



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

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

DATE: December 13, 2007

SUBJECT: An Ordinance Approving a Preliminary/Final Subdivision Plat for Squire Subdivision No. 1 (Plan Case No. 2057-S-07)

Introduction and Background

This case is a request by Janet K. Scharlau, Shirley C. Squire, Helen M. Squire, and Robert E. Carlson – the owners of Squire Farm -- for approval of a combined Preliminary/Final subdivision plat. The property is a 23.12 acre tract of land generally located north of Saline Court and west of N. Lincoln Avenue at the extreme northwest corner of the city limits. (See Exhibit A, Location Map.) The parcel is located in unincorporated Champaign County within Somer Township and contiguous to the Urbana city limits. To provide the context for development of this property, the petitioners provided a General Area Plan which the Plan Commission reviewed and approved at the Commission’s December 6, 2007 meeting (copy attached).

Champaign Asphalt, LLC is under contract to purchase this property and has plans to consolidate and move their operations to this site in Urbana. Champaign Asphalt intends to reopen their operation here in time for the spring 2008 asphalt season. Champaign Asphalt currently employs during peak periods more than two hundred people, most of whom, however, would be working at construction sites elsewhere. In order to effect this project, the Urbana City Council is being asked to take action on the following concurrent petitions:

- A combined preliminary/final subdivision plat for Squire Farm Subdivision No. 1 with two waivers to the Subdivision Code, the first to exceed the maximum length of a cul-de-sac, and the second to exceed the maximum traffic for a cul-de-sac; and
- An annexation agreement with Champaign Asphalt, LLC, including rezoning from County AG- 2, Agriculture to City IN, Industrial, and a Special Use Permit to operate an asphalt plant and a variance to allow screening along the eastern property line in lieu of screening from Saline Court.

At their December 6, 2007 meeting the Urbana Plan Commission approved the General Area Plan and recommended that the City Council approve the plat with the requested waivers to the

Subdivision Code. The proposed screening variance is a new provision added following the Plan Commission's review.

Discussion

General Area Plan

As the petitioners are platting only a portion of their contiguous land holdings (the Squire Farm), the Urbana Subdivision and Land Development Code requires submittal of a General Area Plan to be approved by the Plan Commission. This is to insure that development occurs in a coordinated fashion following a concept plan which generally meets the City's development requirements. The attached General Area Plan (see Exhibit H) depicts the anticipated locations of both Lincoln Avenue relocated and Olympian Drive, a future east-west major arterial roadway. Both are consistent with the 2005 Urbana Comprehensive Plan's Mobility Map.

As will be noted from the General Area Plan, future access to Squire Subdivision will be limited due to its relatively isolated location. The property is adjacent to north-south railroad tracks on the west, a tributary of the Saline Ditch on the east, and the future Olympian Drive on the north. Olympian Drive will be a limited access roadway meaning that no driveways and only limited streets will be able to connect. Consequently, only one point of immediate access – from Saline Court -- will be available for this 23-acre tract.

At their December 6, 2007 meeting, the Plan Commission approved the attached general area plan by a vote of 7-in favor and 0-against.

Preliminary/Final Plat

Land Use & Zoning Designations

The property is currently zoned County AG-2, Agriculture District and is the subject of a pending annexation agreement case. The annexation agreement states that following annexation the property will be rezoned City IN, Industrial District. Additionally, through the annexation agreement the Corporate Authorities would agree to grant a Special Use Permit to allow the owners to use the property for an asphalt plant and associated storage. The Urbana Zoning Ordinance allows asphalt plants as a Special Use under the "All Other Industrial Uses" land use category of Table V-1.

The 2005 Urbana Comprehensive Plan identifies the future land use of this tract as "Industrial." The proposal appears to be generally consistent with the 2005 Urbana Comprehensive Plan. The Plan designates a relatively narrow area between Lincoln Ave. extended and Saline Branch as "Residential." This future residential area is approximately 1,600 feet east of Squire Subdivision No. 1.

