# DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES



Planning Division

### memorandum

TO: Bruce K. Walden, Chief Administrative Officer

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

**DATE:** July 13, 2006

**SUBJECT:** Plan Case 2003-SU-06: A request by Five Points Realty for a Special Use Permit

to allow a Shopping Center in the B-3, General Business District as part of The

Gateway Shops at Five Points.

# Introduction

Five Points Realty, LLC has petitioned the City for a Special Use Permit to establish a shopping center at the northwest corner of Cunningham Avenue and University Avenue and extending west to Broadway Avenue. The property is zoned B-3, General Business District. The site is now occupied by O'Brien Automotive, and this business is in the process of relocating to a larger site in Urbana at I-74 and N. Cunningham Avenue.

Urbana Zoning Ordinance Table of Uses V-1, permits Shopping Centers in the B-3 zoning district subject to Special Use Permit procedures. Pursuant to the Urbana Zoning Ordinance, the City Council must approve or deny the application and if approved authorize the Zoning Administrator to issue a Special Use Permit.

This special use plan case (2003-SU-06) has two companion cases on the same City Council agenda: Plan Case No. 2003-S-06, consideration of a Preliminary and Final Plat for Gateway Subdivision, and Case 2003-M-06, a request for rezoning of the south 55 feet of a parcel located at 604 N Broadway Avenue which will be part of the Gateway Shops.

# Background

Five Points Realty, LLC is preparing to redevelop the O'Brien Automotive site into a shopping center to the called Gateway Shops at Five Points West. O'Brien Automotive is relocating to an expanded new site at I-74 and N Cunningham Avenue and has agreed to vacate their current location by the end of July 2006. Gateway Shops will provide more than 36,000 square feet of retail space on the northwest quadrant of one of Urbana's highest traffic intersections. Rather than being a site for "big box" retail development, the planned commercial building will be divided into approximately 10 bays which will be leased to multiple tenants. In front of this retail

center and fronting along University and Lincoln Avenues will be four outlots ranging in size from 0.6 to 1.09 acres. These outlots will be marketed and sold to retail and/or office users and therefore there is less specificity at this point as to the final site plan for these lots. A greater degree of flexibility in any approved Special Use Permit will be necessary for these lots to meet market demands and avoid having to reapply multiple times to the City to revise the Special Use Permit.

Five Points Realty is committed to beginning redevelopment of the O'Brien site as The Gateway Shops as soon as necessary development approvals are received, including approval of the Special Use Permit, a rezoning and a subdivision plat.

Redevelopment of this site is a key project to fulfill *Downtown Urbana's Tax Increment Financing (TIF) District Two Plan*. This TIF plan in 1986 recognized the deficiencies of the current O'Brien Auto Plaza site and offers a vision and incentives for eliminating these deficiencies. A 2005 development agreement between Five Points Realty and the City of Urbana formalize the responsibilities and expectations of each party for redevelopment of the O'Brien site, including reimbursement of some eligible redevelopment costs using TIF funds.

# **Adjacent Land Uses and Zoning Designations**

The property under consideration for a Special Use Permit is at the intersection of the University Avenue and N Cunningham Avenue commercial corridors. Commercial development exists on the site, to the east, and to the south. The property is across Broadway Avenue from the southeast corner of Crystal Lake Park. Behind this property lies a lot owned by the Urbana Park District, and some 200 feet beyond towards the north is a residential subdivision along Crystal Lake Drive.

## **Zoning and Land Use Table**

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan – Future Land Use
Subject Property	B-3 (General Business) and CRE (Conservation-Recreation-Education)	O'Brien Automotive and Undeveloped (Park District overflow parking)	"Regional Business"
North	CRE (Conservation-Recreation- Education)	Undeveloped (Park District overflow parking)	"Regional Business"
South	B-3 (General Business)	O'Brien Automotive	"Regional Business"
East	B-3 (General Business)	O'Brien Automotive	"Regional Business"
North West	CRE (Conservation-Recreation- Education)	Crystal Lake Park (across Broadway Ave.)	"Parks"
West	R-5, (Medium High Density Multiple Family Residential) and B-3, (General Business)	Automotive and Condo / Apartments	"Community Business" And "Multi Family Residential"

# Comprehensive Plan Goals, Objectives and Policies

The proposed Special Use Permit has been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. The following goals and objectives relate to this case:

# Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

**Objectives** 

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.2 Encourage the use of landscape materials and ornamentation to improve the appearance and functionality of new developments.
- 2.3 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

# Goal 3.0 New development should be consistent with Urbana's unique character.

**Objectives** 

- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a "sense of place."

# Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

**Objectives** 

15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid "leapfrog" development.

# Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

**Objectives** 

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

# Goal 17.0 Minimize incompatible land uses.

**Objectives** 

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

# Goal 18.0 Promote infill development.

**Objectives** 

18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

# Goal 25.0 Create additional commercial areas to strengthen the city's tax base and service base.

**Objectives** 

- 25.1 Provide a sufficient amount of land designated for various types of community and regional commercial uses to serve the needs of the community.
- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

# Goal 26.0 Improve the appearance of Urbana's commercial and industrial areas. Objectives

- 26.1 Use a variety of available economic development tools (such as tax increment financing) to improve the appearance and functionality of Urbana's commercial and industrial areas.
- 26.2 Promote the beautification of commercial areas especially along University Avenue, Cunningham Avenue, and Philo Road.

# Goal 34.0 Encourage development in areas where adequate infrastructure already exists.

The City of Urbana 2005 Comprehensive Plan, Future Land Use Map 4, designates the future land use of the property in question as "Regional Business". At the northwest corner of University and N. Cunningham Avenues, this map further denotes "Promote 5-Points Redevelopment to new commercial uses. Auto Park Relocation to I-74". The Comprehensive Plan provides a more specific descriptions of this future land use designation as follows:

"Regional Business. Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale "big box" uses to smaller-scale buildings supporting outlot business opportunities. Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit."

