

ORDINANCE NO. 8889-90

AN ORDINANCE APPROVING PRELIMINARY AND FINAL PLATS

(L. and J. Mackey First Subdivision)

WHEREAS, the L. and J. Mackey First Subdivision Preliminary and Final Plats are in compliance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the City Engineer has reviewed and approved the preliminary and final plats of the "L. and J. Mackey First 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 #1308-S-89, the Urbana Plan Commission has recommended approval of the preliminary and final plats of "L. and J. Mackey Subdivision" 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 the "L. and J. Mackey First Subdivision" as attached hereto are approved as platted, subject to the following conditions:

a. The deferral of sidewalk, street pavement, curb and gutter construction and waiver of posting of bonds for said improvements required under Sections 21-36, 21-37, 21-29 and 21-20 of Chapter 21 of the Code of Ordinances, City of Urbana, Illinois, is granted subject to the terms and conditions stated herein.

b. Waiver of Section 21-37.B-7.b and Section 21-37.B-7.c of Chapter 21 of the Code of Ordinances, City of Urbana which limits the access portion of Lot 1 of this subdivision to 227.5 feet or 3.5 times the minimum lot width of the County R-2 zoning classification is granted so that the access length may be platted as 392.5 feet and the access portions of Lots 1 and 2 may be adjacent rather than separated by the minimum lot width as Chapter 21 requires.

Section 2. The following conditions are hereby imposed on the approval of said waivers and deferrals. The condition 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 following language shall be recited on the face of the final plat:

The property Owner(s) will install the required sidewalks, street pavement, curb and gutter improvements along Willow Road within ninety (90) days of the City of Urbana Engineer's written request to do so or in accordance with arrangement satisfactory to the City Council of Urbana and in compliance with the then current standards of the City of Urbana Code of Ordinances.

Section 3. The Secretary of the Urbana Plan Commission is hereby directed to record said plat with the Champaign County Recorder of Deeds upon satisfaction of the above conditions.

This Ordinance is hereby passed by the affirmative vote of 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 19th day of June, 1989.

PASSED by the city Council on this 19th day of June, 1989.

Ruth S. Brookens by Sharon H. Morgan
Ruth S. Brookens, City Clerk Deputy Clerk

APPROVED by the Mayor the 30th day of June, 1989.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor