

ORDINANCE NO. 2014-01-010

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

(704 E Windsor Road / Verdant Prairies Village - Plan Case No. 2218-PUD-13)

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

WHEREAS, the applicant has previously been granted approval for a planned unit development known as Verdant Prairies Condominiums by Ordinance No. 2012-04-035; and

WHEREAS, the applicant has submitted a revised preliminary development plan for the proposed Verdant Prairies Village PUD identifying these eight requested waivers from the Zoning Ordinance:

1. Minimum lot size shall be no less than 1785 square feet.
2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide; and

WHEREAS, after due publication, the Urbana Plan Commission on December 5<sup>th</sup> and 19<sup>th</sup>, 2013 held a public hearing concerning the proposed preliminary development plan and voted 5 ayes and 0 nays to forward the case to the

Urbana City Council with a recommendation to approve the preliminary development plan for the Verdant Prairies PUD along with approval of the requested waivers; and

WHEREAS, the approval of the preliminary 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 preliminary development plan for the Verdant Prairies Villages PUD, as attached hereto in Exhibit 1, is hereby approved for property known as 704 E Windsor Road including the approval of the following waivers:

1. Minimum lot size shall be no less than 1785 square feet.
2. Average lot width shall be no less than 17 feet.
3. Maximum floor area ratio shall be as necessary to construct the PUD as presented herein.
4. Minimum open space ratio shall be as necessary to construct the PUD as presented herein.
5. Minimum front yard setback shall be no less than 5 feet for Lot 132.
6. Minimum rear yard setback shall be no less than 1 foot for Lot 132.
7. The apartment building on Lot 132 shall be a maximum of 52 feet 7 inches in height.
8. Access drive serving townhouse units may be allowed to be up to 19 feet wide.

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 3<sup>rd</sup> day of February, 2014.

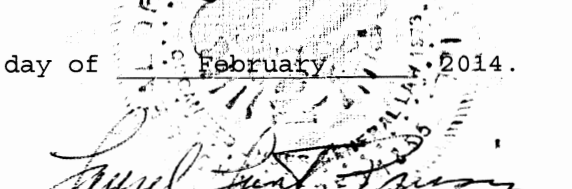
AYES: Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

NAYS:

ABSTAINS:

  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 6<sup>th</sup> day of February, 2014.

