

ORDINANCE NO. 9697-30

AN ORDINANCE APPROVING  
A FINAL PLAT OF EAST URBANA INDUSTRIAL PARK  
(Plan Case No. 1572-S-96)

WHEREAS, the Final Plat of East Urbana Industrial Park, Plan Case No. 1572-S-95, was approved by Ordinance No. 9495-99; and,

WHEREAS, the validity of said plat was extended in Ordinance No. 9596-15; and

WHEREAS, the validity of said plat expired; and

WHEREAS, the owner, High Cross Partners, Inc., has resubmitted the final plat of East Urbana Industrial Park for approval; and

WHEREAS, in Plan Case No. 1572-S-96, the Urbana Plan Commission, on August 8, 1996, recommended approval of the Final Plat of East Urbana Industrial Park, including the requested waivers and deferral 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 and deferral for the reasons set forth below:

*Waiver of requirement for 34-foot minimum pavement width for Tatman Court, Section 21-36(A) (1):*

Because each user of this industrial park will provide sufficient off-street parking, staff does not envision the need for on-street parking on Tatman Court.

Because no parking is necessary on Tatman Court, a smaller street width can provide more buildable space for industrial users. This is especially important for Lot 4, which is limited in size by Outlot B detention immediately to the east.

Table A, page 68 does not provide a figure for minimum pavement width for industrial streets with no parking. City staff have determined that a 31-foot street width is an appropriate minimum width for this industrial street with no on-street parking.

*Waiver of requirement for 250-foot radius on Tatman Court, Section 21-36(B) (5):*

Because the 1991 Marie Mast Estate annexation agreement for this property allows no access to Pfeffer Road on the west, the developer has created a design with access from the subdivision's lots onto Route 130, the eastern end of Tatman Court.

Creating the street requires a curve at the southwest corner of Tatman Court. The developer is proposing a 100-foot radius for this curve. Building a greater curve would reduce the buildable space of the lots, in particular Lot 4, because of its position inside the curve.

The required radius for the curve of Tatman Court is 250 feet, except where a lesser radius is deemed safe and adequate for anticipated conditions. Staff considers the proposed 100-foot radius to be safe and adequate given a 31-foot street width of Tatman Court and no on-street parking.

Because of the relatively short straightaway of Tatman Court, it is unlikely that traffic will reach sufficient speeds for a curve with a 100-foot radius to create unsafe conditions.

*Deferral of sidewalk construction along Route 130, Section 21-37(A) (3):*

The 1991 Marie Mast Estate annexation agreement for this site states that

Upon the subdivision and/or development of said Tract, the Owner agrees to the deferral of sidewalk construction along Illinois Route 130 until such time as sidewalks on adjoining properties to the north and south of said Tract are approved for construction and after resolution by the Urbana City Council requesting construction of this sidewalk. The City Engineer shall notify the owner when adjoining sidewalks are approved for construction. Sidewalks shall be installed within ninety (90) days of the Urbana City Council's request or subject to an alternative time-frame agreed to by the City Council. The sidewalk shall be located on existing Illinois Route 130 right-of-way and arrangements for and approval of the Illinois Department of Transportation for the sidewalk installation on said right-of-way shall be provided by the City of Urbana at no cost to the owners.

There are currently no sidewalks on the adjoining properties to the north and south of this site, so construction of sidewalks along the west side of Route 130 shall be deferred.

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

Section 1. The Final Plat of East Urbana Industrial Park attached hereto is approved as platted

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

*Waiver of requirement for 34-foot minimum pavement width for Tatman Court, Section 21-36(A) (1);*

*Waiver of requirement for 250-foot radius on Tatman Court, Section 21-36(B) (5);*

*Deferral of sidewalk construction along Route 130, Section 21-37(A) (3).*

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

Vehicular access to and from the tract to Pfeffer Road, Main Street and Illinois Route 130, other than Tatman Circle, shall be prohibited, except for an access easement for maintenance of drainage and utilities coincidental with the 30-foot utility and drainage easement generally from Main Street along the north line of Lot 3 to Tatman Circle.

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 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 19th day of August, 1996.



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

NAYS:

ABSTAINED:

  
Phyllis D Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 22nd day of August, 1996.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

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