

AN ORDINANCE APPROVING A FINAL PLAT

(Wabash Railroad Subdivision Number 2 - Plan Case No. 1637-S-00)

WHEREAS, the City of Urbana has submitted a Final Plat of Wabash Railroad Subdivision Number 2 in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City of Urbana has requested a waiver from the requirement of the Urbana Subdivision and Land Development Code (Chapter 21 of the Code of Ordinances) to prepare a Preliminary Plat for the Wabash Railroad Subdivision Number 2; and

WHEREAS, the City Engineer has reviewed and approved the Final Plat of Wabash Railroad Subdivision Number 2; and

WHEREAS, the Final Plat of Wabash Railroad Subdivision Number 2 complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1637-S-00, the Urbana Plan Commission, on March 9, 2000, failed by tie vote to approve a motion recommending approval of the Final Plat of Wabash Railroad Subdivision Number 2, including the requested waiver of the aforementioned requirements of Chapter 21 of the Code of Ordinances; and

WHEREAS, the Urbana City Council finds that the request to waive the requirements of the Urbana Subdivision and Land Development Code as listed below is appropriate in accordance with the criteria set forth in Section 21-07(b) of the *Urbana Subdivision and Land Development Code*, as amended, for the reasons set forth below:

Waiver of requirement to apply for preliminary plat approval prior to or concurrent with application for final plat approval, Section 21-14.

The proposed final plat would allow for conveyance of abandoned railroad property to adjacent property owners consistent with prior City Council direction and with prior property owner assessment for grading improvements.

The proposed final plat would not involve any new extension of public improvements.

The proposed final plat would provide for utility and drainage easements that will be beneficial to the area.

Preparation of a Preliminary Plat for the subject subdivision is not necessary since no new buildable lots or public improvements are proposed.

The requested waiver from the requirement to prepare a Preliminary Plat would not be harmful to other properties and would not negatively impact the public health, safety and welfare of the community or impede the attainment of goals and objectives contained in the Comprehensive Plan.

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

Section 1. The Final Plat of Wabash Railroad Subdivision Number 2 attached hereto, is approved as platted.

Section 2. The following requirement of Chapter 21 of the Urbana Code of Ordinances is hereby waived:

Waiver of requirement to apply for preliminary plat approval prior to or concurrent with application for final plat approval, Section 21-14.

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 4. 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 this 20th day of March, 2000.

AYES: Hayes, Huth, Kearns, Patt, Taylor, Wyman

NAYS:

ABSTAINS:



Phyllis D. Clark

Phyllis D. Clark, City Clerk
Ray Robert

Ray Robert, Deputy Clerk

APPROVED by the Mayor this 20th day of March, 2000.

Tod Satterthwaite

Tod Satterthwaite, Mayor