

ORDINANCE NO. 8081-116

AN ORDINANCE
APPROVING NORTHGATE PLAZA PLANNED
UNIT DEVELOPMENT (PRELIMINARY PLAN)

WHEREAS, after due notice and public hearing held on March 19, 1981 and April 9, 1981, in Plan Case #1112-PUD-81, the Urbana Plan Commission has recommended preliminary approval of the Northgate Plaza Planned Unit Development with certain conditions.

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

Section 1. That the attached preliminary site plan is approved, subject to the following conditions.

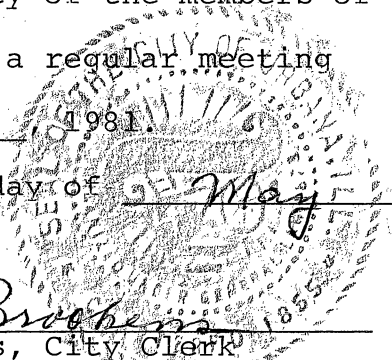
Section 2. Conditions of approval:

- a) That the retention pond design be approved by the Urbana City Engineer;
- b) That the developers agree to resolve outstanding differences with the Illinois Department of Transportation as an element of the final plan approval but that the City reserves the right to reevaluate the parking element of the plan if differences cannot be resolved;
- c) That all proposed divisions as designated on the preliminary site plan and sale of such tracts within the PUD are approved. No division of tracts other than as designated on the preliminary site plan shall be made without a formal amendment to the PUD plan;

- d) That the developers, their successors and assigns shall be bound by the approved final PUD; and
- e) That the developers, successors and assigns shall appoint a single agent who shall be responsible to the City for the purposes of enforcement of the provisions of the final plan; and
- f) That private agreements that have public impact such as the maintenance of the common areas shall be fixed as part of the approval of the final plan; and
- g) That the City Engineer in consultation with the Illinois Department of Transportation and the developers further study the safety aspects of exits from the subject property onto Cunningham Avenue and Perkins Road with particular respect to permitting left turns.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 18th day of May, 1981.

PASSED by the City Council this 18th day of May, 1981.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 18th day of May, 1981.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8081-116 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

June 2, 1981
Date

