



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Robert Myers, AICP, Planning Manager

DATE: June 30, 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 Plan Commission must recommend approval or denial of the Special Use Permit and forward it to City Council for action.

This special use plan case (2003-SU-06) has two companion cases on the same Plan Commission 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 be 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 also 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”
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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."

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 attached Landscape Plan

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.

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.

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 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.”

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.”

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 finds that the application meets the specific criteria for Special Use Permits provided in Section VII-4 of the Zoning Ordinance. The development will be conducive to the public convenience, the petitioners have taken care to insure the development will improve the district in which this will be located, the development will generally benefit the public welfare, and the development will conform to the essential character of the district.

Consideration

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the Special Use Permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

In Plan Case No. 2003-SU-06, the following Summary of Findings is 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 Urbana Plan Commission has the following options:

1. Recommend approval to the Urbana City Council of the Special Use Permit application;
2. Recommend approval of the Special Use Permit request 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;
3. Recommend denial of the request for the Special Use Permit.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Urbana Plan Commission recommend **APPROVAL** of the Special Use Permit to the Urbana City Council with the following conditions for 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 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: 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

Common Exhibit Packet

Gateway Shops at Five Points West

Plan Cases:

2003-S-06, Gateway Subdivision – Preliminary and Final Plat

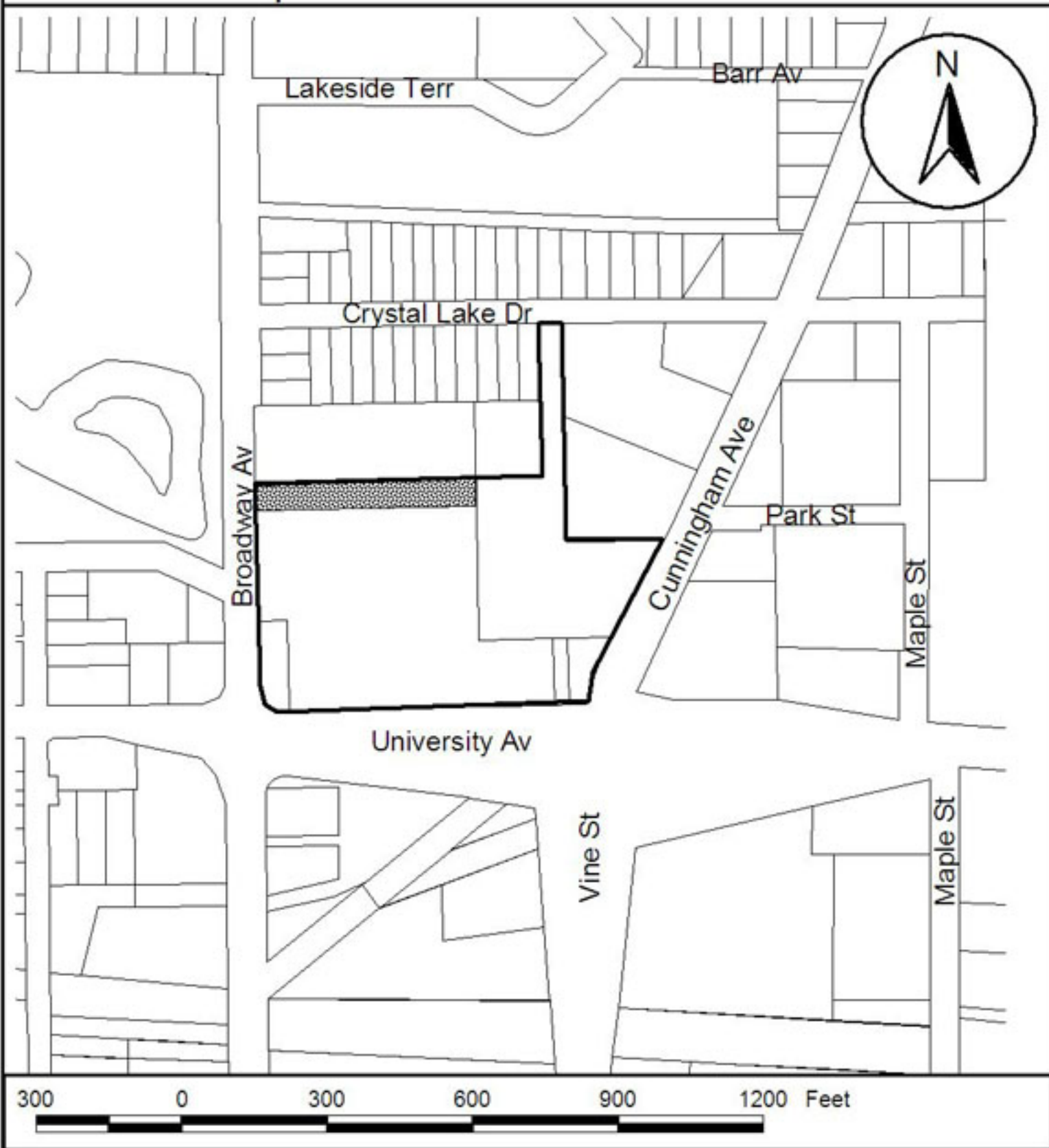
2003-M-06, Gateway Shops at Five Points West - Rezoning

