

Recording Cover Sheet

**An Ordinance Approving a Final Development Plan for a
Planned Unit Development
(Plan Case No. 2480-PUD-23)
[Ordinance No. 2023-12-050]**

2024R03800
REC ON: 03/28/2024 02:34:38 PM
CHAMPAIGN COUNTY
AARON AMMONS
REC FEE: 51.00
RHSPS FEE:
STATE TAX:
COUNTY TAX:
PLAT ACT:
PAGES: 14

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:

Ordinance No. 2023-12-050: AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR APLANNED UNIT DEVELOPMENT

(Plan Case No. 2480-PUD-23)

approved by the City Council of the City of Urbana, Illinois, on the 2nd day of Janaury , AD, 2024,
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 13th day of

March, 2024 AD,



Darcy E. Sandefur
CITY CLERK

ORDINANCE NO. 2023-12-050

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A
PLANNED UNIT DEVELOPMENT
(Plan Case No. 2480-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 final development plan; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on such petition at 7:00 p.m. on November 9, 2023, and December 7, 2023, in Plan Case No. 2480-PUD-23; and

WHEREAS, the Plan Commission voted with three (3) ayes and two (2) nays to forward the case to the Urbana City Council with a recommendation that City administration continue to work closely with the applicant organizations, the neighborhood residents (including residents of Champaign), the City of Champaign, and others to mitigate the effects of construction and operation of Hope Village; 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 with the following conditions and waivers:

1. That construction be in general conformance with the attached plans in Ordinance Attachment A.
2. That the preliminary/final plat is approved for Hope Village (Plan Case No. 2479-S-23).

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 2nd day of January, 2024.

AYES: Wu, Evans, Kolisetty, Bishop, Wilken

NAYS: Quisenberry

ABSTENTIONS: None



DocuSigned by:

Darcy E. Sandefur

FF1B402C2BC6488...

Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this 11th day of January, 2024.

DocuSigned by:

Diane Wolfe Marlin

0FB8B8E5B1B94C5...

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 2nd day of January 2024 the City Council of the City of Urbana passed and approved Ordinance No. 2023-12-050 entitled:

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT (Plan Case No. 2480-PUD-23)

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

The pamphlet form of Ordinance No. 2023-12-050 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 11th day of January, 2024, 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.

^{DS}Dated at Urbana, Illinois, this 11th day of January, 2024.

