



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: February 14, 2013

SUBJECT: **Plan Case No. 2204-S-13:** North Lincoln Avenue Industrial Park Subdivision No. 5 Revised Preliminary Plat and Final Plat.

Introduction

John Peisker of MACC Capital Holdings, LLC has submitted a revised Preliminary Plat and new Final Plat for North Lincoln Avenue Industrial Park Subdivision No. 5. The proposed subdivision would create two lots totaling 8.3 acres located east of Saline Court in northwestern Urbana. The petitioner plans to sell one of the lots to a potential industrial user. The property is located within the City of Urbana and is zoned IN-2, Heavy Industrial.

According to the Urbana Subdivision and Land Development Code, Preliminary and Final plats may be submitted for concurrent approval. In the case where no additional waivers from the Subdivision Code are being sought, the Plan Commission votes to approve the Preliminary Plat. The Urbana Plan Commission reviewed the revised Preliminary Plat and Final Plat at their February 7, 2013 meeting. The Commission discussed future access to land north of the plat, and the need to update the 2005 Urbana Comprehensive Plan Future Land Use and Mobility Maps to reflect the latest alignments of Lincoln Avenue and Olympian Drive. The revised Preliminary Plat was approved by Plan Commission by a six to zero vote. The Plan Commission also made a recommendation for City Council to approve the Final Plat by a vote of six ayes to zero nays.

Background

The proposed plat is a part of the North Lincoln Avenue Industrial Park Subdivision. Although the Subdivision was preliminary platted in 1991, that plat expired, and in 2002 a revised preliminary plat was approved by Plan Commission and City Council (Ordinance No. 2002-05-050, attached as Exhibit B). Subsequently, the entire North Lincoln Avenue Industrial Park Subdivision has been

final platted and developed other than the area under consideration. If approved, the proposed final plat will create two lots on the remaining unplatted area from the 2002 preliminary plat.

Although the area under consideration is included within the 2002 Preliminary Plat area, the proposed lot configuration varies from what was then approved. Therefore a revision to the preliminary plat is being sought concurrent with the final plat of this last remaining portion of North Lincoln Avenue Industrial Park. While the 2002 preliminary plat showed three lots (Lots 9, 10, and 11), the proposed preliminary/final plat would create two lots (Lots 501 and 502). Additionally, the eastern boundary of the subdivision would be adjusted slightly eastward to align with the proposed right-of-way line of North Lincoln Avenue as determined in a revised (January 2013) North Lincoln Avenue Location/Design Study. Realignment of the east boundary of the plat would avoid leaving a narrow, unusable strip of land along the west side of N. Lincoln Avenue.

Discussion

Zoning and Land Use

The site is zoned IN-2, Heavy Industrial District. The proposed use to be located on Lot 501 would be compatible with the IN-2 zoning designation. Conceptually, Lot 502 would be a future expansion area for the proposed industrial user. The surrounding areas to the north, south and west are within the City and are also zoned IN-2. The parcels to the west contain industrial uses and to the north is a vacant parcel zoned IN-2 and used for agriculture. To the east is zoned county C-R, Conservation and Recreation. The area immediately east of the subdivision will become city right-of-way once North Lincoln Avenue is relocated.

2005 Comprehensive Plan

The 2005 Urbana Comprehensive Plan classifies the future land use of the subject property as “Heavy Industrial”, which matches the existing zoning. The Comprehensive Plan Future Land Use Map #1 also shows the future extension of Lincoln Avenue directly east of the subdivision. The alignment shown on Future Land Use Map #1 is out of date and will be updated as part of a future Comprehensive Plan amendment. See Exhibit F for the current alignment.

Preliminary/Final Plat

The proposed Preliminary/Final Plat includes the elements required by the Subdivision and Land Development Ordinance, including lot boundaries, dimensions, proposed rights-of-way, and required surveyor’s and drainage statements. The plat depicts the new lots to be created and designates future Lincoln Avenue right-of-way adjacent to Lots 501 and 502. The realignment of Lincoln Avenue has been planned for several years, and the plat conforms to the engineer’s requirements for the preferred alignment.

Access

Access to the property will be provided from Saline Court to the west while access to and from Lincoln Avenue will be prohibited. Saline Court has been constructed along the proposed Lot 501

but does not yet exist adjoining Lot 502. The petitioner will construct the street extension when needed for development and will submit a bond to the City to insure that the work will be completed and built to City standards.

The final plat dedicates an easement for a multi-use path along the Lincoln Avenue right-of-way. According to Section 21-37.A.3 of the Subdivision Ordinance, sidewalks are only required along one side of the street in industrial subdivisions. Saline Court already has a sidewalk on the west side. Therefore no sidewalks are required for the east side of Saline Court.

Drainage

Final plans including provisions for stormwater, erosion, and site drainage which must be approved by the City Engineer at the time the parcels are developed. The Beaver Lake Drainage District was also included among the reviewers of the plat.

Utilities

The plat conforms to all requirements for necessary utilities.

Waivers

The applicant is not requesting any new waivers from the Urbana Subdivision and Land Development Code. The 2002 preliminary plat, which was for a much larger area, contained waivers that still apply to the overall North Lincoln Avenue Industrial Park Subdivision.

Summary of Findings

1. On May 20, 2002 the Urbana City Council approved a revised Preliminary Plat for North Lincoln Avenue Industrial Subdivision under Ordinance No. 2002-05-050. The requested final plat is consistent with the provisions of this ordinance as it relates to the road network, access, drainage and utilities.
2. A combined preliminary/final plat has been prepared in order to recognize adjustments to the approved 2002 preliminary plat due to N. Lincoln Ave. realignment and to accommodate an adjustment in the number of lots.
3. The combined preliminary/final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code.
4. There are no additional requested waivers to the Urbana Subdivision and Land Development Code.
5. The proposed final plat is consistent with the 2005 Comprehensive Plan land use designations for the site.
6. The proposed preliminary plat was approved by the Urbana Plan Commission by a vote of six

ayes to zero nays at their February 7, 2013 meeting.

Options

City Council has the following options in Plan Case 2204-S-13 regarding the Final Plat of North Lincoln Avenue Industrial Park Subdivision No. 5:

- a. Approve the Final Plat; or
- b. Deny approval of the Final Plat. If recommending denial, the City Council must state findings by where the plat is deficient.

