

6N



8 1 4 7 4 0 1
Tx:4059055

Recording Cover Sheet

ORDINANCE NO. 2015-06-060

AN ORDINANCE APPROVING A PRELIMINARY
DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT
(101 WEST WINDSOR ROAD / CLARK-LINDSEY VILLAGE
- PLAN CASE NO. 2256-PUD-15)

2015R14967

REC ON: 08/07/2015 12:41:40 PM
CHAMPAIGN COUNTY

BARBARA A. FRASCA, RECORDER

REC FEE: 45.00

PAGES 6

PLAT ACT: 0PLAT PAGE:

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine Street, Urbana, IL 61801

Return to:

Phyllis D. Clark, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801

FILED

AUG - 7 2015

Passed: June 15, 2015

Signed: June 18, 2015

ORDINANCE  2015-06-060

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

**(101 West Windsor Road / Clark-Lindsey Village - Plan Case No.
2256-PUD-15)**

WHEREAS, Clark-Lindsey Village, Inc. proposes to establish a residential planned unit development (PUD) for property known as 101 West 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 with preliminary and final approval for a second phase in 2013, which has been mostly built out to date; 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 waivers requested to allow parking in a required front yard and to allow a reduction in the required street width from 26 feet to 25 feet for the proposed Clark-Lindsey Village PUD; and

WHEREAS, after due publication, the Urbana Plan Commission held public hearings on May 21, June 4, and June 11, 2015 concerning the proposed preliminary and final development plans and voted 7 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 A, is hereby approved for property known as 101 West Windsor Road with the following condition:

1. That construction be in general conformance with the site plans as attached herein as Exhibits A and B.

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 15th day of June, 2015.

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

NAYS:

ABSTAINS:



Phyllis D. Clark, City Clerk

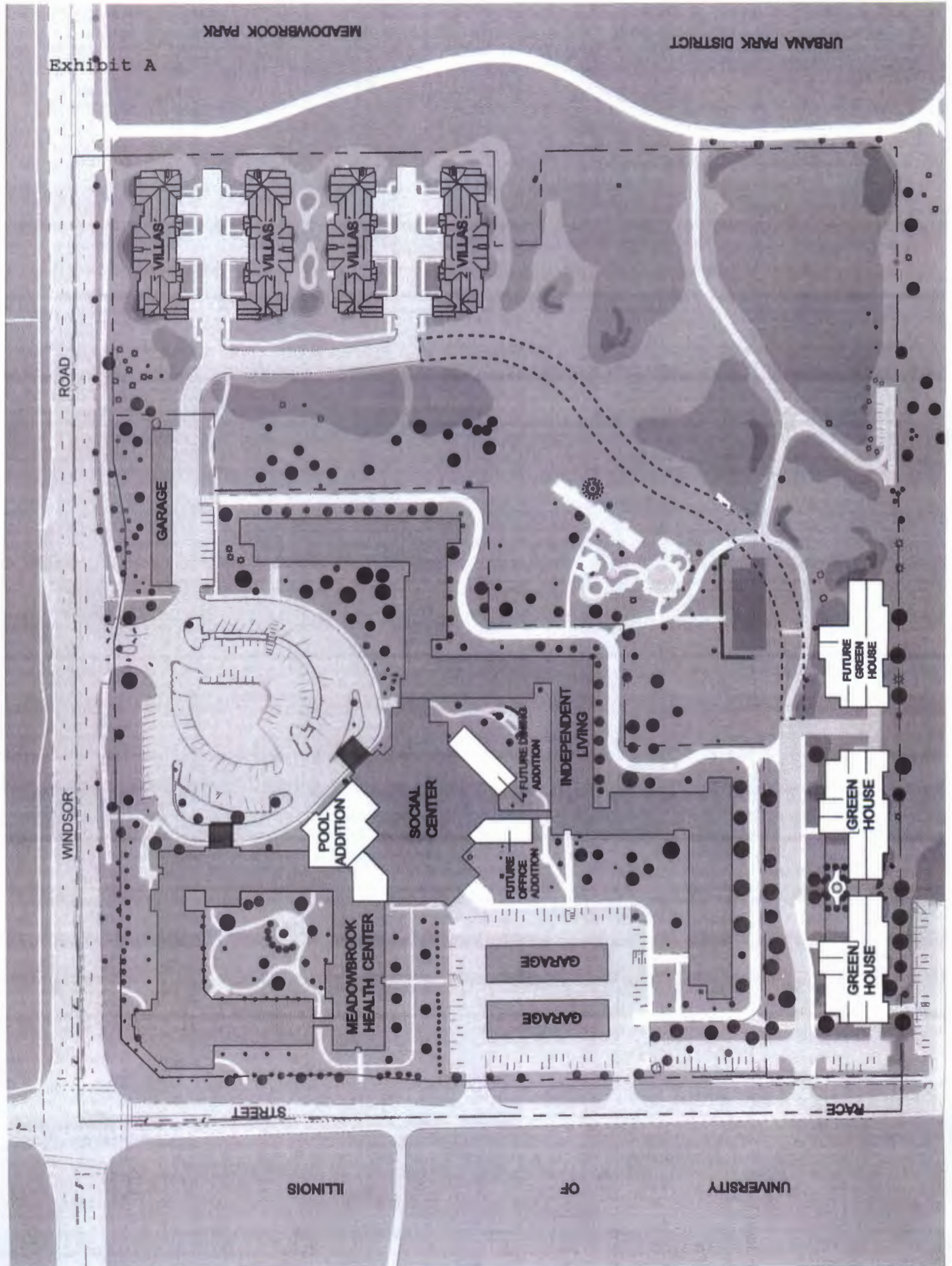
APPROVED by the Mayor this 18th day of June, 2015.




