

ORDINANCE NO. 8889-17

AN ORDINANCE APPROVING A PRELIMINARY AND A FINAL PLAT
(Reinhold-Lindeman Subdivision)

WHEREAS, the preliminary and final plats of Reinhold-Lindeman Subdivision are in compliance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, due to the lack of contiguous urban development in the immediate vicinity of the proposed plats, the deferral of required street, curb, gutter, underground drainage and sidewalk improvements otherwise required under the Urbana Code of Ordinances is deemed necessary but provision for the future construction of said improvements should be made along with the approval of the proposed plats; and

WHEREAS, in Plan Case #1288-S-88, the Urbana Plan Commission has recommended approval of the plats of said subdivision and requested waivers subject to the conditions outlined herein.

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

Section 1. The preliminary and final plats of Reinhold-Lindeman Subdivision, copies of which are attached to this ordinance, are hereby approved, subject to the terms and conditions stated herein.

Section 2. The following waivers of Chapter 21 of the Urbana Code of Ordinances entitled "Subdivision Regulations" are hereby granted subject to the terms and conditions stated herein:

a. Waiver of those portions of Section 21-8 that would otherwise require the installation of street pavement, curb, sidewalk, underground drainage and gutter improvements along Willow Road at this time.

b. Waiver of Section 21-9 so that the posting of a construction bond for the above deferred public improvements is not required.

Section 3. The following conditions are hereby imposed on the approval of said waivers. The conditions of approval shall run with the land and shall be stated on the face of the final plat and within the Owner's Certificate.

a. The property owner(s) will install the required sidewalks, street pavement, curb, underground drainage and gutter improvements within ninety (90) days of the City of Urbana Engineer's written request to do so or in accordance with arrangements satisfactory to the City Council of Urbana and in compliance with the then current standards of the City of Urbana Code of Ordinances. The City Engineer shall notify the owner(s) in writing of the need and justification for the required public improvements.

b. Storm water detention shall be provided on individual lots within the subdivision. No building permit for any lot shall be issued until the City Engineer approves a detention plan for said lot.

Section 4. The Secretary of the Urbana Plan Commission is hereby directed to record said final plat, Owner's Certificate and County Clerk Tax Certificate with the Champaign County Recorder of Deeds.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 15th day of August, 1988.

PASSED by the City Council on this 15th day of August 1988.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 22nd day of August, 1988.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor