

**An Ordinance Approving A Preliminary and Final Plat**  
**(Lincolnwood IV Subdivision - Plan Case No. 1788-S-01)**

WHEREAS, Weller's Community Homes has submitted Preliminary and Final Subdivision Plats for Lincolnwood IV Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Preliminary and Final Plats of Lincolnwood IV is consistent with specific requirements and provisions of the Annexation Agreement between the City of Urbana and Community Homes, Inc., Scott Weller Development, Scott E. Weller, and Scott E. Weller and Catherine Weller which was adopted by the City of Urbana on May 21, 1992 by Ordinance 9192-92 and,

WHEREAS, The Preliminary and Final Plats of Lincolnwood IV Subdivision complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary and Final Plats of Lincolnwood IV Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of four waivers from the requirements requested by the Petitioners, including: waiver of the requirement for stormwater detention storage; waiver to allow a 3-year period of separate personal bond for the construction of the detention facility; waiver to allow the reduction of pavement width for Michigan Avenue from 31 feet to 28 feet; and waiver to allow sidewalks to be built on a lot per lot basis and to have bond released accordingly; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats of Lincolnwood IV Subdivision along with the requested waivers; and,

WHEREAS, in Plan Case 1788-S-01, the Urbana Plan Commission, on July 19, 2001, recommended approval of the Preliminary and Final Plats of

Lincolnwood IV Subdivision along with the requested waivers from the requirements of the Subdivision and Land Development Code.

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

Section 1. The Preliminary and Final Plats of Lincolnwood IV Subdivision attached hereto is hereby approved as platted.

Section 2. 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 this 6<sup>th</sup> day of August, 2001.

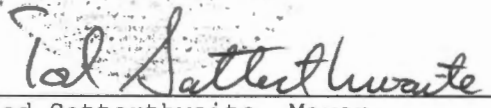
AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

NAYS:

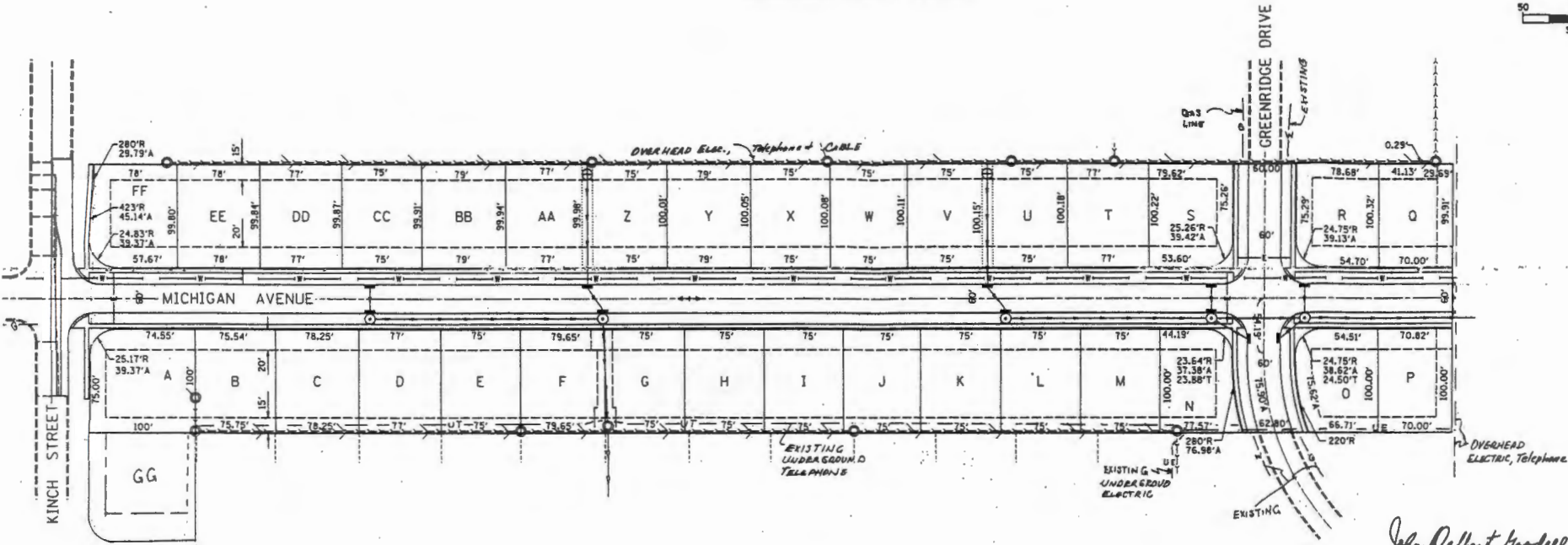
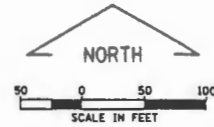
ABSTAINS:

  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20<sup>th</sup> day of August, 2001.

  
Tod Satterthwaite, Mayor

PRELIMINARY PLAT & GENERAL AREA PLAN OF WELLER'S LINCOLNWOOD IV  
 A SUBDIVISION OF THE SOUTHWEST QUARTER OF  
 SECTION 15, TOWNSHIP 19 NORTH, RANGE 9 EAST,  
 OF THE THIRD PRINCIPAL MERIDIAN,  
 CHAMPAIGN COUNTY, ILLINOIS



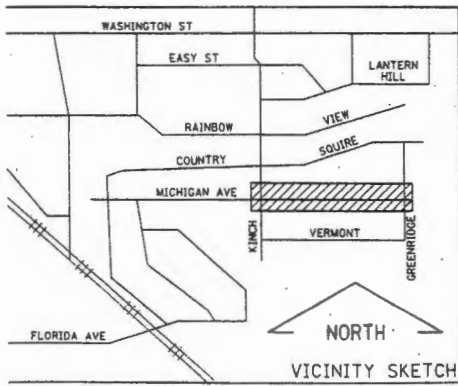
*John Robert Goodell*  
 JOHN D. GOODELL, P.E. No. 19695



*John Robert Goodell*  
 JOHN D. GOODELL, I.P.L.S. No. 1462



ACREAGE OF AREA ENCOMPASSED IN PRELIMINARY PLAT: 7.67 ACRES



- LEGEND**
- ⊕ PROPOSED NEEHAW R-2564 BEEHIVE GRATE AND FRAME
  - ⊙ PROPOSED TYPE A MANHOLE
  - PROPOSED TYPE A INLET
  - PROPOSED STORM SEWER
  - 2" CONDUIT FOR FUTURE STREETLIGHT
  - FUTURE WATER MAIN
  - - - SETBACK LINE
  - ⊙ EXISTING MANHOLE
  - EXISTING SANITARY SEWER WITH SERVICE CONNECTION (SERVICE LOCATIONS BASED UPON DATA FROM CITY OF URBANA - FIELD VERIFY)
  - UTILITY EASEMENT
  - PRELIMINARY PLAT BOUNDARY

APPROVED BY: The Urbana Plan Commission of the City of Urbana, Illinois.

