#### DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES



Planning Division

#### memorandum

**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 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 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

Urbana Park District Attn: Vicki Mayes 303 West University Avenue Urbana, Illinois 61801

Kitty Ford 201 Crystal Lake Drive Urbana, IL 61801 Foth &Van Dyke Daily Division Attn: Tom Jordan 1610 Broadmoor Drive

Law Offices of Betsy Wong 115 North Neil Street Champaign, IL 61820

Champaign, IL 61821

Meyer Capel Law Offices Attn: Jenny Park 306 West Church Street Post Office Box 6750 Champaign, IL 61826-6750

Berns, Clancy & Associates Attn: Tom Berns 405 East Main Street 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

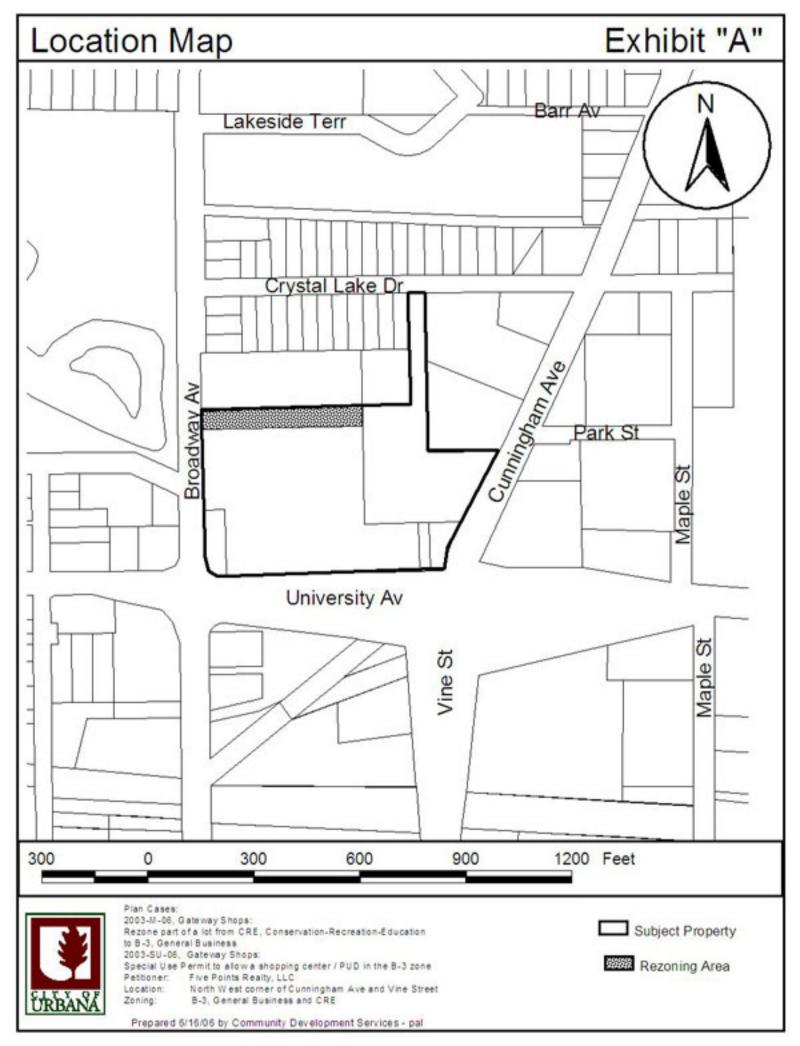
I: Gateway Shops Conceptual Site Plan

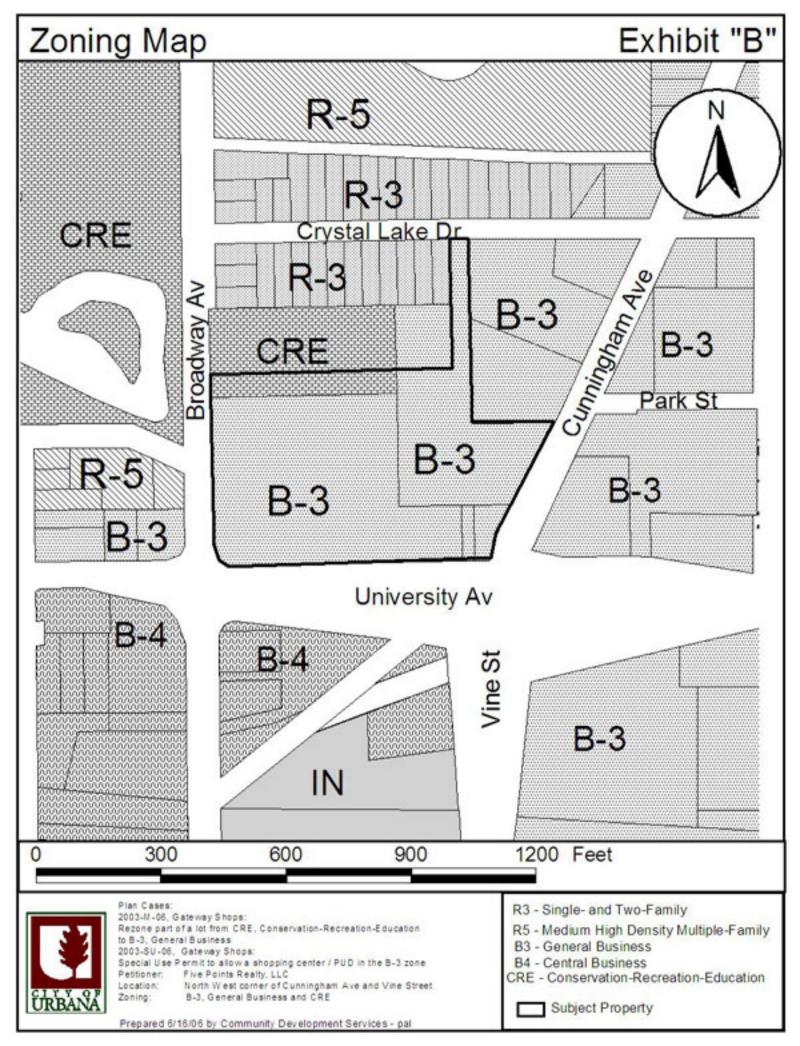
J: Gateway Shops Conceptual Landscape Plan

K: Gateway Shops Conceptual Façade Plan

L: Gateway Shops Conceptual Sign Plan

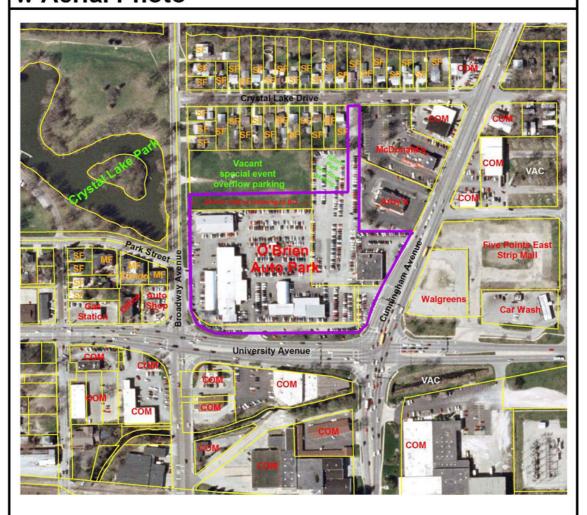
M: Gateway Shops Conceptual Accent Items





# 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

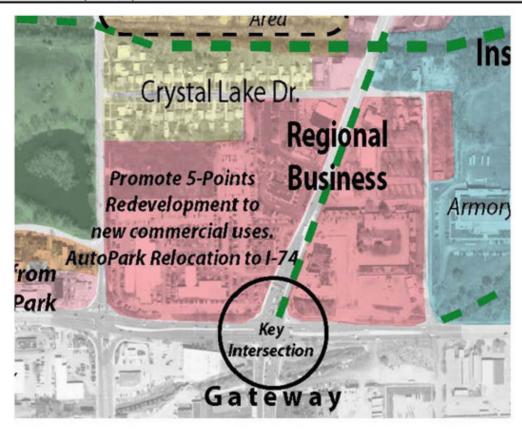
**Zoning:** B-3, General Business and CRE *Prepared 6/19/06 by Community Development Services - pal*  COM – Commercial SF – Single Family MF – Multi Family VAC - Vacant

### **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, WORE PARTICULARLY 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 URBANN, 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

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 MIDWAY ESTREEN'S THE NORTH DOUNDARY AND THE SOUTH SOUTHERF OF SAID LOT 27. THENCE WESTERY HOMEN SHEPHERD'S ADDITION APPEARING. THENCE WEST ALONG SAID WEST LIBE TO A POINT OF INTERSECTION WITH A LINE WHICH IS LIST ETER WEST OF AND PAPALLEL WITH THE SAID WEST LIVE OF HAM SHEPHERD'S ADDITION, THENCE OF SOUTH ALONG SAID PAPALLEL LINE TO A POINT WHICH IS 1832 OF EET NORTH OF THE SOUTH LINE OF THE WORTH 1/2 OF SAID STORT OF INTERSECTION WITH A LINE SOUTHERS AND THE SOUTH AND THE SOUTH SAID SAID SOUTH LINE TO A POINT LINE OF POINT OF THE NORTH 1/2 OF SOUTH ALONG SAID PAPALLEL LINE TO A POINT WHICH IS 1832 OF EET NORTH OF THE SOUTH LINE OF THE POINT OF THE SOUTHEST 1/4 OF SAID SECTION S, THENCE DESTA ADONE A LINE PROPALLEL WITH SOUTH LINE OF POINT OF POINT OF POINT OF POINT OF THE POINT OF A AND ITS ESSETTEY AND WESTERY EXTRINSION THEREOF OF BELLE WHITS SURVEY OF PART OF THE SOUTHEST 1/4 OF THE MORTHEST LIVE OF THE SOUTHEST 1/4 OF THE SOUTHEST 1/4 OF THE MORTHEST 1/4 OF THE SOUTHEST 1/4 O

ALSO EXCEPTING THEREFROM THAT PART OF LOT 32 HERETOFORE 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, IN BOOK 229, PAGE 280 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 HIGHMAY PUMPOSES, AS SHOWN IN RIGHT-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-MAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 6, 2001, AS DOCUMENT 2001R2553, IN CHAMPAKON COUNTY, ILLINOY.

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, RLINDIS,

LOT 29 OF CRYSTAI

JOHN A. DABROWSKI ILLINOIS REGISTERED PROFESSIONAL ENGINEER #42530

OWNER & SUBDIVIDER:

FIVE POINTS REALTY IIC

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.

TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNER AT THE SOUTHERST CORRES OF TRACT 32 AS DESCRIBED IN RETITION FOR CONDOMINION NO 681-4-83 IN IN-THE CHICAT COURT OF CHAMMAND, COUNTY, LAUROS, FINCK, RESPONDED, AN ASSUMED BEARING, ALONG THE DESTRIC-REGIN TO THE CHICAT WAY LIKE OF INVESTORS AND STREET, THE HEAVES SAY SOUTH RESPONDED TO THE SECRET OF THE AND SAY AND 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 SHOUNDING SHOT TRACT WITO 5 LOTS AS SHOWN ON THE ATTACHED PLAT WITH DIMENSIONS IN FEET AND DECIMALS TREFFOR. THE RESEARCH'S DESCRIPTION OF MORE PLAT ARE DECIMATED FOR PURPLE USE MORNMENTS WHE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS CATEMAY SUBDIVISION, OTY OF IRRAMA, CHAMPRION COUNTY, KLINGIS.

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 TYTO035-009-B, EFFECTIVE ORTH 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
ILLINGIS PROFESSIONAL
LAND SURVEYOR NO. 2014
CHAMPRON, ILLINGIS

DATE:	CHAIRPERSON:
APPROVED BY: ILLINOIS, IN A	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. 61821





#### **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.

47.02

STORM SENER EXSCRENT

5-44 B

N 00'54'16" W

/N 00:17'28" W 150 50

INGRESS/EGRESS

CENTERED ON AS-CONSTRUCTED

UTILITY ENSMENT RECORDED MARCH 16, 1961 AS DOC. NO. 668887 N BOOK 667 AT PACE 457 IN THE RECORDERS OFFICE OF CHAMPAGN COUNTY, ELINOS.

