

ORDINANCE NO. 9091-44

AN ORDINANCE APPROVING A FINAL PLAT

PARK 74 INDUSTRIAL DEVELOPMENT NUMBER 2

WHEREAS, the Park 74 Industrial Development Number 2 Final Plat is in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Park 74 Industrial Development Number 2; and

WHEREAS, the Final Plat of Park 74 Industrial Development Number 2 complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, the Final Plat of Park 74 Industrial Development Number 2 substantially conforms with the Park 74 Industrial Development Preliminary Plat previously approved in Ordinance No. 8990-105; and

Whereas, the Urbana City Council finds that the request to waive Section 21-58 requiring the installation of sidewalks along the east side of Federal Drive and along the south side of Cardinal Court is appropriate in accordance with the following criteria of Chapter 21 of the Urbana Code of Ordinances:

(1) Due to existing conditions, there are site specific difficulties in complying with these regulations. This change shall only apply to existing conditions which are not generally applicable to other properties; and

(2) The granting of any waiver will not cause significant adverse effects on the public health, safety and welfare; and

(3) Sufficient evidence is shown to both the Plan Commission and the City Council that the waiver will benefit the public health, safety and welfare.

(4) The proposed waivers support and foster implementation of the goals, objectives and policies represented in the Urbana Official Comprehensive Plan, as amended; and

(5) The proposed waivers are the minimum deviation from the requirements that will alleviate the difficulties; and

(6) The plight of the applicant is due to peculiar circumstances not of the applicant's own making.

WHEREAS, in Plan Case No. 1372-S-90, the Urbana Plan Commission on September 6, 1990 recommended approval of the Final Plat of Park 74 Industrial Development Number 2.

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

Section 1. The Final Plat of Park 74 Industrial Development Number 2 as attached hereto is approved as platted.

Section 2. The following waiver of Chapter 21 of the Urbana Code of Ordinances is hereby granted:

Waiver of Section 21-58, requiring the construction of sidewalks along the east side of Federal Drive and along the south side of Cardinal Court as illustrated on the construction plans submitted to the City Engineer; and

Section 3. The Secretary of the Urbana Plan Commission is hereby directed to record said Plat with the Champaign County Recorder upon City Council approval of said Plat and waiver request.

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 October, 1990.

PASSED by the City Council on this 1st day of October, 1990.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor the 5th day of October, 1990.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

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