



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, FAICP, Director

DATE: September 11, 2008

SUBJECT: Plan Case No. 2087-S-08, Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision

Introduction and Background

The applicant, Urbana, IL 0808 LLC, is requesting preliminary and final plat approval for the Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision. The combination preliminary/final plat, which encompasses 2.94 acres to be divided into two lots, is located at the southwest corner of Lincoln Avenue and Killarney Street. The property is zoned B-3, General Business. A Speedway gas station occupies the corner lot of the original subdivision, and the lots to be replatted are vacant.

The subject property is currently known as Lots 2 and 3 of the Lincoln and I-74 Resubdivision, a minor subdivision which was platted and recorded in April of 2008. This replat will effectively take the southern 243.95 feet of Lot 3 and add that land to Lot 2. Changing the lot lines will require an extension of sewer service, which makes this replat a major subdivision according to the definitions in Section 21.4 of the Urbana Subdivision and Land Development Code. It is anticipated that a hotel will be developed on Lot 101, and the owner is seeking a tenant for Lot 102.

Section 21-16 of the Urbana Subdivision and Land Development Code allows for developers, at their discretion, to submit combination preliminary and final plats. The preliminary plat is the document that shows locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for analysis of the subdivision. The final plat is the document recorded with the County, and it only shows the location of property lines and easements. The proposed plats have been sent for review to all appropriate agencies and utilities. No comments have been received to date.

Discussion

Land Use, Zoning, and Comprehensive Plan

The subject property is bounded on the north by Killarney Street and on the east by Lincoln Avenue. The property shares a border with Capstone Quarters on the south and the Holiday Inn

on the west. To the immediate east and north of proposed Lots 102 and 103 is a Speedway gas station, and the subject property is vacant. The subject property, as well as the surrounding property, are zoned B-3, General Business, except for the parcel to the south, which is zoned R-4, Medium Density Multi-Family Residential.

The 2005 Urbana Comprehensive Plan identifies the subject property as appropriate for “*Regional Business*”, and specifically notes the site as a “*Regional Business Development Opportunity*”. Motels are considered regional businesses. The proposed Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Subdivision is therefore consistent with both the 2005 Urbana Comprehensive Plan Future Land Use Map #3 and with the existing zoning designation for the property.

Access

Access to the proposed subdivision will be via two public streets. Lot 101 will have access from Lincoln Avenue via an existing curb cut at the Speedway property to the immediate north. An access easement is provided on the plat. Lot 102 has frontage on Killarney Street, and a new driveway will provide access to the parcel. The centerline of the new drive will be offset 120 feet away from the centerline of Kenyon Road, in conformance with City access guidelines.

Drainage and Sewers

Stormwater runoff will be discharged into the North Goodwin Avenue Stormwater Basin, which was created in 1996 to allow for development in the area. On-site stormwater detention is not required as the property owner has paid into the construction of this regional stormwater basin. An 18-inch storm sewer extends along the southern boundary of Lot 101. Lot 102 will be served by an extension of the storm sewer along the western edge of Lot 101.

Lot 101 is currently served by an 8-inch sanitary sewer extending along the southern border of the site. The applicant is proposing to extend a new sanitary sewer line along the southern and western edge of Lot 101 to provide service to Lot 102. This segment is proposed to be a public sewer.

Water

Existing water mains extend along the northern, eastern and western borders of the site.

Sidewalks

Section 21.37 of the Urbana Subdivision and Land Development Code requires the installation of sidewalks in commercial developments. There is an existing four-foot sidewalk along the Lincoln Avenue frontage of Lot 101. A five-foot sidewalk is proposed across the north side of Lot 102, continuing the existing sidewalk on the adjacent Lot 1.

Deferrals and Waivers

The petitioner is not requesting any waivers or deferrals.

Summary of Findings

1. The proposed Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision is consistent with the 2005 Urbana Comprehensive Plan Future Land Use Map #3 in that it allows for development of the site as a regional business.

2. The proposed plat is consistent with the existing zoning designation for the property.
3. The proposed Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision meets the requirements of the Urbana Subdivision and Land Development Code.

