

APR 05 2010

J. Ronald Colyer
City Clerk

**AN ORDINANCE FOR CONDITIONAL APPROVAL OF THE
FINAL SUBDIVISION PLAT FOR THE GRANDVIEW BLUFF
ESTATES SUBDIVISION IN THE CITY OF COLUMBIA,
ILLINOIS**

WHEREAS, The Sarah A. McGuire Revocable Living Trust dated February 12, 1997, as the Developer/Subdivider of the proposed Grandview Bluff Estates Subdivision in the City of Columbia, Illinois (the "City") has submitted to the City the required five (5) copies of its final subdivision plat for approval by the City Council;

WHEREAS, all of the capital infrastructure improvements in the proposed Grandview Bluff Estates Subdivision have been constructed and installed by the Developer and inspected and approved by the City Maintenance Department as having been constructed and installed in accordance with the requirements of the applicable City Codes and Ordinances;

WHEREAS, the Developer/Subdivider has provided to the City a Letter of Credit Maintenance Guarantee in the required sum of \$53,000 issued by Reliance Bank to secure performance of the maintenance, repair or replacement of the infrastructure improvements required for the subdivision for the period of two (2) years following acceptance of the dedication of said infrastructure improvements to the City and a Bill of Sale in due form to evidence said infrastructure dedication to the City;

WHEREAS, Reliance Bank has provided to the City the required Mortgage Subordination Agreement to subordinate the lien of its real estate mortgage against the property comprising the subdivision to the final subdivision plat of the subdivision and the lots and easements created thereby;

WHEREAS, Heneghan & Associates, Engineers, as the subdivision project engineer, has provided to the City its Certification that all the infrastructure improvements in the subdivision have been constructed and installed in compliance with the applicable codes and ordinances of the City;

WHEREAS, the developer/subdivider has supplied to the City all other supporting documents required for final subdivision plat approval, in due and proper form;

WHEREAS, the City Engineer and the City Attorney have reviewed the Grandview Bluff Estates final subdivision plat and are recommending conditional 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:

Ordinance No. 2775

April 5, 2010

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 Grandview Bluff Estates final subdivision plat submittal dated April 7, 2009, is approved subject to compliance with the following condition, (that the Mayor and the City Clerk shall withhold signature from the final subdivision plat until said condition has been done, performed and satisfied by the Subdivider/Developer), to wit: payment to the City Clerk of the full payment and reimbursement due the City for the City's Attorney's fees and Engineer's fees incurred in connection with the final subdivision plat approval.

Section 3. The Mayor and the City Clerk shall withhold signing of the final plat pending being advised by the City Clerk that the above-mentioned condition for subdivision plat approval has been satisfied, done and performed by the Subdivider/Developer of the subdivision.

Section 4. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

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

YEAS: Aldermen Ebersohl, Agne, Niemietz, Hejna, Oberfell, Stumpf and Roessler.

NAYS: None.

ABSENT: Alderman Row.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 5th day of April, 2010.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



J. RONALD COLYER, City Clerk

(SEAL)

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