To avoid visually intruding on the Squire family farmhouse located approximately 900 feet eastward, Champaign Asphalt will install a berm with evergreen screening along their eastern property boundary. Screening of the eastern property line will also have the benefit of screening the

site from public view from Lincoln Avenue extended. The general public will not view the Champaign Asphalt site from Saline Court which is a cul-de-sac serving only industrial users. Champaign Asphalt's annexation agreement would grant a variance from having to screen the site from Saline Court and instead provide screening along the eastern property line.

Access

Access to the site will be from newly extended Saline Court which will terminate as a cul-de-sac on the subject property. Following review by City Public Works, Building Safety, Fire, and Planning staff, providing only one point of access for this 23-acre tract is found to be acceptable. Although typically one point of access could not adequately serve a 23-acre development, Squire Subdivision No. 1 is a one-lot development with a single user having relatively few buildings. The use will be extensive rather than intensive.

Extension of Saline Court will require approximately 300 feet of additional right-of-way. Champaign Asphalt will secure the right-of-way, build the street and sidewalk to City standards, and convey the property to the City of Urbana for public ownership and maintenance. The Subdivision Ordinance requires sidewalks on only one side of a street in an industrial park.

Champaign Asphalt has submitted a right-of-way plat for review by Urbana Public Works, and the Public Works Director will need to approve and accept the right-of-way plat to create access to Squire Subdivision No. 1. In order to avoid creating a landlocked parcel with no street frontage, administrative approval of the right-of-way plat will be required before City staff will file the Squire Subdivision No. 1 Plat with the Champaign County Recorder. This is a proposed condition for plat approval.

Drainage

A stormwater management plan will be submitted and reviewed by the Urbana Public Works Department as required by the Subdivision and Land Development Code. The General Area Plan provides that site stormwater will be managed by a detention pond along the property's eastern boundary.

Utilities and Outside Agency Review

The proposed plat has been forwarded for review to all the appropriate agencies and utilities. At this time it does not appear that there will be any problems providing all necessary utilities to the site. The final version of the plat will delineate all the appropriate easements for utilities.

Site Engineering and Construction Plans

Detailed site engineering plans including grading, sewer and pavement structures are being submitted for review. At this point construction plans have been submitted for the extension of Saline Court. Urbana Public Works will review the plans for compliance with the Urbana Subdivision and Land Development Code. It is expected that with the exception of the two requested waivers concerning the length of and traffic on Saline Court there will be no challenges to

compliance with the code. As is standard, the petitioners will need to provide the City with a performance bond for construction of any public improvements not yet installed at the time the subdivision plat is recorded with Champaign County.

Requested Subdivision Code Waivers

The petitioners have requested waivers from certain requirements of the Urbana Subdivision and Land Development Code as allowed by Section 21-7 of the Code. The requested waivers are as follows:

1. *Length of cul-de-sac.* Waiver from Section 21-36(C)(2) which imposes a maximum 1,000 foot length for cul-de-sac streets serving industrial developments. The existing cul-de-sac length is \pm 1,200 feet, and the applicant proposes to extend the cul-de-sac length to approximately 1,500 feet.
2. *Cul-de-sac traffic.* Waiver from Section 21-36(C)(2) which limits cul-de-sac streets to a maximum of 250 vehicles per day. When developed, the 23-acre Squire Tract is expected to generate an average of 400 vehicles per day. At full development, the traffic generated by all the properties using Saline Court may be approximately 2,300 average daily traffic (ADT). An actual traffic count taken by Urbana Public Works staff on November 28, 2007 found that Saline Court served 383 vehicles on that day.

Consideration for Waivers

Section 21-7.C of the Subdivision and Land Development Code states that in granting a waiver, the City Council may consider:

- the proposed uses and plans for development of the property;
- the nature of surrounding proposed or existing development;
- any pertinent environmental factors; and
- the property's designated use under the Urbana Official Comprehensive Plan.

In granting waivers the City Council may impose any requirements or conditions and restrictions the Council deems essential to protect the public health, safety and welfare. The Council may require said conditions be included in a plat, owner's certificate, deed, lease or other document of conveyance.

Waiver Criteria and Analysis

The request for waiver of the maximum cul-de-sac length regulation was reviewed and found acceptable by Urbana Planning staff, the Urbana City Engineer, and the Urbana Fire Chief. The Urbana Subdivision and Land Development Code, Section 21-7.B "Criteria" (of waivers), states that the City Council may grant waivers upon finding that all the following conditions (shown in *italics*) apply. Analysis for each waiver is provided as follows.

