

Recording Cover Sheet

AN ORDINANCE APPROVING A FINAL
DEVELOPMENT PLAN FOR A PLANNED UNIT
DEVELOPMENT (1007-1011 WEST UNIVERSITY
AVENUE / CHRIS SAUNDERS – PLAN CASE 2374-PUD-
19) [ORDINANCE NO. 2019-04-025]

*ORDINANCE
*PLAT

2019R05614
REC ON: 04/24/2019 09:12:19 AM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 51.00
RHSPS Fee:
REV FEE:
PAGES 11
PLAT ACT: 0 PLAT PAGE:

Prepared for recording by:

Charles A. Smyth, City Clerk

400 S. Vine St., Urbana, IL 61801

Return to:

Charles A. Smyth, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801

ORDINANCE NO. 2019-04-025

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

(1007-1011 West University Avenue / Chris Saunders – Plan Case 2374-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 final 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 340, 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 22nd day of April, 2019.

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

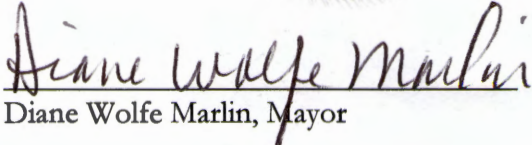
NAYS:

ABSTENTIONS:



Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this 23rd 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 22nd day of April, 2019, the City Council of the City of Urbana passed and approved Ordinance No. 2019-04-025, entitled:

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (1007-1011 West University Avenue / Chris Saunders – Plan Case 2374-PUD-19)

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

The pamphlet form of Ordinance No. 2019-04-025 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 23rd 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 23rd day of April, 2019.



Charles A. Smyth, City Clerk



City of Urbana
400 South Vine Street
Urbana, IL 61801

CLERK'S CERTIFICATE

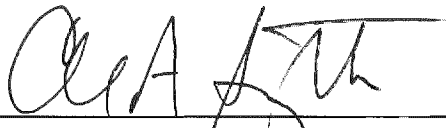
STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

I, CHARLES A. SMYTH, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (1007-1011 WEST UNIVERSITY AVENUE / CHRIS SAUNDERS – PLAN CASE 2374-PUD-19) [ORD. 2019-04-025].

approved by the City Council of the City of Urbana, Illinois, on the 22nd day of April, AD, 2019, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 23th day of April, AD, 2019.



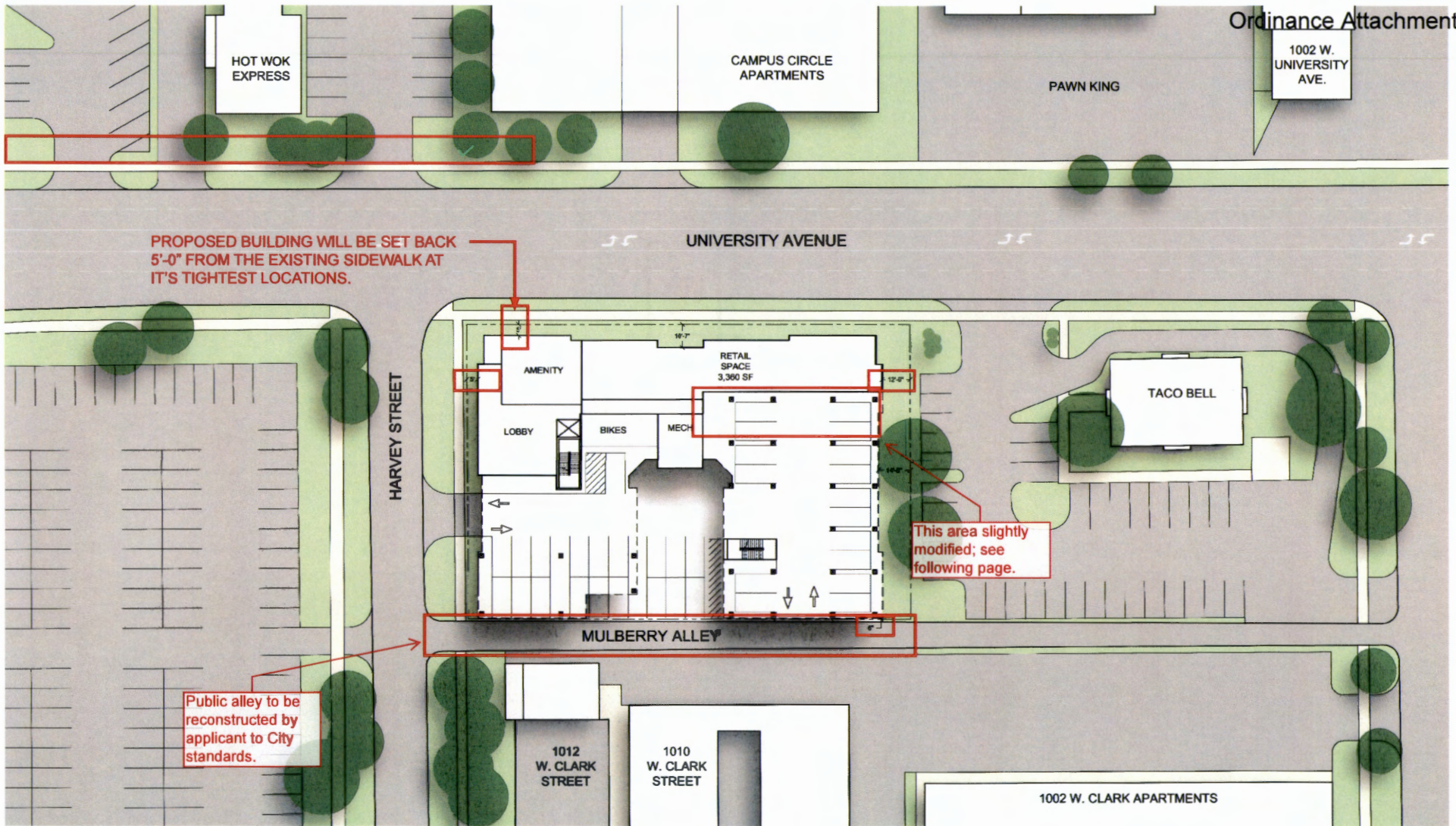
Charles A. Smyth, City Clerk



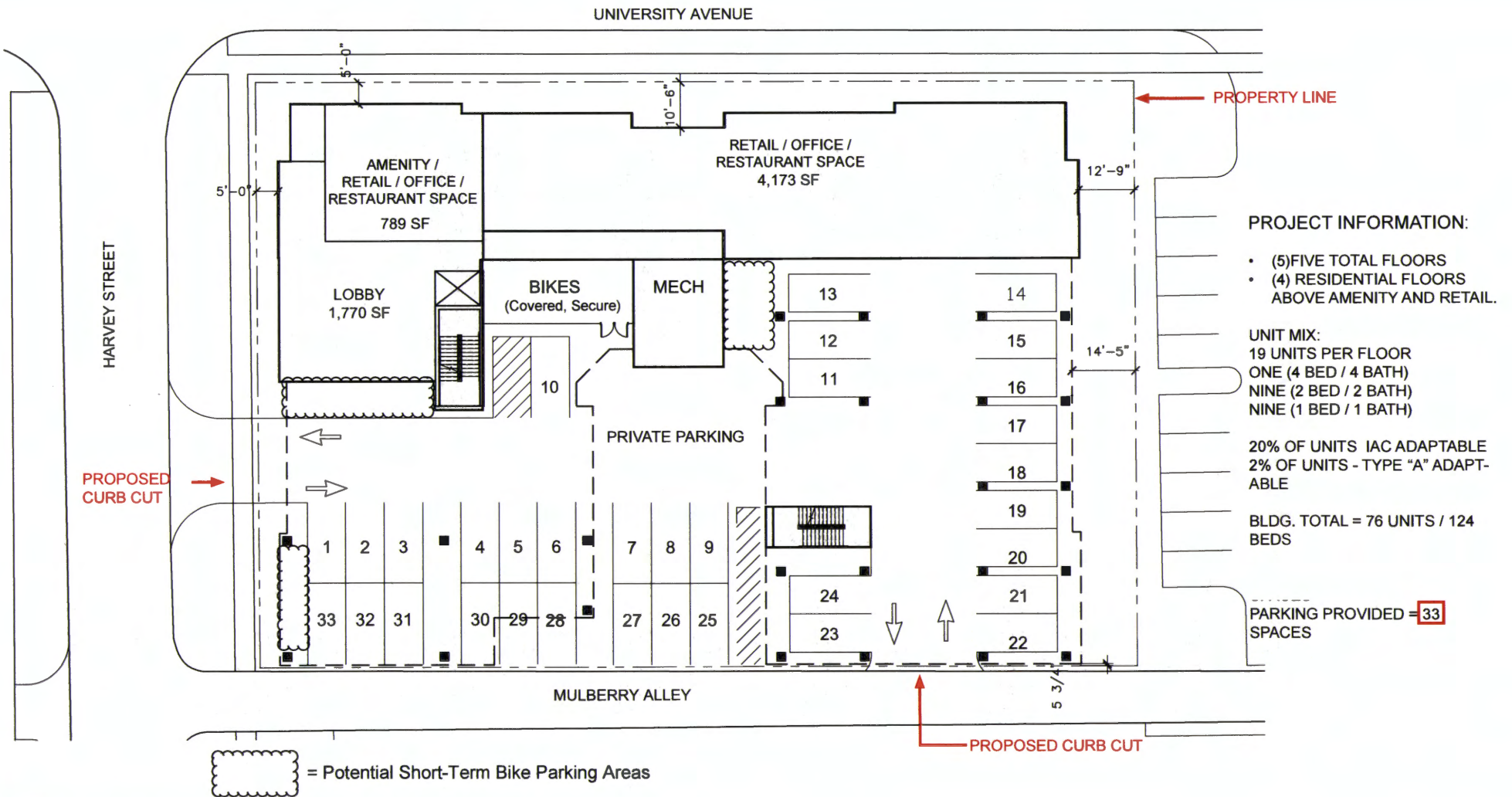


EXISTING SITE PLAN