# **Parking**

Based on submitted plans, the parking to be provided has been calculated as complying with the standards provided by the Urbana Zoning Ordinance.

#### **Site Amenities**

As part of the Special Use Permit application, the petitioners have submitted illustrations of proposed site amenities, including bike racks, benches, light poles, sidewalk pavers, trash receptacles, and planters. Additionally, the application includes a landscape plan. It should be noted that the site amenities listed above would be provided by the developers on private property. The landscape plans shows trees and landscape areas to be installed by the developer on both public and private property. Outlots 1-4 will also need to meet the landscape standards of the Urbana Zoning Ordinance once developed.

#### **Screening**

The proposed shopping center building will act as a visual screen for the shopping center for the existing Park District land holding behind the shopping center as well as for homes on Crystal Lake Drive approximately 200 feet to the north. Additionally, the development will have to comply with the Development Agreement for the site which specifies installation of a fence along the north property line. The attached Landscape Plan also includes planting a line of trees along the back side of the development and along the Park District property line. It should be noted that although the Park District owns the parcel to the north, it is used for overflow parking for special events rather than as a park.

# Signage

The Special Use Permit application also includes renderings of planned monument signs. Three monument signs are proposed and would be allowed as the development will have three roadway frontages.

## Discussion

#### Requirements for a Special Use Permit

In Table V-1. of the Zoning Ordinance, "Shopping Center – General" is allowed as by Special Use Permit procedures in B-3 zoning districts. Because the property is zoned B-3, a Special Use Permit is required for the shopping center portion of this development. Therefore the standards for Special Uses provided in Section VII-4 of the Zoning Ordinance apply. The application for Special Use Permits must demonstrate that the meets the following three criteria as provided in italics. As provided in the application, the petitioner's response follows each criteria.

1. That the proposed use is conducive to the public convenience at that location; and

"Development of Lot 100 of the Gateway Subdivision will avail approximately 36,000 square feet of mixed retail space at one of the primary intersections in the City of Urbana." City staff would like to add that the Gateway Shops will not only be able to cater to the general public traveling University and Cunningham Avenues but the retail center can provide a convenient place for shopping, services, and socializing for nearby residents and users of Crystal Lake Park. People will also be able to walk or bike to the Gateway Shops.

2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detriment to the district in which hit shall be located, or otherwise injurious or detrimental to the public welfare; and

"Convenient access points have been addressed with both the City of Urbana and the Illinois Department of Transportation to not impede efficient traffic flow on both University and Cunningham Avenues. The operation of the in-line retail spaces will be conducted by a single entity utilizing experienced realtors with a history [of] strategic user placement to foster synergy for the development." City staff would like to add that the project is expected to improve the district in which it is located rather than being a detriment or injurious to the public welfare. The project will help fulfill the objectives of the Tax Increment Finance District No. 2 Plan and the Downtown Strategic Plan.

3. That the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located.

"The Lot 100 Gateway Shops [Retail Buildings A&B and parking] will have a timeless design with complimentary signage and lighting to contemporize the area. In addition, the outlots are being developed with upscale users and with targeting patrons with a net result being positive for both the developer and the City of Urbana." City staff would like to add that the project can be expected to exceed the existing character of the district and raise standards for other new retail development.

City staff finds that the application meets the specific criteria for Special Use Permits provided in Section VII-4 of the Zoning Ordinance.

# **Summary of Findings**

In Plan Case No. 2003-SU-06, the following Summary of Findings are proposed:

- 1. The proposed Gateway Shops at Five Points West will provide a new commercial center located at the intersection of the two major commercial corridors in Urbana.
- 2. The proposed development is consistent with the 2005 Urbana Comprehensive Plan's future land use designation of "Regional Business".
- 3. The proposed site plan appears to meet the development regulations of the B-3, General Business Zoning District as provided in the Urbana Zoning Ordinance.
- 4. Redevelopment of this site is a key project for implementing the Downtown Tax Increment Finance District No. 2 Plan and the Downtown Strategic Plan.
- 5. The application and plans for a Special Use Permit demonstrate that the development will be generally conducive to the public convenience at this location; that it will not be injurious to

the public or district in which it is located; and that it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which this is located.

# **Options**

In Plan Case No. 2003-SU-06, an application for a Special Use Permit for the Gateway Shops at Five Points West, the City Council has the following options:

- 1. Approve the Special Use Permit application;
- 2. Approve the Special Use Permit application with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
- 3. Deny the Special Use Permit application.

# Recommendation

At their July 6, 2006, the Plan Commission recommended unanimously that the City Council **APPROVE** the application Plan Case No. 2003-SU-06 with the following conditions and authorize the Zoning Administrator to issue a Special Use Permit. City staff likewise recommends approval.

- 1. The development shall be constructed in general conformance to the site plan layout submitted as part of the application and attached hereto. Any substantial change to the layout other than for 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 and attached hereto.
- 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 and attached hereto. 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.

Attachments: Gateway Shops Special Use Permit ordinance

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. 2006-07-105

#### AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To allow the establishment of a Shopping Center in the B-3, General Business District - Gateway Shops at Five Points, Plan Case 2003-SU-06)

WHEREAS, Five Points Realty, LLC has petitioned the City for a Special Use Permit to establish a shopping center at the northwest corner of Cunningham Avenue and University Avenue and extending west to Broadway Avenue; and

WHEREAS, the subject property is zoned B-3, General Business District according to the Official Zoning Map for the City of Urbana; and

WHEREAS, the Urbana Zoning Ordinance, Table of Uses V-1, permits Shopping Centers in the B-3 zoning district subject to Special Use Permit procedures; and

WHEREAS, all applicable development regulations will be met, including those involving setbacks, parking, drainage, vehicular access, and signage considerations; and

WHEREAS, redevelopment of this site as the Gateway Shops at Five Points will help fulfill the City of Urbana's Tax Increment Finance District No. Two Plan and Downtown Strategic Plan; and

WHEREAS, the conditions placed on the approval in Section 1 herein are reasonable and intended to insure compliance with City requirements while allowing some flexibility to avoid an overly burdensome process should minor changes to plans be necessary; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 6, 2006 concerning the petition filed by the petitioner in Plan Case No. 2003-SU-06; and

WHEREAS, on July 6, 2006, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to

approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

WHEREAS, The application demonstrates that the development will be generally conducive to the public convenience at this location; that it will not be injurious to the public or district in which it is located; and that it will meet the applicable standards of the Urbana Zoning Ordinance and enhance the character of the zoning district in which this is located.

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

Section 1. A Special Use Permit is hereby approved to allow the establishment of a shopping center in the B-3, General Business District with the following conditions upon approval:

- 1. The development shall be constructed in general conformance to the site plan layout submitted as part of the application and attached hereto. Any substantial change to the layout other than for 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 with the illustrations submitted as part of the application and attached hereto.

- 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 and attached hereto. 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.

#### LEGAL DESCRIPTION:

PART OF THE N  $\frac{1}{2}$  OF THE SE  $\frac{1}{4}$  OF SECTION 8, T. 19 N., R. 9 E. OF THE  $3^{RD}$  P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARY 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 HIRAM 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 HIRAM 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 SOUTHEAST 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 NORTHEASTERLY 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 SOUTHEAST 1//4 OF SAID SECTION 8; THENCE WEST TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM 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 2001R2553, IN CHAMPAIGN COUNTY, ILLINOIS,

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 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 HIRAM 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 SOUTHEAST 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 HIRAM 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 LOT 27 TO A POINT IN THE WEST LINE OF SAID LOT, SAID POINT BEING IN THE WEST LINE OF HIRAM 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 183 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF HIRAM 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 SOUTHEAST 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8,

ALSO EXCEPTING THEREFROM 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 THEREFROM THOSE PARTS OF SAID LOTS 28, 31 AND 27 AS 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 18, 1935 IN BOOK 234, PAGE 278 AS DOCUMENT 278838;

ALSO EXCEPTING THEREFROM 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 THEREFROM 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 2001R2553, IN CHAMPAIGN COUNTY, ILLINOIS,

AND, ALSO EXCEPTING THEREFROM 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 LAKE PARK ADDITION TO THE CITY OF URBANA, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "H," ON PAGE 76, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, EXCEPTING THEREFROM A STRIP OF GROUND 5 FEET IN WIDTH OFF OF THE NORTH END OF SAID LOT, IN CHAMPAIGN COUNTY, ILLINOIS,

AND,

A PORTION OF THE UNIVERSITY AVENUE RIGHT-OF-WAY BEING A PART OF THE SOUTHEAST 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 SOUTHEAST 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, 599.22 FEET; THENCE S24°46'00'W, 44.14 FEET; THENCE S89°46'00"W, ALONG A LINE PARALLEL WITH, AND 40.00 FEET SOUTHERLY OF, THE SAID 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.

Permanent Parcel Numbers 91-21-08-405-016, 91-21-08-405-024, 91-21-08-405-025, 91-21-08-405-029, and part of 91-21-08-405-028

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSE	D by the City Council this	day of,,
	AYES:	
	NAYS:	
	ABSTAINS:	
		Phyllis D. Clark, City Clerk
	APPROVED by the Mayor this	_ day of,,
		Laurel Lunt Prussing, Mayor
		Laurer Luite Frussing, Mayor

# CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I Dhyllig D Clark gortify that I am the duly elected and acting
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 SPECIAL USE PERMIT (To
allow the establishment of a Shopping Center in the B-3, General
Business District - Gateway Shops at Five Points, Plan Case 2003-SU-
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, 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.

# **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

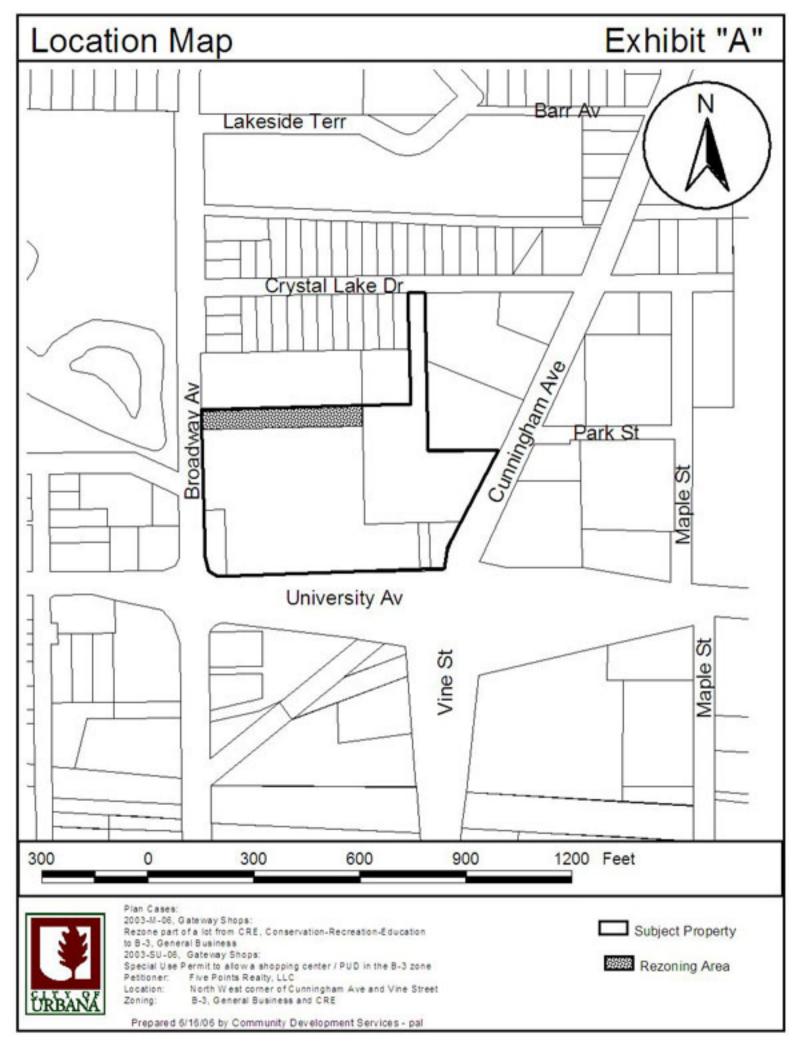
I: Gateway Shops Conceptual Site Plan

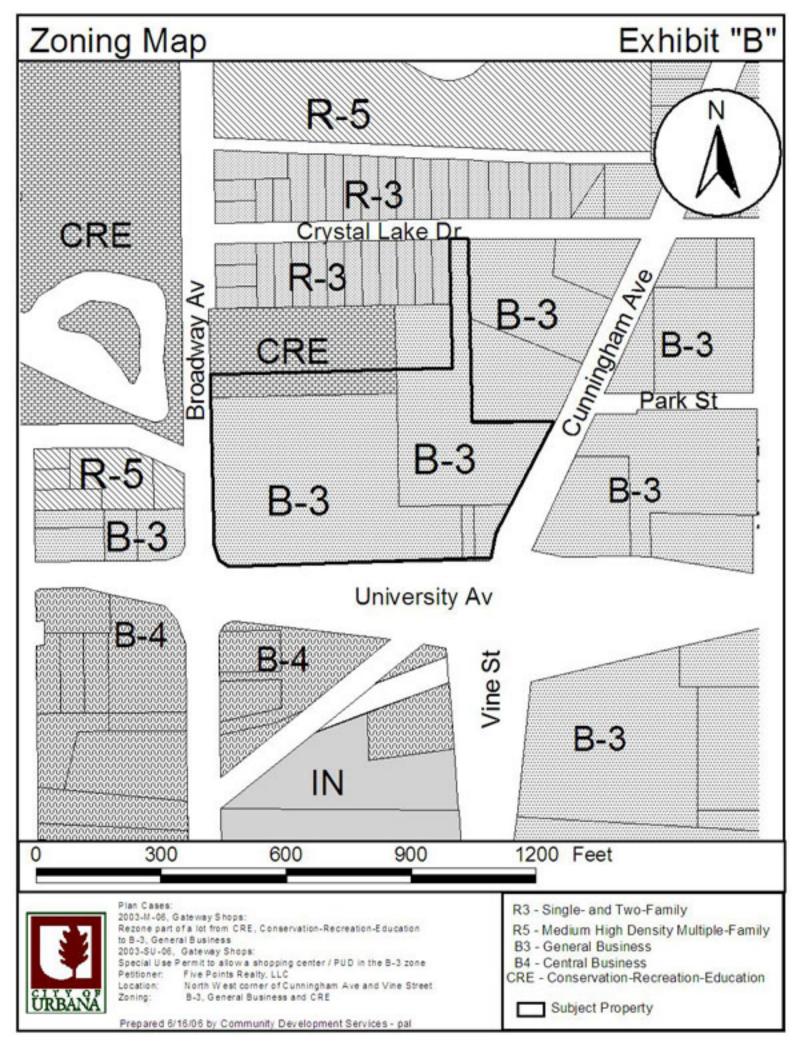
J: Gateway Shops Conceptual Landscape Plan

K: Gateway Shops Conceptual Façade Plan

L: Gateway Shops Conceptual Sign Plan

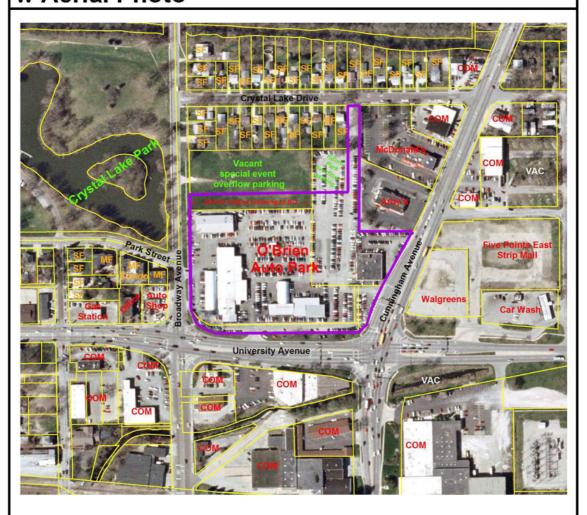
M: Gateway Shops Conceptual Accent Items





# 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 - pal*  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. JORGAM, BLINDS PROFESSIONAL LIND SURVEYOR NO. 2014, HERBET CERTIFY THAT AT THE REPORTS OF THE PRINTS REALTY, IC., I HAVE CUSEDS A SURVEY TO BE WIGE, B. ACCOSCINCE WITH THE LAWS OF THE STATE OF BLINDS AND GRINANCES OF THE CITY OF URBANA, CHAMPAIN COUNTY, BLINDS, PART OF THE N 1/2 OF THE SE 1/4 OF SECTION B, T. 19 M, R, B E, OF THE TRO PLM, CITY OF URBANA, CHAMPAIN COUNTY, BLINDS, WORL PHRICULARY DESCRIBED AS

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

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 HIRAM 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

