

**ORDINANCE NO. 2019-04-024**

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

**(1007-1011 West University Avenue / Chris Saunders – Plan Case 2373-PUD-19)**

**WHEREAS**, Chris Saunders has applied for a mixed use planned unit development (PUD) for property known as 1007 and 1011 West University Avenue in the B-3, General Business 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 and to reduce the required front, side, and rear yards for the PUD; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on April 4, 2019 concerning the proposed preliminary and final development plans and voted 7 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 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 PUD, as attached hereto in Ordinance Attachment A, is hereby approved for property known as 1007 and 1011 West University Avenue with the following conditions:

1. That construction be in general conformance with the site plan and elevations in Ordinance Attachment A; and
2. That the applicant will reconstruct the alley on the south side of the parcels to City standards; and

3. That the bicycle parking area under the building will be fenced and secured.

**LEGAL DESCRIPTION:**

Tract 1: Lot 6 of Jonathan N Howser's Heirs Subdivision of Lot 24 and the East 251 feet of Lot 25 of M.W. Busey's Heirs' Addition to Urbana and Lots 1, 2 and 3 of Block 44 and Lot 6 in Block 45 of Seminary Addition to Urbana, as per plat recorded in Plat Book "A" at page 40, situated in Champaign County, Illinois.

P.I.N. 91-21-07-480-001, Address: 1011 West University Avenue

Tract 2: Lot 4 and Lot 5 of Jonathan N Howser's Heirs Subdivision of Lot 24 and the East 251 feet of Lot 25 of M.W. Busey's Heirs' Addition to Urbana and Lots 1, 2 and 3 of Block 44 and Lot 6 in Block 45 of Seminary Addition to Urbana, as per plat recorded in Plat Book "A" at page 340, situated in Champaign County, Illinois.

P.I.N. 91-21-07-480-017, Address: 1007 West University Avenue

**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 22<sup>nd</sup> day of April, 2019.

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

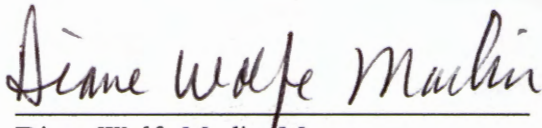
NAYS:

ABSTENTIONS:

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



**APPROVED BY THE MAYOR** this 23<sup>rd</sup> day of April, 2019.

  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor





## 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 22<sup>nd</sup> day of April, 2019, the City Council of the City of Urbana passed and approved Ordinance No. 2019-04-024, entitled:

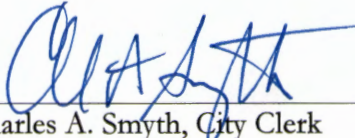
**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (1007-1011 West University Avenue / Chris Saunders – Plan Case 2373-PUD-19)**

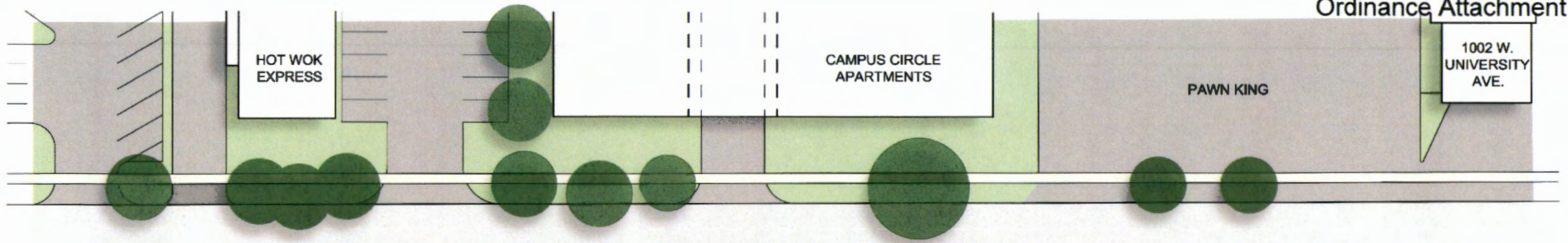
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2019-04-024 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 23<sup>rd</sup> day of April, 2019, 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 23<sup>rd</sup> day of April, 2019.



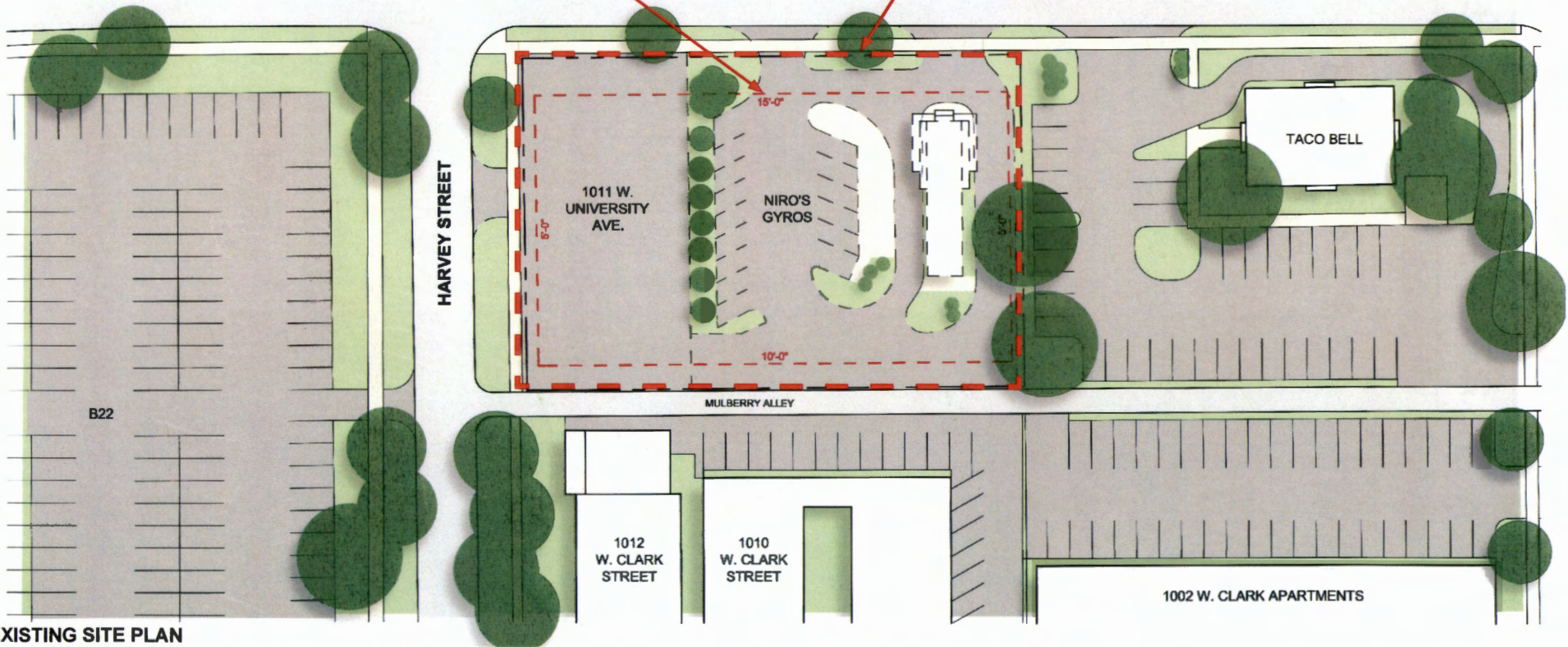
  
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Charles A. Smyth, City Clerk



B-3 SETBACKS

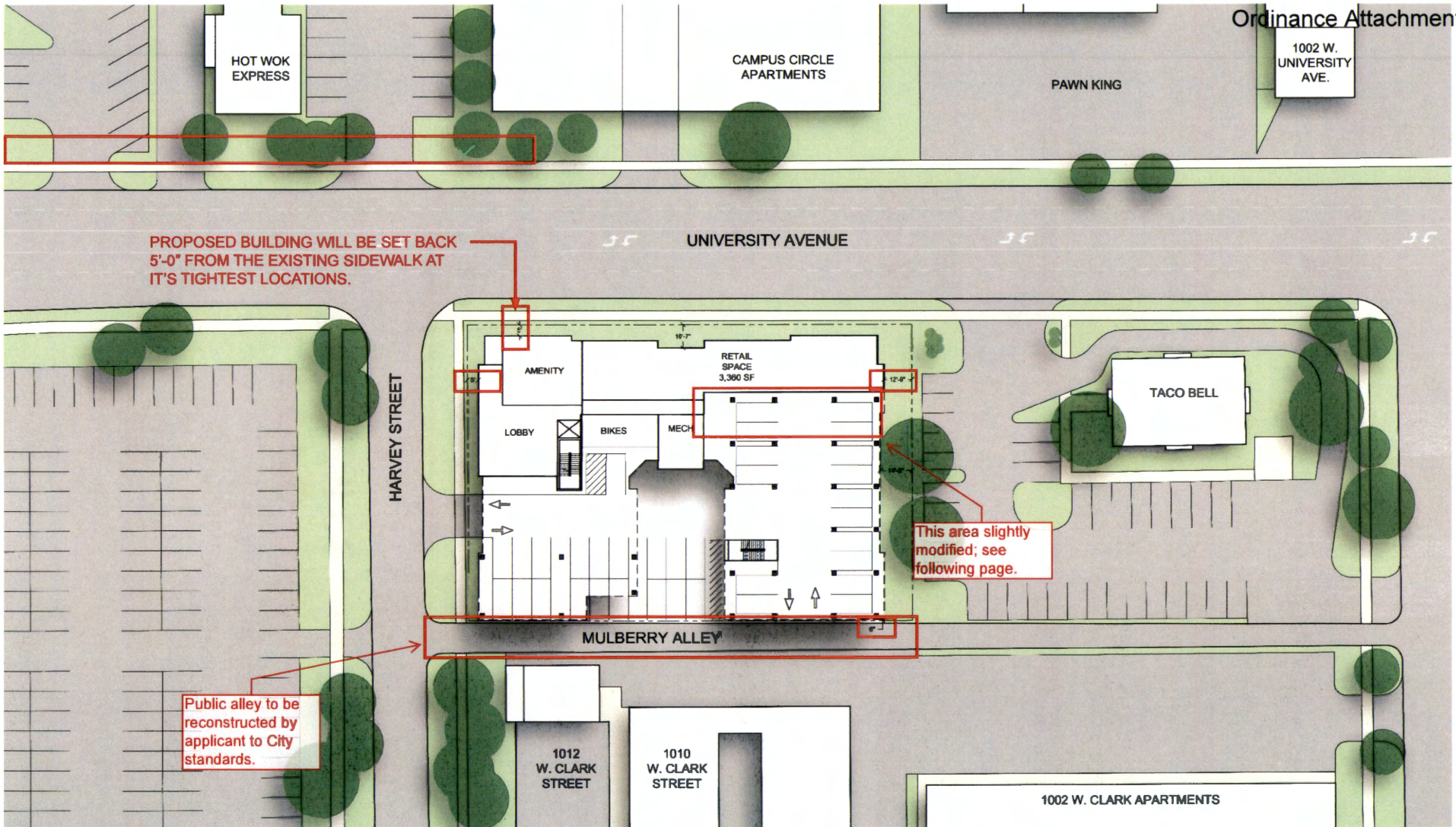
UNIVERSITY STREET

DEVELOPMENT SITE ZONED B-3 GEN. BUSINESS



EXISTING SITE PLAN





PROPOSED BUILDING WILL BE SET BACK 5'-0" FROM THE EXISTING SIDEWALK AT IT'S TIGHTEST LOCATIONS.