Options

City Council has the following options for this case. In Plan Case 2087-S-08, the City Council may:

- a. Approve of the proposed preliminary/final plat as submitted.
- b. Deny the proposed preliminary/final plat. Should the City Council deny the preliminary/final plat, it should cite findings to support this recommendation.

Recommendation

At their September 4, 2008 meeting, the Urbana Plan Commission voted 6 ayes to 0 nays to forward the Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision to the Urbana City Council with a recommendation for **APPROVAL**. Staff concurs with this recommendation.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Subdivision Plat
Exhibit E: Draft Minutes of September 4, 2008 Plan Commission Discussion

cc: Urbana, IL 0808 LLC
490 East Route 22
North Barrington, IL 60010

William Sheridan
HDC Engineering
201 W. Springfield Ave
Suite 300
Champaign, IL 61820

ORDINANCE NO. 2008-09-108

An Ordinance Approving
Combined Preliminary and Final Subdivision Plats
(Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision - Plan Case
No. 2087-S-08)

WHEREAS, The Corporate Authorities of the City of Urbana are empowered by Illinois Municipal Code Article 11 Divisions 12 and 15 (65/ILCS 5/11-12 and 5/11-15) to approve subdivision plats; and,

WHEREAS, the current final plat for the Lincoln & I-74 Subdivision was administratively approved by the Urbana Department of Community Development Services in April of 2008; and,

WHEREAS, Urbana, IL 0808 L.L.C. has submitted Combined Preliminary and Final Plats for Lots 2 and 3 of the Lincoln & I-74 Resubdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, in Plan Case 2087-S-08, the Urbana Plan Commission, on September 4, 2008, recommended approval of the Combined Preliminary and Final Plats for Lots 2 and 3 of the Lincoln & I-74 Resubdivision by a vote of 6 ayes to 0 nays; and,

WHEREAS, The Combined Preliminary and Final Plats for Lots 2 and 3 of the Lincoln & I-74 Resubdivision meet the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The Combined Preliminary and Final Plats for Lots 2 and 3 of the Lincoln & I-74 Resubdivision are consistent with the City of Urbana's 2005 Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Combined Preliminary and Final Plats for Lots 2 and 3 of the Lincoln & I-74 Resubdivision.

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

Section 1. The Combined Preliminary and Final Plats for Lots 2 and 3 of the Lincoln & I-74 Resubdivision as referenced herein are hereby approved.

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 _____, 2008.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2008.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

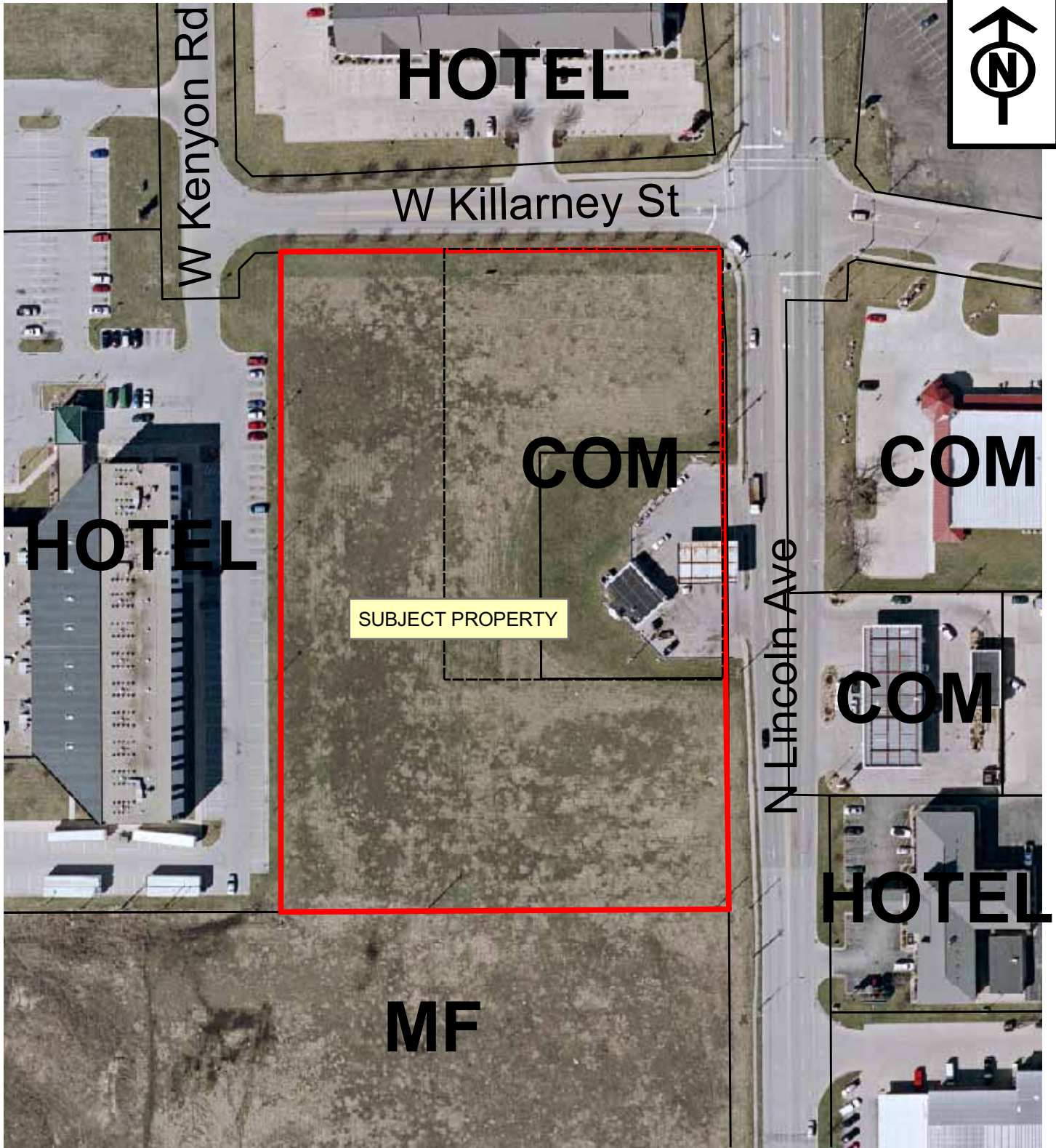
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ____ day of _____, 2008, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled

"An Ordinance Approving Combined Preliminary and Final Subdivision Plats (Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision - Plan Case No. 2087-S-08)"

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 _____, 2008, 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 _____, 2008.

