

**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT
PLAN FOR A PLANNED UNIT DEVELOPMENT**

**(101 West Windsor Road and 201 East Windsor Road,
Clark-Lindsey Village - Plan Case No. 2202-PUD-13)**

WHEREAS, Clark-Lindsey Village, Inc. proposes to establish a residential planned unit development (PUD) for property known as 101 West Windsor Road and 201 East Windsor Road in the R-3, Single and Two-Family Residential Zoning District; and

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

WHEREAS, Clark-Lindsey Village, Inc. is a continuing care retirement community with independent living units, licensed sheltered care units and a licensed skilled care nursing facility on one campus under single ownership and management developed as a PUD with preliminary approval for the entire site in 1973 and final approval for a first phase in 1976 which was subsequently built and opened in 1978; and

WHEREAS, approval of the preliminary PUD for this portion of the site has technically expired; and

WHEREAS, the applicant has submitted a preliminary and a final development plan with no requested waivers for the proposed Clark-Lindsey Village PUD; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on February 21 and March 7, 2013 concerning the proposed preliminary and final development plans and voted 6 ayes and 0 nays to forward the applications to the Urbana City Council with recommendations to

approve the preliminary and final development plans for the Clark-Lindsey Village PUD; and

WHEREAS, the approval of the preliminary and final development plans are 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 preliminary development plan for the Clark-Lindsey Village PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 101 West Windsor Road and 201 East Windsor Road with the following conditions:

1. That construction be in general conformance with the site plan as attached herein as Exhibit A.
2. That approval for the Preliminary Development Plans are for the area and improvements labeled Phase 1A and 1B in the site plan as attached herein as Exhibit A.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF CLARK-LINDSEY VILLAGE SUBDIVISION
NUMBER ONE, AS PER PLAT DATED JULY 23,2012, AND
RECORDED JULY 24,2012, AS DOCUMENT NUMBER
2012R18172, SITUATED IN THE CITY OF URBANA, CHAMPAIGN
COUNTY, ILLINOIS.

Permanent Index No.: 93-21-29-201-001 and 93-21-29-201-002

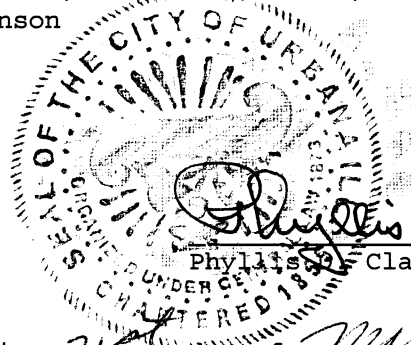
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes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

PASSED by the City Council this 18th day of March,
2013 .

AYES: Bowersox-Johnson, Jakobsson, Lewis, Marlin, Roberts,
Smyth, Stevenson

NAYS:

ABSTAINS:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 21st day of March,
2013 .

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor