



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### m e m o r a n d u m

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, AICP, Director, Community Development Services

**DATE:** January 23, 2008

**SUBJECT:** Menards Development Study Session

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### **Introduction and Background**

Menard, Inc. proposes to develop approximately 357 acres owned by them in the Route 130 Corridor. This proposal will require approval by the City for annexation, zoning changes, subdivision platting, and arrangement for infrastructure cost sharing. The approvals will be through a Master Development/Annexation Agreement to be presented to the Plan Commission and City Council for approval this year. Construction of the store and other developments will then follow.

Menard, Inc., a privately-held company based in Eau Claire, Wisconsin, owns Menard's, the third largest home-improvement chain in the United States. The property was purchased at a land auction in the fall of 2005, and City staff, the Illinois Department of Transportation (IDOT) and other entities have been working with Menard, Inc. representatives since that time.

Menard, Inc.'s land is divided between seven tracts located on both sides of Route 130 and generally between University Avenue on the north and Florida Ave. Extended on the south. Approximately half the land is located in Champaign County. Menard, Inc. plans to annex their unincorporated property in order to develop in a coordinated, master plan fashion. Although Menard's plans to grade the entire acreage all at once following City approvals, full build out is expected to take place over ten years or more, depending on market conditions. The first development component will be a Menard's store (Exhibits 12 and 13) just south of the existing Walmart. Store opening is currently anticipated for the spring of 2010.

Menard, Inc. representatives are making introductory presentations to the Urbana Plan Commission and City Council to provide an opportunity for feedback on their overall plans. The Plan Commission held a study session on the development at their January 10, 2008 meeting. The Committee of the Whole is scheduled to review Menard's plans at their January 28, 2008 meeting. The Committee of the Whole is requested to review and provide any feedback but is not being asked to take action at this time.

**Submittals and Process**

Generally, the review process for Menard’s development will be:

- *Informal review (study session)*  
Developer introduces development concepts and requests feedback. Not a formal submittal for approval.
- *Formal reviews*  
*Annexation agreement.* The proposed annexation agreement would include provisions for annexation, zoning, platting, and development, including which parties will be responsible for infrastructure costs. The annexation agreement is also expected to grant any necessary Zoning Ordinance variances and Subdivision Ordinance waivers. The Plan Commission will review and make recommendations to the City Council concerning zoning and subdivisions proposed as part of the annexation agreement. The City Council would approve or deny the annexation agreement.

*Subdivision applications.* Plan Commission will reviews and makes recommendations to the City Council concerning plats. The City Council will approve or deny plats. However, the City Council will be asked to agree in advance to Preliminary Plats through the annexation agreement. Menard’s plans to submit Final Plats for approval over a period of up to ten years.

Staff and Menard’s intend to submit a proposed annexation agreement for the entire project within the next few months.

**Proposed Land Use and Zoning**

The following shows the proposed land uses and zoning for Menard’s development.

<b>Proposed Land Uses and Zoning Classifications*</b>			
<i>Proposed Land Use</i>	<i>Gross Acreage</i>	<i>% of Total Gross Acreage</i>	<i>Proposed Zoning</i>
<b>Commercial</b>	<b>154.7 acres</b>	<b>43.3%</b>	<b>B-3</b>
<b>Residential</b>	<b>202.3 acres</b>	<b>56.7%</b>	<b>R-2 to R-5</b>
Single-Family Detached	112.9 acres	31.6%	R-2 & R-3
Townhouse/Condominium	89.6 acres	25.1%	R-4 & R-5
<b>TOTAL</b>	<b>357.0 acres</b>	<b>100.0%</b>	
* “Gross acreage” includes street rights-of-way and stormwater ponds.			

Generally, a little less than half the property would be developed as commercial with the remainder developed as residential. This follows the 2005 Comprehensive Plan’s Future Land Use Map for the area. A range of residential building types would be constructed: single-family detached residences, from smaller and larger lots; and attached condominiums or townhouses offered for sale. The exact housing product type for Tract A-2 (behind the Menard’s store) is still under review and is to be determined although Menard’s envisions four or six-unit buildings with either townhouses or condominiums for sale. It should also be noted that the single-family and townhouse portions will also include large water features which will also serve as detention basins for both residential and commercial tracts.

Currently Menards is proposing to divide the acreage they own into seven separate tracts that will be platted in phases over a period of years. The development concepts (see Exhibit 4) for each are as follows:

- Tract A-1 Menard’s store and commercial outlots
- Tract A-2 Four or six-plex townhouses or condominium (for sale) organized around water features (consistent with Berringer Commons)
- Tract B-1 Commercial (unspecified)
- Tract B-2 Commercial (unspecified)
- Tract C-1 Larger retail store sites with commercial outlots
- Tract C-2 Mixed residential, transitioning from smaller single-family lots (consistent with the adjoining Savannah Green Subdivision) to larger single-family lots organized around water features to four or six-plex townhouses or condominiums (for sale) adjoining commercial development
- Tract D Larger single-family lots consistent with the adjoining Stone Creek Subdivision

The following is a more complete summary of the proposed plats (A-1 through D) as attached.

Plat A-1

Proposed Land Use:	Menard’s store and commercial outlots
Current Zoning:	AG-2, Agriculture (County)
	B-3, General Business
Proposed Zoning:	B-3, General Business
Number of Acres	44.60
Number of Proposed Lots:	13

Plat A-2

Proposed Land Use:	Single-Family Residential (attached townhouses or condominiums)
Current Zoning:	AG-2, Agriculture (County)
	B-3, General Business
Proposed Zoning:	R-4, Medium Density Multiple Family Residential R-5, Medium High Density Multiple Family Residential
Number of Acres	81.66
Number of Proposed Lots	5

Plat B-1 and B-2

Proposed Land Use:	Commercial
Current Zoning:	AG-2, Agriculture (County)
	R-1, Single-Family Residential
Proposed Zoning:	B-3, General Business
Number of Acres	35.60
Number of Proposed Lots	Unknown at this time

Plat C-1

Proposed Land Use:	Commercial
Current Zoning:	R-1, Single-Family Residential
Proposed Zoning:	B-3, General Business
Number of Acres	74.48
Number of Proposed Lots	13

Plat C-2

Proposed Land Use:	Single-Family Residential (mostly detached)		
Current Zoning:	R-1 and R-2, Single-Family Residential		
Proposed Zoning:	R-2, Single Family Residential		
	R-3, Single and Two-Family Residential		
	R-4, Medium Density Multiple Family Residential		
Number of Acres	80.58		
Number of Proposed Lots	252		
	103 (R-2)	137 (R-3)	12 (R-4)

Plat D

Proposed Land Use:	Single-Family Residential
Current Zoning:	AG-2, Agriculture (County)
Proposed Zoning:	R-2, Single Family Residential
Number of Acres	40.2
Number of Proposed Lots	83

**2005 Comprehensive Plan**

Menard, Inc.’s proposed plans would comply with Urbana’s 2005 Comprehensive Plan in terms of Future Land Uses. (Exhibit 3) Stub streets in Tract A-2 (behind Menard’s) will need to be extended to the north and east property lines to comply with the Comprehensive Plan’s Mobility Map. (Exhibit 5) This will allow future connections to adjoining tracts and avoid transportation barriers.

## **Pedestrian, Bicycle, and Transit Mobility**

Menard's plans include a pedestrian and bicycle network which would provide internal circulation, connections between residential and commercial land uses, and access to the larger city-wide network. The proposed facilities would include both public concrete sidewalks and private asphalt multi-trails, including around ponds. (Exhibit 6) The network would also take advantage of a planned multi-use side path along Route 130 to be constructed by the City of Urbana through a half million dollar State grant.

It should also be noted that for the Menard's store, Menard's store site plan (Exhibit 12) includes a dedicated pedestrian/bicycle path across their parking lot from Route 130 to their store entrance.

In terms of sidewalks and trails, Menard's plans offer a new concept for Urbana. They propose to provide more trails than would typically be seen in residential subdivisions – and which are extremely popular with new home buyers – in lieu some street sidewalks. The concept is that each home would front on either a sidewalk (front of lot) or a trail (back of lot). Doing so would require a waiver from the Subdivision Code which requires that sidewalks be constructed on both side of each residential street. The Plan Commission reviewed this proposed network and request some adjustments to the plan.

Urbana's Bicycle and Pedestrian Advisory Committee reviewed these plans at their January 23, 2008 meeting. They had specific suggestions for certain aspects of the plan but did not voice opposition to the concept as a whole.

In terms of transit, Menard's is working with MTD to accommodate bus service.

## **Necessary Infrastructure Improvements**

Necessary major infrastructure improvements include:

- Widening and improving Rt. 130 between University Ave. & Florida Ave. Extended
- Extending Florida Ave to Rt. 130, and
- Widening Washington Street

Specifically for Route 130, the roadway would be improved between University Avenue and Florida Avenue Extended. This would include widening to four lanes and upgrading the roadway to an urban cross section with curb and gutter without ditches. Route 130 would have strictly controlled access meaning that no driveways will be allowed onto this state highway. All property will be accessed from other arterial, collector, and access streets. Traffic lights will be located no closer than quarter mile apart (at University Avenue, Washington Street, and Florida Avenue Extended). Streets located half way between traffic lights will be right-in/right-out only. Again, the purpose is to maintain good traffic flow and avoid stop-and-go congestion one might expect for a typical large commercial area.

Improvements to Route 130 will cost approximately \$8 million. City staff and Menard's have a proposed arrangement whereby Menard's share would be \$4.5 million and others' proposed share (including the public's portion) would be \$3.5 million. Menard's would design, build, and pay for these improvements up front. The City would reimburse Menard's up to \$3.5 million in sales taxes from new commercial development over a period of up to ten years. The City would then recoup a proportional share of the \$3.5 million from other adjoining properties as they develop. Again, this is an arrangement

proposed by City staff and Menard's but which would need to be reviewed and approved by the City Council through the annexation agreement. It should be noted that the City of Urbana is requesting a State appropriation to assist in paying for upgrading this portion of State Route 130.

Menard's development does not require or anticipate that an interstate interchange will be constructed at High Cross Road/I-74. In terms of sewer, the project is not contingent on the planned East Side Sewer Interceptor. The entire development will be served by the existing gravity sewer system although development east of Route 130 could require a private lift station to pump sewage to the west side of Route 130.

## **Recommendation**

No action is required at this time. The information provided is for review and discussion. An annexation and then development plats will be submitted for formal review at a later date.

Prepared by:

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cc:

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Sunnybrook on Old State Road, LLC  
785 Timber Edge Dr.  
Sherman, IL 62684

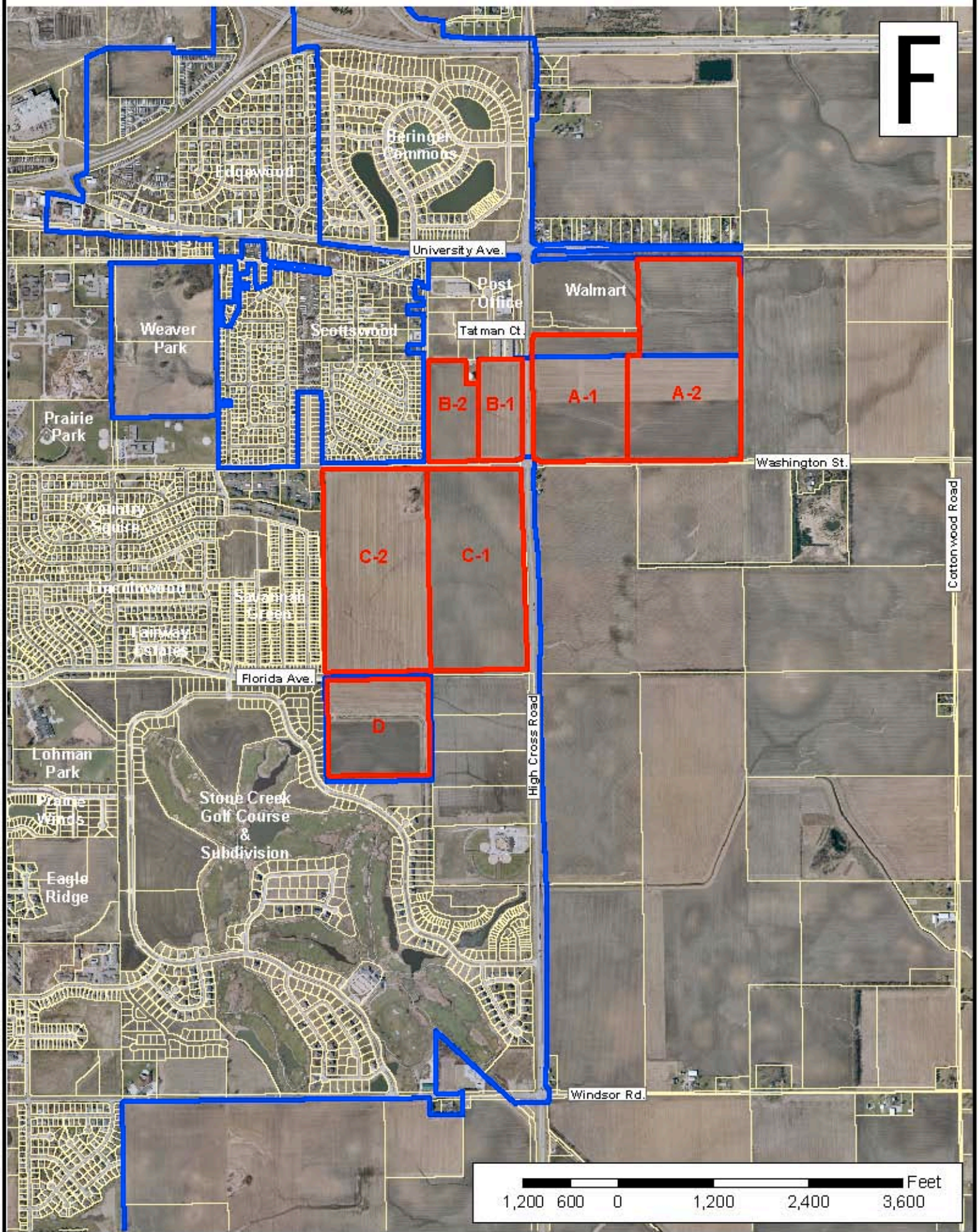
Attachments:

- Exhibit 1: Location Map
- Exhibit 2: Development Tracts
- Exhibit 3: Future Land Use Map
- Exhibit 4: Development Concepts
- Exhibit 5: Mobility Map
- Exhibit 6: Proposed Sidewalk and Multi-Use Trail Improvement Plan
- Exhibit 7: Plat A-1
- Exhibit 8: Plat A-2
- Exhibit 9: Plat C-1
- Exhibit 10: Plat C-2
- Exhibit 11: Plat D
- Exhibit 12: Menards Site Plan
- Exhibit 13: Menards Building Elevations



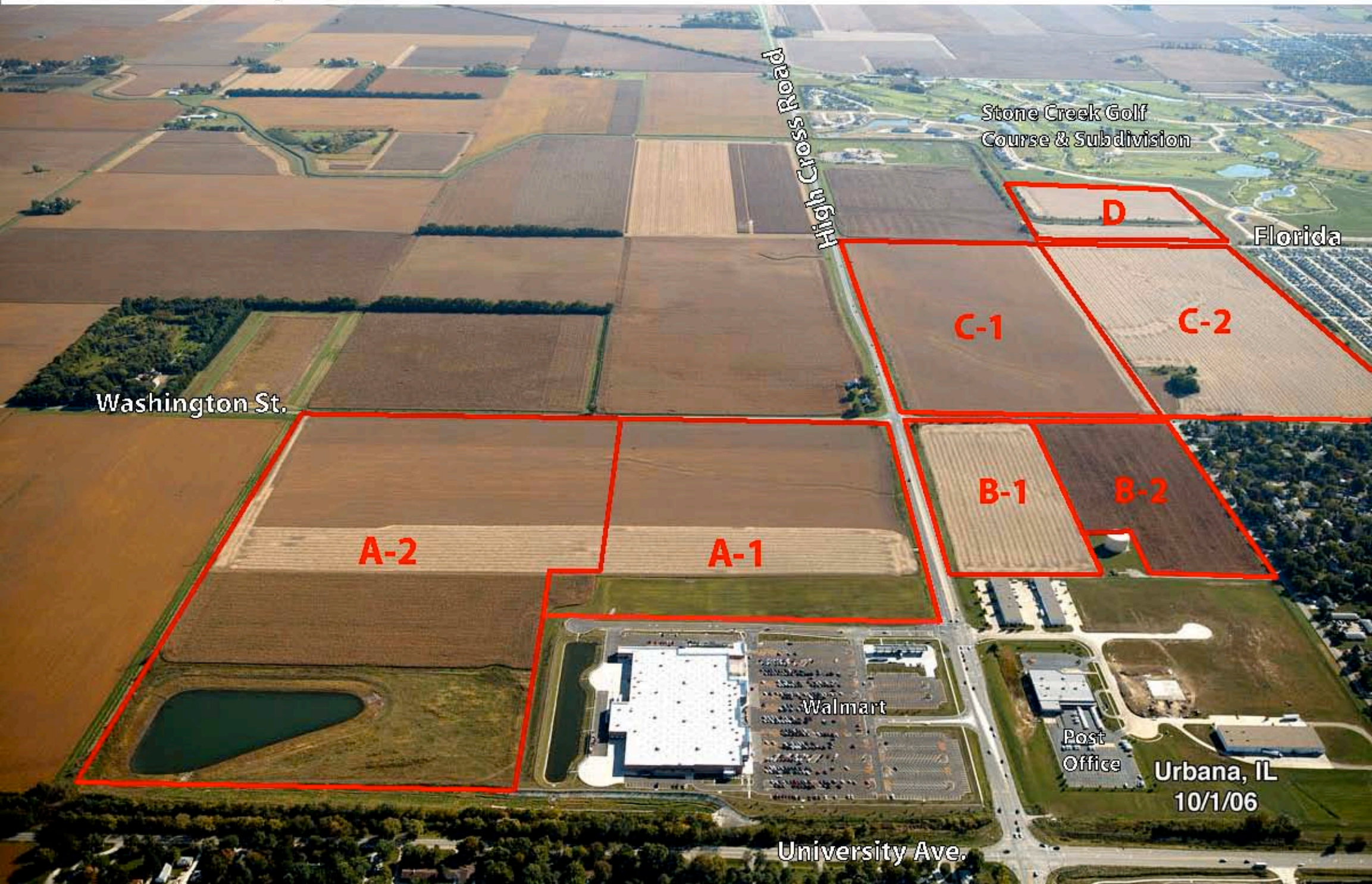
# Exhibit 1: Location Map

F





# Exhibit 2: Development Tracts



Washington St.

High Cross Road

Stone Creek Golf Course & Subdivision

Florida

A-2

A-1

C-1

C-2

D

B-1

B-2

Walmart

Post Office

Urbana, IL  
10/1/06

University Ave.





# Exhibit 4: Development Concepts

F

University Ave.

Tatman Ct.

Commercial  
Development  
(B-3)

Menards Store  
& Commercial  
Development  
(B-3)

Townhomes/Condos  
(Beringer Commons)  
(R-5)

Washington St.

Single Family  
(R-2)

Commercial  
Development  
(B-3)

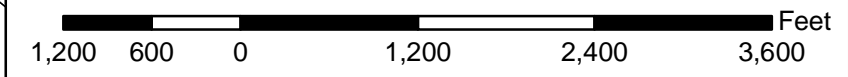
Single  
& Two  
Family  
(Savannah  
Green)  
(R-3)

Florida Ave.

Four-plexes  
(R-4)

Single Family  
(Stone Creek)  
(R-2)

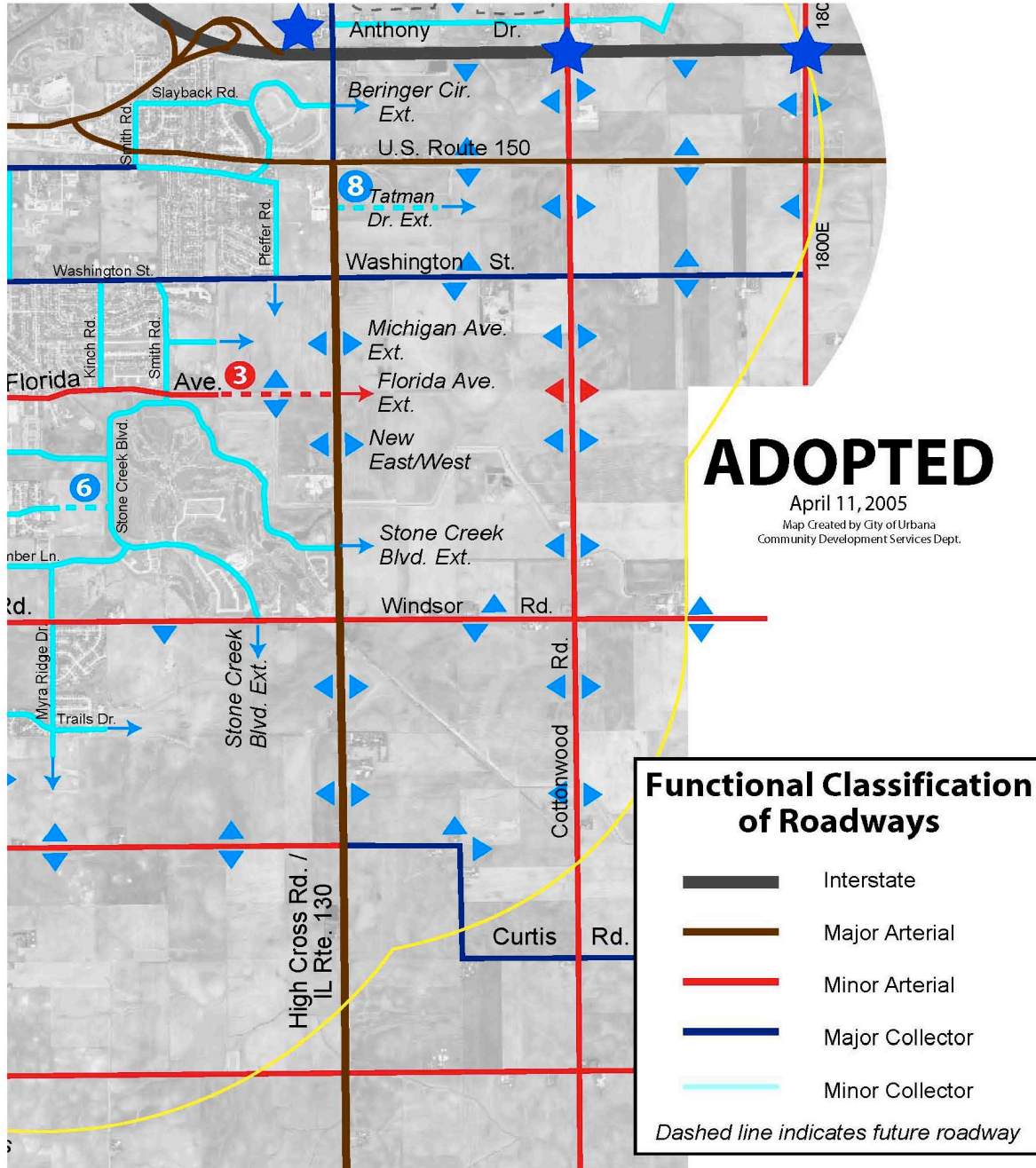
High Cross Road





# Exhibit 5: Mobility Map

## 2005 Urbana Comprehensive Plan



Planned Roadway Extensions	
Connections have been determined and planned accordingly.	
1	Olympian Drive relocation and extension west from U.S. Route 45
2	Lincoln Avenue re-aligned north between Oaks Road and Olympian Drive
3	Florida Avenue extended to east to High Cross Road
4	Airport Road extended to Lincoln Avenue
5	O'Brien Drive extended to Willow Road
6	Mumford Drive extended to Stone Creek Boulevard
7	North/South Collector between Brownfield Road and Airport Road
8	Tatman Drive extended east from High Cross Road

Potential Projects	
Projects identified as needing additional study to determine necessity, design, location and function, economic, environmental and ecological impact.	
1	Anthony Drive connection between Lincoln Avenue and Willow Road
2	Olympian Drive termination at U.S. Route 45 or continuation to High Cross Road
★	Interstate 74 interchange alternatives when needed as Urbana grows east. High Cross Road, Cottonwood Road, 1800 E.
Consideration of interchange alternatives to include:	
* Rural Residential Development Area	
* Ecological Areas	
* Horizontal and vertical alignments of intersecting roads	
* Desired land use patterns	

Extending the Grid System	
Extending a consistent system of collector and arterial roadways is critical to ensure adequate facilities are constructed in tandem with development. The map indicates general locations where the system shall be extended. The map identifies two different types of grid extension symbols:	
▲	<b>Direction and approximate location</b> The exact location of roadways and/or right-of-way dedication shall be determined depending on factors including (but not limited to) proposed development plans, natural features and safety needs.
↑	<b>Pre-determined location for extension</b> The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.
<i>Note: Colors indicate classification</i>	

S:\Projects\0648\dwg\EXHIBITS\0648-SidewalkPlan.dwg, Layout1, 1/3/2008 8:10:04 AM, sbohan, 1:2



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.  
0648

**TEC DESIGN**  
YOUR SITE SPECIALIST  
TECHNICAL ENGINEERING CONCEPTS & DESIGN

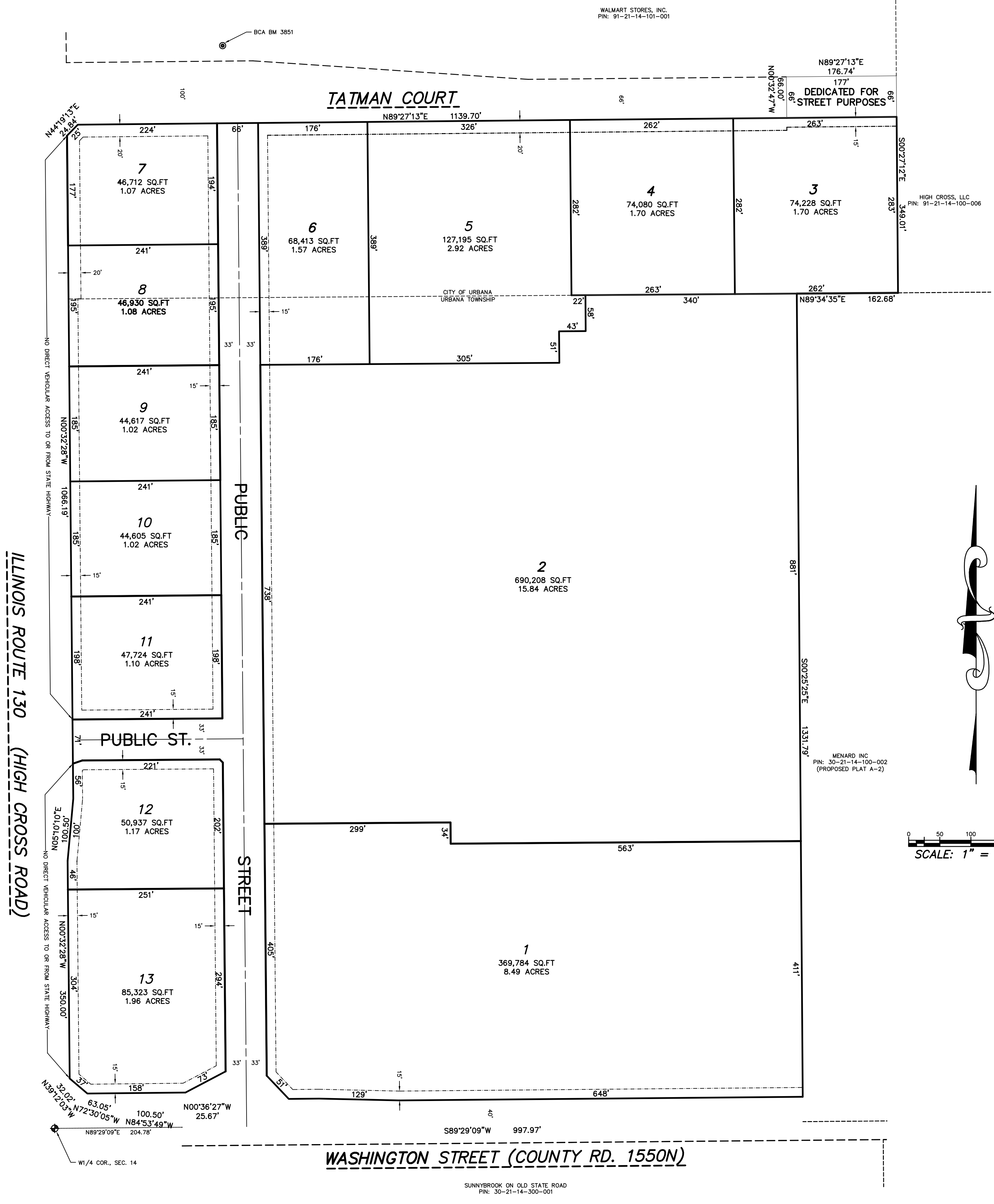
5828 ARNDT LANE  
EAU CLAIRE, WI 54701  
PH 715-552-0330  
FX 715-552-0332  
EMAIL TEC@TECDSIGNINC.COM

PROPOSED SIDEWALK & MULTI-USE TRAIL  
IMPROVEMENT PLAN

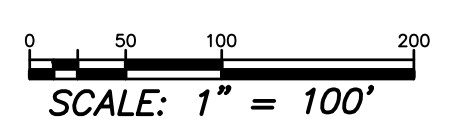
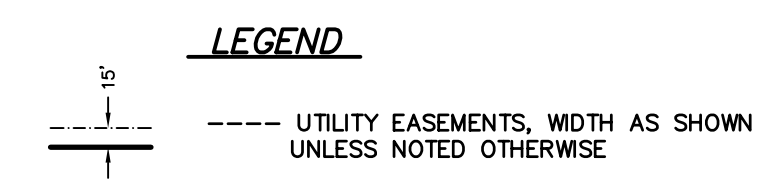
MENARDS MIXED-USE  
DEVELOPMENT - 2008  
URBANA, IL

0648/EXHIBITS SIDEWALKPLAN .DWG	1
DATE 12/07	1





- ACRES IN PRELIMINARY PLAT: 44.60  
ACRES IN ENTIRE TRACT: 126.27
- SITE BENCHMARK: BCA BENCHMARK 3851 CHISEDLED SQUARE SET ON TOP SOUTHERN FACE OF CONCRETE LIGHT POLE BASE 70 FEET NORTH OF TATMAN DRIVE AND 330 FEET EAST OF THE CENTERLINE OF ILLINOIS ROUTE 130 ELEVATION=712.77
- PART OF THIS SITE IS ZONED AG-2 (COUNTY ZONING) AND IS PROPOSED FOR B-3 AND THE REMAINDER IS ZONED B-3.  
FRONT SETBACK = 15'  
SIDE SETBACK = 5'  
REAR SETBACK = 10'
- THIS PARCEL IS WITHIN THE SALINE BRANCH DRAINAGE DISTRICT, SUBDISTRICT "A".
- THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA MAP PANEL NUMBER 170035 0006 B.
- SUBJECT TRACT LIES WITHIN OR IMMEDIATELY ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF URBANA
- PROPOSED WATERMAINS WILL BE DEVELOPED AS PART OF THE SITE IMPROVEMENT PLAN AND WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AND SUBJECT TO THE APPROVAL OF THE CITY OF URBANA AND ILLINOIS AMERICAN WATER COMPANY AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- PROPOSED FIRE HYDRANTS AS SHOWN ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF URBANA FIRE CHIEF.
- EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH STATE REGULATIONS AND AS APPROVED BY THE CITY OF URBANA
- ALL PUBLIC IMPROVEMENTS INCLUDING STORM SEWER, STORM WATER MANAGEMENT, AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA STANDARDS AND SHALL BE CONSTRUCTED WITHIN EASEMENTS AS NECESSARY.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL MEET OR EXCEED THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION; AND I.E.P.A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION", CURRENT EDITION; AND THE CITY OF URBANA SUBDIVISION REGULATIONS CURRENT EDITION.
- STORM WATER BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION REGULATIONS.
- EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
- TOPOGRAPHIC MAP BASED ON CAD DATA PROVIDED BY BERNS, CLANCY AND ASSOCIATES (BCA)
- SIDEWALK WIDTH = 5'(TYPICAL)
- FRONT SETBACK AND EASEMENT LINES ARE COLINEAR
- PLAT NAME AND STREET NAMES ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. THE ACTUAL PROPOSED NAMES WILL BE SHOWN ON THE FINAL PLAT WHEN SUBMITTED FOR APPROVAL



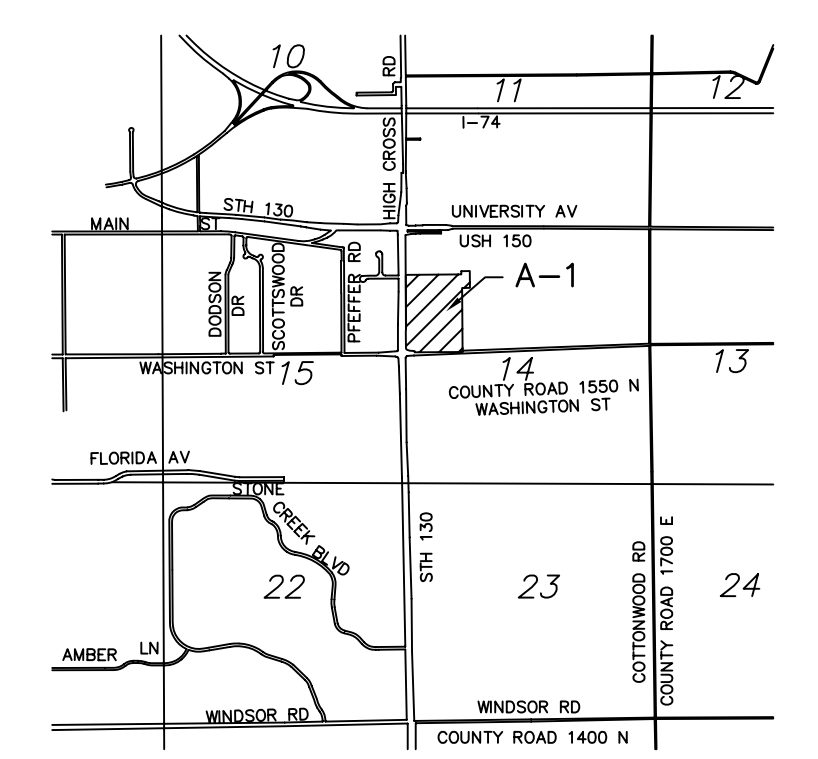
**LEGAL DESCRIPTION:**  
PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14;  
THENCE N.89°29'09"E., ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 204.78 FEET TO THE POINT OF BEGINNING;  
THENCE N.00°36'27"W. 25.67 FEET;  
THENCE N.84°53'49"W. 100.50 FEET;  
THENCE N.72°30'05"W. 63.05 FEET;  
THENCE N.39°12'03"W. 32.02 FEET;  
THENCE N.00°32'28"W. 350.00 FEET;  
THENCE N.05°10'10"E. 100.50 FEET;  
THENCE N.00°32'28"W. 1066.19 FEET;  
THENCE N.44°19'13"E. 24.84 FEET;  
THENCE N.89°27'13"E. 1139.70 FEET;  
THENCE N.00°32'47"W. 66.00 FEET;  
THENCE N.89°27'13"E. 176.74 FEET;  
THENCE S.00°27'12"E. 349.01 FEET;  
THENCE S.89°34'35"W. 162.73 FEET;  
THENCE S.00°25'25"E. 1331.79 FEET;  
THENCE S.89°29'09"W. 997.97 FEET TO THE POINT OF BEGINNING  
(THIS DESCRIPTION IS BASED ON SURVEYS PERFORMED BY BERNS, CLANCY AND ASSOCIATES IN DECEMBER 2005 AND APRIL 2007)

**OWNER/DEVELOPER:**  
MENARD INC.  
4777 MENARD DR.  
EAU CLAIRE, WI 54703  
(715)876-2810

**OWNER:**  
HIGHCROSS, LLC

**ENGINEER/ENGINEERING FIRM:**  
SEAN BOHAN  
TEC DESIGN INC.  
5828 ARNDT LAND  
EAU CLAIRE, WI 54701  
(715)552-0330

**ATTORNEY FOR OWNER/DEVELOPER:**  
THOMAS O'NEIL  
MENARD INC.  
4777 MENARD DR.  
EAU CLAIRE, WI 54703  
(715)876-2810



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. \_\_\_\_\_

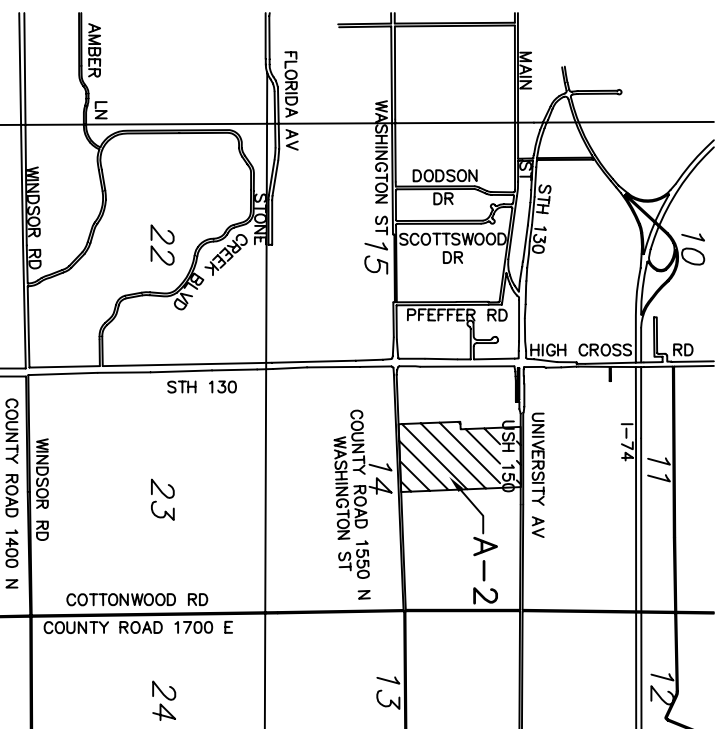
DATE: \_\_\_\_\_ BY \_\_\_\_\_, MAYOR

ATTEST: \_\_\_\_\_, CITY CLERK

PRELIMINARY PLAT OF  
**A-1**  
IN THE SW1/4 OF THE NW1/4,  
SECTION 14, T19N, R9E,  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

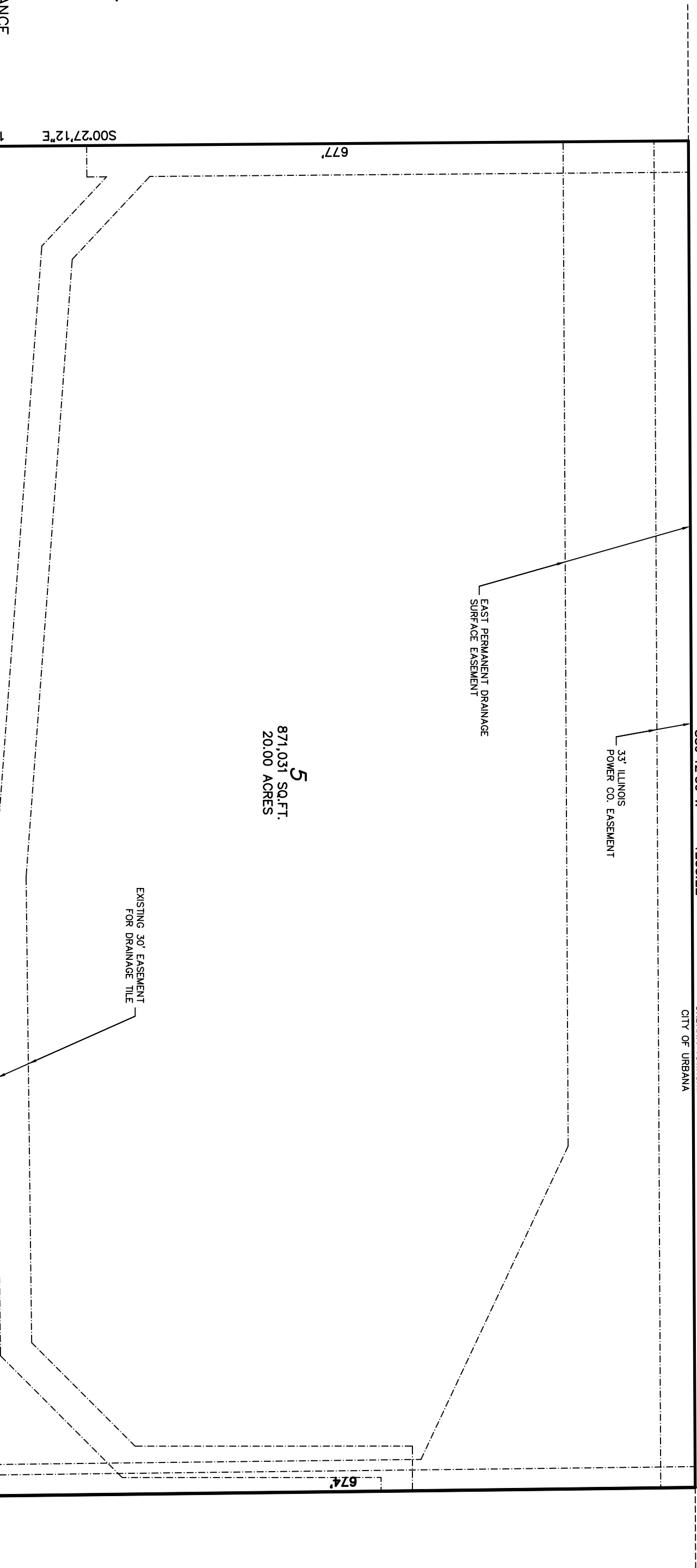


LOCATION SKETCH



U.S. ROUTE 150

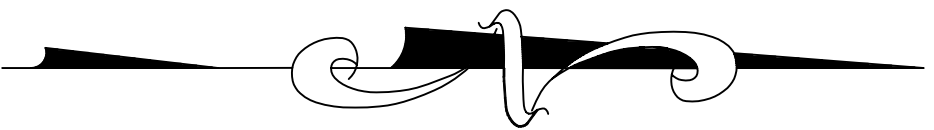
ABANDONED NORFOLK SOUTHERN RAILROAD



APPROVED BY: \_\_\_\_\_ CHAIRPERSON: \_\_\_\_\_  
 THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

APPROVED BY: \_\_\_\_\_  
 THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE  
 WITH ORDINANCE NO. \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR  
 ATTEST: \_\_\_\_\_ CITY CLERK



SCALE: 1" = 100'

OWNER/DEVELOPER:  
 MENARD INC.  
 4777 MENARD DR.  
 EAU CLAIRE, WI 54703  
 (715)876-2810

OWNER:  
 HIGHCROSS, LLC  
 ENGINEERING/ENGINEERING FIRM:  
 SEAN BOHAN  
 TEC DESIGN INC.  
 5828 ARNDT LAND  
 EAU CLAIRE, WI 54701  
 (715)552-0330

ATTORNEY FOR OWNER/DEVELOPER:  
 TUDOR CAVEL  
 MENARD INC.  
 4777 MENARD DR.  
 EAU CLAIRE, WI 54703  
 (715)876-2810

LEGEND  
 --- UTILITY EASEMENTS, WIDTH AS SHOWN  
 --- UNLESS NOTED OTHERWISE

WASHINGTON STREET (COUNTY RD. 1550N)

- ACRES IN PRELIMINARY PLAT: 81.66
- ACRES IN ENTIRE TRACT: 126.27
- SITE BENCHMARK: BCA BENCHMARK 3881 PK NAIL IN THE WESTERN FACE OF THE WESTERN POLE OF THE TWO-POLE STRUCTURE SOUTHEAST OF THE TRIANGULUM SHAPED BORROW BASIN ELEVATION=959.05
- PART OF THIS SITE IS ZONED AG-2 (COUNTY ZONING) AND THE REMAINDER IS ZONED B-1. PROPOSED ZONING IS R-1R-5.
- SIDE SETBACK = 15'
- REAR SETBACK = 10'
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- THIS TRACT IS LOCATED IN ZONE 'C' AS SHOWN ON FEMA MAP PANEL NUMBER 170035 0008 B.
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- EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
- TOPOGRAPHIC MAP BASED ON CAD DATA PROVIDED BY BERNS, CLANCY AND ASSOCIATES (BCA)
- SIDEWALK WIDTH = 4'(TYPICAL)
- FRONT SETBACK AND EASEMENT LINES ARE COLLINEAR
- PLAT NAME AND STREET NAMES ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. THE ACTUAL PROPOSED NAMES WILL BE SHOWN ON THE FINAL PLAT WHEN SUBMITTED FOR APPROVAL.





SECTION 15

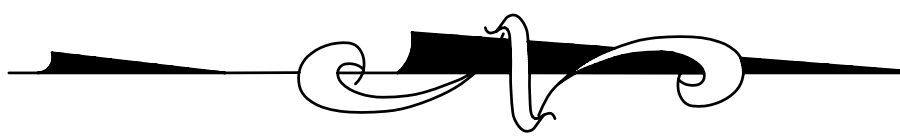
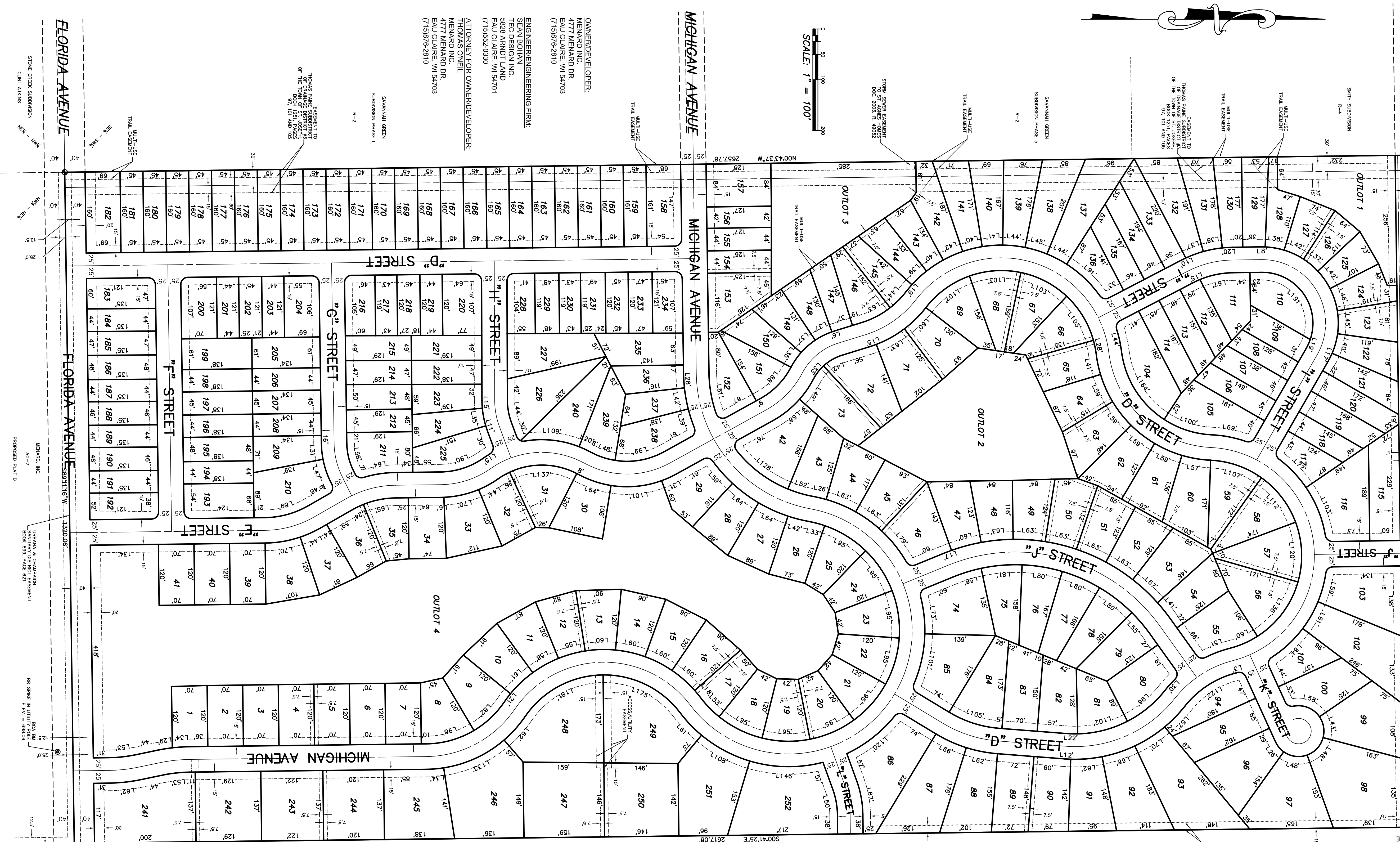
MEYER, INC.  
AS-2

PEPPER ROAD

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET



SCALE 1" = 100'

OWNER/DEVELOPER:  
MENARD INC.  
4777 MENARD DR.  
EAU CLAIRE, WI 54703  
(715)876-2810

ENGINEERING FIRM:  
SEAN BOHAN  
TEC DESIGN INC.  
5828 ARNDT DR.  
EAU CLAIRE, WI 54701  
(715)876-2810

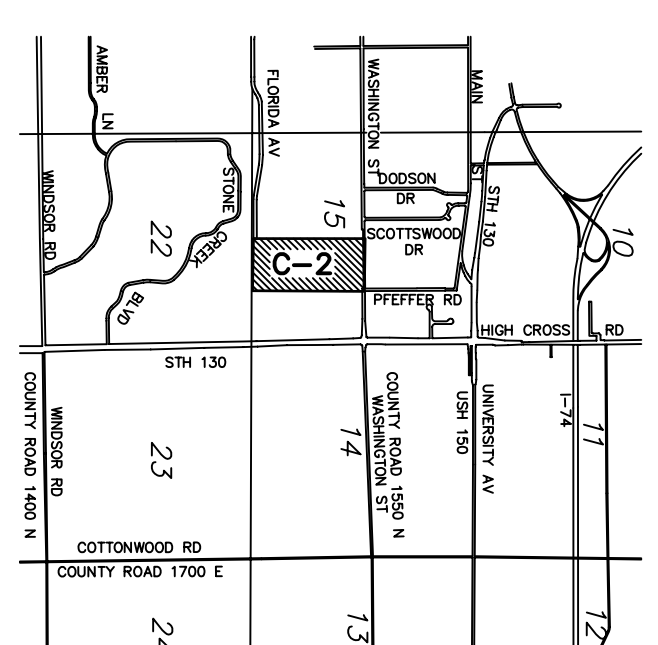
ATTORNEY FOR OWNER/DEVELOPER:  
THOMAS O'NEIL  
MENARD INC.  
4777 MENARD DR.  
EAU CLAIRE, WI 54703  
(715)876-2810

ATTORNEY FOR ENGINEERING FIRM:  
MENARD INC.  
4777 MENARD DR.  
EAU CLAIRE, WI 54703  
(715)876-2810

LOT NO. AREA

1	8,176
2	8,400
3	8,400
4	8,400
5	8,400
6	8,400
7	8,400
8	8,400
9	8,400
10	8,400
11	8,556
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244	8,600
245	8,600
246	8,600
247	8,600
248	8,600
249	8,600
250	8,600
251	8,600
252	8,600

LOCATION SKETCH



LEGEND



- THIS PARCEL IS WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.

- THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA MAP PANEL NUMBER 170894 0185 B.

- SUBJECT TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.

APPROVED BY: \_\_\_\_\_ CHAIRPERSON: \_\_\_\_\_

THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

APPROVED BY: \_\_\_\_\_

THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS.

IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR

APPROVED BY: \_\_\_\_\_

THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

APPROVED BY: \_\_\_\_\_

THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS.

IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR

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- SUBJECT TRACT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.

APPROVED BY: \_\_\_\_\_ CHAIRPERSON: \_\_\_\_\_

THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

APPROVED BY: \_\_\_\_\_

THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS.

IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_

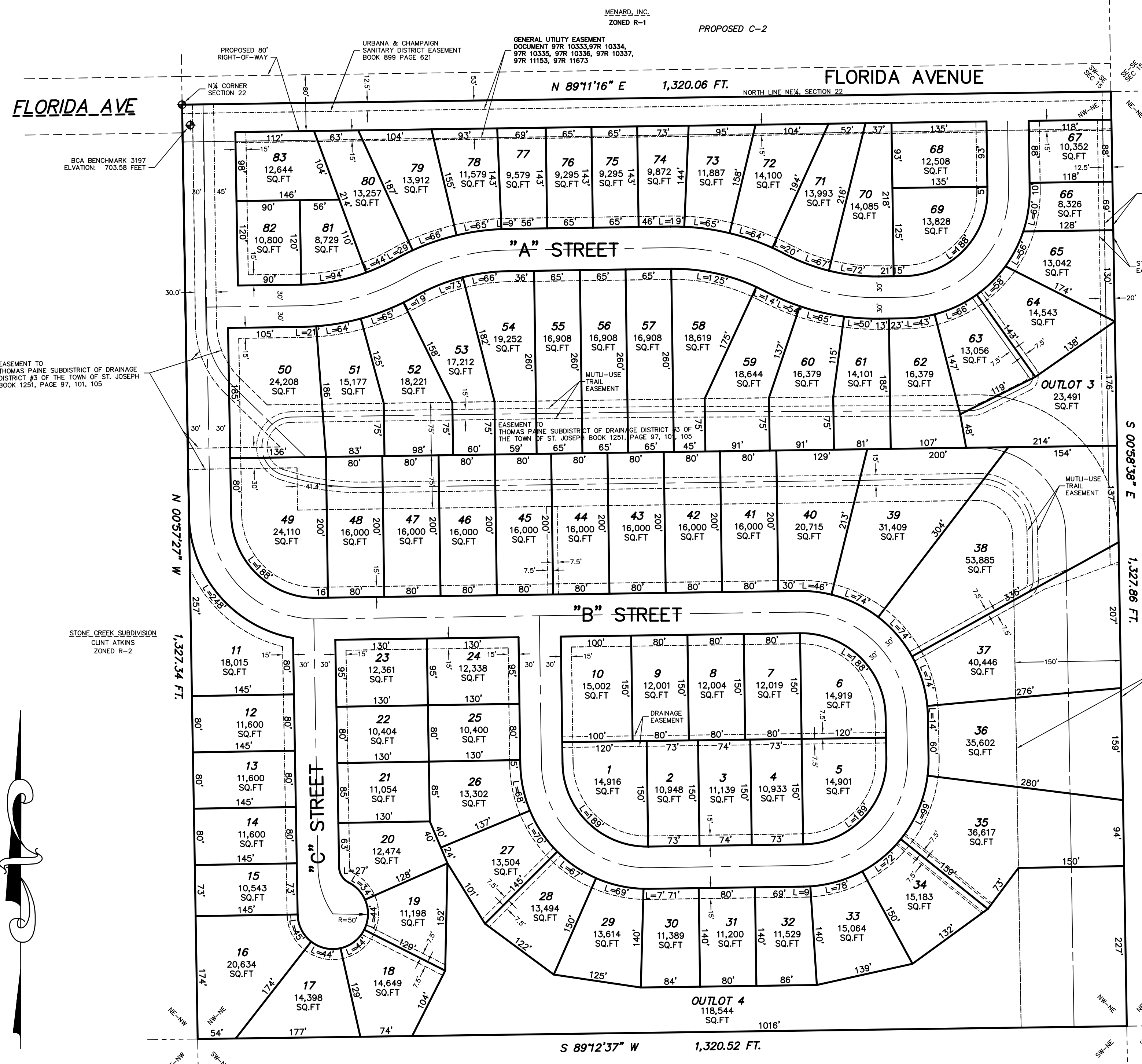
DATE: \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR

LEGAL

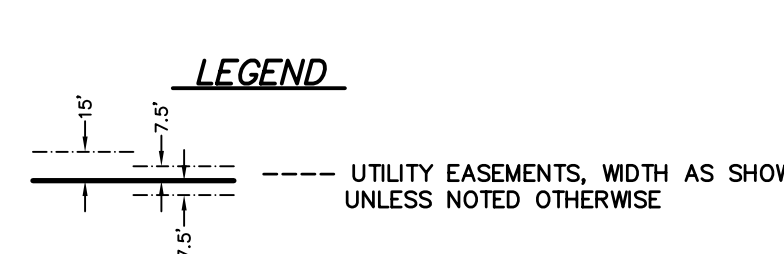
PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THE SOUTHLINE OF SAID SECTION 15; THENCE CONTINUING S89°11'16"W, 1320.06 FEET; THENCE N00°43'37"W, 2657.78 FEET; THENCE N88°13'05"E, 1821.70 FEET; THENCE S00°44°59'E, 2617.06 FEET TO THE POINT OF BEGINNING. (THIS DESCRIPTION IS BASED ON A SURVEY PERFORMED BY BERRIS, CLANCY AND ASSOCIATES IN DECEMBER 2005)

IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4, SECTION 15, T19N, R9E, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

SHEET 1 OF 2



SCALE: 1" = 100'



**OWNER/DEVELOPER:**  
 MENARD INC.  
 4777 MENARD DR.  
 EAU CLAIRE, WI 54703  
 (715)876-2810

**ENGINEER/ENGINEERING FIRM:**  
 SEAN BOHAN  
 TEC DESIGN INC.  
 5828 ARNDT LAND  
 EAU CLAIRE, WI 54701  
 (715)552-0330

**ATTORNEY FOR OWNER/DEVELOPER:**  
 THOMAS O'NEIL  
 MENARD INC.  
 4777 MENARD DR.  
 EAU CLAIRE, WI 54703  
 (715)876-2810

