

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT

(Washington Square Second Subdivision - Plan Case No. 2040-S-07)

WHEREAS, Edward Salfelder, Sr. and Edward Salfelder, Jr. have submitted a Preliminary Plat of Washington Square Second Subdivision to be located on a 2.54 acre tract of vacant property on the east side of the 1100 block of south Philo Road; and

WHEREAS, the Preliminary Plat of Washington Square Second Subdivision identifies the division of the tract into two commercial lots and an outlot for a drainage basin; and

WHEREAS, the Petitioners have requested a deferral of the requirement to construct sidewalks on the property, and a waiver to the Urbana Subdivision and Land Development Code requirement to provide roadway improvements to the Philo Road public right-of-way; and

WHEREAS, the Preliminary Plat of Washington Square Second Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of the requested waiver; and

WHEREAS, the City Engineer has reviewed the requested deferral and waiver and has determined that they will not negatively affect the public health, safety, or general welfare; and

WHEREAS, The Preliminary Plat of Washington Square Second Subdivision complies with the 2005 Urbana Comprehensive Plan; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary Plat of Washington Square Second Subdivision; and

WHEREAS, in Plan Case 2040-S-07, the Urbana Plan Commission, on July 5, 2007, voted four ayes and one nay (4-1) to recommended approval of the

Preliminary Plat of Washington Square Second Subdivision along with the requested deferral and waiver; and

WHEREAS, the petitioners have agreed that they will construct a paved "hammerhead" turn around at the southern terminus of the Washington Square public right-of-way when they construct improvements to Lot 1.

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

Section 1. The Preliminary Plat of Washington Square Second Subdivision attached hereto, along with the requested deferral and waiver from the requirements of the Urbana Subdivision and Land Development Code, is hereby approved with the condition that the petitioners will construct a paved "hammerhead" turn around at the southern terminus of the Washington Square public right-of-way when they construct improvements to Lot 1.

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 16th day of July, 2007.

AYES: Barnes, Bowersox, Chynoweth, Lewis, Smyth, Stevenson

NAYS:

ABSTAINS:



Phillips D. Clark
Phillips D. Clark, City Clerk

APPROVED by the Mayor this 16th day of July, 2007.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor