

**CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3561**

**AN ORDINANCE APPROVING THE WALNUT RIDGE ESTATES PHASE 1
FINAL SUBDIVISION PLAT**

WHEREAS, the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the City executed an annexation agreement with the owner/developer of the subject property, Walnut Ridge Development 1, Inc. (“Owner”), on January 2, 2018, thereby approving the terms of annexation, R-2 zoning designation, and site development plans for the subject property; and

WHEREAS, the City Council approved the preliminary subdivision plat of Walnut Ridge Estates Subdivision on June 18, 2018; and

WHEREAS, the Columbia Plan Commission recommended approval of the Walnut Ridge Estates Phase 1 Final Plat on October 12, 2020, subject to the completion of certain items outlined in a letter from City staff dated September 24, 2020; and

WHEREAS, the Owner requested in writing that City Council approve a performance guarantee securing completion of the items outlined in said letter from City staff; and

WHEREAS, the City Council considered and adopted Ordinance No. 3560 on this day, which approved said performance guarantee by way of irrevocable letter of credit.

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

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated 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 City Council hereby re-approves the Walnut Ridge Estates Preliminary Subdivision Plat originally approved by Ordinance No. 3412 on June 18, 2018.

Section 3. The City Council hereby adopts the findings and recommendation of the Plan Commission and approves the Walnut Ridge Estates Phase 1 Final Plat, which is legally described and depicted on the plat attached hereto.

Section 4. The Mayor shall be authorized to sign the final plat acknowledging the City's approval, and the City Clerk shall be authorized to attest the same, upon being notified by City staff that all required documentation has been executed and submitted to the City.

Section 5. The City hereby accepts ownership of all dedications of street rights-of-way and municipal and public utility easements, by way of subdivision plat dedication, as indicated and depicted on the attached plat document.

Section 6. Upon approval and acceptance of the City Engineer, the City hereby accepts dedication and ownership of the tangible personal property, good and chattels comprising the capital infrastructure improvements within the dedicated rights-of-way and easements (including water distribution system, sanitary sewer) by bill of sale, the receipt and sufficiency of which is hereby acknowledged by the City Council.

Section 7. This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

PASSED by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 15th day of March 2021, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Ebersohl, Agne, Niemietz, Roessler, Huch, Holtkamp, Martens, and Riddle.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

APPROVED:


EUGENE J. EBERSOHL, Mayor

ATTEST:


WESLEY J. HOEFFKEN, City Clerk

(SEAL)