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Recording Cover Sheet

ORDINANCE NO. 2015-06-061

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN
FOR A PLANNED UNIT DEVELOPMENT (101 WEST
WINDSOR ROAD / CLARK-LINDSEY VILLAGE - PLAN
CASE NO. 2257-PUD-15)

2015R14968
REC ON: 08/07/2015 12:41:40 PM
CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
REC FEE: 45.00
PAGES 6
PLAT ACT: OPLAT PAGE:

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine Street, Urbana, IL 61801

Return to:

6N

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

Andy Nelson
CHAIRMAN COUNTY CLERK
ORDINANCE NO. 2015-06-061

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

(101 West Windsor Road / Clark-Lindsey Village - Plan Case No.
2257-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 final 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

Laurel Lunt Prussing, Mayor

Laurel Lunt Prussing, Mayor

Charles A. Smyth, Mayor Pro Tem

UNIVERSITY

OF

ILLINOIS

RACE

STREET

GARAGE

GARAGE

MEADOWBROOK
HEALTH CENTER

GREEN
HOUSE

GREEN
HOUSE

FUTURE
GREEN
HOUSE

FUTURE
OFFICE
ADDITION

SOCIAL
CENTER

POOL
ADDITION

INDEPENDENT
LIVING

FUTURE DINING
ADDITION

GARAGE

WINDSOR

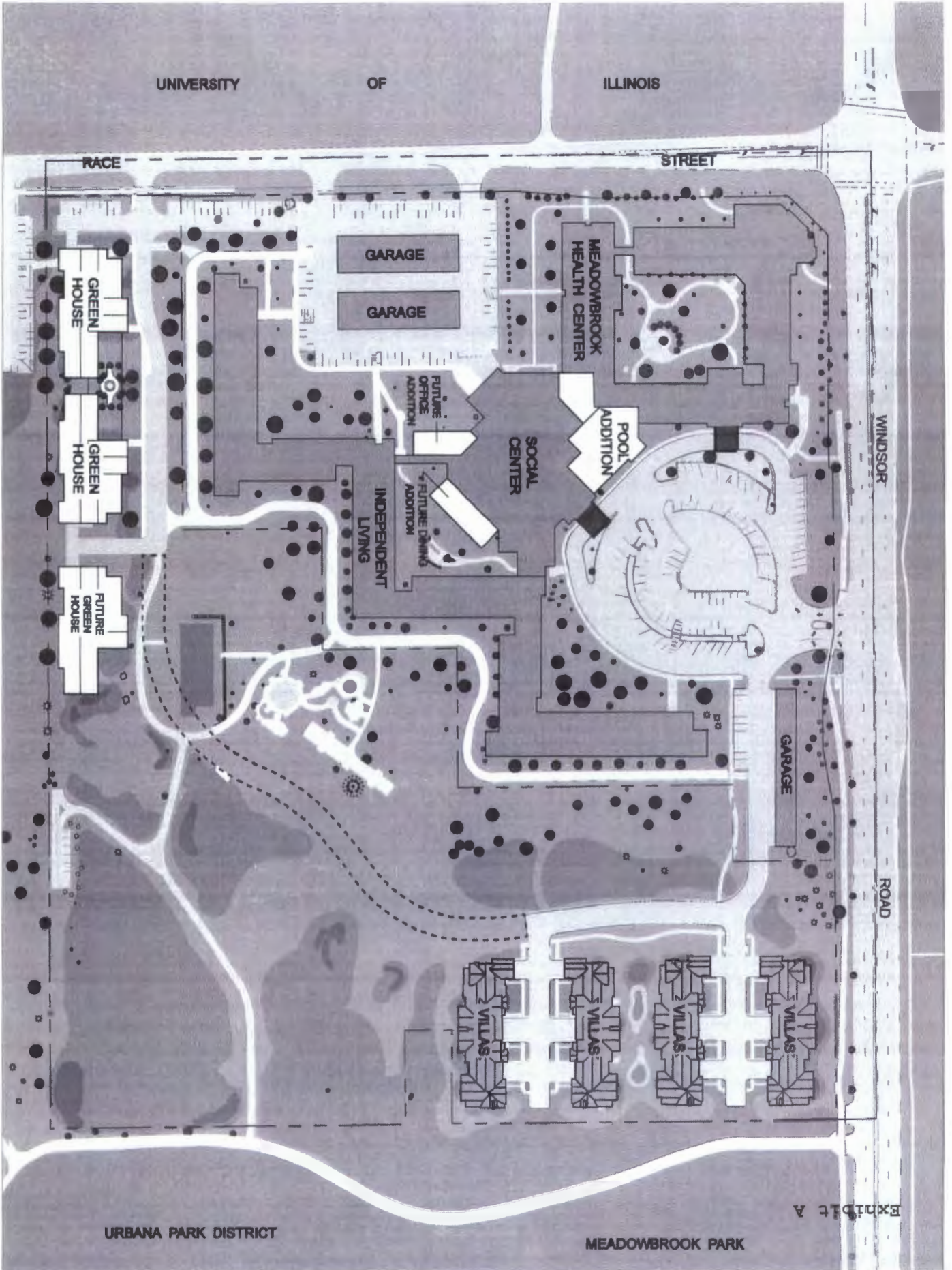
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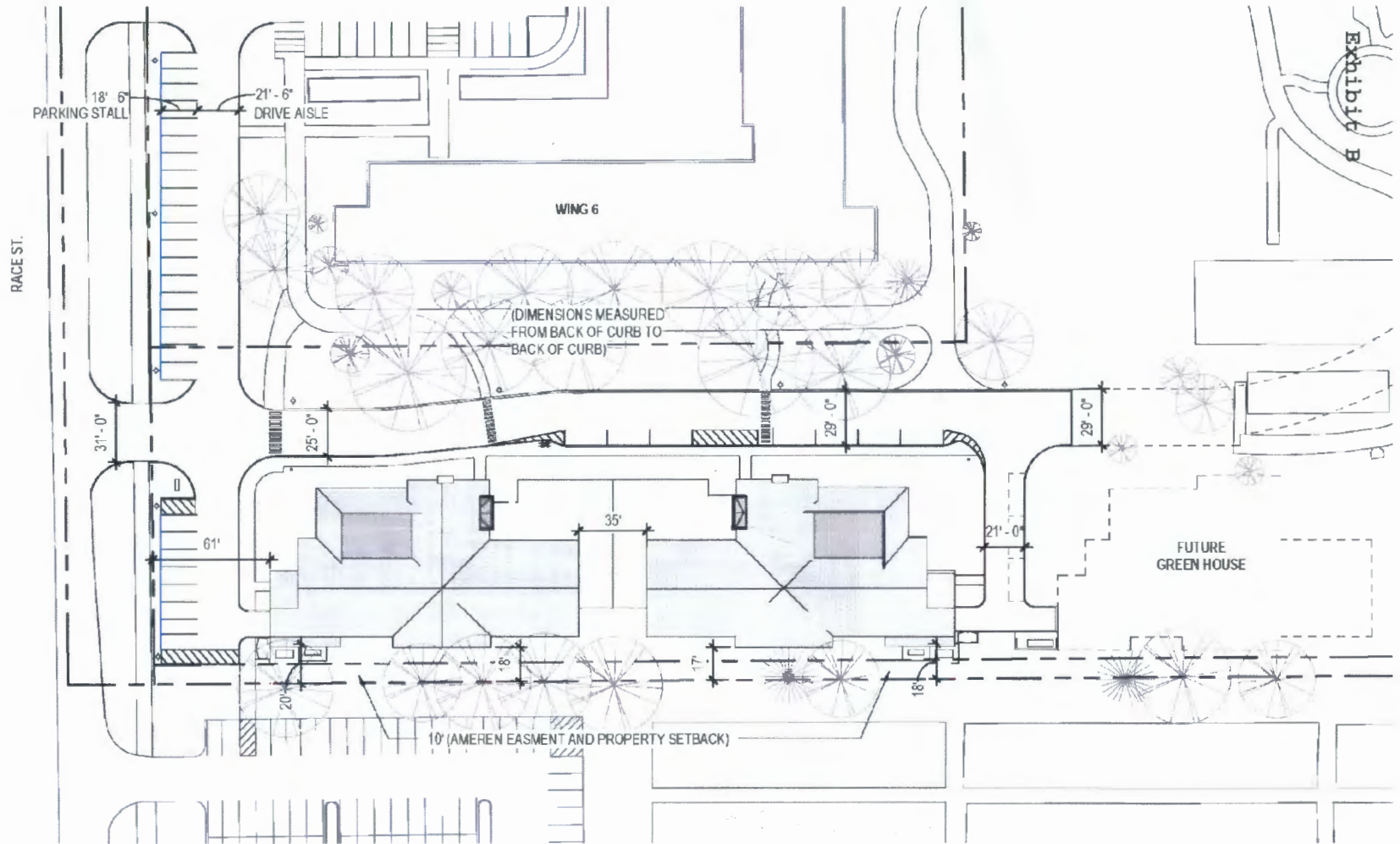
VILLAS
VILLAS
VILLAS
VILLAS

URBANA PARK DISTRICT

MEADOWBROOK PARK

EXHIBIT A





ARCHITECTURAL SITE PLAN

PROJECT: CLARK-LINDSEY VILLAGE, GREEN HOUSES

DRAWING TITLE: SITE PLAN

DATE: 05/15/2015

PROJECT:

SCALE:

DWG. NO.