

ORDINANCE NO. 8990-79

AN ORDINANCE APPROVING A FINAL PLAT

(Emulsicoat, Inc./University Asphalt, Inc. Subdivision)

WHEREAS, the Emulsicoat, Inc./University Asphalt, Inc. Subdivision Final Plat is in compliance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the City Engineer has reviewed and approved the final plat of the Emulsicoat, Inc./University Asphalt, Inc. Subdivision subject to deferral of certain requirements; and

WHEREAS, the Urbana Plan Commission due to existing industrial development on the site, determined that the preliminary plat, required street, curb, gutter, underground drainage, sidewalk, and storm water management plan otherwise required under the Urbana Code of Ordinances is not deemed necessary at this time; and

WHEREAS, the Urbana Plan Commission recommended waiver of the above listed improvements; and

WHEREAS, in Plan Case #1336-S-90, the Urbana Plan Commission has recommended approval of the final plat of Emulsicoat, Inc./University Asphalt, Inc. Subdivision subject to the conditions outlined herein; and

WHEREAS, after due consideration, the Urbana City Council deemed it in the public's interest to defer these requirements rather than waive the requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS THAT:

Section 1. The final plat of the Emulsicoat, Inc./University Asphalt, Inc. Subdivision as attached hereto is approved as platted, subject to the following:

The property owner(s) will install a six (6) inch water main and fire hydrant as illustrated on the attached aerial in conformance with the Urbana Fire Department requirements. If said hydrant and main are not installed prior to recording of this plat, property owners shall post a bond in the amount determined appropriate by the City Engineer to guarantee the installation of such improvements.

Section 2. The following deferrals are hereby granted subject to the conditions in Section 3:

a. The deferral of sidewalk, street pavement, curb and gutter construction and posting of associated bonds as required under Sections 21-36, 21-37, 21-29, 21-20 and 21-38 of Chapter 21 of the

Code of Ordinances, City of Urbana, Illinois, is granted subject to the terms and conditions as stated herein.

b. Deferral of storm water management plan as required under Section 21-42 of Chapter 21 of the Urbana Code of Ordinances.

c. Waiver of requirement to submit a preliminary plat.

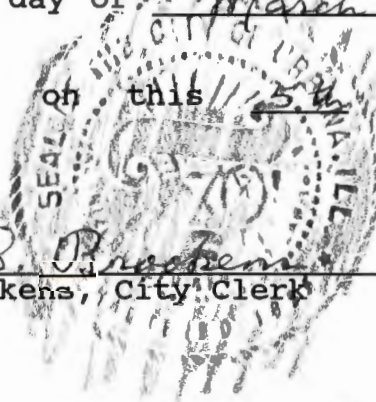
Section 3. The deferral obligation here shall run with the land and shall be stated on the face of the final plat and within the Owner's Certificate. The following language should be recited on the face of the final plat:

The property Owner(s) will install the required sidewalks, street pavement, curb and gutter improvements along Maple street and sidewalks along University Avenue 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 4. The Secretary of the Urbana Plan Commission is hereby directed to record said plat with the Champaign County Recorder upon City Council approval and signature of the Mayor and City Clerk of Urbana.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of the 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 March, 1990.

PASSED by the City Council on this 5th day of March, 1990.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor the 12th day of March, 1990.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor