



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director/City Planner

DATE: July 13, 2006

SUBJECT: Plan Case No. 2003-S-06, Preliminary and Final Plat of Gateway Subdivision

Introduction

Five Points Realty, LLC has requested approval of a Preliminary and Final Plat of Subdivision called Gateway Subdivision. The proposed 8.26 acre subdivision is located at the northwest corner of University and Cunningham Avenues. The subdivision will consist of 5 commercial lots, including one large shopping center lot and four outlots fronting University Avenue. The development will be called Gateway Shops at Five Points West. This case is related to the other two Gateway cases on the City Council agenda for July 17th but is not dependent on them for approval.

The Urbana Plan Commission heard the case on July 6, 2006 and voted unanimously 7-0 to recommend approval of Gateway subdivision.

Background

There have been two recent minor replats at the subject location. One was necessary to delineate a section of land for environmental review purposes, and the second was to facilitate an land exchange between the Urbana Park District and the developers. These subdivisions were preliminary steps toward the redevelopment of this site.

The intersection of Cunningham Avenue and University Avenue is an important gateway to Urbana's downtown business area. The intersection has one of the highest traffic counts in the county is therefore an important location for development of auto oriented mixed commercial uses. This site is identified in the Urbana Downtown Strategic Plan as an important intersection for economic redevelopment.

The site is the current location of O'Brien Auto Park which will be moving to a new location in Urbana on north Cunningham Avenue at the end of July. All existing structures on the subject site will be demolished and the new Gateway shopping center constructed.

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. No significant concerns remain.

Land Use and Zoning

The majority of the Gateway Subdivision is zoned B-3, General Business. A narrow strip of land 55 feet wide on the north of the large shopping center lot is currently zoned CRE, Conservation Recreation Education and is proposed to be rezoned to B-3, General Business in a related case to be heard at the same hearing as the subdivision case. In addition a Special Use Permit case will be heard for the development of a shopping center / planned unit development on the site.

To the north of the proposed subdivision is Park District owned property used for overflow parking at special events in Crystal Lake Park. To the north of that are single-family homes facing Crystal Lake Drive. Properties adjacent to the subdivision that surround the intersection of Cunningham and University Avenues are zoned B-3, General Business and B-4, Central Business. To the northwest across Broadway Avenue are Crystal Lake Park zoned CRE, Conservation-Recreation-Education and properties facing north on Park Street zoned R-5, Medium High Density Multiple Family Residential. The Gateway Subdivision proposal is consistent with the 2005 Comprehensive Plan which shows a Future Land Use Map designation of Regional Business for the area.

Access

Access to the subdivision will be from Cunningham Avenue, University Avenue and Broadway Avenue. Access from Cunningham Avenue will be via a southbound right in - right out only entryway. Access from University Avenue will be via a westbound right in - right out only entryway. At Broadway Avenue the entrance will line up with the end of Park Street and traffic will be allowed to enter and exit from north, south, and west. The developer's engineers have conducted a traffic impact study that has been reviewed and meets the approval of the City Engineer. IDOT has also approved the plan for access points into the subdivision.

Drainage

Drainage within the development will be conveyed to the north into the Saline Branch via a storm sewer line. In extreme storm events excess water will be diverted to the west to Crystal Lake via another storm drain. There is a 1988 stormwater agreement between a former land owner (which obligates future owners) and the Park District that outlines the details of diversion of stormwater into the lake. Initial drainage design engineering and calculations have met the approval of the City Public Works Department and the City Engineer. The final design has not yet been reviewed but

again must meet the approval of the City Engineer. The Urbana Park District submitted a letter at the July 6th Plan Commission hearing asking that the approval of the plat be conditioned on the joint approval of final stormwater and drainage plans by the Park District's consulting engineers and the City Engineer. The Park District wanted to ensure that the development will not cause ponding of water on the property they own to the north which is used as a parking area for events in Crystal Lake Park. At the Plan Commission hearing, the developer's engineer stated that an 18-inch diameter drain tile will be installed under the Park District's property to ensure that water drains as quickly as possible.

Utilities

All the necessary utilities are available adjacent to the site. The plats have been reviewed by the appropriate agencies. Identified on the plat are existing public utility easements that will be vacated and new easements that will take effect upon recording of the plat. There remain some minor administrative issues of negotiation between the developers and utility companies as to location of new easements and timing of vacation of old easements.

Waivers

The petitioners have not requested any waivers of subdivision regulations.

Summary of Findings

On July 6, 2006 the Urbana Plan Commission adopted the following findings related to the request.

1. The proposed Preliminary and Final Plat of Gateway Subdivision is consistent with the 2005 Comprehensive Plan Future Land Use designations for the site.
2. The proposed Preliminary and Final Plat of Gateway Subdivision is consistent with existing and requested zoning designations for the site.
3. The proposed Preliminary and Final Plat meets the requirements of the Urbana Subdivision and Land Development Code.
4. There are no requested waivers.

Options

The City Council has the following options for this case. In Plan Case 2003-S-06, the City Council may:

- a. Approve of the proposed Preliminary and Final Plat.
- b. Deny the proposed Preliminary and Final Plat. If denied the City Council must state findings whereby the plat was found to be deficient.

Recommendation

The Urbana Plan Commission unanimously voted to recommend **approval** of the requested Preliminary and Final Plat of Gateway Subdivision in Plan Case 2003-S-06. Staff concurs with this recommendation.

It should be noted that the site engineering and drainage plans of any subdivision must meet the requirements of the Subdivision and Land Development Code as well as the City Engineer. Prior to voting the Plan Commission did not add a condition to its recommendation that the drainage plan be approved by the Park District's consulting engineer however the developers as well as the City Planning and Engineering departments intend to continue to involve the Park Districts engineers to ensure the plans meet the requirements.

