

**AN ORDINANCE APPROVING A FINAL PLAT
SOMERSET SUBDIVISION NO. 2
AND A REPLAT OF TRACT E OF BROWNFIELD SUBDIVISION 2ND PLAT
(PLAN CASE 1603-S-95)**

WHEREAS, Mr. Donald Flessner has submitted a Final Plat of Somerset Subdivision No. 2 and a Replat of Tract E of Brownfield Subdivision 2nd Plat (hereinafter referred to as Final Plat of Somerset Subdivision No. 2) 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 Somerset Subdivision No. 2; and

WHEREAS, the Final Plat of Somerset Subdivision No. 2 complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case 1532-S-94, the Urbana City Council, on May 2, 1994, approved the Preliminary Plat of Somerset Subdivision with waivers and deferral, and the Final Plat of Somerset Subdivision No. 2 is in substantial conformance to the Preliminary Plat of Somerset Subdivision.

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

Section 1. Final Plat of Somerset Subdivision No. 2 attached hereto as Exhibit A is approved as platted.

Section 2. The following requirements of Chapter 21 of the Urbana Code of Ordinances are hereby waived:

waiver of requirement to apply for approval of a final plat not later than one year after preliminary approval, Section 21-14 (H);

waiver of requirement for 31-foot street width for local residential streets developed with up to 8 units per acre, Section 21-36 (A)(1) and Table A;

waiver of requirement to construct a temporary Tee turnaround at the south end of Somerset Drive, Section 21-36 (B) (8);

waiver of requirement to construct a through street that would connect to the western end of Marvin Drive, Section 21-36 (C) (1);

waiver of requirement to provide storm sewer service connections for each lot, Section 21-42 (A) (2).

Section 3. Final plat approval is conditioned on the following:

The developer will provide all facilities required to serve the lots for which final approval is requested.

Permanent Type III barricades will be installed in lieu of a Tee turnaround until Somerset Drive is extended to the south with the next phase of development.

The developer will create backyard detention or swale areas and make provision for their maintenance and complete other storm sewer service construction as required by code.

Section 4. 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.

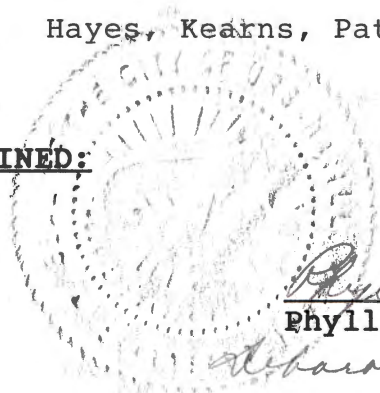
Section 5. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 5th day of February, 1996.

AYES: Hayes, Kearns, Patt, Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:



Phyllis D. Clark by
Phyllis D. Clark, City Clerk

Deborah J. Roberts, Deputy Clerk

APPROVED by the Mayor the 12th day of February, 1996.

Tod Satterthwaite
Tod Satterthwaite, Mayor



CERTIFICATE OF PUBLICATION
IN PAMPHLET FORM



I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 5th day of February, 1996, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9596-71, entitled "AN ORDINANCE APPROVING A FINAL PLAT SOMERSET SUBDIVISION NO. 2 AND A REPLAT OF TRACT E OF BROWNFIELD SUBDIVISION 2ND PLAT (PLAN CASE NO. 1603-S-95)"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9596-71 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 16th day of February, 1996, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

Dated at Urbana, Illinois, this 16th, day of February, 1996.

(SEAL)



Phyllis D. Clark by
Phyllis D. Clark, City Clerk
Edward J. Roberts, Deputy Clerk