

ORDINANCE NO. 8889-23

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAT
(HUDDLESTON SUBDIVISION)

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

WHEREAS, the City Engineer has reviewed and approved the Engineering plans and specifications for a storm water detention basin in the subject subdivision; 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 at this time 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 #1292-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 Huddleston 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, sidewalks, underground drainage and gutter improvements along U.S. Route 45 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. A permanent access easement ten (10) feet in width shall be dedicated for the purpose of ingress and egress and to allow for the future construction of the sidewalk deferred in Section 2 above. Said easement shall be located along Huddleston Subdivision's western boundary and adjacent to Illinois Department of Transportation right-of-way.

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 after the approval of appropriate bonds and/or completed storm water detention improvements.

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 3rd day of October, 1988.

PASSED by the City Council on this 3rd day of October, 1988.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 16th day of October, 1988.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor