



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. 2086-S-08, Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision

Introduction

The petitioner, Meijer Stores Limited Partnership, is requesting approval of a combination preliminary and final plat for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision. The proposed subdivision consists of 30.95 acres located northeast of the intersection of Windsor Road and Philo Road. The property is proposed to be subdivided into 9 lots, 2 of which are being developed by the petitioner. A Meijer retail store occupies the proposed Lot 1 and a Meijer gas station occupies the proposed Lot 2. The subject property is zoned B-3, General Business.

Section 21-16 of the Urbana Subdivision and Land Development Code allows for developers 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, which is the document recorded with the Champaign County Recorder of Deeds, shows the location of property lines and easements. The submission requirements and applicable standards for a combination preliminary/final plat are the same as those for preliminary and final plats that are submitted separately.

On September 4, 2008 the Urbana Plan Commission voted 6 ayes and 0 nays to recommend that City Council approve both the preliminary and final plats for the subdivision in Plan Case No. 2086-S-08.

Background

The subject property was once a part of a larger tract of land known as the Douglas Farm. In January of 1995 the City entered into an annexation agreement with Clinton C. Atkins, the Meijer Realty Company, Edwin I. Douglas, and Edwin I. Douglas as trustee for the Robert Douglas Trust, for the annexation and development of the Douglas Farm (Ordinance No. 9495-65). At that time, Meijer Realty Company held an option to purchase the 30.95 acres that is now proposed to be subdivided. The annexation agreement addressed such items as rezoning of the

property, infrastructure improvements, right-of-way dedication, and general site layout and development issues. Specific items as they pertain to the proposed preliminary and final plats are discussed in the following section of this memo.

In February of 2007 Meijer Stores Limited Partnership submitted a minor plat for a two-lot subdivision for the subject 30.946 acres. The two lots were created for the development of the Meijer store and gas station. In October of 2007, Meijer Stores Limited Partnership submitted a minor replat of the two lots to adjust the lot boundaries for the lot to be occupied by the gas station.

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

There is a mix of residential, commercial and institutional uses surrounding the proposed subdivision. The property to the north of Amber Lane is zoned R-4, Medium Density Multiple Family Residential and is occupied by St. Matthew Lutheran Church. The property to the west of Philo Road is zoned R-3, Single and Two-Family Residential. The area to the west consists primarily of residential uses with the exception of the Philo Road Church of Christ and the Meadow Brook and Woodland Park Jehovah’s Witness Congregation, both of which front along the west side of Philo Road. The property to the south of Windsor Road is zoned B-3 General Business and encompasses the Pines development and the Stone Creek Commons Office Park. The property to the east is zoned both R-4 and B-3. The portion zoned R-4 has been developed with common-lot line residential dwellings known as the Ridge Subdivision. The portion zoned B-3 is occupied by the Little Hearts and Hands Daycare Facility and the Christie Clinic.

The following table indicates zoning, land use and the comprehensive plan designations for properties adjacent to the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	B-3, General Business	Commercial	Regional Business
North	R-4, Medium Density Multiple Family Residential	Institutional	Institutional
South	B-3, General Business	Community Business and Office Park	Community Business
East	R-4, Medium Density Multiple Family Residential and B-3, General Business	Residential, Community Business and Institutional	Multi-Family and Regional Business
West	R-3, Single and Two-Family Residential	Residential and Institutional	Residential (Suburban Pattern)

The subject site was zoned B-3, General Business upon annexation to the City. The 2005 Urbana Comprehensive Plan designates the future land use of the site as “Regional Business”. The proposed subdivision includes a Meijer retail store and gas station as well as outlots intended for commercial development. The proposed development of the site is consistent with

both the Comprehensive Plan and the existing zoning designation for the property. In addition, the proposed subdivision is consistent with the requirements of the Urbana Zoning Ordinance, which require a minimum of 6,000 square foot lots with a minimum width of 60 feet. All proposed development will be required to meet all of the specific development regulations in the Zoning Ordinance.

Subdivision Layout and Access

The subject property is bounded by Amber Lane on the north, Philo Road on the west and Windsor Road on the south. There are two access points from each of these roadways to the subdivision. One of the access points on Philo Road is aligned with Scovill Street and one of the access points on Windsor Road is aligned with Boulder Drive. The layout for the subject property approved in the 1995 annexation agreement illustrated three access points on Windsor Road and three access points on Amber Lane. One access point on Amber Lane and one access point on Windsor Road have been eliminated from what was allowed in the annexation agreement with the proposed subdivision.

Eight of the nine proposed lots range in size from 1.11 acres to 1.98 acres and are located along the Philo Road and Windsor Road frontages. The Meijer retail store is located on the remaining lot that consists of 19.48 acres. The Meijer gas station is located on the lot immediately northeast of the intersection of Windsor and Philo Roads. Access through the subdivision and to the individual lots will be via an access easement as illustrated in Exhibit F. No additional access points will be permitted to individual lots along Amber Lane, Philo Road or Windsor Road. Access in and out of the subdivision will be facilitated by three traffic signals. There are currently traffic signals at the Windsor Road/Philo Road intersection, the Philo Road/Scovill Street intersection and the Windsor Road/Boulder Drive intersection.

Drainage

Stormwater runoff for the subdivision will be directed to a regional detention basin designed to serve the Eastgate Subdivision, the Ridge Subdivision, Stone Creek Commons Office Park and the proposed subdivision. The existing detention basin is located behind the common-lot line units that have developed to the southeast of the intersection of Amber Lane and Myra Ridge Drive and along Lydia Court East. Runoff will be collected in storm sewers located throughout the subdivision and directed to the north to a storm sewer on Amber Lane as illustrated in Exhibit F. As with all preliminary and final subdivision plats, final stormwater management plans must be approved by the City Engineer. The final stormwater management plan has been approved by the City Engineer.

Sidewalks

Section 21-37 of the Urbana Subdivision and Land Development Code requires the installation of sidewalks in commercial developments. There is currently a sidewalk in the public right-of-way along the south side of Amber Lane for the length of the subject property. In addition there is an existing shared use path along the east side of Philo Road for the length of the property. An easement will be granted for the portion of the path that falls within the boundaries of the subject property. This easement is illustrated on Exhibit F by an orange hatch pattern. There is also an existing shared use path in the public right-of-way along the north side of Windsor Road from

Philo Road to the easternmost access drive to the proposed subdivision. A shared use path will be constructed along the north side of Windsor Road for the remaining length of the subject property as part of the Windsor Road Improvements that are to be completed in 2010. This portion of the shared use path will be located within the boundaries of the proposed subdivision. An easement will be granted for this purpose.

Utilities

As is customary with proposed subdivisions, copies of the preliminary and final plats have been sent to various utility agencies for their review and comment. There are no concerns with providing utilities to the site. The site is located in an area that is currently served by sanitary sewer, water, power, phone, cable, etc. Exhibit F illustrates the proposed utility easements. Sheet Two of the Final Plat also illustrates the proposed utility easements and indicates which utilities will be provided in the easements. It should be noted that not all of the required easements are illustrated on Sheet Two of the Final Plat. All easements will be required to be illustrated on the Final Plat before it is recorded.

Deferrals and Waivers

The petitioner is not requesting any waivers or deferrals from the Urbana Subdivision and Land Development Code.