Recommendation

At their February 7, 2013 meeting, the Urbana Plan Commission reviewed the proposed Preliminary and Final Plat. Based on conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan, in Plan Case 2204-S-13, Plan Commission voted six ayes to zero nays to approve the revised Preliminary Plat and to recommend City Council **APPROVE** the Final Plat. Staff concurs with this recommendation.

cc:

John Peisker, MACC of Illinois
Tom Jordan, Foth Design

Attachments:

Exhibit A: Proposed Preliminary/Final Plat for North Lincoln Avenue Industrial Park Subdivision No. 5

Exhibit B: Ordinance No. 2002-05-050 approving a Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision

Exhibit C: Location Map

Exhibit D: Zoning Map

Exhibit E: Future Land Use Map

Exhibit F: North Lincoln Avenue Location Study

Exhibit G: General Area Plan

ORDINANCE NO. 2013-02-015

An Ordinance Approving a Final Subdivision Plat
(North Lincoln Avenue Industrial Park Subdivision No. 5 -
Plan Case 2204-S-13)

WHEREAS, MACC Capital Holdings, Incorporated has submitted a Combination revised Preliminary Plat/Final Plat for a 8.3-acre subdivision called North Lincoln Avenue Industrial Park Subdivision No. 5, located east of Saline Court and to be addressed as 1000 Saline Court; and

WHEREAS, the proposed Final Plat would allow for development of the site for Heavy Industrial use; and

WHEREAS, the Preliminary Plat for North Lincoln Avenue Industrial Park Subdivision was approved by the Urbana City Council on May 20, 2002 meeting as conforming to existing and proposed zoning as well as the technical requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, the revised Preliminary Plat for North Lincoln Avenue Industrial Park Subdivision No. 5 was approved by the Urbana Plan Commission at their February 7, 2013 meeting as conforming to existing and proposed zoning as well as the technical requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, the proposed Final Plat would be consistent with existing and proposed Heavy Industrial zoning designations for the site; and

WHEREAS, the proposed Final Plat meets the technical requirements of the Urbana Subdivision and Land Development Code and is consistent with the approved Preliminary Plat.

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

Section 1. The Final Plat for North Lincoln Avenue Industrial Park Subdivision No. 5 attached hereto is hereby approved.

Section 2. This Ordinance is hereby passed by the affirmative vote of a majority of the members of the City Council, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, 2013.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2013.

Laurel Lunt Prussing, Mayor

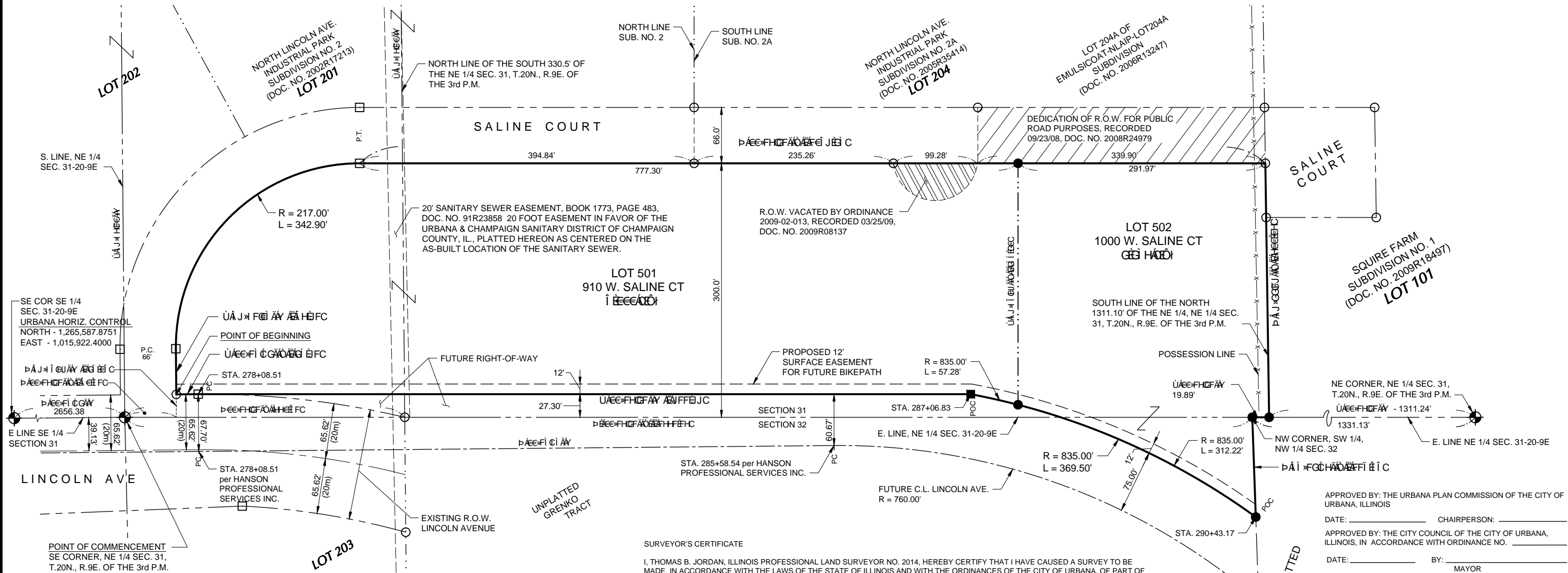
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

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 _____, 2013, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Final Subdivision Plat (North Lincoln Avenue Industrial Park Subdivision No. 5 - Plan Case 2204-S-13)" 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 _____, 2013, 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 _____, 2013.

NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5

PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3rd P.M.
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



LEGEND

	PLAT BOUNDARY
	SECTION LINE
	LAND LINE
	FENCE LINE
	EXIST. EASEMENT
	PROP. EASEMENT
	PROP. LOTLINE
	LENGTH OF CURVATURE
	RADIUS
	POINT OF CURVATURE
	POINT OF TANGENCY
	POINT ON CURVE
	IP MONUMENT FOUND
	CONC. MONUMENT FOUND
	IP MONUMENT SET
	CONC. MONUMENT SET
	SECTION CORNER

- NOTES:**
- FLOOD PLAIN LIMITS HAVE BEEN REVISED AS PERMITTED UNDER DNR-DOWR PERMIT NO. 19933 DATED OCTOBER 16, 1989 AND REVISED BY DNR-DOWR ON FEBRUARY 15, 1990. REVISED PERMIT NO. 19933 IS BASED ON APPROVED DAILY AND ASSOCIATES PLANS DATED MAY 15, 1990. FLOOD PLAIN LIMITS ARE PERMITTED TO THE WEST BANK OF THE SALINE BRANCH DRAINAGE DITCH AND THE NOW EXISTING DETENTION AND COMPENSATORY STORAGE BASIN ON LOT 200 OF NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 2 (DOC. NO. 2002R17213). ADDITIONAL FILLING OF THE FORMER FLOOD PLAIN (IN ACCORDANCE WITH PERMIT NO. 19933) IS ONGOING.
 - VEHICULAR ACCESS TO LOTS 501 AND 502 SHALL BE LIMITED TO SALINE COURT.
 - STORMWATER STORAGE, IN ACCORDANCE WITH CITY OF URBANA CODE FOR THE AREA OF THIS PLAT IS PROVIDED ON LOT 200 OF NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 2 RECORDED MAY 30, 2002 AS DOCUMENT NO. 2002R 17213.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF URBANA.
 - BEARINGS ARE BASED ON URBANA HORIZONTAL CONTROL.
 - WAIVERS OF COMPLIANCE WITH THE CITY OF URBANA SUBDIVISION ORDINANCE ARE SPECIFIED IN THE APPROVED PRELIMINARY PLAT FOR THE SUBJECT AREA. SEE PRELIMINARY PLAT APPROVED UNDER CITY COUNCIL ORD. NO. 2002-05-050 FOR ADDITIONAL INFORMATION.

SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF URBANA, OF PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3rd P.M., CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31, T.20 N., R.9 E. OF THE 3RD P.M.; THENCE $60.81'$ ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 31, $60.81'$ FEET; THENCE $19.89'$ PERPENDICULAR TO SAID EAST LINE, $27.06'$ FEET TO THE TRUE POINT OF BEGINNING AT THE EXISTING WEST RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND EXISTING NORTH RIGHT-OF-WAY LINE OF SALINE COURT; THENCE $19.89'$ ALONG SAID NORTH RIGHT-OF-WAY LINE OF SALINE COURT, $53.91'$ FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF SALINE COURT, A CURVE TO THE RIGHT, CONVEX TO THE SOUTHWEST WITH A RADIUS OF $217.00'$ FEET, A DISTANCE OF $342.90'$ FEET TO A POINT OF TANGENCY; THENCE $19.89'$ ALONG THE EAST RIGHT-OF-WAY LINE OF SALINE COURT, $1069.28'$ FEET TO THE SOUTH LINE OF THE NORTH $1311.10'$ FEET OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE $19.89'$ ALONG SAID SOUTH LINE, $300.03'$ FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE $19.89'$ FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, $117.86'$ FEET TO A POINT ON CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, CONVEX TO THE WEST WITH A RADIUS OF $835.00'$ FEET AND AN INITIAL TANGENT BEARING $19.89'$ A DISTANCE OF $369.50'$ FEET TO A POINT ON CURVE; THENCE $19.89'$ ALONG A LINE PARALLEL TO AND $27.30'$ FEET NORMAL DISTANCE WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, $911.99'$ FEET TO A POINT OF CURVATURE ON THE EXISTING WEST RIGHT-OF-WAY LINE OF LINCOLN AVENUE; THENCE $19.89'$ ALONG SAID WEST RIGHT-OF-WAY LINE, $25.91'$ FEET TO THE POINT OF BEGINNING, CONTAINING $360,812$ SQUARE FEET, (8.283 ACRES), MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 2 LOTS AS SHOWN ON THE ATTACHED PLAT, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF. EASEMENTS SHOWN ON SAID PLAT HAVE BEEN DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

DATE: _____

THOMAS B. JORDAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS
EXPIRES NOVEMBER 30, 2014

OWNER & SUBDIVIDER: _____

MACC CAPITAL HOLDINGS, INC.

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: _____

ATTEST: _____ MAYOR

CITY CLERK

THIS PLAT IS VALID FOR NINETY (90) DAYS FROM _____

DRAINAGE STATEMENT

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

DATE: _____

JOHN A. DABROWSKI
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER #42530

OWNER & SUBDIVIDER: _____

MACC CAPITAL HOLDINGS, INC.

PRELIMINARY/FINAL PLAT

Revision Date: February 13, 2013

Date of Preparation: January 31, 2013 PROJECT ID: 12M79.88

Foth
Foth Infrastructure & Environment, LLC
1610 Boardman Drive
Champaign, IL 61821
Phone: 217-352-4199 Fax: 217-352-0085

SHEET NO. 1 OF 1 SHEETS

REUSE OF DOCUMENTS
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

Illinois Professional Design Firm No. 184.004913

PRESENTED FOR RECORDING BY:
CITY OF URBANA
400 S. VINE ST.
URBANA, ILLINOIS 61801

ORDINANCE NO. 2002-05-050

**An Ordinance
Approving A Revised Preliminary Subdivision Plat**

(North Lincoln Avenue Industrial Park Subdivision - Plan Case No. 1822-S-02)

WHEREAS, University Construction received approval for the North Lincoln Avenue Industrial Park Subdivision Preliminary Plat in 1991; and

WHEREAS, University Construction has submitted a Revised Preliminary Subdivision Plat for the North Lincoln Avenue Industrial Park Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, The Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision is consistent with specific requirements and provisions of the Development Agreement between the City of Urbana, University Construction and L/T 1223 which was adopted by the City of Urbana on April 1, 2002; and

WHEREAS, The Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision is consistent with the re-alignment of North Lincoln Avenue as approved in the 1998 North Lincoln Avenue Location Study; and

WHEREAS, The Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision complies with the Urbana Comprehensive Plan, as amended; and

WHEREAS, the Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from the requirements requested by the Petitioner; and

WHEREAS, The City Engineer has reviewed. and approved the Revised Preliminary Subdivision Plat of the North Lincoln Avenue Industrial Park Subdivision along with selected waivers; and

WHEREAS, in Plan Case 1822-S-01, the Urbana Plan Commission, on May 9, 2002, unanimously recommended approval (6-0) of the Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision along with selected waivers from the requirements of the Subdivision and Land Development Code outlined under Section 1. Additional waivers granted pertinent to Case 1822S-02 are specific for the Final Plat of North Lincoln Avenue Industrial Park Subdivision No. 2 as described in Ordinance 2002-05-051.

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

Section 1. The Revised Preliminary Plat of North Lincoln Avenue Industrial Subdivision attached as Exhibit "A" hereto is hereby approved as platted with the following waivers:

1. Waiver of 21-13 (F); Requirement to provide a Traffic Impact Analysis.
2. Waiver of Section 21-14 (H); Request to extend preliminary approval for two years.
3. Waiver to Section 21-36(A)2; Requirement that all lots front on a public street.
4. Defer the extension of Saline Court to the adjacent property to the north until such time as the City completes the Comprehensive Planning and Roadway studies in that area to determine if the extension of the roadway network is necessary.


