

CITY OF LEROY
COUNTY OF MC LEAN
STATE OF ILLINOIS

ORDINANCE NO. 744

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR GOLDEN CENTRE SUBDIVISION TO THE CITY OF
LEROY, MCLEAN COUNTY, ILLINOIS

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY
THIS 18 DAY OF August, 1997

PRESENTED: August 18, 1997

PASSED: August 18, 1997

APPROVED: August 18, 1997

RECORDED: August 18, 1997

PUBLISHED: August 18, 1997


In Pamphlet Form

Voting "Aye" 5

Voting "Nay" 1

The undersigned being the duly qualified and acting City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

(SEAL)



City Clerk of the City of LeRoy,
McLean County, Illinois

Dated: August 18, 1997.

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR GOLDEN CENTRE SUBDIVISION TO THE CITY OF
LEROY, MCLEAN COUNTY, ILLINOIS

WHEREAS, the Mayor and City Council of the City of LeRoy, McLean County, Illinois, an Illinois municipal corporation, have reviewed the proposed final plat of subdivision for Golden Centre Subdivision to the City of LeRoy; and

WHEREAS, the Mayor and City Council of the City of LeRoy have determined that said final plat meets all requirements of the subdivision code of the City of LeRoy, and that the approval of said proposed final plat is in the best interests of the city and its residents; and

WHEREAS, the Mayor and City Council of the City of LeRoy have not received a bond, proposed bond, irrevocable letter of credit or proposed irrevocable letter of credit in order to determine if the same is in due form and properly executed in satisfaction of the requirements of Section 22.06 (f) 5 of Chapter 22, Subdivisions, of the Municipal Code of the City of LeRoy, Illinois 1975 (as amended),

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of LeRoy, in lawful meeting assembled, as follows:

Section 1: The final plat of Golden Centre Subdivision to the City of LeRoy, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, is hereby approved.

Section 2: The Mayor and City Attorney are hereby authorized to approve and accept on behalf of the city council an appropriate bond or an irrevocable letter of credit, which the city council hereby agrees shall be acceptable in lieu of the completion bond otherwise required in accordance with Section 22.06 (f) 5, of Chapter 22, Subdivisions, of the Municipal Code of the City of LeRoy, 1975 (as amended), and, upon acceptance of an irrevocable letter of credit, should

the same be offered in lieu of the aforesaid completion bond, the requirement for posting of a completion bond shall be deemed waived in reliance on the substitution of the accepted irrevocable letter of credit (in place of the aforesaid completion bond), or should the developer decide to provide a completion bond, then upon the acceptance of the completion bond, in due form as required in accordance with the aforesaid Section 22.06 (f) 5. Until the aforesaid completion bond, or irrevocable letter of credit in substitution therefore, has been provided to the appropriate city officials and approved by them, the city engineer is directed not to release a signed copy of this ordinance nor any signed copies of the subdivision plat (bearing the appropriate signatures of the Mayor and City Clerk and/or other officials as the case may be), and the city engineer is hereby directed not to permit the recording of the subdivision plat until approval of the bond or letter of credit as previously set forth.

Section 3: The City Engineer is further directed not to permit the release of a signed copy of this ordinance nor of any copies of the aforesaid final plat bearing signatures of the appropriate city officials, nor permit recording of said plat, until approval has been given to construction plans for the subdivision infrastructure.

Section 4: The City Engineer is further directed not to permit the release of a signed copy of the subdivision plat, nor of any copies bearing signatures of the appropriate city officials, nor recording of same, until a written agreement, signed and binding for the next 20 years on the developer, current owners of the real estate subject to development, and upon future owners of the real estate subject to development, is given, directed to the City of LeRoy and stating that the developer and current owners will provide an ingress/egress easement to the City of LeRoy or at its direction to the owners of the LeRoy Travel Mart Subdivision property across the proposed "Outlot A" as set forth in the subdivision plat attached hereto and incorporated herein by reference, as said easement may be warranted by appropriate design requirements determined by the Illinois Department of Transportation and/or the City Engineer of the City of LeRoy to provide appropriate access from the nearest public street to LeRoy Travel Mart Subdivision and to the businesses

located on that property contained within the LeRoy Travel Mart subdivision in the event that current public road access is denied as to said properties at some time within the next 20 years.

Section 5. The Mayor and City Clerk are hereby directed to execute all necessary documents and certificates as may be appropriate in order to evidence the approval by the City of LeRoy of the aforesaid proposed final plat, and to cause and direct the developer to record said final plats as may be appropriate to the City for record purposes, all of the aforesaid directions to the Mayor and City Clerk as to executing and delivering documents, and causing documents to be recorded, being meant to be taken in connection with the directions given previously in this ordinance to the City Engineer, as set forth in Sections 2, 3, 4.

Section 6: This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law.

PASSED by the City Council of the City of LeRoy, Illinois, upon the motion by Dave McClelland, seconded by Ron Litherland, by roll call vote on the 18 day of August, 1997, as follows:

Aldermen elected 6 Aldermen present 6

VOTING YAYE:
Ryan Miles, Ron Litherland, Dave McClelland, Dawn Thompson, Dick Oliver
(full names)

VOTING NAY:
W. H. Weber
(full names)

ABSENT, ABSTAIN, OTHER:

(full names)

and deposited and filed in the office of the City Clerk in said municipality on the 18 day of August, 1997.

X Sue Marcum
Sue Marcum, City Clerk of the City of
LeRoy, McLean County, Illinois

APPROVED BY the Mayor of the City of LeRoy, Illinois, this 18 day of

August, 1997.

X Robert Rice
Robert Rice, Mayor of the City of LeRoy,
McLean County, Illinois

ATTEST: (SEAL)

X Sue Marcum
Sue Marcum, City Clerk of the City
of LeRoy, McLean County, Illinois

Exhibit A
(plot)

goes here

STATE OF ILLINOIS)
) SS:
COUNTY OF McLEAN)

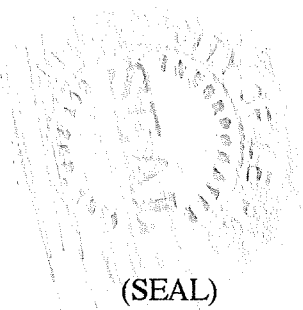
I, Sue Marcum, do hereby certify that I am the duly qualified and acting City Clerk of the City of LeRoy , McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR GOLDEN CENTRE SUBDIVISION TO THE CITY OF
LEROY, MCLEAN COUNTY, ILLINOIS.

I do further certify said ordinance was adopted by the City Council of the City of LeRoy at a regular meeting on the 18 day of August , 1997, and prior to the making of this certificate the said ordinance was spread at length upon the permanent records of said City where it now appears and remains as a faithful record of said ordinance in the record books.

Dated this 18 day of August , 1997.



X Sue Marcum
City Clerk

CERTIFICATE

I, Sue Marcum, certify that I am the duly elected and acting municipal clerk of the City of LeRoy, of McLean County, Illinois.

I further certify that on August 18, 1997, the Corporate Authorities of such municipality passed and approved Ordinance No. 744, entitled:

AN ORDINANCE APPROVING FINAL SUBDIVISION PLAT
FOR GOLDEN CENTRE SUBDIVISION TO THE CITY OF
LEROY, MCLEAN COUNTY, ILLINOIS,

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 744, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on August 18, 1997, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at LeRoy, Illinois, this 18 day of August, 1997.

(SEAL)


Municipal Clerk