

**AN ORDINANCE APPROVING THE WILLOW RUN RESIDENTIAL  
PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN**

WHEREAS, the Urbana Plan Commission in Case No. 1038, 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 Willow Run Residential Planned Unit Development Preliminary Plat of the following described parcel is hereby approved subject to the conditions in Paragraph #2 below:

Part of the East Half of the  
Southeast Quarter of Section  
5, Township 19 North, Range  
9 East of the Third Principal  
Meridian, Urbana Township,  
Champaign County, Illinois.

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

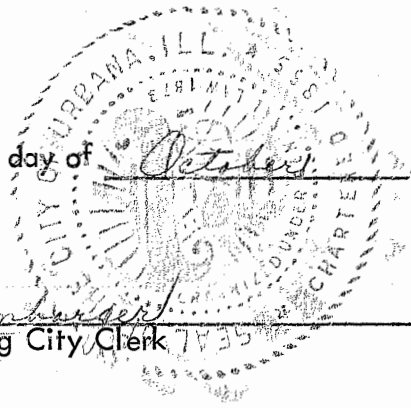
- a) Adequate signage, in keeping with the character of the development, be provided to clearly identify the location of the individual units for visitors.
- b) Foot path lighting, sufficiently bright, yet, low to the ground, be provided to aid pedestrian travel at night.
- c) Detailed plans for the landscaping in and around the project be submitted to determine the amount of screening provided for both the existing and future residents of the area.
- d) Access into or out of the parking spaces directly in front of the garages is inadequate. An interval of 20' is required to allow for safe parking manuevers.
- e) All engineering plans and specifications for the project meet with the approval of the City Engineer. Specifically the developer would provide sewer lines 12' in diameter along the southern and eastern property lines.

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 23<sup>rd</sup> day of October, A.D., 1978.

PASSED BY the City Council this 23<sup>rd</sup> day of October, 1978.

Beverly Umbarger  
Beverly Umbarger, Acting City Clerk



APPROVED BY the Mayor this 15<sup>th</sup> day of November, 1978.

Jeffrey T. Markland  
Jeffrey Markland, Mayor, City of Urbana