



City of Urbana  
400 South Vine Street  
Urbana, IL 61801

**2020R10743**  
REC ON: 06/16/2020 01:18:05 PM  
CHAMPAIGN COUNTY  
**MARK SHELDEN**  
REC FEE: 51.00  
RHSPS Fee:  
REV FEE:  
PAGES 5  
PLAT ACT: PLAT PAGE:

**CLERK'S CERTIFICATE**

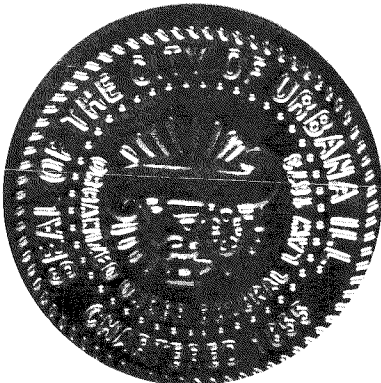
STATE OF ILLINOIS        )  
  )  
COUNTY OF CHAMPAIGN)        SS

I, WENDY M. HUNDLEY, Deputy City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled:

**AN ORDINANCE APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT (1208 W. Bradley Avenue / Plan Case 2396-PUD-20) [ORD. 2020-03-014].**

approved by the City Council of the City of Urbana, Illinois, on the 8<sup>th</sup> day of June, AD, 2020, as it appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 9<sup>th</sup> day of June, AD, 2020.



*Wendy M. Hundley*  
\_\_\_\_\_  
Wendy M. Hundley, Deputy City Clerk



ORDINANCE NO. 2020-03-014

AN ORDINANCE APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT

(1208 W. Bradley Avenue / Plan Case 2396-PUD-20)

**WHEREAS**, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

**WHEREAS**, on August 12, 1996, the City Council passed Ordinance No. 9697-26, granting a special use permit to Integroup, Inc. for construction of a planned unit development (“PUD”) in two phases, to be known as the Melrose Apartments of Urbana Planned Unit Development, on approximately 40 acres generally located at the northwest corner of West Bradley and North Lincoln Avenues; and

**WHEREAS**, Phase I of such PUD, consisting of approximately 25.20 acres, was completed but Phase II, consisting of approximately 14.51 acres, was not completed; and

**WHEREAS**, Scion Urbana Land LLC, the owner of the PUD, and Union Development Holdings, LLC, a contract buyer of the PUD, jointly have applied for an amendment to the PUD to exclude the undeveloped Phase II; and

**WHEREAS**, such application was presented to the Plan Commission as Plan Case No. 2396-PUD-20; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed amendment at 7:00 p.m. on March 5, 2020, in accordance with Section XI-7 of the Urbana Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14); and

**WHEREAS**, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

**WHEREAS**, the Plan Commission voted six ayes and zero nays to forward the case to the City Council with a recommendation to approve the request for an amendment to the Melrose Apartments of Urbana Planned Unit Development; and

**WHEREAS**, the amendment described herein conforms to the goals, objectives, and policies of the 2005 Comprehensive Plan, as amended from time to time; and

**WHEREAS**, after due and proper consideration, the City Council finds that the proposed amendment to the Melrose Apartments of Urbana Planned Unit Development is consistent with the requirements and general intent of Section XIII-3 of the Urbana Zoning Ordinance, is in best interests of the residents of the City, and is desirable for the welfare of the City's government and affairs.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Urbana, Illinois, as follows:

**Section 1.**

The boundaries of the Melrose Apartments of Urbana Planned Unit Development are hereby amended to exclude from such planned unit development with the following conditions: that the owner and developer records a signed development agreement with the City prior to the closing of the subject property at 1208 Bradley Avenue. The amendment described above shall only apply to a tract totaling approximately 14.51 acres and legally described as follows:

Lot 112 in the replat of Lot 11 and Lot 12 of a replat of Lot 1 and Lot 2 of Melrose of Urbana First Subdivision, as per plat recorded October 11, 2012, as document number 2012R25769, situated in Champaign County, Illinois.

Located at 1208 Bradley Avenue, and further referenced as Champaign County permanent index number 91-21-06-476-013.

**Section 2.**

An amended final development plan for the Melrose Apartments of Urbana Planned Unit Development, in substantially the form of the Survey Plat attached hereto as Attachment A, which is hereby incorporated by reference, be and the same is hereby authorized and approved.