29.25

N 00'45'17" 100.46

-S 89'14'43" W

(15)\*

(11)

STORM SEWER TYP.

FASFMENT TYP 10' PROP. STORM SEWER EASEMENT

47.02

CRYSTAL LAKE DRIVE

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

EASEMENT CILLINOIS POWER CO.-ALINOIS BELL

N 89'15'36" E - (578.01') 578.05"

TELEPHONE CO.) RECORDED OCTOBER 25, 1960 AS DOC. NO. 653542 IN BOOK 659 AT PAGE 210 IN THE

15' PROP. SANITARY SEWER

EASEMENT CENTERED ON

WEST LINE OF A TRACT OF LAND PER WARRANTY DEED TO ALBERT FLYER RECORDED MOVEMBER 30, 1960 DOC. NO. 855654 N

BOOK 661 AT PAGE 317 IN THE RECORDER'S OFFICE OF CHRIPPING COUNTY, SUNGES

TRISTAGNIT (RUNOS POWER CO.-RUNOS

- EXCEMENT (LLINOS POMER CO.-ALINOS
SELL TELEPHONE COT RECORDED OCTOBER
25. TRED RS DOC. NO. 653542 IN JECUS,
658 NT PRICE 210 IN THE RECORDERS
OFFICE OF CHARGING COUNTY, LLINOS (2)\*

10' PROP. STORM SEWER BASEMENT CENTERED ON AS-CONSTRUCTED STORM SEWER, TYP.

N 8914'43" E

177.98

ALTITURE

Lot 103

0 970 AC +

IN' PROP STORM SEWER FASEMEN CENTERED ON AS-CONSTRUCTED STORM SEWER. TYP. INCRESS / FERESS FASEMENT TYPE

N 54'57'30" E

W 45744 47" W

S 89"15"43" W - 502.07

& UNIVERSITY AVENUE

26.63

Tave dapy annimas

CPLAT BOOK H AT PAGE

Charles A

Lot 100

201 283 5

4.621 AC.+

N 56'28'04" W

Lot 102

(6)

FORMER NORTH RIGHT-OF-WAY LINE OF LINVERSE WENCE AND SOUTH LINE LOT 1, SHELBY'S REPLAT OF HART OF LOTS 1, 2, 3, 4, 5 AND 6 OF BELLE BARR

26 63

₩ 441513° E

(3)(4)

LOT 15

LOT 12

EAST RIGHT-OF-WAY LINE BROADWAY AUTHUR

DOOR HERT AT DACE A

POINT OF BEGINNING

SOUTHWEST CORNER OUTLOT A

CHT-OF-WAY LINE BY AVENUE & WEST LINE

72.24

lo' PROP. UTILITY-

EASEMENT

15' PROP. SANITARY SERVICE EASE CENTERED ON AS-CONSTRUCTED
SANITARY SERVICE, TYP.

Lot 101

0.712 AC.±

1,019,463.33

URBANA HORIZONTAL CONTROL COORDINATI

FASEMENT CENTERED ON

AS-CONSTRUCTED WATERMAIN

( 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

City of Urbana, Champaign County, Illinois N 89'26'37" E

LEGEND

EAST LINE OF LOT 6

N 89"45"53" E

Lot 104

1.178 AC.±

LOT 32

Market State State

10' PROP. WATERMAIN EASEMENT CENTERED ON AS-CONSTRUCTED WATERMAIN

N 89'45'53" E - 192.40'

72.83

S 21'23'46" W

S 89"15"43" W

75.92

192,40

O LOT 28

SIDEWALK EASEMENT

BOUNDARY OF PLAT PROPOSED LOT LINE FXISTING LOT LINE

EVICTING EXCENENT LINE

EXISTING GAS MAIN DUNCHISION OF BECOME IRON PIPE MONIBUENT FOLIND

PROPOSED EASEMENT LINE PROPOSED ACCESS CONTROL EXISTING WATER MAIN

1/2" 30" LONG LP. W/"PLS

EASEMENT TO BE VACATED PROPOSED INGRESS-EGRESS EASEMENT

PROPOSED ECRESS ONLY

N 45'45'17" W

N 00'45'17" W

35 84°

-WESTERLY RIGHT-OF-WAY

LINE OF CUNNINGHAM AVE.

