

Passed: April 16, 2012  
Signed: April 18, 2012

**ORDINANCE NO. 2012-04-042**

**An Ordinance Approving a Final Subdivision Plat**

(Replat of Lot 455B Beringer Commons Subdivision No. 4 - Plan Case 2174-S-12)

**WHEREAS**, a Combination Preliminary/Final Plat for Beringer Commons Subdivision No. 4 was approved by the Urbana City Council on August 20, 2001 by Ordinance Number 2001-08-097, including the granting of a waiver from the standards of the Urbana Land Development and Subdivision Code to allow for a 28-foot paved width for Rutherford Drive; and

**WHEREAS**, Richardson-Beck Limited Partnership has submitted a Final Subdivision Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 to allow for individual sales of ten attached dwellings that have been built upon the property; and

**WHEREAS**, the petitioner has requested an additional waiver from the standards of the Urbana Land Development and Subdivision Code to allow for a common sanitary sewer line connection for the individual lots; and

**WHEREAS**, The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 is consistent with the preliminary plat approved by Ordinance 2001-08-097; and

**WHEREAS**, The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 meets the requirements of the Urbana Subdivision and Land Development Code with the exception of the and requested waiver; and

**WHEREAS**, the City Engineer has reviewed the requested waiver and has determined that it will not negatively affect the public benefit or general welfare; and,

**WHEREAS**, The City Engineer has reviewed and approved the Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4; and,

**WHEREAS**, the Urbana Plan Commission, in Plan Case 2174-S-12, recommended approval of the Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4, along with the requested waiver, by a vote of 8 ayes and 0 nays on April 5, 2012.

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

Section 1. The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 attached hereto is hereby approved contingent upon satisfying the Conditions specified in Section 3. of this Ordinance.

Section 2. The Final Plat for Replat of Lot 455B of Beringer Commons Subdivision No. 4 complies with the requirements of the Urbana Subdivision and Land Development Code with the exception of the following waiver which is hereby granted:

1. Waiver of Section 21-41.C.6 and Section 21-57.0 to allow the existing single sanitary sewer connection serving all ten lots, rather than the minimum required one connection per lot.

Section 3. In granting the waiver specified in Section 2. of this Ordinance, the following condition for subdivision plat approval is deemed essential to protect the public health, safety and welfare and is hereby imposed and required for approval:

1. The Owner's Certificate for the proposed subdivision shall grant a mutual maintenance easement for the sanitary sewer connection in order to allow for any needed repairs.


Section 4. This Ordinance is hereby passed by the affirmative vote of two-thirds 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 16th day of April, 2012.

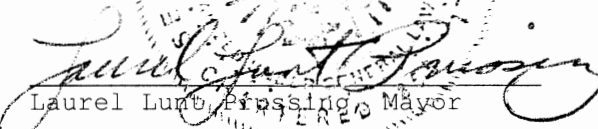
AYES: Bowersox, Jakobsson, Lewis, Marlin, Roberts, Smyth, Prussing

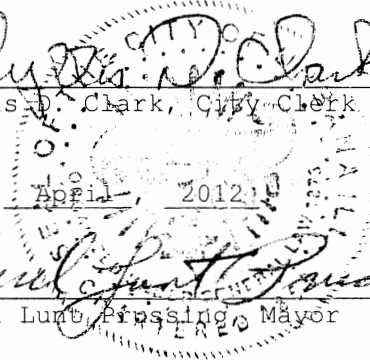
NAYS:

ABSTAINS:

  
\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 18th day of April, 2012.

  
\_\_\_\_\_  
Laurel Lunt Prussing Mayor



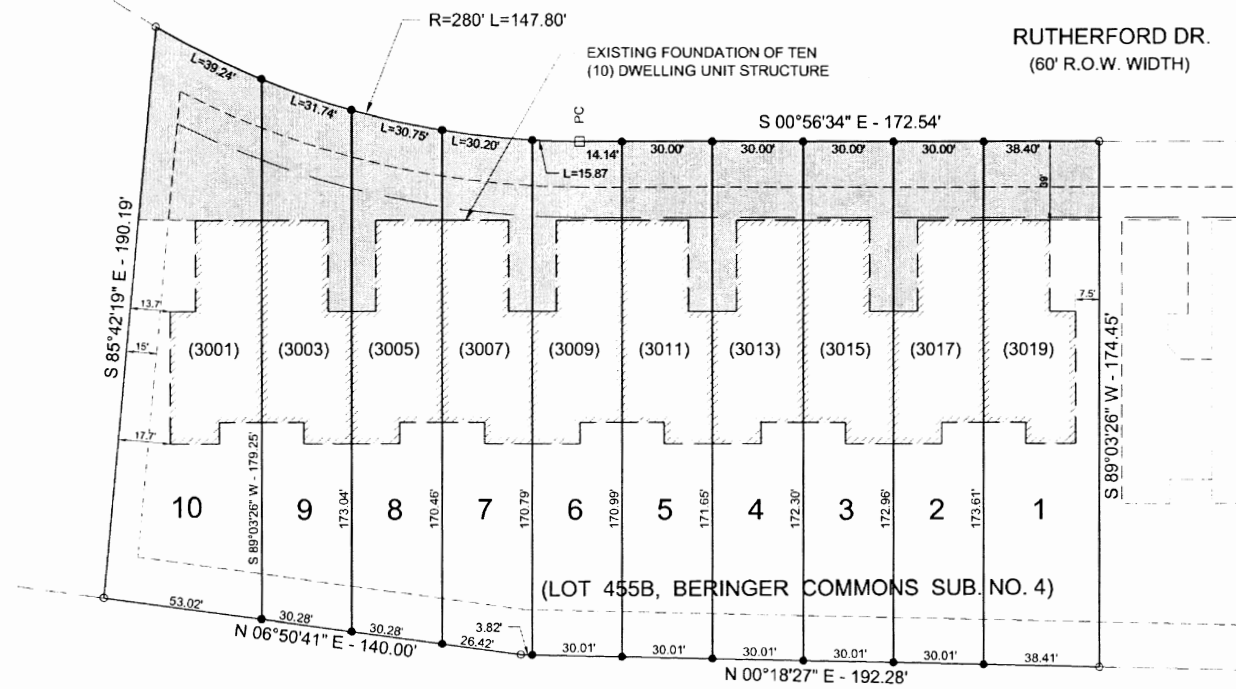
2012-04-04

# REPLAT OF LOT 455B

BERINGER COMMONS SUBDIVISION NO. 4  
PART OF THE SE 1/4, SEC. 10, T. 19N., R. 9E. OF THE 3RD P.M.  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

RUTHERFORD DR.  
(60' R.O.W. WIDTH)

PRESENTED FOR RECORDING BY:  
CITY OF URBANA  
400 S. VINE ST.  
URBANA, IL 61801



**SURVEYOR'S CERTIFICATE**  
I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, DO HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE AT THE REQUEST OF RICHARDSON-BECK, LP AND MARY JEAN REINHART TRUST DATED JUNE 22, 2006, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF URBANA, OF PART OF THE SE 1/4, SEC. 10, T. 19N., R. 9E. OF THE 3RD P.M., CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 455B OF REPLAT OF LOT 455 N BERINGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 2006R22589, DATED 07-29-2006, IN THE CHAMPAIGN COUNTY RECORDERS OFFICE.

FOR THE PURPOSE OF RESUBDIVIDING SAID LOT INTO TEN LOTS AS SHOWN ON THE ATTACHED PLAT, THE EASEMENTS DESIGNATED ON THE ATTACHED PLAT ARE DEDICATED AND REDEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REPLAT OF LOT 455B, BERINGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH P.A. 87-0706 (THE PLAT ACT), CITY OF URBANA AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

SIGNED AND SEALED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

THOMAS B. JORDAN  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014  
CHAMPAIGN, ILLINOIS  
LICENSE EXPIRES NOVEMBER 30, 2012

**NOTES:**  
PROPERTY SUBDIVIDED HEREIN IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.  
THIS SUBDIVISION WAS APPROVED AS A COMMON-LOT-LINE DEVELOPMENT AND AS SUCH COMPLIES WITH ALL PROVISIONS OF THE URBANA SUBDIVISIONS AND LAND DEVELOPMENT CODE.

NO VEHICULAR ACCESS SHALL BE ALLOWED TO HIGH CROSS ROAD  
EAST LINE, SE 1/4 SEC. 10

HIGH CROSS ROAD  
(R.O.W. WIDTH VARIES)

**LEGEND**

- BOUNDARY OF PARCEL
- EXTERIOR FOUNDATION WALL SURFACE OF EXISTING STRUCTURE
- RIGHT OF WAY LINE
- DIMENSION TO EXTERIOR FOUNDATION OF STRUCTURE AT RIGHT ANGLES TO BOUNDARY PARCEL OR ADJACENT STRUCTURES AS SHOWN
- BUILDING SETBACK LINE (AS SHOWN ON RECORDED SUBDIVISION PLAT)
- EASEMENT LINE
- IRON PIPE MONUMENT FOUND
- IRON PIPE MONUMENT SET
- (3001) STREET ADDRESS NUMBER

**DRAINAGE STATEMENT**

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

PROPOSED ILLINOIS AMERICAN WATER EASEMENT FOR WATER SERVICE LINES

DATE: JOHN A. DABROWSKI  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 42530

DATE: MARY JEAN REINHART TRUST  
DATED JUNE 22, 2006  
OWNER & SUBDIVIDER  
RICHARDSON-BECK, LP

DATE: MARY JEAN REINHART TRUST  
DATED JUNE 22, 2006  
OWNER & SUBDIVIDER

APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS  
DATE: \_\_\_\_\_ CHAIRPERSON: \_\_\_\_\_  
APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_ CITY CLERK  
THIS PLAT IS VALID FOR NINETY (90) DAYS FROM \_\_\_\_\_

Map Registration Number: 154,06497-3  
Date of Preparation: February 7, 2012  
PROJECT ID: 42534  
SHEET NO. 1  
OF 1 SHEETS  
Foth Infrastructure & Environment, LLC  
1100 W. BROADWAY, SUITE 200, CHAMPAIGN, IL 61820  
REUSE OF DOCUMENTS  
THIS DOCUMENT HAS BEEN REUSED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THE REUSE OF THIS DOCUMENT WITHOUT THE PROFESSIONAL SEAL OF FOTH INFRASTRUCTURE & ENVIRONMENT, LLC, CONSTITUTES A VIOLATION OF THE STATE SUPERVISORY BOARD OF PROFESSIONAL ENGINEERS.