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# Recording Cover Sheet

**AN ORDINANCE APPROVING A PRELIMINARY  
DEVELOPMENT PLAN FOR A PLANNED UNIT  
DEVELOPMENT  
(101 West Windsor Road / Plan Case No. 2422-PUD-21)**

**2021R21200**  
REC ON: 09/03/2021 03:27:27 PM  
CHAMPAIGN COUNTY  
**MIKE INGRAM**  
REC FEE: 51.00  
RHSPS Fee:  
STATE TAX:  
COUNTY TAX:  
PLAT ACT:  
PAGES 6

Prepared for recording by:

Phyllis D. Clark, City Clerk

400 S. Vine St., Urbana, IL 61801

(G)

Return to:

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

**CLERK'S CERTIFICATE**

STATE OF ILLINOIS            )  
  )    SS  
COUNTY OF CHAMPAIGN    )

I, PHYLLIS D. CLARK, 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 A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (101 West Windsor Road / Plan Case No. 2422-PUD-21)**

Adopted by the City Council of the City of Urbana, Illinois, on the 9<sup>th</sup> day of August, AD, 2021, 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 16<sup>th</sup> day of August, AD, 2021.



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

**ORDINANCE NO. 2021-07-027**

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

**(101 West Windsor Road / Plan Case No. 2422-PUD-21)**

**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**, Clark-Lindsey Village, Inc. and RLPS Architects have applied for approval of a preliminary development plan for a residential mixed-use planned unit development (PUD) for property known as 101 West Windsor Road in the R-3, Single and Two-Family Residential Zoning Districts; 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**, the applicant has submitted a preliminary development plan with three requested waivers to increase the maximum building height from 35 feet to 43 feet, to allow for three monument signs and three walls sign to be installed on the campus, and to allow parking in the required front yard on Race Street where an access drive will be closed; and

**WHEREAS**, the applicant has also requested that two previously-approved waivers be reapproved: to allow a private street width of 25 feet, and to allow parking in the required front yard on Race Street; and

**WHEREAS**, after due publication, the Urbana Plan Commission held a public hearing on



such petition at 7:00 p.m. on July 8, 2021, in Plan Case No. 2422-PUD-21; and

**WHEREAS**, the Plan Commission voted five (5) ayes and zero (0) nays to forward the cases to the Urbana City Council with a recommendation to approve the requested preliminary PUD; and

**WHEREAS**, the City Council finds that the requested preliminary development plan is consistent with 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 PUD, as attached hereto in Ordinance Attachment A, is hereby approved for property known as 101 West Windsor Road with the following conditions and waivers:

1. That construction be in general conformance with the attached site plans, elevations, and landscape plan in Ordinance Attachment A; and
2. That the wellness center will offer memberships to anyone 50 years or older, regardless of residency at Clark-Lindsey Village; and
3. That the auditorium be available for community events; and
4. That a waiver is granted to increase the maximum building height from 35 feet to 43 feet; and
5. That a waiver is granted to allow three monument signs and three walls sign to be installed on the campus; and
6. That a waiver is granted to allow parking in the required front yard on Race Street; and
7. That a waiver is granted to allow a private street width of 25 feet.

**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.

Commonly known as 101 West Windsor Road, Urbana, Illinois.

P.I.N.: 93-21-29-201-001 and 93-21-29-201-002



**Section 2.**

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

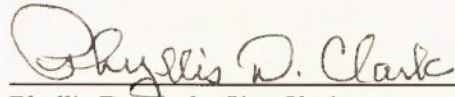
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this 9th day of August, 2021.

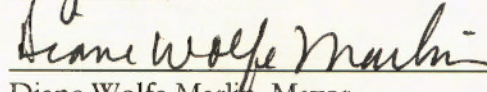
AYES: Quisenberry, Wilken, Bishop, Hursey, Wu, Evans

NAYS: None.

ABSTENTIONS: None.

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**APPROVED BY THE MAYOR** this 31<sup>st</sup> day of August, 2021.

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



## 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 9<sup>th</sup> day of August 2021 the City Council of the City of Urbana passed and approved Ordinance No. 2021-07-027 entitled:

**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A  
PLANNED UNIT DEVELOPMENT  
(101 West Windsor Road / Plan Case No. 2422-PUD-21)**

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

The pamphlet form of Ordinance No. 2021-07-027 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 16<sup>th</sup> day of August 2021, 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 16<sup>th</sup> day of August, 2021.



Phyllis D. Clark  
Phyllis D. Clark, City Clerk