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 Anapar, to Install, Queals and Mahalin Electric Insummation and Intelligence Lets and all Equipment Meetings for the Propince of Serving lies (and and other Proping), Implicit with the Polyt of Access to Solid Intelligence in the 15th and Anapart of Serving Intelligence (ASSSA, Attention Intelligence Intelligence
- 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 for the Propose of Swing the Load and other Proposity, Register with the Register of Communications and Com 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. 2017/2015.
- \*\*On Right of meatine Related Right of English of Contrary, in Technical Principle Principle Right of English of English of English of English of English Contrary Contrary

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, Shoria, Theore West 50 Feet Towns South 5.0 Feet Throng Early 16 West 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 Title 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 Utilities.

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 Artifection Health Configuration of the Charlest Central Central Health Configuration of the Northest II 4 of the Northest I

(11) Note: the Following Rems, White Appearing on The Commitment/Policy #1283 Issued by Chicago Title Insurance Co., Are Provided Solely for

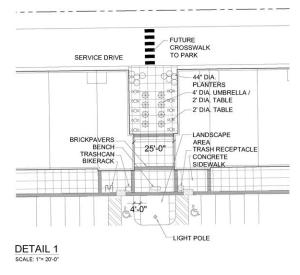
The Following Environmental Disclosure Documents for Transfer of Real Property Appear of Record which Include a Description of the Land Insured or a Part Thereof:

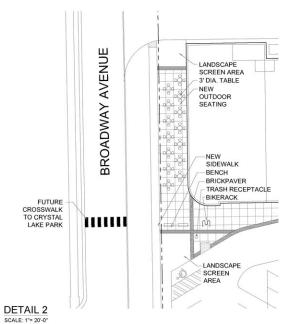
Document Number: 93917881 Date of Recording: July 2, 1993

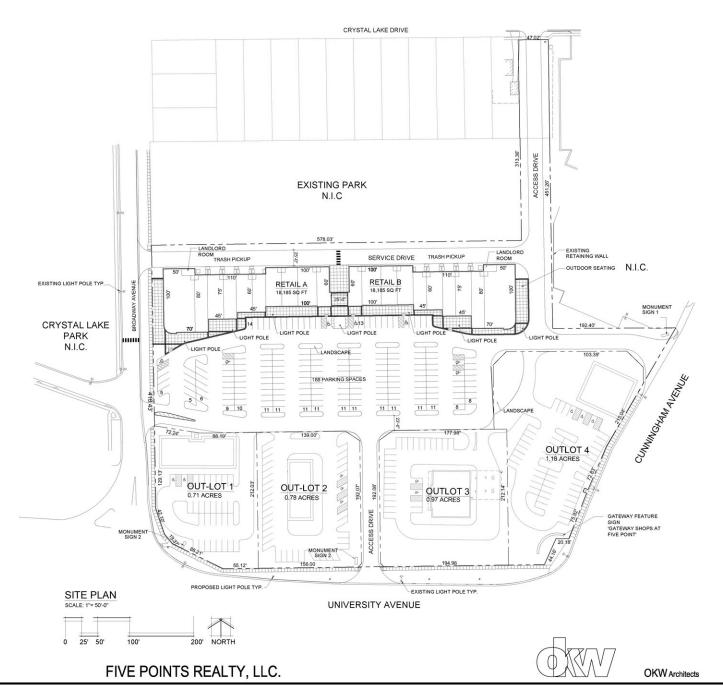
- Document Number: 2001R2554 Date of Recording: February 6, 2001
- (2) Rights of the State of Binols, Division of Highways, to Excreach upon Late 27, 28 and 31 of Binom Shapherd's Addition to the City of Urbans, Chimpagin Charify, Binols, for the Purpose of Constructing a Suitable Stage Basic of Solewish 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.
- (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 Uses and al Equipment Beneral year the Peur Beneral Beneral Beneral England (Beneral Beneral Bener
- (6) Vication of the University Avenue Right-of-Way by the City of Urbana subjects said area to Utility Essements as necessary to Maintain Continued Rights of Owners of the Utility within said 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







