

**ORDINANCE NO. 2004-09-127**

**An Ordinance Approving a Revised Planned Unit Development (PUD)  
(Prairie Winds Development / South side of Colorado Avenue approximately 394  
feet east of Philo Road - Plan Case 1871-A-03)**

WHEREAS, an Annexation Agreement between the City of Urbana, Illinois and John Hingtgen, Virgil Naugle and Tatman Enterprises, Inc. was approved on December 1, 2003 under Ordinance 2002003-12-139; and,

WHEREAS, said agreement governs a tract totaling approximately 31 acres on three separate tracts located on the south side of Colorado Avenue approximately 394 feet east of Philo Road; and,

WHEREAS, the approved agreement stipulated approval of a Planned Unit Development (PUD) incorporating 38 residential four-plex and duplex condominiums situated around an private street to be called Prairie Winds Circle; and

WHEREAS, the developer has determined that minor revisions in the approved layout to the PUD are necessary; and

WHEREAS, the proposed revisions include replacing the four-plex buildings with duplex buildings and adding four duplex buildings on the south side of Prairie Winds Circle at the southwest corner of the PUD site; and

WHEREAS, On September 9, 2004 the Urbana City Council conducted a public hearing to consider the PUD revisions under Plan Case 1871-A-03; and,

WHEREAS, after public testimony the Plan Commission unanimously recommended approval of the revised PUD plan without any special conditions given the fact that the proposed new duplex buildings would be located approximately 50-55 feet away from neighboring structures in the Eagle Ridge Subdivision; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That the revised Planned Unit Development (PUD) for the Prairie Winds development, a copy of which is attached and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver, and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Annexation Agreement, for and on behalf of the City of Urbana, Illinois.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of two-thirds of the members of the Corporate Authorities of the City of Urbana, Illinois, then holding office, at a regular meeting of said Council.

PASSED by the City Council this 20<sup>TH</sup> day of September 20, 2004.

AYES:

NAYS:

ABSTAINED:

  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 28<sup>TH</sup> day of September, 2004.

  
Tod Satterthwaite, Mayor