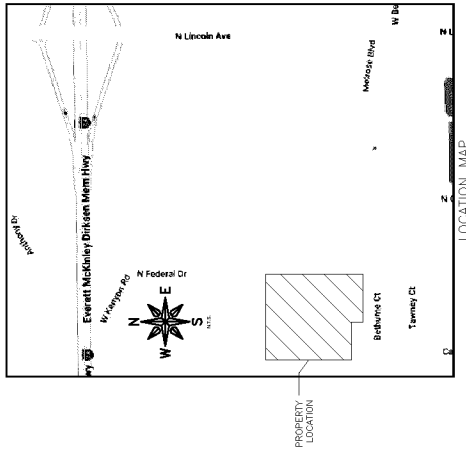
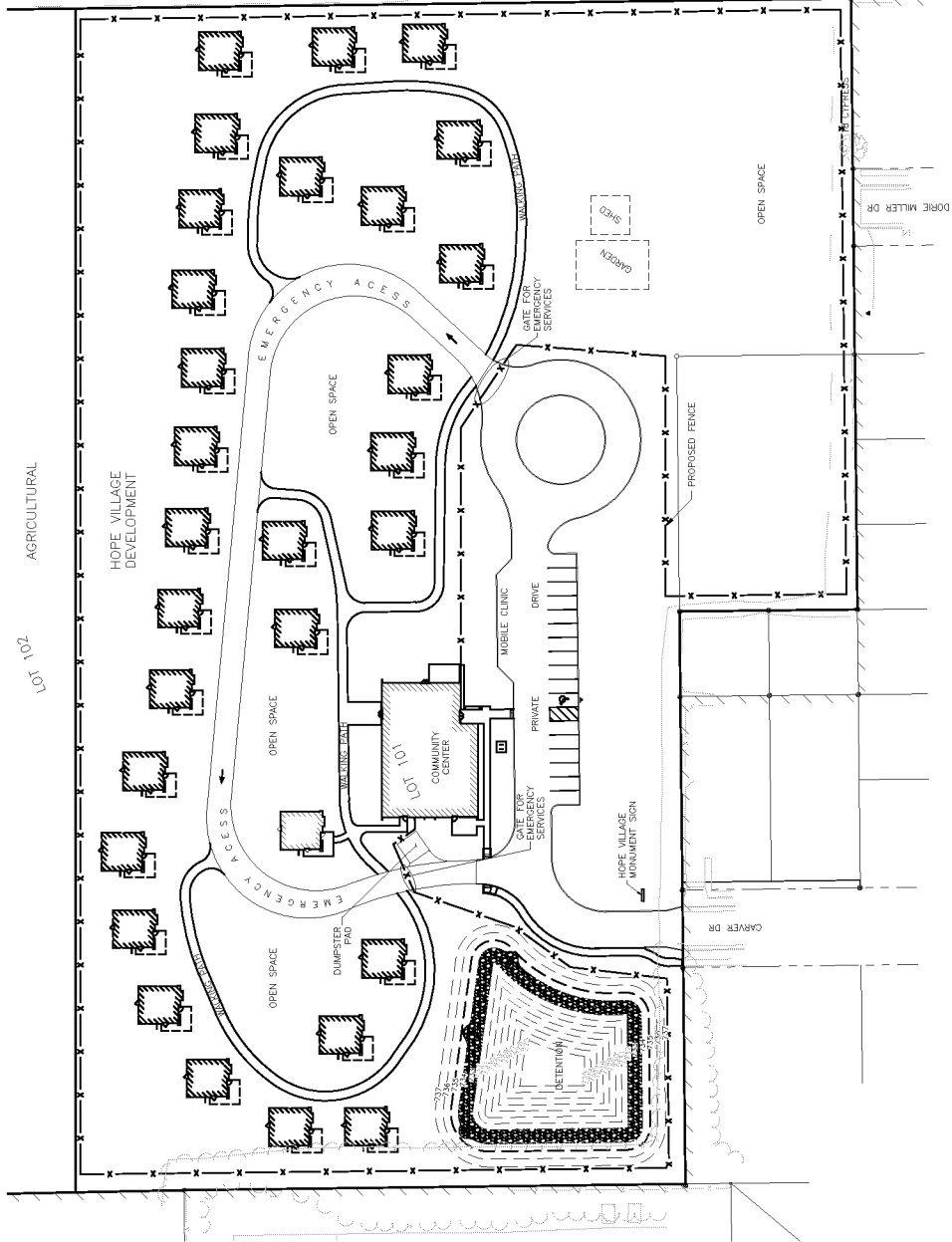
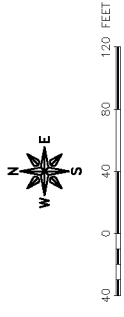


DocuSigned by:

FF1B402C2BC6488...
Darcy E. Sandefur, City Clerk

ORDINANCE ATTACHMENT A

FINAL PUD - SITE PLAN



PROJECT #23-826

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

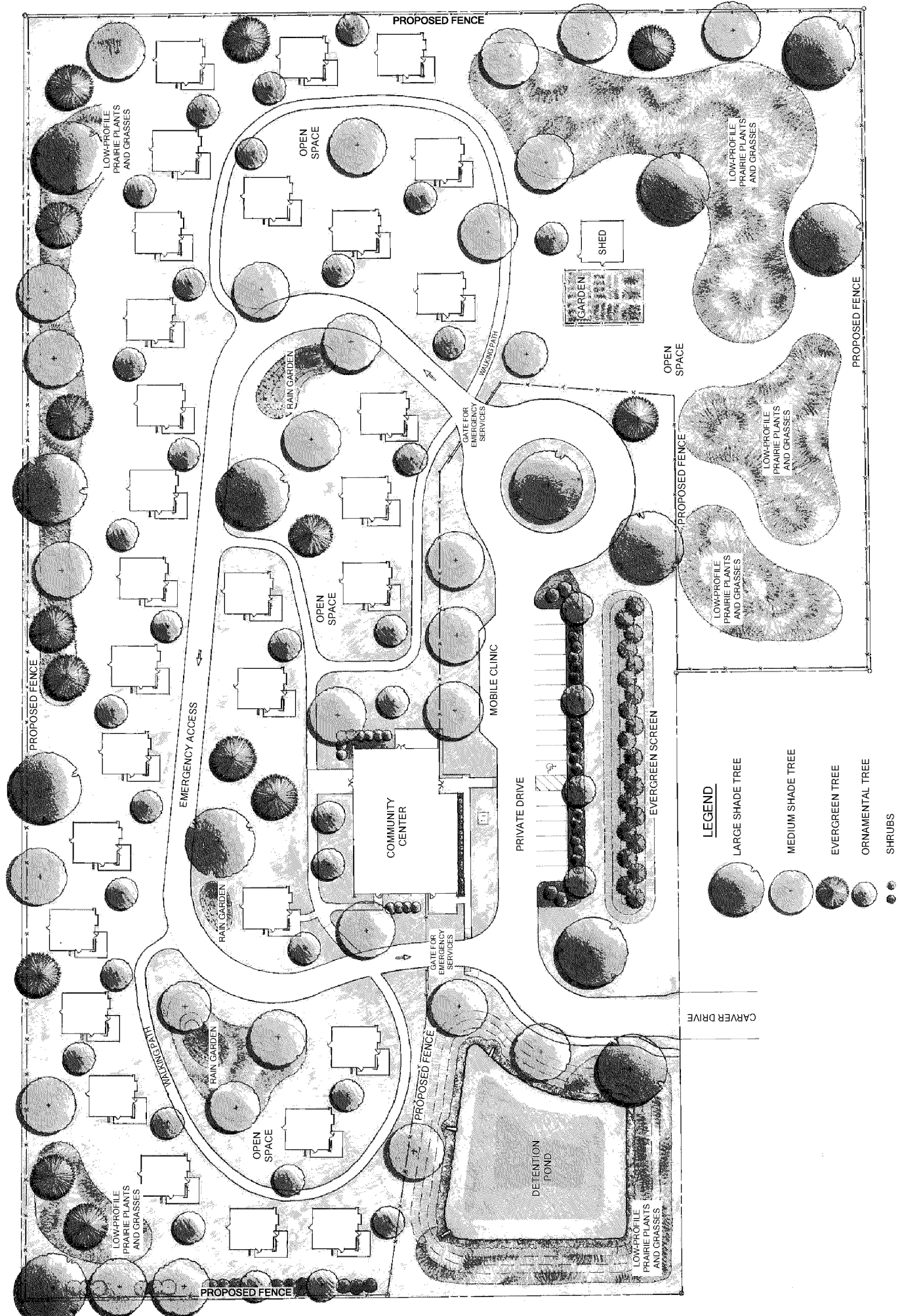
ILLINOIS
 IOWA
 WISCONSIN






ILLINOIS DESIGN FIRM NO. 184-000325
 IOWA DESIGN FIRM NO. 184-000325
 WISCONSIN DESIGN FIRM NO. 184-000325

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SHEET 1 OF 3

