



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director / City Planner

DATE: June 3, 2004

SUBJECT: Plan Case 1827-S-02, Revised Final Subdivision Plat for O'Brien Subdivision No.1.

Introduction & Background

In May of 2002 the Urbana City Council approved a final plat for the University Auto Park Subdivision No. 1 submitted by Interchange Properties, LLC and Farm and Fleet of Monroe, Inc. The final plat would create the lot for the Farm and Fleet property as well as the lots for the new O'Brien Auto Park development. The plat would also dedicated O'Brien Drive and a new portion of Anthony Drive. City Council approved the preliminary plat for the Urbana Auto Park Subdivision on December 17, 2001.

Although the final plat was approved by City Council, the plat was never recorded due to unforeseen delays in the development of the site. At this point the developer has indicated the readiness to continue development and record the final plat. Under the requirements of the Urbana Subdivision and Land Development Code, the final plat must be recorded within 180 days of its approval. Since the 180 days has lapsed, a revised plat is presented for re-approval. The revised plat is expected to be recorded with the Champaign County Recorder's Office shortly following Council approval.

Discussion

The University Auto Park Preliminary Plat approval was for a total of 5 lots on approximately 110 acres. Three of the lots are proposed for commercial uses while the remaining two lots are proposed for future industrial purposes. The original Phase I final plat was to create three commercial lots. These three lots included a lot for the new Farm and Fleet, one lot for the new O'Brien Auto Park and a third outlot created with the new alignment of Anthony Drive. The revised plat creates a second lot within the O'Brien portion of the plat labeled 101B. Lot 101B

also indicates two outlots that will be used for stormwater detention purposes.

The revised final plat is generally consistent with the approved preliminary plat which was thoroughly reviewed by the various reviewing agencies. As with any request for a final subdivision plat, the proposed revised plat has been sent to the appropriate reviewing agencies for their comments and approval. Considering the fact that this final plat has received significant review of the past two years, new comments are not anticipated.

Access

Primary access to the lots will be from the new east-west collector of O'Brien Drive and from the relocated Anthony Drive. These improvements have been built in 2002 and will be dedicated with the recording of the revised plat. The right-of-way for O'Brien Drive tapers in width from 114 feet at the Cunningham intersection down to 66 feet at its western terminus at lot 101. Anthony Drive contains a right-of-way width of 66 feet. Intersection improvements at the Cunningham Avenue / Anthony Drive interchange have been completed and the intersection of Cunningham / Airport Road has been signalized.

Drainage and Sewers

Stormwater runoff will be detained in two outlot basins to be constructed on Lot 101B. All drainage improvements will meet the requirements of the Urbana Subdivision and Land Development Code and must meet the approval of the City Engineer. Sanitary and storm sewers will be extended onto the site from existing mains.

Utilities

Utilities will be provided via a number of easements identified on the plat.

Waivers

There are no new waivers requested with the re-approval of the final plat.

Summary of Findings

1. The proposed revised final plat is consistent with the approved preliminary plat as it relates to the road network, access, drainage and utilities.
2. The proposed revised final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The revised final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code, with the exception of waivers previously granted.
4. On December 17, 2001 the Urbana City Council approved a preliminary plat for Urbana Auto Park Subdivision under Ordinance 2001-12-168. The requested revised final plat is consistent with the provisions of those ordinances.

5. There are no new requested waivers to the Urbana Subdivision and Land Development Code.

Options

The City Council has the following options for this case. In Plan Case 1827-S-02, the City Council may:

- a. Approve of the proposed revised final plat.
- b. Deny the proposed revised final plat.

Staff Recommendation

Staff recommends that the City Council approve the requested revised final plat for Plan Case 1827-S-02.

Attachments: Proposed Ordinance for Revised Final Plat
 Proposed Revised Final Plat for O'Brien Subdivision No. 1 (not in digital format)
 Original University Auto Park Subdivision No. 1 – Expired (not in digital format)
 Approved Preliminary Plat (not in digital format)

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ORDINANCE NO.2004-06-066

An Ordinance Re-Approving A Final Subdivision Plat
(O'Brien Subdivision No. 1 - Plan Case No. 1827-S-02)

WHEREAS, On June 3, 2002 the Urbana City Council adopted ordinance Number 2002-05-057 which approved a final subdivision plat for University Auto Park Subdivision No. 1; and,

WHEREAS, the Urbana Subdivision and Land Development Code specifies under Section 21-15(F) that the final plat shall be recorded within 180 days of the date that the ordinance approving the final plat is signed by the Mayor; and,

WHEREAS, due to unforeseen development delays the final plat was not recorded in the above referenced timeframe and has been submitted for review and re-approval and has been re-titled O'Brien Subdivision No. 1; and

WHEREAS, the revised Final Plat of the O'Brien Subdivision No. 1 submitted on June 1, 2003 is generally consistent with the preliminary plat approved by the Urbana City Council on December 17, 2001 by Ordinance 2001-12-168 and also in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, The revised Final Plat of O'Brien Subdivision No. 1 is consistent with specific requirements and provisions of the Development Agreement between the City of Urbana and Interchange Properties, LLC, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-006, with provisions of an Agreement between the City of Urbana and Farm and Fleet of Monroe, Inc., adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-007, and with the provisions of a Development Agreement between the City of Urbana and Frasca Associates, and Illinois General Partnership, adopted by the City of Urbana on January 29, 2001 by Ordinance 2001-01-008; and,

WHEREAS, The revised Final Plat of O'Brien Subdivision No. 1 meets the requirements of the Urbana Subdivision and Land Development Code with the exception of those waivers granted for Ordinance 2001-12-168; and

WHEREAS, The City Engineer has reviewed and approved the revised Final Plat of O'Brien Subdivision No. 1.

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

Section 1. The revised Final Plat of O'Brien Subdivision No. 1 attached hereto is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this ____ day of _____, 2004.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

Tod Satterthwaite, 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 _____, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE RE-APPROVING A FINAL SUBDIVISION PLAT (O'Brien Subdivision No. 1; Plan Case 1827-S-02) 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 _____, 2004, 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 _____, 2004.