

ORDINANCE NO. 8889-3

AN ORDINANCE APPROVING COMBINED PRELIMINARY/FINAL PLAT  
(Nickols Subdivision)

WHEREAS, the combined preliminary/final plat of Nickols Subdivision is in compliance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, due to the absence of contiguous urban development in the immediate vicinity of the proposed plat, it is deemed unnecessary to require street, sidewalk and drainage improvements which would otherwise be required under the Urbana Code of Ordinance, at this time, but provision for such should be made along with the approval of the proposed plat; and

WHEREAS, in Plan Case #1282-S-88, the Urbana Plan Commission has recommended approval of the plat 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 combined preliminary/final plat of Nickols Subdivision, a copy of which is attached to this ordinance, is hereby approved, subject to the terms and conditions stated herein.

Section 2. The following waivers of the City of Urbana 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, and gutter improvements along Illinois State Route 130 to the extent that such are not required at this time.

b. Waiver of those portions of Section 21-8 that would otherwise require the installation of street pavement, curb, sidewalk, and gutter improvements along the proposed future right-of-way on the southern portion of the tract to the extent that such are not required at this time.

c. Waiver of Section 21-8 to the extent that an underground drainage system is not required at this time.

d. Waiver of Section 21-9 to the extent that this section requires the posting of a construction bond for the



above referenced public improvements which are not required at this time.

Section 3. The following conditions are hereby imposed on the approval of said waivers:

a. The owners of said property will construct the required sidewalks along Illinois State Route 130 and the proposed future street within sixty (60) days of the Urbana City Engineer's request to do so.

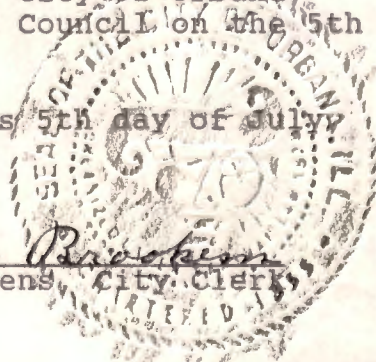
b. The property owners' share of construction for required street pavement across the area reserved for possible future right of way and the underground eighty-four (84) inch storm sewer in accordance with the Greeley and Hansen proposed storm sewer improvement study for Urbana will occur within 90 days of either the further development of this tract or adjacent properties or within ninety (90) days of the City of Urbana Engineer's request to do so in accordance with arrangements satisfactory to the City of Urbana.

c. The property owners will dedicate, free of charge, to the public, the area designated on the plat and accompanying area general plan as future right-of-way in compliance with the 1982 Urbana Comprehensive Plan.

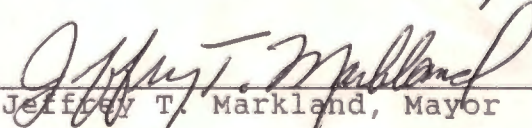
Section 4. The Secretary of the Urbana Plan Commission is hereby directed to record said plat, area general plan, Owners Certificate and County Clerk Tax Certificate with the Champaign County Recorder of Deeds.

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 5th day of July, 1988.

PASSED by the City Council on this 5th day of July 1988.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 11<sup>th</sup> day of July, 1988.

  
Jeffrey T. Markland, Mayor