

**An Ordinance  
Approving A Revised Preliminary Subdivision Plat**

**(North Lincoln Avenue Industrial Park Subdivision - Plan Case No. 1822-S-02)**

WHEREAS, University Construction received approval for the North Lincoln Avenue Industrial Park Subdivision Preliminary Plat in 1991; and

WHEREAS, University Construction has submitted a Revised Preliminary Subdivision Plat for the North Lincoln Avenue Industrial Park Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, The Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision is consistent with specific requirements and provisions of the Development Agreement between the City of Urbana, University Construction and L/T 1223 which was adopted by the City of Urbana on April 1, 2002; and

WHEREAS, The Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision is consistent with the re-alignment of North Lincoln Avenue as approved in the 1998 North Lincoln Avenue Location Study; and

WHEREAS, The Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision complies with the Urbana Comprehensive Plan, as amended; and

WHEREAS, the Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from the requirements requested by the Petitioner; and

WHEREAS, The City Engineer has reviewed and approved the Revised Preliminary Subdivision Plat of the North Lincoln Avenue Industrial Park Subdivision along with selected waivers; and

WHEREAS, in Plan Case 1822-S-01, the Urbana Plan Commission, on May 9, 2002, unanimously recommended approval (6-0) of the Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision along with selected waivers from the requirements of the Subdivision and Land Development Code outlined under Section 1. Additional waivers granted pertinent to Case 1822-S-02 are specific for the Final Plat of North Lincoln Avenue Industrial Park Subdivision No. 2 as described in Ordinance 2002-05-051.

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

Section 1. The Revised Preliminary Plat of North Lincoln Avenue Industrial Subdivision attached as Exhibit "A" hereto is hereby approved as platted with the following waivers:

1. Waiver of 21-13 (F); Requirement to provide a Traffic Impact Analysis.
2. Waiver of Section 21-14 (H); Request to extend preliminary approval for two years.
3. Waiver to Section 21-36(A)2; Requirement that all lots front on a public street.
4. Defer the extension of Saline Court to the adjacent property to the north until such time as the City completes the Comprehensive Planning and Roadway studies in that area to determine if the extension of the roadway network is necessary.

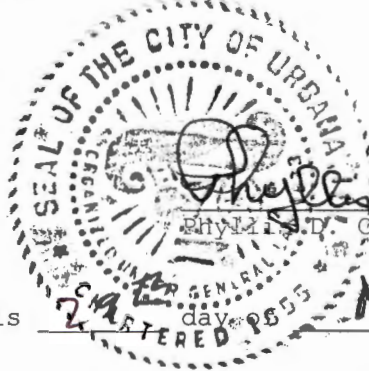
Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this 20th day of May,  
2002 .

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

NAYS:

ABSTAINS:



*Sheila D. Clark*  
Sheila D. Clark, City Clerk

APPROVED by the Mayor this 20th day of May,  
2002 .

*Tod Satterthwaite*  
Tod Satterthwaite, Mayor