

AN ORDINANCE APPROVING FINAL RESIDENTIAL
PLANNED UNIT DEVELOPMENT PLANS AND AMENDING
THE URBANA ZONING ORDINANCE AS TO CERTAIN PARCELS OF LAND

WHEREAS, the Urbana City Council previously approved the preliminary Planned Unit Development plans respecting this development on the 1st day of November, 1976, in Ordinance No. 7677-50, and

WHEREAS, the time limit for submission of the final plan was extended by the Urbana City Council, and

WHEREAS, the tract in question has remained undeveloped for a number of years, and

WHEREAS, the Urbana City Council finds and determines that there is a need in the City of Urbana for housing for the elderly, and

WHEREAS, the best use of the subject parcel is for a Residential Planned Unit Development designed for the elderly and such would not adversely affect the neighboring land and would have no detrimental effect on the value of the neighboring parcels, and

WHEREAS, a Planned Unit Development encompasses the ability to save most of the mature trees on the site, and

WHEREAS, to enable construction in accordance with the final plans for the Planned Unit Development, it is necessary and desirable to rezone the subject parcel, but that such rezoning is in the best interests of the City only in anticipation of the development here approved for a Residential Planned Unit Development for the elderly, and

WHEREAS, the Urbana Plan Commission, after due notice, has held hearings on the Planned Unit Development and has recommended approval of the final plans with some conditions thereon, and has recommended the rezoning of this subject parcel.

NOW, THEREFORE, BE IT ORDAINED BY THE URBANA CITY COUNCIL that:

1. The following tract is hereby rezoned from R-1 (Single and Two Family Residential) to R-4 (Multiple Family Residential High Density) upon this Ordinance taking effect. If the approval of the Residential Planned Unit Development herein granted lapses under the provision of Section 34.99(H) of the Urbana Zoning Ordinance, then the zoning classification of the subject parcels shall automatically revert to R-1.

The East 162.06 feet and the South 230.00 feet of the following described tract:

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 curves; thence S 89° - 47'

118-25
p. 2

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 following tract is hereby rezoned from R-1 (Single and Two Family Residential) to R-2 (Multiple Family Residential) upon this Ordinance taking effect. If the approval of the Residential Planned Unit Development herein granted lapses under the provision of Section 34.97(H) of the Urbana Zoning Ordinance, then the zoning classification of the subject parcels shall automatically revert to R-1.

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 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' 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, 579.97 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, excepting the East 162.06 feet and the South 230.00 feet of the aforesaid tract, situated in Champaign County, Illinois.

3. The final plans of the Sunnycrest Residential Planned Unit Development are approved subject to the following conditions and limitations:

- 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 dedicated right-of-way for the extension of Cottage Grove Avenue between the existing end of Cottage Grove south of Florida Avenue and Colorado Avenue be 66 feet;
- c. That the width of the paved surface of the extension of Cottage Grove Avenue shall be the same as the existing pavement as measured at the point the existing pavement stops south of Florida Avenue and shall be constructed in a manner to meet subdivision street construction standards;
- d. That the pavement requirement of (c) above be completed prior to the issuance of a certificate of occupancy by the City of Urbana;
- e. That the construction of the patio area to Building B be such that it contains a fire lane 14 feet in width with a solid base capable of supporting the 100 foot ladder truck.

f. That a drainage certificate from a professional engineer shall be provided to the City Engineer of the City of Urbana prior to issuance of a building permit for Phase I, to the effect that the drainage of surface waters will not be changed by the construction of Phase I or that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into public areas, or drains, which the developer has the right to use, and that such surface waters will not be deposited upon the property of any adjoining land owner in such concentrations as may cause damage to the adjoining property because of the construction of Phase I.

4. Waivers.

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.

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 19th day of September, 1977.

PASSED by the City Council this 19th day of September, 1977.

Duane Eckerty
Duane Eckerty, City Clerk
Dorothy Ambriger, Deputy Clerk

APPROVED by the Mayor this 6th day of October, 1977.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

