

Recording Cover Sheet

**An Ordinance Approving a Preliminary Development
Plan for a Planned Unit Development
(Plan Case No. 2476-PUD-23)
[Ordinance No. 2023-07-023]**

2024R03798
REC ON: 03/28/2024 02:34:36 PM
CHAMPAIGN COUNTY
AARON AMMONS
REC FEE: 51.00
RHSPS FEE:
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES: 8

Prepared for recording by:

Darcy E. Sandefur, City Clerk

400 S. Vine St., Urbana, IL 61801

Return to:

Darcy E. Sandefur, City Clerk
City of Urbana
400 S. Vine Street
Urbana, IL 61801

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS

I, DARCY E. SANDEFUR, 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
(Plan Case No. 2476-PUD-23)**

approved by the City Council of the City of Urbana, Illinois, on the 31st day of July, AD, 2023,
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 28th day of March,
AD, 2024.



Darcy E. Sandefur

Darcy E. Sandefur, City Clerk

ORDINANCE NO. 2023-07-023

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

(Plan Case No. 2476-PUD-23)

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, Marty Smith, on behalf of the Carle Foundation, has applied for a residential Planned Unit Development located south of Federal Drive and north of Dorie Miller Drive and Carver Drive in the R-3 (Single and Two-Family Residential) and R-4 (Medium Density Multiple 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 a requested waiver to reduce the minimum parking requirement; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on such petition at 7:00 p.m. on June 22, 2023, in Plan Case No. 2476-PUD-23; and

WHEREAS, the Plan Commission voted four (4) 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 with the following conditions and waivers:

1. The final site plan is not constrained by the preliminary site plan.
2. The final site plan is responsive to the concerns of neighboring residents.
3. Parking requirements are waived.

The subject property is more accurately described as follows:

Tract 1: Beginning At An Iron Rod Situated In The South One-Half Of Section 6, Township 19 North, Range_ 9 East, Of The Third Principal Meridian, City .Of Urbana, Champaign County, Illinois, Said Iron Pipe Also Being A Part Of The Boundary Monuments Of The "Church Of The Living God Plat Of Survey, Recorded As Document No. 2011R22983, In The Office Of The Champaign County Recorder, Said Pipe Also Being Situated At The Southwest Corner Of Park 74 Industrial Development No.2; Thence North 89°12'55" East, Along The South Line Of Said Subdivision, A Distance Of 766.77 Feet To A Chiseled Cross Situated At The Northwest Corner Of The Replats Of Lots 1 And 2 Of Melrose Of Urbana; Thence South 00°44'22" East, Along The West Line Of Said Replats Of Lots 1 And 2, A Distance Of 725.77 Feet To An Iron Rod . Bearing A Damaged Cap Situated At The Northeast Corner Of Carver Park Subdivision To-Urbana; Thence South 89°26'00" West, Along The North Line Of Said Subdivision, A Distance Of 229,91 Feet To An Iron Pipe Found Situated At The Northeast Corner Of Lot 18 Of Said Subdivision; Thence North 00°45'06" West, A Distance Of 114.84 Feet To An Iron Rod Bearing A Cap Stamped 2537 Said Rod Also Being Situated On The Easterly Extension Of The North Line Of Lot 48 Of Said Carver Park Subdivision; Thence South 89°27'06" West, Along Said Extension, A Distance Of 535.15 Feet To A Rod Bearing A Cap Stamped 2537 Situated On The East Line Of The Baptist Missionary Church Property; Thence . North 00°41 '20" W., Along Said East Line Of The Church Property, A Distance Of 323.63 Feet To An Iron Rod Bearing A Cap Stamped 1462; _ Thence North 01°08'16" West, A Distance Of 218.22.Feet To an Iron Rod Situated At The Southeast Corner Of "The Bishop Crawford . Subdivision", As Said Subdivision Is Recorded As Document No. 2013R27410, Dated 11/21/2013, In The Office Of The Aforesaid Champaign County Recorder; Thence Continuing North 01 °08' 16" West,

A Distance Of 66.00 Feet To The Point Of Beginning, Being Situated Within The Limits Of The City Of Urbana, In Champaign, County, Illinois.

PIN: 91-21-06-451-005

Tract 2: That part of the Southwest Quarter of the Southeast Quarter of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, more particularly described as follows:

Beginning 55.00 feet East of the Northeast corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, as a point of beginning; thence Easterly parallel with the North line of Lots 20, 19 and 18 of said subdivision, 165.00 feet; thence Southerly parallel to the East line of the aforesaid Lot 48, 115.00 feet to the Northeast corner of Lot 18 of said subdivision; thence Westerly along the North line of Lots 18, 19 and 20 of said subdivision, 165.00 feet to the Northeast corner of Lot 21 of said subdivision; thence Northerly parallel to the East line of Lot 48 of said subdivision, 115.00 feet to the point of beginning, Champaign County, Illinois.

PIN: 91-21-06-451-004

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 31st day of July, 2023.

AYES: Wu, Evans, Kolisetty, Bishop, Quisenberry

NAYS: Hursey

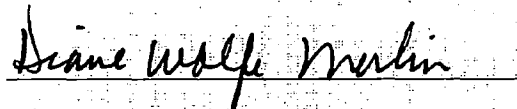
ABSTENTIONS: None



Phyllis D. Clark

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 18th day of August, 2023.