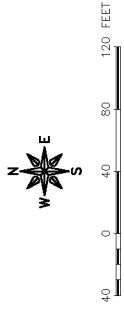
ORDINANCE ATTACHMENT A



- LEGEND:**
-  LARGE SHADE TREE
 -  MEDIUM SHADE TREE
 -  EVERGREEN TREE
 -  ORNAMENTAL TREE
 -  SHRUBS

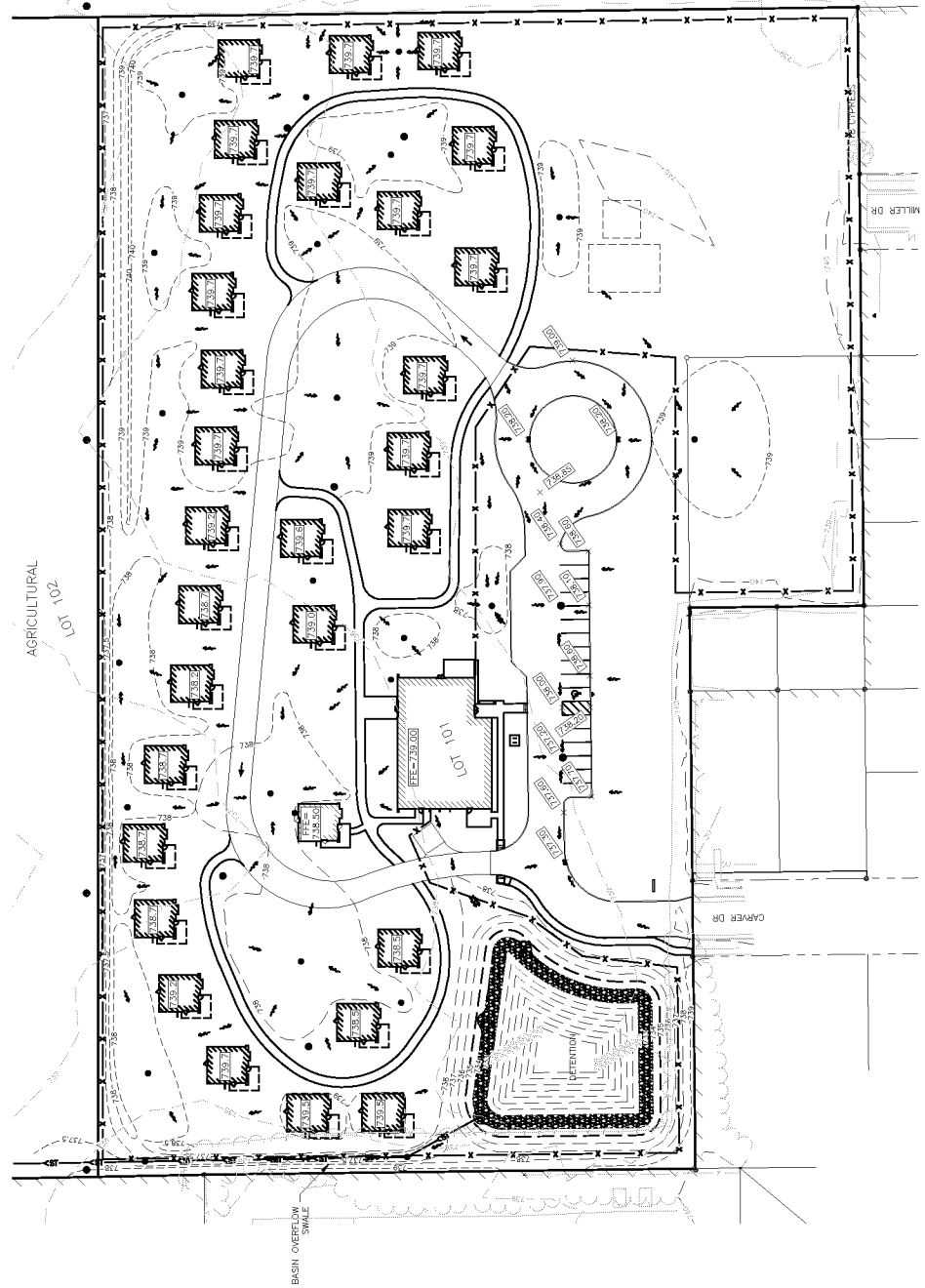
ORDINANCE ATTACHMENT A

FINAL PUD - GRADING PLAN



SHEET LEGEND

- - - - - PROPOSED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF SURFACE FLOW
- PROPOSED PARKING LOT SPOT ELEVATION



PROJECT #23-826 SHEET 3 OF 3

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

ILLINOIS
 IOWA
 WISCONSIN

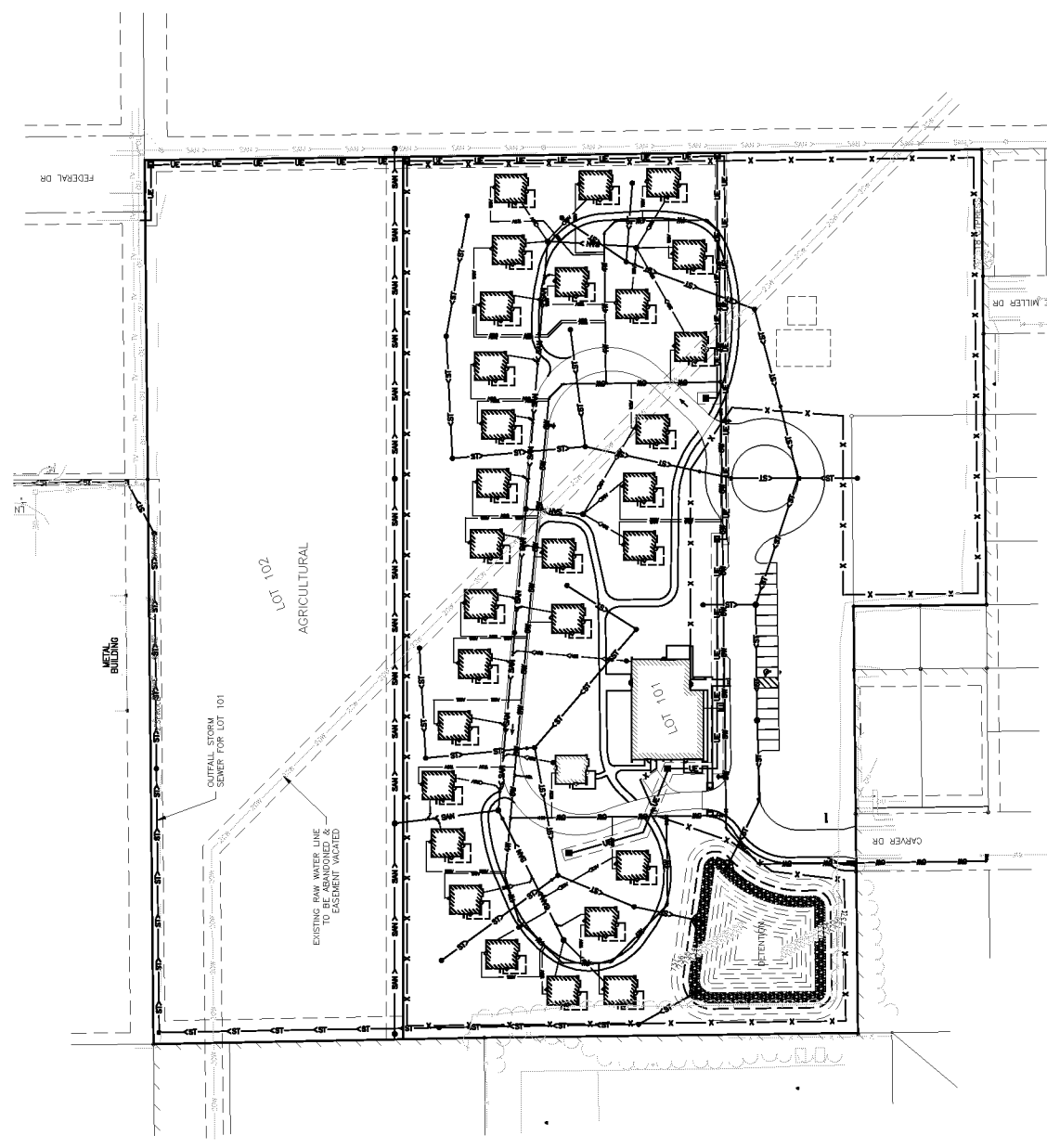
ILLINOIS DESIGN FIRM NO. 184-000325
 1610 BRADSHAW BLVD., SUITE 110, IL 61621
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ORDINANCE ATTACHMENT A

FINAL PUD - UTILITY PLAN



- SHEET LEGEND
- SANITARY SEWER
 - STORM SEWER
 - DOMESTIC WATER SERVICE
 - UNDERGROUND ELECTRIC



PROJECT #23-826 SHEET 2 OF 3

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 IOWA DESIGN FIRM NO. 184-000325
 WISCONSIN DESIGN FIRM NO. 184-000325
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ORDINANCE ATTACHMENT A

ORIGINAL SHEET SIZE: 22 X 34
 COPYRIGHT © BY ARCHITECTURAL EXPRESSIONS, LLP



ARCHITECTURAL EXPRESSIONS, LLP
 CHAMPAIGN, ILLINOIS
 110 CHESTNUT STREET, SUITE 300
 CHAMPAIGN, ILLINOIS 61820
 PHONE: 314-728-8512
 WWW.ARXPRX.COM
 ILL. DESIGN PROFESSIONAL REGISTRATION NO. 184-004487

EXTERIOR ELEVATIONS
 HOPE VILLAGE COMMUNITY CENTER
 SHELL
 CHAMPAIGN COUNTY HEALTHCARE
 1799 N. FEDERAL DR., URBANA, IL

No.	Description	Date
1	TRIM COLOR UPDATES	03/25/23

PERMIT SET
 Project Number: 0460
 Date: 07/16/22
 Drawn By: J.K.C.
 Checked By: B.K.C.

A201

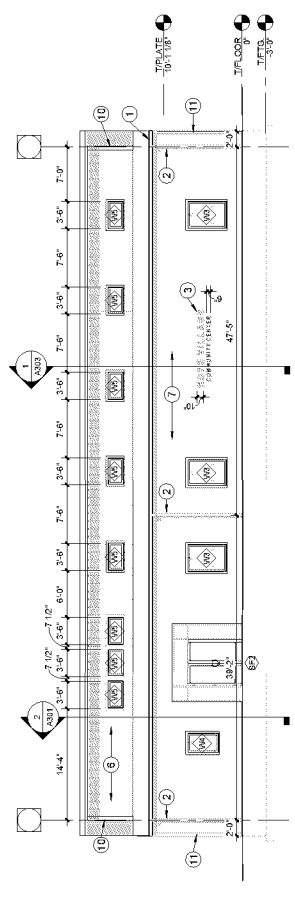
- KEYED NOTES**
- BOX GUTTER, SIZING BY ROOFING CONTRACTOR
 - DOWNSPOUT, SIZING BY ROOFING CONTRACTOR
 - FINAL BUILDING SIGNAGE TO BE COORDINATED WITH OWNER AND ELECTRICIAN IF REQUIRED.
 - VERTICAL SHADE FIN
 - CANTILEVERED SHADE STRUCTURE
 - LP VERTICAL SIDING WITH BATTEN TRIM, COLOR 1
 - LP LAP SIDING 8 84" WIDTH, COLOR 2
 - LP LAP SIDING 8 84" WIDTH, ACCENT COLOR 3
 - LP LAP SIDING 8 84" WIDTH, IN LINE WITH TYP. PLATE, SEE SECTION 2/A303
 - TRIM TO MATCH ADJACENT COLOR 1
 - TRIM TO MATCH COLOR 2

SIDING COLOR SCHEDULE

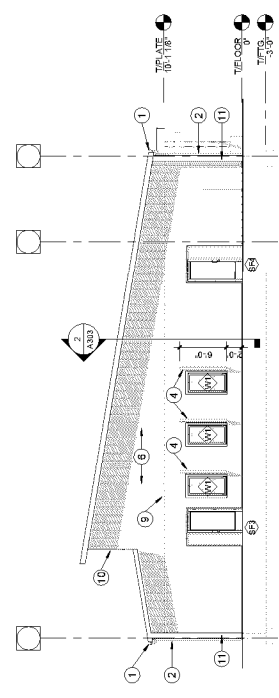
LP VERTICAL SIDING COLOR 1
 LP LAP SIDING COLOR 2
 LP CEDAR TEXTURE LAP SIDING ACCENT COLOR 3

GLACIER FOG™
 CANTON™
 CANYON™

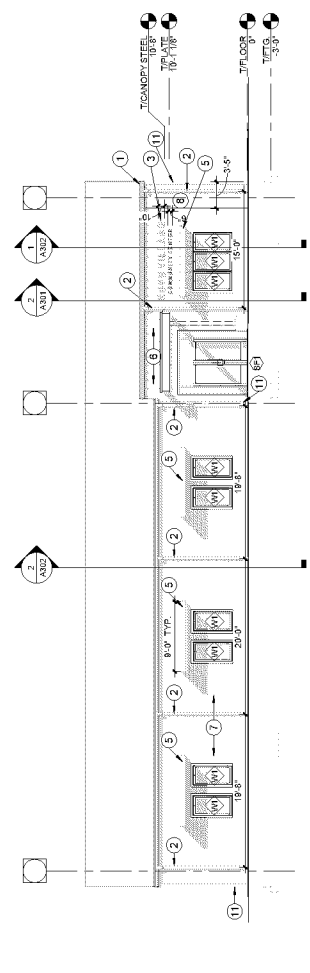
BUILDING HEIGHT - 1-STORY, 20'-10"
 BUILDING AREA - 4,830 SF



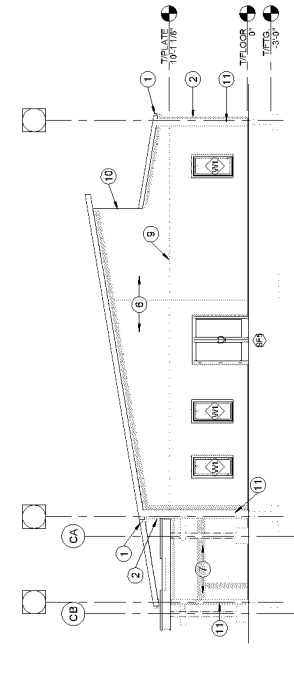
4 NORTH ELEVATION
 18'-11 1/2"



