



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: John A. Schneider, MPA, Director, Community Development Services Department
Kevin Garcia, AICP, Planner II

DATE: July 30, 2019

SUBJECT: **An Ordinance Approving the Extension of Final Plat Approval
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

Background

Trinitas Development, LLC requests an extension to allow more time to record the Union Gardens Subdivision Final Plat, which was approved by City Council on February 4, 2019 (Ord. No. 2019-02-013). According to the Urbana Subdivision and Land Development Code, final plats must be recorded within 180 days of approval unless City Council grants an extension. Trinitas has not yet closed on the property, and as such, has been unable to record the plat. Trinitas therefore requests an extension to give them more time to close on the property and to record the plat.

Discussion

There are no drawbacks to granting the request for an extension. If the extension is not granted, Trinitas would be required to resubmit the Union Gardens Final Plat, which would require a new hearing at City Council and would require additional staff time to process the case.

Options

City Council has the following options:

- a. Approve the requested one year extension of the final plat; or
- b. Deny the requested one year extension of the final plat.

Recommendation

Staff recommends that City Council **APPROVE** a one-year extension of the final plat approval for the Union Gardens Subdivision.

Attachments: Exhibit A: Request for Extension

cc: Kimberly Hansen, Trinitas Development LLC

ORDINANCE NO. 2019-08-042

**AN ORDINANCE APPROVING THE EXTENSION OF FINAL PLAT APPROVAL
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

WHEREAS, On February 4, 2019, the Urbana City Council approved the Final Plat for the Union Gardens Subdivision in Plan Case 2364-S-18 under Ordinance No. 2019-02-013; and,

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and,

WHEREAS, Ordinance No. 2019-02-013 was approved February 4, 2019, and signed by the Mayor on February 5, 2019; and,

WHEREAS, due to unforeseen circumstances, the final plat for Union Gardens Subdivision has not yet been recorded with the Champaign County Recorder; and,

WHEREAS, a one-year extension of the approval for the Union Gardens Subdivision Final Plat as approved in Ordinance No. 2019-02-013 has been requested.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Final Plat approval for the Union Gardens Subdivision, approved under Ordinance No. 2019-02-013, is hereby extended for an additional one-year period commencing from the expiration of the original 180-day approval period.

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 ___ day of _____, _____.

AYES:

NAYS:

ABSTENTIONS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this ___ day of _____, _____.

Diane Wolfe Marlin, Mayor



TRINITAS

July 23, 2019

John A. Schneider
Community Development Director
City of Urbana
400 S Vine Street
Urbana, IL 61801

Dear Mr. Schneider:

Trinitas would like to request a 1 year extension to record the Union Gardens Final Plat, which was approved by the City of Urbana City Council on February 4, 2019. Due to unforeseen circumstances, closing on the Union Gardens property is taking longer than expected and closing on the property must occur before we record the final plat. Since we will not be able to close on the property before the 180 day recording deadline expires, we are requesting an extension from August 4, 2019 to August 4, 2020. This additional time will allow Trinitas to continue to work through closing on the property prior to recordation of the plat.

If you need any additional information regarding this request, please contact me at khansen@trinitas.ventures.

Sincerely,

Kimberly L. Hansen
Manager, Design & Development
Trinitas Ventures