Laurel Lunt Prussing, Mayor

Charles A. Smyth, Mayor Pro Tem

Exhibit A



MEADOWBROOK PARK

URBANA PARK DISTRICT

ROAD

WINDSOR

GARAGE

VILLAS

VILLAS

VILLAS

VILLAS

POOL
ADDITION

SOCIAL
CENTER

FUTURE
OFFICE
ADDITION

INDEPENDENT
LIVING

FUTURE
GREEN
HOUSE

GREEN
HOUSE

GREEN
HOUSE

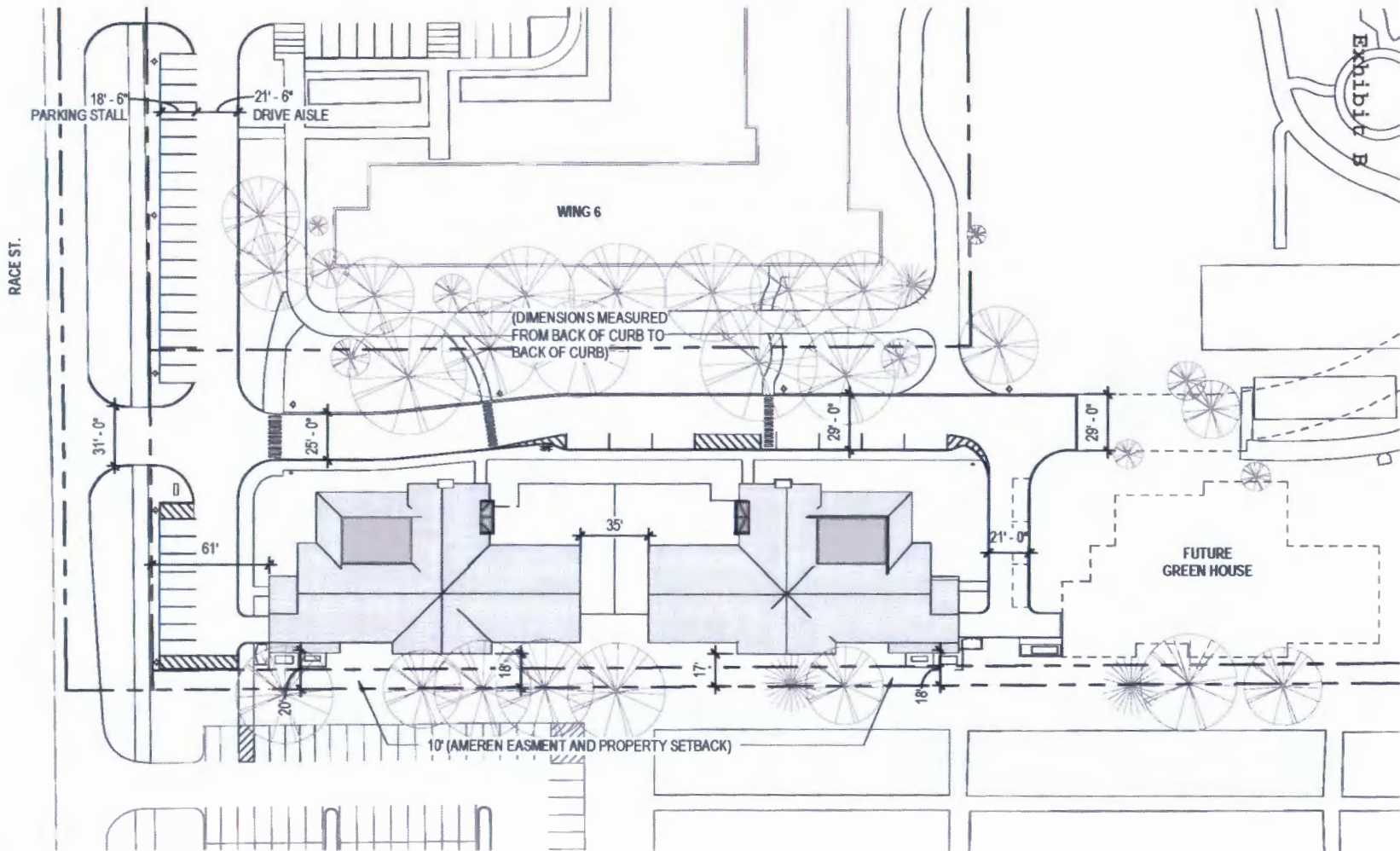
STREET

FACE

ILLINOIS

OF

UNIVERSITY



ARCHITECTURAL SITE PLAN

PROJECT: CLARK-LINDSEY VILLAGE: GREEN HOUSES
DRAWING TITLE: SITE PLAN
DATE: 05/15/2015

PROJECT:
SCALE:
DWG. A



**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 15th day of June, 2015, the City Council of the City of Urbana passed and approved Ordinance No. 2015-06-060, entitled:

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (101 WEST WINDSOR ROAD / CLARK-LINDSEY VILLAGE - PLAN CASE NO. 2256-PUD-15)

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

The pamphlet form of Ordinance No. 2015-06-060 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 18th day of June, 2015, 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 18th day of June, 2015.



Phyllis D. Clark

Phyllis D. Clark, City Clerk