

**ORDINANCE NO. 1999-09-099**

**AN ORDINANCE APPROVING A FINAL PLAT  
(HABITAT REPLAT A OF LOT 2 OF WIDICK'S FIRST SUBDIVISION - PLAN CASE  
NO. 1731-S-99)**

WHEREAS, Habitat for Humanity has submitted a Final Plat of Habitat Replat A of Lot 2 of Widick's First 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 Habitat Replat A of Lot 2 of Widick's First Subdivision; and

WHEREAS, the Final Plat of Habitat Replat A of Lot 2 of Widick's First Subdivision, which includes the waiver of the Preliminary Plat, complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, the Urbana City Council finds that the request to waive requirements of the Urbana Subdivision and Land Development Code as listed below are appropriate in accordance with the following criteria of Chapter 21 of the Urbana Code of Ordinances, the criteria being identified below as referenced under the request for waiver:

1. There are conditions of topography or other site specific reasons that make the application of any particular requirement of the Land Development code unnecessary or, in some cases perhaps, even useless; and
2. The granting of the requested waiver would not harm other nearby properties; and
3. The waiver would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the Comprehensive Plan.

*Waiver of requirement for 80-foot radius turn-around and 100-foot dedicated right-of-way for required turn-around, Section 21-36 (C) (4).*

The Council finds that the granting of a waiver with respect to the requirements in Section 21-36 (C) (4) is acceptable based on the following criteria:

1. The reduced turn-around design is acceptable because the turn-around will only serve two small residential lots, the requirement for the more expansive turn-around radius and right-of-way width will reduce lot space, and an alternative emergency vehicle access is available for the two lots, replacing the need for a larger turn-around.

2. The nearby properties have functioned without a turn-around at the end of Water Street since the area was developed. The turn-around is use specific to the proposed two-lot subdivision and will not harm the nearby properties.
3. The turn-around construction meets Comprehensive Plan goals and will benefit public health, safety and welfare. The turn-around will be constructed in compliance with City engineering standards.

*Waiver of requirement for stormwater retention for subdivisions, Section 21-42 (A) (B).*

1. The topography is flat, the proposed impervious surface is minimal and will not exceed typical stormwater run-off rates for single family homes, and the existing storm outlet is adequate for handling the stormwater run-off of two single-family homes.
2. Because of the minimal run-off and the adequate available storm outlet, the granting of the requested stormwater detention waiver will not result in harm to other properties.
3. Waiving stormwater requirements will not threaten Comprehensive Plan goals, nor will it negatively impact the public health, safety and welfare of the immediate area or the City at large.

*Waiver of requirement to provide a preliminary plat, Section 21-14 (A) – (H).*

1. The development would not require preliminary plat approval if it were not for the need to construct a turn-around and dedicate the right-of-way. The area features all the necessary improvements. The additional information required on the preliminary plat, including topography data, is unnecessary.
2. Waiving the requirement of providing a preliminary plat will not result in harm to other properties.
3. Waiving the requirement of providing a preliminary plat will not threaten Comprehensive Plan goals, nor will it negatively impact the public health, safety and welfare of the immediate area or the City at large.

WHEREAS, in Plan Case No. 1731-S-99, the Urbana Plan Commission, on September 9, 1999, recommended approval of the Final Plat of Habitat Replat A of Lot 2 of Widick's First Subdivision, including the requested waivers of the aforementioned requirements of Chapter 21 of the Code of Ordinances.

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

Section 1. The Final Plat of Habitat Replat A of Lot 2 of Widick's First Subdivision attached hereto is approved as platted.

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

*Waiver of requirement for 80-foot radius turn-around and 100-foot dedicated right-of-way for required turn-around, Section 21-36 (C) (4)*

*Waiver of requirement for stormwater retention for subdivisions, Section 21-42 (A) (B)*

*Waiver of requirement to provide a preliminary plat, Section 21-14 (A) – (H)*

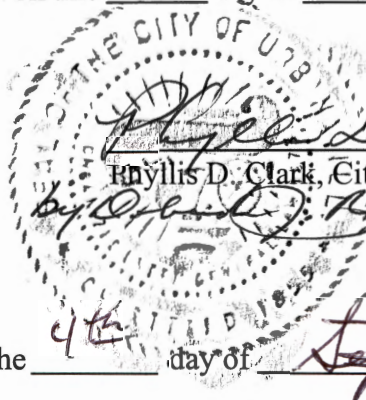
This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council on the 20th day of September, 1999.

AYES: Hayes, Kearns, Patt, Taylor, Wyman

NAYS:

ABSTAINED:

PASSED by the City Council on this 20th day of September, 1999.

  
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Rhyllis D. Clark, City Clerk  
by Rhyllis D. Clark, Deputy Clerk

APPROVED by the Mayor the 4th day of September, 1999.

Tom Satterthwaite  
Tom Satterthwaite, Mayor



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, PHYLLIS D. CLARK, certify that I am the duly elected and acting  
Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 21st day of August, 2000,  
the Corporate Authorities of the City of Urbana passed and approved Ordinance  
No. 2000-08-099, entitled:

**AN ORDINANCE APPROVING A MAJOR VARIANCE  
(Increase in the allowed area for an institutional sign in  
the City's R-3, Single Family And Two-Family Residential  
Zoning District, from 20-square feet to 42-square feet at  
2601 South Philo Road – Case No. ZBA-00-MAJ-5)**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2000-08-099 was  
prepared, and a copy of such Ordinance was posted in the Urbana City Building  
commencing on the 27th day of August, 2000, and continuing for  
at least ten (10) days thereafter. Copies of said Ordinance were also available for  
public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 27th day of August,  
2000.

Phyllis D. Clark  
City Clerk