COMMENDING AT A POINT ON THE WEST LINE OF LOT 32 OF HIRMS SEEPHERD'S ADDITION TO THE CITY OF WERMA, AND THE SOUTHERS TAKE SOUTHERS TAKE SOUTHERS THE SOUTHERS THE

EXCEPTING THEREFROM 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 2001R2553, IN CHAMPAIGN COUNTY, ILLINOIS,

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

COMMENSION AT THE POINT OF INTERSECTION OF THE ESCREEN'S UNIC OF LOT 32 IN HOME SEPTEMBES ADDITION TO THE CUT OF LIBRARY WITH A LIBE WHICH IS 19.20 FEET NORTH OF AND PARALLE WITH THE SOUTH LIBE OF THE NORTH 1/2 OF THE SOUTHEST 1/4 OF SAID LOT 32 AND OF THE SOUTHEST 1/4 OF SAID SECTION BE THENCE WORTHESTERLY MOUNT THE ESCREEN'S UNIC OF SAID LOT 32 AND THE ESCREEN'S LIBE OF LOTS 31, 32 AND 27 IN SAID HOMEN SHEPHERD'S ADDITION, TO THE POINT OF INTERSECTION WITH A LINE WHICH IS MIDNAY ESTREEN THE NORTH BOUNDARY AND THE SOUTH BOUNDARY OF SAID LOT 27. THENCE WESTERY AND SHEPPENDS ADDITION APPENDED. THENCE WEST ADDITED AND SAID SOUTH LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS LIST FEET WEST OF AND PAPALLEL WITH THE SAID WEST LINE OF HOME SHEPPINGS ADDITION, THENCE OF SOUTH ALONG SAID PAPALLEL LINE TO A POINT WHICH IS 1832 OF EET NORTH OF THE SOUTH LINE OF THE WORTH LINE THE SOUTH LINE OF A POINT LINE OF THE SOUTH LINE OF A POINT LINE OF THE SOUTH LINE OF A POINT LINE OF THE SOUTH LINE OF THE SOUTH LINE OF THE POINT OF THE POINT OF THE POINT OF A POINT LINE OF SOUTH LONG OF THE WORTH 1/2 OF SOUTH SOUTH LINE OF THE POINT OF SOUTH LINE OF THE POINT OF THE POINT OF A POINT SOUTH LINE OF THE POINT OF THE POINT OF A POINT SOUTH LINE OF THE POINT OF THE POINT OF A POINT SOUTH LINE OF THE POINT OF THE POINT OF A POINT SOUTH LINE OF THE POINT OF AND SOUTH LINE OF THE POINT OF AND SOUTH LINE OF THE POINT OF AND SOUTH LINE OF THE POINT OF A POINT SOUTH LINE OF THE POINT OF THE WORTH POINT OF THE WORTH POINT OF THE WORTH 1/4 OF THE SOUTHEST I/4 OF SOUTH SOUTH LINE OF THE POINT OF THE WORTH POI

ALSO EXCEPTING THEREFROM THAT PART OF LOT 32 HERETOFDRE GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR HIGHMAY PURPOSES, AS SHOWN IN DEDICATION OF RICHT-OF-WAY FOR PUBLIC ROAD PURPOSES, DATED JUNE 20, 1933 AND RECORDED JUNE 22, 1933, AN BOOK 22, PAGE 208 AS DOCUMENT 263138:

ALSO EXCEPTING THEREFROM THOSE PARTS OF SAID LOTS 28, 31 AND 27 AS HAVE BEEN CONVEYED TO THE STATE OF ILLINO'S FOR HIGHMAY PURPOSES, AS SHOWN IN ROGHT-OF-MAY DEED, DATED APRIL 4, 1935 AND RECORDED SEPTEMBER 18, 1935 IN BOOK 234, PAGE 278 AS DOCUMENT 278838:

ALSO EXCEPTING THEREFROM 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 THEREFROM 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 2001R2593, IN CHAMPAGIN COUNTY, LLUNOIS.

AND, ALSO EXCEPTING THEREFROM OUTLOT B OF REPLAT OF LOT 2 OF SHELB'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, ELINOIS,

LOT 29 OF CRYSTAI

JOHN A. DABROWSKI ILLINOIS REGISTERED PROFESSIONAL ENGINEER #42530

OWNER & SUBDIVIDER:

FIVE POINTS REALTY, 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 THES
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.

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

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BECOMING AT THE MORTHWEST CORNER OF OUTLOT A OF REPLAT OF LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 3 AND 6 OF THE BELLE BARK SUPERLY, CHANNER SUPERLY, CHANNER OCCURTY, LILINGS, THEMSE (1891-1525), ADDRESS REPLECE (1891-1525), ADDRESS RE

FOR THE PURPOSE OF SUBDIVISION SHIP TRAIT WITO S LOTS AS SHOWN ON THE ATTACHED PLAT WITH DIMENSIONS IN FEET AND DECIMISE THEREOF. THE RESKENTS DESCRIPTION OF MORE PLAT ARE DETECTED OF PURPLIC DES MONIMENTS WHE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS CATEMAY SUBDIVISION, CITY OF URBANA, CHAMPIANC COUNTY, LUNGIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANDEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170035-0009-8, 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 RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN

DATE THOMAS B. JORDAN
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2014
CHAMPRON. ILLINOIS

DATE:	CHAIRPERSON:
	THE CITY COUNCIL OF THE CITY OF URBANA, CCORDANCE WITH ORDINANCE NO.
DATE:	BY:
DATE:	BY:
DATE:	

PRESENTED FOR RECORDING BY CITY OF URBANA 400 S. VINE ST. URBANA, IL. 81821





#### **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

47.02

N 89'26'37" E 47.02

STORM SENER EXSCRENT

CRYSTAL LAKE DRIVE

LOT 23 10T 94 107.25 10T 26 10T 27

Tave dapy annimas

CPLAT BOOK H AT PAGE

LOT 15

LOT 12

72.24

( 33.22

LLINOIS PONER

WEST LINE OF THE SE 1/4.