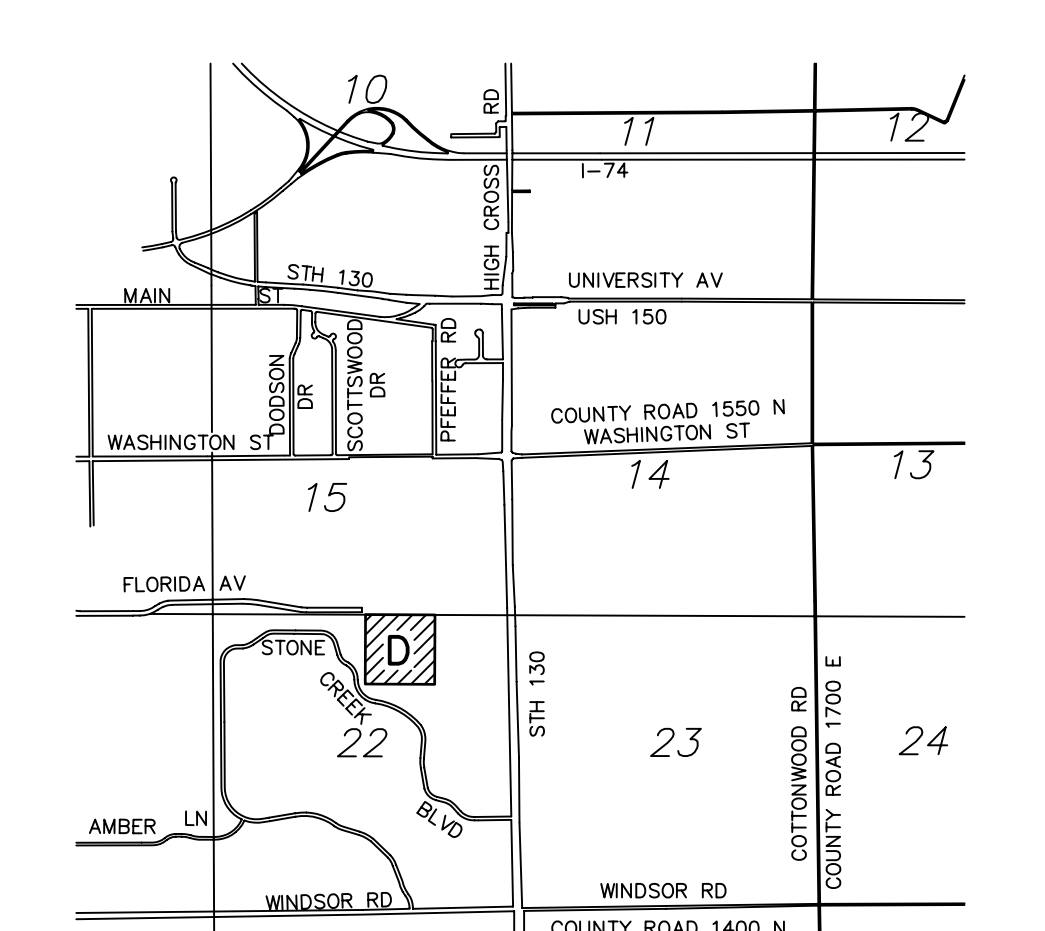
PREPARED BY TEC DESIGN, INC.  
 CADD No. 0654PLAT

- ACRAGE OF TRACT IS ±40.2 ACRES.
- SITE BENCHMARK: BCA BENCHMARK 3197 ELEVATION=703.58'
- THIS SITE IS TO BE REZONED FROM AG-2 TO R-2. FRONT SETBACK= 15' SIDE SETBACK= 5' REAR SETBACK= 10'
- SUBJECT TRACT LIES WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA
- THIS PARCEL IS WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.
- THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA MAP PANEL NUMBER 170035 0006 B.
- PROPOSED WATERMANS WILL BE DEVELOPED AS PART OF THE SITE IMPROVEMENT PLAN AND WILL BE DESIGNED AND CONSTRUED IN ACCORDANCE WITH AND SUBJECT TO THE APPROVAL OF THE CITY OF URBANA AND ILLINOIS AMERICAN WATER COMPANY AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- PROPOSED FIRE HYDRANTS AS SHOWN ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF URBANA FIRE CHIEF.
- EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH STATE REGULATIONS AND AS APPROVED BY THE CITY OF URBANA

- ALL PUBLIC IMPROVEMENTS INCLUDING STORM SEWER, STORM WATER MANAGEMENT, AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA STANDARDS AND SHALL BE CONSTRUCTED WITHIN EASEMENTS AS NECESSARY.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL MEET OR EXCEED THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION; AND I.E.P.A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION", CURRENT EDITION; AND THE CITY OF URBANA SUBDIVISION REGULATIONS CURRENT EDITION.
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- TOPOGRAPHIC MAP BASED ON CAD DATA PROVIDED BY BERNS, CLANCY AND ASSOCIATES (BCA)
- SIDEWALK WIDTH = 4' (TYPICAL)
- FRONT SETBACK AND EASEMENT LINE ARE COLLINEAR
- PLAT NAME AND STREET NAMES ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. THE ACTUAL PROPOSED NAMES WILL BE SHOWN ON THE FINAL PLAT WHEN SUBMITTED FOR APPROVAL

**LEGAL DESCRIPTION:**  
 THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

LOCATION SKETCH



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. \_\_\_\_\_

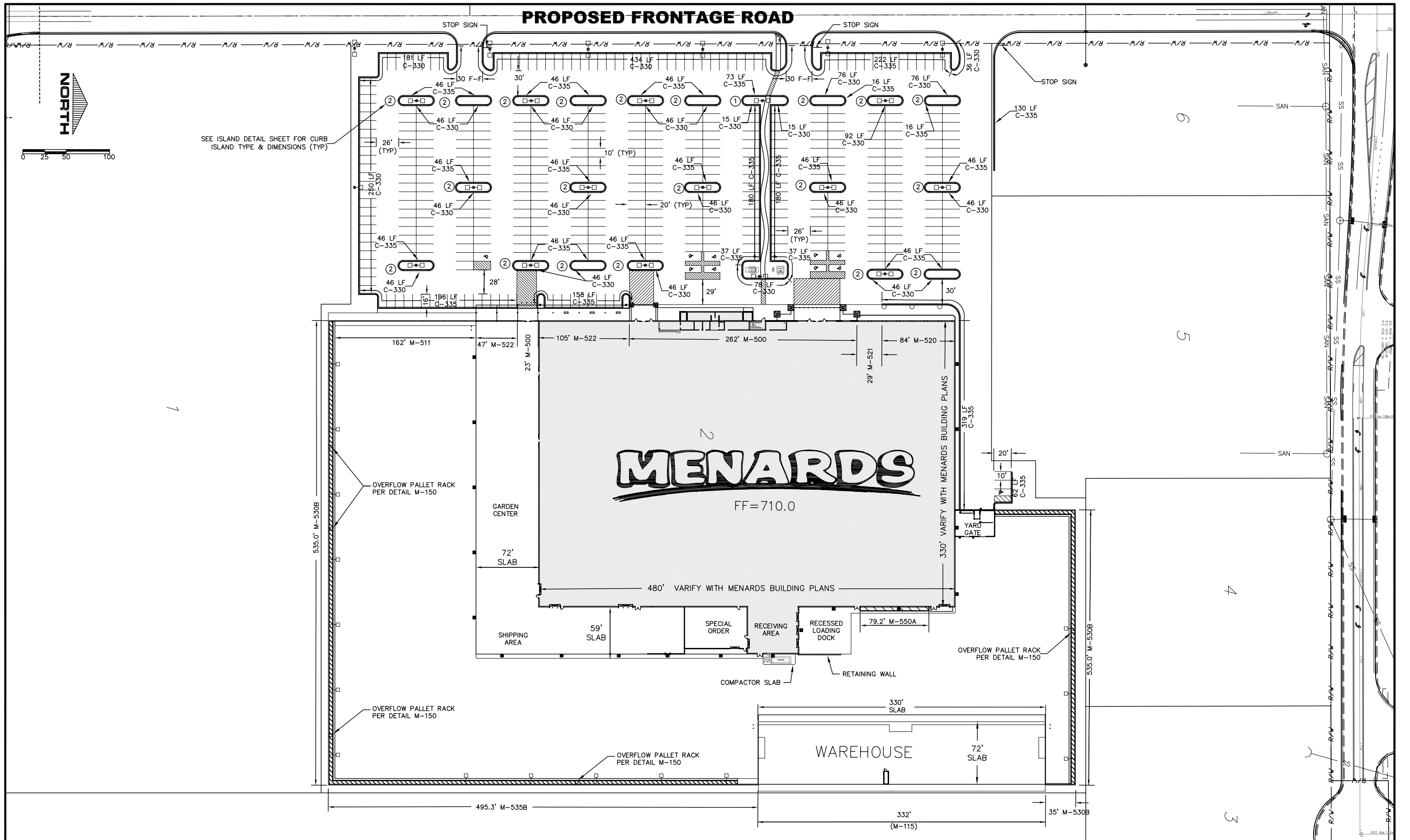
DATE: \_\_\_\_\_ BY \_\_\_\_\_, MAYOR

ATTEST: \_\_\_\_\_, CITY CLERK

PRELIMINARY PLAT OF  
**D**  
 IN THE NW1/4 OF THE NE1/4  
 SECTION 22, T19N, R9E,  
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



S:\Projects\0649\dwg\0649 SITE LAYOUT.dwg, Layout1, 12/5/2007 12:48:40 PM, sbohan, 1:2



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 0649  
**TEC DESIGN**  
 YOUR SITE SPECIALIST  
 TECHNICAL ENGINEERING CONCEPTS & DESIGN

5828 ARNDT LANE  
 EAU CLAIRE, WI 54701  
 PH 715-552-0330  
 FX 715-552-0332

SITE LAYOUT

MENARDS COMMERCIAL DEVELOPMENT - 2008  
 TRACT A-1: MENARDS BUILDING SITE  
 URBANA, IL

DWG NAME  
 0649 SITE LAYOUT.dwg  
 LAYOUT1  
 DATE  
 NOV 2007

5  
 29

