



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Rebecca Bird, Planner I

DATE: June 3, 2011

SUBJECT: Plan Case 2146-M-11: 704 E Windsor Road, A request by Gary Olsen on behalf of Verdant Prairies, LLC to rezone a 4.01-acre parcel from CRE, Conservation-Education-Recreation District to R-3, Single and Two Family Residential Zoning District.

Plan Case 2146-PUD-11: 704 E Windsor Road, A request by Gary Olsen on behalf of Verdant Prairies, LLC for preliminary approval for a Residential Planned Unit Development under Section XIII-3 of the Urbana Zoning Ordinance.

Introduction

Gary Olsen, on behalf of Verdant Prairies LLC, has submitted two applications for a 4.01-acre parcel at 704 E. Windsor Road. The first is an application to rezone the parcel from CRE, Conservation-Education-Recreation District to R-3, Single and Two-Family Residential District. The second application is a request for preliminary development plan approval for a proposed planned unit development (PUD) to be named Verdant Prairies PUD. This memorandum will address both applications.

Rezoning

Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning request to City Council for final action.

Planned Unit Development Approval

Per Section XIII-3 of the Urbana Zoning Ordinance, review of a proposed PUD occurs in two phases. First, a preliminary development plan is submitted and reviewed by the Plan Commission. The Plan Commission must hold a public hearing, after which they consider the proposed plan and make a recommendation to City Council for approval or disapproval of the preliminary development plan. The second step is to submit a final development plan. As with the preliminary development plan, the final development plan must follow the same review process. The petitioner is requesting consideration of a preliminary development plan for the Verdant Prairies PUD at this time.

Background

The subject property, site of the former Windsor Swim Club, is located northeast of the intersection of South Anderson Street and East Windsor Road and totals 174,691 square feet in area. The property is zoned CRE – Conservation / Recreation / Education and has been vacant since 2009 when the Windsor Swim Club closed. The property is now owned by Verdant Prairies LLC and a residential PUD is being proposed for the site.

Community Development staff met with the applicant several times between the fall of 2010 and the spring of 2011. In addition, the applicant held an informational meeting for adjacent property owners and the public on February 24, 2011.

Description of Proposed Project

The applicant is proposing to construct Verdant Prairies Condominiums, a residential planned unit development, on the subject site. The proposal allows for a maximum of 48 condominiums, but currently consists of one single family residence, three duplexes, four fourplexes, and two twelve-unit condominium buildings, as well as a club house. The proposal would provide a variety of housing choices for the condominium market. The site will be accessed from Windsor Road with a circular two-way street made of a permeable paving material. A four-foot wide sidewalk will be provided all along the exterior of the site, connecting to public sidewalks in the northwest corner of the site and along Windsor Road. The sidewalk will also connect to the interior of the site at two points on the east and west property lines. The proposal includes 136 parking spaces, provided in private garages, exterior covered spaces, and surface spaces. If all 48 units are built, this would allow two spaces per unit with an additional 40 spaces for guests. Covered bicycle parking will be provided in six locations across the site. Two rain gardens will help manage storm water. Lighting will primarily be low wattage with LEDs used for landscape lighting, and each entry door and garage. The project, if approved, would be developed in phases, based on demand.

According to Table V-I, Table of Uses in the Urbana Zoning Ordinance, a residential planned unit development is not an allowed use in the CRE zoning district. The applicant is requesting a rezoning to R-3, Single and Two-Family Residential, which allows a residential PUD subject to certain regulations and procedures, in addition to preliminary PUD approval.

Adjacent Land Uses, Zoning and Comprehensive Plan Designations

The subject property has frontage on Windsor Road east of Anderson Street. The area to the north, east, and west of the property is residential in nature, with both single family residences and duplexes. The zoning in the surrounding area is mainly R-3, Single and Two-Family Residential, although directly north of the subject property are five lots zoned R-2, Single-Family Residential. The Urbana corporate limits run along the south side of Windsor Road, adjacent to the subject property. The parcel to the south of the subject property is zoned Champaign County AG-2, Agriculture and is used for agricultural purposes.

Following is a summary of zoning and land uses for the subject site and surrounding property. In addition, Exhibits A, B and C further illustrate this information.

Location	Existing Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	CRE, Conservation, Recreation, Education	Vacant - former Swim Club	Residential – Suburban Pattern
North	R-2, Single-Family Residential R-3, Single & Two-Family Res.	Single-Family Dwellings	Residential – Suburban Pattern
South	Champaign County AG-2, Agriculture	Agriculture	Mixed Residential – Suburban Pattern
East	R-3, Single & Two-Family Res.	Single-Family Dwellings Duplexes	Residential – Suburban Pattern
West	R-3, Single & Two-Family Res.	Duplexes	Residential – Suburban Pattern

Comprehensive Plan

The Comprehensive Plan designations for the subject site and the surrounding properties are mainly consistent with the zoning and land use in this area in that the subject site and the neighborhood to the north, east, and west are designated as “Residential – Suburban Pattern.” The Comprehensive Plan defines “Residential – Suburban Pattern” as follows:

Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development:

Suburban Pattern of Development

A pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.

The area to the south of the subject site is designated as “Mixed Residential – Suburban Pattern” in the Comprehensive Plan. The notation for this area in Future Land Use Map #14 (Exhibit C) states the following: ‘Condos, Apartments, and Zero-lot line development designed around park and businesses; denser development along Windsor Road.’

Rezoning the subject property to R-3 is consistent with the designation of the site in the Comprehensive Plan as R-3 is one of the most appropriate zoning districts for “Residential – Suburban Pattern” and allows a residential PUD. The following Comprehensive Plan Goals and Objectives also support the rezoning:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Discussion

Rezoning

According to the Urbana Zoning Ordinance, the intent of the CRE, Conservation, Recreation, Education Zoning District is to:

“Conserve natural and scenic areas for open space, recreational, and educational purposes, both public and private, and to preserve from unsuitable uses natural surface drainage courses and other areas whose physical characteristics, such as slope or susceptibility to flooding, make many forms of development inappropriate or potentially injurious to the public health or safety. The uses permitted in this district are primarily of low intensity, which would not interfere with natural conditions, and for which such conditions would not pose severe problems; areas developed for more intensive use, which include significant open space, or which provide educational or recreational facilities to the public, are also appropriate in this district.”

The intent of the R-3, Single and Two-Family Residential Zoning District, on the other hand, is *“to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings.”* Zoning Description Sheets for both the CRE and R-3 Zoning Districts are attached in Exhibit D. The subject property is zoned CRE as it was the site of a recreational facility, the Windsor Swim Club, from 1956 until it closed in 2009. Since the subject property is in an area with mainly single-family houses and duplexes, rezoning the subject property to R-3 would be consistent with the intent of the R-3 Zoning District. In addition, rezoning of the subject property would allow for the proposed residential PUD.

The La Salle Criteria

In the case of *La Salle National Bank v. County of Cook* (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning

classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

1. *The existing land uses and zoning of the nearby property.*

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The subject site, zoned CRE, Conservation, Recreation, Education, is currently vacant. It was the site of a recreational facility for many years. During this time, the use was consistent with the current zoning. However, the recreational facility closed in 2009 and it is unlikely that another such facility would open on the subject site. The property is in a mainly residential neighborhood, surrounded on three sides by single-family residences and duplexes. The proposed zoning district would be compatible with the surrounding uses. The petitioner is proposing to construct a residential planned unit development consisting of up to 48 condominium units on the subject site. The proposed zoning district would be consistent with the proposed use.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

This is the difference in the value of the property as CRE and the value it would have if it were rezoned to R-3, Single and Two-Family Residential.

Under the current zoning, the residential PUD would not be allowed, as no residential uses are allowed in CRE, Conservation, Recreation, Education. It is assumed that the proposed rezoning would increase the value of the property as the owner is proposing to construct such a development if it is successfully rezoned to R-3, Single and Two-Family Residential and receives the necessary PUD approvals. In addition, the proposed rezoning would be consistent with the Comprehensive Plan.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. Rezoning the subject property will allow for the construction of a residential condominium development, which will include a clubhouse and walking paths and will provide a variety of housing types. Should the rezoning be denied, there would be no relative gain to the public. The current

restrictions do not promote the public welfare as the property is currently vacant and the current zoning restrictions are such that redevelopment without rezoning is unlikely.

5. *The suitability of the subject property for the zoned purposes.*

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The subject property is well suited for the R-3 Zoning District as it is on the border of a large residential neighborhood, almost entirely zoned R-3. In addition, the R-3 Zoning District is consistent with the Residential – Suburban Pattern land use designation for the area in the Comprehensive Plan. The area is well served by road access and utilities.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

The property has been vacant since 2009 when the former Windsor Swim Club closed. The applicant purchased the property shortly thereafter with the intention of constructing a residential planned unit development.

