

**AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAT
MELROSE OF URBANA FIRST SUBDIVISION
(Plan Case No. 1627-S-96)**

WHEREAS, Integroup, Inc. has submitted a Preliminary and Final Plat of Melrose of Urbana First Subdivision 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 Plat of Melrose of Urbana First Subdivision; and

WHEREAS, the Preliminary and Final Plat of Melrose of Urbana First Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, on August 12, 1996, the Urbana City Council approved Ordinance No. 9697-24 authorizing a Development Agreement with Integroup which requires the City Council approve a properly submitted plat by August 19, 1996; and

WHEREAS, in Plan Case No. 1627-S-96, the Urbana Plan Commission, on August 8, 1996, recommended approval of the Preliminary and Final Plats of Melrose of Urbana First 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 Melrose of Urbana First Subdivision attached hereto are approved as platted subject to the conditions outlined herein.

Section 2. Final plat approval is conditioned on the following:

When lot 3 is developed, the Administrative Review Committee designated by the Urbana Subdivision and Land Development Code may require the developer of lot 3 to provide an access connection--to be a public or private access or appropriately designed portion of a parking lot--that will connect lot 3 to bus and other traffic from the north-south stub street required in Ordinance

9495, approving the George Johnson First Subdivision. Said access connection would extend from the norther boundary of lot 3 to the access point shown in the Melrose of Urbana First Subdivision located "on Lincoln Avenue generally centered on Kettering Park Drive." The final design of said access connection must be approved by the Administrative Review Committee.

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.

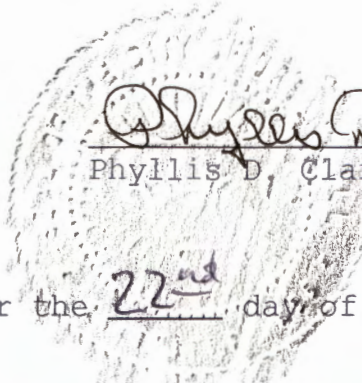
Section 3. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 19th day of August, 1996.

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

NAYS:

ABSTAINED:


Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor the 22nd day of August, 1996.

Tod Satterthwaite
Tod Satterthwaite, Mayor

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