2 WEST ELEVATION
 18'-11 1/2"

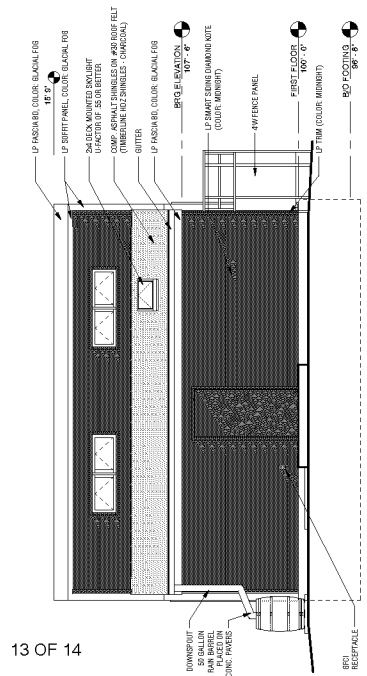


3 SOUTH ELEVATION
 18'-11 1/2"

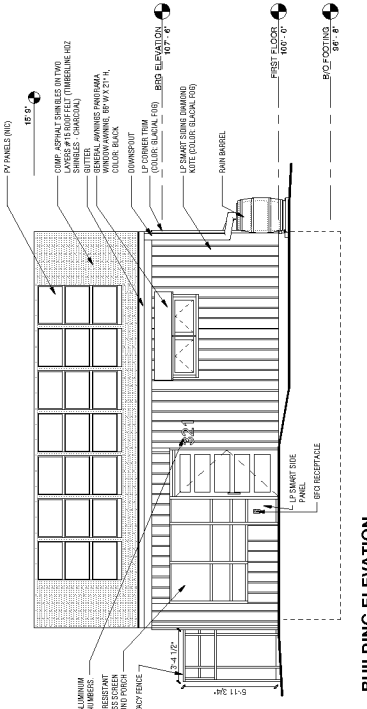


1 EAST ELEVATION
 18'-11 1/2"

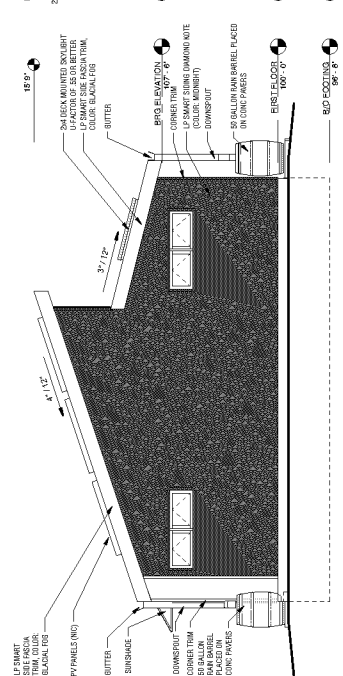
ORDINANCE ATTACHMENT A



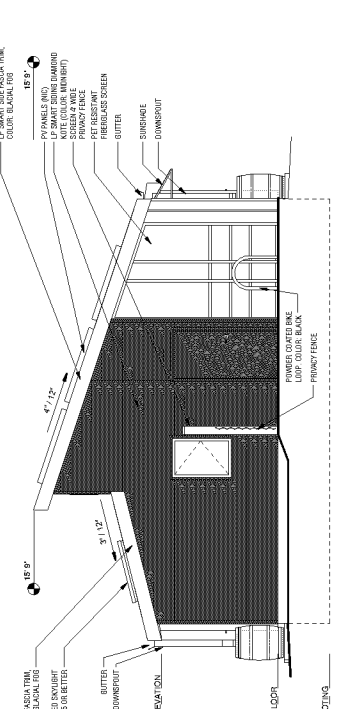
BUILDING ELEVATION
NORTH ELEVATION
1/4" = 1'-0"



