

AN ORDINANCE APPROVING A PRELIMINARY PLAT

(Urbana Auto Park Subdivision - Plan Case No. 1801-S-01)

WHEREAS, Interchange Properties, LLC have submitted a Preliminary Plat of Urbana Auto Park Subdivision in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision is consistent with the provisions of a Development Agreement Between the City of Urbana and Interchange Properties, LLC, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-006, with the provisions of an Agreement Between the City of Urbana and Farm & Fleet of Monroe, Incorporated, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-007, and with the provisions of a Development Agreement Between the City of Urbana and Frasca Associates, an Illinois General Partnership, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-008;and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision complies with the City of Urbana's Comprehensive Plan, as amended; and,

WHEREAS, the Preliminary Plat of Urbana Auto Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from these requirements requested by the Petitioner, including: a waiver from the requirement to construct half-street improvements along Airport Road; a waiver from the requirement to construct half-street improvements and Willow Road; a waiver from the requirement to construct a sidewalk along both sides of O'Brien Drive; a waiver from the requirement to construct a sidewalk along the south side of Airport Road; a waiver from the requirement to construct a sidewalk along the east side of

Willow Road; and a waiver from the requirement to construct a sidewalk along both sides of the realigned Anthony Drive; and a waiver from the requirement to construct a sidewalk along the north side of existing Anthony Drive; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary Plat of Urbana Auto Park Subdivision and requested waivers; and

WHEREAS, in Plan Case 1801-S-01, the Urbana Plan Commission, on December 6, 2001, recommended approval (by a vote of 5 to 0) of the Preliminary Plat of Urbana Auto Park Subdivision along with the requested waivers from the requirements of the Urbana Subdivision and Land Development Code.

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

Section 1. The Preliminary Plat of Urbana Auto Park Subdivision attached hereto, along with requested waivers from the requirements of the Urbana Subdivision and Land Development Code, is hereby approved as platted.

Section 2. 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 17th day of December, 2001.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 17th day of December, 2001.


Phyllis D. Clark
Phyllis D. Clark, City Clerk
[Signature]
Deputy Clerk
Tod Satterthwaite
Tod Satterthwaite, Mayor