1. *There are conditions of topography or other site specific reasons that make the application of any particular requirement of the land development code unnecessary or, in some cases perhaps, even useless.*

Topographically this property is isolated by north-south railroad tracks to the west, a tributary of Saline Ditch to the east, and a future Olympian Drive to the north which will be a limited access roadway. (Olympian Drive will in fact be elevated just north of Squire Subdivision in order to cross the railroad tracks, meaning that direct access there will be practically impossible.) Currently, the only point of access is from the south – Saline Court, a cul-de-sac. Extending the existing Saline Court to the property line of this subdivision would exceed the maximum length of a cul-de-sac allowed by the Subdivision Code. Because this 24 acre, one-lot subdivision is expected to be used by an existing business (Champaign Asphalt) it is known that the operation will generate approximately 400 trucks per day during peak seasons. This would by definition exceed the maximum 250 ADT allowed by the Subdivision Code for cul-de-sac streets. However, due to its location there is currently no other opportunity to create a through street or second entrance to the property. It should be noted that being adjacent to a railroad track does provide another potential point of access albeit by a different transportation mode. Even if a second access point should not occur, the Urbana Public Works Department and Fire Department find that the cul-de-sac would be able to accommodate anticipated traffic and that the property could be adequately served by emergency services.

City staff finds that Subdivision Code requirements for the maximum cul-de-sac length and maximum 250 ADT are necessary due to site-specific reasons.

2. *The granting of the requested waiver would not harm other nearby properties.*

Other nearby properties on N. Lincoln Ave. and Saline Court have very similar uses – asphalt production and concrete recycling. They are similarly extensive uses of large tracts, and the same type of truck traffic is being generated by neighboring properties. For these reasons, extension of Saline Court an additional 300 feet would not harm other nearby properties. In terms of a cul-de-sac exceeding 250 ADT, a traffic study performed for Saline Court in 2000 anticipated approximately 1,900 ADT for this cul-de-sac. This means that the neighboring properties are expected to create more than the maximum 250 ADT, and so it would not be reasonable to expect that the intended use of Squire Subdivision No. 1 would harm nearby properties.

City staff finds that the granting of the requested waivers will not harm other nearby properties.

3. *The waiver would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the comprehensive plan.*

Saline Court serves only industrial properties. This is as anticipated by the 2005 Urbana Comprehensive Plan's future land use designation of "Industrial" and as implemented by the City's Industrial zoning. Additionally, the Comprehensive Plan includes the following goal and objective under Sensible Growth goals

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.

This industrial park is isolated from potentially conflicting urban land use by its location north of I-74 and west of the railroad track. Via Saline Court and No. Lincoln Avenue, Squire Subdivision No. 1 will have easy access to I-74. Thus, this development would only minimally impact residential, office, and commercial land uses. To avoid visually intruding on the Squire family farmhouse located approximately 900 feet eastward, Champaign Asphalt has elected to install a berm with evergreen screening.

Although Champaign Asphalt is expected to generate 400 vehicle trips per day during peak seasons which will add to industrial traffic on Saline Court and N. Lincoln Ave., it is not expected to impact the public health, safety and welfare of the community or neighboring properties.

City staff finds that the requested waivers will not negatively impact the public health, safety and welfare of the community or neighboring properties.

Summary of Findings

The following are the proposed findings:

- 1. The Urbana Plan Commission on December 6, 2007 approved a General Area Plan for Squire Subdivision No. 1;
- 2. The proposed Squire Subdivision No.1 Preliminary/Final Plat is consistent with the 2005 Urbana Comprehensive Plan and approved General Area Plan;
- 3. The proposed Squire Subdivision No.1 Preliminary/Final Plat conforms with the requirements of the Urbana Subdivision and Land Development Code, other than for requested waivers to the Code requirements; and
- 4. The requested Subdivision Code waivers are justified due to particular topographical conditions, would not harm other nearby properties, and would not negatively impact the public health, safety, and welfare.

Options

The City Council has the following options concerning the combined preliminary/final plat for Squire Subdivision No. 1:

- a. Approve the plat including the requested waivers; or
- b. Approve the plat including the requested waivers, along with certain conditions; or
- c. Deny the plat including requested waivers. Any City Council denial must state the reasons for denial of the plat.

Recommendation

The Urbana Plan Commission recommends that the City Council **APPROVE** the submitted preliminary/final plat for Squire Subdivision No. 1 with the following waivers and conditions. City staff likewise recommends approval.

Waivers granted from the Subdivision and Land Development Code:

1. Waiver from Section 21-36(C)(2) which imposes a maximum 1,000 foot length for cul-de-sac streets serving industrial developments. The existing cul-de-sac length is \pm 1,200 feet, and the applicant proposes to extend the cul-de-sac length to approximately 1,500 feet.
2. Waiver from Section 21-36(C)(2) which limits cul-de-sac streets to a maximum of 250 vehicles per day.

Condition for approval:

1. Submittal and formal acceptance by the Urbana Public Works Director of a right-of-way dedication for the extension of Saline Court.

Prepared by:

Robert Myers, AICP, Planning Manager

Attachments:

Ex. A: Location Map

Ex. E: Subdivision Plat

Ex. B: Zoning Map
Ex. C: Existing Land Use Map w/ Aerial
Photo
Ex. D: Future Land Use Map

Ex. F: Subdivision Application
Ex. G: Subdivision Code Waiver Applications
Ex. H: General Area Plan

CC:

Foth Infrastructure &
Environment, LLC
Attn: Tom Jordan
1610 Broadmoor Drive
Champaign, IL 61821

Squire Farms
c/o Janet Scharlau
3610 N Lincoln Ave.
Urbana, IL 61802-9703

Joe Lamb
Champaign Asphalt
P.O. Box 1730
Champaign, IL 61824-1730

ORDINANCE NO. 2007-12-141

An Ordinance Approving a Combined Preliminary/Final Subdivision Plat
(Squire Subdivision No. 1 -- Plan Case No. 2057-S-07)

WHEREAS, Janet K. Scharlau, Shirley C. Squire, Helen M. Squire, and Robert E. Carlson have submitted a General Area Plan and petition for a combined Preliminary/Final Plat for Squire Subdivision No. 1, in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Urbana Plan Commission on December 6, 2007 approved the General Area Plan and by a vote of 7-ayes and 0-nayes recommended approval of the plat for Squire Subdivision No. 1; and,

WHEREAS, the Preliminary/Final Plat for Squire Subdivision No. 1 complies with the 2005 Urbana Comprehensive Plan and approved General Area Plan; and,

WHEREAS, the Preliminary/Final Plat for Squire Subdivision No. 1 meets the requirements of the Urbana Subdivision and Land Development Code, other than two requested waivers; and,

WHEREAS, The requested Subdivision Code waivers are justified due to particular topographical conditions, would not harm other nearby properties, and would not negatively impact the public health, safety, and welfare; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary/Final Plat for Squire Subdivision No. 1,

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

Section 1. The attached Preliminary/Final Plat for Squire Subdivision No. 1 attached hereto is hereby approved as platted, with the following condition for approval:

1. Submittal and formal acceptance by the Urbana Public Works Director of a right-of-way dedication for an extension of Saline Court.

Section 2. That the following waivers to the Urbana Subdivision and Land Development Code are hereby waived:

1. Waiver from Section 21-36(C)(2) which imposes a maximum 1,000 foot length for cul-de-sac streets serving industrial developments. The existing cul-de-sac length is \pm 1,200 feet, and the applicant proposes to extend the cul-de-sac length to approximately 1,500 feet.
2. Waiver from Section 21-36(C)(2) which limits cul-de-sac streets to a maximum of 250 vehicles per day.

Section 3. 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 _____, 2007.

AYES:

NAYS:

ABSTAINED:

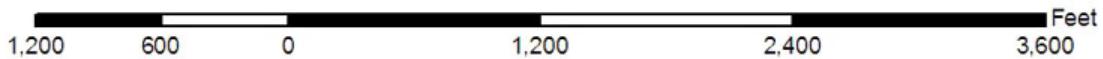
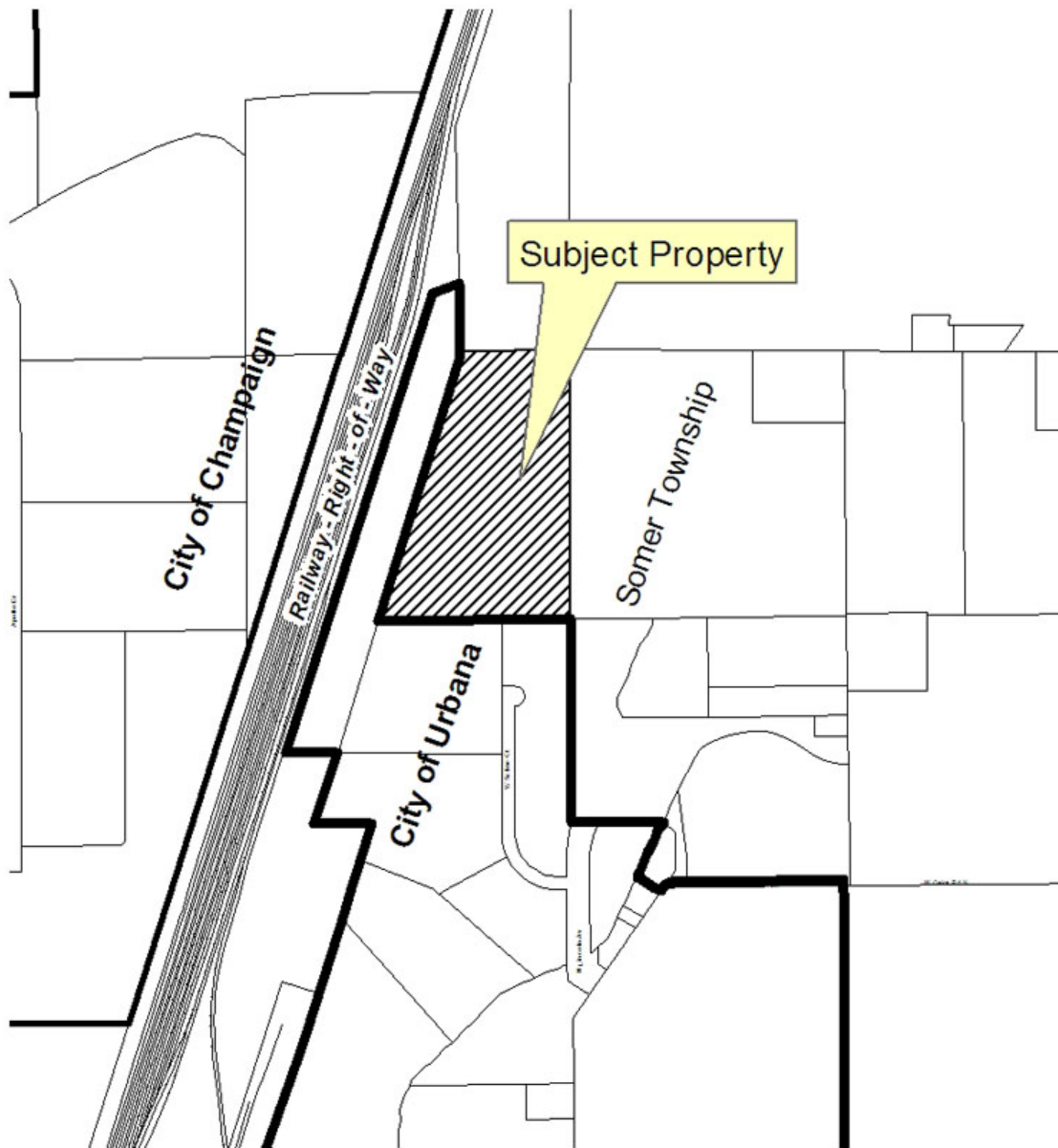
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2007.

Laurel Lunt Prussing, Mayor

Location Map

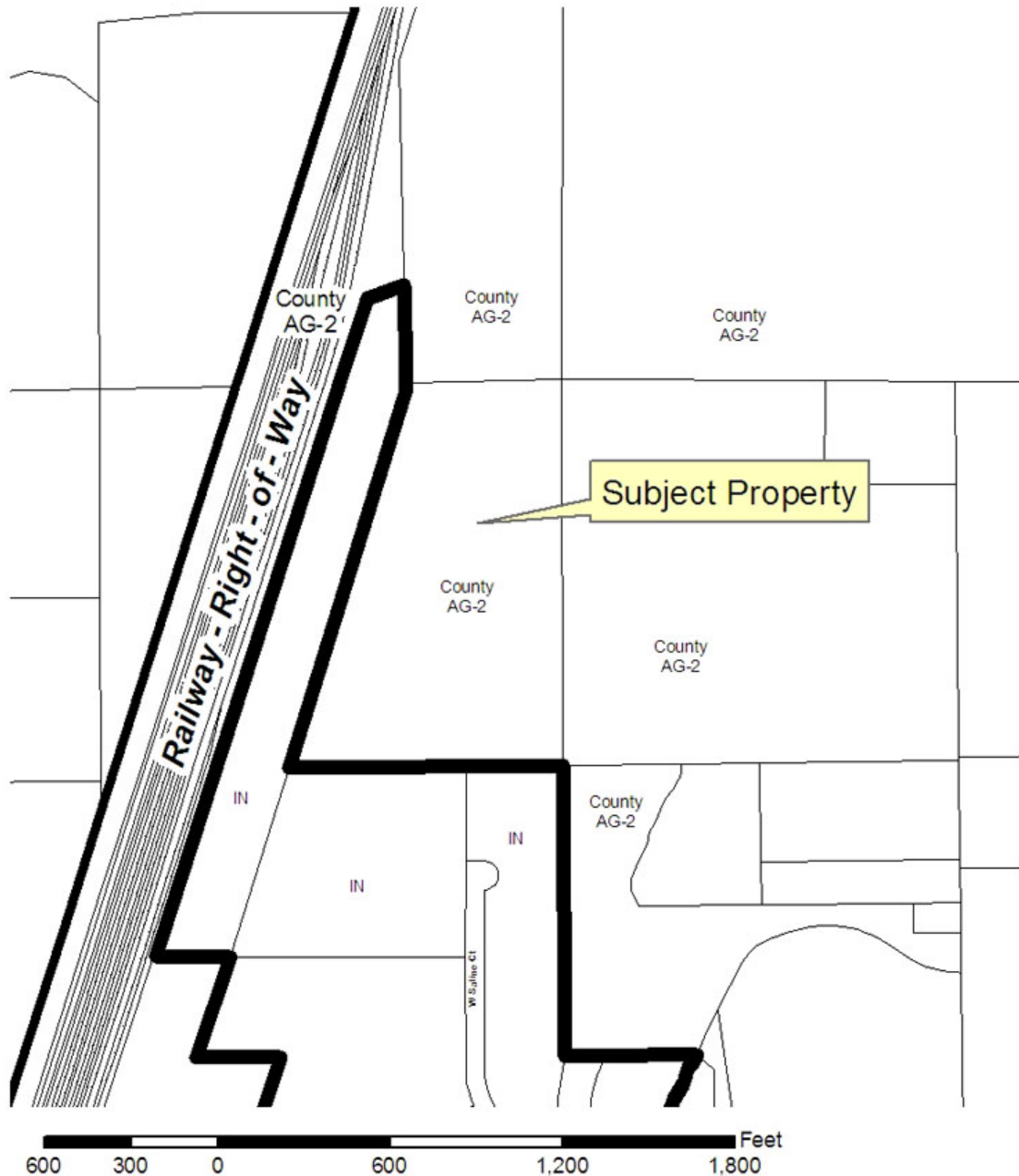
EXHIBIT "A"



Plan Case: 2007-A-03
Subject: Annexation Agreement with Rezoning to IN, Industrial
Location: North of Saline Court and west of North Lincoln Avenue
Zoning District: County AG-2
Petitioner: Champaign Asphalt, LLC / Emulsicoat, Inc

Zoning Map

EXHIBIT "B"



