7677-50

AN ORDINANCE APPROVING THE SUNNYCREST RESIDENTIAL PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN

WHEREAS, the Urbana Plan Commission in Case No. 990, pursuant to proper legal notice, has held public hearings on the preliminary Residential Planned Unit Plan for that area described below, and

WHEREAS, the Urbana Plan Commission has given due and proper consideration of the preliminary plan and all evidence and presentations pertaining thereto, and

WHEREAS, the Urbana Plan Commission has found that the preliminary plan meets the criteria set forth in the Urbana Zoning Ordinance and has forwarded same to the Urbana City Council recommending approval of said preliminary plan subject to certain conditions therein set forth, and

WHEREAS, the Petitioner has stated that the conditions suggested to be imposed are entirely satisfactory to the Petitioner,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that:

1. The Sunnycrest Residential Planned Unit Development Preliminary Plat of the following described parcel is hereby approved subject to the conditions in Paragraphs 2 and 3 below:

> Beginning at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian; thence S 89° - 47' W along the South Line of the Northwest Quarter of the Northwest Quarter of said Section 21, 335.00 feet; thence N 0° - 35' W 598.20 feet to the P.C. of a curve to the left whose radius is 13.00 feet; thence along said curve to the left 20.28 feet to the P.T. of said curve; thence S 89° - 47' W, 95.18 feet; thence N 0° - 35' W, 12.00 feet; thence N 89° - 47' E, 571.64 feet; thence Southeasterly along a curve to the right whose radius is 649.87 feet, 43.26 feet to the P.T. of said curve, thence S 0° - 35' E, 579.94 feet to the South Line of the Northeast Quarter of the Northwest Quarter of said Section 21; thence S 89° - 47' W, 130.00 feet to the place of beginning, situated in Champaign County, Illinois.

2. The approval herein granted is conditioned upon the following:

(a) That the age requirements for residents of the complex meet either the federal age guidelines or that the residents be at least 55 years of age. (Under the federal age requirement, if any member of the family is 62 or older, both members qualify as residents);

(b) That the parking for Phase I be approved at one parking space for every four units, and that the remainder of the parking for Phases II and III, be provided at a ratio of 1.5 parking spaces for every unit. (These parking provisions are less restrictive than required by the ordinance and that they would only apply for the housing of the elderly.) If the occupancy of the complex is other than for the elderly, as defined by the Plan Commission, additional parking would have to be provided. Open space, setbacks, or other requirements of the ordinance shall not be reduced to provide such parking. Additional change in the parking requirement would have to come before the Commission before it could be granted;

(c) That Cottage Grove would have to be completed before occupancy was permitted. Developer is directed to relocate the front access drive of building A farther from the intersection of Cottage Grove and Colorado;

(d) That setbacks of buildings and parking along the western and northern property lines be no less than 25 feet. The developer is directed to move the parking along the northern property line away from the single family residences. Buffering and screening must be provided between the PUD complexes and the single family residences; this screening to be provided along the property lines of the single family residences and the exterior boundaries of the PUD.

3. Approval herein granted is conditioned upon the following design considerations if feasible:

(a) Because of the location of the Phase #1 building, the rear service drive bisects and separates Phase #1 from Phase #3, this separation should be altered.

(b) The general layout and relationship of the smaller Phase #3 building does not realize the full advantages of a PUD and, in fact, is not much better than if it was a standard plat and subdivision development. With more detailed planning, the following could be done:

1. The smaller buildings should be clustered and oriented to face upon common open space. This common open space could include walkways and various types of activity areas which extends to the rear of the Phase #1 building and Phase #2 building so as to unify the prospect.

2. Clustering would also put the parking area to the outside perimeter of the development and could provide the possibility of eliminating the private street which bisects the development.

3. The perimeter parking must be properly screened and landscaped so as to reduce the negative impact of parking near single family houses.

4. Clustering would open up other more personal activity areas so as to unify the project.

This Ordinance shall be in full force and effect from after its passage and recording as provided by law.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 1st day of November, A.D., 1976.

PASSED by the City Council this 1st day of November, 1976.

Duane Eckerty

Duane Eckerty, City Clerk

APPROVED by the Mayor this 12 day of nov, 1976.

Hiram Paley

Hiram Paley, Mayor

Kennedy

BOOK 1099 PAGE 205

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

I, DUANE ECKERTY, 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 The Sunnycrest Residential Planned Unit Development Preliminary Plan", adopted by the City Council of the City of Urbana, Illinois, on the 1st day of November, A.D. 1976, as 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 November, A.D. 1976.

Duane Eckerty
CITY CLERK

(S E A L)

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WHEREAS, the Urbana Plan Commission has found that the preliminary plan meets the criteria set forth in the Urbana Zoning Ordinance and has forwarded same to the Urbana City Council recommending approval of said preliminary plan subject to certain conditions therein set forth, and

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2. The approval herein granted is conditioned upon the following:

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This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 1st day of November, A.D., 1976.

PASSED by the City Council this 1st day of November, 1976.

Duane Eckerty, City Clerk

APPROVED by the Mayor this 12 day of nov, 1976.

Hiram Paley, Mayor

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INDEXED

STATE OF ILLINOIS
CHAMPAIGN COUNTY } ss
Filed for record in the Recorder's Office
of said county,

NOV 23 1976 -2 45 PM

Recorded in Book 1099
of Records on Page 205

Robert E. Martin
Recorder of Deeds

Jack Wheeler
2503 S. Neil
C

$6.00
Pd