Prepared by:

Paul Lindahl, Planner I

Attachments:

Draft Ordinance approving the Preliminary and Final Plat of Gateway Subdivision Plat
Draft Minutes of the July 6, 2006 Plan Commission meeting

Common Exhibit Packet for Gateway Shops at Five Points West Plan Cases:

2003-S-06, Gateway Subdivision

2003-M-06, Gateway Shops at Five Points West Rezoning

2003-SU-06, Gateway Shops at Five Points West Special Use Permit

Cc:

Petry Properties, LLC
Attn: Kristin Dressel
102 E. Main Street
Urbana, IL 61801

Foth & Van Dyke Daily Division
Attn: Tom Jordan
1610 Broadmoor Drive
Champaign, IL 61821

Meyer Capel Law Offices
Attn: Jenny Park
306 West Church Street
Post Office Box 6750
Champaign, IL 61826-6750

Urbana Park District
Attn: Vicki Mayes
303 West University
Avenue
Urbana, Illinois 61801

Law Offices of Betsy Wong
115 North Neil Street
Champaign, IL 61820

Berns, Clancy & Associates
Attn: Tom Berns
405 East Main Street
Urbana, IL 61801

Kitty Ford
201 Crystal Lake Drive
Urbana, IL 61801

ORDINANCE NO. 2006-07-103

An Ordinance Approving A Preliminary and Final Subdivision Plat
(Gateway Subdivision - Plan Case No. 2003-S-06)

WHEREAS, Five Points Realty, LLC has submitted a Preliminary and Final Plat of Gateway Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The Preliminary and Final Plat of Gateway Subdivision is consistent with specific requirements and provisions of the Redevelopment Agreement between the City of Urbana and Five Points Realty, LLC which was adopted by the City of Urbana on February 14, 2005 and,

WHEREAS, The Preliminary and Final Plat of Gateway Subdivision meets the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, the Preliminary and Final Plat of Gateway Subdivision complies with the City of Urbana's Comprehensive Plan; and

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plat of Gateway Subdivision.

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

Section 1. The Preliminary and Final Plat of Gateway Subdivision 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 _____, 2006.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2006.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ____ day of _____, 2006, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Preliminary and Final Subdivision Plat (Gateway Subdivision - Plan Case No. 2003-S-06)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2006, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2006.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: July 6, 2006

TIME: 7:30 P.M.

PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Ben Grosser, Lew Hopkins, Michael Pollock, Marilyn Upah-Bant, James Ward, Don White

MEMBERS EXCUSED: Bernadine Stake

STAFF PRESENT: Robert Myers, Planning Manager; Matt Wempe, Planner II; Paul Lindahl, Planner I; Tom Carrino, Economic Development Manager; Tony Weck, Community Development Services Secretary; Gale Jamison, Assistant City Engineer

OTHERS PRESENT: Catherine Connor, Kris Dressel, Rick Ford, Kitty Ford, Tom Jordan, Chris Manrique, Vicki Mayes, Joe Petry, Susan Taylor, Jeff Tock, Bill Sheridan, Matt Varble

Plan Case No. 2003-S-05 – A request by Five Points Realty, LLC for approval of a Preliminary and Final Plat of Gateway Subdivision located at the northwest corner of University and Cunningham Avenues.

Plan Case No. 2003-M-06 – A request by Five Points Realty, LLC for Gateway Shops at Five Points West to rezone part of 604 North Broadway Avenue from CRE, Conservation-Recreation-Education Zoning District, to B-3, General Business Zoning District.

Plan Case No. 2003-SU-06 – A request by Five Points Realty, LLC for a special use permit for Gateway Shops at Five Points West to allow a Shopping Center/ Planned Unit Development at 104 East University Avenue and 604 North Broadway Avenue in the B-3, General Business Zoning District.

Mr. Lindahl presented the request for a subdivision plat. He began by giving a brief background of the proposed site and discussed the land use and zoning of the site, access to the proposed subdivision, drainage on site and the utilities for the proposed site. He summarized staff findings and read the options of the Plan Commission. He stated that staff recommended approval of the preliminary and final plat of Gateway Subdivision as requested.

Mr. Myers continued with staff's presentation for the special use permit that relates to the entire proposed development project. He reiterated the current and proposed land uses and zoning designations of the proposed site. He talked about the screening, parking, site amenities and signage for the proposed use. He discussed the requirements for a special use permit according to Section VII-4 of the Urbana Zoning Ordinance. He read the options of the Plan Commission regarding the special use permit request. He stated that staff recommended the following:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommended that the Urbana Plan Commission recommend approval of the Special Use Permit to the Urbana City Council with the following conditions for approval:

- 1. The development shall be constructed in general conformance to the site plan layout submitted as part of the application. Any substantial change to the layout other than outlots shall require additional review and approval from the Urbana Plan Commission and Urbana City Council. The Zoning Administrator shall have the power to approve minor plan changes in order for the project to comply with City regulations including Building, Fire, and Site Development Codes.*
- 2. The design and appearance of Retail Buildings A & B shall be in substantial conformance to the illustrations submitted as part of the application.*
- 3. Site amenities to be installed by the developer, such as benches, light poles, pavers, trash receptacles, and planters, shall be in substantial conformity with the location, quality, and design of those submitted with the application. The Zoning Administrator shall have the power to approve changes which are essentially equivalent in quality.*
- 4. The prospective layout of development for Outlots 1-4 is illustrative only and may be varied provided that their development meets the general standards of the Urbana Zoning Ordinance.*

Mr. Myers went on to present the rezoning request. He explained the purpose for the rezoning request, which is to rezone a 55-foot wide strip of land on the north side of the property to be consistent with the remainder of the property that Five Points Realty, LLC plans to redevelop into the Gateway Shops. Five Points Realty purchased this tract of land from the Urbana Park District. He stated that staff believes that the rezoning request meets the La Salle National Bank factors. In summary, City staff recommended the following:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, City staff recommended that the Plan Commission forward Plan Case No. 2003-M-06 to the Urbana City Council with a recommendation for approval.

Mr. Hopkins remarked that the land exchange implied that the Urbana Park District now owns some property that is currently zoned B-3. He asked if this parcel would be rezoned to CRE. Mr. Lindahl replied not at this time. Mr. Myers added that it would make sense to rezone this parcel as well and that they would cooperate with the Urbana Park District to do so.

