

Ordinance No. 9798-92

**An Ordinance Approving a Preliminary Plat
(Stone Creek Commons Subdivision - Case No. 1687-S-98)**

WHEREAS, The Atkins Group has submitted a Preliminary Plat of Stone Creek Commons Subdivision, with the condition set forth here in, is in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat of Stone Creek Commons Subdivision, subject to the conditions herein; and

WHEREAS, the Preliminary Plat of Stone Creek Commons Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1687-S-98, the Urbana Plan Commission, on February 19, 1998, recommended approval of the Preliminary Plat of Stone Creek Commons Subdivision and recommended that the developer and City Engineer coordinate efforts for the installation of a temporary access for Lot 401 to Philo Road, if warranted by a significant commercial use on said lots; and

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

Section 1. The Preliminary Plat of Stone Creek Commons Subdivision attached hereto is approved, subject to the condition outlined herein.

Section 2. The approval of the Preliminary Plat of Stone Creek Commons Subdivision includes the condition that if the City Engineer determines pursuant to the criteria outlined hereafter that prior to the signalization of the main entrance of Lot 406 a temporary access drive is needed for Lot 401 across Lot 406 to Philo Road, the owner of Lot 406 will construct a temporary access drive from Lot 401 across Lot 406 within ninety (90) days of the City Engineer's request to do so, weather permitting. The criteria requiring the installation of said access drive will be either (a) two or more occurrences of average delays greater than one minute per vehicle for any fifteen minute period for vehicles exiting Lot 401 or (b) if there are three or more accidents in any twelve month period due to left turn movements from the parking lot on Lot 401 that would be mitigated by a temporary driveway access. The owner of Lot 406 and the City Engineer shall cooperatively establish the dust-free materials and design parameters to be used for the construction of the temporary access drive. The owner of Lot 401 shall be responsible for the maintenance of the temporary access drive until Lot 406 is developed but in any case, a temporary or permanent access drive will be provided across Lot 406 to provide Lot 401 access to Philo Road until such time as a traffic signal at the Windsor Road main entrance of Lot 406 is installed.

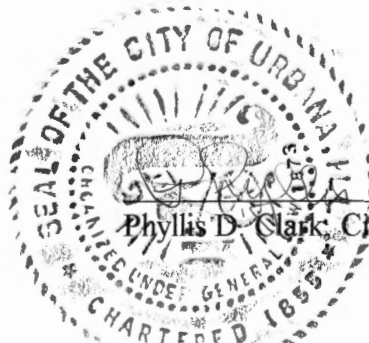
Section 3. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 2nd day of March, 1998.

AYES: Hayes, Kearns, Patt, Taylor, Wyman

NAYS: Huth

ABSTAINED:



Phyllis D. Clark

Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 4th day of March, 1998.

Tod Satterthwaite

Tod Satterthwaite, Mayor

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