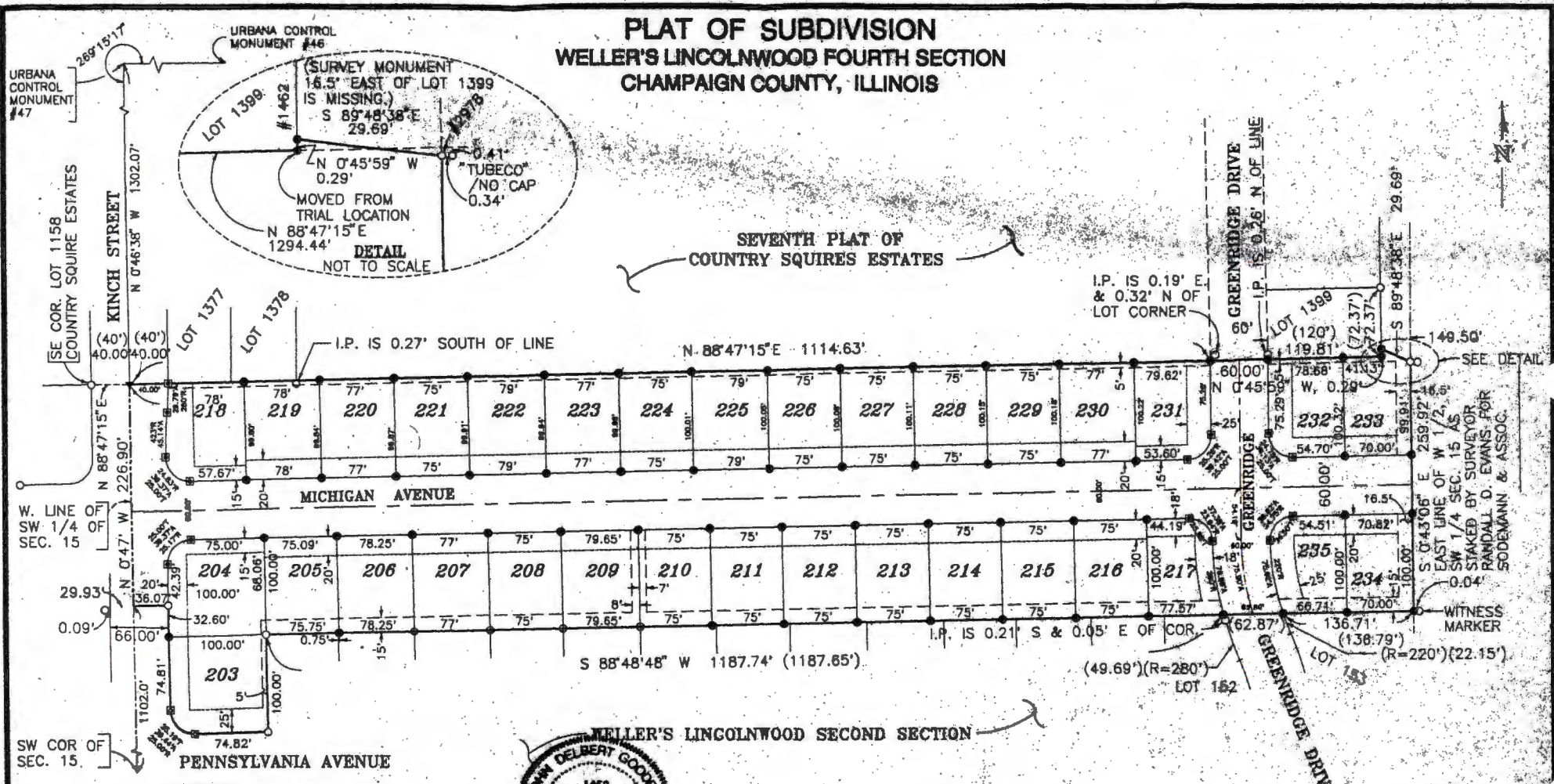
Date: \_\_\_\_\_ Chairperson: \_\_\_\_\_

- NOTES:**
- ALL STREET RIGHT-OF-WAYS ARE 60' IN WIDTH
  - FOR TOPOGRAPHICAL SURVEY, SEE SHEET 2

SHEET NO. 1  
 DATE OF PREPARATION: July 17, 2001  
 PREPARED BY:

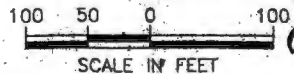
**ZH** ZURHEIDE - HERRMANN, INC.  
 CONSULTING ENGINEERS  
 P.O. BOX 104, SUITE 100, CHAMPAIGN, IL 61820  
 TELEPHONE 317-562-1400 FAX 317-562-1400

# PLAT OF SUBDIVISION WELLER'S LINCOLNWOOD FOURTH SECTION CHAMPAIGN COUNTY, ILLINOIS



### LEGEND

- CONCRETE MONUMENT SET #1462
- FOUND STEEL PIN
- SET PK NAIL
- ◆ SET CONCRETE MONUMENT
- ◆ SET 1/2" x 30" STEEL ROD #1462
- BOUNDARY OF SURVEYED PROPERTY
- - - SECTION LINE OR 1/4" 1/4" LINE
- - - UTILITY EASEMENT
- - - BUILDING SET BACK LINE
- (22.15') DIMENSION OF RECORD



*John Delbert Goodell*  
JOHN D. GOODELL, 1462  
LICENSE DUE FOR RENEWAL  
NOVEMBER 30, 2002

SHEET 2 OF 3

<b>GEA</b> <b>GOODELL ENGINEERING ASSOCIATES</b>		
SURVEYING • PLANNING • 611 W. EVERGREEN, URBANA, IL 61820		
Surveyor: John D. Goodell	Project Location: Urbana, Illinois	Project No.: 01601
Draftsman: DK		Date: 3/26/01
Checker: John D. Goodell		
Book 588	Pg. 8-9	