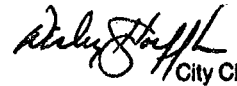


ORDINANCE NO. 3345

OCT - 2 2017

**AN ORDINANCE FOR CONDITIONAL APPROVAL OF A
COMMUNITY UNIT PLAN (TYPE A) FOR PROPERTY
HAVING THE TAX IDENTIFICATION NUMBER OF 04-08-
200-007-000 IN THE CITY OF COLUMBIA, ILLINOIS**


City Clerk

WHEREAS, Admiral Parkway, LLC (the "Applicant") has filed application for a Community Unit Plan (Type A) in the City of Columbia (the "City") for property having a property tax identification number of 04-08-200-007-000 (the "Property") and which is zoned R-6 One-Family Dwelling District; and

WHEREAS, Community Unit Plan (Type A) is required per the Revitalization / Development Agreement approved as Ordinance 3160; and

WHEREAS, Section 17.48.010 of the City's Zoning Code allows for and regulates Community Unit Plans between 4 and 40 acres within the City; and

WHEREAS, the Applicant has proposed a maximum of twenty-two (22) total residential units which consist of one (1) three-family building and a variety of two- and one- family buildings; and

WHEREAS, the City of Columbia Plan Commission reviewed said application for Community Unit Plan at their regular meeting on September 11, 2017 and the Committee of the Whole did the same on September 25, 2017; and

WHEREAS, the Applicant has provided a revised Community Unit Plan dated 9/29/2017, incorporated herein as Exhibit A; and

WHEREAS, there is a need for an access easement(s), utility easement(s), and a cooperation agreement between the Applicant and the City.

NOW, THEREFORE, IT BE ORDAINED, by the City Council of Columbia, Illinois, as follows:

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of the Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council of the City of Columbia, Illinois does hereby find, determine, and declare:

(A) Upon review, Exhibit A meets the requirements set forth in Section 17.48.010 of the City's Code of Ordinances; and

(B) An access easement(s) shall be executed to allow access to the Property;
and

(C) A cooperation agreement shall be executed to allow the use of city-owned property (PPN: 04-08-200-008-000) for a recreational area for this development; and

(D) A utility easement(s) shall be executed for water lines on the Property.

Section 3. As a condition of approval of this Ordinance, easements and agreements identified in Sections 2 (B) and (C) shall be executed.

Section 4. The utility easement(s) identified in Section 2 (D) shall be executed before the City accepts the dedication of any or all water lines.

Section 5. The developer has agreed to build a maximum of twenty-two (22) total residential units on the Property, consisting of only one (1) three-family building and a variety of two- and one- family buildings.

Section 6. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

Alderman Huch moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Ebersohl, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Reis and Holtkamp.

NAYS: None.

ABSTENTIONS: None.

ABSENT: Alderman Martens.

PASSED by the City Council and APPROVED by the Mayor this 2nd day of October, 2017.


KEVIN B. HUTCHINSON, Mayor

ATTEST:

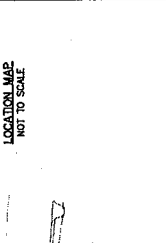
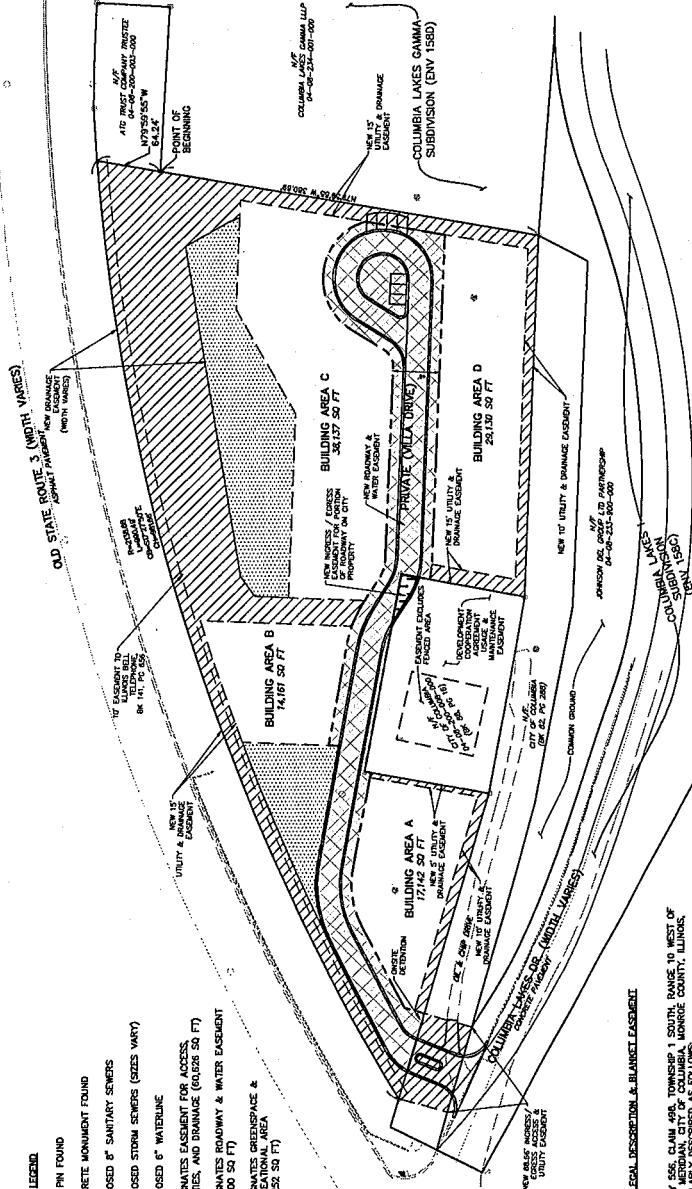

WESLEY J. HOEFFKEN, City Clerk

(SEAL)

WATER TOWER VILLAS COMMUNITY UNIT PLAN

BEING PART OF U.S. SURVEY 556, CLAIM 498, TOWNSHIP 1 SOUTH,
RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS

- LEGEND**
- IRON PIN FOUND
 - ▣ CONCRETE MONUMENT FOUND
 - PROPOSED 5' SANITARY SEWERS
 - PROPOSED STORM SEWERS (SIZES VARY)
 - PROPOSED 5' WATERLINE
 - DESIGNATES EASEMENT FOR ACCESS, UTILITIES, AND DRAINAGE (66.25' OR FT)
 - ▨ RESERVATION AREA (91.400' OR FT)
 - ▩ RESERVATION AREA (29.25' OR FT)



GENERAL NOTES

- THE DEVELOPER HAS HAD A SURVEY OF THE COMMUNITY UNIT PLAN WITH THE INTENT TO EXISTING UNDERGROUND FACILITIES AND UTILITIES AT OR CONTIGUOUS TO THE SITE & BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH FACILITIES AND UTILITIES. THE DEVELOPER HAS MADE A REASONABLE ATTEMPT TO VERIFY TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND AS SUCH, THE DEVELOPER HAS NO LIABILITY FOR ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR VERIFYING AND CHECKING ALL INFORMATION INDICATED ON THIS COMMUNITY UNIT PLAN. (B) COORDINATING THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES AND UTILITIES DURING CONSTRUCTION, AND VERIFYING THE LOCATION AND DEPTH OF SUCH FACILITIES AND UTILITIES AND REPAIR ANY DAMAGE INCURRED RESULTING FROM THE WORK AT HIS EXPENSE.
- BASES OF BEARING - MADRID ILLINOIS WEST 1202, HORIZONTAL DATUM AND HANG 88 VERTICAL DATUM PER GPS OBSERVATIONS.
- IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EXISTING UNDERGROUND FACILITIES AND UTILITIES. THE DEVELOPER HAS MADE A REASONABLE ATTEMPT TO VERIFY TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. FOR COMPLETE INFORMATION A TITLE INSURANCE POLICY SHOULD BE OBTAINED.
- EXISTING EASEMENTS NOTED ON PLAN ARE FROM OWNER PROVIDED TITLE REPORT AND ARE SHOWN TO THE BEST OF OUR KNOWLEDGE.
- NEW USAGE AND MAINTENANCE EASEMENT SHALL BE GRANTED FROM CITY OF COLUMBIA FOR CITY PROPERTY (04-09-300-000-000) IN ACCORDANCE WITH SEPARATE COOPERATION AGREEMENT (ADAPTED BY CITY), PROPERTY WITHIN FENCE, SECURITY OF WATER TOWER, AND FENCE MAINTENANCE SHALL REMAIN THE CITY OF COLUMBIA'S RESPONSIBILITY.
- NEW INGRESS / EGRESS AND UTILITY EASEMENT SHALL BE GRANTED FROM CITY OF COLUMBIA FOR PRIVATE ROADS (04-09-300-000-000) IN ACCORDANCE WITH SEPARATE COOPERATION AGREEMENT (ADAPTED BY CITY), PROPERTY WITHIN FENCE, SECURITY OF COLUMBIA AS WELL TO PROVIDE ACCESS FOR UTILITY AND DRAINAGE.
- DEVELOPMENT BLANKET EASEMENT DENOTED SHALL GRANT FULL INGRESS / EGRESS ACCESS TO POLICE, FIRE, UTILITY, AND EMERGENCY VEHICLES AND PERSONNEL.
- EACH DWELLING UNIT SHALL RETAIN TWO OPEN UNENCLOSED OFF-STREET PARKING FACILITIES (DRIVEWAYS) COMPLIANT WITH SECTION 17-4-020 "ADDITIONAL REGULATIONS-PARKING" OF THE COLUMBIA MUNICIPAL CODE.
- A GLOBAL STABILITY ANALYSIS SHALL BE SUBMITTED FOR SUBJECT STRUCTURE'S FOUNDATION IMMEDIATELY UPON APPLICATION FOR SAID STRUCTURE'S BUILDING PERMIT.
- IT IS THE INTENT OF THE SOILS ON THE PREMISES OF THE COMMUNITY UNIT PLAN, THE CONDOMINIUM OWNER/BUILDER/DEVELOPER WILL BE REMOVED FOR THE BUILDING CONSTRUCTION TO USE EXISTING EXPOSED MATERIAL TO PREVENT STRUCTURAL DAMAGE CAUSED BY SHRINKING AND SWELLING OF SOILS.
- TO AVOID ON-SITE EROSION, THE CONDOMINIUM OWNER AND/OR BUILDER/DEVELOPER WILL BE REQUIRED TO LIMIT THE REMOVAL OF PLANT COVER TO THOSE SITES UNDER ACTIVE EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES AND SHALL MAINTAIN ALL EXISTING VEGETATION AND CONSTRUCTION ALL SEASONAL WATERS TABLES.
- THE CONDOMINIUM OWNER AND/OR BUILDER/DEVELOPER, WITH CONSULTATION OF A QUALIFIED PROFESSIONAL ENGINEER, WILL ENSURE ADEQUATE COMPACTION OF GRADE UNDER ALL SIDEWALKS, DRIVEWAYS, AND PARKING LOTS WHEN INSTALLED FOR CONSTRUCTION. THE CONDOMINIUM OWNER AND/OR BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY SETTLEMENT OR FUNDAMENT DAMAGE AND THE CONDOMINIUM OWNER AND/OR BUILDER/DEVELOPER AGREES TO HOLD THE CITY HARMLESS FROM ANY FUTURE COST OR MAINTENANCE OF SAID SIDEWALKS, DRIVEWAYS, AND / OR PARKING LOTS.

