

**ORDINANCE NO. 2017-10-060**

**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A  
PLANNED UNIT DEVELOPMENT**

(1404 South Lincoln Avenue / Pierre Moulin – Plan Case 2314-PUD-17)

**WHEREAS**, Pierre Moulin proposes to establish Chateau Normand, a residential planned unit development (PUD), for property known as 1404 South Lincoln Avenue in the R-7, University Residential Zoning District; and

**WHEREAS**, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a preliminary and a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

**WHEREAS**, the applicant has submitted a preliminary and a final development plan with requested waivers to reduce the amount of parking required, to allow parking in a required yard, to reduce the required length of parking spaces, and to reduce the required width of an access drive for the Chateau Normand PUD; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on October 12, 2017 concerning the proposed preliminary and final development plans and voted 5 ayes and 0 nays to forward the applications to the Urbana City Council with recommendations to approve the preliminary and final development plans for the Chateau Normand PUD; and

**WHEREAS**, the approval of the preliminary and final development plans are consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Urbana, Illinois, as follows:

**Section 1.** A preliminary development plan for the Chateau Normand PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 1404 South Lincoln Avenue with the following conditions:

1. That construction be in general conformance with the attached Site Plan and Elevations as attached herein as Exhibit A.

2. That the list of waivers requested includes allowing air conditioner condensing units, waste receptacles, and bicycle parking within required yards provided they are screened.

LEGAL DESCRIPTION:

Lots Sixty-Three (63), Sixty-Four (64), Sixty-Five (65) and Sixty-Six (66) in University Heights Addition to Urbana, being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Seventeen (17), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, in Champaign County, Illinois

Permanent Index No.: 93-21-17-352-005

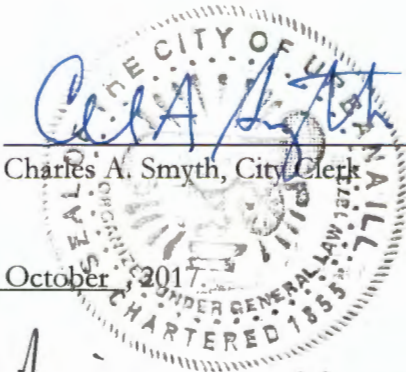
**Section 2.** The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled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

**PASSED BY THE CITY COUNCIL** this 16<sup>th</sup> day of October, 2017.

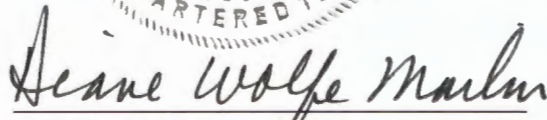
AYES: Ammons, Brown, Hazen, Jakobsson, Miller, Roberts, Wu

NAYS:

ABSTENTIONS:

  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this 18<sup>th</sup> day of October, 2017.

  
Diane Wolfe Marlin, Mayor

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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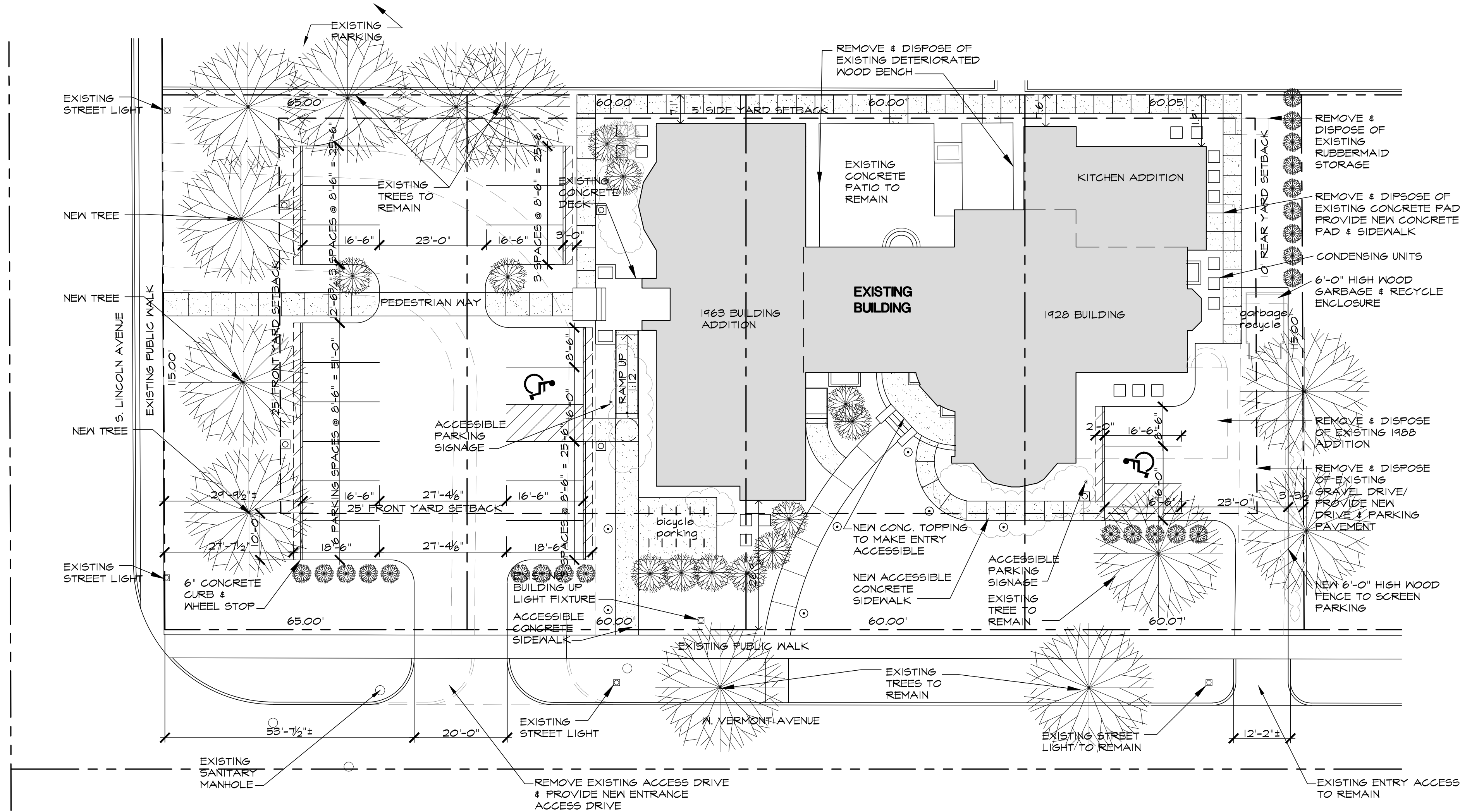
STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-001880

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MOULIN APARTMENTS  
1404 SOUTH LINCOLN AVENUE  
URBANA, ILLINOIS  
SITE DEVELOPMENT PLAN

DRAWN  
KLS/MLM/RJS  
REVIEWED  
DATE  
4.5.17  
SCALE  
AS NOTED  
PROJECT NO.  
17.1410  
SHEET  
PROPOSED  
10.11.17  
SDI.1



**SITE PLAN** PROPOSED (10.11.17)  
SCALE: 1/16"=1'-0"

- NOTE: REGRADE SITE AS REQUIRED FOR NEW ACCESSIBLE SIDEWALKS
- PROPOSED PARKING  
17 STANDARD PARKING SPACES  
2 ACCESSIBLE PARKING SPACES  
19 TOTAL PARKING SPACES
- BOLLARD WALKWAY LIGHT FIXTURE
  - NEW POLE MOUNTED CUTOFF LIGHT FIXTURE
  - ▭ INDICATES 2'-0" AUTOMOBILE OVERHANG

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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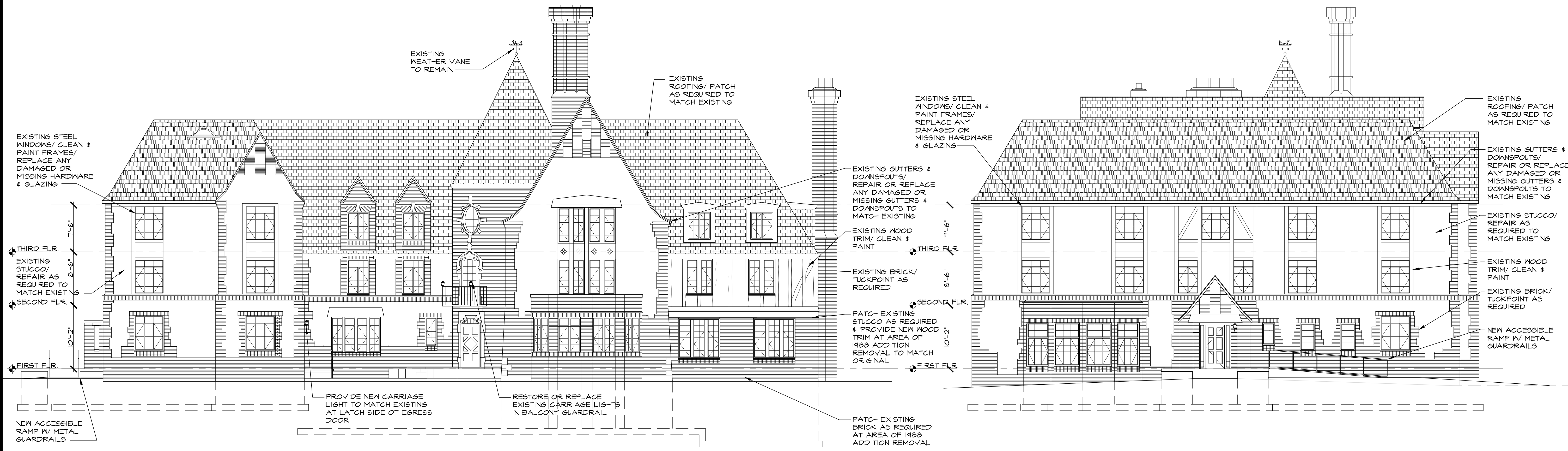
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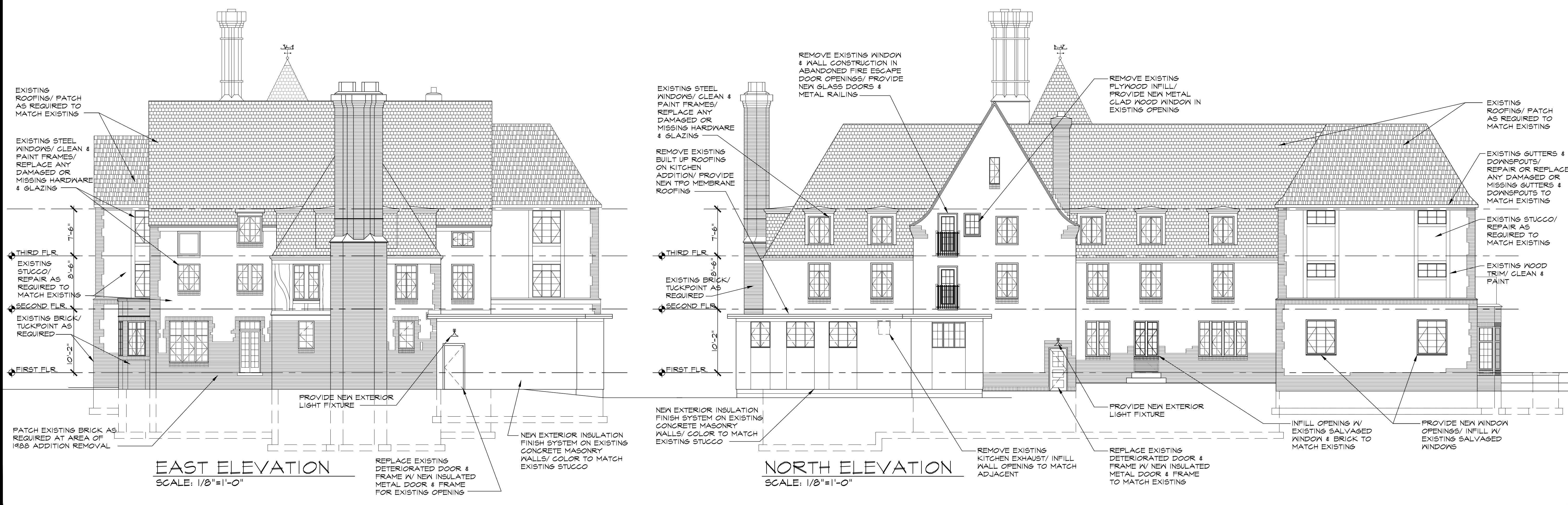
MOULIN APARTMENTS  
1404 SOUTH LINCOLN AVENUE  
URBANA, ILLINOIS  
BUILDING ELEVATIONS

DRAWN  
KLS/MLR/JLS  
REVIEWED  
DATE  
4.5.17  
SCALE  
AS NOTED  
PROJECT NO.  
17.1410  
SHEET  
PROPOSED  
A1.4



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

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



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

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



## 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 October 2017, the City Council of the City of Urbana passed and approved Ordinance No. 2017-10-060, entitled:

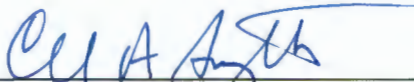
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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2017-10-060 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 18<sup>th</sup> day of October, 2017, 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 18<sup>th</sup> day of October, 2017.



  
\_\_\_\_\_  
Charles A. Smyth, City Clerk