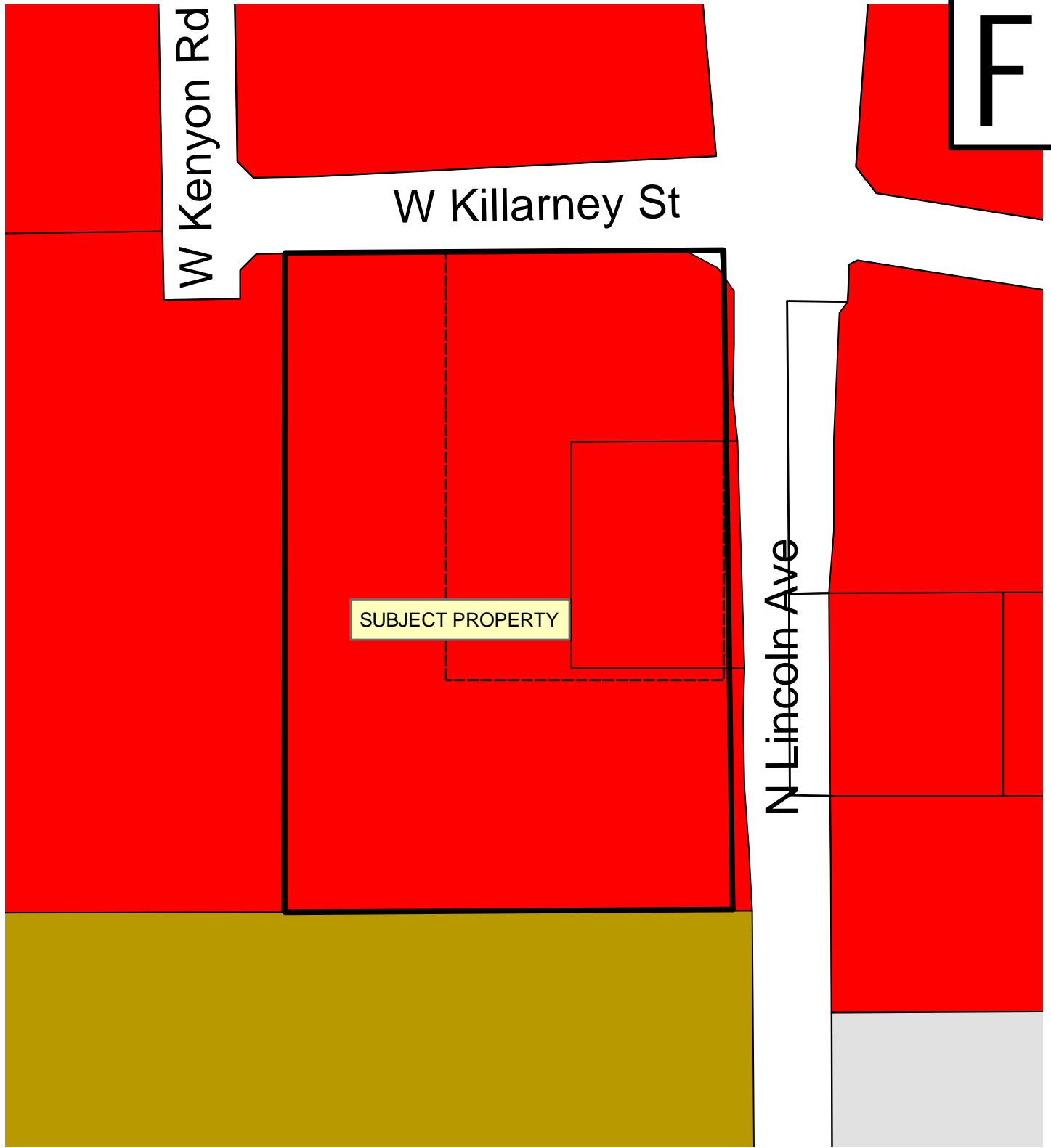
Exhibit A: Location and Existing Land Use Map



Plan Case: 2087-S-08
Description: Combination Preliminary/Final Replat
of Lots 2 and 3 of Lincoln & I-74 Resubdivision
Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

Exhibit B: Zoning Map



Plan Case: 2087-S-08
Description: Combination Preliminary/Final Replat
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Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme




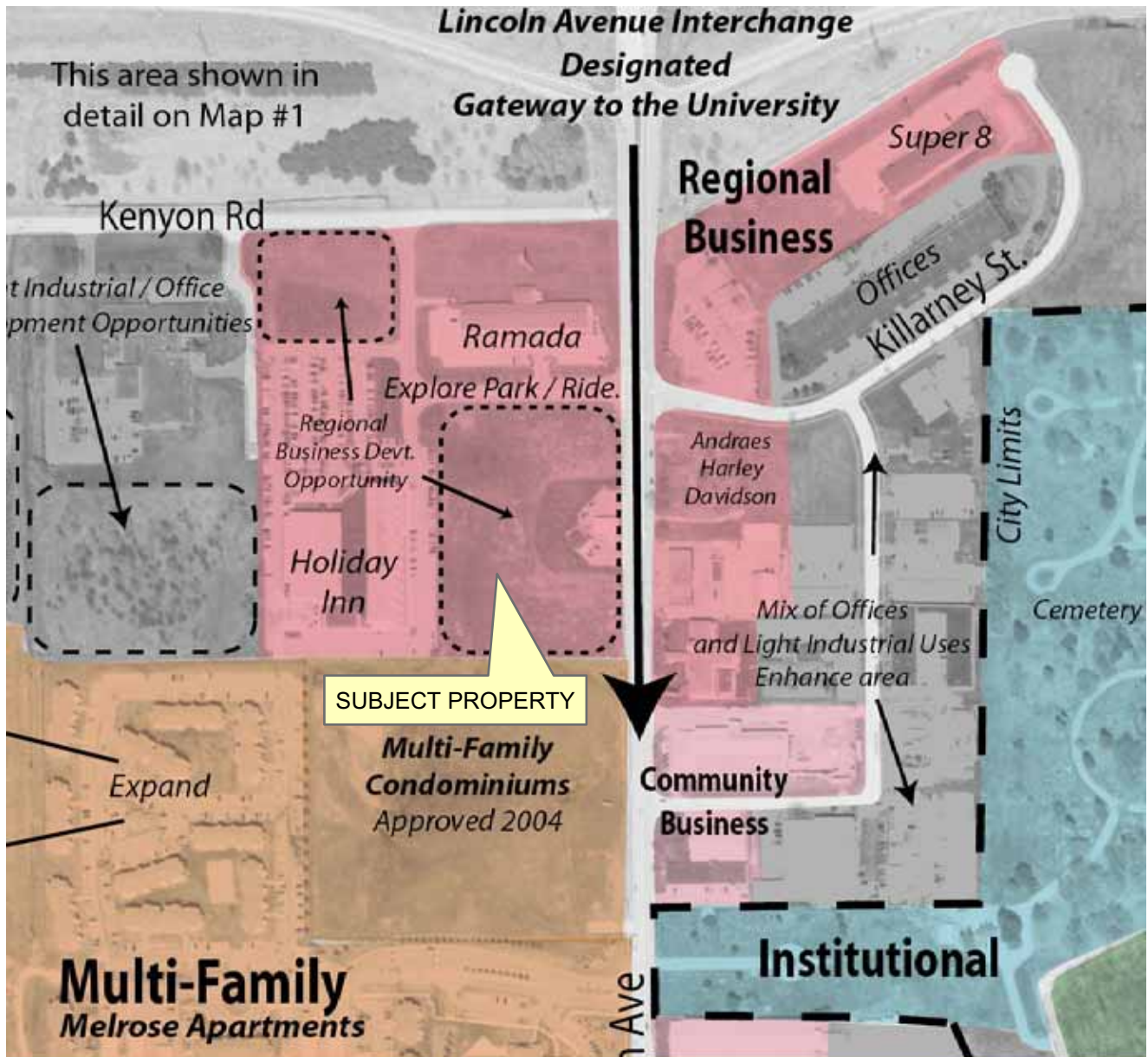
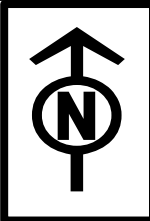
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-  R4
-  IN

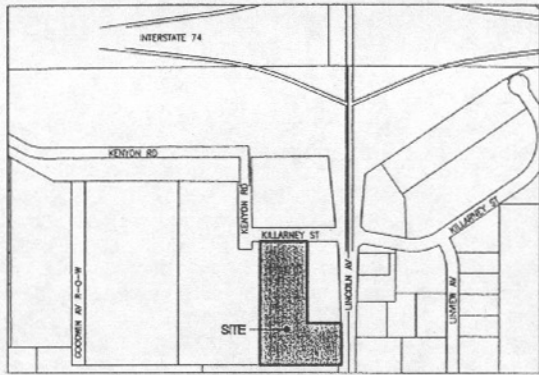
Exhibit C: Future Land Use Map



Plan Case: 2087-S-08
Description: Combination Preliminary/Final Replat
of Lots 2 and 3 of Lincoln & I-74 Resubdivision
Location: 800 Block of North Broadway Ave