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

Location Map

Exhibit "A"

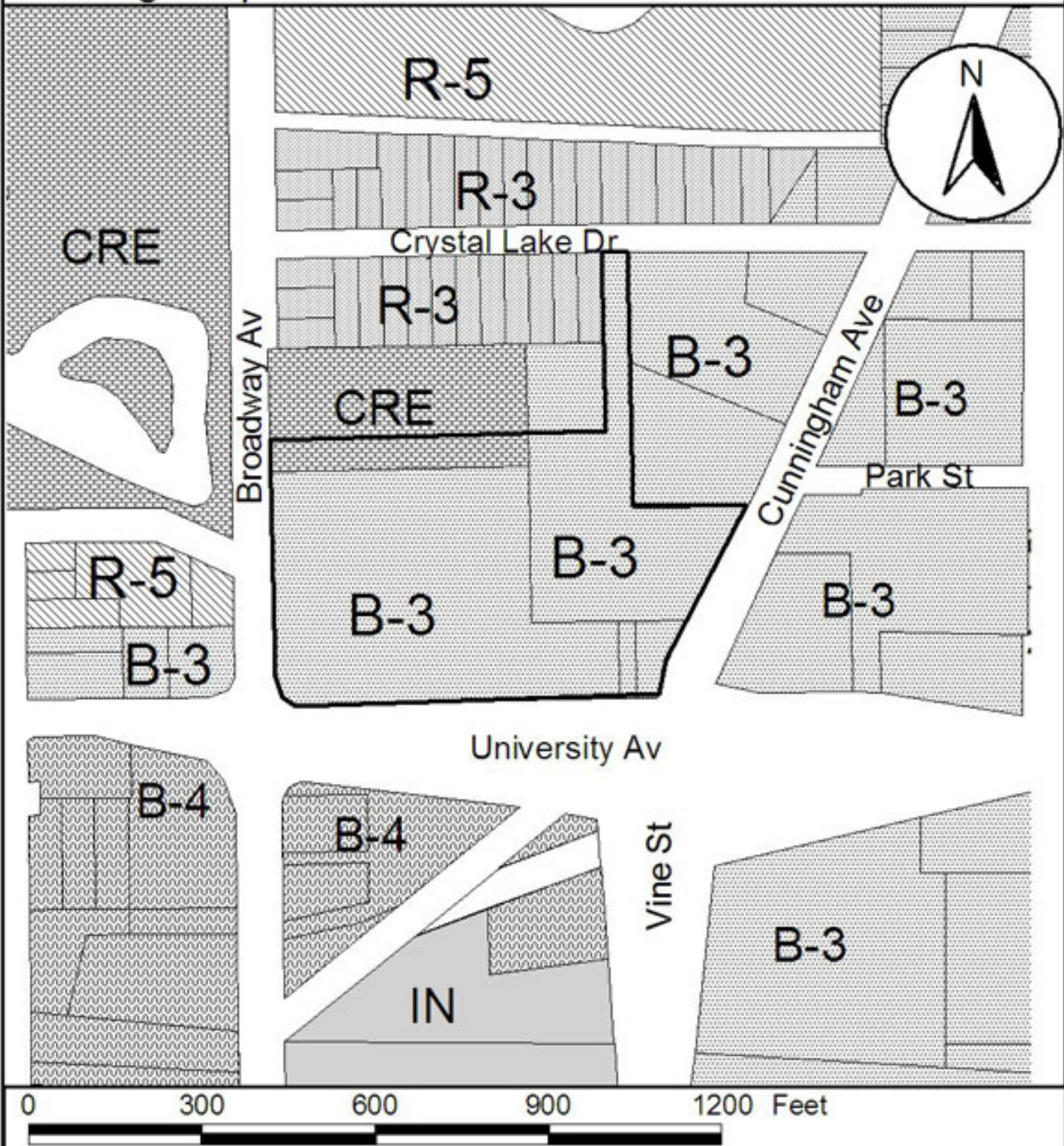


Plan Cases:
2003-M-06, Gateway Shops:
Rezone part of a lot from CRE, Conservation-Recreation-Education
to B-3, General Business
2003-SU-06, Gateway Shops:
Special Use Permit to allow a shopping center / PUD in the B-3 zone
Petitioner: Five Points Realty, LLC
Location: North West corner of Cunningham Ave and Vine Street
Zoning: B-3, General Business and CRE

