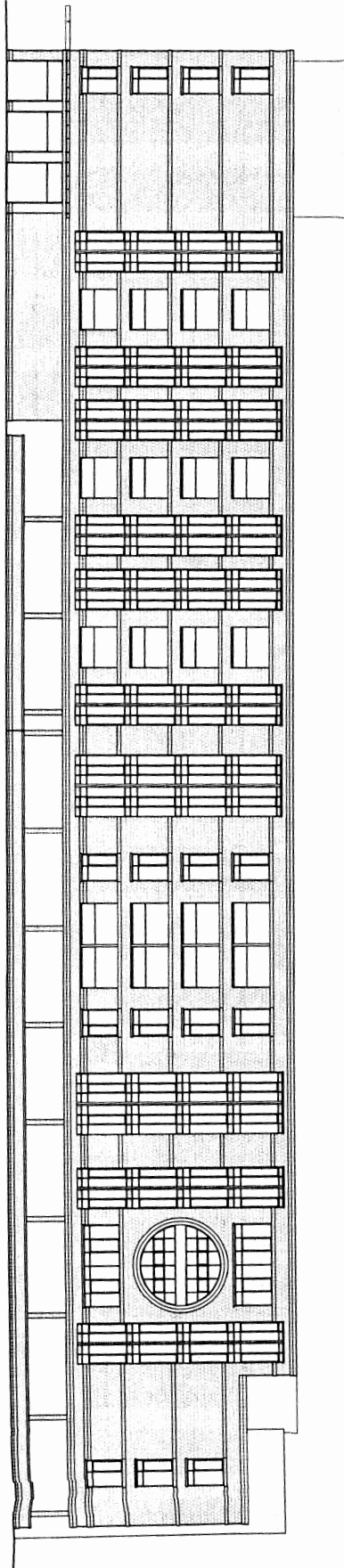
These drawings and specifications are the property and copyright of Andrew Fell Architecture and Design and shall not be used on any other work except by written agreement with this Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

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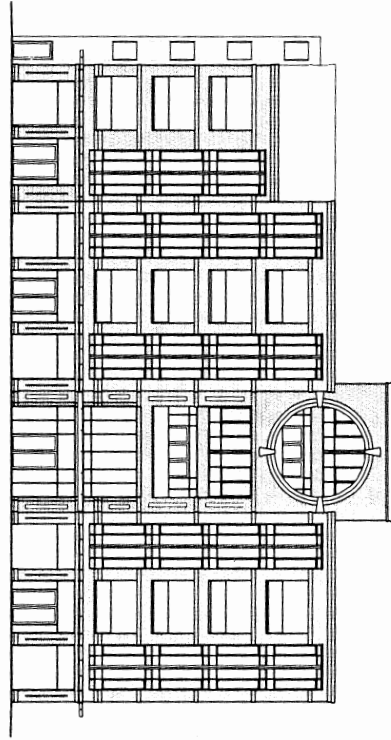
DATE: 12/20/11
REVISED:

51

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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A8

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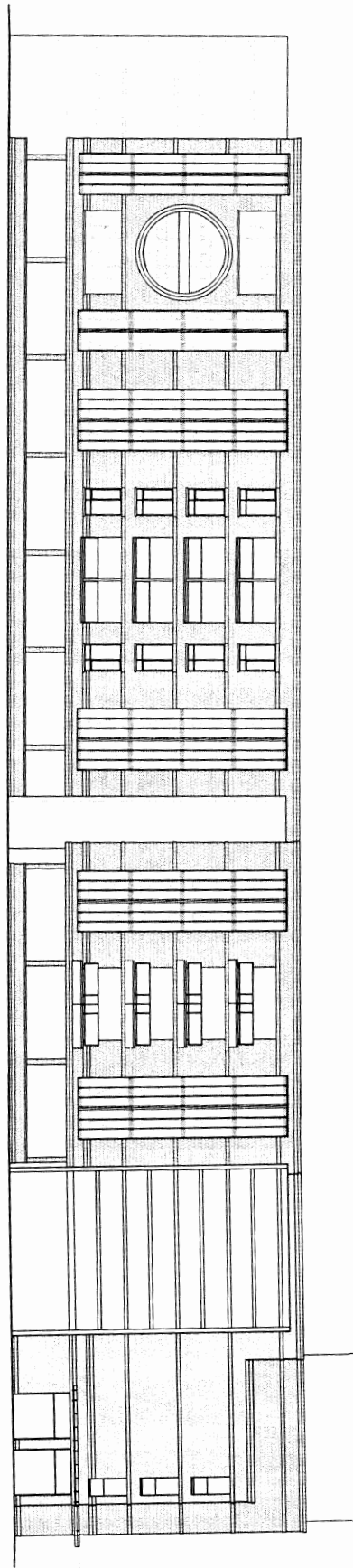
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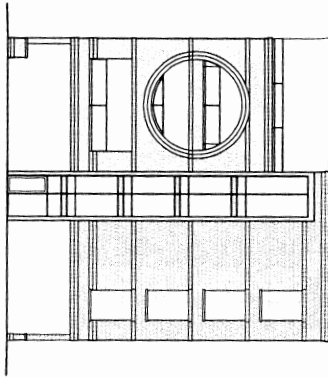
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REVISIONS:

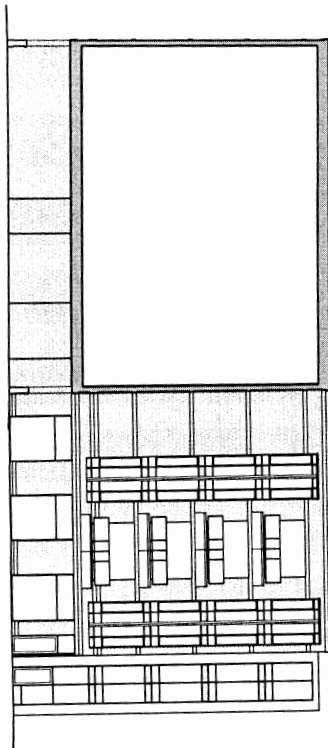
1 EAST ELEVATION
SCALE: 1" = 8'-0"



2 SOUTH ELEVATION ON NEVADA
SCALE: 1" = 8'-0"



3 SOUTH ELEVATION AT POOL/COURTYARD
SCALE: 1" = 8'-0"



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DATE: 12/20/11

REVISED:



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.

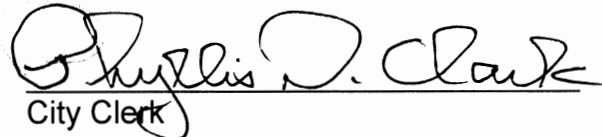
I certify that on the 7th day of November, 2011, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2011-11-119 entitled:

“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (Rezoning 1108 West Nevada Street, 1105 West Oregon Street, and 1107 West Oregon Street from the R-5, Medium High Density Multiple-Family Residential Zoning District, to CCD, Campus Commercial District – Plan Case No. 2153-M-11/Illinois Properties, LLC)

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

The pamphlet form of Ordinance No. 2011-11-119 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 16th day of November, 2011, 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 16th day of November, 2011.


City Clerk