**Section 3.**

This Ordinance shall not be construed to affect any suit or proceeding pending in any court, or any rights acquired, or a liability incurred, or any cause or causes of action acquired or existing prior to the effective date of this Ordinance; nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section 4.**

The City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds and to file a certified copy with the Champaign County Clerk.

This Ordinance shall be in full force and effect from and after its passage.


This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 8<sup>th</sup> day of June, 2020.

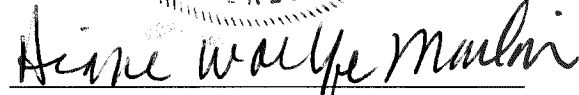
AYES: Brown, Colbrook, Hursey, Jakobsson, Miller, Roberts, Wu

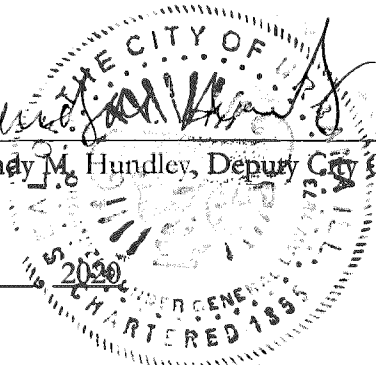
NAYS:

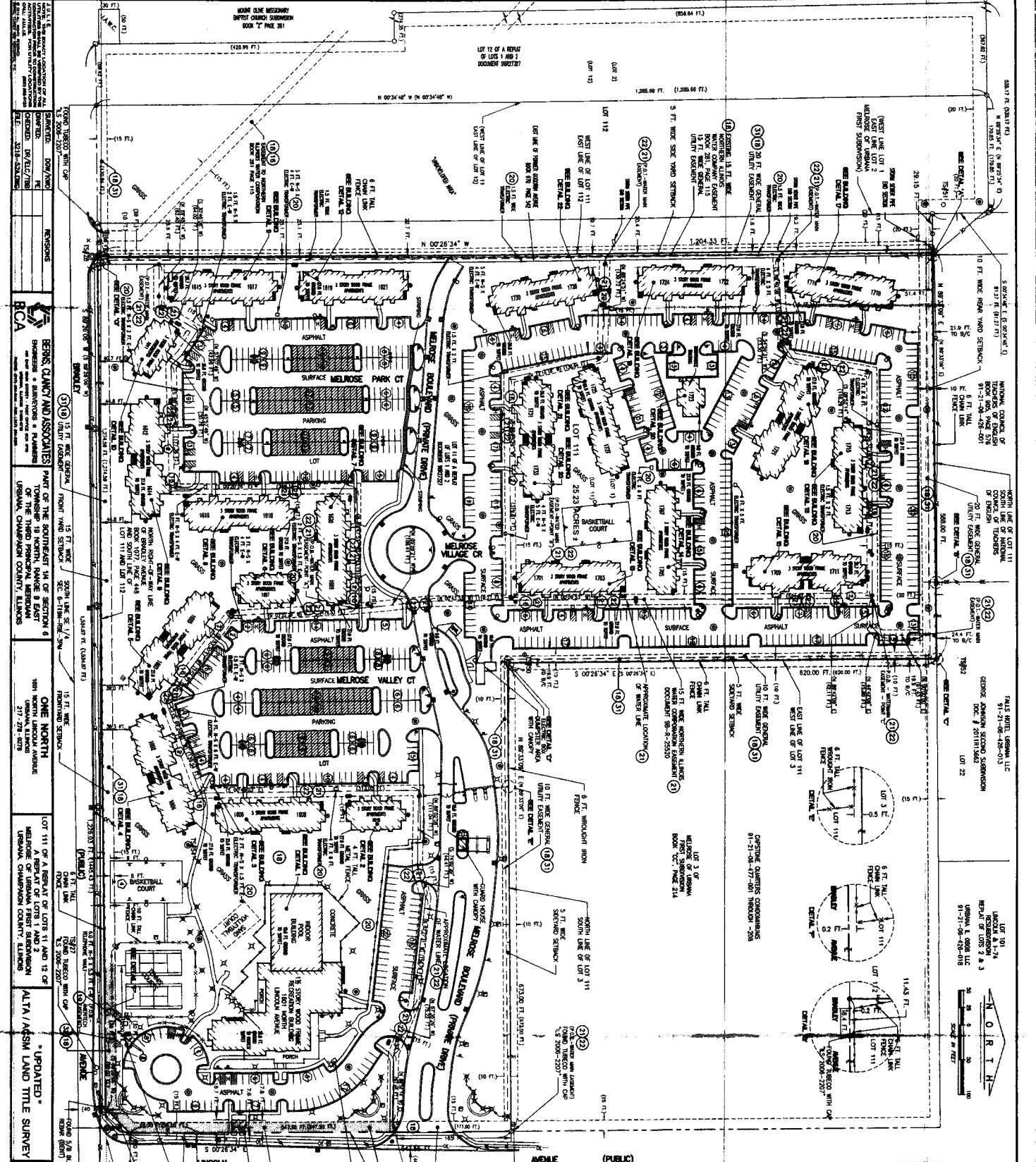
ABSTENTIONS:

  
\_\_\_\_\_  
Wendy M. Hundley, Deputy City Clerk

**APPROVED BY THE MAYOR** this 9<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor





# Attachment A

FAR = 0.33  
 OSR = 1.57  
 Parking Spaces = 998  
 Number Buildings = 24  
 Ord. 2020-03-014

SPONSOR AND SCALED NOVEMBER 14, 2012  
*Charles A. Clark*  
 CHARLES A. CLARK, L.S., P.E., V.P., PRESIDENT  
 BEANS, CLAYCO AND ASSOCIATES  
 1801 NORTH LINDEN AVENUE  
 LINCOLN, NEBRASKA 68502  
 LICENSE EXPIRES NOVEMBER 30, 2014  
 LICENSE PROFESSIONAL LAND SURVEYOR 2007  
 LICENSE PROFESSIONAL ELECTRICAL ENGINEER 2009  
 LICENSE PROFESSIONAL DESIGN ENGINEER 2009

BEANS, CLAYCO AND ASSOCIATES  
 ENGINEERS & ARCHITECTS  
 1801 NORTH LINDEN AVENUE  
 LINCOLN, NEBRASKA 68502  
 PHONE: 402-426-2000  
 FAX: 402-426-2001  
 WWW.BEANSCLAYCO.COM

ONE NORTH  
 1801 NORTH LINDEN AVENUE  
 LINCOLN, NEBRASKA 68502  
 PHONE: 402-426-2000  
 FAX: 402-426-2001  
 WWW.ONE-NORTH.COM

ALTA/ADM LAND TITLE SURVEY  
 2020-03-014

SURVEY PLAT  
 DATE: 11/14/12  
 SHEET: 1 OF 5.0

REVISIONS

NO.	DATE	BY	REVISIONS
1	11/14/12	CC	ISSUED FOR PERMITTING
2	11/14/12	CC	ISSUED FOR PERMITTING
3	11/14/12	CC	ISSUED FOR PERMITTING
4	11/14/12	CC	ISSUED FOR PERMITTING
5	11/14/12	CC	ISSUED FOR PERMITTING
6	11/14/12	CC	ISSUED FOR PERMITTING
7	11/14/12	CC	ISSUED FOR PERMITTING
8	11/14/12	CC	ISSUED FOR PERMITTING
9	11/14/12	CC	ISSUED FOR PERMITTING
10	11/14/12	CC	ISSUED FOR PERMITTING
11	11/14/12	CC	ISSUED FOR PERMITTING
12	11/14/12	CC	ISSUED FOR PERMITTING
13	11/14/12	CC	ISSUED FOR PERMITTING
14	11/14/12	CC	ISSUED FOR PERMITTING
15	11/14/12	CC	ISSUED FOR PERMITTING
16	11/14/12	CC	ISSUED FOR PERMITTING
17	11/14/12	CC	ISSUED FOR PERMITTING
18	11/14/12	CC	ISSUED FOR PERMITTING
19	11/14/12	CC	ISSUED FOR PERMITTING
20	11/14/12	CC	ISSUED FOR PERMITTING
21	11/14/12	CC	ISSUED FOR PERMITTING
22	11/14/12	CC	ISSUED FOR PERMITTING
23	11/14/12	CC	ISSUED FOR PERMITTING
24	11/14/12	CC	ISSUED FOR PERMITTING
25	11/14/12	CC	ISSUED FOR PERMITTING
26	11/14/12	CC	ISSUED FOR PERMITTING
27	11/14/12	CC	ISSUED FOR PERMITTING
28	11/14/12	CC	ISSUED FOR PERMITTING
29	11/14/12	CC	ISSUED FOR PERMITTING
30	11/14/12	CC	ISSUED FOR PERMITTING