NW 1/4, SE 1/4, SEG. 8-19-9E

PART OF TRACT 32 BONG PART OF LOT 1 OF THE BELLE BARR SURVEY TAKEN BY THE STATE OF LLINOS FOR HIGHART PURPOSES IN COMMON LAW GASE 68-L-BLZ IN CIRCUIT COURT OF CHARPINEN COURTY, LLINOS

N 18'49'55" W

N 39'47'13" W

SW COR SE 1/4, NW 1/4, -

( 32.01

N 63'41'55" W

19.37

LEGEND

BOUNDARY OF PLAT PROPOSED LOT LINE FXISTING LOT LINE

EVICTING EXCENENT LINE

PROPOSED EASEMENT LINE PROPOSED ACCESS CONTROL

SECTION LINE CENTERI INF

\*EASEMENT WITHIN THE BOUNDARY OF THIS SUBDIVISION TO BE MODIFIED (SEE NOTE 10) OR VACATED (SEE NOTES 2, 5. Z. B. AND 15) UPON RECORDING OF THIS PLAT.

- (I.) Rights of the Public, the State of Binols and the Municipality in and to That Part of the Land, if any, which may Lie Within University Avenue or Curringham Avenue.
- \*\*(2) Exament in Four of Blook Puer Company, and its Societies and Anapas, to Instit, Queals and Mahalin Electric Insummation and Intelligence Lets and all Equipment Meetings for the Propint of Serving lies (and and other Propint), Implicit with the Polyt of Access to Solid Intelligence to Many 1 and 1 an
- 2 Terms, Provisions and Conditions Contained in Starm Water Runoll Acceptance Agreement Between the Urbane Park District and William L. Sheby Histories to Sheby's Replict of Part of Late 1, 2, 3, 4, 5 and 6 of the Balle Berr Survey, Urbana, Chempaign County, Illinois, Recorded July 1, 1988 in Pett Book "A" of Page 218, an Document 88113972.
- (4) Covenants and Restrictions Contained on the Notes of the Plot of Subdivision of Shelby's Replot of Part of Lats 1, 2, 3, 4, 5, and 6 of the Balle Born Survey Recorded in Back "M" at Page 218, as Document 88H13972.
- \*(3) Enument in Four of Rimin Power Company, and its Successors and Assigns, to Install, Operate and Michigle Exector Transmissions, Eistebution and Communications from a Systems and all Engineeral Reseases yet the Program of Swing the Lord and other Property, Together with the Resease of Communications of the Communications of the Communication of the Resease (Inc.). App 25th in Scientific 20073, History 2 Dip of Land 15 Feet of Term 16th, the Contribute of with Diply in a Print on the Marie Line of the History 2 Diply of Land 15 Feet of Term 16th, the Contribute of with Diply of the History 2 Diply of the History 2 Diply of Land 15 Diply of the History 2 Diply of Land 15 Diply of the History 2 Diply of Land 15 Diply of the History 2 Diply of the His
- Note for information: Easement for the Benefit of a Portion of the Subdivision as Created by Grant from Urbana Park District Recorded March 19, 1992 in Book 1802 of Page 487 as Document 9787747, and the Terms and Provisions Contained Therein.
- Essement in Fovor of Winds Power Company, and its Successors and Assigns, to Install, Operate and Maintoin all Equipment Necessary for the Purpose of Serving the Lead and other Property, Together with the Right of Access to Said Equipment, and the Provisions Relating Thereto Contained in the Court Recorded April 28, 1992 in 86th 1811 of Paps 125 or Sociement No. SPRT/2005.
- \*\*On Right of meatine Related Right of English of Contrary, in Technical Principle Principle Right of English of English of English of English Contrary C

Commencing at a Point 1882 Feel North of the Southeast Corner of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 19 North, Range 9 Cast of the Third Principal Meridian, in Champaign County, Shinia, Theore West 50 Feet Towns South 5.0 Feet Threes East 10 Mer. West Life of Contrippian Annua, Phases in a Northwesterly Girection dong the East Live of Cunningham Annua, have so the Point on Sold Line which is Located 1892. Feet North of the South Line of the Southwest 1/4 of the Northeest 1/4 of the Southwest 1/4 of the Northeest 1/4 of Sold Section 8, Thence West to the Point of Beginning, all Situated in the City of Urbana, in Champaign County, Illinois.

(9.) Exceptions Contained in the Warranty Deed Recorded as Document 89R838, as Follows:

There is Excepted from the Foregoing Such Portions Thereof as have been Herela Acquired for Highway Purposes by the State of Blands and Such Portions Thereof being not more than the Best 6 Feet Thereof, which upon Survey may be found not to be in the Tille or Possession of the Selders.

\*(10) Utility Essement Recorded Morch 16, 1961 in Book 667 at Page 457 on Document 660887, on the East 5 Feet of Lot 29 Crystal Lake Park Addition to the City of Utilians;

Also, the West 5 Feet and the South 5 Feet of the North 66.05 Feet of the East 16 Feet of Lot 4 of Sold Belle Borr Survey.