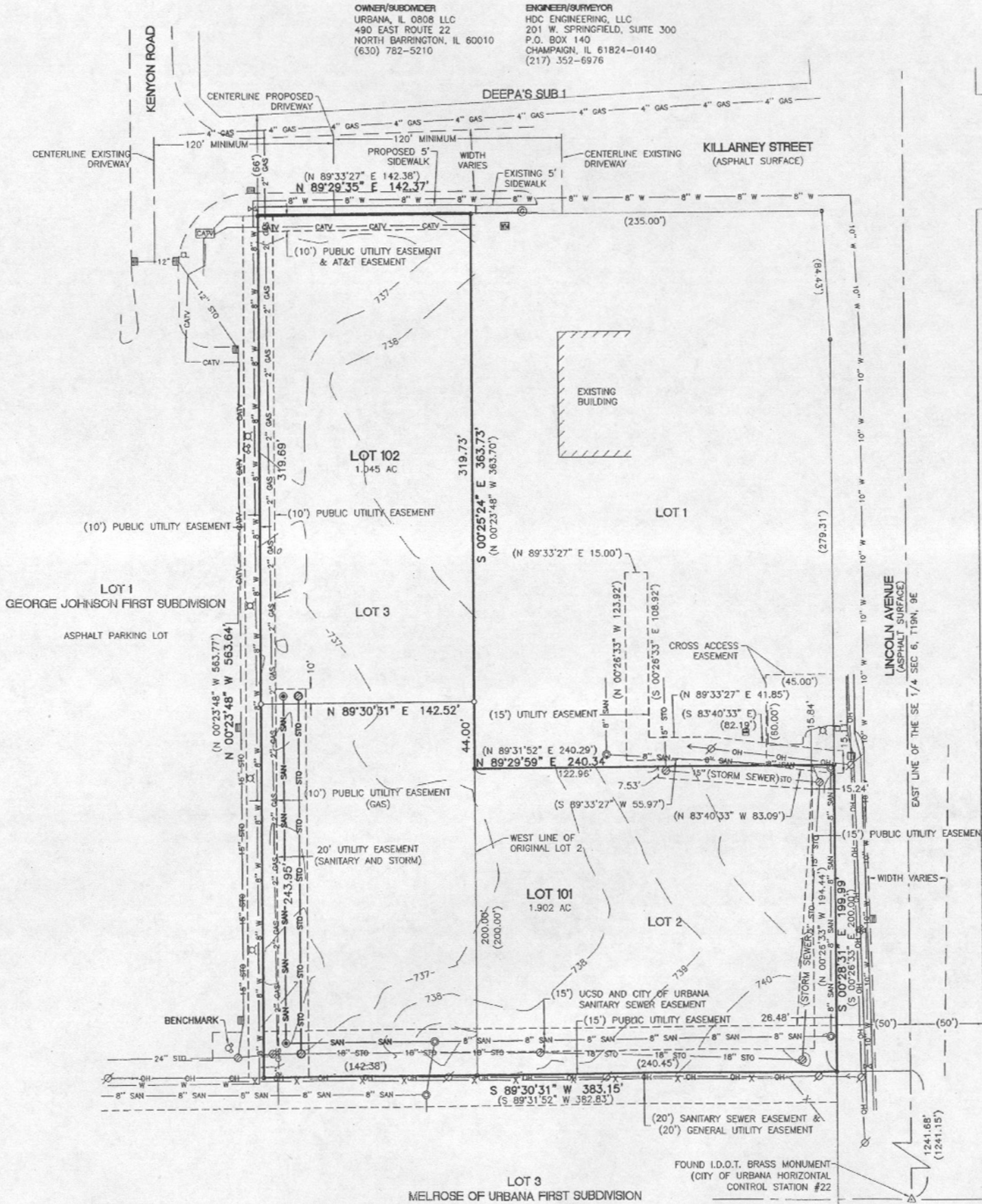
Prepared 08/08 by Community Development Services - jme

PRELIMINARY
A REPLAT OF LOTS 2 & 3 OF LINCOLN & I-74 RESUBDIVISION
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE SE 1/4, SEC. 6, T19N, R9E, 3RD PM



LOCATION MAP
N.T.S.