-  Subject Property
-  Rezoning Area

Zoning Map

Exhibit "B"



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

R3 - Single- and Two-Family
 R5 - Medium High Density Multiple-Family
 B3 - General Business
 B4 - Central Business
 CRE - Conservation-Recreation-Education

Subject Property

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

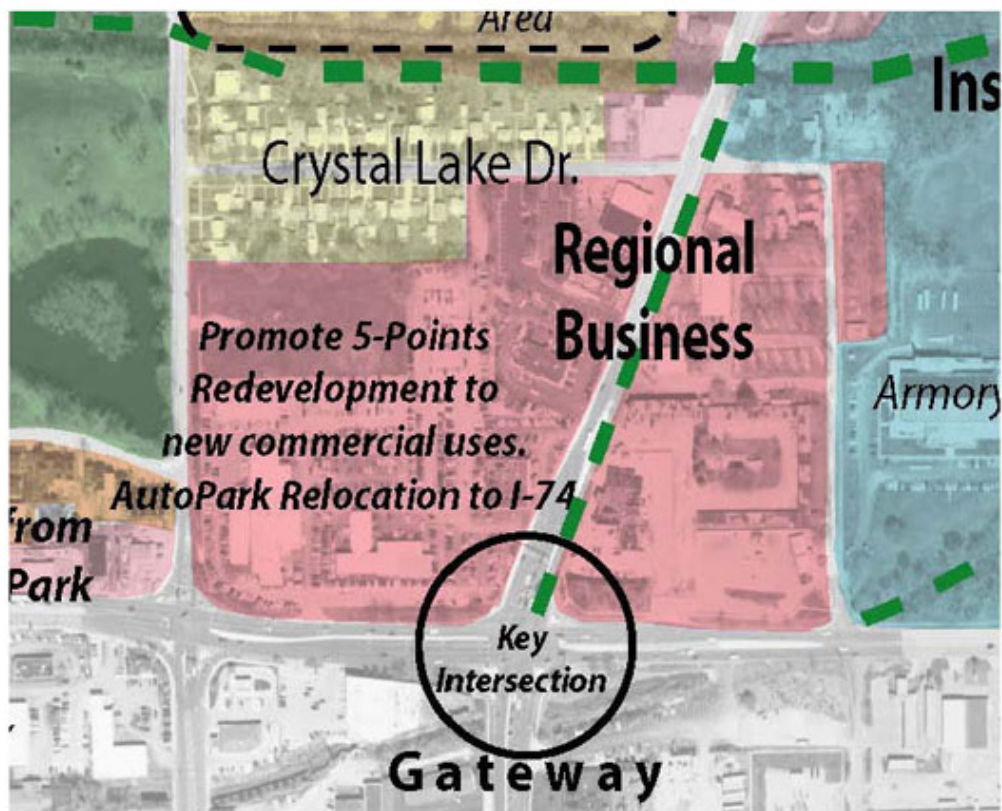
Prepared 6/19/06 by Community Development Services - pa

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. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT AT THE REQUEST OF FIVE POINTS REALTY, LLC, I HAVE CAUSED A SURVEY TO BE MADE, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF URBANA, OF PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 8, T. 19 N., R. 9 E. OF THE 3RD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 8, T. 19 N., R. 9 E. OF THE 3RD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY 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 HRAM 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 HRAM 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 SOUTHWEST 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 NORTH-EASTERLY 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 SOUTHWEST 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 2001R2353, IN CHAMPAIGN COUNTY, ILLINOIS,

AND,

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 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 HRAM 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 SOUTHWEST 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 HRAM 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 SAID LOT 27 TO THE WEST LINE OF SAID LOT 29; SAID POINT BEING ON THE WEST LINE OF HRAM 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 181 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF HRAM 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 SOUTHWEST 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 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 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 WHICH 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 19, 1935 IN BOOK 234, PAGE 278 AS DOCUMENT 278936.