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 20th day of May,
2002.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

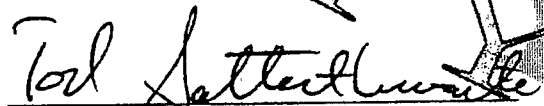
NAYS:

ABSTAINS:

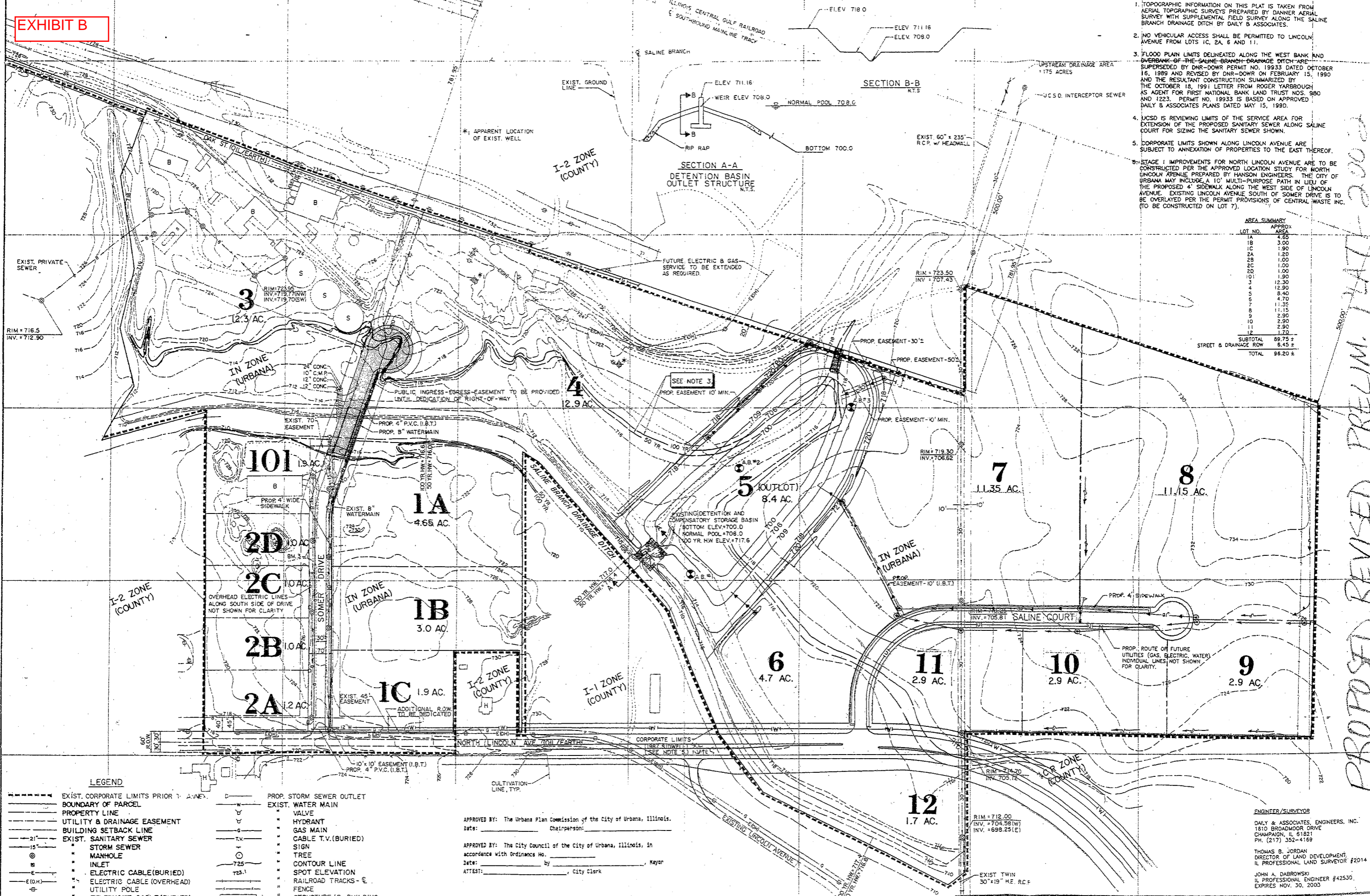


Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 29th day of May,
2002.



Tod Satterthwaite, Mayor



1. TOPOGRAPHIC INFORMATION ON THIS PLAT IS TAKEN FROM AERIAL PHOTOGRAPHS AND SUPPLEMENTED BY AERIAL SURVEYS WITH SUPPLEMENTAL FIELD SURVEY ALONG THE SALINE BRANCH DRAINAGE DITCH BY DAILY & ASSOCIATES.
2. NO VEHICULAR ACCESS SHALL BE PERMITTED TO LINCOLN AVENUE FROM LOTS 1C, 2A, 6 AND 11.
3. FLOOD PLAIN LIMITS DELINEATED ALONG THE WEST BANK AND OVERBANK OF THE SALINE BRANCH DRAINAGE DITCH WERE SUPERSEDED BY DNR-DOWR PERMIT NO. 19933 DATED OCTOBER 16, 1989 AND REVISED BY DNR-DOWR ON FEBRUARY 15, 1990 AND THE RESULTANT CONSTRUCTION SUMMARIZED BY THE OCTOBER 18, 1991 LETTER FROM ROGER YARBROUGH AS AGENT FOR FIRST NATIONAL BANK LAND TRUST NOS. 980 AND 1223. PERMIT NO. 19933 IS BASED ON APPROVED DAILY & ASSOCIATES PLANS DATED MAY 15, 1990.
4. UCSD IS REVIEWING LIMITS OF THE SERVICE AREA FOR EXTENSION OF THE PROPOSED SANITARY SEWER ALONG SALINE COURT FOR SIZING THE SANITARY SEWER SHOWN.
5. CORPORATE LIMITS SHOWN ALONG LINCOLN AVENUE ARE SUBJECT TO ANNEXATION OF PROPERTIES TO THE EAST THEREOF.
6. STAGE 1 IMPROVEMENTS FOR NORTH LINCOLN AVENUE ARE TO BE CONSTRUCTED PER THE APPROVED LOCATION STUDY FOR NORTH LINCOLN AVENUE PREPARED BY HANSON ENGINEERS. THE CITY OF URBANA MAY INCLUDE A 10' MULTI-PURPOSE PATH IN LIEU OF THE PROPOSED 4' SIDEWALK ALONG THE WEST SIDE OF LINCOLN AVENUE. EXISTING LINCOLN AVENUE SOUTH OF SOMER DRIVE IS TO BE OVERLAYED PER THE PERMIT PROVISIONS OF CENTRAL WASTE INC. (TO BE CONSTRUCTED ON LOT 7).