Residential Planned Unit Development Preliminary Approval

The proposed PUD would include the demolition of the former Windsor Swim Club structures and the construction of a new condominium development. The new residential development will include a maximum of 48 condominium units, including one single-family residence, three duplexes, four fourplexes, and two 12-unit buildings, providing a range of housing choices for the condominium market. In addition, the development will include a club house with a fitness center, a meeting room/lounge, a kitchen, and a patio that will be available to residents. Development of the site will include elimination of the existing drive off of Windsor Road and construction of a new drive in the center of the property line along Windsor Road. The drive will enter the site as a divided roadway and then access a circular two-way street that will provide access to all buildings on the site. The street will be privately owned. The development will feature “green” site design and building construction, including two rain garden basins, one in the southeast portion of the site and one in the southwest portion. Although the applicant includes rain gardens, a detailed stormwater management plan will need to be submitted before final approval is granted. (See Exhibit G)

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. A PUD is defined as “a large, integrated development adhering to a detailed site plan and located on a contiguous tract of land that may include a mixture of residential, commercial and/or industrial uses”. Planned unit developments can be residential, commercial, mixed use, or industrial. The proposed Verdant Prairies PUD is a residential PUD. To be considered as a PUD, the proposed development plan must include a gross site area of at least one-half acre and meet at least one of four criteria outlined in Section XIII-

3.D of the Zoning Ordinance. The proposed development consists of 4.01 acres and therefore meets the lot size criterion. The proposed Verdant Prairies PUD also meets the criteria listed below as defined by the Urbana Zoning Ordinance. Following each criteria (*provided in italics*) is analysis offered by City staff.

- a) Mixed Use – Either in the same building or with a “campus” layout, provide for a mixture of single-family, two-family, multi-family, commercial, office and/or recreational uses.

The proposed Verdant Prairies PUD presents a plan that will provide a mixture of housing types, including single-family, duplexes, fourplexes, and multi-family in a “campus” approach. The development will include recreational facilities for the use of residents.

- b) Conservation – Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.

The proposal is for an energy efficient “green” community. It incorporates “green” building and site design features, including “green” construction of the modular units, rain gardens, permeable pavement, low wattage lighting, and solar panels on 12-unit buildings and the clubhouse. In addition, “green” upgrades will be offered to the owners such as geothermal heating and solar panels.

- c) Infill - Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration and road access.

The proposal will provide for the redevelopment of a property within an urban area that is currently vacant. The proposed PUD provides for a redevelopment plan that is consistent with the surrounding neighborhood and will provide up to 48 new housing units for the community.

- d) Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

The proposed Verdant Prairies PUD would provide a unique residential development with a mix of housing types, including a single-family residence, duplexes, fourplexes, and multi-family buildings. The residents will have access to a shared clubhouse and open space. A sidewalk around the perimeter of the lot will provide recreational opportunities. The specific goals and objectives of the Comprehensive Plan applicable to the proposed PUD are detailed on the following page.

Goals

Section XIII-3.C of the Zoning Ordinance outlines nine general goals for planned unit developments as follows:

1. To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
2. To promote infill development in a manner consistent with the surrounding area;
3. To promote flexibility in subdivision and development design where necessary;
4. To provide public amenities not typically promoted by the Zoning Ordinance;

5. To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
6. To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

PUD's are to be reviewed for their consistency with the above general goals. The proposed Verdant Prairies PUD is consistent with goals 1, 2, 3, 5, 7, and 8. The proposed PUD is a high quality, mixed use infill development that will utilize flexible zoning standards to provide a development that is consistent with the surrounding area. The proposed development is responsive to the Comprehensive Plan as outlined in the following section. A variety of compatible building designs, materials, colors, and architectural styles will unify the overall development. The proposal includes amenities and innovations such as a clubhouse, landscaped open areas, rain gardens, permeable pavement, and a recreational sidewalk.

Comprehensive Plan

In all PUD's, the final built form shall be generally consistent with the goals, objectives and future land uses of the Comprehensive Plan. The following goals and objectives of the 2005 Urbana Comprehensive Plan relate to this case:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Use development and planning controls to minimize environmental and property damage from flooding and erosion.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Goal 3.0 New development should be consistent with Urbana's unique character.

Objectives

- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a "sense of place."

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 5.0 Ensure that land use patterns conserve energy.

Objectives

- 5.2 Promote building construction and site design that incorporates innovative and effective techniques in energy conservation.

Goal 6.0 Preserve natural resources (including air, water, and land) and environmentally sensitive areas in the community.

Objectives

- 6.1 Protect groundwater and surface water sources from flood and storm-related pollution.

Goal 13.0 Capitalize on Urbana’s unique heritage as a community with a mix of urban and small-town features.

Objectives

- 13.4 Promote the beautification of Urbana through both public and private developments.

Goal 14.0 Increase Urbana’s inventory of trees.

Objectives

- 14.2 Promote appropriate tree plantings in new development to contribute to the urban forest.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 18.0 Promote infill development.

Objectives

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

Goal 36.0 Protect both developed and undeveloped areas from increases in runoff and localized flooding.

Objectives

- 36.1 Protect life and property from storm and floodwater damage.
- 36.2 Reduce the impacts of development on stormwater conditions through regulations, including appropriate provisions for detention and conveyance.

Permitted Uses

Any agriculture, residential, public/quasi-public, or business use identified in the Zoning Ordinance by Table V-1: Table of Uses, may be permitted in a residential PUD with the exception of those uses listed in Section XIII-3.M. The proposed PUD involves a mixture of residential types, including a single-family residence, duplexes, and multi-family buildings. All of these residence types are listed as residential uses in Table V-1; therefore, the proposed use is permitted.

Minimum Development Standards

Planned unit developments allow developers flexibility in applying zoning and development regulations. Preliminary development plan review typically involves review and approval of a general concept to provide the petitioner with feedback concerning the proposed PUD prior to making a significant financial investment in the development. The final development plan in turn is a detailed

development plan that includes a statement of specific development standards for the PUD. Due to the size and nature of the proposed Verdant Prairies PUD, it is necessary to analyze the proposed development in relation to zoning standards, because they ultimately affect the viability of the project.

The Zoning Ordinance requires that a waiver of any requirement needs to be expressly stated as part of a PUD approval. The petitioner is proposing the following waiver. Aside from the items listed below, all other applicable zoning requirements per the Urbana Zoning Ordinance apply.

1. Maximum height of 35 feet for a principal structure.

Table VI-3 of the Zoning Ordinance allows for a maximum height of 35 feet for principal structures. The two twelve-unit buildings along the southern property line are approximately 41 feet eight inches in height. A maximum height for the two twelve-unit buildings is proposed as shown in the attached elevation drawing marked '3 Story 12 DU – Front (South) Elevation' (Exhibit G).

Although a waiver is not required for increased density, it is important to note that the proposed development has a higher density than is generally allowed in the R-3 zoning district.

Recommended Design Features

Table XIII-2 lists recommended design features for PUD's. One of the criteria for approval of a final development plan is to illustrate how a proposed PUD is responsive to recommended design features. Although this is not required until the final development plan review phase, the following design features have been noted by staff as being incorporated in the preliminary development plan:

Transition Area – the buildings on the northern portion of the site and adjacent to existing single-family residences are one-story in height to maximize compatibility with the adjacent properties. The buildings would increase in height as you move through the site from north to south, with the tallest buildings along Windsor Road acting as a sound and visual barrier between the interior of the site and Windsor Road. In addition, rain gardens are proposed for both the southwest and the southeast portions of the site. The rain gardens will not only provide environmental benefits, but will also serve as a transition between the residences and Windsor Road.

Lighting – the plans specify low-wattage LED lighting.

Street Lighting – the proposal states that street lighting will be coordinated with the City Engineer to maximize safety and visibility while minimizing intrusion into private areas.

Access – there is currently an access drive on the western end of the Windsor Road frontage. The preliminary development plan shows the elimination of this drive and the construction of a new drive in the central portion of the lot along Windsor Road. This will lead to an interior circular two-way street that will provide access to all buildings and parking areas. The street will be privately-owned. There is a public sidewalk on Windsor Road along the southern property line of the site. The preliminary development plans include a sidewalk along the west, north, and east property lines, with two access points into the center of the site from both the west and the east sidewalks. Pedestrians can also access the site from the northwest corner of the property, where the proposed sidewalk will connect to an existing public sidewalk that leads from the site to Scovill Street.

