

ORDINANCE NO. 2012-04-035

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT

(704 E Windsor Road / Verdant Prairies Condominiums -
Plan Case No. 2172-PUD-12)

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, proposes to establish a residential planned unit development (PUD) for property known as 704 E Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

WHEREAS, a preliminary development plan for the proposed Verdant Prairies PUD was approved by the City Council on June 20, 2011 by Ordinance No. 2011-06-057 (Plan Case 2146-PUD-11) with the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked '3 Story 12 DU - Front (South Elevation'.

WHEREAS, Section XIII-3 of the Urbana Zoning Ordinance requires the submission and approval of a final development plan for planned unit developments, and that all requested waivers from development standards be expressly written; and

WHEREAS, Gary Olsen, on behalf of Verdant Prairies LLC, has submitted a final development plan that is consistent with the preliminary development plan, but includes the following changes: 1) relocation of the entrances to the fourplexes; 2) the main access drive will not use permeable pavement; 3) there will be nine areas reserved for rain gardens and bioswales; 4) the two 12-unit buildings will begin at 735 feet above sea level; and 5) the access drive and the driveway median have been altered to provide better first truck access; and

WHEREAS, the final development plan includes a request for the following waiver:

Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

WHEREAS, after due publication, the Urbana Plan Commission on March 8, 2012 held a public hearing concerning the proposed final development plan and voted seven ayes and zero nays to forward the case to the Urbana City Council with a recommendation to approve the final development plan for the Verdant Prairies PUD with approval of one waiver; and

WHEREAS, the approval of the final development plan, with the waiver outlined herein, is consistent with the requirements of Section XIII-3 of the Urbana Zoning Ordinance, Planned Unit Developments, and with the definitions and goals of this Section of the Ordinance.

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

Section 1. A final development plan for the Verdant Prairies PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E Windsor Road including the approval of the following waiver and conditions:

Waiver:

1. Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked 'South Elevation of West Building' with the parking level elevation at or below 735 feet above sea level (Exhibit D).

Conditions:

1. That the petitioner work individually with adjacent property owners to determine whether they would prefer fencing or landscaping as a buffer when development adjacent to their property occurs and to install the agreed upon buffer.
2. That construction be in general conformance with the approved plans.

LEGAL DESCRIPTION:

The South 384.305 feet of the East 453.39 feet of the West 758.39 feet of the southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and a part of the Southwest Quarter of Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, described as follows:

Beginning at the Northeast corner of Lot 362 in Ennis Ridge Fifteenth Subdivision, a subdivision in Champaign County, Illinois, as per plat recorded in Plat Book "U" at page 16 in the Recorder's office of Champaign County, Illinois; thence East and parallel to the North line of said Lot 362, as extended to the northwest corner of Lot 369 in said Ennis Ridge Fifteenth Subdivision; then south along the West line of Lot 369, 370 and 371 in said Ennis Ridge Fifteenth Subdivision to the Northeast corner of the Windsor Swim club Co. property, as per deed

recorded in Book 807 at page 208 as document no. 738389 in the Recorder's office of Champaign County, Illinois; thence West along the North line of said Windsor Swim Club Co. property to the East line of Lot 360 in Ennis Ridge fifteenth Subdivision, thence North along the East line of said Lot 360, and East line of Lots 361 and 362 in Ennis Ridge Fifteenth Subdivision, to the place of beginning, in Champaign County, Illinois, EXCEPT the following described real estate:

Beginning at a steel pipe monument at the Northeast corner of Lot 362 of Ennis Ridge Fifteenth Subdivision; thence on a local bearing North 89°30'30" East, along the South right-of-way of Scovill Street in the City of Urbana, Illinois, 453.38 feet to an iron pipe set in concrete at the northwest corner of Lot 369 of said Subdivision; thence South 0°43'20" East, along a Westerly line of said Subdivision, 130.00 feet to a steel rod marker; thence South 89°30'30" West, 453.38 feet to a steel rod marker located on an Easterly line of said Subdivision; thence North 0°43'20" West, along said Easterly line, 130.0 feet to a point of beginning, in Champaign County, Illinois.

Permanent Parcel No.: 93-21-21-357-024

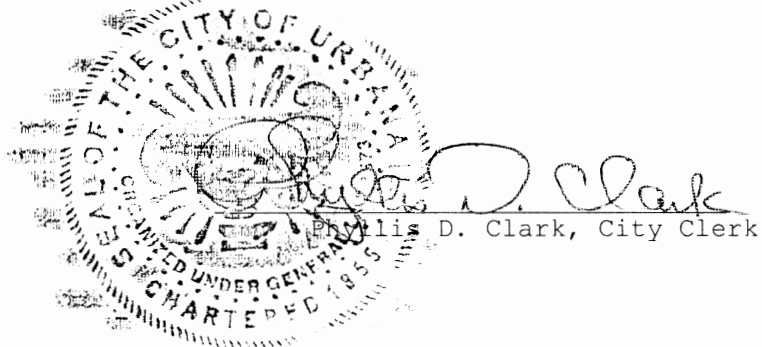
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 2nd day of April, 2012.

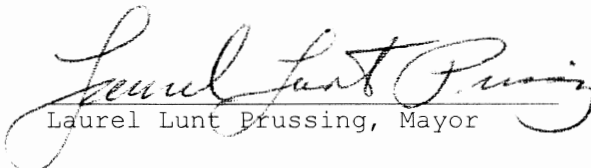
AYES: Bowersox, Jakobsson, Lewis, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:



APPROVED by the Mayor this 4th day of April, 2012.


Laurel Lunt Prussing, 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 2nd day of April, 2012 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2012-04-035, entitled AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (704 E Windsor Road / Verdant Prairies Condominiums - Plan Case No. 2172-PUD-12) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2012-04-035 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 11th day of April, 2012 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 11th day of April, 2012



Phyllis D. Clark
Phyllis D. Clark, City Clerk
by [Signature] Deputy Clerk