Mr. Pollock noted that there was a giant mountain of dirt covering both the parcel to be rezoned to B-3 and the property that the Urbana Park District still owns. Would that area be returned to a grassy area? Mr. Lindahl answered by saying that the grassy area covered with dirt will essentially be returned to grass including the area that had been traded from Five Point Realty, LLC. The asphalt on the land exchanged to the Park District would be removed.

Tom Jordan, representative of Foth & Van Dyke Daily Division, thanked City staff for working cooperatively with them as the proposed project developed.

He stated that the intent of the subdivision plat is to vacate the existing "spaghetti" network of utility easements that run across the proposed site and use a mechanism to vacate them upon the recording of the plat.

He mentioned that there would be a couple of access points that come down from Lot 100 and join Cunningham Avenue and University Avenue. He stated that they worked for approval of these access locations with the Illinois Department of Transportation (IDOT) and with the City of Urbana in making plans.

He talked about the traffic count for University and Cunningham Avenues. He pointed out that they are in an order of magnitude similar to what they are on Interstate 74. So, the developer is very sensitive to the continued function of this intersection as this project developed.

Mr. Pollock commented that the two access points on University and Cunningham Avenues would be right in and right out only. Would there be an entrance turn lane on either of these? Will drivers be able to pull off to the side before making that right turn or will they be turning right from those two lanes. Mr. Jordan stated that access to the south is already in a turn lane. The one on the north side is at the northern end of a turn lane. In conjunction with IDOT, they located the access points as strategically as they could.

Mr. Pollock wondered if Mr. Jordan felt there were any safety concerns with the number of vehicles turning right into the proposed development. Mr. Jordan said no. The main safety problem was addressed not within the confines of the right-of-way itself, but off the right-of-way. Their concern was to build a parking area with entrances that would not allow a driver to pull in, see a parking space and stop. This could back traffic up and cause an accident. So, what they did was extend the access driveway that joins University Avenue, and they extended an access lane all the way to the north-south isle off of Cunningham Avenue, so this could not occur. On Broadway Avenue, they have an access lane that wraps around the north side of Lot 101 and will funnel traffic all the way into the interior of the site, so that there would not be traffic backing up.

Chair Pollock asked if to get to that throat, then vehicles will be turning directly from one of the two lanes of travel. Mr. Jordan said that is correct.

Mr. Jordan felt that staff had adequately addressed the Goals and Objectives of the 2005 Comprehensive as they relate to the proposed development. He mentioned that it is Five Points Realty's intent to submit final construction plans to the Urbana Public Works, to the Urbana Park District, and to other agencies next week. It is their intent to select a contractor about July 24th. He pointed out that O'Brien Auto Park plans to abandon its use of the site by the end of July. Five Points Realty has a demolition contractor that will pull in on August 2nd and begin demolition of the existing buildings. The demolition process is expected to take four to six weeks. Concurrently with the demolition, the dirt pile will disappear because it will be used to build up the site.

The issue of drainage is important. The Urbana Code calls for treatment of a rainfall from a 50-year return frequency. The pipe that discharges straight north to the Saline Branch, in addition to another pipe that will be constructed to discharge into the overflow pipe into Crystal Lake Park with a sediment trap, are designed to take the intensity of a 50-year event. So, a 50-year event will go to the adjacent waterway and stream bed. Across the Park District's property an additional 18-inch storm sewer line will be constructed. When the waterway in the Saline Branch drops down, then the Park District property will have an additional conduit. In theory and in calculation, the dewatering time for the Park District tract to the north will be at or less than what it is today.

Mr. Jordan mentioned that they planned to complete the site work in the fall of this year.

Mr. Grosser inquired if the regarding would bring the ground level up to the same level as University Avenue. Mr. Jordan answered by saying that the ground level of the entire proposed site would actually be slightly higher than the lowest spot in University Avenue.

Mr. Grosser asked what the outlots would look like until they are developed. Would they be covered in grass? Mr. Jordan replied that there is very strong interest in the outlots, so their plans call for temporary seeding and mulching, but it will not be permanent. It is his expectation that even the seeding will not have enough time to start growing before development is eminent on the outlots.

Chairman Pollock asked if anyone in the audience wished to speak on these applications.

Kitty Ford, of 201 Crystal Lake Drive, wondered why the land that is being given to the Urbana Park District is not being rezoned at this time. City staff and the petitioner were concerned about getting the proposed rezoning on the docket, because the proposed parcel has to be rezoned to B-3 in order for the petitioner to be able to build a shopping center on it. It is not absolutely necessary to rezone the portion of land that is zoned B-3 which now belongs to the Park District. The Park District's intent is to use it for overflow parking, and they can do so whether it is zoned CRE, Conservation-Recreation-Education, or B-3, General Business.

Ms. Ford expressed concern about Five Points wanting more land in the future. Since this specific portion of land is already zoned B-3, then no one would know if Five Points purchased the land back from the Urbana Park District. Mr. Myers assured her that City staff would work with the Park District to rezone this portion of land to CRE zoning designation.

Ms. Ford wanted to know when the pile of dirt would disappear. Chair Pollock stated that he would ask the petitioner.

Ms. Ford expressed her concern about the drainage. Chair Pollock explained that the petitioner planned to put an additional pipe down the middle of the Park District's property to the north of the proposed site to help with the drainage.

Ms. Ford understood that there would be a fence along the back side of the proposed development. Since she did not hear any mention of the fence in the previous discussions, she wondered if the fence is still part of the plans. Chair Pollock stated that from the materials of information that the Plan Commission has, there will be a row of trees. He did not see a fence on any of the information. Mr. Lindahl noted that a six-foot fence is required by the Development Agreement.

Vicki Mayes, representative of the Urbana Park District, stated that the Park District is excited about having the Gateway Shops being built. They will be really pleased to have the dirt moved. It will be a wonderful development, and the Park District really supports it. They appreciate the work that the petitioner has done in addressing the Park District's issues. They would still like to review the final drainage plans to be sure of the impact. She assured everyone that the Park District is aware of the rezoning issue regarding the tract of land that they received from the petitioner. Eventually, they will take care of it. The Park District does not know what the overflow parking area will become in the future. They are in the process of doing a Site Master Plan for Crystal Lake Park.

Mr. Jordan re-approached the Plan Commission. Chair Pollock inquired as to how long it would take to regrade the dirt and make the pile disappear. Mr. Jordan stated that the work would be done in August and September of this year. The pile of dirt will be redistributed to build up the ground level of the proposed site during this time. They want to do this as soon as possible so that the utilities and parking lot could be built.

With no further comment, Chair Pollock closed the public input portion of the hearing. He opened the hearing up for Plan Commission discussion and action.

Mr. Myers requested that should the Plan Commission approves the special use permit request, then they include the recommended conditions provided in the staff report.

Chair Pollock expressed concern about the amount of traffic south bound on Cunningham Avenue and west bound on University Avenue. There will be a lot of cars slowing down and turning into the two entrances: one right before the Five Points intersection on Cunningham Avenue and one right after the intersection heading west bound on University Avenue. Has the City's engineers reviewed the plans for these access points? Have they approved the design that

does not have any turn lanes for people turning right into these lots? Gale Jamison, Assistant City Engineer, answered by saying that the City’s Engineering Division has reviewed the traffic impact analysis, and they believe with the throat lengths that the petitioner is allowing to get the cars away from the entrance and with the design of the right in – right out access point that there will not be an issue with vehicles being able to get out of the way. The Engineering Division does have some concerns about the added impact on Broadway Avenue and Park Street, but these are design details that they will work out with the petitioner as the proposed development progresses.

Chair Pollock wondered if there had been any discussion with deceleration lanes in along the two entrances. Mr. Jamison replied that IDOT did not require deceleration lanes as part of their discussion. It is IDOT’s call, because both Cunningham Avenue and University Avenue are on state routes. The City Engineering Division does not have a problem if IDOT does not have a problem.

Mr. White stated the proposed development is great. He moved that the Plan Commission forward Plan Case No. 2003-S-05 and Plan Case No. 2003-M-06 to the Urbana City Council with a recommendation for approval. Ms. Upah-Bant seconded the motion.

Mr. Grosser stated that he is happy that the proposed corner will change into the proposed development. He thinks that the amenities included would be well utilized, such as the outdoor seating.

Roll call was as follows:

Ms. Burris	-	Yes	Mr. Grosser	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ward	-	Yes
Mr. White	-	Yes			

The motion was passed by unanimous vote.

Mr. White moved that the Plan Commission forward Plan Case No. 2003-SU-06 to the Urbana City Council with a recommendation for approval with the conditions recommended by staff in the written staff report. Mr. Grosser seconded the motion. Roll call was as follows:

Ms. Burris	-	Yes	Mr. Grosser	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ward	-	Yes
Mr. White	-	Yes			

The motion was passed by unanimous vote. Mr. Lindahl stated that these three cases would go before the City Council on July 17, 2006.

Common Exhibit Packet

Gateway Shops at Five Points West

Plan Cases:

2003-S-06, Gateway Subdivision – Preliminary and Final Plat

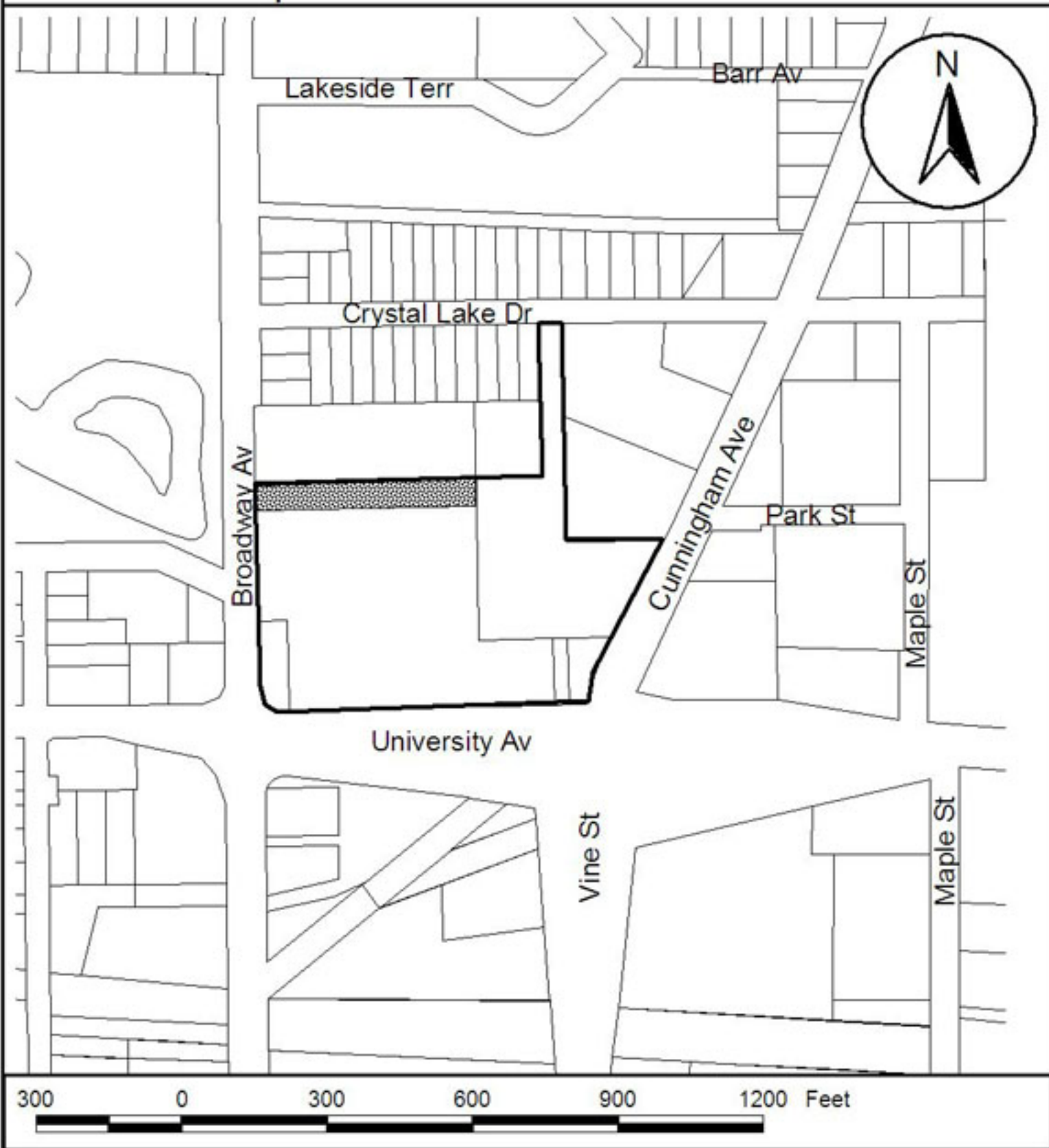
2003-M-06, Gateway Shops at Five Points West - Rezoning

2003-SU-06, Gateway Shops at Five Points West - Special Use Permit



- A: Location Map
- B: Zoning Map
- C: Existing Land Use and Aerial Photo Map
- D: Future Land Use Map
- E: Petition for Plat of Major Subdivision
- F: Petition for Rezoning
- G: Petition for Special Use Permit
- H: Proposed Preliminary and Final Plat of Gateway Subdivision
- I: Gateway Shops Conceptual Site Plan
- J: Gateway Shops Conceptual Landscape Plan
- K: Gateway Shops Conceptual Façade Plan
- L: Gateway Shops Conceptual Sign Plan
- M: Gateway Shops Conceptual Accent Items

Location Map

Exhibit "A"

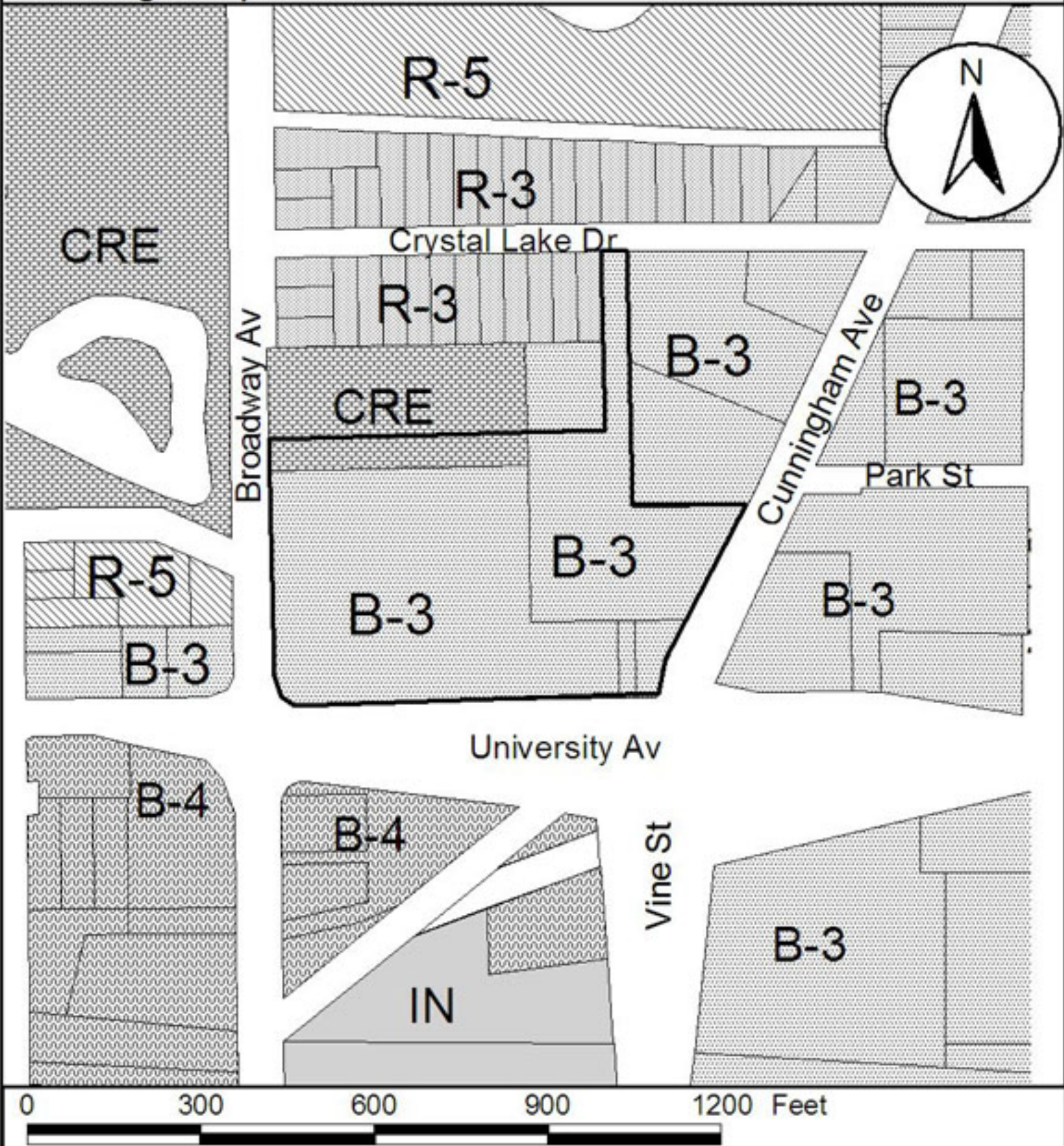


Plan Cases:
2003-M-06, Gateway Shops:
Rezone part of a lot from CRE, Conservation-Recreation-Education
to B-3, General Business
2003-SU-06, Gateway Shops:
Special Use Permit to allow a shopping center / PUD in the B-3 zone
Petitioner: Five Points Realty, LLC
Location: North West corner of Cunningham Ave and Vine Street
Zoning: B-3, General Business and CRE

-  Subject Property
-  Rezoning Area

Zoning Map

Exhibit "B"



Plan Cases:
 2003-M-06, Gateway Shops:
 Rezone part of a lot from CRE, Conservation-Recreation-Education to B-3, General Business
 2003-SU-06, Gateway Shops:
 Special Use Permit to allow a shopping center / PUD in the B-3 zone
 Petitioner: Five Points Realty, LLC
 Location: North West corner of Cunningham Ave and Vine Street
 Zoning: B-3, General Business and CRE

R3 - Single- and Two-Family
 R5 - Medium High Density Multiple-Family
 B3 - General Business
 B4 - Central Business
 CRE - Conservation-Recreation-Education

Subject Property

Existing Land Use w Aerial Photo

EXHIBIT "C"



Plan Cases:

2003-M-06, Gateway Shops:

Rezone part of a lot from CRE, Conservation-Recreation-Education to B-3, General Business

2003-SU-06, Gateway Shops:

Special Use Permit to allow a shopping center / PUD in the B-3 zone

Petitioner: Five Points Realty, LLC

Location: North West corner of Cunningham Ave and Vine Street

Zoning: B-3, General Business and CRE

Prepared 6/19/06 by Community Development Services - pa

COM – Commercial

SF – Single Family

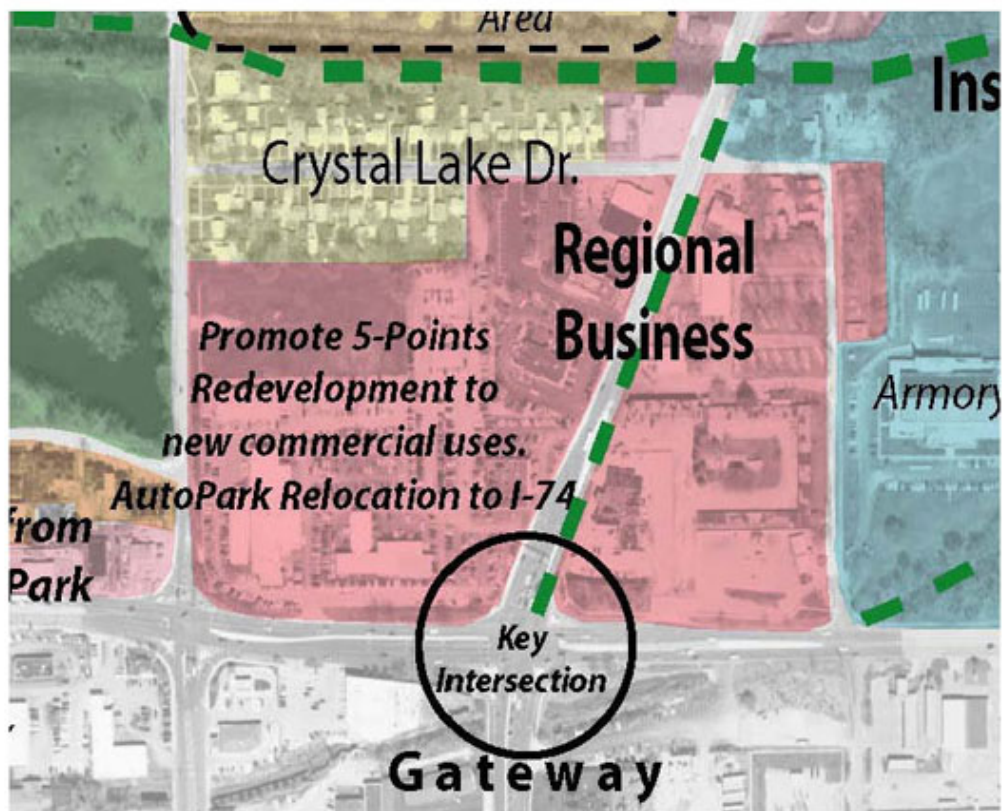
MF – Multi Family

VAC - Vacant

Future Land Use

EXHIBIT "D"

Source: Comprehensive Plan Future Land Use
Map # 4, p.75 – Detailed Section



Plan Cases:

2003-M-06, Gateway Shops:
Rezone part of a lot from CRE, Conservation-Recreation-Education to B-3, General Business

2003-SU-06, Gateway Shops:
Special Use Permit to allow a shopping center / PUD in the B-3 zone

Petitioner: Five Points Realty, LLC

Location: North West corner of Cunningham Ave and Vine Street

Zoning: B-3, General Business and CRE

Prepared 6/19/06 by Community Development Services - pal

GATEWAY SUBDIVISION

Part of the N 1/2 of the SE 1/4 of Section 8, T.19N., R.9E. of the 3rd P.M. City of Urbana, Champaign County, Illinois

SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT AT THE REQUEST OF FIVE POINTS REALTY, LLC, I HAVE CAUSED A SURVEY TO BE MADE, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF URBANA, OF PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 8, T. 19 N., R. 9 E. OF THE 3RD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REPLAT LOT 1 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA, CHAMPAIGN COUNTY, ILLINOIS,

AND,

OUTLOT A OF REPLAT LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS,

AND,

PART OF LOT 32 OF HRAM SHEPHERD'S ADDITION TO URBANA, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF LOT 32 OF HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA, AND 169.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST A DISTANCE OF 100 FEET, THENCE SOUTH TO THE NORTH LINE OF UNIVERSITY AVENUE, THENCE EAST ALONG THE NORTH LINE OF UNIVERSITY AVENUE TO THE WEST LINE OF THE CUNNINGHAM AVENUE (U.S. ROUTE 45) RIGHT-OF-WAY, THENCE IN A NORTH-EASTERLY DIRECTION ALONG THE WEST LINE OF THE CUNNINGHAM AVENUE RIGHT-OF-WAY TO A POINT ON SAID WEST LINE 169.2 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREOF THAT PART OF LOT 32 GRANTED TO THE STATE OF ILLINOIS IN DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 6, 2001, AS DOCUMENT 2001R2353, IN CHAMPAIGN COUNTY, ILLINOIS,