City of Urbana  
400 South Vine Street  
Urbana, IL 61801

### CLERK'S CERTIFICATE

STATE OF ILLINOIS        )  
  )  
COUNTY OF CHAMPAIGN)        SS

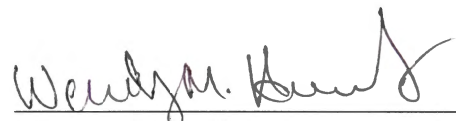
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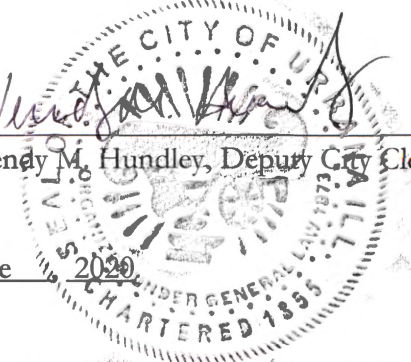
**PASSED BY THE CITY COUNCIL** this 8<sup>th</sup> day of June, 2020.

AYES: Brown, Colbrook, Hursey, Jakobsson, Miller, Roberts, Wu

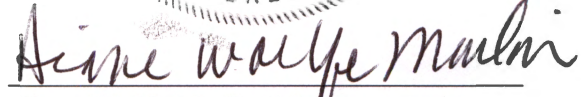
NAYS:

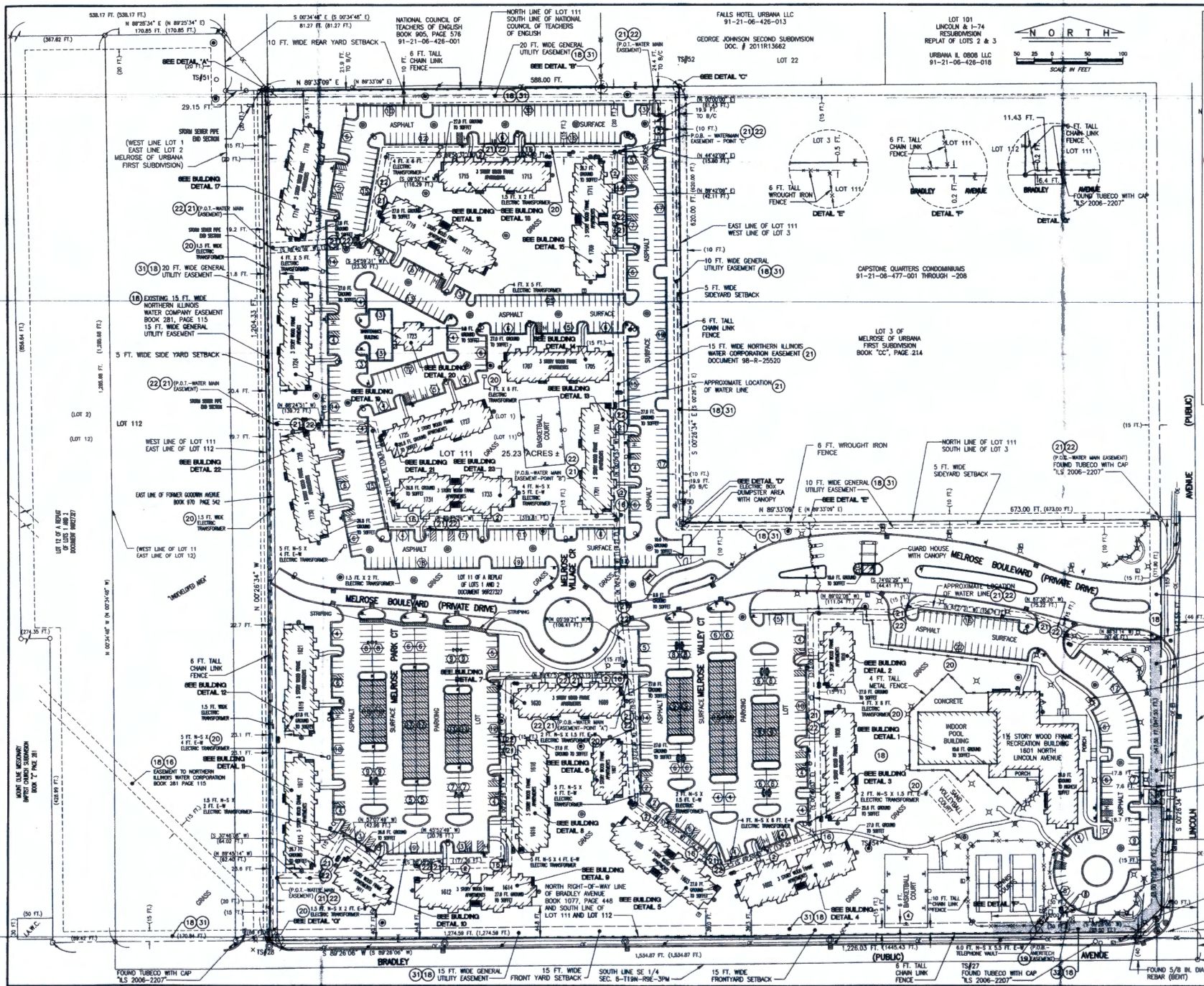
ABSTENTIONS:

  
\_\_\_\_\_  
Wendy M. Hundley, Deputy City Clerk

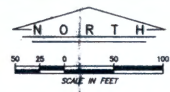


**APPROVED BY THE MAYOR** this 9<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor



**Attachment A**  
 FAR = 0.33  
 OSR = 1.57  
 Parking Spaces = 998  
 Number Buildings = 24  
 Ord. 2020-03-014



FOR BUILDING DETAILS AND DIMENSIONS  
 SEE SHEETS 4, 5, AND 6



SIGNED AND SEALED NOVEMBER 14, 2012

*Edward L. Clancy*  
 EDWARD L. CLANCY, L.S., P.E., VICE PRESIDENT  
 BURNS, CLANCY AND ASSOCIATES, C.O.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
 LICENSE EXPIRATION: NOVEMBER 30, 2014  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS  
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999  
 LICENSE EXPIRATION: APRIL 30, 2013

15 FT. WIDE FRONT YARD SETBACK (31)(18)  
 6 FT. TALL CHAIN LINK FENCE (20)  
 5 FT. X 7 FT. ELECTRIC TRANSFORMER (20)  
 CENTERLINE OF LINCOLN AVENUE AND EAST LINE SE 1/4 SEC. 6-119N-R9E-3PM  
 BEVERLY DRIVE  
 15 FT. WIDE GENERAL UTILITY EASEMENT (31)(18)  
 BUS SHELTER (2)  
 FOUND TUBECO WITH CAP T.S. 2006-2207  
 1.5 FT. W-5 X 4.8 FT. E-W REINFORCING POSTAL (5 6100' W)  
 S. 45'00"08" W  
 48.96 FT. (48.94 FT.)  
 (S 82°32' W)  
 (S 82°32' W)  
 (P.O.B. - WATER MAIN EASEMENT) (19)  
 L.O.D. BRASS TABLET FOUND  
 SEC. COR. SE 1/4 SEC. 6-119N-R9E-3PM

J.U.L.L.E.	SURVEYED: DOW/KWO	REVISIONS
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL 811.	DRAFTED: PE	
	CHECKED: DR/ELC/TJB	
	FILE: 3218-52A.DWG	

**BURNS, CLANCY AND ASSOCIATES**  
 ENGINEERS & SURVEYORS & PLANNERS  
 400 EAST MAIN STREET - PO BOX 600 #78  
 URBANA, ILLINOIS 62901  
 PHONE: 309.244.4444 FAX: 309.244.4444

PART OF THE SOUTHEAST 1/4 OF SECTION 6  
 TOWNSHIP 19 NORTH, RANGE 9 EAST  
 OF THE THIRD PRINCIPAL MERIDIAN  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS

**ONE NORTH**  
 1601 NORTH LINCOLN AVENUE  
 URBANA, ILLINOIS  
 217-278-0278

LOT 111 OF A REPLAT OF LOTS 11 AND 12 OF A REPLAT OF LOTS 1 AND 2  
 MELROSE OF URBANA FIRST SUBDIVISION  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS

"UPDATED"  
 ALTA / ACSM LAND TITLE SURVEY

**SURVEY PLAT**  
 DATE: 11/14/12  
 SHEET:  
 1 OF 5  
 JOB: 3218-52A