Also, the North 5 Feel and the East 5 Feel at the North 296.75 Feel of the East 183 Feel of Lot 6 of the Belle Burr Survey of That Part of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian. Also, a Strip of Land 5 Feet in Width Contiguous to, Parallel with North of, East of a Line Beginning at the Point 167 Feet, West and 169 Feet Aus, a sing of Land 3 has in Health Configuration by Artifects with individual for a land adjustment Central of Land Land Health Configuration of the Martifect (1) 4 of the Southest 1/4 of Set Societion 8, Cleaning 19 North, Range 9 East of the Third Principal Meridian, Therae East to the Third Principal Meridian, Therae East to the Mart Line of Cunningham Avenue, Therae South 3,64 Fast, Thinnes East to the Merid Line of Cunningham Avenue, Therae South 3,64 Fast, Thinnes East to the Merid Line of Cunningham Avenue, Therae South 3,64 Fast, Thinnes East to the Merid Line O Cunningham Avenue,

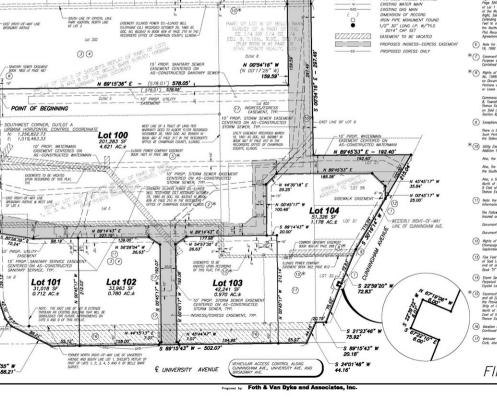
- (11) Note: the Following Rems, White Appearing on The Commitment/Policy #1283 Issued by Chicago Title Insurance Co., Are Provided Solely for
- The Following Environmental Disclosure Documents for Transfer of Real Property Appear of Record which Include a Description of the Land Insured or a Part Thereof:

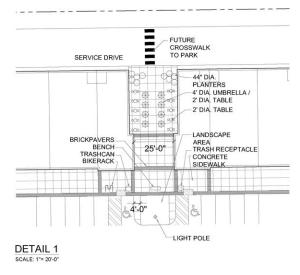
Document Number: 93917881 Date of Recording: July 2, 1993

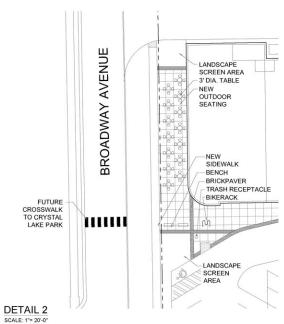
- Document Number: 2001R2554 Date of Recording: February 6, 2001
- (2) Rights of the State of Binols, Division of Highways, to Excreach upon Late 27, 28 and 31 of Binom Shapherd's Addition to the City of Urbans, Chimpagin Charify, Binols, for the Purpose of Constructing a Suitable Stage Basic of Solewish as Shown in Right of High Deed Recorded September 18, 1935 in Basic Val of Hope 27th as Concurned 1788064, Affecting the Emitterly 1 Text of Shad Late.
- (2) The Fort Wile URDs Camental doing the South Cut of Lt 22, 10 Fost Web URDs Camental Revision (Set Lost Web Camental Revision Cament
- (4) Storm Sever Easement Recorded May 11, 1992 in Book 1816 at Page 754 as Document 92/1370 made by 7biji Lu, for a 15 Foot Wide Preplated Easement for the Construction and Ministrances of a 12-bock Storm Sever under, coress and through the South 15 Feet of Lot 29 of Crystal Liese Park Addition in the City of Urbana, Sharted in Champing County, Binol.
- General Is Four of Brick Peur Organy, and its Generals and Angels, in bettel, General and Mobile Section Line and Telephone Lines and England Beneral February (In the Propose In Section 18 10 April 18 April 18
- (6) Vication of the University Avenue Right-of-Way by the City of Urbana subjects sold area to Utility Essements as necessary to Maintain Continued Rights of Owners of the Utility within sold Right-of-Way.
- Vehicular use of Lot 102 shall be Egress Dely and Restricted by Construction of a Barrier Median at 2 Feet Wide, Measured Face to Face of Curts, along the Center of the Lot 100 Entrance Connection to University Autous.

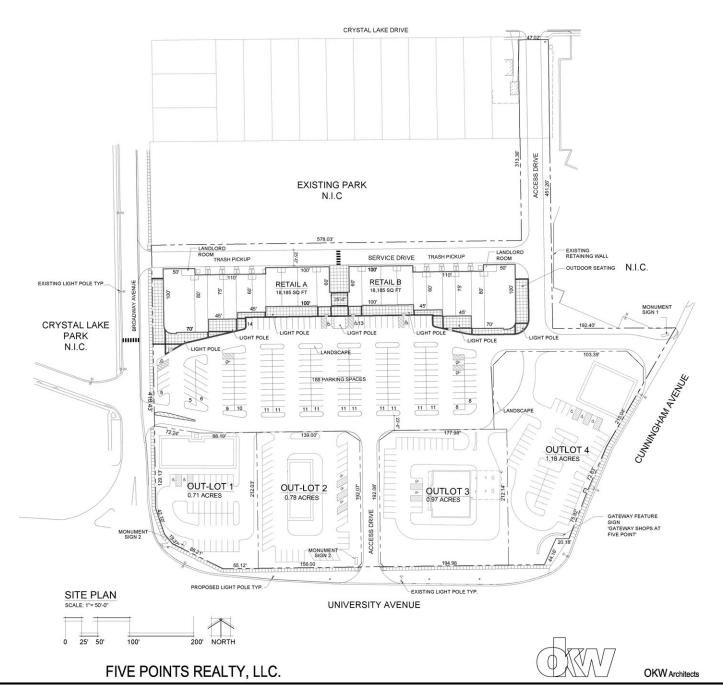
FINAL PLAT









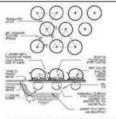


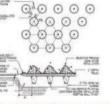


PLANT LIST SYMBOL BOTANICAL NAME COMMON NAME SHADE TREES SILVER LINDEN LACEBARK FLM 2.0° 88 2.0° 88 2.0° 88 LIMP LILMUS PARVIFOLIA ORM QUERCUS MACROCARPA BURR OAK **EVERGREEN SHRUBS AND TREES** JIS JUNPERUS CHNENSIS SEA GREEN SEA GREEN JUNIPER 24" BB **DECIDUOUS SHRUBS** BERBERIS x MENTORENSIS ROSA RUDOSA THERESE BUCNET SYRINGA MEYERI PALBIN VIBURRUM CARLESII COMPACTUM MENTOR BARBERRY PINK RUGOSA ROSE DWARF KOREAN LILAC DWARF KOREANSPICE VIBURNUM 24" 88 HYDRANGEA ASRORESCENS 'ANNABELL' HERMEROCALLIS HAPPY RETURNS NEPETA FAASSENII BLUE WONDER LEMON YELLOW REPEAT DAYLLY

