

**ORDINANCE NO. 9697-102**

**AN ORDINANCE APPROVING A FINAL PLAT**  
**(Wabash Railroad Subdivision - Plan Case No. 1643-S-97)**

WHEREAS, the City of Urbana has submitted a Final Plat of Wabash Railroad 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 Wabash Railroad Subdivision; and

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

WHEREAS, in Plan Case No. 1643-S-97, the Urbana Plan Commission, on February 20, 1997, recommended approval of the Final Plat of Wabash Railroad Subdivision, including the waiver request; 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 in Plan Case 1643-S-97 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 development would not require preliminary plat approval if it were not for the finding of the Administrative Review Committee that lack of improvements and services normally associated with a subdivision and impact on the surrounding area made this a major development. Otherwise, the petition would be for a plat of minor development and would not require a preliminary plat. The additional information provided by a preliminary plat is not necessary for this development, as much of this work has been done by the City of Urbana Engineering Division.

A preliminary plat is not necessary for this site. The development will meet drainage and other requirements.

The subdivision of property meets Comprehensive Plan goals and will benefit public health, safety and welfare. The Urbana City Council has determined that the parcels created from the abandoned railroad property should be distributed to adjacent property owners.

Although not submitting a preliminary plat, the city as petitioner has provided all information necessary for development under the Code.

Requiring a full preliminary plat would be excessive given the nature of the waiver that prompted this requirement and the presence of all other information necessary for a development of this scale.

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

Section 1. The Final Plat of Wabash Railroad Subdivision attached hereto is approved as platted, including waiver.

Section 2. The following requirement of Chapter 21 of the Urbana Code of Ordinances is hereby waived:

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

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 3rd day of March, 1997.

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

NAYS:

ABSTAINED:



Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 9<sup>th</sup> day of March, 1997.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

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