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Recording Cover Sheet

**AN ORDINANCE APPROVING A FINAL
DEVELOPMENT PLAN FOR A PLANNED UNIT
DEVELOPMENT
(101 West Windsor Road / Plan Case No. 2432-PUD-21)**

2021R21201
REC ON: 09/03/2021 03:30:11 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

(6)

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 FINAL DEVELOPMENT PLAN FOR A
PLANNED UNIT DEVELOPMENT
(101 West Windsor Road / Plan Case No. 2432-PUD-21)**

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



Phyllis D. Clark
Phyllis D. Clark, City Clerk

ORDINANCE NO. 2021-07-028

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

(101 West Windsor Road / Plan Case No. 2423-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 final 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, 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. 2423-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 final PUD; and

WHEREAS, the City Council finds that the requested final 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 final 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:

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.

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

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 31st day of August, 2021.

Diane Wolfe Marlin

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 9th day of August 2021 the City Council of the City of Urbana passed and approved Ordinance No. 2021-07-028 entitled:

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED
UNIT DEVELOPMENT
(101 West Windsor Road / Plan Case No. 2432-PUD-21)**

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

The pamphlet form of Ordinance No. 2021-07-028 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 16th 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 16th day of August, 2021.



Phyllis D. Clark
Phyllis D. Clark, City Clerk