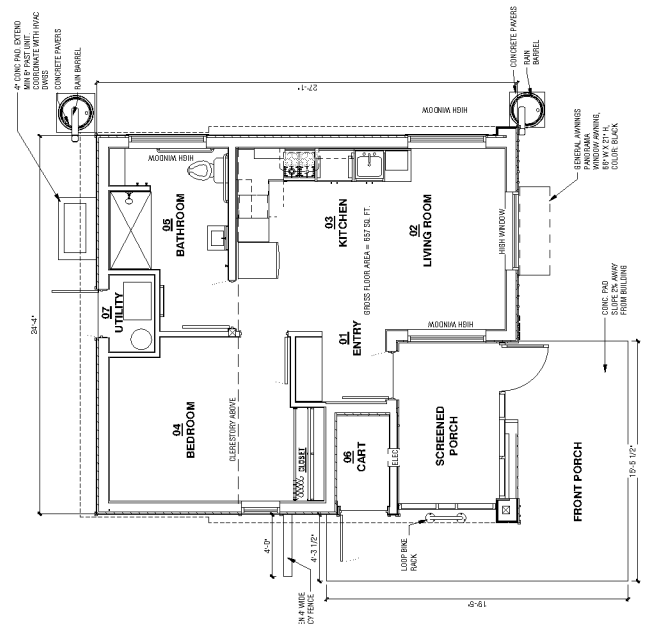
BUILDING ELEVATION
SOUTH ELEVATION
1/4" = 1'-0"



BUILDING ELEVATION
EAST ELEVATION
1/4" = 1'-0"



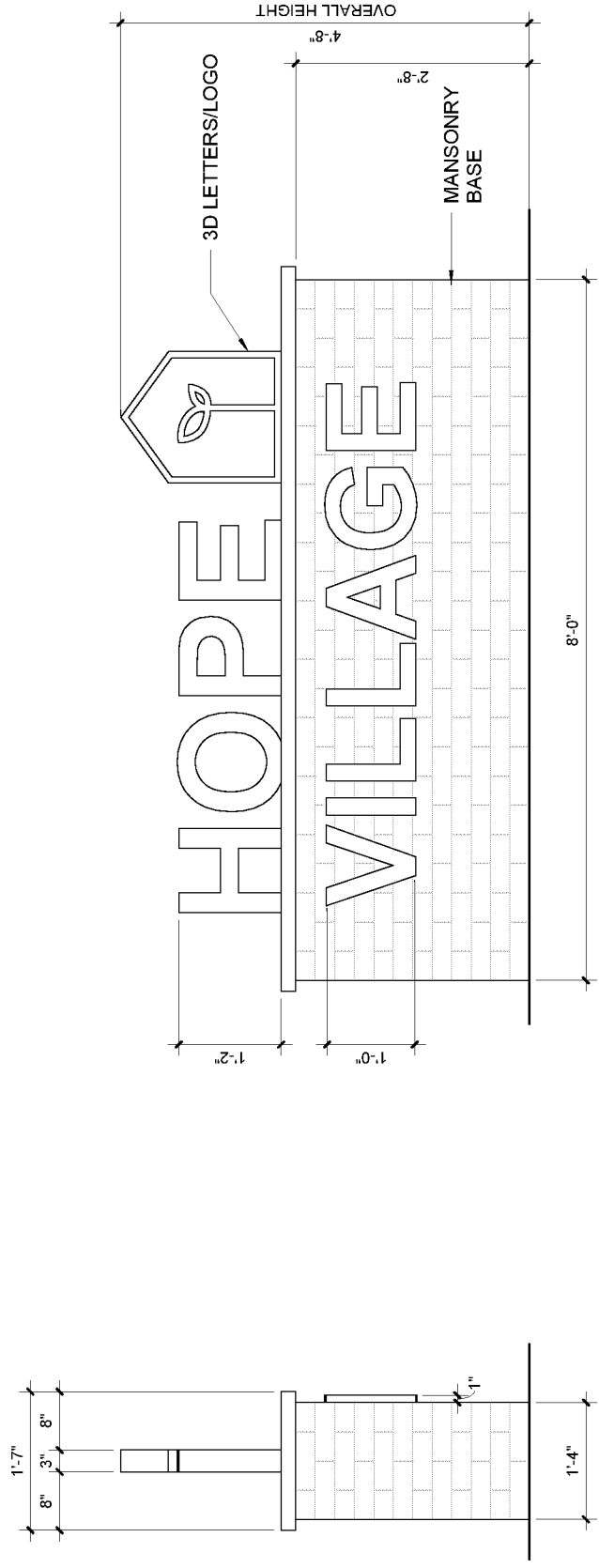
BUILDING ELEVATION
WEST ELEVATION
1/4" = 1'-0"



FLOOR PLAN
FIRST FLOOR
1/4" = 1'-0"



ORDINANCE ATTACHMENT A



HOPE VILLAGE COMMUNITY CENTER MONUMENT SIGN