

ORDINANCE NO. 9495-94

**AN ORDINANCE APPROVING A FINAL PLAT**

**GEORGE JOHNSON FIRST SUBDIVISION**

WHEREAS, Marathon Oil Company, Successor by merger to EMRO Land Company, a corporation, has submitted a Final Plat of George Johnson First Subdivision 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 George Johnson First Subdivision; and

WHEREAS, the Final Plat of George Johnson First Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1569-S-95, the Urbana Plan Commission, on March 23, 1995, recommended approval of the Final Plat of George Johnson First Subdivision, including the requested waivers of the aforementioned requirements of Chapter 21 of the Code of Ordinances and conditions; and

WHEREAS, the Urbana City Council finds that the conditions set forth in Section 21-07 of the Urbana Subdivision and Land Development Code, when applied to the proposed development, justify the granting of the requested waivers for the reasons set forth below:

*Waiver of requirement to apply for preliminary plat approval prior to or concurrent with application for final plat approval, Section 21-14:*

This entire site is needed for the Holiday Inn development, and the owner needs to convey this single lot to the developer of the Holiday Inn.

The granting of this waiver will not cause significant adverse effects on the public health, safety and welfare because a full preliminary plat is not needed for this single-lot development. Much information normally obtained through a preliminary plat is already available to the City of Urbana for this site.

Although not submitting a preliminary plat, the developer is required under conditions of approval to submit a general area plan prior to developing the 4.25-acre balance of the Marathon Oil/EMRO Land Development site and to provide for a north-south street in said general area plan.

*Waiver of requirement to extend Gregory Street south of Killarney Street, Section 21-36 (B) (8):*

The extension of Gregory Street as a through street into this parcel would create some difficulties. The right-of-way needed for a through street would make a long, narrow parcel even narrower. A hotel/convention center is proposed for this site and included in the development agreement with the City of Urbana. Extending Gregory Street through this site would make it more difficult to develop the lot. The public cost in losing the hotel/convention center would far outweigh the benefits of requiring the street extension.

The granting of this waiver will not cause significant adverse effects on the public health, safety and welfare because the local street network will not be significantly affected by the waiver. The north-south extension of Gregory Street is not necessary for movement of traffic in a north-south direction in this area. Instead, a street to the south from Killarney Street will be provided just east of the subject site and will be included in a general area plan for the 4.25-acre area to the east.

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

Section 1. Final Plat of George Johnson First Subdivision attached hereto as Exhibit A is approved as platted subject to the conditions outlined in Section 3.

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

- a. Waiver of requirement to apply for preliminary plat approval prior to or concurrent with application for final plat approval, Section 21-14; and
- b. Waiver of requirement to extend Gregory Street south of Killarney Street, Section 21-36 (B) (8).

Section 3. Final plat approval is conditioned on the following:

1. A general area plan for the 4.25-acre B-3 area to the east shall be approved by the Urbana City Council prior to development of that 4.25-acre area.
2. A north-south street shall be extended through the 4.25-acre B-3 area prior to final development of that area.

Section 4. 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.

Section 5. This Ordinance is hereby passed by the affirmative vote of two-third of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 3rd day of April, 1995.

AYES: Hayes, Patt, Pollock, Ryan, ~~Singer~~, Taylor, Whelan

NAYS:

ABSTAINED:



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 12<sup>th</sup> day of April, 1995.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

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