

AN ORDINANCE APPROVING A FINAL PLAT

Veach Replat

WHEREAS, Veach Development has submitted a Final Plat of Veach Replat which is in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Veach Replat; and

WHEREAS, the Final Plat of Veach Replat complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, the Urbana City Council finds that the request to waive or alter the requirements of Section 21-15, requiring the dedication of additional right-of-way along Cottage Grove Avenue and Oregon Street; Section 21-14, Subsection A submittal of a preliminary plat; Section 21-15, limiting the validity of a final plat to ninety (90) days are appropriate in accordance with the following criteria of Chapter 21 of the Urbana Code of Ordinances:

(1) Due to existing conditions, there are site specific difficulties in complying with these regulations. The Veach Replat is located in an older, urbanized area of the City and compliance with requirements to dedicate additional right-of-way is burdensome and unnecessary at this location. No additional information would be gained by requiring a preliminary plat; and

(2) The granting of any waiver will not cause significant adverse effects on the public health, safety and welfare; and

(3) Sufficient evidence is shown to both the Plan Commission and the City Council that the waiver will benefit the public health, safety and welfare. No waivers requested herein will negatively impact the public health, safety and welfare.

(4) The proposed waivers support and foster implementation of the goals, objectives and policies represented in the Urbana Official Comprehensive Plan, as amended since it allows the further development of sites designated as residential land use; and

(5) The proposed waivers are the minimum deviation from the requirements that will alleviate the difficulties; and

(6) The plight of the applicant is due to the peculiar circumstances not of the applicant's own making because the

property is in an older, developed area of the City with established development patterns.

WHEREAS, in Plan Case No. 1514-S-93, the Urbana Plan Commission, on August 5, 1993, recommended approval of the Final Plat of Veach Replat, including the requested waivers of the aforementioned requirements of Chapter 21 of the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS THAT:

Section 1. The Final Plat of the Veach Replat as attached hereto as Exhibit A is approved as platted.

Section 2. The following requirements of Chapter 21 of the Urbana Code of Ordinances are hereby waived or altered:

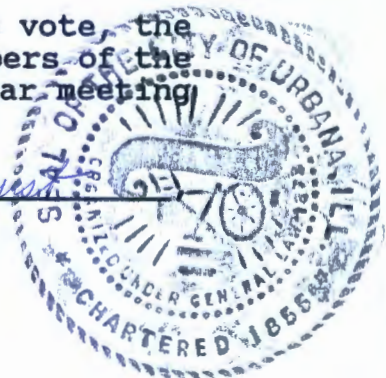
- a. Waiver of the requirements of Section 21-14, Subsection A to submit a preliminary plat;
- b. Waiver of the requirements of Section 21-15, to dedicate additional right-of-way along Cottage Grove Avenue and Oregon Street;
- c. Waiver of Section 21-15 to the extent that the final plat is valid for ninety (90) days. The City Council does hereby extend that validity to 180 days.

Section 3. The Secretary of the Urbana Plan Commission is hereby directed to record said final Plat with the Champaign County Recorder upon City Council approval of said Plat.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois at a regular meeting of said Council on the 16th day of August, 1993.

PASSED by the City Council on this 16th day August, 1993.

Phyllis D. Clark
Phyllis D. Clark, City Clerk



APPROVED by the Mayor the 24th day of August, 1993.

Tod Satterthwaite
Tod Satterthwaite, Mayor

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