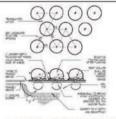


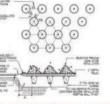


PLANT LIST SYMBOL BOTANICAL NAME COMMON NAME SHADE TREES SILVER LINDEN LACEBARK FLM 2.0° 88 2.0° 88 2.0° 88 LIMP LILMUS PARVIFOLIA ORM QUERCUS MACROCARPA BURR OAK **EVERGREEN SHRUBS AND TREES** JIS JUNPERUS CHNENSIS SEA GREEN SEA GREEN JUNIPER 24" BB **DECIDUOUS SHRUBS** BERBERIS x MENTORENSIS ROSA RUDOSA 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 ANTINY ADDRESS SHALL BE DEEDADED DED THE CITY OF HORIZON LANDSCADE 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 6" 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

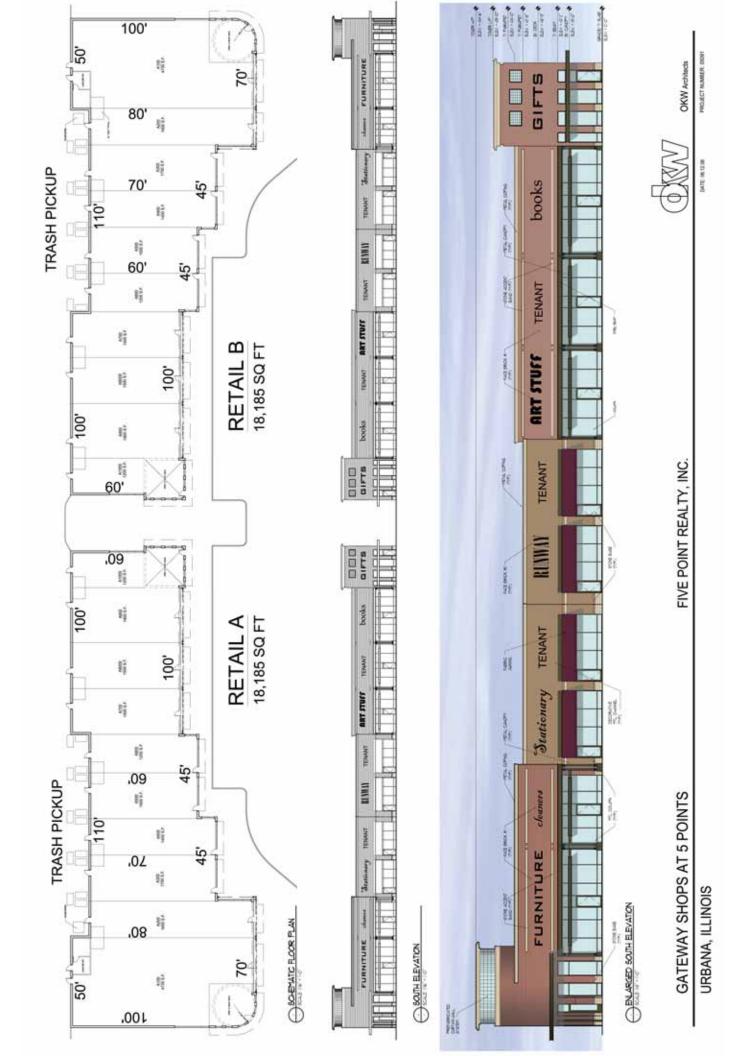
GROUNDCOVER PLANTING DETAIL



**OKW** Architects

FIVE POINTS REALTY, LLC.

GATEWAY SHOPS @ 5 POINTS







Bike Rack



Light Poles



Trash Receptacles



Benches



**Pavers** 



**Planters** 



**OKW** Architects