

**Ordinance No. 1999-05-036**

**An Ordinance Approving a Preliminary Plat  
(Stone Creek Commons Subdivision - Case No. 1718-S-99)**

WHEREAS, The Atkins Group has submitted a Preliminary Plat of Stone Creek Commons Subdivision, with the waiver granted 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 waiver granted herein; and

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

WHEREAS, the Urbana City Council finds that the conditions set forth in Section 21-7 of the *Urbana Subdivision and Land Development Code*, when applied to the proposed development, justify the granting of the requested waiver in Plan Case 1718-S-99 for the reasons set forth below:

*Waiver of requirement for street extension or turnaround for Baronry Drive and Susan Stone Drive, Section 21-36 (b) 8 and (c) 1.*

These streets are only one lot deep and terminate at the Stone Creek Commons property boundary. The proposed waiver restricts traffic between the office and commercial properties of Stone Creek and the residential property of Deerfield Trails and Myra Ridge Subdivision. In addition, because Chatham Drive has several lots along it prior to its termination at Stone Creek Subidivision, the Atkins Group will construct a turnaround at its terminous.

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 waiver granted herein.

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

*Waiver of requirement for street extension or turnaround for Baronry Drive and Susan Stone Drive, Section 21-36 (b) 8 and (c) 1.*

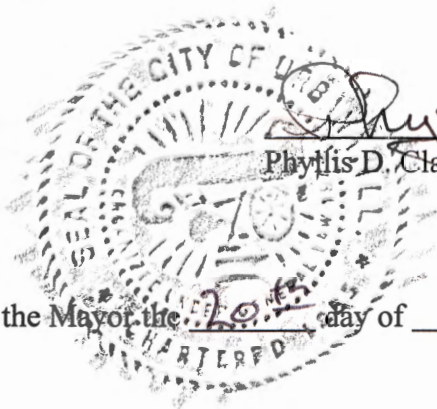
Section 3. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 17th day of May, 1999.

AYES: Hayes, Huth, Kearns, Patt, Taylor, Wyman

NAYS:

ABSTAINED:



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor of the 20th day of May, 1999.

Tod Satterthwaite  
Tod Satterthwaite, Mayor