

ORDINANCE NO. 9596-79

AN ORDINANCE APPROVING A FINAL PLAT
RAINTREE WOODS SUBDIVISION
(Plan Case No. 1604-S-96)

WHEREAS, the City of Urbana has submitted a Final Plat of Raintree Woods 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 Raintree Woods Subdivision; and

WHEREAS, the Final Plat of Raintree Woods Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1604-S-96, the Urbana Plan Commission, on February 22, 1996, recommended approval of the Final Plat of Raintree Woods Subdivision, including the requested waivers of the requirements of Chapter 21 of the Code of Ordinances; 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, exist and therefore justify the granting of the requested waivers listed in Section 2 below.

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

Section 1. Final Plat of Raintree Woods Subdivision 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:

Waiver of requirement of street centerline radius of at least 250 feet on Raintree Woods Drive, Section 21-36 (B) (5);

Waiver of requirement to stub street to boundary line of tract, Section 21-36 (B) (8);

Waiver of 60-foot right-of-way and 31-foot street width required for local residential streets, Section 21-36 (B) (10) and Table A;

Waiver of 100-foot right-of-way and 80-foot diameter cul-de-sac turnaround requirement for Raintree Woods Drive, Section 21-36 (C) (4);

Waiver of requirement for sidewalks and mid-block walks, Section 21-37 (A);

Waiver of required easement dedications for utilities, Section 21-38 (F);

Waiver of required "No Parking" signs on Raintree Woods Drive, Section 21-40 (C);

Waiver of requirement to construct sanitary sewers, Section 21-41;

Waiver of requirement to construct storm sewers, Section 21-42;

Waiver of street construction requirements to permit construction with three-inch asphalt with an eight-inch stone base, Section 21-54;

Waiver of requirement for conduit for streetlights, Section 21-61;

Waiver of requirement to show approximate elevations of utilities, Section 21-63.

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.

Section 4. This Ordinance is hereby passed by the affirmative vote 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 18th day of March, 1996.

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

NAYS:

ABSTAINED:

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

APPROVED by the Mayor the 25th day of March, 1996.

Tod Satterthwaite
Tod Satterthwaite, Mayor

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