Summary of Findings

1. Meijer Stores Limited Partnership has submitted a petition for approval of a combination Preliminary and Final Plat for a nine-lot subdivision consisting of 30.95 acres located northeast of the intersection of Philo Road and Windsor Road.
2. The proposed Preliminary and Final Plats are consistent with the approved annexation agreement adopted under City Council Ordinance No. 9495-65.
3. The proposed Preliminary and Final Plats create a development that is consistent with both the 2005 Urbana Comprehensive Plan future land use designation and with the existing zoning designation for the subject property.
4. The proposed Preliminary and Final Plats meet the requirements of the Urbana Subdivision and Land Development Code.
5. On September 4, 2008 the Urbana Plan Commission voted 6 ayes and 0 nays to recommend that City Council approve both the preliminary and final plats for the subdivision in Plan Case No. 2086-S-08.

Options

The City Council has the following options regarding Plan Case No. 2086-S-08:

1. Approve the proposed preliminary and final plats; or
2. Deny the proposed preliminary and final plats.

Recommendation

Based on the analysis and findings presented herein, the Urbana Plan Commission and staff recommend that City Council **APPROVE** both the preliminary and final plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision.

Prepared by:



Lisa Karcher, Planner II

Attachments: Draft Ordinance Approving a Preliminary and Final Plat

Exhibit A: Location and Existing Land Use Map

Exhibit B: Zoning Map

Exhibit C: Future Land Use Map

Exhibit D: Proposed Preliminary Plat

Exhibit E: Proposed Final Plat

Exhibit F: Easement Exhibit (EXH-1) – Site Improvement Plans

Draft Minutes of September 4, 2008 Plan Commission Hearing

Attachments:

cc: Attn: Glen VanderKooi
Meijer Stores Limited
2929 Walker Avenue N.W.
Grand Rapids, MI 49544

Attn.: Paul MacCallum
Horizon Surveying, Inc.
507 Jackson Lane
Middletown, OH 45044

ORDINANCE NO. 2008-09-109

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL SUBDIVISION PLAT
(Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision -
Plan Case No. 2086-S-08)

WHEREAS, Meijer Stores Limited Partnership has submitted Preliminary and Final Subdivision Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision are consistent with the provisions of the Annexation Agreement between the City of Urbana, Clinton C. Atkins, the Meijer Realty Company, Edwin I. Douglas and Edwin I. Douglas as trustee for the Robert Douglas Trust, which was adopted by the City of Urbana on January 3, 1995 by Ordinance No. 9495-65; and,

WHEREAS, the Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision comply with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, the Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision meet the requirements of the Urbana Subdivision and Land Development Code; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision; and,

WHEREAS, the Urbana Plan Commission, in Plan Case 2086-S-08, recommended approval of both the Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision by a vote of 6 ayes and 0 nays on September 4, 2008.

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

Section 1. The Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision, attached hereto as Exhibit 1 and Exhibit 2, are 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 _____, 2008.

AYES:

NAYS:

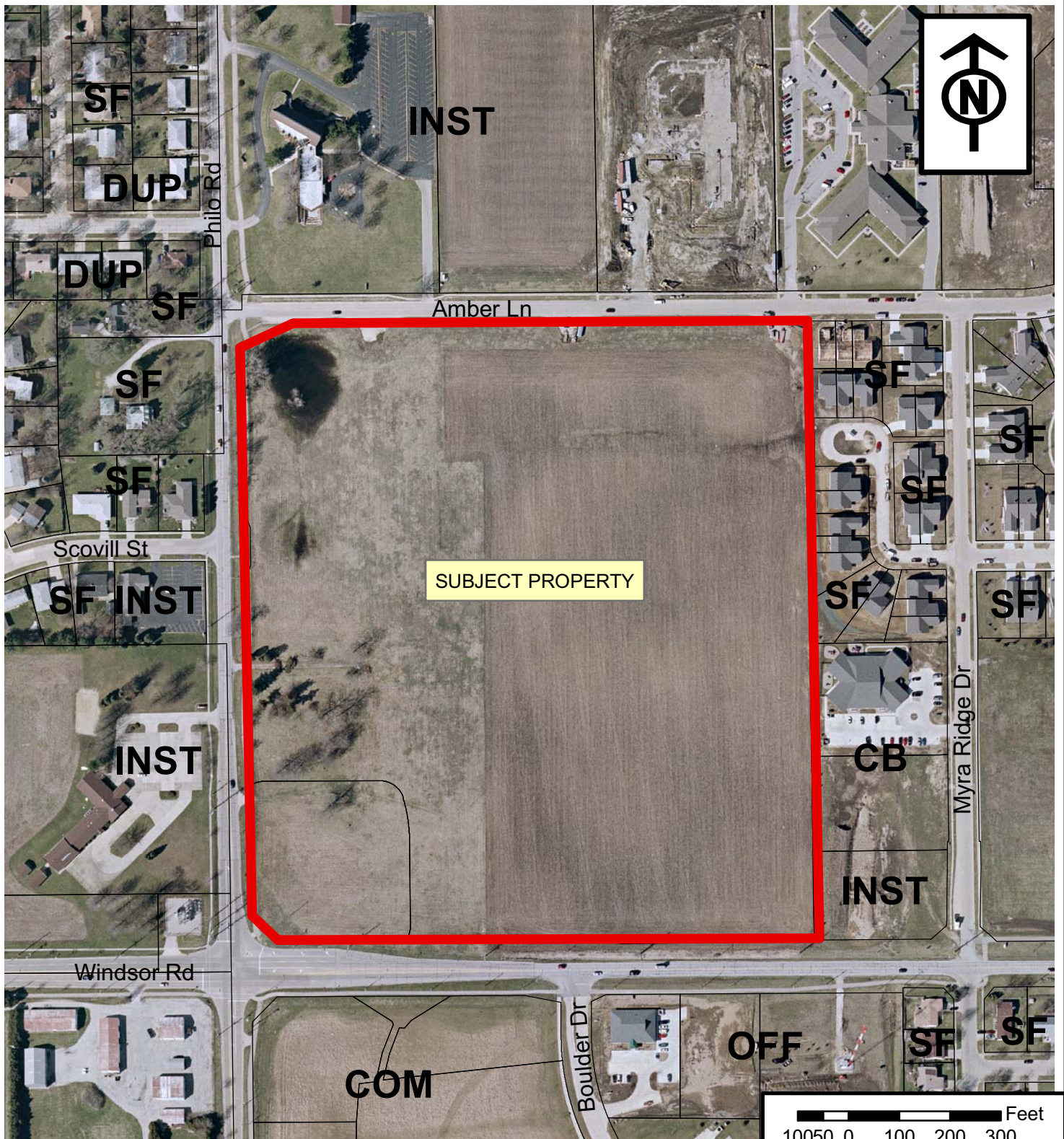
ABSTAINED:

Phyllis D. Clark, City Clerk

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

Laurel Lunt Prussing, Mayor

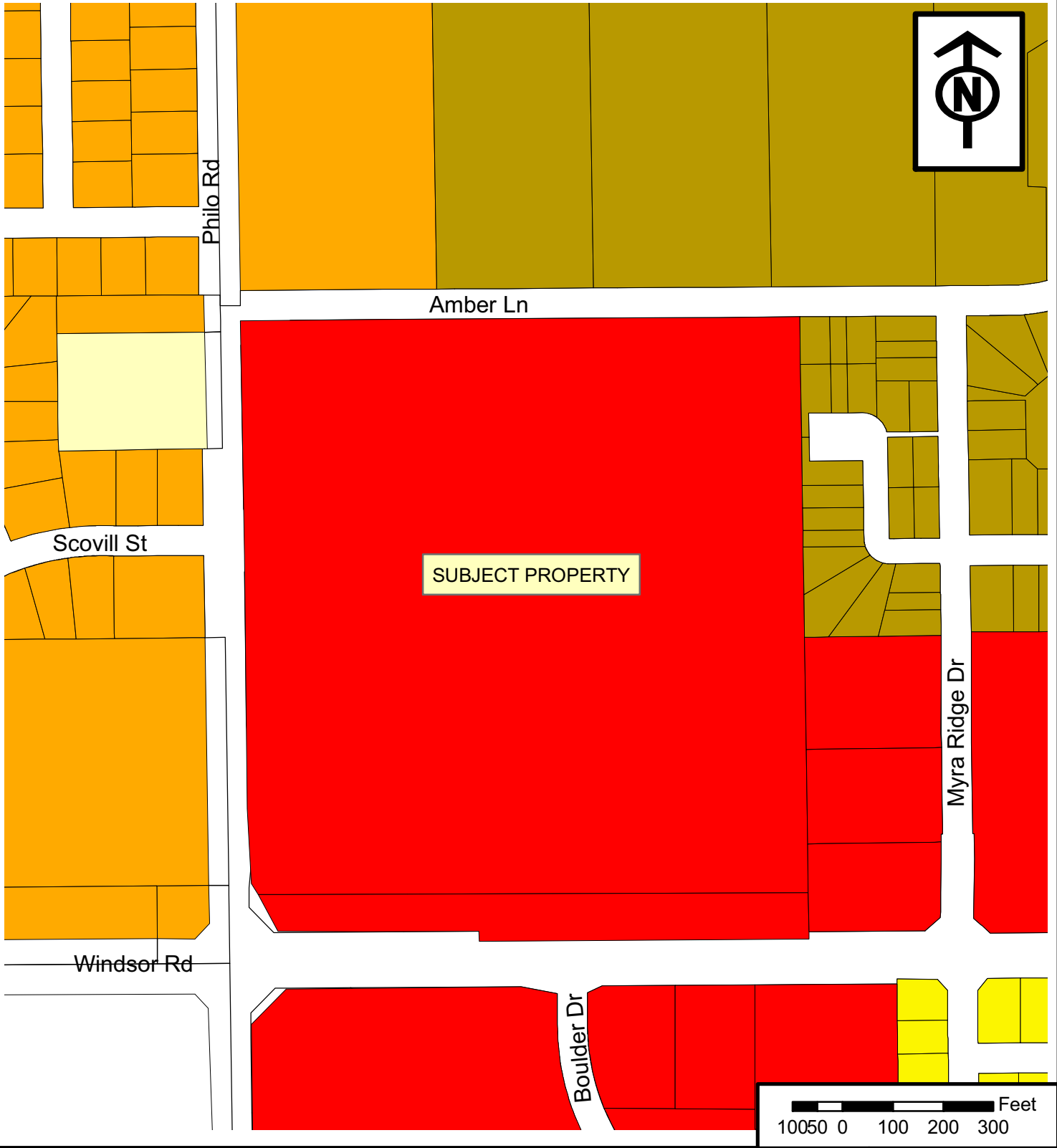
Exhibit A: Location and Existing Land Use Map



Plan Case: 2086-S-08
Subject: Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision
Location: NE of the Intersection of Windsor Rd. and Philo Rd.
Petitioner: Meijer Stores Limited Partnership

CB - Community Business
 COM - Commercial
 INST - Institutional
 OFF - Office Park
 SF - Single Family

Exhibit B: Existing Zoning Map

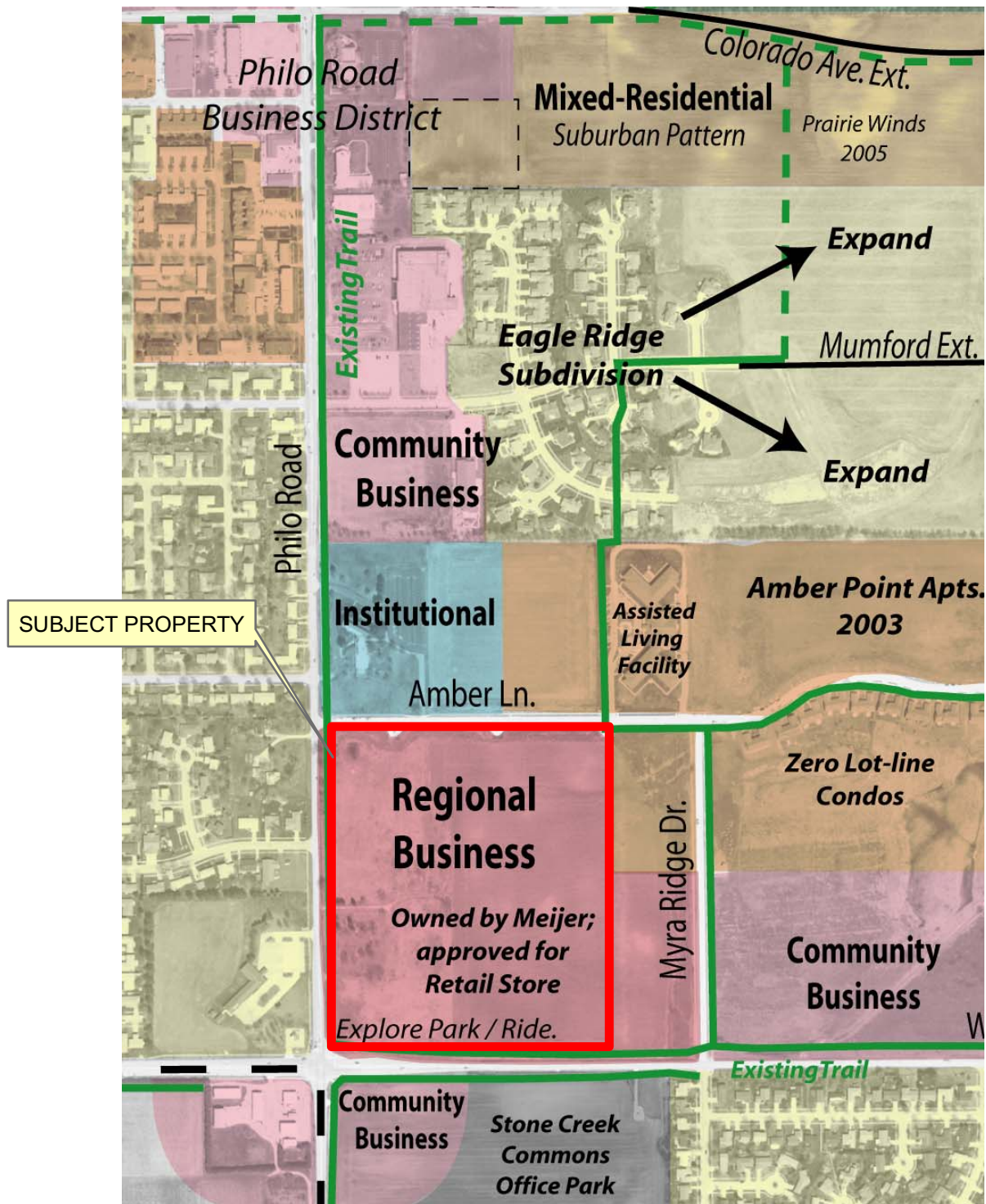


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Petitioner: Meijer Stores Limited Partnership

Prepared 8/08 by Community Development Services - Ikk

- B3
- R1
- R2
- R3
- R4

Exhibit C: Future Land Use Map

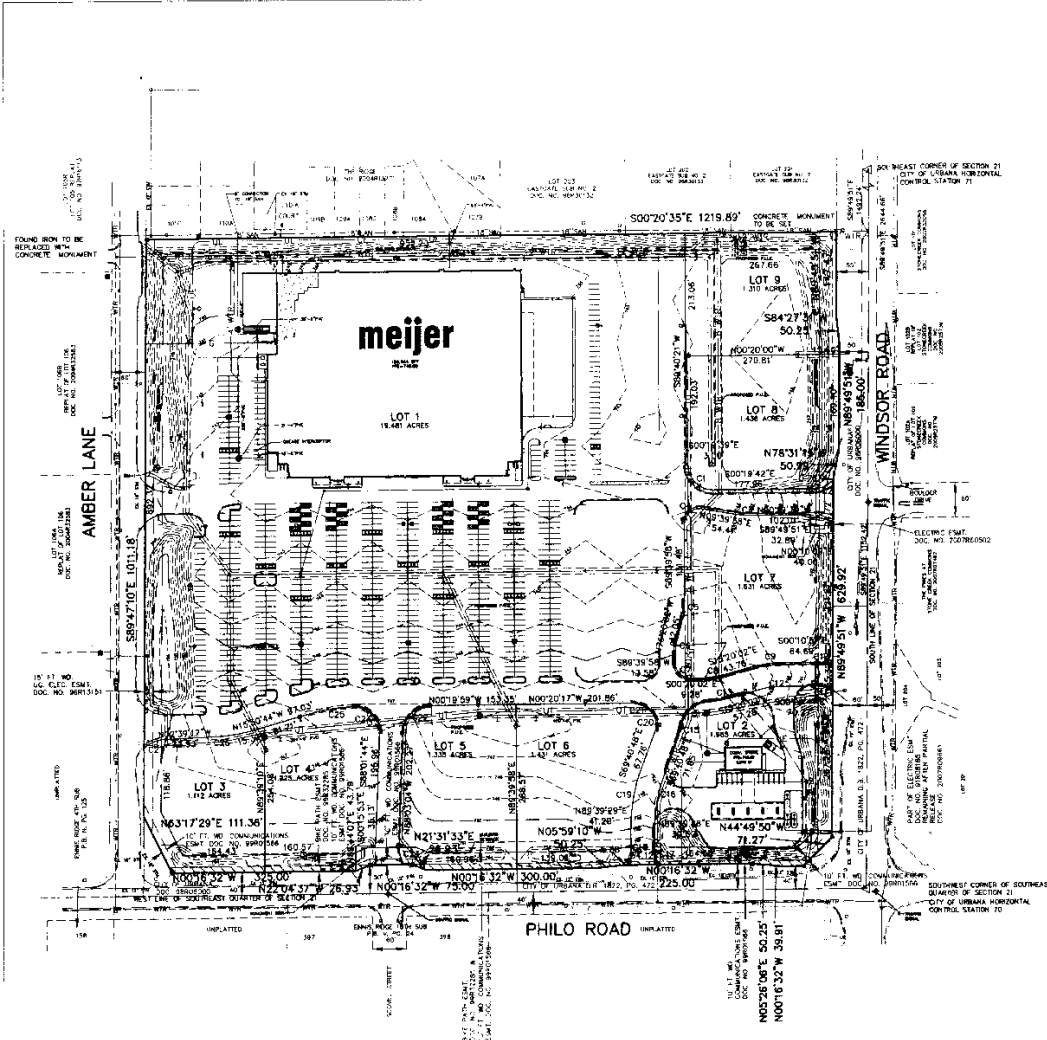


Plan Case: 2086-S-08

Subject: Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision

Location: NE of the Intersection of Windsor Rd. and Philo Rd.

Petitioner: Meijer Stores Limited Partnership

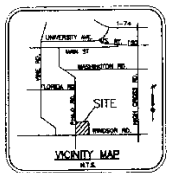


LEGAL DESCRIPTION
 Situate in Section 21, Township 19 North, Range 8 East of the Third Principal Meridian, City of Urbana, County of Champaign, State of Illinois, and being Lots 1 and 2 of Replat of Lots 1 and 2 of Meier Urbana Subdivision as recorded in Document No. 200800778 (all references to books, paragraphs, pages, surveys, etc. refer to the records of the Champaign County Recorder's Office, unless noted otherwise).

TOPOGRAPHIC DATA
 Topographic information has been obtained from Construction Drawings for site development prepared by Woodard, Inc.

PROPOSED CONDITIONS
 No improvements are proposed as part of this replat. The purpose of this replat is to reestablish Lot 1 by establishing Lots 3 through 9. Easements for existing utilities are also to be established.

PLAN COMMISSION
 APPROVED BY THE Urbana Plan Commission of the City of Urbana, Illinois
 Date _____

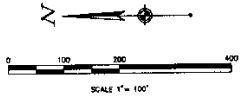


PRELIMINARY PLAT
SECOND
REPLAT OF LOTS 1 AND 2 OF
MEIER URBANA SUBDIVISION

LOCATED IN PART OF SECTION 21,
 TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE
 THIRD PRINCIPAL MERIDIAN - CITY OF URBANA,
 CHAMPAIGN COUNTY, ILLINOIS
 CONTAINING 30.946 ACRES
 JULY, 2008

OWNER/DEVELOPER
 JOHN FREDERICK WOODARD
 1000 W. WINDSOR RD.
 URBANA, ILLINOIS 62502-1000
 TEL: 217-243-1000
 FAX: 217-243-1000

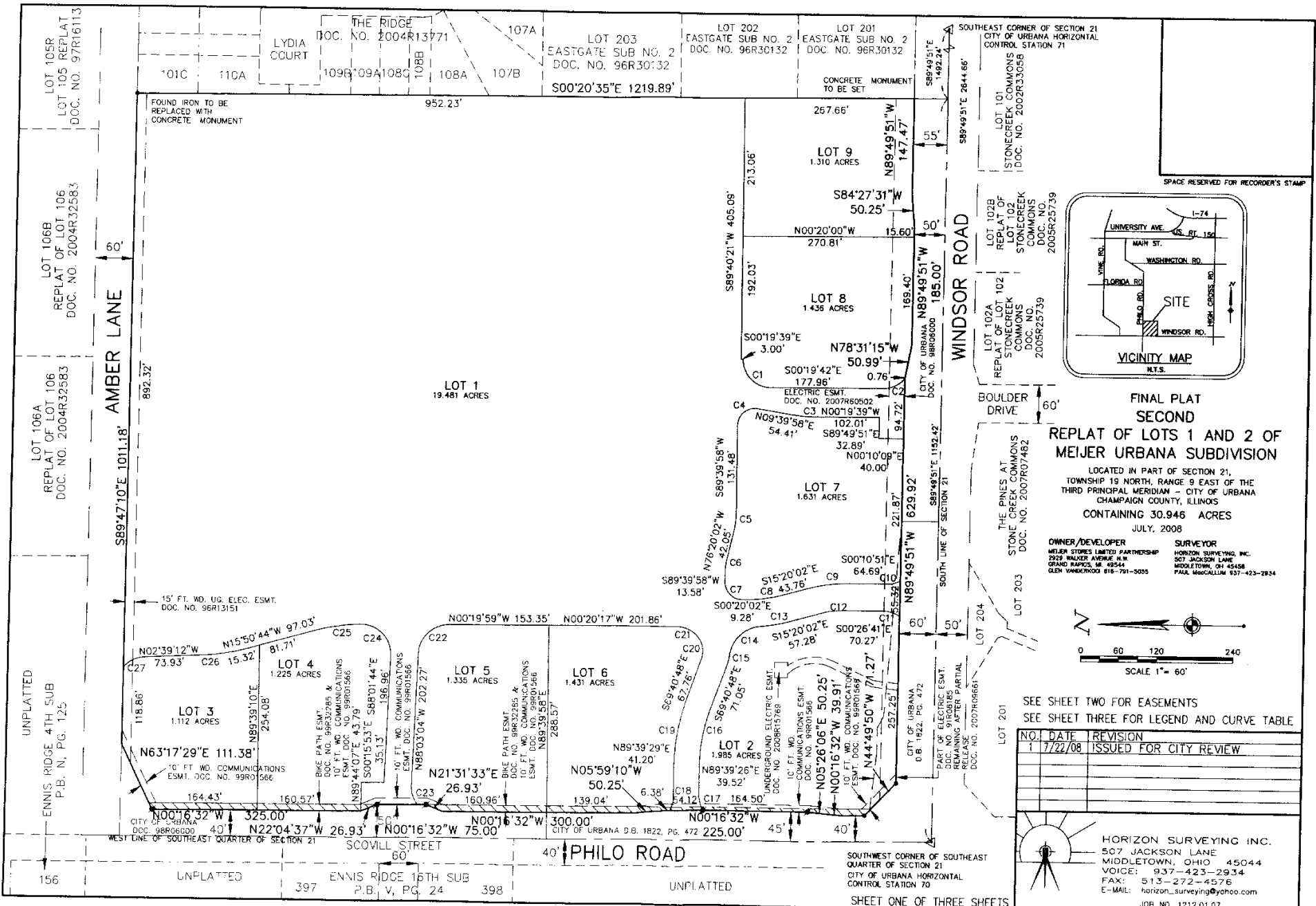
SURVEYOR
 HORIZON SURVEYING INC.
 207 JACKSON LANE
 MIDDLETOWN, OHIO 45044
 PHONE: 513-423-0334
 FAX: 513-423-0276
 E-MAIL: info@horizonsurveying.com
 ILL. REG. NO. 1215-0100



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
1	82.12	44.00	3070.00	S44°40'19"W	62.23
2	38.79	44.00	5072.33	S22°33'35"E	32.51
3	35.41	203.00	0879.37	S94°40'10"W	35.36
4	47.13	27.00	11000.00	N40°20'02"W	41.37
5	31.92	129.00	1476.00	S83°20'02"E	31.44
6	23.70	97.00	1430.00	N83°20'02"W	23.64
7	42.41	27.00	8070.00	S44°39'58"W	38.18
8	51.57	197.00	15700.00	S07°36'02"E	51.43
9	62.84	240.00	15700.00	N07°36'00"W	62.68
10	21.57	47.00	2817.21	S14°28'02"E	21.38
11	28.84	47.50	3457.24	N16°57'02"E	28.40
12	28.88	100.00	1433.21	N07°53'21"W	25.91
13	42.14	238.50	1074.35	S10°17'34"E	42.09
14	69.12	52.50	1476.00	N42°28'15"W	64.24
15	19.70	102.50	1170.38	S73°11'06"E	19.67
16	84.49	262.00	2039.45	N80°00'41"W	93.57
17	24.97	47.50	2070.00	S34°01'31"W	24.89
18	23.00	47.50	1744.44	S74°28'04"E	22.78
19	109.45	303.50	2038.43	N80°00'40"W	108.56
20	32.61	32.50	8748.37	N81°34'20"E	31.65
21	44.08	47.50	3270.00	N24°42'27"E	42.92
22	72.72	47.50	874.59	N44°11'33"W	62.82
23	32.61	49.00	3870.21	S72°34'01"W	32.01
24	78.98	47.50	9422.25	N43°27'56"E	68.53
25	78.92	334.50	1377.25	N08°17'01"W	78.45
26	91.91	339.50	1530.42	S08°02'43"E	91.63
27	37.87	47.00	4670.15	N25°44'20"W	36.86

NO.	DATE	REVISION
1	1/7/08	ISSUED FOR CITY REVIEW

HORIZON SURVEYING INC.
 207 JACKSON LANE
 MIDDLETOWN, OHIO 45044
 PHONE: 513-423-0334
 FAX: 513-423-0276
 E-MAIL: info@horizonsurveying.com
 ILL. REG. NO. 1215-0100

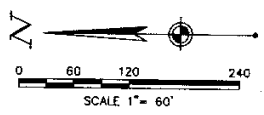


**FINAL PLAT
SECOND
REPLAT OF LOTS 1 AND 2 OF
MEIJER URBANA SUBDIVISION**

LOCATED IN PART OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN - CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS
CONTAINING 30.946 ACRES
JULY, 2008

OWNER/DEVELOPER
MEIJER STORES LIMITED PARTNERSHIP
2923 WALKER AVENUE N.W.
GRAND RAPIDS, MI 49544
GLENN VANDERKOOI 616-791-5055

SURVEYOR
HORIZON SURVEYING INC.
507 JACKSON LANE
MIDDLETOWN, OH 45044
PAUL MCCALLUM 513-423-2934



SEE SHEET TWO FOR EASEMENTS
SEE SHEET THREE FOR LEGEND AND CURVE TABLE

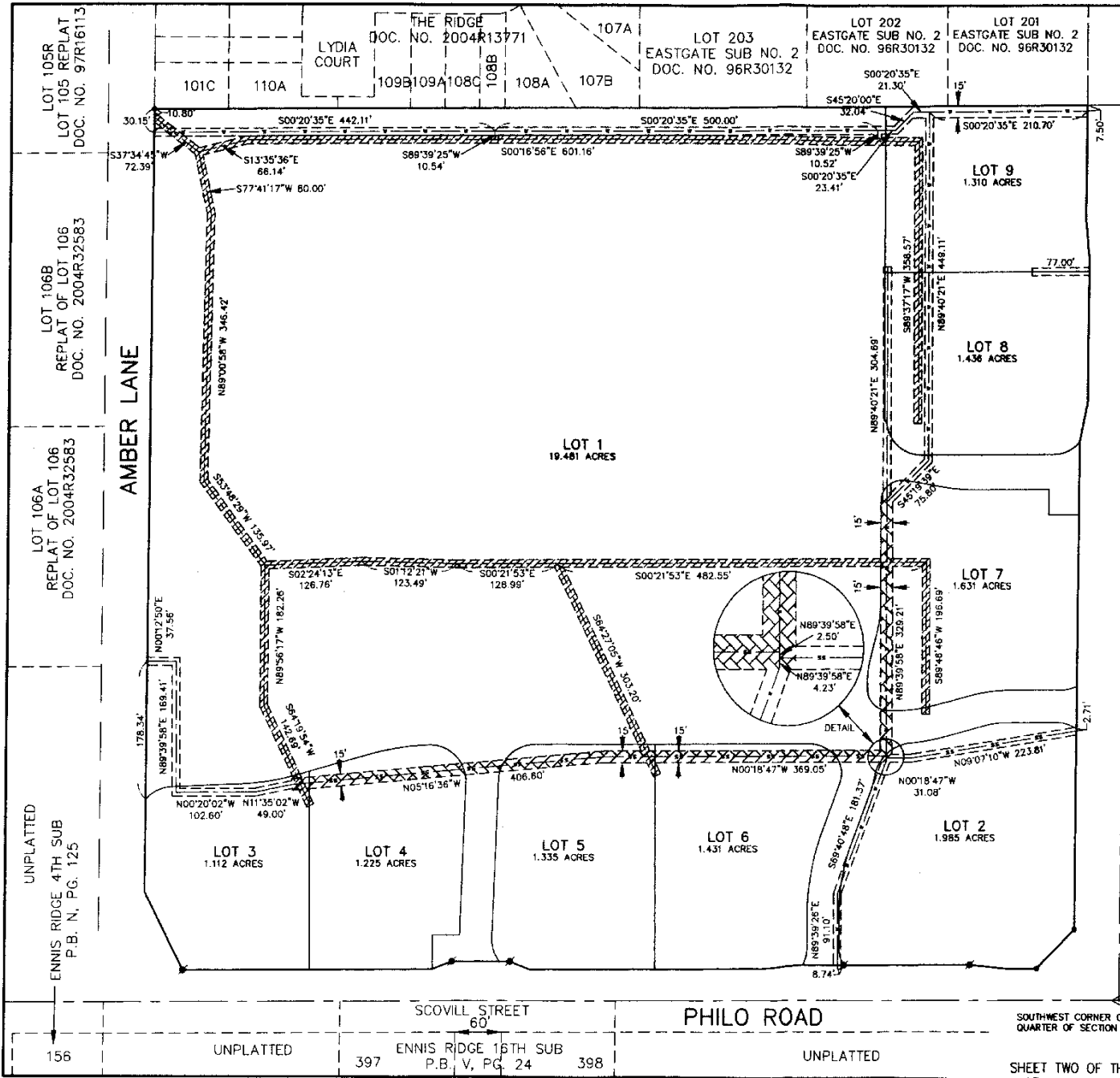
NO.	DATE	REVISION
1	7/22/08	ISSUED FOR CITY REVIEW

HORIZON SURVEYING INC.
507 JACKSON LANE
MIDDLETOWN, OHIO 45044
VOICE: 937-423-2934
FAX: 513-272-4576
E-MAIL: horizon_surveying@yahoo.com

SOUTHWEST CORNER OF SOUTHEAST
QUARTER OF SECTION 21
CITY OF URBANA HORIZONTAL
CONTROL STATION 70

SHEET ONE OF THREE SHEETS

JOB NO. 1121.01.07



**FINAL PLAT
SECOND
REPLAT OF LOTS 1 AND 2 OF
MEIJER URBANA SUBDIVISION**

LOCATED IN PART OF SECTION 21,
TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN - CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS
CONTAINING 30.946 ACRES
JULY, 2008

<p>OWNER/DEVELOPER MEIJER STORES LIMITED PARTNERSHIP 2828 WALKER AVENUE S.E. GRAND RAPIDS, MI 49504 GLENN VANDERWOUDE 616-791-3000</p>	<p>SURVEYOR HORIZON SURVEYING, INC. 507 JACKSON LANE MIDDLETOWN, OH 45040 PAUL MCCALLUM 637-423-2834</p>
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SCALE 1" = 60'

EASEMENT NOTES

1. ALL EASEMENTS ARE 10 FEET WIDE, UNLESS INDICATED OTHERWISE.
2. EASEMENTS ARE DIMENSIONED TO THE CENTERLINE OF THE EASEMENT. 10' WIDE EASEMENTS ARE 5 FEET ON EACH SIDE OF THE DIMENSIONED CENTERLINE. 15' WIDE EASEMENTS ARE 7.5 FEET ON EACH SIDE OF THE DIMENSIONED CENTERLINE.
3. LOTS 2 THROUGH 9 ARE NOT PERMITTED DIRECT VEHICULAR ACCESS TO WINDSOR ROAD, PHILO ROAD OR AMBER LANE. ACCESS IS TO BE PROVIDED BY MEANS OF AN ACCESS EASEMENT OVER PART OF LOT ONE.

LEGEND

	PLAT BOUNDARY LINE
	NEW LOT LINE
	EASEMENT LINE
	UTILITY EASEMENT CENTERLINE
	WATERMAIN EASEMENT CENTERLINE
	SANITARY SEWER EASEMENT CENTERLINE
	WATERMAIN & PUBLIC UTILITY EASEMENT
	SANITARY & PUBLIC UTILITY EASEMENT
	STORM EASEMENT

HORIZON SURVEYING INC.
 507 JACKSON LANE
 MIDDLETOWN, OHIO 45044
 VOICE: 937-423-2934
 FAX: 513-727-4576
 E-MAIL: horizon_surveying@yahoo.com
 JOB NO. 1212.01.07

LOT 105R
 LOT 105 REPLAT
 DOC. NO. 97R16113

 LOT 106B
 REPLAT OF LOT 106
 DOC. NO. 2004R32583

 LOT 106A
 REPLAT OF LOT 106
 DOC. NO. 2004R32583

 UNPLATTED
 ENNIS RIDGE 4TH SUB
 P.B. N, PG. 125

101C
 110A
 LYDIA COURT
 DOC. NO. 2004R13771
 109B
 109A
 108C
 108B
 108A
 107B
 107A
 LOT 203
 EASTGATE SUB NO. 2
 DOC. NO. 96R30132
 LOT 202
 EASTGATE SUB NO. 2
 DOC. NO. 96R30132
 LOT 201
 EASTGATE SUB NO. 2
 DOC. NO. 96R30132
 LOT 9
 1.310 ACRES
 LOT 8
 1.436 ACRES
 LOT 7
 1.631 ACRES
 LOT 2
 1.985 ACRES
 LOT 6
 1.431 ACRES
 LOT 5
 1.335 ACRES
 LOT 4
 1.225 ACRES
 LOT 3
 1.112 ACRES
 LOT 1
 19.481 ACRES

SOUTHEAST CORNER OF SECTION 21
 LOT 101
 STONECREEK COMMONS
 DOC. NO. 2002R33058
 LOT 102B
 REPLAT OF
 LOT 102
 STONECREEK
 COMMONS
 DOC. NO.
 2005R25759
 LOT 102A
 REPLAT OF
 LOT 102
 STONECREEK
 COMMONS
 DOC. NO.
 2005R25759
 WINDSOR ROAD
 BOULDER DRIVE
 60'
 THE PINES AT
 STONE CREEK COMMONS
 DOC. NO. 2007R07482
 LOT 204
 LOT 203
 LOT 201
 SOUTHWEST CORNER OF SOUTHEAST
 QUARTER OF SECTION 21
 UNPLATTED
 ENNIS RIDGE 16TH SUB
 P.B. V, PG. 24
 UNPLATTED
 SHEET TWO OF THREE SHEETS

SURVEYOR'S CERTIFICATE:

STATE OF OHIO)
) S.S.
 COUNTY OF MONTGOMERY)

I, Paul F. MacCallum, Illinois Professional Surveyor Number 035-3123, do hereby certify that at the request of the owner Meijer Stores Limited Partnership, I have caused a survey to be made of the tract of land described as follows:

Situate in Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, County of Champaign, State of Illinois, and being Lots 1 and 2 of Replat of Lots 1 and 2 of Meijer Urbana Subdivision as recorded in Document No. 2008R00776 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Champaign County Recorder's Office, unless noted otherwise).

Survey markers will be set at each corner of said tract as denoted on this plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision, and said subdivision is in School District No. 116. I further certify that based on an examination of Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community Panel Number 170894 0185 B for the City of Urbana with an effective date of January 16, 1981 the surveyed parcel is in Zone C (areas of minimal or no flooding).


I hereby designate the City of Urbana, and/or representatives thereof, to record this final plat, a true copy of which has been retained by me to assure no changes have been made to said plat.