1007 UNIVERSITY STREET - PUD REVIEW PACKAGE
02.20.2019



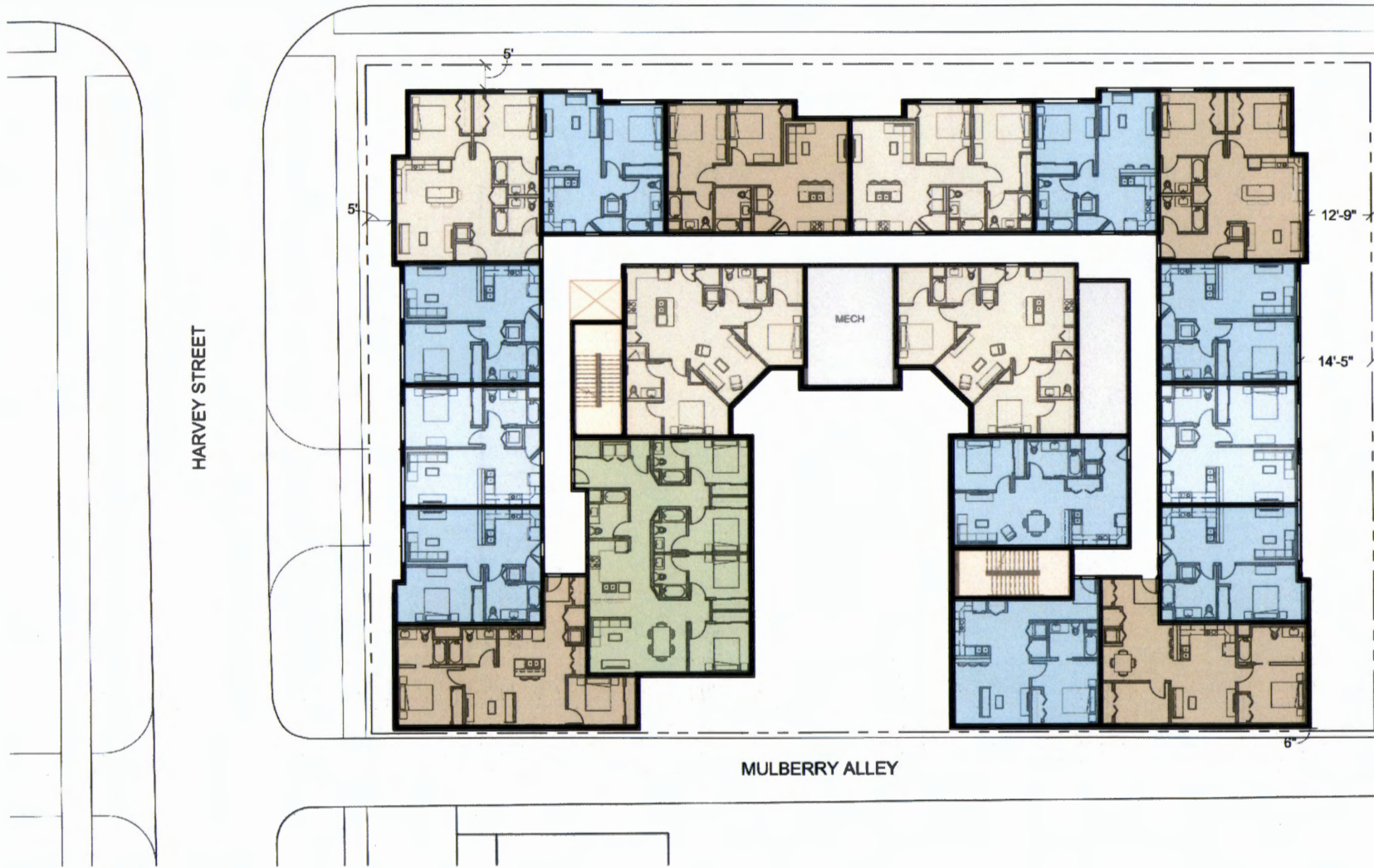
PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN

UNIVERSITY AVENUE

Ordinance Attachment A

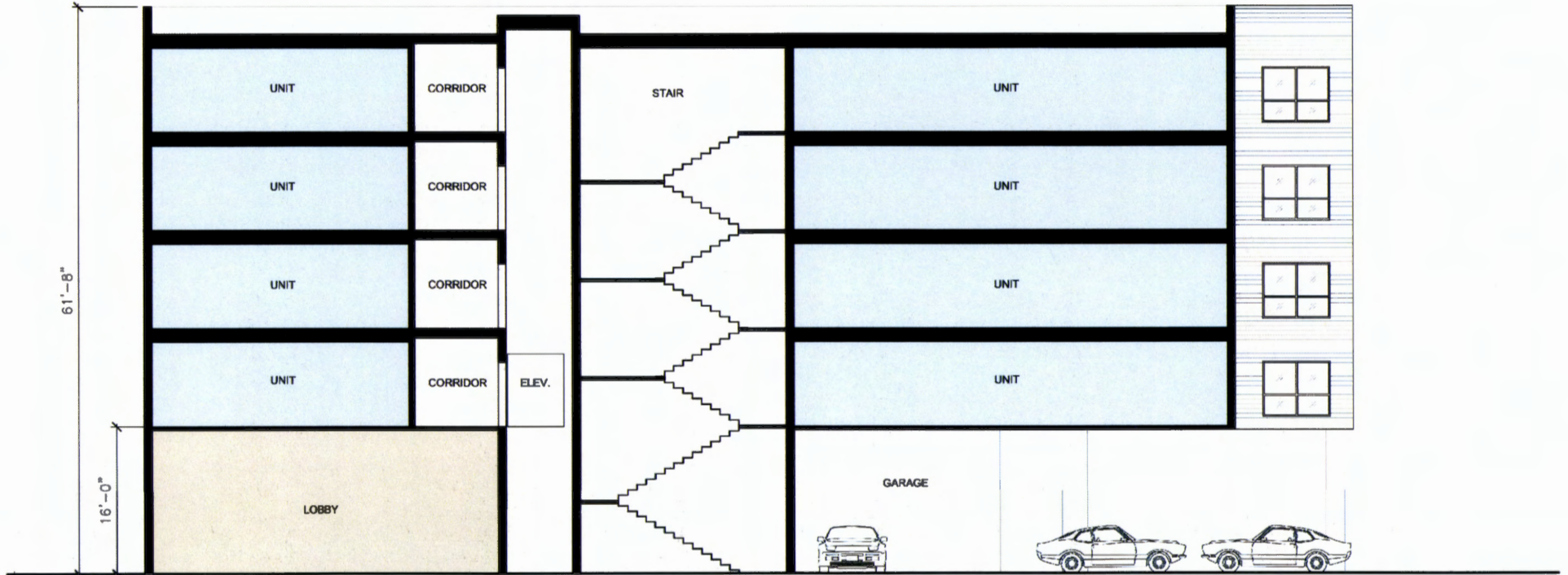


LEGEND

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

LEVEL 2-4 FLOOR PLAN

NO HEIGHT RESTRICTIONS



BUILDING SECTION DIAGRAM



EXTERIOR OPTION TWO