

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT

(Washington Square Second Subdivision - Plan Case No. 2046-S-07)

WHEREAS, Edward Salfelder, Sr. and Edward Salfelder, Jr. have submitted a Final Plat of Washington Square Second Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the Final Plat of Washington Square Second Subdivision is located on a 2.54 acre tract of vacant property on the east side of the 1100 block of south Philo Road, and identifies the division of the tract into two commercial lots and an outlot for a drainage basin; and

WHEREAS, The Final Plat of Washington Square Second Subdivision is consistent with the Preliminary Plat of Washington Square Second Subdivision approved by the Urbana City Council on July 16, 2007 by Ordinance 2007-07-086; and

WHEREAS, the Final Plat of Washington Square Second Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of the deferral and waiver previously granted with the Preliminary Plat approval; and

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

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

attached hereto, is hereby approved with the conditions that:

- a) 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.
- b) the construction of sidewalks on the property is deferred until the City Engineer determines there is a need for them and the then owners / developers shall construct them within six (6) months of written notice by the City Engineer that they are required to do so.

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 6th day of August,
2007.

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

NAYS:

ABSTAINS:



Philip D. Clark
Philip D. Clark, City Clerk

[Signature]
Deputy Clerk

APPROVED by the Mayor this 10th day of August,

2007.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor