

RESOLUTION NO. 9697-R20

A RESOLUTION OF SUPPORT FOR THE DEVELOPMENT OF A PORTION OF  
SOUTHEAST URBANA

WHEREAS, the Atkins Group has purchased approximately 630 acres of land in Southeast Urbana and is proposing to develop the area with single family, multiple family and commercial land uses which will include a high quality eighteen hole public golf course; and

WHEREAS, the City Council deems that the proposal will significantly benefit the City of Urbana by providing the appropriate development mix of housing types and commercial for this area; and

WHEREAS, the Atkins Group, has proceeded with financial and professional commitments and continues to demonstrate its commitment toward the golf course community and development concept; and

WHEREAS, City staff has further negotiated general terms of a development/annexation agreement and is seeking the Council's direction on pursuing this development concept; and

WHEREAS, the City Council will need to review and approve an annexation agreement, rezonings, a development agreement, and subdivision plats prior to the finalization of development plan.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF URBANA, ILLINOIS, as follows:

Section 1. The City Council hereby directs staff to proceed with the development of an annexation and development agreement between the City of Urbana and the Atkins Group subject to the terms outlined in Section 2.

Section 2. The City Council hereby agrees to the following principles as terms for development of an agreement between the City of Urbana and The Atkins Group, subject to further discussion and negotiation:

a. The City obligations include:

1. The City will cause and pay for the relocation of Illinois Power lines which currently bisect the site to a location around the site; and

2. The City will reimburse the developer the sum of \$1,000,000 to defray a portion of the cost of building oversized collector streets upon the construction an acceptance of such streets by the City Engineer; and

THIS RESOLUTION CONSISTS OF 2 PAGES.

Initials DR

3. The City will reimburse the developer \$1,550,000 for the construction costs of regional storm water detention and sewer infrastructure upon completion of the golf course and the final platting of the first 200 single family residential lots, with time and method of reimbursement subject to negotiation; and

4. The City will have the first right of refusal on any sale of the golf course.

b. The Atkins Group obligations include:

1. The Atkins Group will construct a high quality 18 hole public golf course which will be privately owned and managed; and

2. The Atkins Group will develop a mixture of housing types per an approved general area plan to be included as part of a development agreement; and

3. The Atkins Group will develop an aggressive marketing plan for the residential development; and

4. The Atkins Group agrees to dedicate right-of-way and utility easements necessary to accomplish the future construction of Florida Avenue, and the widening of Illinois Route 130 and to accommodate the relocation of the Illinois Power lines; and

5. The Atkins Group will own and operate the golf course and related facilities as a daily fee public course for as long as the Atkins Group owns the golf course. The Atkins Group has the right to sell the course after five (5) years and the City of Urbana will have the first right of refusal.

6. The Atkins Group agrees to adequately buffer and screen the existing single family residential development from multiple family and commercial development on the Rose Farm.

PASSED by the City Council this 4th day of November 1996.  
day of \_\_\_\_\_, 1996.

AYES: Hayes, Kearns, ~~Patt.~~ Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:

APPROVED by the Mayor this 10th day of November, 1996.

 Phyllis D. Clark by  
Phyllis D. Clark, City Clerk  
Deborah J. Roberts, Deputy Clerk  
Tod Satterthwaite  
Tod Satterthwaite, Mayor