Diane Wolfe Martin

Diane Wolfe Martin, 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 31st day of July 2023 the City Council of the City of Urbana passed and approved Ordinance No. 2023-07-023 entitled:

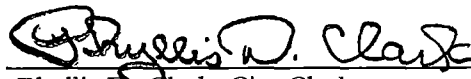
**AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A
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(Plan Case No. 2476-PUD-23)**

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

The pamphlet form of Ordinance No. 2023-07-023 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 18th day of August, 2023, 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 18th day of August, 2023.




Phyllis D. Clark, City Clerk

ORDINANCE ATTACHMENT A

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
CONSULTANTS

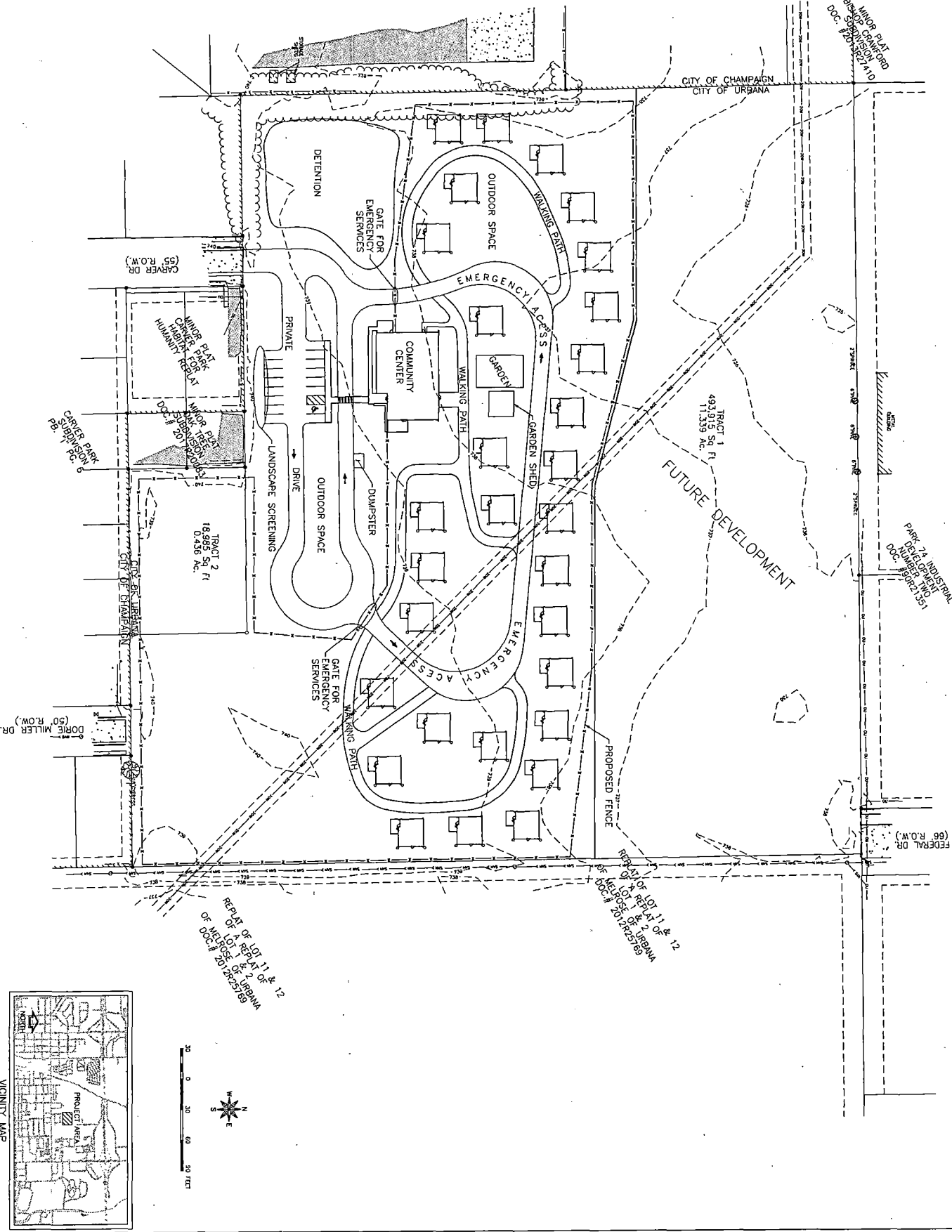
PROJECT INFORMATION
NAME: WALKER STREET
ADDRESS: WALKER STREET
CITY: URBANA, ILLINOIS 61801

OWNER INFORMATION
NAME: WALKER STREET
ADDRESS: WALKER STREET
CITY: URBANA, ILLINOIS 61801

DATE
DATE: 08-20-2023
BY: JG

NO.	REVISION	DATE

CONCEPTUAL SITE PLAN
DATE: 08-20-2023
BY: JG
1 of 1



REPORT OF LOT 11 & 12
OF LOT 10, REF. # 2, URBANA
OF MCD # 2012222209
DOC # 2012222209

REPORT OF LOT 11 & 12
OF LOT 10, REF. # 2, URBANA
OF MCD # 2012222209
DOC # 2012222209