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 2001R2353, 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

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT A 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; THENCE N89°15'36"E, ALONG THE NORTH LINE OF SAID OUTLOT A AND SOUTH LINE OF OUTLOT B OF SAID REPLAT, 57825 FEET (RECORDED AS SAID REPLAT) TO THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE N02°54'16"W, (RECORDED AS N02°17'28"W) ALONG THE EAST LINE OF SAID OUTLOT B, 159.59 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 29 OF CRYSTAL LAKE PARK ADDITION TO THE CITY OF URBANA, ILLINOIS AS PER PLAT RECORDED IN PLAT BOOK H AT PAGE 76, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE N02°58'53"W, ALONG THE WEST LINE OF SAID LOT 29, 153.77 FEET TO THE SOUTH LINE OF THE NORTH 5 FEET THEREOF; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE; THENCE N89°25'37"E, ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 29 AND SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE, 47.02 FEET TO THE EAST LINE OF SAID LOT 29 AND WEST LINE OF HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA; THENCE S02°48'54"E, ALONG SAID EAST LINE OF SAID LOT 29 AND SAID WEST LINE OF HRAM SHEPHERD'S ADDITION, 153.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE CONTINUING ALONG SAID WEST LINE, S02°54'16"E, 297.49 FEET TO A LINE MIDWAY BETWEEN THE NORTH BOUNDARY AND THE SOUTH BOUNDARY OF LOT 27 OF SAID HRAM SHEPHERD'S ADDITION; THENCE N89°45'32"E, ALONG SAID LINE, 192.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF CUNNINGHAM AVENUE; THENCE S30°19'14"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 215.40 FEET; THENCE S22°59'20"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 72.83 FEET; THENCE N67°19'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S22°39'22"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S67°22'10"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S21°23'46"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 75.92 FEET; THENCE S89°15'43"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 20.18 FEET; THENCE S24°01'48"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 44.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S89°15'43"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 502.07 FEET; THENCE N63°41'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 88.21 FEET; THENCE N30°47'13"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 19.37 FEET; THENCE N18°42'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 42.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE N02°58'53"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 411.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.261 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 5 LOTS AS SHOWN ON THE ATTACHED PLAT WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE EASEMENTS DESIGNATED ON SAID PLAT ARE DESIGNATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS GATEWAY SUBDIVISION, 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, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170025-0009-B, 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 RECOVER 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 REGISTERED
LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS

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

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 #42520

OWNER & SUBDIVIDER:

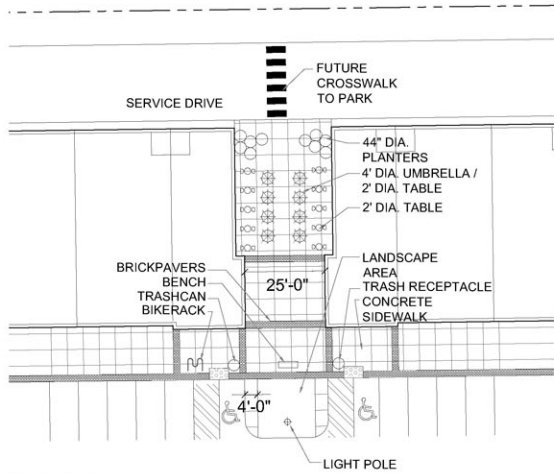
FIVE POINTS REALTY, LLC

_____ SOUTHWEST 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:

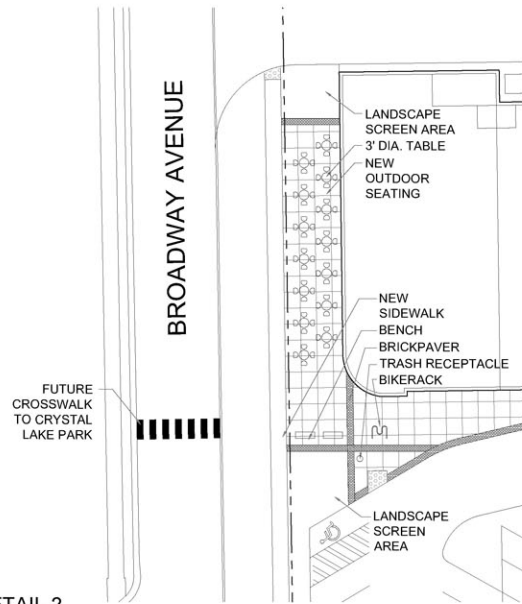
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 32 AS DESCRIBED IN PETITION FOR CONDEMNATION NO 68-L-832 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY, ILLINOIS; THENCE N89°46'00"E, AN ASSUMED BEARING, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 599.27 FEET; THENCE S24°48'00"W, 44.14 FEET; THENCE S89°46'00"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE 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,

