

**ORDINANCE NO. 2014-01-012**

**An Ordinance Approving a Preliminary Subdivision Plat**

(Verdant Prairies Village Subdivision - Plan Case No. 2217-S-13)

WHEREAS, The Corporate Authorities of the City of Urbana are empowered by Illinois Municipal Code Article 11 Divisions 12 and 15 (65/ILCS 5/11-12 and 5/11-15) to approve subdivision plats; and,

WHEREAS, Under Section 21-7 of the City's Subdivision and Land Development Code the City Council is empowered to grant waivers from the requirements of the code; and,

WHEREAS, Verdant Prairies LLC has submitted a Preliminary Plat for a 4.097-acre subdivision called Verdant Prairies Village Subdivision, at 704 East Windsor Road; and

WHEREAS, Verdant Prairies LLC has submitted a Preliminary and Final Planned Unit Development Site Plan for Verdant Prairies Village in conformance with the requirements of Article XIII of the Urbana Zoning Ordinance; and

WHEREAS, the proposed Preliminary Plat would allow for development of the site for Residential use, in conformance with the City of Urbana's 2005 Comprehensive Plan; and

WHEREAS, in Plan Case 2217-S-13, the Urbana Plan Commission, on June 6, 2013, recommended approval (5-0) of the Preliminary Plat for Verdant Prairies Village Subdivision along with certain waivers; and,

WHEREAS, The Preliminary Plat for Verdant Prairies Village Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers stated herein; and

WHEREAS, The Preliminary Plat for Verdant Prairies Village Subdivision is generally consistent with the City of Urbana's 2005 Comprehensive Plan; and,

WHEREAS, the City Engineer has reviewed the requested waivers and has determined that those which are to be granted will not negatively affect the public benefit or general welfare; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary Plat for Verdant Prairies Village Subdivision with certain waivers and conditions as set forth herein; and,

WHEREAS, the proposed Preliminary Plat would be consistent with existing R-3, Single and Two-Family Residential zoning designation for the site.

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

Section 1. The Preliminary Plat for Verdant Prairies Village Subdivision attached hereto is hereby approved, subject to the following conditions:

- A. That a Home Owners Association shall be established as a part of the Final Plat for the development, with all property owners participating in accordance with Section 21-15.A.9 of the Urbana Land and Subdivision Development Code.
- B. That the Owner's Certificate for the Final Plat shall contain covenants requiring appropriate appearance, maintenance and upkeep standards for all buildings on the property, including both townhomes and apartments.

Section 2. The Preliminary Plat for Verdant Prairies Village Subdivision complies with the requirements of the Urbana Subdivision and Land Development Code with the exception of the following construction standard waivers and time deferrals which are hereby granted:

- A. Waiver of Section 21-36. (A) (2) to allow Lots 124 to 130, which are not contiguous to a public right-of-way.

- B. Waiver of Section 21-42 (B) (5) (d) to allow a drainage facility for the purpose of the detention or retention of water within a distance of eight feet of the right-of-way of Windsor Road.
- C. Waiver of Section 21-37. (A) (1), which requires a sidewalk on both sides of a new street.
- D. Waiver of Section 21-37. (B) (7) to allow a frontage width of no less than 17 feet for Lots 102 to 107, 111 to 113, and 119 to 121 along a public street.
- E. Waiver of Section 21-39. (C) to permit a private alley on Lot 133.
- F. Waiver of Section 21-36. (A)(1) to allow a 40 foot wide right-of-way for Verdant Prairies Place.

Said waivers from strict compliance with the provisions of the Urbana Subdivision and Land Development Code are appropriate due to unusual and abnormal development conditions, and furthermore are justified by conditions of topography and other site specific reasons, by the waivers granted herein not harming nearby properties, and by not negatively impacting the public health, safety and welfare, so long as the conditions required by Section 1. of this Ordinance are met.

Section 3. This Ordinance is hereby passed by the affirmative vote of a majority of the Urbana Corporate Authorities, the "ayes" and "nays" being called at a regular meeting of the City Council.

PASSED by the Corporate Authorities this 3<sup>rd</sup> day of February, 2014.

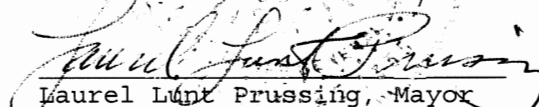
AYES: Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

NAYS:

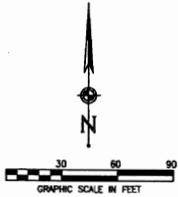
ABSTAINED:

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

APPROVED by the Mayor this 6<sup>th</sup> day of February, 2014.

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

# PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE



ENGINEER / SURVEYOR: SKB ENGINEERING, INC.  
301 N. HILL ST., SUITE 400  
CHAMPAIGN, IL 61820  
(217) 531-2971 OFFICE  
(217) 531-2211 FAX

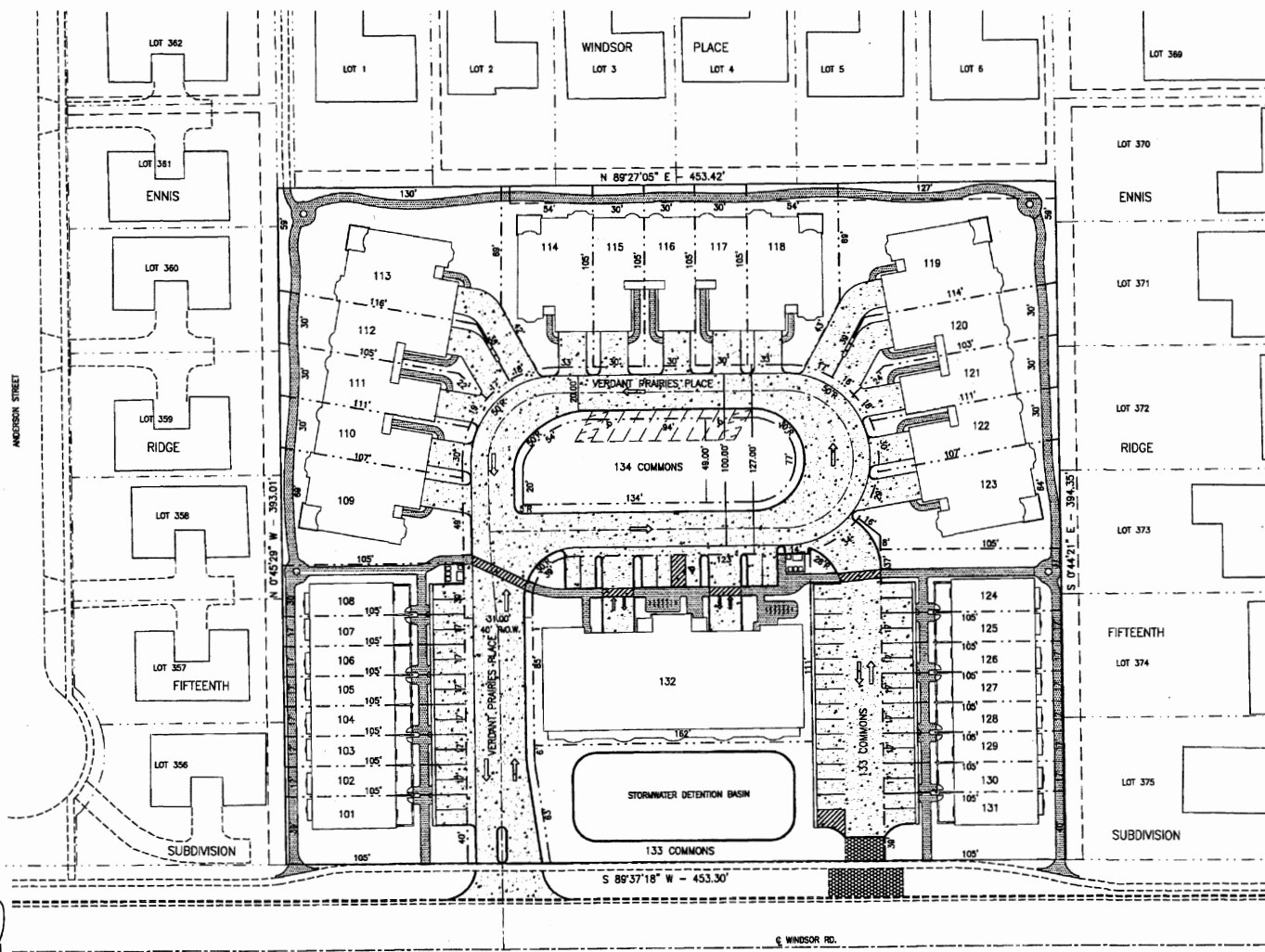
OWNER / SUBOWNER: VERDANT PRAIRIES, LLC  
3121 VILLAGE OFFICE PLACE  
CHAMPAIGN, IL 61822  
(217) 359-3453