Internal Connectivity – a four-foot wide sidewalk has been provided along the west, north, and east sides of the site, connecting to the public sidewalk along the south side, with access to the center of the site.

Bicycle Parking – covered bicycle parking is included in the preliminary development plan in six locations on the site.

Permeable Parking – the preliminary development plan indicates that the surface of the parking area will be a permeable material.

Tree Preservation – the plan indicates that healthy indigenous trees will be preserved when possible.

Open Space Provision – the preliminary development plan illustrates innovative storm water facilities such as rain gardens and includes landscaped open spaces.

Passive Recreation – the perimeter sidewalk mentioned above will provide opportunities for passive recreation, as will the club house garden and patio.

Architectural Consistency – the preliminary plans state that a variety of compatible building designs, materials, colors, and architecture will unify the overall development.

Architectural Design – the proposal includes energy efficient design and building construction, as well as materials.

Summary of Staff Findings

1. Verdant Prairies LLC has submitted an application to amend the Urbana Zoning Map for 704 E Windsor Road from CRE, Conservation, Recreation, Education Zoning District to R-3, Single and Two-Family Residential Zoning District in order to allow the construction of a residential planned unit development.
2. The subject property is currently designated by the 2005 Urbana Comprehensive Plan as Residential – Suburban Pattern.
3. The subject property is currently zoned CRE, Conservation, Recreation, Education.
4. The proposed zoning map amendment to R-3, Single and Two-Family Residential would be consistent with the proposed land use and with the residential uses and zoning in the surrounding area.
5. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan.
6. The proposed zoning map amendment appears to generally meet the LaSalle Case criteria.
7. Verdant Prairies LLC has submitted a preliminary development plan for the proposed Verdant Prairies PUD for property known as 704 E Windsor Road. The PUD consists of a maximum of 48 condominium units, a clubhouse, and associated parking.

8. The proposed development meets the definition of a PUD per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre in area and meets all four of the criteria.
9. The proposed development is consistent with the general goals of a PUD and the Comprehensive Plan.
10. The proposed preliminary Development Plan for the Verdant Prairies PUD includes zoning standards that vary from the standards established in the Urbana Zoning Ordinance pertaining to building height for the two twelve-unit buildings and would additionally increase density.
11. The proposed preliminary development plan incorporates the following recommended design features: transition area, lighting, street lighting, access, internal connectivity, bicycle parking, permeable parking, tree preservation, open space, passive recreational facilities, architectural consistency and architectural design.

Options

The Plan Commission has the following options for recommendations to the City Council regarding the proposed rezoning in Plan Case No. 2146-M-11:

1. Recommend approval as submitted; or
2. Recommend approval including revisions, additions, or deletions; or
3. Recommend disapproval as submitted.

The Plan Commission has the following options for recommendations to the City Council regarding the proposed Preliminary Development Plan for the Verdant Prairies PUD in Plan Case No. 2146-PUD-11:

1. Recommend approval as submitted; or
2. Recommend approval including revisions, additions, or deletions; or
3. Recommend disapproval as submitted.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2146-M-11 to the City Council with a recommendation for **APPROVAL**.

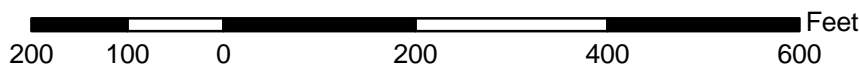
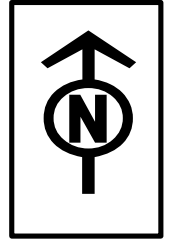
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2146-PUD-11 to the City Council with a recommendation for **APPROVAL** with the approval of the following waiver:

1. Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked '3 Story 12 DU – Front (South) Elevation' (Exhibit G).

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets
Exhibit E: Rezoning Application
Exhibit F: PUD Preliminary Application
Exhibit G: Proposed Site Development

cc: Gary Olsen, AIA, Olsen + Associates Architects, 3121 Village Office Place, Champaign, IL 61822

Exhibit A: Location & Existing Land Use Map

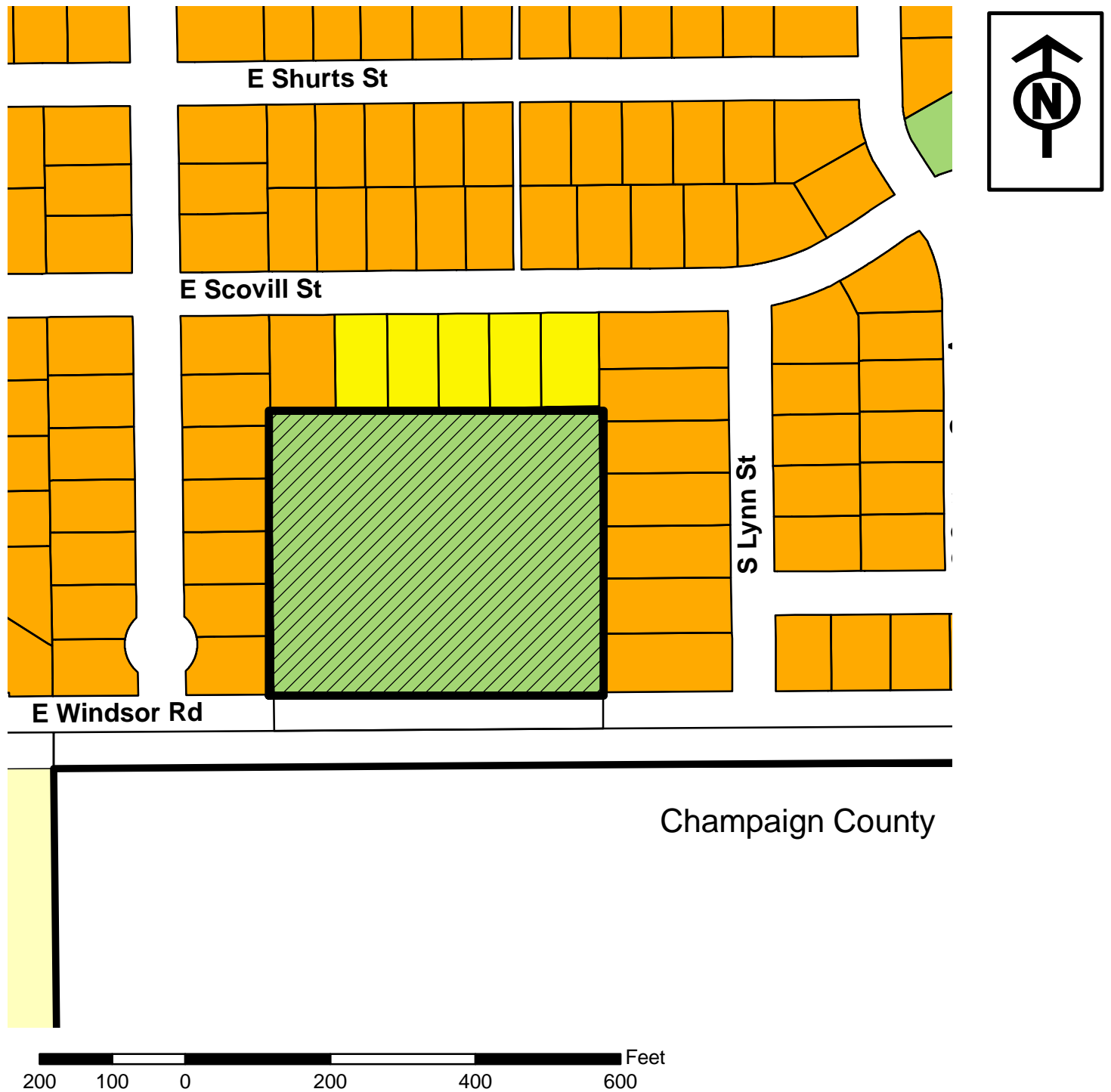


Plan Case: 2146-M-11 & 2146-PUD-11
 Subject: Verdant Prairies
 Rezoning & PUD
 Location: 704 W Windsor Rd, Urbana
 Petitioner: Gary Olsen

 Subject Property

Du Duplex
 SF Single-Family Res
 Ag Agriculture

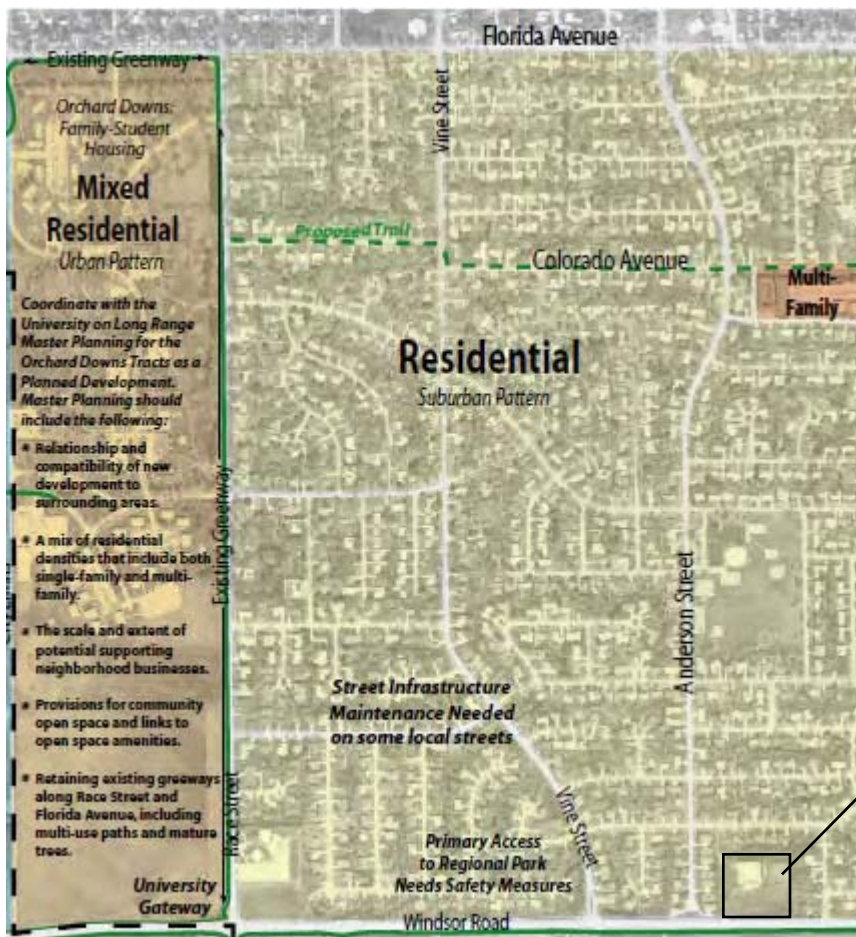
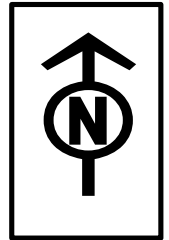
Exhibit B: Zoning Map



Plan Case: 2146-M-11 & 2146-PUD-11
 Subject: Verdant Prairies
 Rezoning & PUD
 Location: 704 W Windsor Rd, Urbana
 Petitioner: Gary Olsen

- Conservation-Recreation-Education
- R1, Single-Family Residential
- R2, Single-Family Residential
- R3-Single & Two Family Res

Exhibit C: Future Land Use Map #12 & #14



Subject Property



Source: City of Urbana 2005 Comprehensive Plan



Plan Case: 2146-M-11 & 2146-PUD-11
 Subject: Verdant Prairies
 Rezoning & PUD
 Location: 704 W Windsor Rd, Urbana
 Petitioner: Gary Olsen

Prepared 5/31/2011 by Community Development Services - rlb



CRE – CONSERVATION-RECREATION- EDUCATION ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the CRE Zoning District is as follows:

"The *CRE, Conservation-Recreation-Education District* is intended to conserve natural and scenic areas for open space, recreational, and educational purposes, both public and private, and to preserve from unsuitable uses natural surface drainage courses and other areas whose physical characteristics, such as slope or susceptibility to flooding, make many forms of development inappropriate or potentially injurious to the public health or safety. The uses permitted in this district are primarily of low intensity, which would not interfere with natural conditions, and for which such conditions would not pose severe problems; areas developed for more intensive use, which include significant open space, or which provide educational or recreational facilities to the public, are also appropriate in this district.

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the CRE District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, General
Agriculture, Cropping

Public and Quasi-Public

Elementary, Junior High School, or Senior High School
Library, Museum or Gallery
Municipal or Government Building
Nonprofit or Governmental, Educational and Research Agencies
Park
University/ College

SPECIAL USES:

Agriculture

Mineral Extraction, Quarrying, Topsoil Removal and Allied Activities
Plant Nursery or Greenhouse

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable Nature
Sewage Treatment Plant or Lagoon

CONDITIONAL USES:

Agriculture

Artificial Lake of one (1) or more acres

Business - Miscellaneous

Cemetery

CONDITIONAL USES CONTINUED:

Business - Recreation

Bait Sales
 Camp or Picnic Area
 Commercial Fishing Lake
 Country Club or Golf Course
 Driving Range
 Lodge or Private Club
 Miniature Golf Course
 Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)
 Private Indoor Recreational Development
 Resort or Organized Camp
 Riding Stable

DEVELOPMENT REGULATIONS IN THE CRE DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
CRE	1 acre	150	35 ³	0.25	0.55	25	15	25

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1 and B-2 Zoning Districts, if the height of a building exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.E.3 and Section VI-5.F.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-1 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
 400 South Vine Street
 Urbana, IL 61801
 (217) 384-2440
 (217) 384-2367 fax
www.city.urbana.il.us



R-3 – SINGLE AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-3 Zoning District is as follows:

"The *R-3, Single- and Two-Family Residential District* is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings.

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-3 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I and Category II
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Police or Fire Station
Library, Museum or Gallery

PLANNED UNIT DEVELOPMENT USES:

Residential

Residential Planned Unit Development

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

CONDITIONAL USES continued:**Business - Recreation**

Lodge or Private Club

Residential

Bed and Breakfast, Owner Occupied

Public and Quasi-Public

Municipal or Government Building

DEVELOPMENT REGULATIONS IN THE R-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-3	6,000¹³	60¹³	35	0.40	0.40	15⁹	5	10

FAR= FLOOR AREA RATIO**OSR= OPEN SPACE RATIO**

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

For more information on zoning in the City of Urbana call or visit:

**City of Urbana
Community Development Services Department**

400 South Vine Street

Urbana, IL 61801

(217) 384-2440

(217) 384-2367 fax

www.city.urbana.il.us



Application for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. **MAILED 2011**
usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

BY: _____

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed May 26, 2011 Plan Case No. 2146-M-11
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **VERDANT PRAIRIES LLC** Phone: **217-359-3453**
Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE CHAMPAIGN, ILLINOIS
61822**
Email Address: **OLSENARCHITECTS@GMAIL.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER, ARCHITECT**

2. OWNER INFORMATION

Name of Owner(s): **MICHELE J. OLSEN** Phone: **217-356-6440**
Address (street/city/state/zip code): **1008 FOOTHILL DRIVE CHAMPAIGN, ILLINOIS 61821**
Email Address: **MICHELEJOLSEN@GMAIL.COM**
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: **704 EAST WINDSOR ROAD URBANA, ILLINOIS 61801**
PIN # of Location: **93-21-21-357-024**
Lot Size: **453.39' X 385.30' OR 4.01 ACRES**
Current Zoning Designation: **CRE (CONSERVATION RECREATION EDUCATION)**
Proposed Zoning Designation: **R-3 RESIDENTIAL**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **VACANT, FORMER SWIMMING POOL WITH CLUBHOUSE AND SUPPORTING STRUCTURES**

Proposed Land Use: **R-3 RESIDENTIAL**

Present Comprehensive Plan Designation: **RESIDENTIAL SUBURBAN PATTERN**

How does this request conform to the Comprehensive Plan? **MEETS THE COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

Legal Description: **SEE ATTACHMENT A: LEGAL DESCRIPTION**

4. CONSULTANT INFORMATION

Name of Architect(s): GARY L. OLSEN, AIA

OLSEN + ASSOCIATES ARCHITECTS

Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE CHAMPAIGN, IL 61822**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

Name of Engineers(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s): GARY L. OLSEN, AIA

OLSEN + ASSOCIATES ARCHITECTS

Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE CHAMPAIGN, ILLINOIS 61822**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

Name of Attorney(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

NOT APPLICABLE

What changed or changing conditions warrant the approval of this Map Amendment?

THE PRIVATE SWIMMING POOL CLOSED AND THE LAND WAS SOLD.

Explain why the subject property is suitable for the proposed zoning.

THE SUBJECT PROPERTY WAS FORMERLY USED AS A PRIVATE SWIMMING POOL. THE SITE IS SURROUNDED BY DUPLEX HOUSING TO THE WEST AND SINGLE FAMILY RESIDENCES TO THE NORTH AND EAST. THE SOUTH LOT LINE IS ADJACENT TO WINDSOR ROAD. THIS IS A NATURAL LOCATION FOR ADDITIONAL RESIDENTIAL DEVELOPMENT.

What other circumstances justify the zoning map amendment?

Time schedule for development (if applicable). CONSTRUCTION IS ANTICIPATED TO COMMENCE DURING SPRING 2012.


Additional exhibits submitted by the petitioner. 1. LEGAL DESCRIPTION, 2. PROPOSED SITE PLAN, 3. PROPOSED PLANS AND ELEVATIONS OF ALL DWELLING UNITS AND CLUBHOUSE TO BE BUILT ON THE SITE, AND 4. COPY OF OUR PUD APPLICATION.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

5.24.10
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

ATTACHMENT A: LEGAL DESCRIPTION

CORPORATION WARRANTY DEED

858880

THIS INDENTURE WITNESSETH, That the **GRANTOR, WINDSOR SWIM CLUB CO.**, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to the **GRANTEE, VERDANT PRAIRIES, LLC, an Illinois Limited Liability Corporation**, of the City of Champaign, in the County of Champaign and State of Illinois, the following described real estate to-wit:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and A part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the Northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; thence South along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim Club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, the East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right of way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the Northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to the point of beginning, in Champaign County, Illinois.

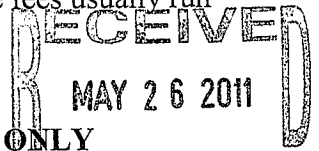


Application for a
Planned Unit Development
Preliminary Development Plan

Plan
Commission

APPLICATION FEE - \$300.00

Applicants are also responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.



PLEASE DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Petition Filed May 26, 2011 Plan Case No. 2146-PUD-11
 Fee Paid - Check No. _____ Amount: \$300.00 Date 5-26-11

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **VERDANT PRAIRIES LLC** Phone: **217-359-3453**
 Address (street/city/state/zip code): **3121 VILLAGE OFFICE PLACE CHAMPAIGN,
 ILLINOIS 61822**
 Email Address: **OLSENARCHITECTS@GMAIL.COM**
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER, ARCHITECT**

2. OWNER INFORMATION

Name of Owner(s): **MICHELE J. OLSEN** Phone: **217-493-6519**
 Address (street/city/state/zip code): **1008 FOOTHILL DRIVE CHAMPAIGN, ILLINOIS 61821**
 Email Address: **MICHELEJOLSEN@GMAIL.COM**

Is this property owned by a Land Trust? Yes No
 If yes, please attach a list of all individuals holding an interest in said Trust.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: **VERDANT PRAIRIES CONDOMINIUMS**
 Location of Subject Site: **704 EAST WINDSOR ROAD URBANA, ILLINOIS 61801**
 PIN # of Location: **93-21-21-357-024**

Lot Size: 4.01 ACRES OR 453.39' (EW) X 385.30' (NS)

Current Zoning Designation: **CRE (CONSERVATION RECREATION EDUCATION)**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **VACANT SWIMMING POOL, CLUBHOUSE AND MISCELLANEOUS SUPPORT STRUCTURES**

Proposed Land Use: **R-3 RESIDENTIAL**

Present Comprehensive Plan Designation: **R-3 RESIDENTIAL**

How does this request conform to the Comprehensive Plan? **MEETS THE COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

Legal Description: SEE ATTACHMENT A: LEGAL DESCRIPTION

4. CONSULTANT INFORMATION

Name of Architect(s): GARY L OLSEN, AIA

OLSEN + ASSOCIATES ARCHITECTS

Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE CHAMPAIGN, ILLINOIS 61822**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

Name of Engineers(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s): GARY L OLSEN, AIA

OLSEN + ASSOCIATES ARCHITECTS

Phone: **217-359-3453**

Address (*street/city/state/zip code*): **3121 VILLAGE OFFICE PLACE CHAMPAIGN, ILLINOIS 61822**

Email Address: **OLSENARCHITECTS@GMAIL.COM**

Name of Attorney(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?

Yes No Date of Preliminary Conference: **SEVERAL CITY OF URBANA PLANNING TEAM CONFERENCES HELD BETWEEN THE FALL OF 2010 AND THE SPRING OF 2011.**

Type of PUD proposed: *(See Section XIII-3.A for descriptions of the following.)*

Residential Commercial Mixed Use Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use.* Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation.* Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill.* Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development.* Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

SEE ATTACHMENT B: PROPOSED PUD DESCRIPTION

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
- i) To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

(Attach additional sheets if necessary) SEE ATTACHMENT C: PUD NARRATIVE

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)

A. THE SIDE YARD SETBACKS ON BOTH THE EAST AND WEST PERIMETERS OF THE VERDANT PRAIRIES (VP) SITE VARY FROM APPROX. 56'-8 TO A MINIMUM OF 17'-2. THE MINIMUM SIDE YARD SETBACK IN AN R-3

RESIDENTIAL DISTRICT IS 5'-0', THEREFORE, OKAY.

B. THE MINIMUM REAR YARD SETBACK IN AN R-3 RESIDENTIAL DISTRICT IS 10'-0" AND THE MINIMUM REAR YARD SETBACK ON THE VP SITE IS 23'-0", THEREFORE, OKAY.

C. THE MINIMUM FRONT YARD SETBACK IN AN R-3 RESIDENTIAL DISTRICT IS A MAXIMUM OF 25'-0"; AND WE HAVE ALWAYS PLANNED THE FRONT YARD SETBACK FOR THE VP SITE TO MATCH THE MAXIMUM REQUIREMENT OF 25'-0" FEET, THEREFORE, OKAY

D. THE MAXIMUM HEIGHT ALLOWED IN AN R-3 RESIDENTIAL DISTRICT IS 35'-0", MEASURED TO THE AVERAGE HEIGHT OF THE ROOF AREA AND GROUND PLANE. THE AVERAGE HEIGHT OF OUR TWO SOUTH BUILDINGS IS 41'-8", THEREFORE , WE REQUEST A WAIVER FOR THE 6'-8" HEIGHT OF THESE BUILDINGS WHICH IS BEYOND THE HEIGHT ALLOWED IN THE R-3 RESIDENTIAL DISTRICT.

Does the proposed development plan involve a zoning map amendment? Yes No
If yes, please describe:

Does the proposed development plan involve a subdivision plat? Yes No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
- A conceptual site plan with the following information:
 - Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - Proposed land uses, building locations, and any conservation areas.
 - Existing and proposed streets, sidewalks, and multi-use paths.
 - Buffers between different land uses.
- Any other information deemed necessary by Secretary of the Plan Commission.

NOTE: *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Gary J. Olsen
Applicant's Signature

5.24.11
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

ATTACHMENT A: LEGAL DESCRIPTION

CORPORATION WARRANTY DEED

858880

THIS INDENTURE WITNESSETH, That the **GRANTOR, WINDSOR SWIM CLUB CO.**, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to the **GRANTEE, VERDANT PRAIRIES, LLC, an Illinois Limited Liability Corporation**, of the City of Champaign, in the County of Champaign and State of Illinois, the following described real estate to-wit:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and
A part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the Northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; thence South along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim Club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, the East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right of way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the Northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to the point of beginning, in Champaign County, Illinois.

ATTACHMENT B: PROPOSED PUD DESCRIPTION

The approach to the Verdant Prairies Condominiums north of Windsor Road in Urbana, Illinois, is a centrally located divided roadway that leads to a simple "shield shaped" interior, two way street that connects to all dwelling units, parking areas and clubhouse. The site slopes approximately 4' from the centerline of the north property line to a major drainage inlet at the intersection of the centerlines of the entry road and the start of the curvilinear road just south of the proposed clubhouse. The water from this location will be diverted south by a culvert to two "rain garden" basins near the southwest and southeast corners of the site. The rain gardens shall be connected by a similar east/west culvert under the entry road. All site roads and exterior parking areas shall be made of permeable materials, most likely "permeable concrete".

The former Windsor Swim Club site will be the home to a maximum of forty-eight (48) condominium residences. The overall size, mass and height of each condo type will start near the north end of the site as "zero lot line" single story duplexes. Further South are "zero lot line" two story fourplexes bordering the east and west lot lines along the mid-point of the site. Two three-story buildings with underbuilding parking and elevator access are located along Windsor Road on the south. These taller and four (4) residences wide units will act as a sound and visual barrier between our site and Windsor Road. They also will serve to enclose the rest of the site from the recently completed Windsor Road, a major east/west corridor on the south side of the twin cities in Champaign County. The lower buildings are located on the naturally higher ground elevations on the north and the taller structures are located on the lower elevations on the south. As you enter the site, three flags, American, Illinois and Illini will greet you in front of the Clubhouse (gathering place), which will be completed during Phase One of the development.

Street lighting will be generally low wattage and will be focused downwards to the site. All street lighting will be coordinated with the City Engineer to maximize safety and visibility and to minimize intrusion into private areas. General and landscape lighting

shall be primarily low wattage LED with each entry door and garage door to have a minimum of one exterior light.

A four foot wide pedestrian walkway will surround the entire site. This walkway shall also connect to the existing walkway near the northwest corner of the site and to the public sidewalk adjacent to the south property line. At several locations along the east and west property lines, landscaped walkway intersections will lead into the center of the site to conveniently provide varied walking paths to bring you through the site and back home more efficiently.

Parking for 136 spaces shall be provided in private garages, exterior covered areas and on open parking spaces. Assuming our maximum of 48 condominium units are achieved, each dwelling unit would have access to 2.83 parking spaces, or say, two spaces per dwelling unit and forty (40) additional spaces for visiting family and friends.

Parking for bicycles will be located on each end of the covered carports, (four locations) and near the two stairwells (two locations) on the south buildings adjacent to the site entry road.

ATTACHMENT C: PUD NARRATIVE

Verdant Prairies Condominiums (VPC) will be a very energy efficient "green" community. Early in the planning process we actually discussed calling our development GREEN ACRES. As many know, Olsen + Associates Architects/Planners was the first architect to bring a major construction alternative to all wood frame buildings that are planned to be four stories or less in height. A project that we call Verdant Prairies Apartments, 606 E. Stoughton, Champaign, IL, will become the tallest modular frame residential structure in the Midwest when it is completed in early summer 2011. On one site, close to Wright Street and the University of Illinois Engineering Campus, we will be able to accommodate ninety-six people. We expect to have substantially fewer residents than that living on our VPC site after it is totally built out.

All of our dwelling units and clubhouse shall be built as modular components of the total residence. Each module goes through approximately eighteen (18) different stages of construction in our plant which is located approximately 90 minutes west of Champaign. Each phase of work is coordinated and inspected by an "in house" phase foreman and also a third party inspector hired by the Owners. By the end of each module's journey through the plant, not only is the framing and structural system complete, but all other required systems including mechanical, electrical, fire alarm, plumbing, and fire suppression are also complete. It is typical that most interior finishes such as drywall on walls and ceilings, painting, flooring, doors, trim, built-in cabinetry and kitchen appliances, bathroom fixtures, ceiling lights, etc. are all installed in the plant. On the exterior walls of each module, windows, exterior doors, sheathing, Tyvek, and siding are also typically installed. When all modules for each residence are complete they are sent to the site, fully wrapped as a present, and ready to be set on a prepared concrete foundation and crawlspace.

Although this type of construction is inherently "green" because of its construction methods and exterior wall spray foam insulation, it also is a system adaptable to choices the future owner may choose as upgrades. For instance, gas heating and air conditioning shall be in the base cost. However, electric, heat pumps, geothermal, and

solar sources shall all be additional options to discuss and choose from. Solar collectors will be installed on the south facing roofs of the two three story tall buildings adjacent to the site entrance and shall also be installed on the clubhouse. Modular construction will allow the units to be built better, faster, and to be less expensive to buy and live in over time.

A variety of compatible building designs, materials, colors, and architecture will unify the overall development and create a pleasant setting for living, working, and playing together as a community. Wherever possible, healthy, indigenous trees and foliage will be left in place. A three phase landscaping plan will be designed for the site. The first phase of site landscaping will commence in conjunction with the completion of construction of the sixth dwelling unit and will also include one side of the walking path. During the landscape design of each walking path, the Owners of the properties which are adjacent to our property will have an opportunity to review our plans and improve them in a way that will be approved by both parties. We want all neighbors to welcome this new community to the neighborhood, and we also want our neighbors to have an enhanced environment to live adjacent to because of our Verdant Prairies development.

CORPORATION WARRANTY DEED

858880

THIS INDENTURE WITNESSETH, That the **GRANTOR, WINDSOR SWIM CLUB CO.**, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to the **GRANTEE, VERDANT PRAIRIES, LLC, an Illinois Limited Liability Corporation**, of the City of Champaign, in the County of Champaign and State of Illinois, the following described real estate to-wit:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and A part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the Northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; thence South along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim Club Co. property, as per deed recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge Fifteenth Subdivision, thence North along the East line of said Lot 360, the East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right of way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the Northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to the point of beginning, in Champaign County, Illinois.

Common Address: 704 East Windsor Road, Urbana, Illinois
Permanent Index No.: 93-21-21-357-024

situated in the County of Champaign in the State of Illinois.

- SUBJECT TO:
- (1) Real Estate Taxes for the year 2008 and subsequent years;
 - (2) Covenants, conditions, restrictions and easements apparent or of record;
 - (3) All applicable zoning law and ordinances.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 28th day of December, 2009.

WINDSOR SWIM CLUB CO.

(Affix corporate seal here)

By Harold E. Lopeman
Harold E. Lopeman, President.

Attest: Mabel I. Lopeman
Mabel I. Lopeman, Secretary.

STATE OF ILLINOIS)
)SS:
 CHAMPAIGN COUNTY)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **HAROLD E. LOPEMAN**, personally known to me to be the President of the Corporation who is the Grantor, and **MABEL I. LOPEMAN**, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of said corporation, they executed said document and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of December, 2009.



C Diane Downing
 Notary Public

Deed Prepared By:
 Carl M. Webber
 WEBBER & THIES, P.C.
 P.O. BOX 189
 URBANA, IL 61801

Send Tax Bill To:
 Verdant Prairies, LLC
 1008 Foothill Drive
 Champaign, IL 61820

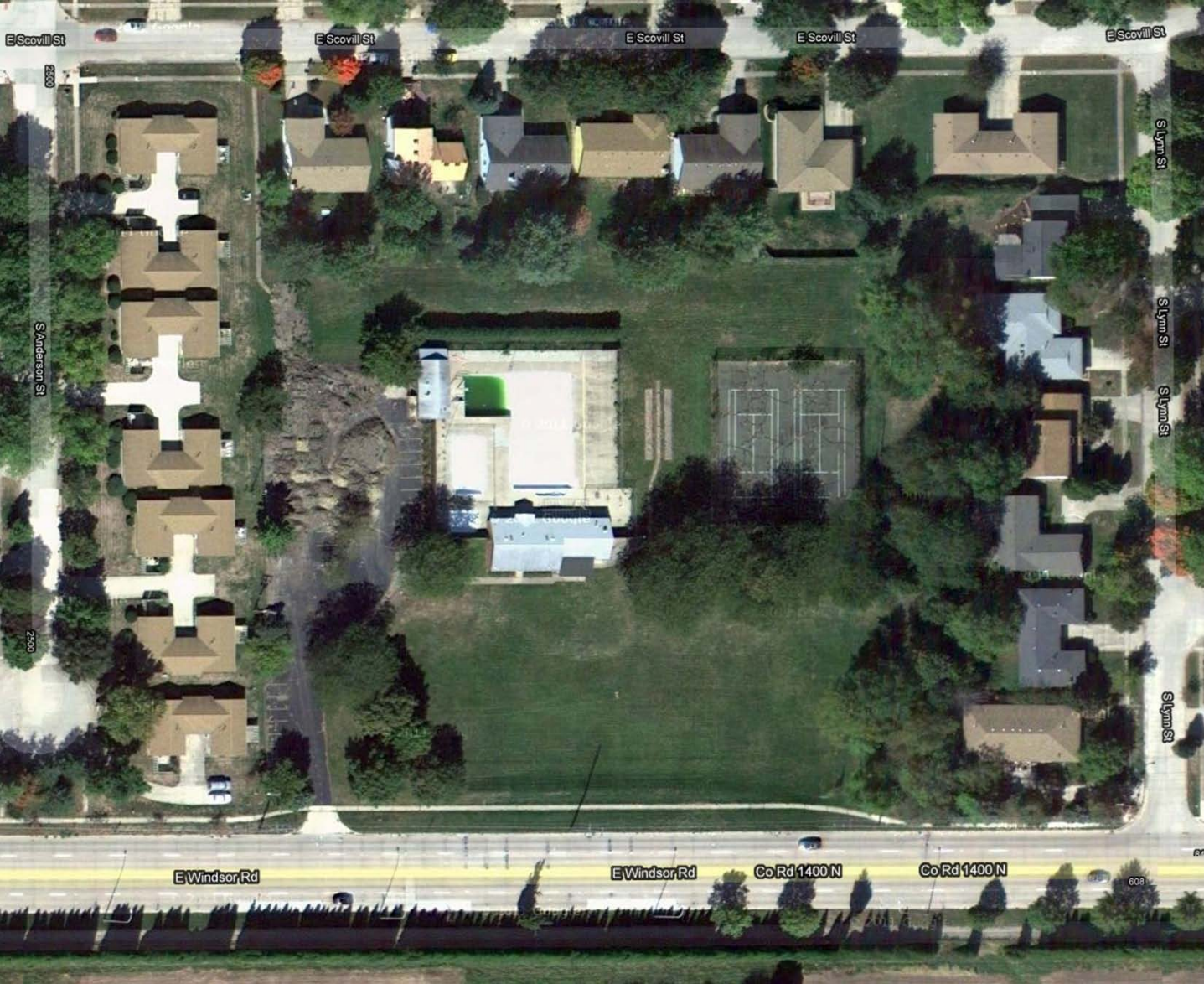
After Recording Return To:
 Marc Miller
 Miller & Hendren LLP
 P.O. Box 980
 Champaign, IL 61824-0980

An architectural site plan for a residential development. The plan shows several buildings with different roof colors (purple, brown, grey). There are green spaces with trees and lawns. Labels include 'HOT TUB', 'PATIO', 'GARDEN', and 'SAUNA'. A road with a red car and a parking area with a grey car are also visible. The text is overlaid on the plan in a large, black, serif font.

Proposed Site
Development
of the
Windsor Pool Site
for
Verdant Prairies
Condominiums
June 9th, 2011
Preliminary Urbana Planning
Commission Meeting

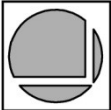


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VERDANT PRAIRIES CONDOMINIUMS
AERIAL PLAN OF SITE

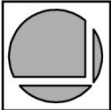
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VERDANT PRAIRIES CONDOMINIUMS
PROPOSED SITE PLAN OVERLAY

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CONSTRUCTION PHASES

PHASE ONE

22 DWELLING UNITS + CLUBHOUSE
PRIVATE ROADWAY & DRIVEWAYS
UTILITY INFRASTRUCTURE
SOUTH & WEST SIDE PATH & WALKWAYS

PHASE TWO

22 DWELLING UNITS
PRIVATE DRIVEWAYS
EXTEND WALKING PATH TO NORTH & EAST

PHASE THREE

'A' - ADD 4 DWELLING UNITS + ENHANCEMENTS TO CLUBHOUSE
'B' - 0 UNITS + COVERED (5) LANE LAP POOL + ENHANCEMENTS TO CLUBHOUSE
'C' - DO NOTHING (LEAVE GRASSY FIELD W/ PERIMETER TREES)

PARKING CRITERIA

DEDICATED PARKING

BLDG	ENCLOSED	OPEN
A	23, 1 HA	22, 3 HA
B	0	0
C	0	0
D	0	0
E	0	0
F	23, 1 HA	2, 1 HA
G	0	0
TOTAL	06, 2 HA	64, 4 HA

TOTAL SITE ACREAGE:

4.01 ACRES

BUILDING FOOTPRINT TOTAL:

1.27 ACRES

TOTAL PAVED SURFACE AREA

(EXCLUDING PERIMETER TRACK):

1.05 ACRES

LINEAR LENGTH OF PERIMETER TRACK:

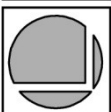
388 FEET

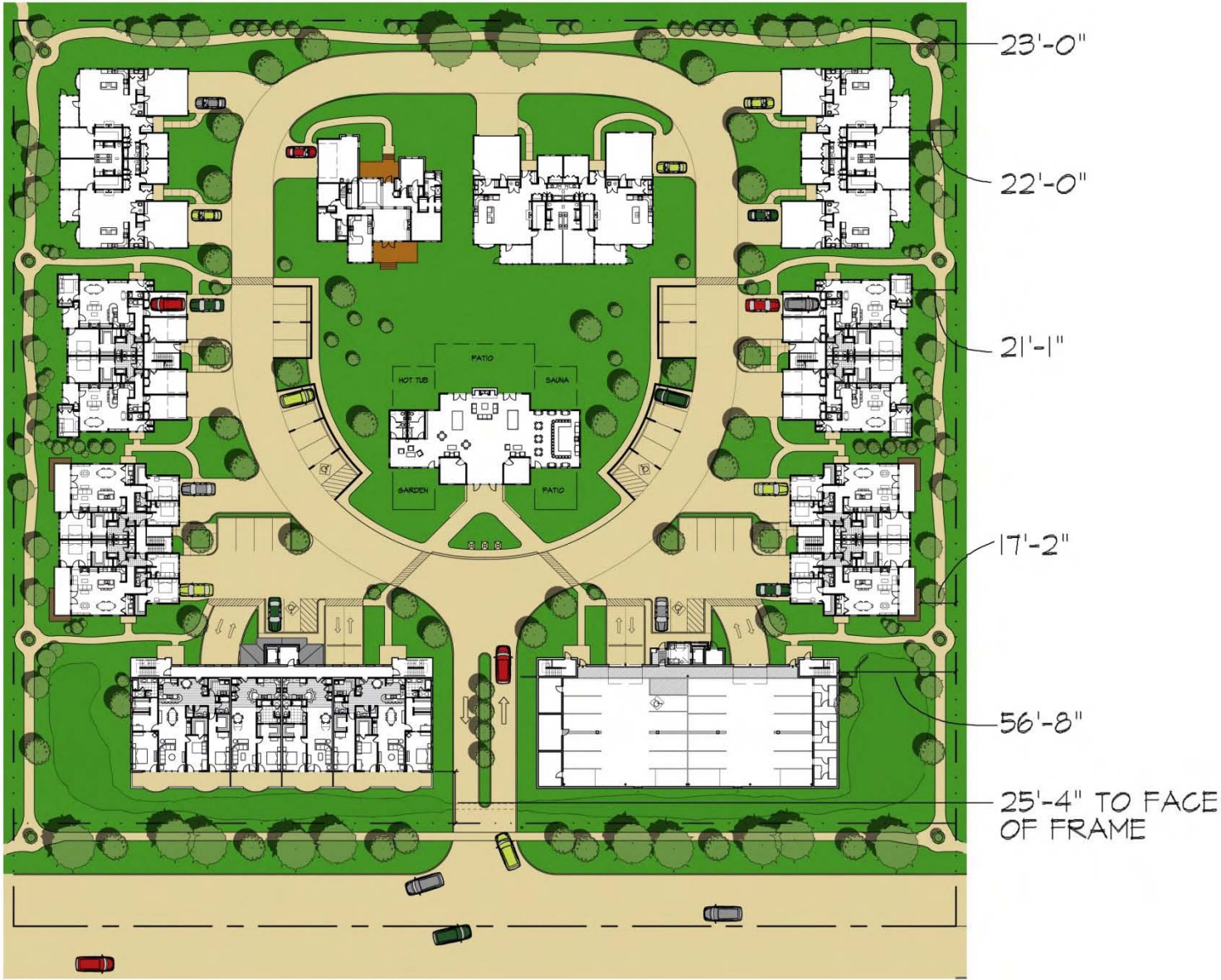
- ONE STORY DUPLEX
- TWO STORY FOURPLEX & GARPORTS
- THREE STORY TWELVE DU
- CLUBHOUSE