#### GENERAL NOTES

- PLANT QUANTITIES ILLUSTRATED ON PLANS FOR CITY REVIEW PURPOSES ONLY & SHALL BE VERIFIED BY BIDDING CONTRACTOR.
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURE.
- 3 ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- 4 TREES SHALL NOT BE STAKED OR GUYED.
- VER FY ALL EXISTING UTLITIES INCLUDING IRRIGATION LINES PRIOR TO DIGGING.
- ALL ON TRADE IN ANTINT ADEAS SHALL BE DEEDADED DED THE CITY OF HORIZON LANDSTADE OFFINIANCE
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS. FEES AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED.
- TO THE LANDSCAPE ARCHITECT. THISSE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- 9 STAKE AND LAYOUT ALL PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- 10 ALL PLANT MATERIALS SHALL MEET THE APPLICABLE STANDARDS AS SET FORTH BY "US STANDARDS FOR NURSERY STOCK" RELEASE 60.1 LATEST EDITION.
- ALL TREES NOT SPECIFED AS MULTI-STEWNED SHALL HAVE A TRUE CENTRAL LEADER AND WILL BE REJECTED DURING INSPECTION IF FOUND TO BE OTHERWISE.
- 12 ALL PLANTING AREAS TO RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH
- 13 ALL INSTALLATION AND MAINTENANCE PRACTICES SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF URBANA ZONING & LANDSCAPE ORDINANCE GUIDELINES.
- 14 ALL BED EDGES TO BE WELL SHAPED, SPACE CUT EDGES, WITH ALL LINES AND CURVES FORMING BED SHAPES AS SHOWN ON THE DIAGRAM
- 15 BERW ALL PARKING LOT ISLANDS TO A 8" MINIMUM HEIGHT, ABOVE TOP OF CURB.
- 16 ALL ON GRADE PLANTING AREAS SHALL BE PREPARED AS FOLLOWS: 50% TOPSOIL
  - 50% PREPARED ADDITIONS (BY VOLUME AS FOLLOWS)
  - -3 PARTS PEATMOSS
  - 1 PART STERILIZED COW MANURE OR MUSHROOM COMPOST
- 17 EXISTING LOOT LIGHT POLES TO BE REMOVED. NEW DECORATIVE LIGHT POLES WILL BE PLACED BETWEEN THE EXISTING.





SHRUB PLANTING DETAIL

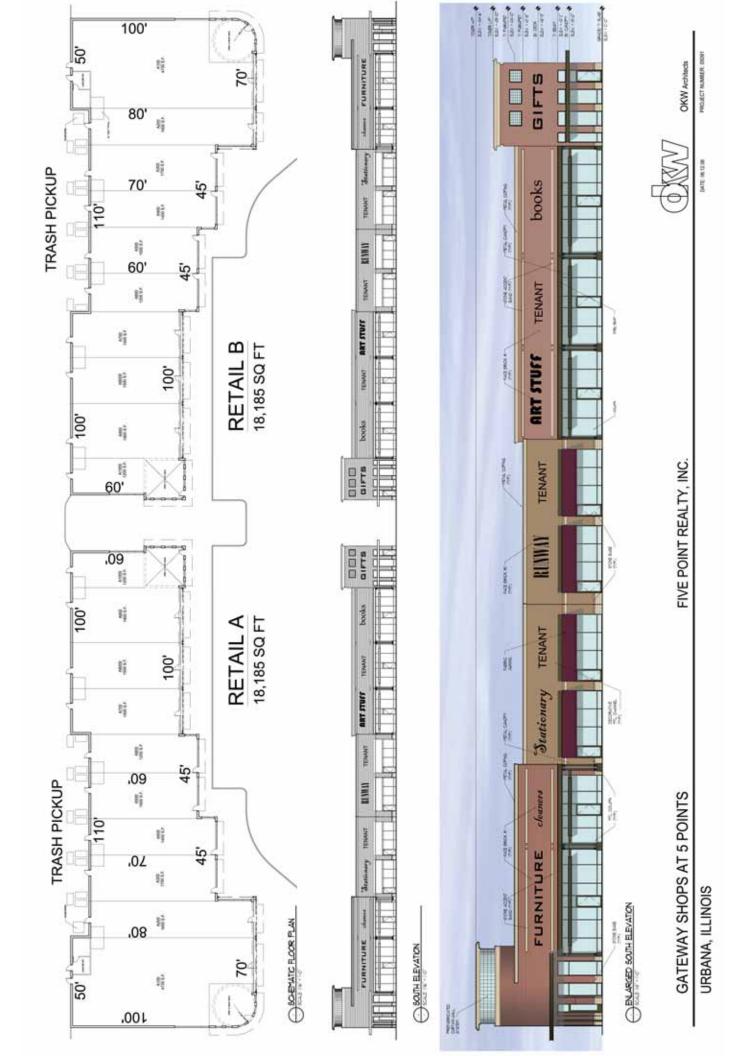
GROUNDCOVER PLANTING DETAIL



**OKW** Architects

FIVE POINTS REALTY, LLC.

GATEWAY SHOPS @ 5 POINTS





Bike Rack



Light Poles



Trash Receptacles



**Benches** 



**Pavers** 



**Planters** 



OKW Architects