- LEGEND**
- Boundary of Survey
 - - - Easement Line
 - STO— Existing Storm Line
 - STO— Proposed Storm Line
 - SAN— Existing Sanitary Line
 - SAN— Proposed Sanitary Line
 - W— Existing Water line
 - OH— Existing Overhead Utility Line
 - GAS— Existing Gas Line
 - CATV— Existing Cable Television Line
 - X— Fence Line
 - Found Iron Rod
 - Set 1/2"x30" Iron Rod w/
Plastic Cap "HDC FIRM #3223"
 - ⊞ Existing Storm Inlet
 - ⊙ Existing Storm Manhole
 - ⊙ Proposed Storm Manhole
 - ⊙ Existing Sanitary Manhole
 - ⊙ Proposed Sanitary Manhole
 - ⊙ Existing Fire Hydrant
 - ⊙ Existing Water Valve
 - ⊙ Existing Water Meter
 - ⊙ Existing Power Pole
 - < Existing Guy Anchor
 - ⊙ Existing Light
 - ⊙ Existing Gas Valve
 - ⊙ Existing Cable Television Cabinet
 - ⊙ Existing Telephone Pedestal
 - ⊙ Existing Sign
 - ⊙ Existing Monitoring Well
 - 73.8 Existing Contour Line
 - 100' Measured Dimension
 - (100') Recorded Dimension



OWNER/SUBDIVIDER
 URBANA, IL 0808 LLC
 490 EAST ROUTE 22
 NORTH BARRINGTON, IL 60010
 (630) 782-5210

ENGINEER/SURVEYOR
 HDC ENGINEERING, LLC
 201 W. SPRINGFIELD, SUITE 300
 P.O. BOX 140
 CHAMPAIGN, IL 61824-0140
 (217) 352-6976



SURVEYOR'S NOTES

1. Field work was completed for this project on August 12, 2008.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
3. The subdivision is located within the corporate limits of the City of Urbana.
4. The subdivision is in the boundaries of the Saline Branch Drainage District.
5. All required public improvements including sidewalks and sanitary sewer systems will be constructed in accordance with the current City of Urbana Subdivision standards and shall be constructed within easements as necessary.
6. Current zoning for this subdivision is B-3 General Business.
7. Building setback lines for this subdivision shall be as follows:
 Front Yard = 15'
 Side Yard = 10'
 Rear Yard = 10'
8. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
9. This tract of land is located in Zone "C" on the Special Flood Hazard Area identified for the City of Urbana, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 170035 0009 B, dated January 16, 1981.
10. Tract does not lie within 500 feet of a point on a water course draining over 640 acres.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF CHAMPAIGN) s.s.

I, William E. Sheridan, being Illinois Professional Land Surveyor Number 2031, do hereby certify that at the request of the owner, URBANA, IL 0808 LLC, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A tract of land being part of the Southeast Quarter of Section 6, Township 19 North, Range 9 East, of the Third Principal Meridian, Champaign County, Illinois, the boundary of which is described as follows, with bearings on the Final Plat of Lincoln & I-74 Resubdivision datum:

Lots 2 & 3 of Lincoln & I-74 Resubdivision.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided; and have numbered the lots which numbers are shown in larger size on said plat; and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "A Replat of Lots 2 & 3 of Lincoln & I-74 Resubdivision."

Signed and sealed this 27th day of AUGUST, 2008

William E. Sheridan
 William E. Sheridan
 Illinois Professional Land Surveyor No. 2031
 License Expires 11-30-08

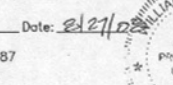


Owner/Subdivider
 URBANA, IL 0808 LLC

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.

William E. Sheridan
 William E. Sheridan
 Illinois Licensed Professional Engineer No. 29387
 License Expires 11-30-09



Owner & Subdivider: URBANA, IL 0808 LLC

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

BENCHMARK: TOP CAP NUT NEXT TO "0" IN OPEN ON FIRE HYDRANT
 LOCATED 15' WEST OF PROPERTY LINE AT SOUTHWEST CORNER OF SITE.
 ELEVATION=738.50

MINUTES OF A SPECIAL MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: September 4, 2008

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Jane Burris, Tyler Fitch, Lew Hopkins, Michael Pollock, Bernadine Stake, Don White