AREA SUMMARY	
LOT NO.	APPROX. AREA
1A	4.65
1B	3.00
1C	1.90
2A	1.20
2B	1.00
2C	1.00
2D	1.00
101	1.90
3	12.30
4	12.90
5	8.40
6	4.70
7	11.35
8	11.15
9	2.90
10	2.90
11	2.90
12	1.70
SUBTOTAL 89.75 ±	
STREET & DRAINAGE ROW 6.45 ±	
TOTAL 96.20 ±	

PROPOSED REVISED PRELIM. PLAT - 2000

LEGEND

- | | |
|---|---|
| --- EXIST. CORPORATE LIMITS PRIOR TO 1990 | --- PROP. STORM SEWER OUTLET |
| --- BOUNDARY OF PARCEL | --- EXIST. WATER MAIN |
| --- PROPERTY LINE | --- VALVE |
| --- UTILITY & DRAINAGE EASEMENT | --- HYDRANT |
| --- BUILDING SETBACK LINE | --- GAS MAIN |
| --- EXIST. SANITARY SEWER | --- CABLE T.V. (BURIED) |
| --- STORM SEWER | --- SIGN |
| --- MANHOLE | --- TREE |
| --- INLET | --- CONTOUR LINE |
| --- ELECTRIC CABLE (BURIED) | --- SPOT ELEVATION |
| --- ELECTRIC CABLE (OVERHEAD) | --- RAILROAD TRACKS - E |
| --- UTILITY POLE | --- FENCE |
| --- TELEPHONE CABLE (BURIED) | --- STRUCTURE (B = BUILDING, S = STORAGE BINS, H = HOUSE) |
| --- TELEPHONE PEDESTALL | |
| --- R.O.W. LINE | --- PROP. MANHOLE |
| --- PROP. SANITARY SEWER | --- PROP. INLET |
| --- PROP. STORM SEWER | --- PROP. SWALE |

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 BH 501: (BY C.S. DANNER) CHISELED "C" ON NORTHWEST CORNER OF BRIDGE - 400'± NORTH OF SOUTHEAST CORNER OF SECTION 31, T. 20 N., R. 9 E. OF THE 3RD P.M. ELEV. 719.41

BENCHMARK BH 3: P.K. HAIL IN NORTH SIDE OF 4TH UTILITY POLE WEST OF LINCOLN AVENUE ON SOUTH SIDE



Date: 5-14-97
 Revisions:
 5-17-97 (Sidewalk)
 5-30-97 (Municipal)

Surveyor D/A
 Designer KEJ
 Drawn BDH
 Checked TBU
 Title

PRELIMINARY PLAT

ENGINEER/SURVEYOR
 DAILY & ASSOCIATES, ENGINEERS, INC.
 1810 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821
 PH. (217) 352-4169

THOMAS B. JORDAN
 DIRECTOR OF LAND DEVELOPMENT
 IL PROFESSIONAL LAND SURVEYOR #2014

JOHN A. DABROWSKI
 IL PROFESSIONAL ENGINEER #42530
 EXPIRES NOV. 30, 2003

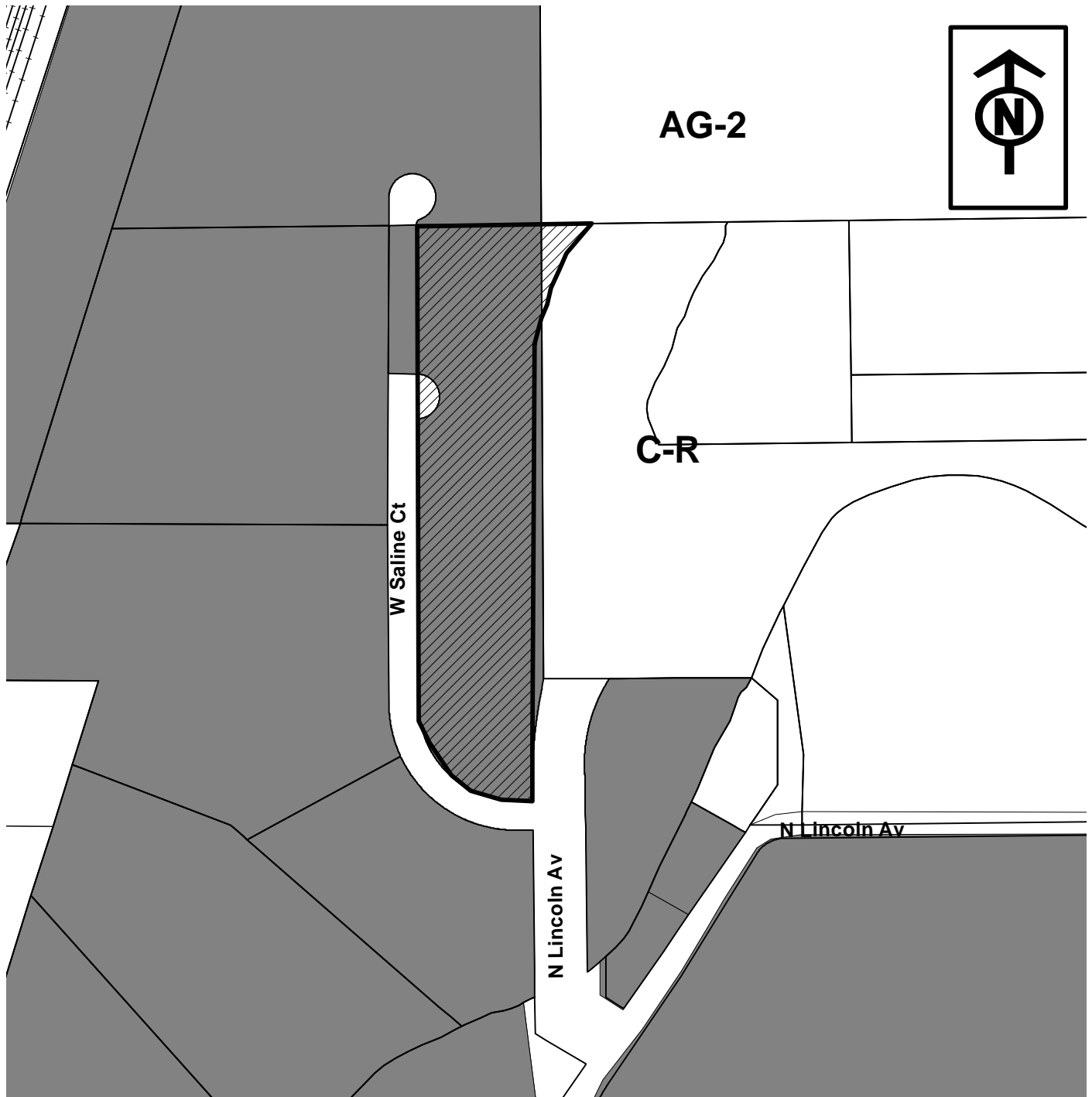
Exhibit C: Location Map



Case: 2204-S-13
Subject: N. Lincoln Ave Industrial Park #5
Preliminary/Final Plat
Location: 1000 Saline Court
Petitioner: MACC Capital Holdings, LLC

