

**ORDINANCE NO. 9697-26**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
To Allow Integroup, Inc. To Develop a Planned Unit Development  
(Plan Case #1627-SU-96)**

WHEREAS, Integroup, Inc. requested the Plan Commission consider a Special Use to allow a planned unit development at the northwest corner of Lincoln and Bradley Avenues, Urbana; and

WHEREAS, the Urbana Plan Commission has considered the said petition after due notice and held a public hearing thereon on July 18, 1996 as Plan Case No. 1627-SU-96; and

WHEREAS, the Urbana Plan Commission has recommended approval of the requested Special Use Permit, subject to certain conditions.

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

Section 1. A Special Use Permit is hereby granted to the petitioner, Integroup, Inc. to develop a planned unit development at the northwest corner of Bradley and Lincoln Avenues subject to the conditions set forth in Section 2 below, the said property being legally described as follows:

Commencing at the south east corner of the south east 1/4 of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois, thence north along the east line of the south east 1/4 of said section 6, a distance of 40.00 feet to the easterly extension of the north right-of-way line of Bradley Avenue; thence west along the easterly extension of the north right-of-way line of said Bradley Avenue, a distance of 33.00 feet to the intersection of the north right-of-way line of said Bradley Avenue as recorded in Book 1077 on page 448 in the records of the Champaign County Recorder's Office and the west right-of-way line of Lincoln Avenues as recorded in Book 661 on Page 497 in the records of the Champaign County Recorder's's Office for the point of beginning; thence west along the north right-of-way line of said Bradley Avenue, a distance of 1,266.43 feet to the east right-of-way line of Goodwin Avenue as recorded in Book 907 on page 542 in the records of the Champaign

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County Recorder's Office; thence north along the east right-of-way line of said Goodwin Avenue, a distance of 1,204.53 feet to the south west corner of the National Council Teachers of English tract as recorded in Book 905 on Page 576 in the records of the Champaign County Recorder's Office; thence east along the south line of said National Council of Teachers of English tract and also along the south line of the Marathon Oil Company tract as Recorded in Book 758 on Page 382 in the records of the Champaign County Recorder's Office, a distance of 1,051.89 feet; thence South parallel with the west right-of-way line of said Lincoln Avenue, a Distance of 200.00 feet; thence east parallel with the south line of said Marathon Oil Company tract a distance of 217.80 feet to the west right-of-way line of said Lincoln Avenue; thence south along the west right-of-way line of said Lincoln Avenue, a distance of 1,001.15 feet to the point of beginning, all situated in Champaign County, Illinois.

Except the north 620 feet of even width of the east 690 feet of even width of the above described tract, containing 25.04 acres, more or less, all situated in Urbana, Champaign County, Illinois

Commencing at the south east corner of the west  $\frac{1}{2}$  of the south east  $\frac{1}{4}$  of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois; thence north along the east line of the west  $\frac{1}{2}$  of the south east  $\frac{1}{4}$  of said Section 6, a distance of 40.00 feet to the north right-of-way line of Bradley Avenue as recorded in Book 1077 on page 448 of the records of the Champaign County Recorder's Office; thence west along the north right-of-way line of said Bradley Avenue, a distance of 30.00 feet to the intersection of the north right-of-way line of said Bradley Avenue and the west right-of-way line of Goodwin Avenue as recorded in Book 907 on Page 542 of the Records of the Champaign County Recorder's Office for the point of beginning; thence west along the north right-of-way line of said Bradley Avenue, a distance of 259.84 feet to the south east corner of the Northern Illinois Water Corporation tract; thence north along the East line of said Northern Illinois Water Corporation Tract, and along the east line of

Mount Olive Missionary Baptist Church Subdivision as recorded in Book Z of Plats on page 281 of the records of the Champaign County Recorder's Office, a distance of 429.00 feet to the north east corner of said Mount Olive Missionary Baptist Church Subdivision; thence west along the north line of said Mount Olive Missionary Baptist Church Subdivision, a distance of 274.49 feet to the north west corner of said Mount Olive Missionary Baptist Church Subdivision, said point also being on the east line of Carver Park Subdivision as recorded in Book 1 of Plats on page 105 of the records of the Champaign County Recorder's Office; thence north along the east line of said Carver Park Subdivision and along the east line of the Henry Sapoznik tract as recorded in Book 623 on page 223, a distance of 857.00 feet to the Westerly extension of the south line of the HAL Communications, Inc. Subdivision as recorded in Book Z of Plats on page 142 of the records of the Champaign County Recorder's Office; thence east along the westerly extension of the south line of said HAL Communications, Inc., Subdivision and along the south line of said HAL Communications, Inc, Subdivision, a distance of 537.43 feet to the west right-of-way line of said Goodwin Avenue; thence south along the west right-of-way line of Goodwin Avenue, a distance of 1,285.87 feet to the point of beginning, as situated in Champaign County, Illinois

Containing 13.07 acres, more or less, all situated in Urbana, Champaign County, Illinois.

AND ALSO:

The South 1285.71 feet of even width of the following described tract:

Commencing at the Intersection of the west line of the east  $\frac{1}{2}$  of the south east  $\frac{1}{4}$  of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, said west line also being the centerline, as extended, of Goodwin Avenue, Urbana, Illinois, and the south line of the south east  $\frac{1}{4}$  of Section 6; thence east along said south line of said south east  $\frac{1}{4}$  of section 6 a distance of 30 feet; thence north and parallel to the west line of the east  $\frac{1}{2}$  of the south east  $\frac{1}{4}$  of Section 6 to the south right-of-way line of F.A.I. 74; thence west along said south right-of-way line of F.A.I. 74 a distance of 60 feet; thence south



and parallel to the west line of the east 1/2 of the south east 1/4 of said Section 6 to the south line of the south east 1/4 of said Section 6; thence east along the south line of said Section 6 a distance of 30 feet, more or less, to the place of beginning; all situated in the south east 1/4 of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Containing 1.77 acres, more or less, all situated in Urbana, Champaign County, Illinois.

Section 2. The Special Use Permit is granted subject to Integroup, Inc. constructing said Planned Unit Development in substantial conformance with the attached site plan and the construction of a six foot fence around the residential development of a material suitable to a residential community such as wood, iron, stone, or painted chain link with appropriate landscaping.

Section 3. The City Council does hereby waive the following requirements of Section VII-6 of the Urbana Zoning Ordinance that state the special use must be enclosed by a wire mesh fence.

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

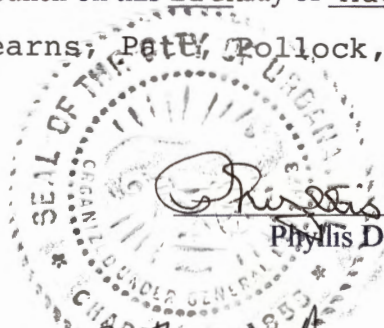
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a ~~regular~~ <sup>special</sup> meeting of said Council on the 12th day of August, 1996.

PASSED by the City Council on this 12th day of August, 1996.

AYES: Hayes, Kearns, ~~Patt~~, Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20th day of August, 1996.

Tod Satterthwaite  
Tod Satterthwaite, Mayor



CERTIFICATE OF PUBLICATION  
IN PAMPHLET FORM



I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 12th day of August, 1996, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9697-26, entitled "AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW INTEGROU, INC. TO DEVELOP A PLANNED UNIT DEVELOPMENT (PLAN CASE #1627-SU-96)"

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

The pamphlet form of Ordinance No. 9697-26 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 20th day of August, 1996, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 20th, day of August, 1996.

(SEAL)



*Phyllis D. Clark* by \_\_\_\_\_  
Phyllis D. Clark, City Clerk  
*Robert Roberts*, Deputy Clerk