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, MONROE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I AM KNOWN TO ME TO BE THE PRESIDENT OF ADMIRAL PARKWAY, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND THAT THE SIGNING INSTRUMENT HEREIN BEING WITNESSED BY ME THIS DAY IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS HIS FREE AND VOLUNTARY ACT.

WITNESSED BY ME AND MY OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

STATE OF ILLINOIS }
COUNTY OF MONROE }
SS

PRESIDENT

ADMIRAL PARKWAY, INC.
BY: _____
PRESIDENT

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND THIS ____ DAY OF _____, 2017.

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AS THE "WATER TOWER VILLAS," PURSUANT TO THE RIGHTS RESERVED TO THE DEVELOPER UNDER SECTION 25 OF THE CONSTITUTION OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE COMMUNITY UNIT PLAN IS KNOWN TO ME TO BE THE PRESIDENT OF ADMIRAL PARKWAY, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND THAT THE SIGNING INSTRUMENT HEREIN BEING WITNESSED BY ME THIS DAY IN THE CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS, IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS HIS FREE AND VOLUNTARY ACT.

WITNESSED BY ME AND MY OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

ADMIRAL PARKWAY, INC.
BY: _____
PRESIDENT

OVERALL PROPERTY, LEGAL DESCRIPTION & BLANKET EASEMENT
AREA= 3.25 ACRES

PART OF U.S. SURVEY 556, CLAIM 498, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COLUMBIA LAKES GAMMA SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, TO THE SOUTH LINE OF SAID COLUMBIA LAKES GAMMA SUBDIVISION, A DISTANCE OF 304.09 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE EASTERN BOUNDARY OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, THENCE SOUTH 02°24'45" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 124.78 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 200.13 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 124.78 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 200.13 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 124.78 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 200.13 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 124.78 FEET TO A CONCRETE MONUMENT FOUND WHICH LIES ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO THE CITY OF COLUMBIA BY DEED RECORDED IN BOOK OF DEEDS BE ON PAGE 288, A DISTANCE OF 200.13 FEET TO THE POINT OF BEGINNING.

Professional Services
Millennia
11 Executive Drive, Suite 12
Farmingdale, Illinois 62208
FAX: 618.624.8511

Admiral Parkway
P.O. Box 140
Columbia, Illinois 62238

Sheet Title:
Community Unit Plan

Sheet
2 of 2

Exhibit A (p. 2 of 2)