ATTORNEY: MILLER & HENDREN, LLP  
30 E. MAIN ST., #200  
CHAMPAIGN, IL 61820  
(217) 352-2171

- NOTES:
1. THE SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
  2. ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION ORDINANCE AND ILLINOIS AMERICAN WATER COMPANY REGULATIONS.
  3. STORM WATER DETENTION FACILITIES AND EROSION CONTROL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION AND STORMWATER MANAGEMENT ORDINANCES.
  4. LOT 101 IS SUBJECT TO WAREHOUSE/EGRESS, UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
  5. PROPOSED EASEMENTS SHALL BE PROVIDED AT FINAL PLATING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
  6. TOTAL AREA OF PLAT IS 4.097 ACRES.
  7. FIELD WORK FOR THE TOPOGRAPHIC SURVEY WAS PERFORMED IN OCTOBER 2013 AND SUPPLEMENTED WITH INFORMATION FROM THE CHAMPAIGN COUNTY GIS CONSORTIUM.

### SHEET LEGEND

- P.C. CONCRETE SIDEWALK
- P.C. CONCRETE PAVEMENT
- GEOTEXTILE REINFORCEMENT MAT (FOR EMERGENCY VEHICLE ACCESS)
- BOUNDARY OF PLAT PROPERTY LINE



LOT NUMBER	AREA (SQ. FT.)
101	4,182
102	1,833
103	1,833
104	1,833
105	1,833
106	1,833
107	1,833
108	1,833
109	6,213
110	1,833
111	1,833
112	3,923
113	1,833
114	1,833
115	1,833
116	1,833
117	1,833
118	1,833
119	1,833
120	1,833
121	1,833
122	1,833
123	1,833
124	1,833
125	1,833
126	1,833
127	1,833
128	1,833
129	1,833
130	1,833
131	1,833
132	17,613
133	18,781
134	7,228

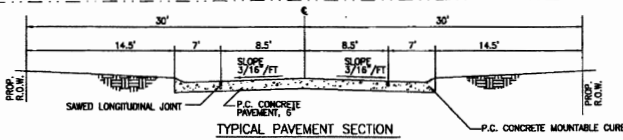
APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

DATE: 2/17/14

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. 2014-01-012

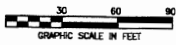
DATE: 2/17/14

ATTEST: [Signature]



DATE OF PREPARATION 12/12/13  
SHEET 1 OF 4

# PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE TOPOGRAPHIC SURVEY / DEMOLITION PLAN



### SHEET LEGEND

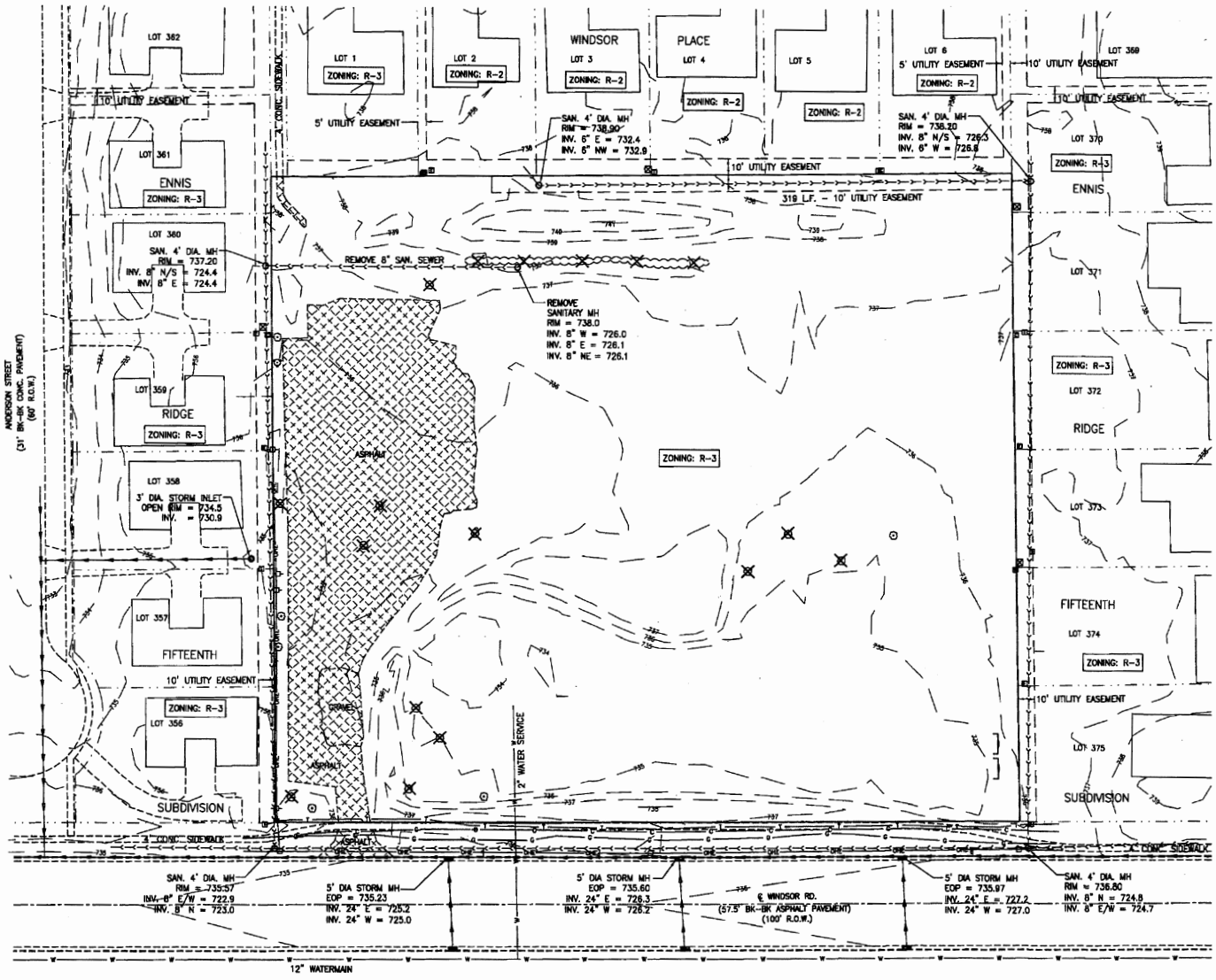
- PAVEMENT REMOVAL
- BOUNDARY OF PLAT
- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. UNDERGROUND CABLE TV
- EX. CONTOUR
- EX. STORM INLET
- EX. MANHOLE
- EX. TREE
- TREE REMOVAL
- EX. POWER POLE
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. CABLE TV PEDESTAL
- EX. ELECTRICAL PEDESTAL
- EX. ELECTRICAL TRANSFORMER

