



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Lisa Karcher, AICP, Planner II

DATE: April 16, 2010

SUBJECT: Plan Case 2127-S-10, Request for waiver of sidewalk requirements of the Urbana Subdivision and Land Development Code for Wisley Inn/Super 8 Motel First Subdivision

Introduction and Background

Khalid Hussain has submitted a petition for a waiver from the sidewalk requirements of the Urbana Subdivision and Land Development Code (Section 21-37-A) for the Wisley Inn/Super 8 Motel First Subdivision. Section 21-37.A of the Code requires that sidewalks be constructed on “both sides of each street” in commercial developments. In lieu of constructing a sidewalk per the Code, the petitioner is proposing to construct connecting sidewalks from the proposed Wisley Inn (Lot 12) to adjacent developed property to the south, east and west.

The Urbana City Council adopted Ordinance No. 2008-06-046 on June 2, 2008, approving the final subdivision plat for the Wisley Inn/Super 8 Motel First Subdivision. (See Exhibit B) Approval of the final plat was conditioned upon the drainage plan, engineering plans and specifications, required improvements, soil erosion plan and all of the requirements of the Subdivision and Land Development Code being approved by the City Engineer. The City Council has subsequently approved two extensions of the approval of the final plat. The approval of the final plat will expire on June 15, 2010. An extension of the approval of the final plat has been requested and will be considered by the City Council along with this waiver request. It is anticipated that construction will begin in mid June depending upon the outcome of the waiver request.

The final plat for the Wisley Inn/Super 8 Motel First Subdivision encompasses 2.99 acres to be divided into two lots. The property is located immediately southeast of the I-74/Lincoln Avenue interchange. (See Exhibit A) A Super 8 Motel currently occupies the eastern portion of the site. The subject site is proposed to be subdivided to facilitate the development of a second hotel.

Lot 12 of the Wisley Inn/Super 8 Motel First Subdivision will be accessed from Kenyon Road via Killarney Street. (See Exhibit A) Kenyon Road once served as a frontage road to I-74 and

extended across Lincoln Avenue to the west. This extension across Lincoln Avenue was severed when improvements were made to I-74 in the early 1990's. Since that time Killarney Street has been constructed and now serves as access to property that was once served by the frontage road. Currently the section of Kenyon Road, on which the subdivision is located, extends from east of Lincoln Avenue, west to the Urbana Country Club Property, and is not currently accessible to thru traffic. The approved subdivision plat will provide a connection from the Killarney Street cul-de-sac to Kenyon Road. Kenyon Road will serve only as primary access to the Wisley Inn site, it does not connect to developed property to the east or west. Property to the north of Kenyon Road is I-74 right-of-way and cannot be further developed.

Discussion

The petitioner is requesting a waiver from the sidewalk requirements of Section 21-37.A of the Urbana Subdivision and Land Development Code. The Code requires that a sidewalk be constructed along the south side of Kenyon Road for the length of the Subdivision. In lieu of constructing the required sidewalk, the petitioner is proposing to construct three sidewalk links that will connect the proposed Wisley Inn site (Lot 12) to adjacent developed properties to the west (Urbana Garden Restaurant), to the south (Lincoln Commerce Centre office building), and to the east (Super 8 Motel). Please see Exhibit C for an illustration of the location of these sidewalk connections as proposed by the petitioner. The petitioner has noted that "proposed pedestrian accessibility is improved by construction of connecting sidewalks in lieu of construction of a sidewalk along the existing dead end Kenyon Road."

City staff is supportive of the waiver to construct connecting sidewalks to adjacent properties to the east, south and west in lieu of constructing a sidewalk along Kenyon Road. Kenyon Road is a frontage road that does not connect with or provide access to any location other than the proposed subdivision. In contrast, the proposed connecting sidewalks will provide access to adjacent properties, which is consistent with the intent of the sidewalk requirements of the Urbana Subdivision and Land Development Code. Although it is unusual to allow for a waiver from the sidewalk requirements, in this case the alternative proposed makes more sense.

According to Section 21-7 of the Urbana Subdivision and Land Development Code, the petitioner must justify the granting of a waiver from strict compliance with the Code by showing that the waiver meets certain criteria. These criteria are identified and discussed below:

- 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;*

The petitioner has indicated that "a sidewalk along the street will not improve pedestrian accessibility in this area" because the Subdivision is "located at the western end of a former Interstate Frontage Road which now dead ends near the western side of the proposed subdivision". The property to the north of Kenyon Road is interstate right-of-way and cannot be developed. Since Kenyon Road dead ends near the western edge of the Subdivision and development north of Kenyon Road is not possible, the required sidewalk will only ever lead to

the Wisley Inn site. The sidewalk will not connect with a sidewalk to the west and will not lead to any other destination than the Wisley Inn site. Staff is in agreement that providing for sidewalk connections on-site to adjacent developed property would improve pedestrian accessibility more than if a sidewalk was constructed on what is a dead-end frontage road that does not provide access to anything other than the proposed development.

- 2. The granting of the requested waiver would not harm other nearby properties;*

The granting of the waiver to the Subdivision and Land Development Code will not have a negative impact on nearby properties since the required sidewalk would only essentially serve the proposed subdivision. The waiver should result in a positive impact on adjoining properties since the petitioner is proposing to construct connecting sidewalks to the adjacent properties.

- 3. The waiver would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the comprehensive plan.*

The granting of the requested waiver would not cause any harm to the public health, safety and welfare of the community and would not be contrary to the objectives and goals set forth in the Comprehensive Plan. Allowing for the construction of the connecting sidewalks to adjacent properties in lieu of requiring a sidewalk along Kenyon Road will provide for a more logical and direct route to adjacent development while meeting the Comprehensive Plan goal of the connectivity between developments.

Summary of Findings

1. The Urbana City Council adopted Ordinance No. 2008-06-046 in June 2, 2008, approving the final subdivision plat for the Wisley Inn/Super 8 Motel First Subdivision. The City Council has subsequently approved two extensions of the approval of the final plat. The approval of the final plat will expire on June 15, 2010. An extension of the approval of the final plat has been requested and will be considered by the City Council along with this waiver request.
2. The petitioner is requesting a waiver from the sidewalk requirements of the Urbana Subdivision and Land Development Code (Section 21-37.A) for the Subdivision. In lieu of constructing a sidewalk along Kenyon Road per the Code, the petitioner is proposing to construct connecting sidewalks from the proposed Wisley Inn (Lot 12) to adjacent developed property to the south, east and west.
3. Kenyon Road is a frontage road that only provides access to the proposed subdivision. The proposed connecting sidewalks will provide access to adjacent properties consistent with the intent of the sidewalk requirements of the Urbana Subdivision and Land Development Code.
4. The requested waiver will not be harmful to other properties and would not negatively impact the public health, safety and welfare of the community, nor impede the attainment of goals and objectives contained in the Comprehensive Plan.

Options

The Urbana Plan Commission has the following options regarding Plan Case 2127-S-10:

- a. forward the case to City Council with a recommendation for approval of the requested waiver of the sidewalk requirements of the Urbana Subdivision and Land Development Code; or
- b. forward the case to City Council with a recommendation for denial of the requested waiver of the sidewalk requirements of the Urbana Subdivision and Land Development Code.

Recommendation

Staff recommends that the Urbana Plan Commission forward this case to the City Council with a recommendation for **approval** of the requested waiver from the sidewalk requirements of Section 21-37.A of the Urbana Subdivision and Land Development Code contingent upon the construction of connecting sidewalks from the proposed Wisley Inn (Lot 12) to adjacent property to the south, east and west.

Attachments: Exhibit A: Location Map
Exhibit B: Approved Final Plat for Wisley Inn/Super 8 Motel First Subdivision
Exhibit C: Petition for Waiver of Subdivision Regulations

cc: Khalid Hussain
801 West Champaign
Rantoul, IL 61866

Roger Meyer
Berns, Clancy and Associates
P.O. Box 755
Urbana, IL 61803-0755

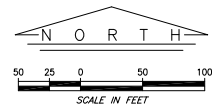
Exhibit A: Location Map



Plan Case: 2127-S-10
Subject: Waiver Request for the Wisley Inn/Super 8 Motel First Subdivision
Location: SE of I-74/Lincoln Avenue Interchange
Petitioner: Khalid Hussain

LEGEND

 Subject Property



LEGEND

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- TITLE LINE
- ////// EXISTING BUILDING LINE
- () RECORD MEASUREMENT AND/OR DATA
- ARC ARC MEASUREMENT
- CHD. CHORD MEASUREMENT
- CHD BRG CHORD BEARING MEASUREMENT
- RAD. RADIUS
- ⊥ DENOTES 90 DEGREE ANGLE
- EXISTING UTILITY POLE WITH LIGHT
- PROPOSED SANITARY SEWER EASEMENT LINE
- PROPOSED UNDERGROUND UTILITY EASEMENT LINE

INTERSTATE 74

FOUND TUBECO WITH CAP "LS 2006 2207"
N: 1,262,822.39 FT.
E: 1,016,830.88 FT.

ARC: 16.58 FT. (16.58 FT.)
RAD: 400.00 FT. (400.00 FT.)
CHD: 16.58 FT. (16.58 FT.)
CHD, BRG: N 57°05'18" E
(N 57°38'26" E)

(S 33°42'55" E)
17.37 FT.
(17.37 FT.)
(17.37 FT.)

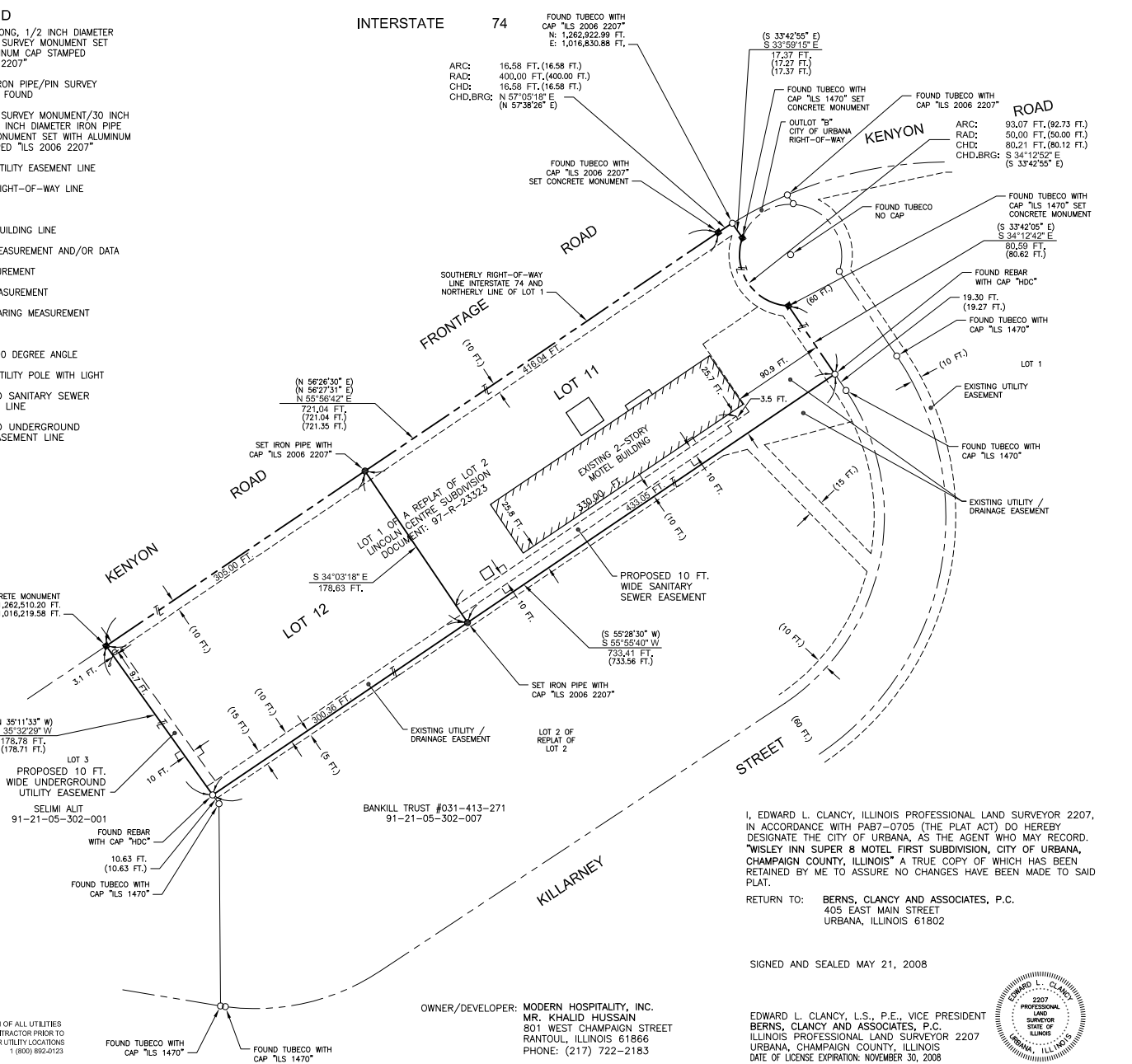
FOUND TUBECO WITH CAP "LS 1470" SET CONCRETE MONUMENT

FOUND TUBECO WITH CAP "LS 2006 2207"

ROAD
ARC: 93.07 FT. (92.73 FT.)
RAD: 50.00 FT. (50.00 FT.)
CHD: 80.21 FT. (80.12 FT.)
CHD, BRG: S 34°12'50" E
(S 33°42'55" E)

AVENUE

LINCOLN



PROPOSED LOT AREAS

LOT 11:	1.748 ACRES ±
LOT 12:	1.242 ACRES ±
TOTAL:	2.990 ACRES ±

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

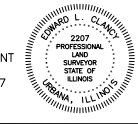
ATTEST: _____, CITY CLERK

WISLEY INN / SUPER 8 MOTEL
FIRST SUBDIVISION,
CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA, AS THE AGENT WHO MAY RECORD. "WISLEY INN SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

RETURN TO: BERNIS, CLANCY AND ASSOCIATES, P.C.
405 EAST MAIN STREET
URBANA, ILLINOIS 61802

SIGNED AND SEALED MAY 21, 2008



EDWARD L. CLANCY, I.S., P.E., VICE PRESIDENT
BERNIS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008

OWNER/DEVELOPER: MODERN HOSPITALITY, INC.
MR. KHALID HUSSAIN
801 WEST CHAMPAIGN STREET
RANTOUL, ILLINOIS 61866
PHONE: (217) 722-2183

J. U. L. I. E.
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. 1 (800) 852-0123
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BERNIS, CLANCY AND ASSOCIATES, P.C.



BERNIS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 394-1144 - FAX: (217) 394-3355

JOB: 5667	DATE: 05/21/08	SHEET 1 OF 2
FILE: 5667FP.DWG		

OWNER'S AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 CONSTRUCTION OF "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".



EDWARD L. CLANCY, P.E., L.S., VICE PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER 31344
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2009

MODERN HOSPITALITY, INC.
MR. KHALID HUSSAIN
801 WEST CHAMPAIGN STREET
RANTOUL, ILLINOIS 61866
PHONE: 217/721-6839

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

ALL ELEVATIONS SHOWN ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (MEAN SEA LEVEL DATUM) AS ESTABLISHED AND PUBLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986).

SUBJECT SITE IS CURRENTLY ZONED B3 BY THE CITY OF URBANA.

SETBACKS FOR B3: FRONT YARD: 15 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET

SURVEYOR'S REPORT

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND VICE PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. KHALID HUSSAIN, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CUNNINGHAM TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS A RESULT OF THIS PRESENT SURVEY AS FOLLOWS:

LOT 1 OF REPLAT LOT 2 OF LINCOLN CENTRE, CHAMPAIGN COUNTY, ILLINOIS AS PER PLAT RECORDED AS DOCUMENT 97 R 23323, IN CHAMPAIGN, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170035 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1984, THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT THE OWNER DESIRES TO SUBDIVIDE SUBJECT TRACT INTO LOTS, OUTLOTS AND PUBLIC STREET RIGHT-OF-WAY.

I FURTHER STATE THAT THE OWNERS DESIRE TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNER.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

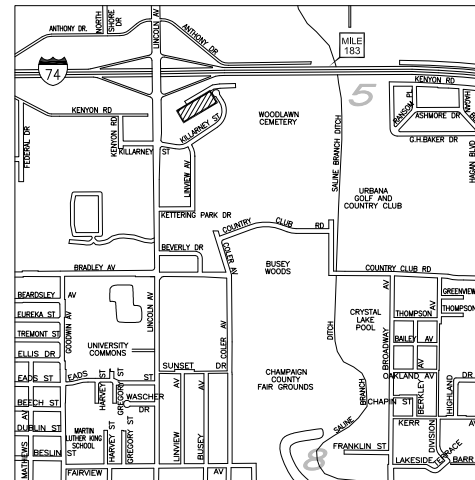
I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS."