  
Laurel Lunt Prussing, Mayor

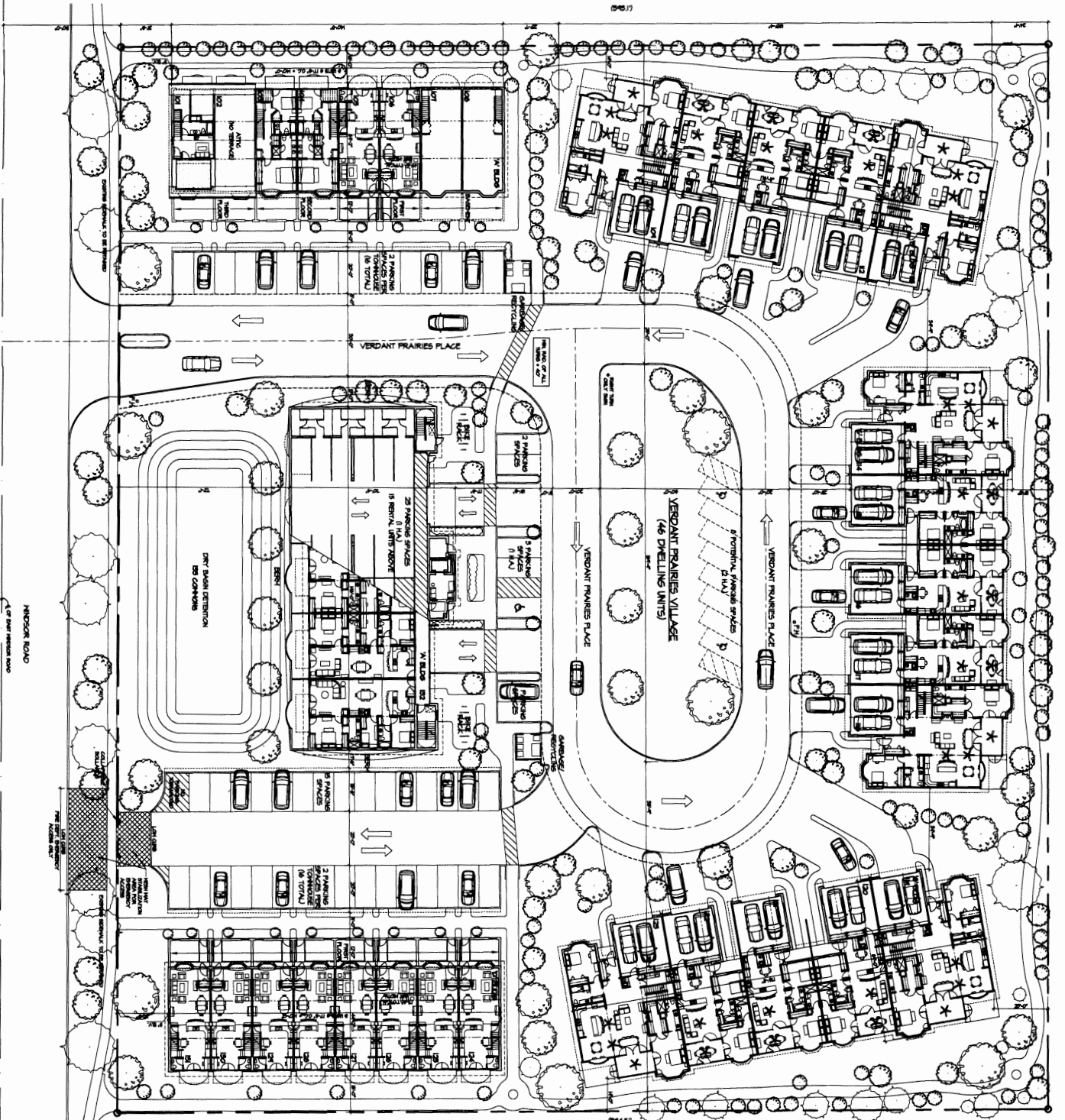


# VERDANT PRAIRIES VILLAGE

## SITE PLAN

SCALE: 1" = 30'-0"  
 DATE: 12-15-2013 OJA JOB# 1103

URBANA, ILLINOIS



**CONSTRUCTION NOTES**

- SEE SHEET 01-10 FOR NORTH HALF OF SITE
- SEE SHEET 01-11 FOR SOUTH HALF OF SITE
- SEE SHEET 01-12 FOR EAST HALF OF SITE
- SEE SHEET 01-13 FOR WEST HALF OF SITE
- SEE SHEET 01-14 FOR NORTHWEST CORNER OF SITE
- SEE SHEET 01-15 FOR SOUTHWEST CORNER OF SITE
- SEE SHEET 01-16 FOR EAST CORNER OF SITE
- SEE SHEET 01-17 FOR WEST CORNER OF SITE

**PERMANENT CONSTRUCTION**

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE DRIVEWAY	1	EA
2	CONCRETE DRIVEWAY	1	EA
3	CONCRETE DRIVEWAY	1	EA
4	CONCRETE DRIVEWAY	1	EA
5	CONCRETE DRIVEWAY	1	EA
6	CONCRETE DRIVEWAY	1	EA
7	CONCRETE DRIVEWAY	1	EA
8	CONCRETE DRIVEWAY	1	EA
9	CONCRETE DRIVEWAY	1	EA
10	CONCRETE DRIVEWAY	1	EA
11	CONCRETE DRIVEWAY	1	EA
12	CONCRETE DRIVEWAY	1	EA
13	CONCRETE DRIVEWAY	1	EA
14	CONCRETE DRIVEWAY	1	EA
15	CONCRETE DRIVEWAY	1	EA
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100	CONCRETE DRIVEWAY	1	EA



## 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 3<sup>rd</sup> day of February, 2014, the City Council of the City of Urbana passed and approved Ordinance No. 2014-01-010, entitled:

**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (704 E Windsor Road / Verdant Prairies Village - Plan Case No. 2218-PUD-13)**

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

The pamphlet form of Ordinance No. 2014-01-010 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 6<sup>th</sup> day of February, 2014, 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 6<sup>th</sup> day of February, 2014.



Phyllis D. Clark, City Clerk