 Subject Property

Exhibit D: Zoning Map



Case: 2204-S-13
Subject: N. Lincoln Ave Industrial Park #5
Preliminary/Final Plat
Location: 1000 Saline Court
Petitioner: MACC Capital Holdings, LLC



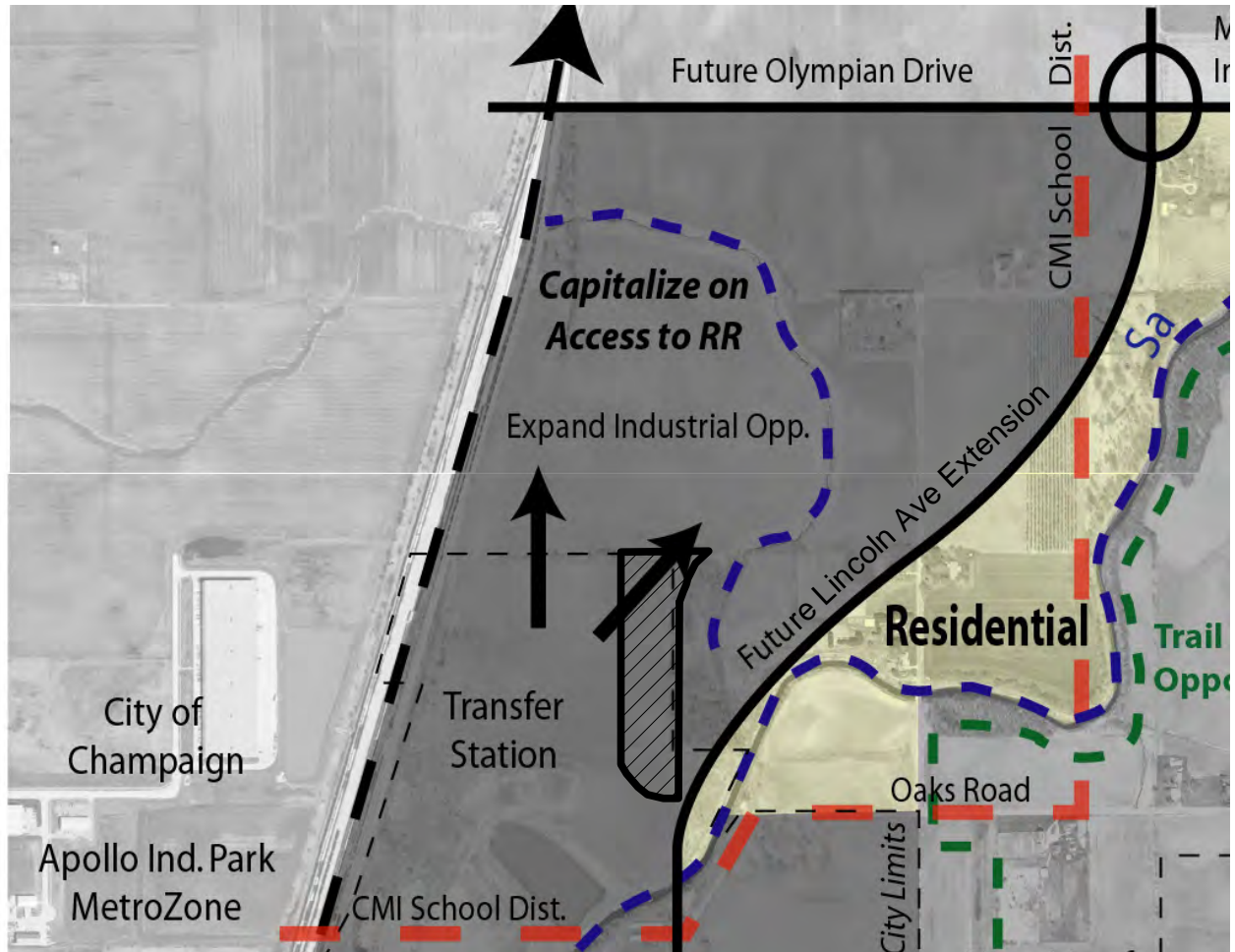
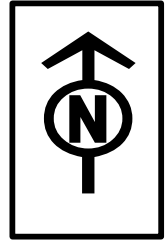
 Subject Property
 IN-2

Exhibit E: Future Land Use Map

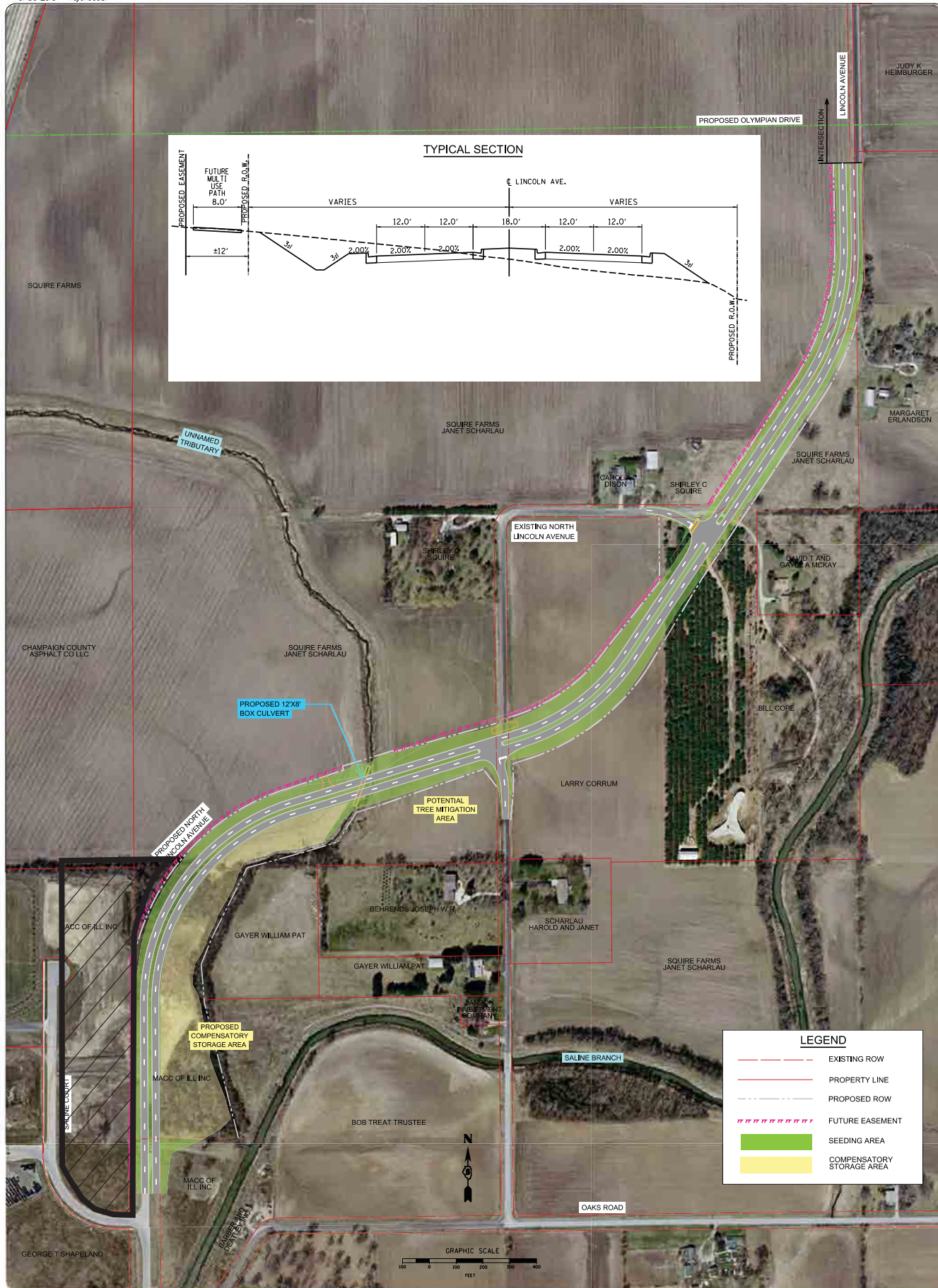
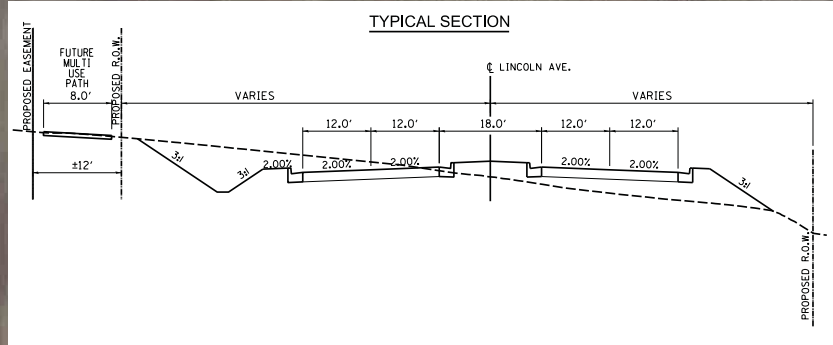


Case: 2204-S-13
Subject: N. Lincoln Ave Industrial Park #5
Preliminary/Final Plat
Location: 1000 Saline Court
Petitioner: MACC Capital Holdings, LLC

 Subject Property

Exhibit F: North Lincoln Avenue Location Study

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01_30_2013 hcyen00951



LEGEND	
	EXISTING ROW
	PROPERTY LINE
	PROPOSED ROW
	FUTURE EASEMENT
	SEEDING AREA
	COMPENSATORY STORAGE AREA

Sheet 1 of 1 sheets



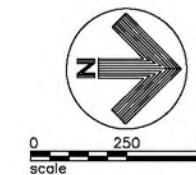
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Hanson Professional Services Inc.
525 South Sixth Street
Springfield, Illinois 62753-2886
Offices Nationwide

