

ORDINANCE NO. 9091-141

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLATS

PEOPLES BANK TRUST SUBDIVISION

WHEREAS, the Peoples Bank Trust Subdivision Preliminary and Final Plats are in substantial conformance 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 Peoples Bank Trust Subdivision; and

WHEREAS, the Preliminary and Final Plats of Peoples Bank Trust Subdivision comply with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1438-S-91, the Urbana Plan Commission on May 23, 1991 recommended approval of the Preliminary and Final Plats of Peoples Bank Trust Subdivision.

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

Section 1. The Preliminary and Final Plats of Peoples Bank Trust Subdivision as attached hereto is approved as platted subject to the following conditions:

a. The easements requested by the Illinois Power Company and the Illinois Bell Company be included on the Final Plat prior to its recording.

b. The Engineers Drainage Certificate must include certification that the basin to be relocated and serve the Howard Johnsons and other development on the remainder of the tract not included on this plat will function as required per the standard engineering certification.

c. The Final Plat also include language describing the deferral of Section 21-37 requiring the installation of sidewalks on the south side of Kenyon Road at this point in time.

Section 2. The following deferrals of the requirements of Chapter 21 of the Urbana Code of Ordinances are hereby granted subject to the conditions outlined herein:

a. Deferral of Section 21-37 to the extent that sidewalks required to be constructed by the owner along the south side of Kenyon Road shall not be required until such time as sidewalks on adjoining properties are approved for construction. The City Council shall request sidewalk construction and the City Engineer shall notify the owner of the requirement. The owner will cause the construction of said sidewalks within ninety days of the City's request to do so or in accordance with other arrangements satisfactory to the City Engineer.

b. Deferral of Section 21-42 requiring a storm water management plan. The storm water management shall be designed individually for Lots 1 and 2 and shall be submitted to the City of Urbana for approval prior to the owner's application for City of Urbana building permit for development of or construction upon Lot 1 or Lot 2. Construction of the individual detention basins shall be completed prior to occupancy of structures on Lots 1 or 2 (as may be applicable) except that the construction of the off-site detention basin must occur either prior to or simultaneously with the construction of the detention basin on Lot 1 of this subdivision.

c. Deferral of Section 21-25 requiring the submittal of engineering plans and specifications for the storm water detention basin until such time as the owner applies for a City of Urbana Building permit.

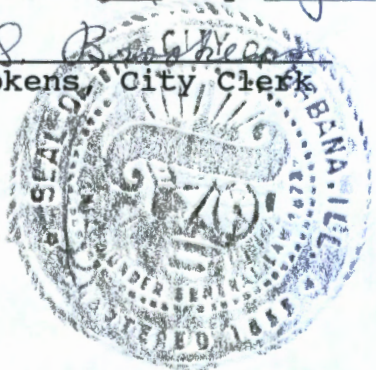
d. Deferral of Chapter 21 requiring the preliminary platting of all properties owned by the developer on a tract of land until additional portions of the remaining tract are to be sold.

Section 3. The Secretary of the Urbana Plan Commission is hereby directed to record said final Plat with the Champaign County Recorder upon City Council approval of said Plat and upon the Developer's compliance with the conditions in Section 1 of this Ordinance.

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 3rd day of June, 1991.

PASSED by the City Council on this 3rd day June, 1991.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



APPROVED by the Mayor the 17th day of June, 1991.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

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