PREPARED BY RECORDING BY:
CITY OF URBANA
305 W. WEST
URBANA, IL 61821

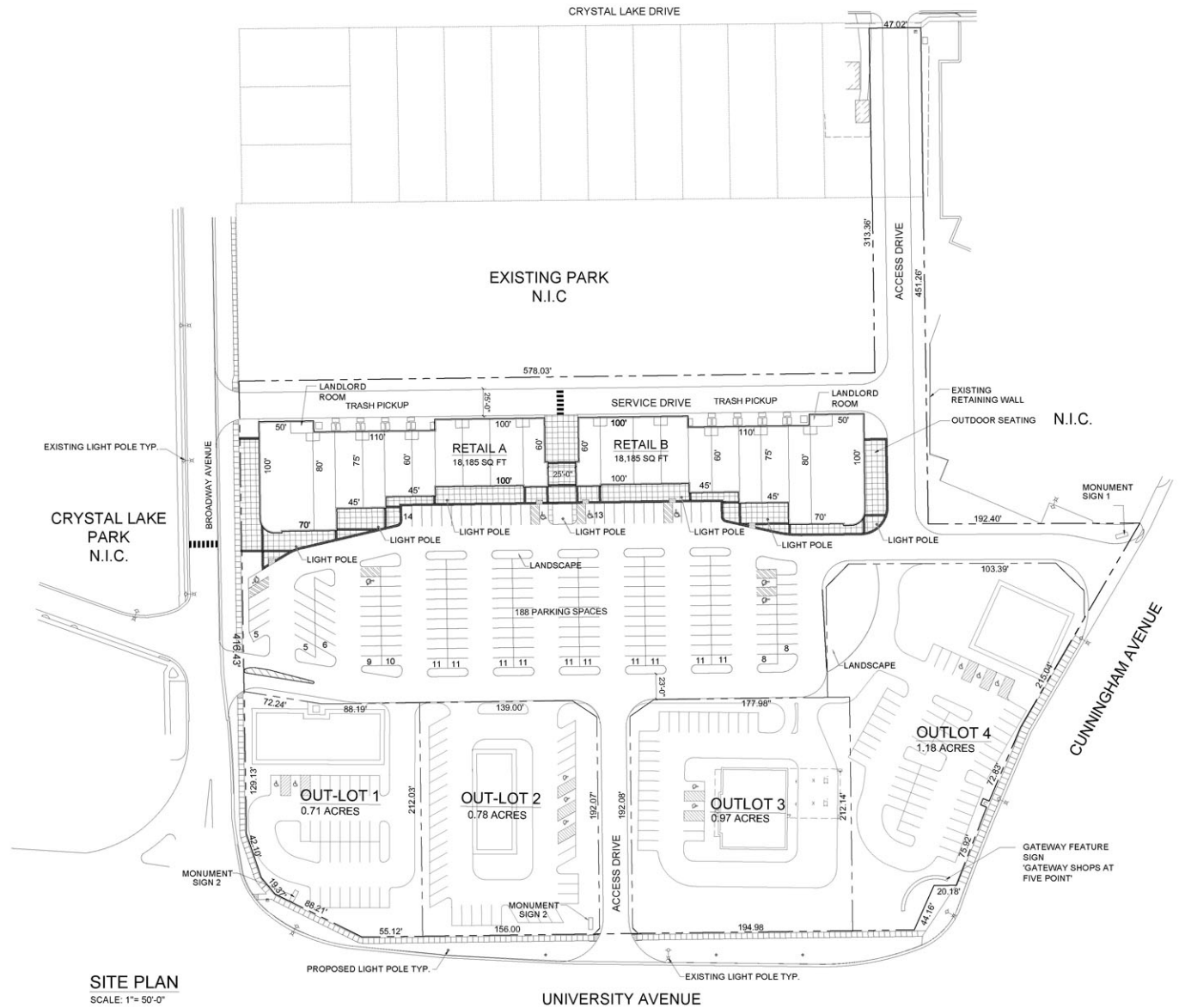
Date of Preparation: June 14, 2020	Project No: 453.70
	Sheet No. 1
CHERRY 1770 - 17th Street Champaign, IL 61820 (312) 333-0065	of 2 Sheets



DETAIL 1
SCALE: 1" = 20'-0"



DETAIL 2
SCALE: 1" = 20'-0"



SITE PLAN
SCALE: 1" = 50'-0"





Bike Rack



Light Poles



Trash Receptacles



Benches



Pavers



Planters