PAUL F. MACCALLUM
 ILLINOIS PROFESSIONAL SURVEYOR #035-3123
 LICENSE EXPIRES 11/30/2008

**FINAL PLAT
 SECOND
 REPLAT OF LOTS 1 AND 2 OF
 MEIJER URBANA SUBDIVISION**

LOCATED IN PART OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST
 OF THE THIRD PRINCIPAL MERIDIAN - CITY OF URBANA
 CHAMPAIGN COUNTY, ILLINOIS
 CONTAINING 30.946 ACRES
 JULY, 2008

LEGEND

- SET MAG NAIL
- IRON ROD (FOUND)
UNLESS INDICATED OTHERWISE
- CONCRETE MONUMENT
TO BE SET
- C1 CURVE DESIGNATION
-  BIKE PATH EASEMENT
DOC. NO. 99R32285
- PLAT BOUNDARY LINE
- NEW LOT LINE
- EXISTING RECORDED
EASEMENT LINE
- ADJOINING PARCEL LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE

NOTES

1. BEARINGS ARE BASED ON THE DEED RECORDED IN DOCUMENT NO. 2001R01023.
2. THIS SUBDIVISION IS WITHIN THE ST. JOSEPH TOWNSHIP NO. 3 DRAINAGE DISTRICT.
3. THIS SUBDIVISION IS NOT WITHIN 500 FEET OF A POINT ON A WATER COURSE DRAINING OVER 640 ACRES.
4. THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
5. ALL DIMENSIONS ARE HORIZONTAL DISTANCES.
6. ALL LOT CORNERS EXCEPT THOSE SHOWN AS FOUND, SET MAG NAIL OR CONCRETE MONUMENTS ARE 5/8" BY 30" IRON RODS WITH A CAP STAMPED "HORIZON".
7. RIGHT-OF-WAY (IF ANY) ESTABLISHED BY THIS PLAT ARE DEDICATED TO THE PUBLIC.

CITY APPROVALS

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

Number _____

Date: _____ by _____

Attest: _____

DRAINAGE STATEMENT

STATE OF ILLINOIS)
) S.S.
 COUNTY OF _____)

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

ILLINOIS PROFESSIONAL ENGINEER: _____

LICENSE EXPIRES: _____

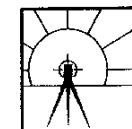
JASON D. HILL, P.E.

OWNER AND SUBDIVIDER: MEIJER STORES LIMITED PARTNERSHIP
 BY: MEIJER GROUP, INC.,
 ITS: GENERAL PARTNER

BY: _____

MICHAEL L. KINSTLE
 ITS VICE PRESIDENT-REAL ESTATE

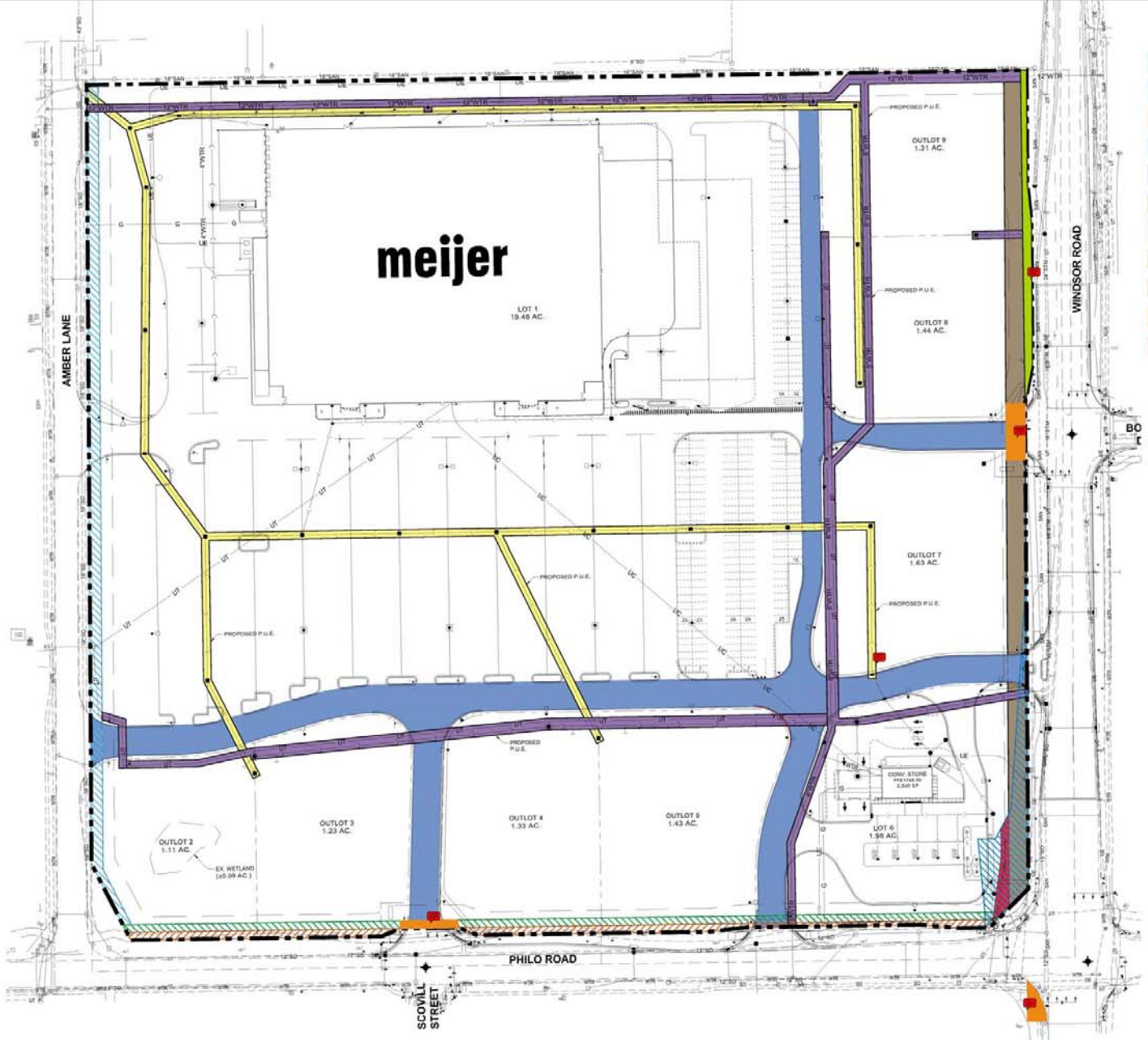
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
1	69.12'	44.00'	90°00'03"	S44°40'19"W	62.23'
2	38.75'	44.00'	50°27'53"	S25°33'35"E	37.51'
3	35.41'	203.00'	09°59'37"	S04°40'10"W	35.36'
4	47.12'	27.00'	100°00'00"	N40°20'02"W	41.37'
5	31.52'	129.00'	14°00'00"	S83°20'02"E	31.44'
6	23.70'	97.00'	14°00'00"	N83°20'02"W	23.64'
7	42.41'	27.00'	90°00'00"	S44°39'58"W	38.18'
8	51.57'	197.00'	15°00'00"	S07°50'02"E	51.43'
9	62.84'	240.00'	15°00'04"	N07°50'00"W	62.66'
10	21.57'	47.00'	26°17'21"	S13°29'03"E	21.38'
11	28.84'	47.50'	34°47'34"	N16°57'10"E	28.40'
12	25.99'	100.00'	14°53'21"	N07°53'21"W	25.91'
13	42.14'	239.50'	10°04'55"	S10°17'34"E	42.09'
14	69.12'	52.50'	75°26'18"	N42°58'15"W	64.24'
15	19.70'	102.50'	11°00'36"	S75°11'06"E	19.67'
16	94.49'	262.00'	20°39'46"	N80°00'41"W	93.97'
17	24.97'	47.50'	30°07'00"	S74°01'31"W	24.68'
18	23.00'	47.50'	27°44'44"	S76°28'04"E	22.78'
19	109.45'	303.50'	20°39'43"	N80°00'40"W	108.86'
20	32.61'	32.50'	57°29'32"	N81°34'26"E	31.26'
21	44.09'	47.50'	53°10'36"	N26°14'22"E	42.52'
22	72.72'	47.50'	87°43'02"	N44°11'33"W	65.82'
23	32.61'	49.00'	38°07'51"	S72°53'01"W	32.01'
24	76.58'	47.50'	92°22'28"	N43°27'56"E	68.55'
25	76.62'	334.50'	13°07'26"	N09°17'01"W	76.45'
26	91.91'	339.50'	15°30'42"	S08°05'23"E	91.63'
27	37.87'	47.00'	46°10'15"	N25°44'20"W	36.86'



