

ORDINANCE NO. 8990-105

**AN ORDINANCE APPROVING PRELIMINARY PLAT
AND FINAL PLAT OF PHASE ONE**

(Park 74 Industrial Development)

WHEREAS, the Park 74 Industrial Development Preliminary Plat and Final Plat of Phase One are in conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat and Final Plat of Phase One of the Park 74 Industrial Development; and

WHEREAS, the Preliminary Plat and Final Plat of Phase One of the Park 74 Industrial Development comply with the City of Urbana's Comprehensive Plan; and

WHEREAS, in Plan Case #1347-S-90, the Urbana Plan Commission on March 22, 1990 recommended approval of the Preliminary Plat and Final Plat of Phase One of Park 74 Industrial Development 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 Plat and Final Plat of Phase One of the Park 74 Industrial Development as attached hereto are approved as platted subject to the conditions set forth in Section 2 below relating to the deferral of the installation of a sidewalk along Kenyon Road as required under Section 21-37(A) of the Urbana Code of Ordinances which deferral is hereby granted.

Section 2. The following conditions are hereby imposed on the approval of said sidewalk deferral. The following language shall be stated on the face of the Preliminary Plat and Final Plat of Phase One and within the Owner's Certificate at the time of their approval:

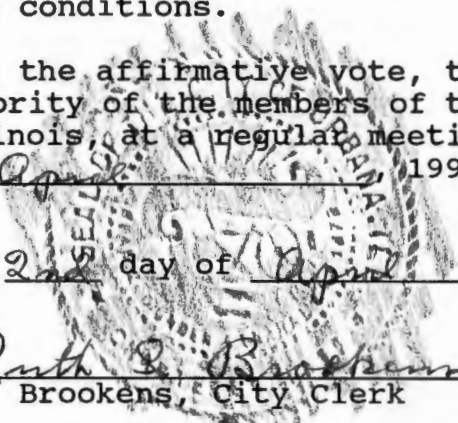
Property owner(s) shall install the required sidewalk along Kenyon Road within ninety (90) days of the City Engineer's written request to do so or in accordance with arrangements satisfactory to the City Council of Urbana and in compliance with the then current standards of the City of Urbana Code of Ordinances. The City Engineer shall submit written justification for said improvement.

Section 3. The submission of a traffic impact analysis required by Section 21-13(F) of the Code of Ordinances is hereby deferred until the final platting of the remainder of the Preliminary Plat.

Section 4. The Secretary of the Urbana Plan Commission is hereby directed to record said Plat with the Champaign County Recorder upon satisfaction of the above conditions.

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 2nd day of April, 1990.

PASSED by the City Council on this 2nd day of April, 1990.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor the 9th day of April, 1990.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

(park74.ord)