

ORDINANCE NO. 8889-7

AN ORDINANCE APPROVING A REPLAT

(Replat of Part of Lot 4, Jacob M. Smith's Estate Subdivision)

WHEREAS, the Replat of Part of Lot 4, Jacob M. Smith's Estate Subdivision is in compliance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, due to the lack of contiguous public improvements in the immediate vicinity of the proposed plat, the deferral of required street, gutter, 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 plat; and

WHEREAS, in Plan Case #1286-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 Replat of Part of Lot 4 of Jacob M. Smith's Estate Subdivision, a copy of which is attached to this ordinance, is hereby approved, subject to the terms and conditions outlined 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 and gutter improvements along Illinois State Route 150 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.

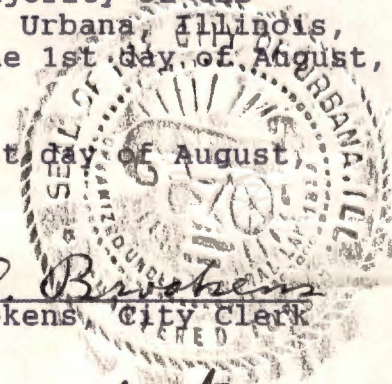
Section 3. The following conditions are hereby imposed on the approval of said waivers. The conditions of approval shall run with the land and shall be stated on the face of the final plat and within the Owner's Certificate:

The property owner(s) will install the required sidewalks, street pavement, curb 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.

Section 4. The Secretary of the Urbana Plan Commission is hereby directed to record said 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 1st day of August, 1988.

PASSED by the City Council on this 1st day of August, 1988.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 8th day of August, 1988.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

TITLE :
GENERAL LOCATION MAP



Plan Case # 1286-S-88
Replat of Part of Lot 4, Jacob M.
Smith's Estate Subdivision

LEGEND :



Site

LEGAL DESCRIPTION :

Commencing at the Southeast corner of Lot 3 of JACOB M. SMITH'S ESTATE SUBDIVISION, of the West one-half of the Southwest Quarter of Section 10, Township 19 North, Range 9 East of the Third Principal Meridian; thence proceeding Northerly along the East line of said Lot 3, a distance of 435.82 feet to the northerly right-of-way line of U.S. Route 150; thence proceeding Westerly along said right-of-way line, said line also being a curve convex to the South having a radius of 2801.00 feet, an arc distance of 643.59 feet to the true Point of Beginning; thence continuing Westerly along said curve an arc distance of 130.09 feet to the point of tangency of said curve; thence North 70° 25' 37" West, along aforesaid North right-of-way line of U.S. Route 150, a distance of 150.96 feet to a point situated at the intersection of the North right-of-way line of U.S. Route 150 and the West line of aforesaid Section 10; thence North 00° 40' 29" West along said West line, 191.85 feet; thence South 90° 00' 00" East, 393.00 feet; thence South 23° 43' 46" West, 315.97 feet to the Point of Beginning, said tract containing 1.88 acres, more or less, all situated within the limits of Urbana Township, Champaign County, Illinois.

