



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, City Planner / Director

DATE: September 22, 2005

SUBJECT: Plan Case No. 1953-S-05. Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A

Introduction

This case is a request by Apcon Corporation and Chicago Title Land Trust Company as Trustee of Trust No. 131-1223 and Trust No. 131-0980 for approval of a Final Plat of Major Subdivision called North Lincoln Avenue Industrial Park Subdivision #2A located at the terminus of Saline Court Urbana, IL. The future street address will be 1001 West Saline Court.

This case is a one lot major subdivision and will go to the Urbana City Council for approval at a Special Meeting on Monday the 26th of September. The proposed Final Plat substantially conforms to the Preliminary Plat approved in 2002. Because of that, and because no additional waivers from the subdivision regulations are being requested, the Subdivision and Land Development Code allows it to be approved by the City Council without receiving Plan Commission recommendation (Section 21-5(c), as amended by Ordinance No. 9495-62).

At the Special Meeting on September 26 2005, City Council will also consider an annexation agreement; including a rezoning and granting of a Special Use Permit for the proposed operation, at the adjacent 13.843 acre tract of land owned by Emulsicoat to the west of the subject site (see attached map). That property, called Tract "A", is located outside the City limits in unincorporated Champaign County. Final action on all these related requests will be at the City Council Special meeting. At a later date there will be another subdivision case that will join the subject property Lot 204 to Tract "A" to the west. All of the plan cases and City approvals are interdependent.

Background

Emulsicoat, Inc. is the prospective owner for this property and has submitted a petition for a Special Use Permit to allow an asphalt blending, storage and distribution plant on this 10.94 acre subject site known as Lot 204 of North Lincoln Avenue Industrial Park #2A. The subject property is located in Urbana's IN Industrial Zoning District. Asphalt blending, storage and distribution plants are not listed within the Table of Uses in the Urbana Zoning Ordinance. Such "*Other Industrial Uses*" may be permitted in the IN Industrial zoning district under the provisions of Special Use Permit review.

Emulsicoat currently has operations at 705 E. University Avenue in Urbana. The company operations are dependent on the availability of railway transport services to supply raw materials and deliver their heated liquid asphalt products which are used in pavement surfacing and hot mixing of road asphalt aggregate. The University Avenue site is currently served by a rail spur that has only one other customer. Because the rail line has few customers and a low number of train trips per week, it may become uneconomical for the rail company to provide service. Emulsicoat is making appropriate plans by seeking this new location that has improved transportation access. In addition, Emulsicoat is interested in moving some of their operations to a location that does not have proximate residential uses. The current location is adjacent to residential neighborhoods which can result in occasional complaints and a higher level of mitigation requirements for odor reduction.

The approval of this subdivision and related cases will facilitate a Land Trade Agreement between MACC of Illinois, Inc., and Emulsicoat, Inc. so that Emulsicoat can operate its plant on Lot 204 fronting Saline Court and partly on Tract "A" to the west which is adjacent to a rail line.

Discussion

As with any request for a final subdivision plat, the proposed plat has been sent to the appropriate agencies for their review and approval. All comments were due prior to the time of City Council final action on the plat. Staff has received no negative comments on this case.

Land Use and Zoning

The site is located west of Lincoln Avenue and the Saline Branch drainage ditch. Immediately to the south is the Central Waste Transfer facility. To the east is an un-platted tract of land owned by MACC of Illinois, Inc. Immediately to the west is Tract "A" which is owned by the petitioners. Under an Annexation Agreement with the City, the petitioners propose to annex that property to the City. As part of the annexation agreement the City will consider rezoning from County AG-2 Agriculture to City IN Industrial in Plan Case 1954-M-05. Also as part of the Annexation Agreement the City will consider granting a Special Use Permit to allow the petitioners asphalt plant to occupy part of that tract. The petitioners will then file to create a subdivision combining that Tract "A" with the subject Lot 204.

The proposed development is consistent with the requirements of the IN, Industrial zoning districts. The proposed development is also consistent with the 2005 Urbana Comprehensive Plan future land use designation of the area as IN, Industrial.

Access

The design and construction plans for Saline Drive have been reviewed and approved by the Urbana Public Works Department.

Utilities

The plat conforms to all requirements for necessary utilities.

Drainage and Sewers

The City Engineering Division and Community Development Building Safety Division have reviewed preliminary plans and found no deficiencies. Final plans including provisions for stormwater, erosion, and site drainage must be approved by the City Engineer. The Beaver Lake Drainage District was also included among the reviewers of the plat and has made no comment

as of this writing.

Waivers

The original Preliminary Plat for North Lincoln Avenue Industrial Park (NLAIP) included waivers that did not apply to this area. The Final Plat of NLAIP Subdivision #2 which left the subject area un-platted had a waiver deferring a decision on the extension of Saline Court to the north property line until development took place on the property to the north. That waiver remains in effect for this Final Plat of NLAIP Subdivision #2A. The extension of Saline Court is unnecessary at this time because there is no immediate development pressure on the adjoining tract of land which is in agricultural use. In addition a 5-foot wide sidewalk will be required only on one side of Saline Court. Future access to that tract will probably come from the east or north. This Final plat request does not include any additional requests for waivers or variances.

Summary of Findings

1. On May 20, 2002 the Urbana City Council approved a revised Preliminary Plat for North Lincoln Avenue Industrial Subdivision under Ordinance No. 2002-05-050. Council also approved a Final Plat for North Lincoln Avenue Industrial Subdivision #2 under Ordinance No. 2002-05-051. The requested final plat is consistent with the provisions of these ordinances as it relates to the road network, access, drainage and utilities.
2. The submitted Final Plat is consistent with the previously approved Preliminary Plat for North Lincoln Avenue Industrial Subdivision.
3. The Final Plat is consistent with the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted. Waivers include the deferral of extending Saline Court, and a 5-foot sidewalk is required on only one side of Saline Court.
4. There are no additional requested waivers to the Urbana Subdivision and Land Development Code.
5. The proposed Final Plat is consistent with the 2005 Comprehensive Plan land use designations for the site.

Options

The City Council has the following options for this case. In Plan Case 1953-S-05, the City Council may:

- a. Approve of the proposed final plat.
- b. Deny the proposed final plat.

Staff Recommendation

Staff recommends that the City Council approve the requested final plat for Plan Case 1953-S-05.

Prepared by:

Paul Lindahl, Planner I

Attachments:

Draft Ordinance Approving a Final Plat
Draft Final Plat for North Lincoln Avenue Industrial Park Subdivision #2A
Preliminary Plat NLAIP and Final Plat NLAIP #2A Subdivision Waivers
Ordinance No. 2002-05-050 (Preliminary Plat Approval)
Ordinance No. 2002-06-051 (Final Plat Approval NLAIP #2)
Approved Preliminary Plat for North Lincoln Avenue Industrial Park Subdivision

Cc:

Emulsicoat, Inc. Attn: Rick Beyers, 705 E. University Ave. Urbana, IL 61802	Apcon Corp. Attn: John Peisker 2906 N. Oak Street P.O. Box 848 Urbana, IL 61803
Daily & Associates, Engineers, Inc. Attn: Thomas Jordan 1610 Broadmoor Drive Champaign, IL 61821	Thomas, Mamer & Haughey, LLP Attn: James Green P.O. Box 560 Champaign, IL 61824-0560
Shirley Squires 3913 N. Lincoln Avenue Urbana, IL 61803	Blake Weaver 130 W. Main Urbana, IL 61801
Ken Mathis Somerset Township Supervisor 2808 N. Lincoln Avenue Urbana, IL 61803	Rick Wolken Somerset Township Road District Commissioner 2294 County Road, 1600 East Urbana, IL 61802