MEMBERS EXCUSED: Ben Grosser, Marilyn Upah-Bant

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services Department; Robert Myers, Planning Manager; Lisa Karcher, Planner II, Jeff Engstrom, Planner I; Teri Andel, Planning Secretary

OTHERS PRESENT: Katy Balderson, Marianne Downey, Jason Finley, Paul MacCallum, Sara Metheny, Dennis Roberts, Bill Sheridan, Christopher Stohr, Susan Taylor

NEW BUSINESS

Plan Case No. 2087-S-08: A request by Urbana, LLC for approval of a Combination Preliminary and Final Plat of the Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision, encompassing 2.94 acres to be divided into two lots, located at the southwest corner of Lincoln Avenue and Killarney Street in the City's B-3, General Business Zoning District.

Jeff Engstrom, Planner I, presented the subdivision request to the Plan Commission. He gave a brief explanation for the purpose of the proposed subdivision request. Referring to Exhibits A (Location and Existing Land Use Map), Exhibit B (Zoning Map), and Exhibit C (Future Land Use Map), he described the area noting the current land use, zoning and Comprehensive Plan designation of the proposed site as well as that of the surrounding properties. He discussed access to the proposed subdivision. He also talked about stormwater drainage and sewer mains, water utilities and sidewalk connections. He read the options of the Plan Commission and presented staff's recommendation, which was as follows:

Staff recommended that the Plan Commission forward the Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision to the Urbana City Council with a recommendation of approval.

Ms. Stake asked whether there was going to be one or two buildings. Mr. Engstrom answered by saying that the developer has not submitted any building plans as of yet. The proposed site is divided into two lots. From his understanding, there will be a hotel constructed on Lot 1, and the developer has not indicated what they plan to build on Lot 2. When the developer submits the building plans, they will go through the plan review process administratively.

Ms. Stake questioned where the sidewalks would lead to. Mr. Engstrom replied that the sidewalks will allow people to get around the site. Generally any subdivision is required to provide sidewalks along the right-of-way.

Mr. Hopkins asked if the access for Lot 101 is by easement on a curb cut to the north of the lot. Mr. Engstrom said that is correct. Mr. Hopkins inquired as to whether the gas station shown on the aerial photo is the old gas station. Mr. Engstrom said no, it is a new gas station. Mr. Hopkins questioned if the curb cut was then used by a current facility. Mr. Engstrom explained that the curb cut leads to the new gas station.

Mr. Hopkins wondered if the gas station lot was big enough for another tenant. Mr. Engstrom said technically yes. However, he is not sure if the property owner is going to develop the property further. Mr. Hopkins asked if the curb cut had been sized or approved as efficient to serve all the lots. Mr. Engstrom said yes.

Ms. Stake questioned what kind of screening would be used on the south to Capstone Condominiums. Mr. Engstrom responded by saying that the developer will submit landscaping plans when they submit the building plans. When the site is proposed to be developed, there is a requirement for screening between lots zoned for business and lots zoned for residential.

Ms. Stake commented that she did not understand why the developer has submitted a preliminary/final plat before submitting building plans. Mr. Engstrom explained that this is the actual subdivision process. Unless a petitioner submits a request for a special use permit or other special zoning permission, then building plans generally do not go before Plan Commission and City Council.

With no more questions for City staff, Chair Pollock opened this item up for public input.

Bill Sheridan, of HDC Engineering, mentioned that they are working on the Site Plan for the proposed hotel. They will address all the screening and access through common ingress/egress easements. The new gas station has been totally redeveloped. There will be no further development on the gas station parcel. The proposed replat is simply a reconfiguration of lots lines. There are no changes other than to extend the sewers.

With no further questions or comments from the audience, Chair Pollock closed the public input portion, and he opened this item up for Plan Commission discussion and/or motion(s).

Mr. White moved that the Plan Commission forward Plan Case No. 2087-S-08 to the City Council with a recommendation for approval. Ms. Burris seconded the motion.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Mr. White	-	Yes

The motion was passed by unanimous vote.

Mr. Myers noted that this case would go before City Council on September 15, 2008.