

ORDINANCE NO. 3412

JUN 18 2018

**AN ORDINANCE FOR APPROVAL OF THE PRELIMINARY  
SUBDIVISION PLAT FOR THE WALNUT RIDGE  
ESTATES SUBDIVISION IN THE CITY OF COLUMBIA,  
ILLINOIS**

  
City Clerk

**WHEREAS**, Section 11-12-8 of the Illinois Municipal Code (65 ILCS 5/11-12-8) provides and requires that a subdivider must submit an application for approval of a final subdivision plat for a proposed subdivision within one (1) year after the preliminary plat approval has been granted by an Illinois Municipality (along with such supporting drawings, specifications and bond as may be necessary to demonstrate compliance with all requirements of the Illinois Municipal Code and the regulations of the municipality created by the ordinances of the municipality);

**WHEREAS**, said Section 11-12-8 of the Illinois Municipal Code (65 ILCS 5/11-12-8) also provides and allows that an applicant for final subdivision plat approval may elect to have final approval of a geographic part or parts of the subdivision that received preliminary plat approval, and may delay application for final approval of another part or other parts until a later date or dates beyond one (1) year with the approval of the City Council of the City;

**WHEREAS**, Sub-Section (A), of Section 34-3-6 (Rights and Privileges of Subdivider), of the City's Subdivision Code allows and provides that a City approved preliminary plat will remain in effect for one (1) year after it is approved by the City's City Council unless the subdivision is to be developed in stages; and, if the subdivision is to be developed in stages, with the agreement of the City's City Council, the subdivider can delay final approval of the last part for a period of not to exceed five (5) years from the date of preliminary plat approval;

**WHEREAS**, Walnut Ridge Development 1, Inc., owner/developer/subdivider as of the proposed "Walnut Ridge Estates" in the City,

being a subdivision of PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OD SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF COLUMBIA, MONROE COUNTY, ILLINOIS AND PART OF THE EAST 230' OF TAX LOT NUMBER FOURTEEN (14) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MOROE COUNTY, ILLINOIS

has submitted to the City the required five (5) copies of its preliminary subdivision plat for said subdivision for approval by the City's City Council; and,

**WHEREAS**, the City Engineer and the City Attorney have reviewed said preliminary plat for said "Walnut Ridge Estates" and are recommending approval thereof as is in this ordinance made and provided.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City 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 this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

**Section 2.** The "Walnut Ridge Estates" preliminary plat submittal revision dated June 13, 2018 is approved, subject to the owner/developer/subdivider remitting to the Office of the City Clerk full payment and reimbursement due to the City for the City's Attorney fees and Engineer's fees incurred in connection with this preliminary subdivision plat approval and the Mayor and the City Clerk shall withhold signature on the certificate of the preliminary plat acknowledging city council approval of the preliminary plat until said payment has been made.

**Section 3.** The Mayor and the City Clerk shall withhold signing of the preliminary plat pending being advised by the City Attorney and/or the City Engineer that the above-mentioned condition for subdivision plat approval has been satisfied, done and performed by the owner/developer/sub divider of the subdivision.

**Section 4.** A copy of said preliminary subdivision plat is attached hereto and by reference made part of this Ordinance.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage and approval and performance of the condition for preliminary plat approval stated in Section 3 of the ordinance, as provided by law and this ordinance.

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

YEAS: Aldermen Agne, Roessler, Huch, Reis and Martens.

NAYS: None.

ABSTENTIONS: None.

ABSENT: Aldermen Ebersohl, Niemietz, and Holtkamp.

**PASSED** by the City Council and **APPROVED** by the Mayor this 18<sup>th</sup> day of June, 2018.

  
KEVIN B. HUTCHINSON, Mayor

ATTEST:

  
WESLEY J. HOEFFKEN, City Clerk

(SEAL)