ORDINANCE NO. _____

An Ordinance Approving A Final Subdivision Plat
(Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A - Plan
Case No. 1953-S-05)

WHEREAS, Emulsicoat, Inc. has submitted a Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A is consistent with the Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision, and a Final Plat for North Lincoln Avenue Industrial Subdivision #2, approved May 20, 2002 by the Urbana City Council under Ordinance No. 2002-05-050, and Ordinance No. 2002-05-051 respectively; and,

WHEREAS, The Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A complies with the Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted; and,

WHEREAS, The City Engineer has reviewed and approved the Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A,

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

Section 1. The Final Plat of North Lincoln Avenue Industrial Park Subdivision #2A attached hereto is hereby approved as platted.

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 _____, 2005.

AYES:

NAYS:

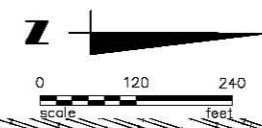
ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2005.

Laurel Lunt Prussing, Mayor

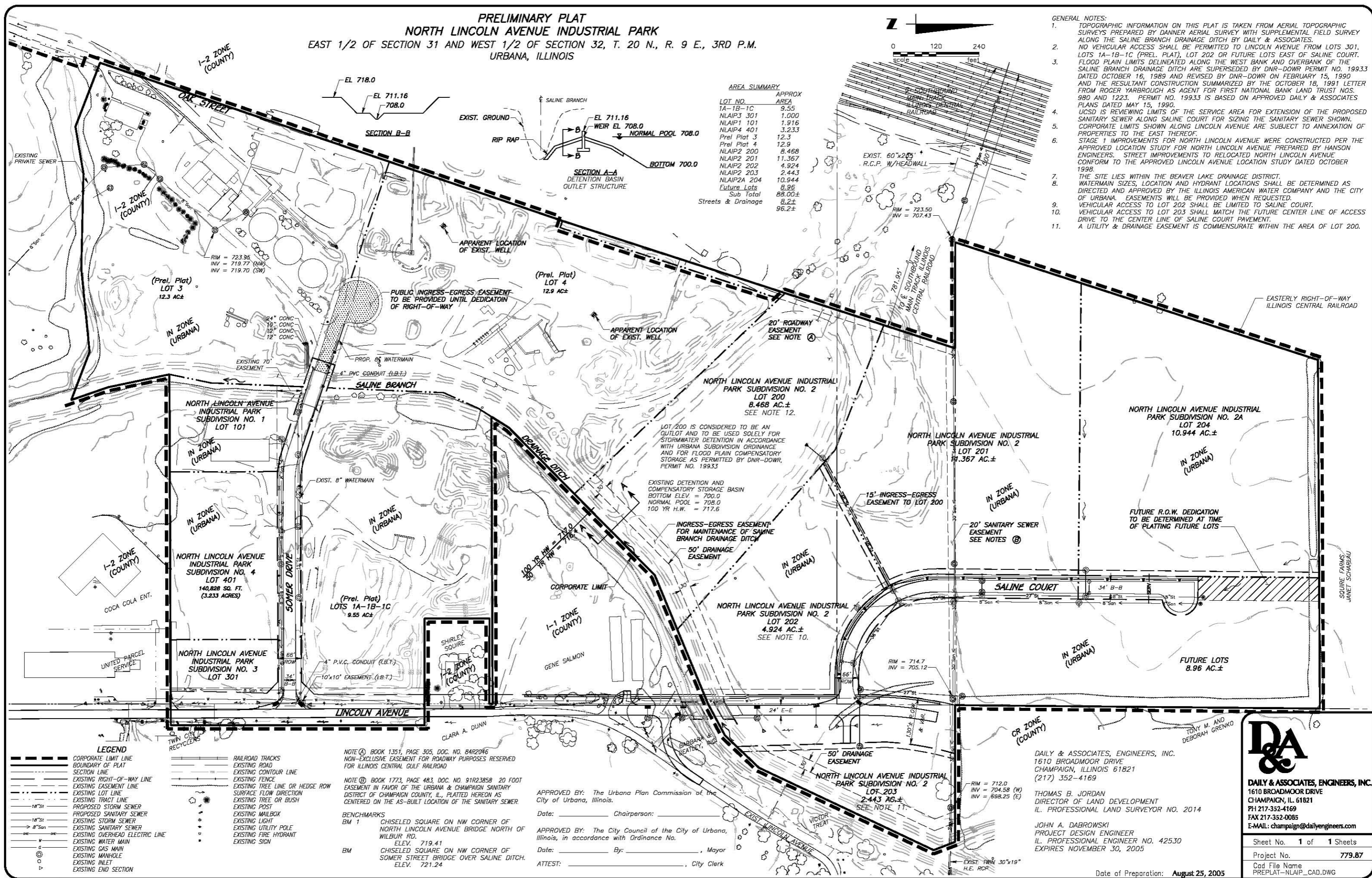
PRELIMINARY PLAT
NORTH LINCOLN AVENUE INDUSTRIAL PARK
 EAST 1/2 OF SECTION 31 AND WEST 1/2 OF SECTION 32, T. 20 N., R. 9 E., 3RD P.M.
 URBANA, ILLINOIS



- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION ON THIS PLAT IS TAKEN FROM AERIAL TOPOGRAPHIC SURVEYS PREPARED BY DANNER AERIAL SURVEY WITH SUPPLEMENTAL FIELD SURVEY ALONG THE SALINE BRANCH DRAINAGE DITCH BY DAILY & ASSOCIATES.
 2. NO VEHICULAR ACCESS SHALL BE PERMITTED TO LINCOLN AVENUE FROM LOTS 301, LOTS 1A-1B-1C (PREL. PLAT), LOT 202 OR FUTURE LOTS EAST OF SALINE COURT. FLOOD PLAIN LIMITS DELINEATED ALONG THE WEST BANK AND OVBANK OF THE SALINE BRANCH DRAINAGE DITCH ARE SUPERSEDED BY DNR-DOWR PERMIT NO. 19933 DATED OCTOBER 16, 1989 AND REVISED BY DNR-DOWR ON FEBRUARY 15, 1990 AND THE RESULTANT CONSTRUCTION SUMMARIZED BY THE OCTOBER 18, 1991 LETTER FROM ROGER YARBROUGH AS AGENT FOR FIRST NATIONAL BANK LAND TRUST NOS. 980 AND 1223. PERMIT NO. 19933 IS BASED ON APPROVED DAILY & ASSOCIATES PLANS DATED MAY 15, 1990.
 3. UCSD IS REVIEWING LIMITS OF THE SERVICE AREA FOR EXTENSION OF THE PROPOSED SANITARY SEWER ALONG SALINE COURT FOR SIZING THE SANITARY SEWER SHOWN. CORPORATE LIMITS SHOWN ALONG LINCOLN AVENUE ARE SUBJECT TO ANNEXATION OF PROPERTIES TO THE EAST THEREOF.
 4. STAGE 1 IMPROVEMENTS FOR NORTH LINCOLN AVENUE WERE CONSTRUCTED PER THE APPROVED LOCATION STUDY FOR NORTH LINCOLN AVENUE PREPARED BY HANSON ENGINEERS. STREET IMPROVEMENTS TO RELOCATE NORTH LINCOLN AVENUE CONFORM TO THE APPROVED LINCOLN AVENUE LOCATION STUDY DATED OCTOBER 1998.
 5. THE SITE LIES WITHIN THE BEAVER LAKE DRAINAGE DISTRICT.
 6. WATERMAIN SIZES, LOCATION AND HYDRANT LOCATIONS SHALL BE DETERMINED AS DIRECTED AND APPROVED BY THE ILLINOIS AMERICAN WATER COMPANY AND THE CITY OF URBANA. EASEMENTS WILL BE PROVIDED WHEN REQUESTED.
 7. VEHICULAR ACCESS TO LOT 202 SHALL BE LIMITED TO SALINE COURT.
 8. VEHICULAR ACCESS TO LOT 203 SHALL MATCH THE FUTURE CENTER LINE OF ACCESS DRIVE TO THE CENTER LINE OF SALINE COURT PAVEMENT.
 9. A UTILITY & DRAINAGE EASEMENT IS COMMENSURATE WITHIN THE AREA OF LOT 200.

AREA SUMMARY

LOT NO.	APPROX AREA
1A-1B-1C	9.55
NLAIP3 301	1,000
NLAIP1 101	1,916
NLAIP4 401	3,233
Prel Plat 3	12.3
NLAIP2 200	8,468
NLAIP2 201	11,367
NLAIP2 202	4,924
NLAIP2 203	2,443
NLAIP2A 204	10,944
Future Lots	8.96
Sub Total	88,00±
Streets & Drainage	8.2±
	96.2±



- LEGEND**
- CORPORATE LIMIT LINE
 - BOUNDARY OF PLAT
 - SECTION LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING EASEMENT LINE
 - EXISTING LOT LINE
 - EXISTING TRACT LINE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING MANHOLE
 - EXISTING INLET
 - EXISTING END SECTION
 - RAILROAD TRACKS
 - EXISTING ROAD
 - EXISTING CONTOUR LINE
 - EXISTING FENCE
 - EXISTING TREE LINE OR HEDGE ROW
 - SURFACE FLOW DIRECTION
 - EXISTING TREE OR BUSH
 - EXISTING POST
 - EXISTING MAILBOX
 - EXISTING LIGHT
 - EXISTING UTILITY POLE
 - EXISTING FIRE HYDRANT
 - EXISTING SIGN

NOTE (A) BOOK 1351, PAGE 305, DOC. NO. 84R2046
 NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES RESERVED FOR ILLINOIS CENTRAL GULF RAILROAD

NOTE (B) BOOK 1773, PAGE 483, DOC. NO. 91R23858 20 FOOT EASEMENT IN FAVOR OF THE URBANA & CHAMPAIGN SANITARY DISTRICT OF CHAMPAIGN COUNTY, IL, PLATTED HEREON AS CENTERED ON THE AS-BUILT LOCATION OF THE SANITARY SEWER.

BENCHMARKS
 BM 1 CHISELED SQUARE ON NW CORNER OF NORTH LINCOLN AVENUE BRIDGE NORTH OF WILBUR RD. ELEV. 719.41
 BM CHISELED SQUARE ON NW CORNER OF SOMER STREET BRIDGE OVER SALINE DITCH. ELEV. 721.24

APPROVED BY: The Urbana Plan Commission of the City of Urbana, Illinois.
 Date: _____ Chairperson: _____

APPROVED BY: The City Council of the City of Urbana, Illinois, in accordance with Ordinance No. _____
 Date: _____ By: _____ Mayor
 ATTEST: _____ City Clerk

DAILY & ASSOCIATES, ENGINEERS, INC.
 1610 BROADMOOR DRIVE
 CHAMPAIGN, ILLINOIS 61821
 (217) 352-4169

THOMAS B. JORDAN
 DIRECTOR OF LAND DEVELOPMENT
 IL. PROFESSIONAL LAND SURVEYOR NO. 2014

JOHN A. DABROWSKI
 PROJECT DESIGN ENGINEER
 IL. PROFESSIONAL ENGINEER NO. 42530
 EXPIRES NOVEMBER 30, 2005

TONY M. AND DEBORAH GRENKO

D&A

Sheet No. 1 of 1 Sheets
 Project No. 779.B7
 Cad File Name PREPLAT-NLAIP_CAD.DWG
 Date of Preparation: August 25, 2005