### LEGAL DESCRIPTION:

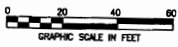
THE SOUTH 364.305 FEET OF THE EAST 483.39 FEET OF THE WEST 758.38 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 362 IN ENNIS RIDGE FIFTEENTH SUBDIVISION, A SUBDIVISION IN CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "J" AT PAGE 18 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID LOT 362, AS EXTENDED TO THE NORTHWEST CORNER OF LOT 369 IN SAID ENNIS RIDGE FIFTEENTH SUBDIVISION; THEN SOUTH ALONG THE WEST LINE OF LOT 369, 370 AND 371 IN SAID ENNIS RIDGE FIFTEENTH SUBDIVISION TO THE NORTHEAST CORNER OF THE WINDSOR SHIM CLUB CO. PROPERTY, AS PER DEED RECORDED IN BOOK 807 AT PAGE 208 AS DOCUMENT NO. 738589 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE WEST ALONG THE NORTH LINE OF SAID WINDSOR SHIM CLUB CO. PROPERTY TO THE EAST LINE OF LOT 360 IN ENNIS RIDGE FIFTEENTH SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 360, AND EAST LINE OF LOTS 361 AND 362 IN ENNIS RIDGE FIFTEENTH SUBDIVISION, TO THE PLACE OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT A STEEL-PIPE MONUMENT AT THE NORTHEAST CORNER OF LOT 362 OF ENNIS RIDGE FIFTEENTH SUBDIVISION; THENCE ON A LOCAL BEARING NORTH 82°30'30" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SCOWILL STREET IN THE CITY OF URBANA, ILLINOIS, 453.38 FEET TO AN IRON PIPE SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 369 OF SAID SUBDIVISION; THENCE SOUTH 89°20'30" WEST, 453.38 FEET TO A WESTERLY LINE OF SAID SUBDIVISION, 130.00 FEET TO A STEEL ROD MARKER; THENCE SOUTH 89°20'30" WEST, 453.38 FEET TO A STEEL ROD MARKER LOCATED ON AN EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 0°43'20" WEST, ALONG SAID EASTERLY LINE, 130.0 FEET TO A POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.



# PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE UTILITY PLAN



### SHEET LEGEND

- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. 6" WATERMAIN
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. UNDERGROUND CABLE TV
- EX. STORM INLET
- PROP. STORM INLET
- EX. MANHOLE
- PROP. MANHOLE
- PROP. FIRE HYDRANT
- PROP. SANITARY MANHOLE

SAN. 4" DIA. MH  
RM = 737.20  
INV. 8" N/S = 724.4  
INV. 8" E = 724.4

3" DIA. STORM INLET  
OPEN RM = 734.5  
INV. = 730.9

SAN. 4" DIA. MH  
RM = 735.57  
INV. 8" E/W = 722.9  
INV. 8" N = 723.0

SAN. 4" DIA. MH  
RM = 738.90  
INV. 6" E = 732.4  
INV. 6" NW = 732.9

SAN. 4" DIA. MH  
RM = 738.20  
INV. 8" N/S = 726.3  
INV. 8" W = 726.8

SAN. 4" DIA. MH  
RM = 736.80  
INV. 8" N = 724.8  
INV. 8" E/W = 724.7

5" DIA. STORM MH  
EOP = 735.23  
INV. 24" E = 725.2  
INV. 24" W = 725.0

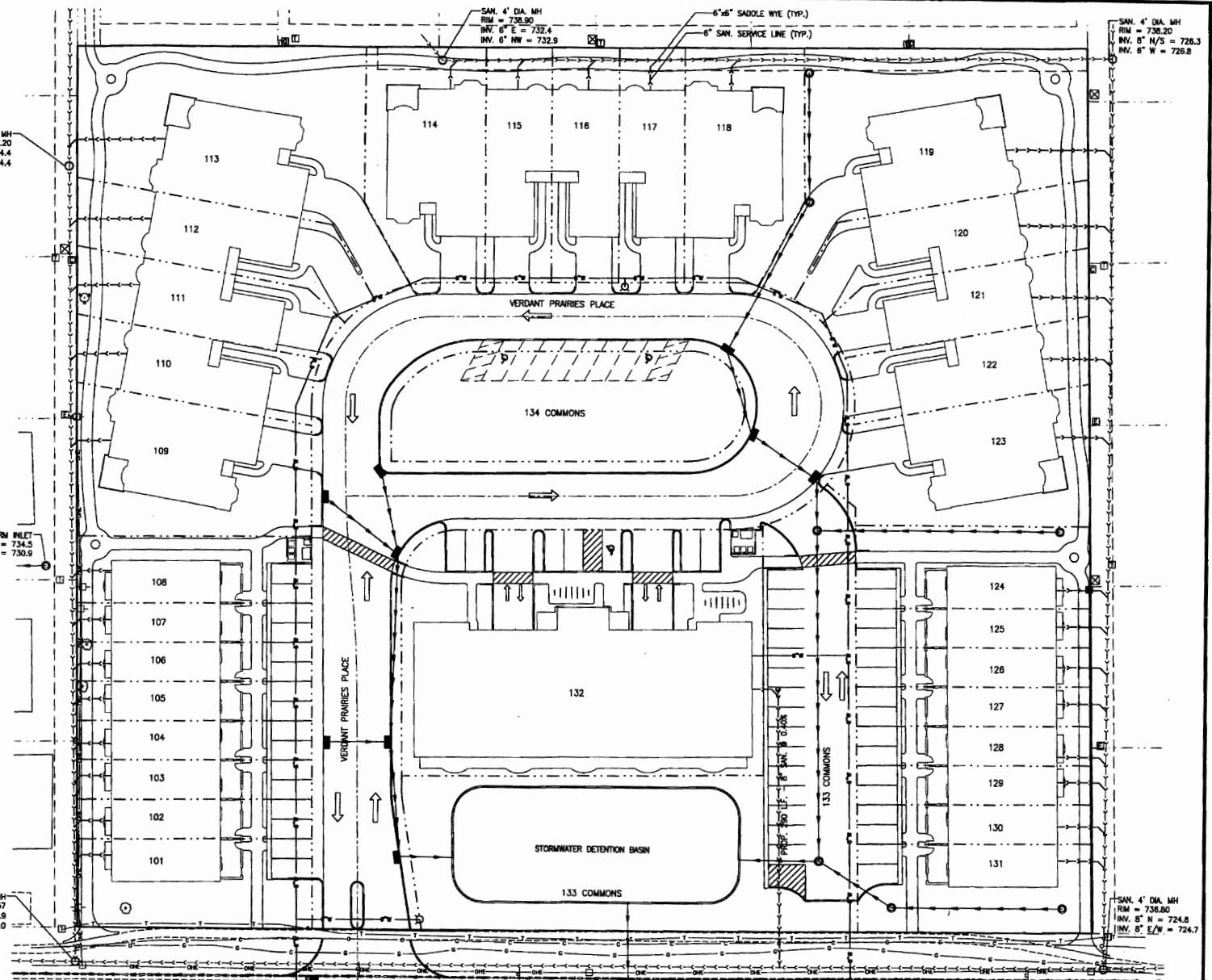
5" DIA. STORM MH  
EOP = 735.50  
INV. 24" E = 726.3  
INV. 24" W = 726.2

5" DIA. STORM MH  
EOP = 735.97  
INV. 24" E = 727.2  
INV. 24" W = 727.0

CONNECT TO WATERMAIN  
ALONG SOUTH SIDE OF WINDSOR ROAD

CONNECT TO WATERMAIN  
ALONG SOUTH SIDE OF WINDSOR ROAD

DATE OF PREPARATION 12/12/13  
SHEET 3 OF 4







**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 3<sup>rd</sup> day of February, 2014, the City Council of the City of Urbana passed and approved Ordinance No. 2014-01-012, entitled:

**An Ordinance Approving a Preliminary Subdivision Plat  
(Verdant Prairies Village Subdivision - Plan Case No. 2217-S-13)**

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

The pamphlet form of Ordinance No. 2014-01-012 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 6th day of February, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 6<sup>th</sup> day of February, 2014.



*Phyllis D. Clark*

Phyllis D. Clark, City Clerk