AND,

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LOT 32 IN HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA WITH A LINE WHICH IS 169.20 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 32 AND THE EASTERLY LINE OF LOTS 31, 28 AND 27 IN SAID HRAM SHEPHERD'S ADDITION, TO THE POINT OF INTERSECTION WITH A LINE WHICH IS MIDWAY BETWEEN THE NORTH BOUNDARY AND THE SOUTH BOUNDARY OF SAID LOT 27; THENCE WESTERLY ALONG SAID CENTERLINE OF SAID LOT 27 TO THE WEST LINE OF SAID LOT 29; SAID POINT BEING ON THE WEST LINE OF HRAM SHEPHERD'S ADDITION AFORESAID; THENCE NORTH ALONG SAID WEST LINE TO A POINT IN THE SOUTH LINE OF CRYSTAL LAKE PARK ADDITION TO URBANA; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS 181 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF HRAM SHEPHERD'S ADDITION; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 169.20 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPTING FROM SAID DESCRIBED PREMISES SUCH PARTS, IF ANY, LYING SOUTH OF THE NORTH LINE OF LOT 5 AND ITS EASTERLY AND WESTERLY EXTENSION THEREOF OF BELLE BARR'S SURVEY OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8.

ALSO EXCEPTING THEREOF THAT PART OF LOT 32 HERETOFORE GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES, AS SHOWN IN DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, DATED JUNE 20, 1933 AND RECORDED JUNE 22, 1933, IN BOOK 229, PAGE 208 AS DOCUMENT 263138;

ALSO EXCEPTING THEREOF THOSE PARTS OF SAID LOTS 28, 31 AND 27 WHICH HAVE BEEN CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES, AS SHOWN IN RIGHT-OF-WAY DEED, DATED APRIL 4, 1935 AND RECORDED SEPTEMBER 19, 1935 IN BOOK 234, PAGE 278 AS DOCUMENT 278936.

ALSO EXCEPTING THEREOF THAT PORTION TAKEN BY THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES IN COMMON LAW CASE 68 L 832 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY, ILLINOIS,

AND ALSO EXCEPTING THEREOF THOSE PARTS OF LOTS 27, 28, 31 AND 32 GRANTED TO THE STATE OF ILLINOIS IN DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 6, 2001, AS DOCUMENT 2001R2353, IN CHAMPAIGN COUNTY, ILLINOIS,

AND, ALSO EXCEPTING THEREOF OUTLOT B OF REPLAT OF LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS,

AND,

LOT 29 OF CRYSTAL

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT A OF REPLAT OF LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA, AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS; THENCE N89°15'36"E, ALONG THE NORTH LINE OF SAID OUTLOT A AND SOUTH LINE OF OUTLOT B OF SAID REPLAT, 57825 FEET (RECORDED AS SAID REPLAT) TO THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE N02°54'16"W, (RECORDED AS N02°17'28"W) ALONG THE EAST LINE OF SAID OUTLOT B, 159.59 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 29 OF CRYSTAL LAKE PARK ADDITION TO THE CITY OF URBANA, ILLINOIS AS PER PLAT RECORDED IN PLAT BOOK H AT PAGE 76, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE N02°58'53"W, ALONG THE WEST LINE OF SAID LOT 29, 153.77 FEET TO THE SOUTH LINE OF THE NORTH 5 FEET THEREOF; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE; THENCE N89°23'37"E, ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 29 AND SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE, 47.02 FEET TO THE EAST LINE OF SAID LOT 29 AND WEST LINE OF HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA; THENCE S02°48'54"E, ALONG SAID EAST LINE OF SAID LOT 29 AND SAID WEST LINE OF HRAM SHEPHERD'S ADDITION, 153.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE CONTINUING ALONG SAID WEST LINE, S02°54'16"E, 297.49 FEET TO A LINE MIDWAY BETWEEN THE NORTH BOUNDARY AND THE SOUTH BOUNDARY OF LOT 27 OF SAID HRAM SHEPHERD'S ADDITION; THENCE N89°45'32"E, ALONG SAID LINE, 192.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF CUNNINGHAM AVENUE; THENCE S30°19'14"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 215.40 FEET; THENCE S22°59'20"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 72.83 FEET; THENCE N67°19'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S22°39'22"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S67°22'10"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S21°23'46"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 75.92 FEET; THENCE S89°15'43"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 20.18 FEET; THENCE S24°01'48"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 44.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S89°15'43"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 502.07 FEET; THENCE N63°41'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 88.21 FEET; THENCE N30°47'13"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 19.37 FEET; THENCE N18°42'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 42.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE N02°58'53"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 411.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.261 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 5 LOTS AS SHOWN ON THE ATTACHED PLAT WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE EASEMENTS DESIGNATED ON SAID PLAT ARE DESIGNATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS GATEWAY SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170025-0009-B, EFFECTIVE DATE JANUARY 16, 1981.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PA. 87-0705 (THE PLAT ACT), THE CITY OF URBANA AS THE AGENT THAT MAY RECOVER THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

DATE:

THOMAS B. JORDAN
ILLINOIS REGISTERED
LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS

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

THIS PLAT IS VALID FOR NINETY (90) DAYS FROM

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: _____ JOHN A. DABROWSKI
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER #42520

OWNER & SUBDIVIDER:

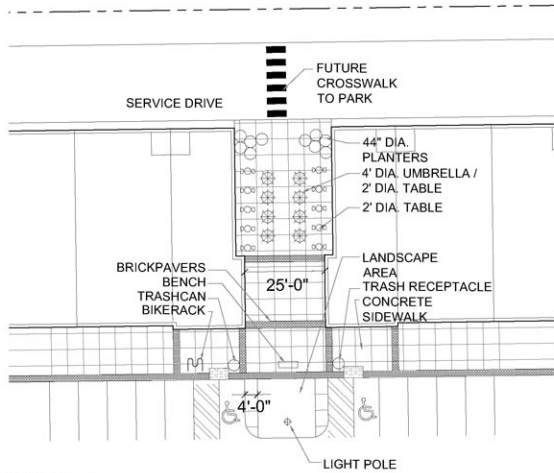
FIVE POINTS REALTY, LLC

_____ SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

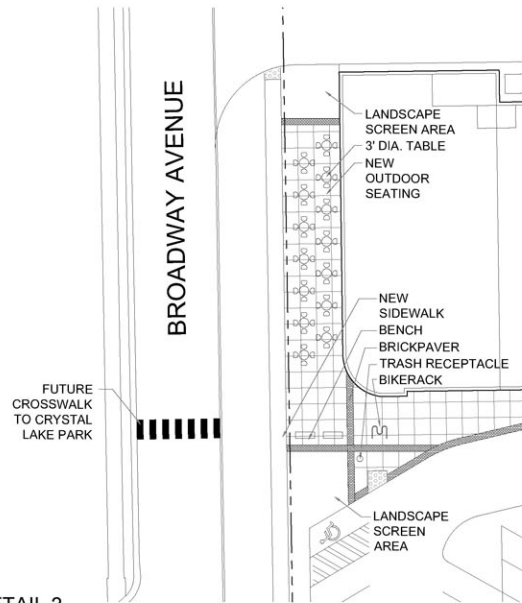
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 32 AS DESCRIBED IN PETITION FOR CONDEMNATION NO 68-L-832 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY, ILLINOIS; THENCE N89°46'00"E, AN ASSUMED BEARING, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 599.27 FEET; THENCE S24°48'00"W, 44.14 FEET; THENCE S89°46'00"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE EXISTING NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 502.07 FEET; THENCE N63°14'00"W, 88.11 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.5056 ACRES (22,025.804 S.F.), MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,

PREPARED BY RECORDING BY:
CITY OF URBANA
305 W. WEST
URBANA, IL 61821

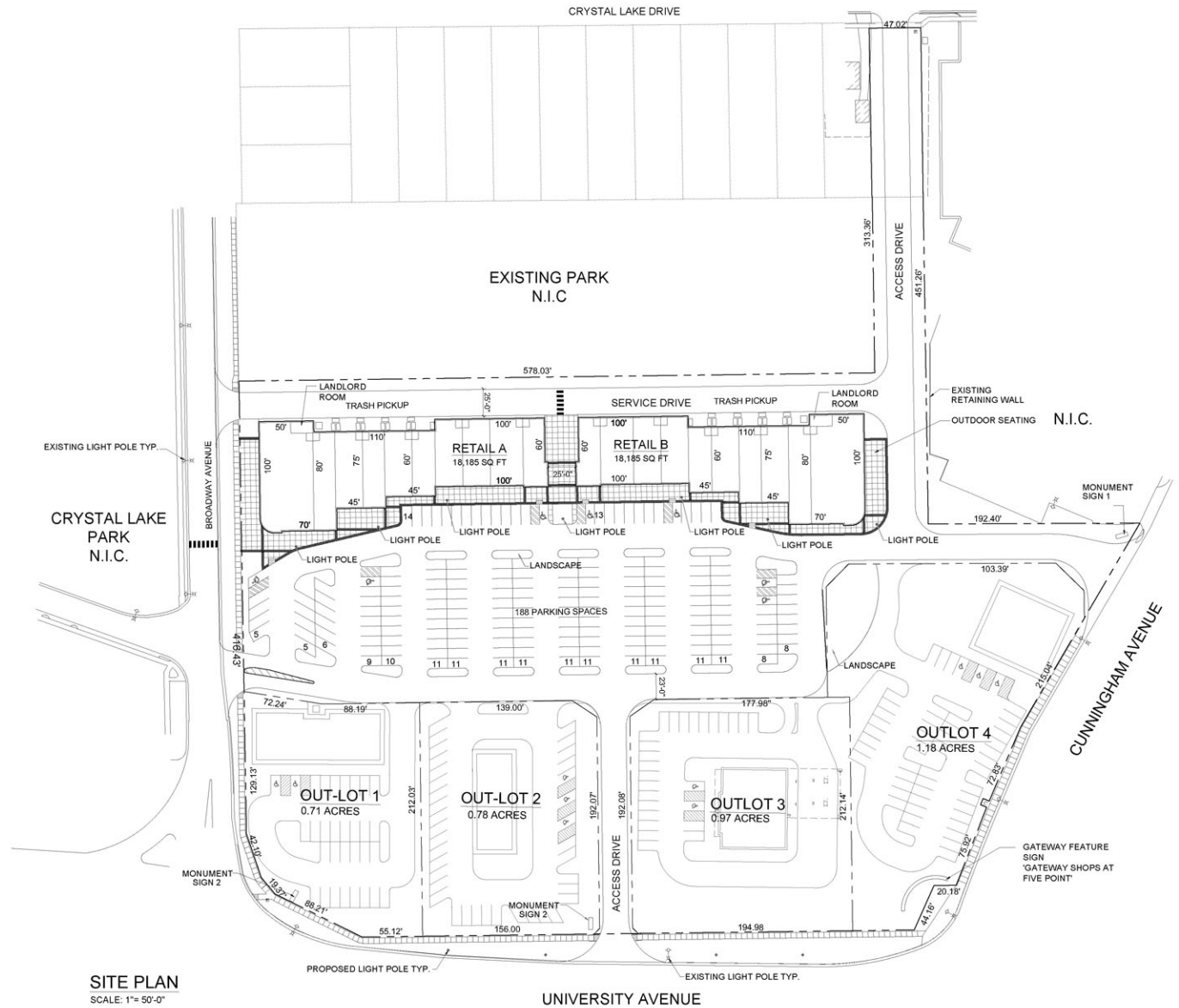
Date of Preparation: June 14, 2020	Project No: 453.70
	Sheet No. 1
Checked by: _____ Drawn by: _____ Title: _____	of 2 Sheets



DETAIL 1
SCALE: 1" = 20'-0"



DETAIL 2
SCALE: 1" = 20'-0"



SITE PLAN
SCALE: 1" = 50'-0"





Bike Rack



Light Poles



Trash Receptacles



Benches



Pavers



Planters