

ORDINANCE NO. 2001-06-070

**An Ordinance Approving A Preliminary Plat
(Savannah Green Subdivision - Plan Case No. 1784-S-01)**

WHEREAS, The St. Agnes Company has submitted a Preliminary Subdivision Plat for Savannah Green in general conformance with the pertinent ordinances of the City of Urbana, Illinois: and,

WHEREAS, The Preliminary Plat of Savannah Green is consistent with specific requirements and provisions of the Amendment to An Annexation Agreement between the City of Urbana and Scott Weller which was adopted by the City of Urbana on July 2, 2001 by Ordinance _____ and,

WHEREAS, The Preliminary Plat of Savannah Green Subdivision complies with the Urbana Comprehensive Plan, as amended; and,

WHEREAS, The Urbana City Council with recommendation from the City Engineer have adopted specific waivers to the Subdivision and Land Development Code which are listed in Exhibit "A" attached hereto.

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

Section 1. The Preliminary Plat of Savannah Green Subdivision attached hereto as Exhibit "B" is hereby approved.

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 ____ day of _____, 2001.
AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2001.

Tod Satterthwaite, Mayor

ADMINISTRATION · ARBOR · ENGINEERING · ENVIRONMENTAL MANAGEMENT
EQUIPMENT SERVICES · OPERATIONS · PUBLIC FACILITIES

Exhibit "A"

**Preliminary Subdivision Plat Waivers for Savannah Green
Plan Case 1784-S-01**

SECTION 21-36.A.1.

Allow a street width of 25 feet back-to-back of curb in lieu of 31-feet for all roads with the exception of Smith Road and Florida Avenue (parking to be allowed on one side).

SECTION 21-36.A.1.

Allow 50-foot right-of-way on Michigan Avenue, Rainbow View Drive and Country Squire Drive in lieu of 60 feet and to allow 58 feet right-of-way in lieu of 60 feet for all other streets except for Florida Avenue.

SECTION 21-36.A.1.

Allow a 16-foot right-of-way and a 16-foot pavement width for the alleys in lieu of 18 feet.

SECTION 21-36.A.1.

Allow a street corner radius of 20 feet in lieu of 25 feet.

SECTION 21-36.B.5.

Allow a minimum horizontal curve centerline radius of 150 feet in lieu of 250 feet.

Exhibit "B"

Preliminary Plat for Savannah Green



**CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS**

ADMINISTRATION

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: William R. Gray, P. E., Public Works Director

DATE: June 28, 2001

RE: Savannah Green Subdivision—Smith Road

Attached please find a Smith Road corridor map that shows the proximity of the north-south Smith Road to adjacent collector and arterial roads; namely, Philo Road, High Cross Road, Windsor Road, and University Avenue. This corridor map clearly shows that Smith Road, in conjunction with the Stone Creek Boulevard, is the only north-south collector between Philo Road and High Cross Road. The Smith Road collector potentially will have over two-thousand vehicles per day traveling on it. This translates into over two-hundred vehicles per hour during the busiest times of the day.

The Savannah Green developer is proposing a 25-foot street width in lieu of the minimum city standard width of 31 feet. The developer wishes to have parking on one side of the street. Also attached is a typical street cross section for the 25-foot and 31-foot street widths. As the cross section shows, when a parking lane is included the 25-foot street is very narrow and can be the cause of congestion and sideswipe accidents, especially when larger vehicles (i.e. a bus) would travel the street. Collector streets by their nature are response routes for emergency vehicles. A narrow collector street could also cause delays for such vehicles. Where Smith Road would be intersecting with Florida Avenue, this intersection should have a north- and south-bound left turn lane. The 31-foot street width would accommodate this.

City staff strongly recommends that Smith Road be 31 feet wide.

WRG:kf
Attachments