HORIZON SURVEYING INC.
 507 JACKSON LANE
 MIDDLETOWN, OHIO 45044
 VOICE: 937-423-2934
 FAX: 513-727-4576
 E-MAIL: horizon_surveying@yahoo.com

JOB NO. 1212.01.07

Layout Title Name: MEJER_EK_1.dwg - Xref: 65588-P.dwg - 65588-SV.dwg - 65588-RD.dwg
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- LEGEND**
- EXISTING TEMPORARY CONSTRUCTION EASEMENT
 - EXISTING ELECTRIC EASEMENT
 - EXISTING BIKEPATH EASEMENT
 - EXISTING POWER EASEMENT
 - PROPOSED PUBLIC UTILITY EASEMENT (WATER, SANITARY, TELEPHONE, GAS, ELECTRIC)
 - PROPOSED UTILITY EASEMENT
 - PROPOSED ACCESS EASEMENT
 - PROPOSED BIKE PATH EASEMENT
 - ELECTRIC TRANSMISSION LINE EASEMENT
 - PROPOSED TRAFFIC SIGNAL EASEMENT
 - REVISED EXISTING POWER EASEMENT

PROJECT No.	DATE	DES.	DR.	CHK.	REVISION
65588	04/24/07	JHM	JHM	JHM	

WOOLPERT, INC. 1815 South Meyers Road Suite 120 Oakbrook Terrace, IL 60181 630.424.3030 FAX: 630.495.3731	MEJER #247 SITE IMPROVEMENT PLANS WINDSOR ROAD AND PHILO ROAD URBANA, ILLINOIS 61802 EASEMENT EXHIBIT
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SHEET NO.	EXH-1
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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. 2086-S-08: A request by Meijer Store Limited Partnership for approval of a Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision consisting of 30.946 acres located northeast of the intersection of Windsor Road and Philo Road in the City's B-3, General Business Zoning District.

Lisa Karcher, Planner II, presented the request to the Plan Commission. Using Exhibit A, Location and Existing Land Use Map, she showed where the proposed subject property is located. Referring to Exhibit B, Existing Zoning Map, she pointed out the current zoning and land use of the proposed site as well as for the surrounding properties. The Future Land Use Map (Exhibit C) shows the proposed area being designated as "Regional Business". The Preliminary Plat (Exhibit D) shows how the developer plans to divide the property up into nine lots. She discussed the proposed subdivision layout and talked about access to the property. She also talked about drainage for the proposed site in addition to sidewalks and utility easements. She read the options of the Plan Commission.

Ms. Stake asked about walkways to the store entrance. Ms. Karcher referred to Exhibit F, Site Improvement Plan, and pointed out that the sidewalks are indicated by a very faint line in a hatch pattern. She stated that there is a sidewalk that connects with the shared use path along the eastern side of the drive from Windsor Road to the pavement in the parking lot. They have done the same thing on the north side off Amber Lane. Off Philo Road, the developer has provided a sidewalk on the south side of the northern most access drive. The sidewalk leads to the pavement of the parking lot. Pedestrians will then walk through the parking lot as anyone else would who park their vehicles in the lot. So, Meijer has provided for sidewalk connections from each of the roads that they front on.

Ms. Stake asked if there is a berm that will protect the Meijer store from the residential areas besides the roads that are on each side. Ms. Karcher stated that this was part of the annexation agreement. The Planning Manager has been working with the neighbors to the east and with the developer on putting up a fence to shield the loading dock from the residential properties. Essentially there are berms on the north side to shield the development from the residential north of Amber Lane. The developer plans to use landscaping to shield the residential neighbors across Philo Road where outlots will have their parking to the outside.

Mr. Myers stated that the preliminary and final plats comply with the annexation agreement in terms of berms and screening. As you drive around the building on the surrounding streets, one will be able to see the top of the Meijer store but not the parking lot. Behind the Meijer store, there is a low berm and a drop off down to the townhomes. Then there is a row of landscaping in trees. Also, near the loading dock they will construct a fence or wall to provide a little more buffering. City staff has been working very closely with the Ridge Homeowner's Association and with Meijer in terms of what screen would go between the loading area and the townhomes. He said that Meijer still has a few things to comply with in order to make sure that they are good neighbors on the east side. City staff will make sure that these things are finished before Meijer opens their door.

Mr. Hopkins inquired as to whether or not the outlot idea in general was part of the annexation agreement. Ms. Karcher replied that Meijer had a general idea that they would have outlots, but they were not sure about how they would divide them up. The preliminary and final plats are consistent with the Site Plan that was included in the annexation agreement.

Mr. Hopkins wondered if the berms on Philo Road would still exist even if they will not be within the outlots. Ms. Karcher said yes.

Mr. Hopkins questioned where the access to the outlots would be located. Mr. Myers stated that the outlots are not to take access directly from Windsor or Philo Roads. Ms. Karcher added that they would have to comply with the City's Access Management Guidelines for spacing between intersections. So, it is possible for the access to each outlot to be off the main access drives into the proposed site. Mr. Myers pointed out that any driveway to an outlot must be at least 150 feet from the street.

Mr. Fitch inquired about how many access drives there would be and where traffic lights would be located. Ms. Karcher explained that there would be six access drives with two access points from Windsor Road, two from Philo Road and two from Amber Lane. The traffic lights would

be located at the intersection of Windsor Road and Boulder Drive, at the intersection of Windsor and Philo Roads, and at the intersection of Philo Road and Scovill Street. There are really only two traffic lights that correspond with accesses to the proposed development.

Mr. Hopkins wondered if there would be left turn access roads that do not have traffic lights. Ms. Karcher recalled that the first entry way from Windsor Road is right turn only.

Chair Pollock asked if there would be a median on Windsor Road. Ms. Karcher said no. They have actually improved Windsor and Philo Roads as part of this project.

Ms. Stake inquired about drainage for the site. Ms. Karcher responded that the City Engineering Division office has reviewed and approved the proposed plats. When the annexation agreement was approved, it was agreed that the developer would do a regional detention basin. In the Eastgate Subdivision, there is a huge detention basin, which was engineered to hold the drainage for the proposed tract as well as everything to the east. Mr. Myers commented that from the very beginning the developer took drainage into account and designed it so the water would go elsewhere.

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

Paul MacCallum, representative of Meijer Store, said that he has worked with Meijer for many years. They make a nice store, and the outlots that they sell are to good end users that help the community.

Ms. Stake asked if he dealt with the drainage. Mr. MacCallum replied that he is a surveyor and not an engineer. He has dealt with drainage on a minimal level; however, he knows that the beautiful detention pond in Eastgate Subdivision was designed really well, because it is very pretty and serves a very good function.

Ms. Stake inquired if the Meijer Store is like the store in the City of Champaign. Mr. MacCallum responded by saying yes. The difference between the two is that the Meijer store in Champaign has a lot of other development around it; whereas, this Meijer store will be a big store by itself. Mr. Myers added that this store is Meijer's newest prototype store.

Ms. Stake remembered all the opposition there was when Meijer originally submitted plans several years ago. Mr. Myers stated that things have changed since then. The proposed development was on the outskirts of town. He would now consider the proposed project as an infill project.

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

Mr. White moved that the Plan Commission forward Plan Case No. 2086-S-08 to the City Council with a recommendation for approval. Ms. Stake seconded the motion.

Mr. Fitch commented that we want the Urbana Meijer to be better than the Champaign Meijer.

Roll call on the motion was as follows:

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

The motion was approved by unanimous vote.

Mr. Myers noted that this case would be forwarded to the Urbana City Council on September 15, 2008.