Hanson No. 1010147
Filename: ProjectImage 2line
Scale: 150ft
Date: 4/4/2012

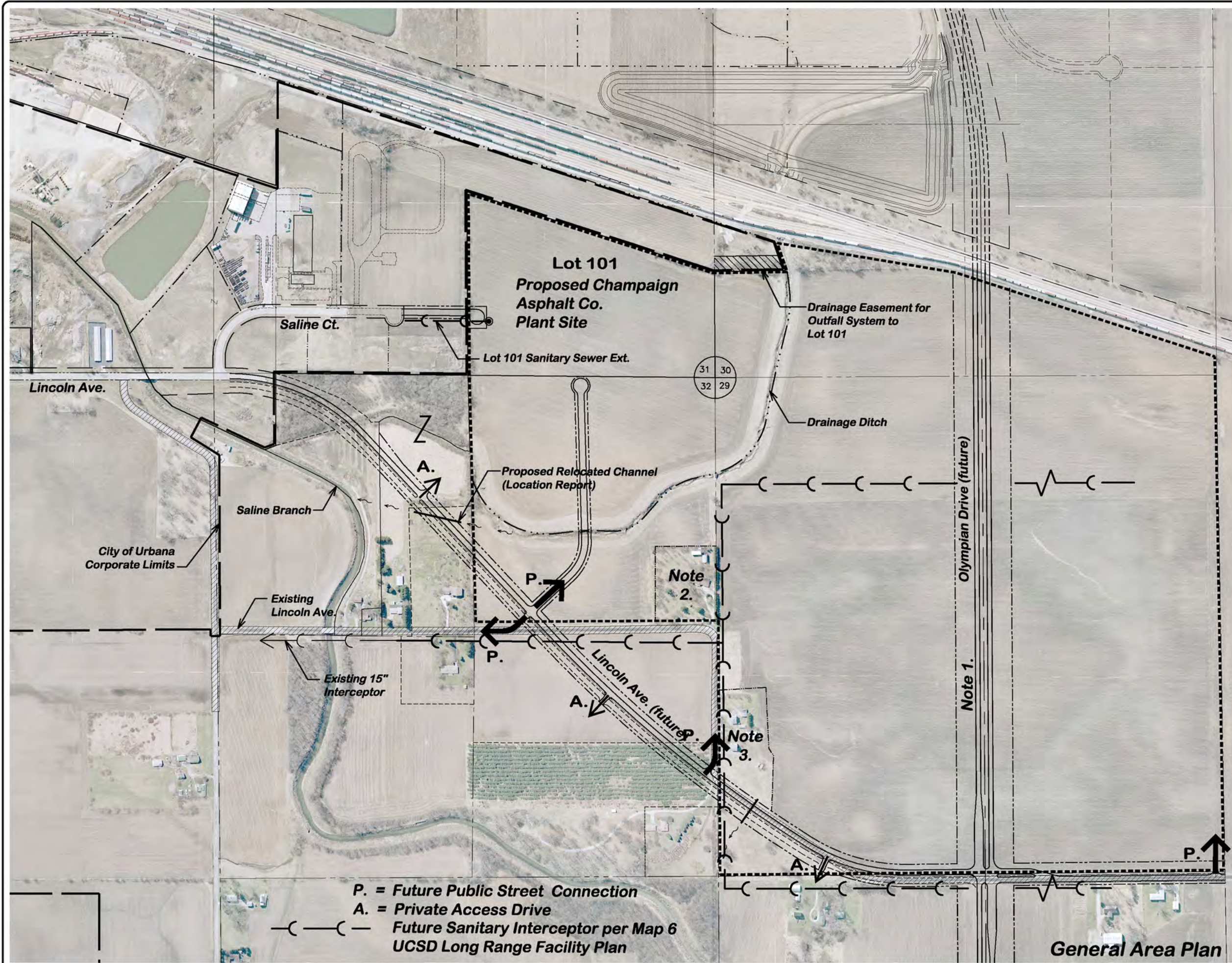
LAYOUT
DRAWN
REVIEWED



DATE REVISION



- Notes:**
1. Proposed Location of Olympian Drive and Lincoln Avenue are from Location Report by Hanson Engineers.
 2. Existing Homestead to Remain.
 3. Existing Homestead to Remain.
 4. Zoning:
Exist. Champaign County AG-2
 5. A Second Access Point shall be Provided to Lot 101 at the Time the Property to the East Thereof is Subdivided for Sale.



P. = Future Public Street Connection
A. = Private Access Drive
 - - - - - Future Sanitary Interceptor per Map 6
 UCSD Long Range Facility Plan

DATE _____ SHIRLEY C. SQUIRE, TRUSTEE

Date of Preparation: November 20, 2007	PROJECT ID 7c022
 <small>Foth Infrastructure & Environment, LLC 1910 Broadmoor Drive Champaign, IL 61811 Phone: 217-352-4100 Fax: 217-352-0065</small>	SHEET NO. 1
	OF 1 SHEETS

REUSE OF DOCUMENTS
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 7, 2013

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Tyler Fitch, Lew Hopkins, Dannie Otto, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant

MEMBERS EXCUSED: Carey Hawkins-Ash, Andrew Fell, Mary Tompkins

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Ellen Cholewa, Max Mahalek, Carol McKusick, Kate Pond, Angelice Sanchez, Danny Stewart, Susan Taylor, Shi-Yuan Yao

NEW BUSINESS

Plan Case No. 2204-S-13: A request by MACC Capital Holdings, LLC for a major subdivision involving a combination preliminary and final plat called North Lincoln Avenue Industrial Park Subdivision No. 5, located at 1000 West Saline Court.

Jeff Engstrom, Planner II, presented this case to the Urbana Plan Commission. He explained that although the petitioner previously received approval for a preliminary plat in 2002, the originally submitted final plat was different enough to warrant a revised preliminary plat to be submitted. As a result, the petitioner agreed to submit a combination preliminary and final plat. He showed where the proposed subdivision is located on Exhibit C. He noted the zoning and current land use of the proposed site as well as that for the surrounding properties. He discussed the future alignment of Lincoln Avenue, the elements required by the Subdivision and Land Development Ordinance, street access and sidewalks, drainage and subdivision waivers. He stated the options of the Plan Commission and presented City staff's recommendation.

Ms. Stake inquired about the caption "*Capitalize on Access to RR*" shown on Exhibit E: Future Land Use Map and asked whether this property would have railroad access. Mr. Engstrom stated that this caption is a notation from the 2005 Comprehensive Plan and basically means that industrial users in the area should capitalize on the railroad access. This property though is not

adjacent to the existing Canadian National railroad right-of-way. Ms. Stake commented that she supports passenger rail and light rail.

Mr. Hopkins asked what the intended street configuration is for Saline Court going north. It appears that at some point Saline Court is going to reach the maximum permitted length allowed to have a cul-de-sac. What is the intent for servicing the area between the end of the proposed cul-de-sac and the future Olympian Drive alignment? Mr. Engstrom stated that the parcel to the north of the proposed site would be accessed through the cul-de-sac. Other parcels would be accessed off Lincoln Avenue or off the future Olympian Drive. Mr. Hopkins voiced concern about protecting the option of continuing Saline Court rather than ending it in a cul-de-sac as shown. Mr. Engstrom stated that the cul-de-sac has been approved by the City Council on the Squire Farm Subdivision plat.

With no further questions for City staff and no audience participation, Chair Pollock opened the agenda item for Plan Commission discussion and/or motion.

Mr. Hopkins commented that he is willing to support the proposed plat because it does not change anything. However, he is concerned about future access for the area to the north. If in fact the cul-de-sac is already platted and the owner of the property decides to develop the parcel to the north, then any street network would have to be accessed from the cul-de-sac. The option of street network connectivity is gone.

Robert Myers, Planning Manager, showed the General Area Plan (GAP) approved for Square Farm Subdivision to the north. The GAP shows a future street running west from Lincoln Avenue ending in another cul-de-sac on the 20-acre Squire Farm Subdivision property. Mr. Hopkins asked if the street would exceed the maximum length of a street for cul-de-sac requirements. Mr. Myers commented that this future street would not be as long as shown on this General Area Plan based on a newly received Corridor Alignment Study for Lincoln Avenue. Plus the Subdivision Code would require cross streets by imposing a maximum length for cul-de-sacs.

Mr. Hopkins moved that the Plan Commission approve the revised preliminary plat in Plan Case No. 2204-S-13 and forward a recommendation for approval of the final plat to the Urbana City Council. He noted as part of the record that the street network for the area between North Lincoln Avenue and the railroad tracks and Saline Court needs to be studied. Mr. Otto seconded the motion.

Mr. Hopkins recommended that City staff update the Comprehensive Plan to reflect any amendments made as well as to show the location of Lincoln Avenue. Mr. Myers agreed that this is a good idea.

Mr. Otto asked if Lot 101 was already platted. Mr. Engstrom said yes. The extension of Saline Court and the cul-de-sac could now be completed. Mr. Otto asked on what basis the City of Urbana could ask for right-of-way easement for street connectivity if a person wanted to develop the property to the north. Mr. Myers replied that the City could require a right-of-way and street construction if the property owner sub-divided the property.

With no further comments from the Plan Commission, roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes

The motion was approved by unanimous vote.

Mr. Engstrom noted that this case will be forwarded to the Urbana City Council on February 18, 2013.