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED MAY 21, 2008

EDWARD L. CLANCY, L.S., P.E., VICE PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



PROJECT LOCATION



WISLEY INN / SUPER 8 MOTEL
FIRST SUBDIVISION,
CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS



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URBANA, ILLINOIS 61803-0755
PHONE: (217) 394-1144 - FAX: (217) 394-3355

J. U. L. I. E.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: 811. ILL. 1 (800) 852-0123

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Petition for Waiver of Subdivision Regulations

Plan Commission

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 04-05-2010 Plan Case No. 2127-S-10
Plan Commission Action Date
Action by Council Date
Comments: (Indicate other actions such as continuances)

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Note: This form is to accompany a plat of subdivision when such plat is submitted for consideration by the City of Urbana. (Attach additional sheets if necessary).

- 1. Name of development Wisley Inn
2. Name of applicant Khalid Hussain (Phone) 217-893-0700
Address 801 West Champaign Rantoul IL 61866
3. Owner of Record Khalid Hussain (Phone) 217-893-0700
Address 801 West Champaign Rantoul IL 61866
4. Waiver(s) Requested: Request of a waiver of Section 8.01 A.1 "sidewalks shall be constructed along the subdivision streets which lie adjacent to the subdivision". Request to construct connecting sidewalks from proposed Wisley Inn pavement to existing pavements on developed property to the east, to the west, and to the south in lieu of construction of a sidewalk along Kenyon Road.
Section 8.01 Subsection A.1 Page 8.4

5. What practical difficulties or conditions exist that are not applicable generally to other properties which make it difficult to comply with the requirements of the development ordinance?

The subdivision is located at the western end of a former Interstate Frontage Road which now dead ends near the western side of the proposed subdivision. A sidewalk along the street will NOT improve pedestrian accessibility in this area.

6. What effects will the requested waiver(s) have on present and future public services to the property proposed for subdivision and lands adjacent to the property? Further, will such waiver(s) result in any negative impact or environmental incursions to the property adjacent to or in the vicinity of the proposed subdivision? If so, please state (or attach) evidence identifying such impacts and proposed solutions in order to mitigate or reduce the negative impacts resulting from the waiver(s).

Construction of connecting sidewalks from proposed Wisley Inn pavement to existing pavements on developed property to the east, to the west, and to the south will provide pedestrian accessibility in accordance with the intent of the Subdivision Ordinance. Reduction in paved surfaces will reduce stormwater runoff and ground surface disturbance. NO negative impacts will result from the approval of this waiver.

7. What other circumstances justify granting the requested waiver(s)?

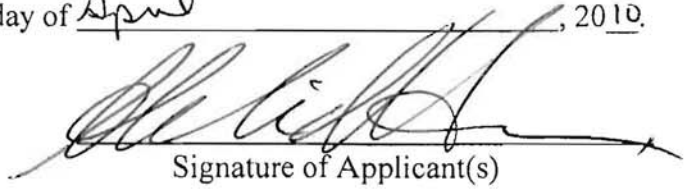
Proposed pedestrian accessibility is improved by construction of connecting sidewalks in lieu of construction of a sidewalk along the existing dead end Kenyon Road.

8. Additional exhibits submitted by the petitioner:


See attached aerial photograph exhibit which depicts existing and proposed site improvements.

Wherefore, the petitioner prays that this petition be heard by the Urbana Plan Commission and the petition for waiver of the Urbana development regulations, Chapter 21 of the Urbana Code of Ordinances be granted.

Respectfully submitted this 5th day of April, 2010.


Signature of Applicant(s)

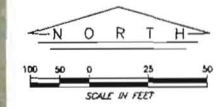
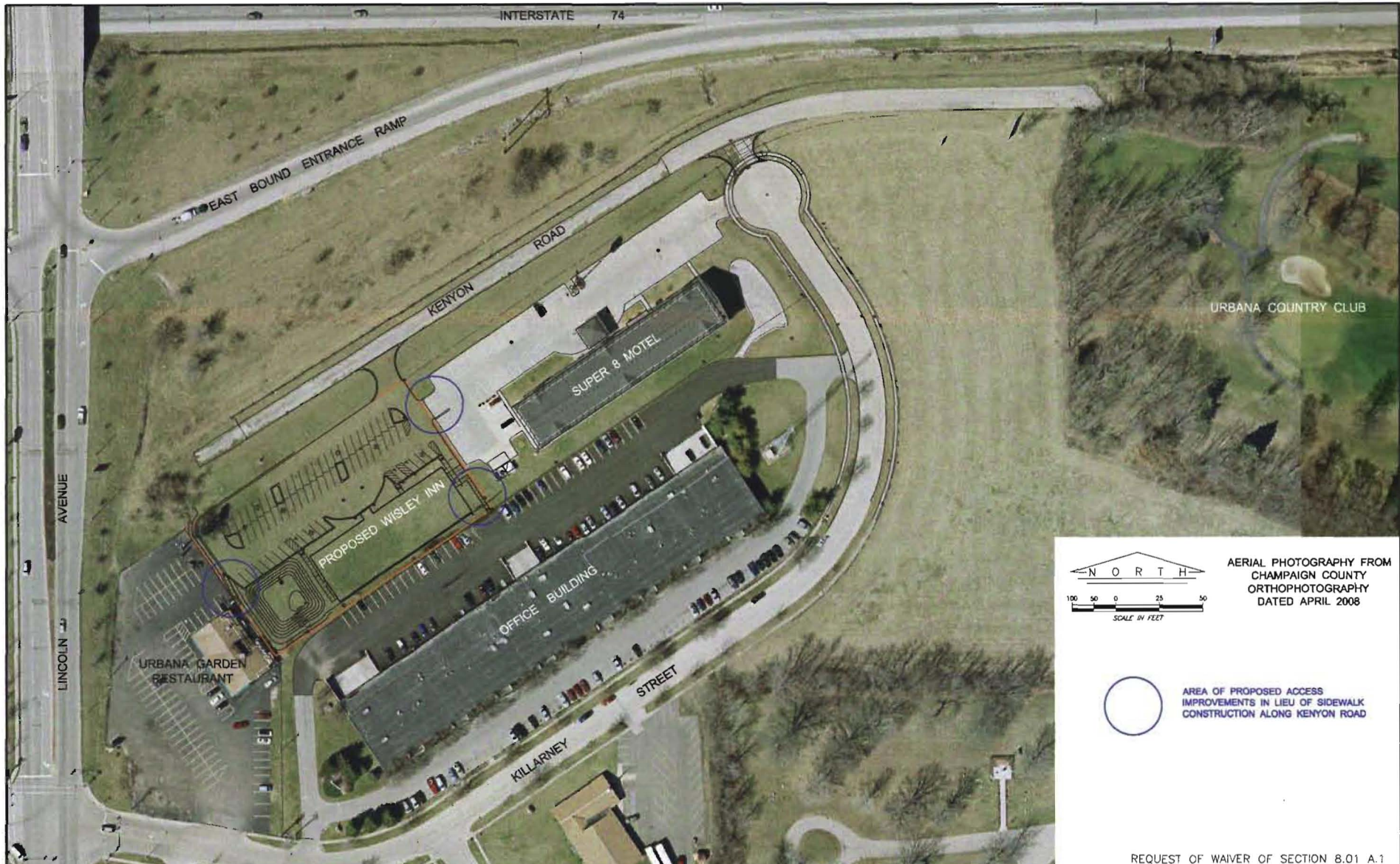
Subscribed and sworn to before me this 5th day of April, 2010


Notary Public

(SEAL)



My commission expires: 3-29-12



AERIAL PHOTOGRAPHY FROM
CHAMPAIGN COUNTY
ORTHO PHOTOGRAPHY
DATED APRIL 2008



AREA OF PROPOSED ACCESS
IMPROVEMENTS IN LIEU OF SIDEWALK
CONSTRUCTION ALONG KENYON ROAD

REQUEST OF WAIVER OF SECTION 8.01 A.1

NOTICE
THIS IS THE EXACT LOCATION OF ALL UTILITIES SHOWN BY THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF URBANA AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.

DESIGNED:	ELC/RM	REVISIONS
DRAFTED:	KRE	
CHECKED:	RM/ELC/TBB	
FILE:	5667.PLAN.DWG	



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
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URBANA, ILLINOIS 61802-0200
PHONE: (217) 264-1144 • FAX: (217) 264-3300



MODERN HOSPITALITY, INC.
801 WEST CHAMPAIGN STREET
RANTOUL, ILLINOIS 61866
PHONE: (217) 722-2183

PROPOSED WISLEY INN
CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS

CONCEPT PLAN	DATE: 040210
	SHEET:
	1 OF 1

JOB: 5667