VERDANT PRAIRIES CONDOMINIUMS

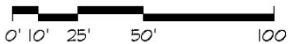
PROPOSED SITE PLAN



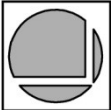


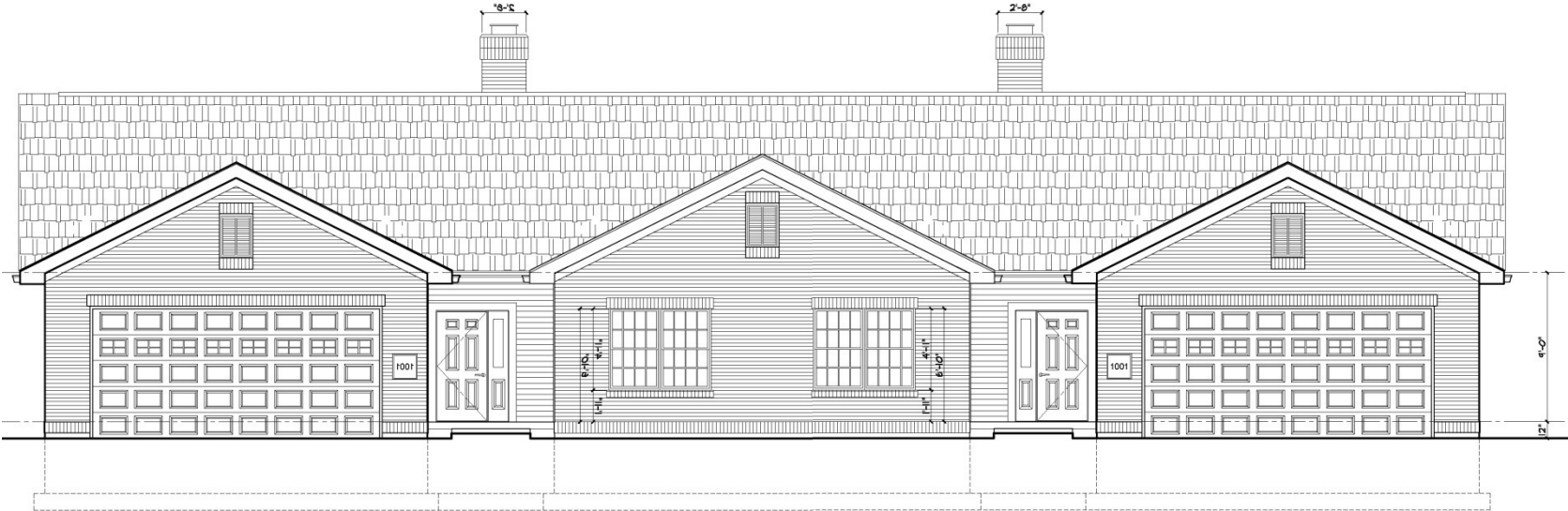
VERDANT PRAIRIES CONDOMINIUMS

PROPOSED SITE PLAN



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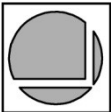
VERDANT PRAIRIES CONDOMINIUMS

ONE STORY DUPLEX DWELLING UNIT

AREA = 2,328 GSF PER UNIT



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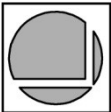


VERDANT PRAIRIES CONDOMINIUMS
FOURPLEX BUILDING - FRONT ELEVATION

AREAS: 1ST FLOOR = 1,768 GSF; 2ND FLOOR = 2,228 GSF



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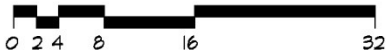


KEY TO ROOF ACCESSORIES

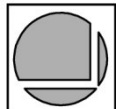
-  PV | PHOTOVOLTAIC SOLAR PANEL
-  SL | FIXED INSULATED SKYLIGHT WITH SHADE

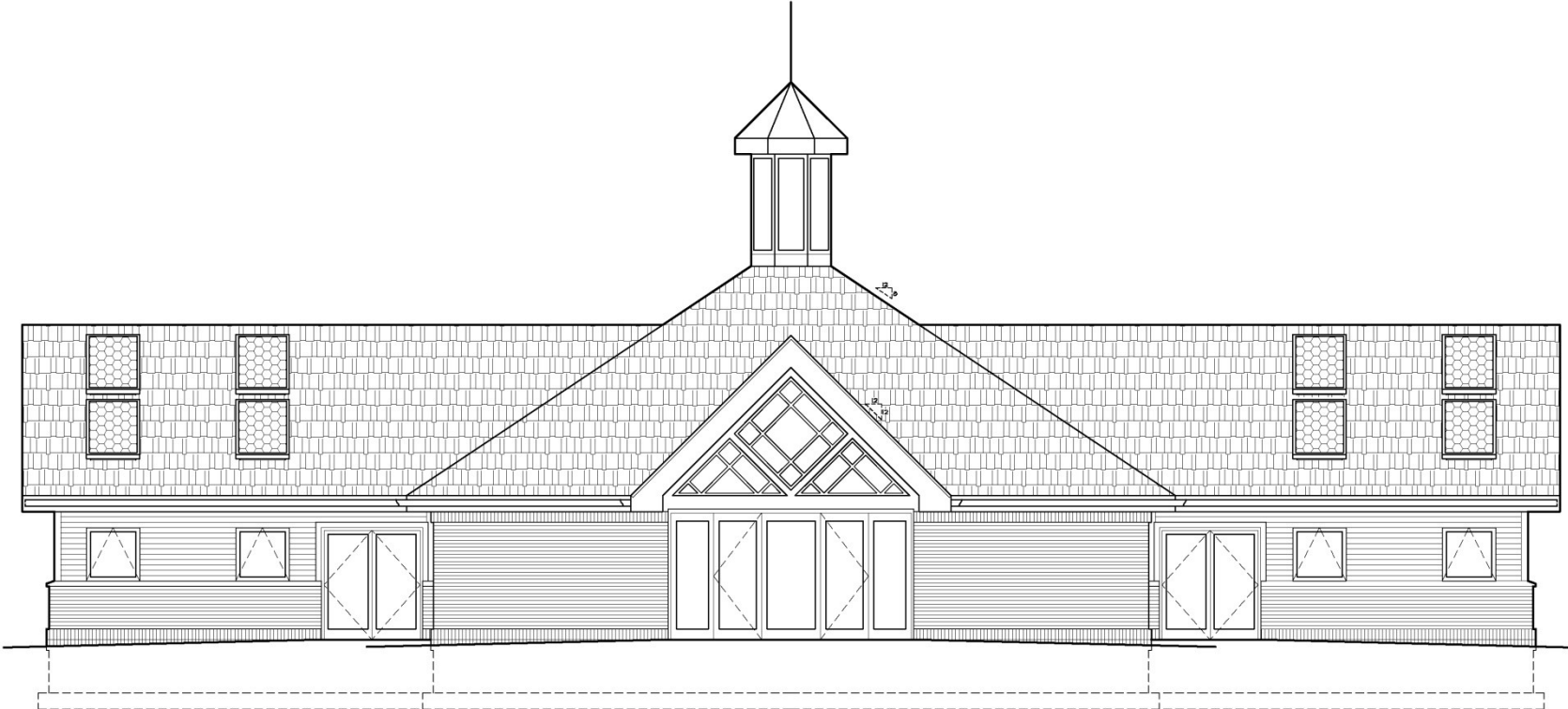
VERDANT PRAIRIES CONDOMINIUMS

3 STORY 12 DU - FRONT (SOUTH) ELEVATION



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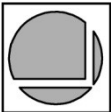




VERDANT PRAIRIES CONDOMINIUMS
'THE PRAIRIES' CLUBHOUSE - SOUTH ELEVATION



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Verdant Prairies Apartments

606 E. STOUGHTON

- 24 Large Four Bedroom, Two Bath Units with:
 - 9' High Ceilings
 - Stacked Washer/Dryer
 - Fully Equipped Kitchen w/ Dining Island
 - Fully Furnished
 - Large Bedrooms with Open Closet Space
 - Open Plan for Easy Furniture Arranging
 - Cable and Internet Ready
- 4 "Senior" Townhouses • internal stairways **Combine 3 Units** together to house up to 12 residents
- Super Insulated for Lower Tenant Power Bills
- Under Building Garage • 48 Parking Spaces on Site
- Modular, Green Construction • Highest Modular Frame Structure built in the Midwest!
- Walk to Engineering Quad, Campus, & Campus Town in Minutes & Leave Your Car at Home!

- 4 Fourth Floor Penthouse Units **ALSO** have:
 - Clerestory Windows
 - Expansive Sun Deck/Roof Terrace Adjacent to Loft
 - Third Bathroom In Loft
 - Cathedral Ceilings
 - Balconies or Enlarged Living Rooms
 - Internal Stairway to Fourth Loft Bedroom

Owner: Verdant Prairies Stoughton, LLC
Architect/Planner: Gary Olsen, AIA
 Olsen + Associates Architects, Champaign, IL
Structural & Civil Engineering:
 MSA Professional Services, Champaign, IL
Modular Construction: HomeWay Homes, Deer Creek, IL
Graphics: Courtney Brower, Champaign, IL



Southwest View



Southeast View



3rd Floor Area = 1,225 GSF

Combine Units!



Interior Unit Typical for 1st, 2nd, 3rd, and 4th Floors Area = 1,180 GSF



2nd Floor Area = 1,265 GSF

Combine Units!



Mezzanine Above 4th Floor Area = 225 GSF

One Unit!

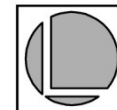


1st Floor Area = 1,225 GSF



4th Floor Penthouse Area = 1,225 GSF

MODULAR BUILDING UNDER CONSTRUCTION IN CHAMPAIGN, IL - COMPLETION ANTICIPATED, JULY, 2011



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