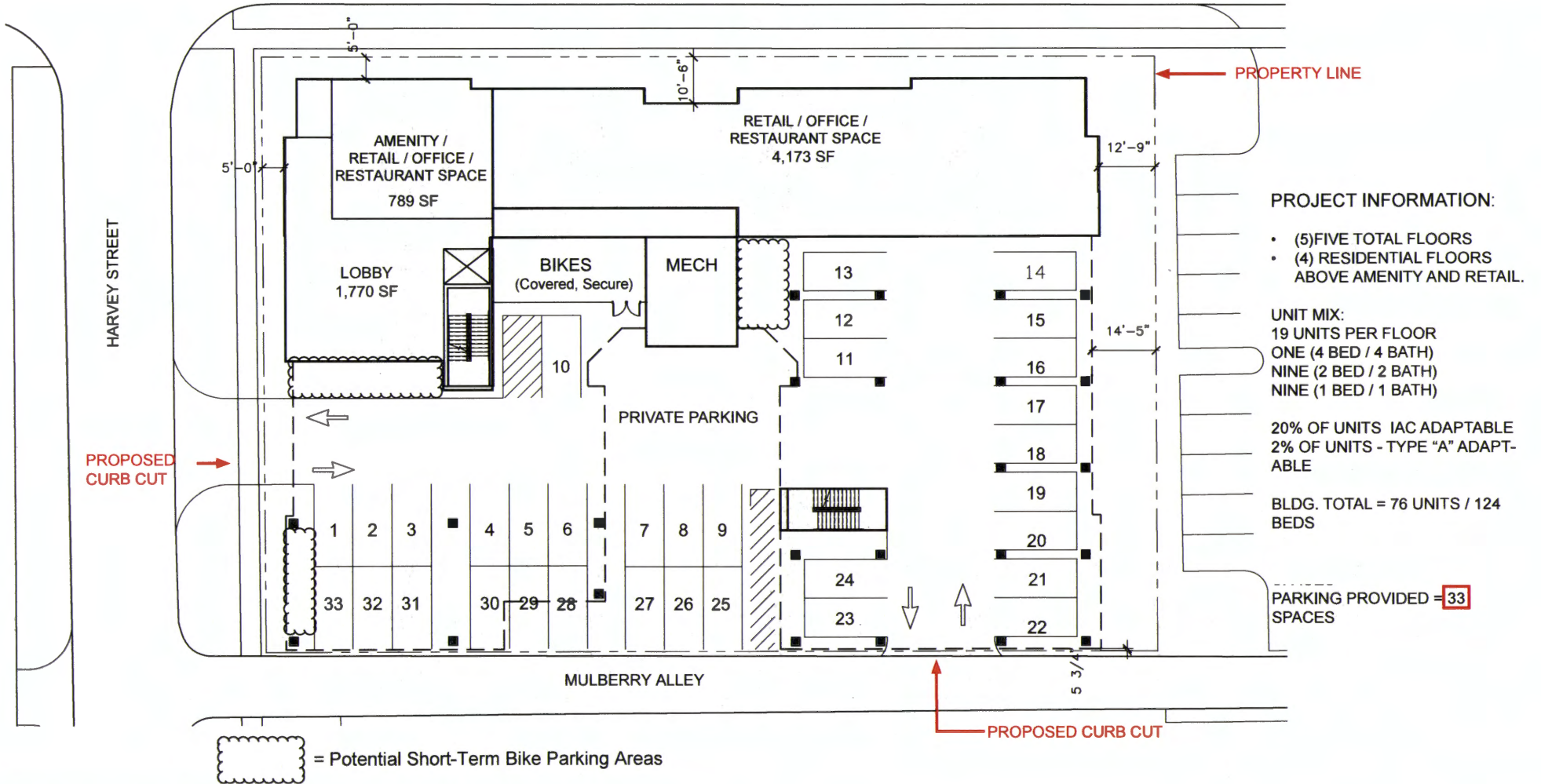
This area slightly modified; see following page.

Public alley to be reconstructed by applicant to City standards.

PROPOSED SITE PLAN



UNIVERSITY AVENUE



PROJECT INFORMATION:

- (5) FIVE TOTAL FLOORS
- (4) RESIDENTIAL FLOORS ABOVE AMENITY AND RETAIL.

UNIT MIX:  
 19 UNITS PER FLOOR  
 ONE (4 BED / 4 BATH)  
 NINE (2 BED / 2 BATH)  
 NINE (1 BED / 1 BATH)

20% OF UNITS IAC ADAPTABLE  
 2% OF UNITS - TYPE "A" ADAPT-  
 ABLE

BLDG. TOTAL = 76 UNITS / 124  
 BEDS

PARKING PROVIDED = **33**  
 SPACES

PROPOSED GROUND FLOOR PLAN

UNIVERSITY AVENUE

HARVEY STREET

MULBERRY ALLEY

LEGEND

-  1 BED / 1 BATH
-  2 BED / 2 BATH
-  4 BED / 4 BATH

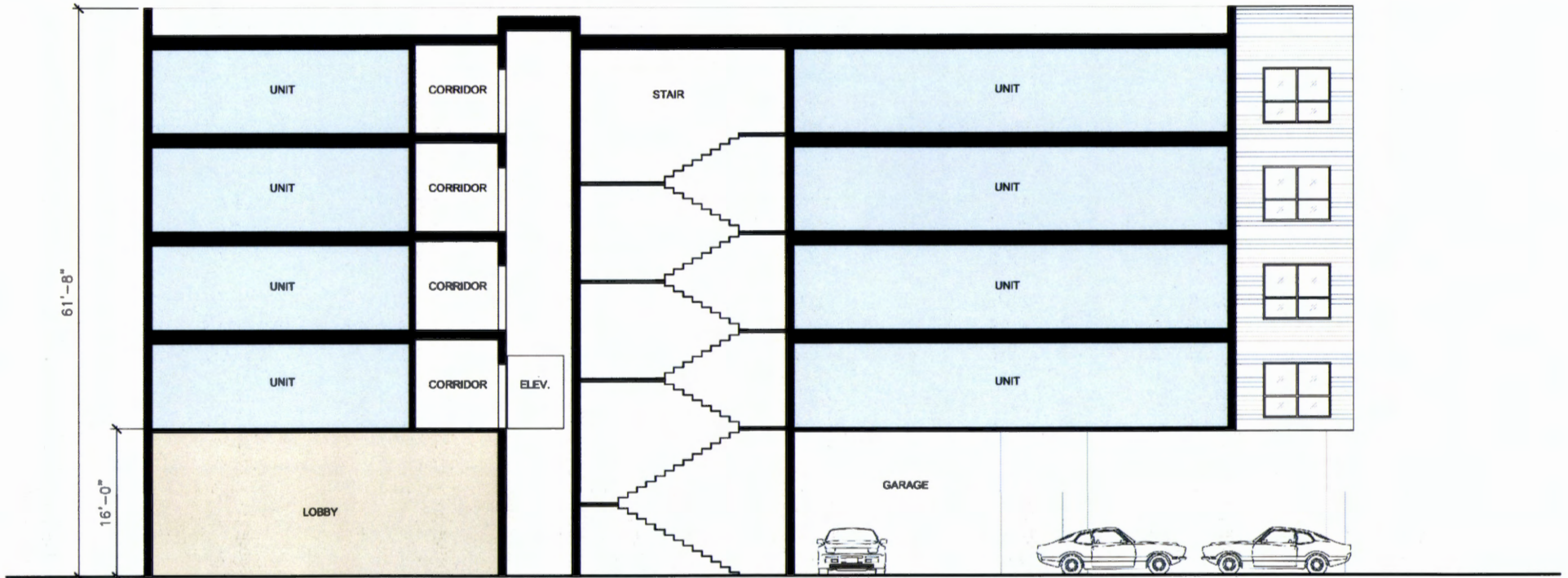


LEVEL 2-4 FLOOR PLAN



Ordinance Attachment A

NO HEIGHT RESTRICTIONS



BUILDING SECTION DIAGRAM





EXTERIOR OPTION TWO