Plan Case: 2007-A-03

Subject: Annexation Agreement with Rezoning to IN, Industrial

Location: North of Saline Court and west of North Lincoln Avenue

Zoning District: County AG-2

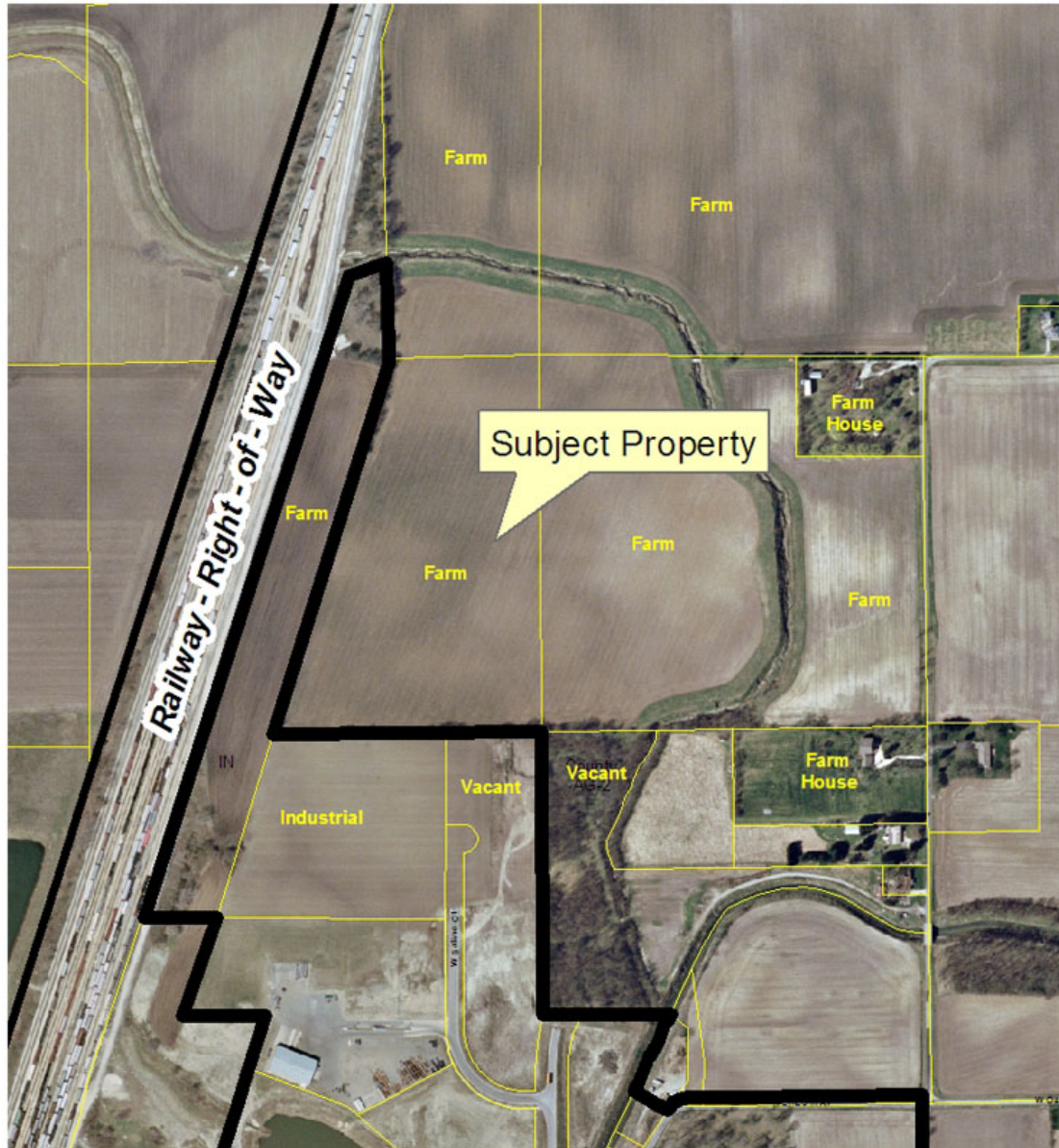
Petitioner: Champaign Asphalt, LLC / Emulsicoat, Inc

IN - Industrial

AG-2 - Agriculture (County)

Existing Land Use w Aerial Photo

EXHIBIT "C"



600 300 0 600 1,200 1,800 Feet



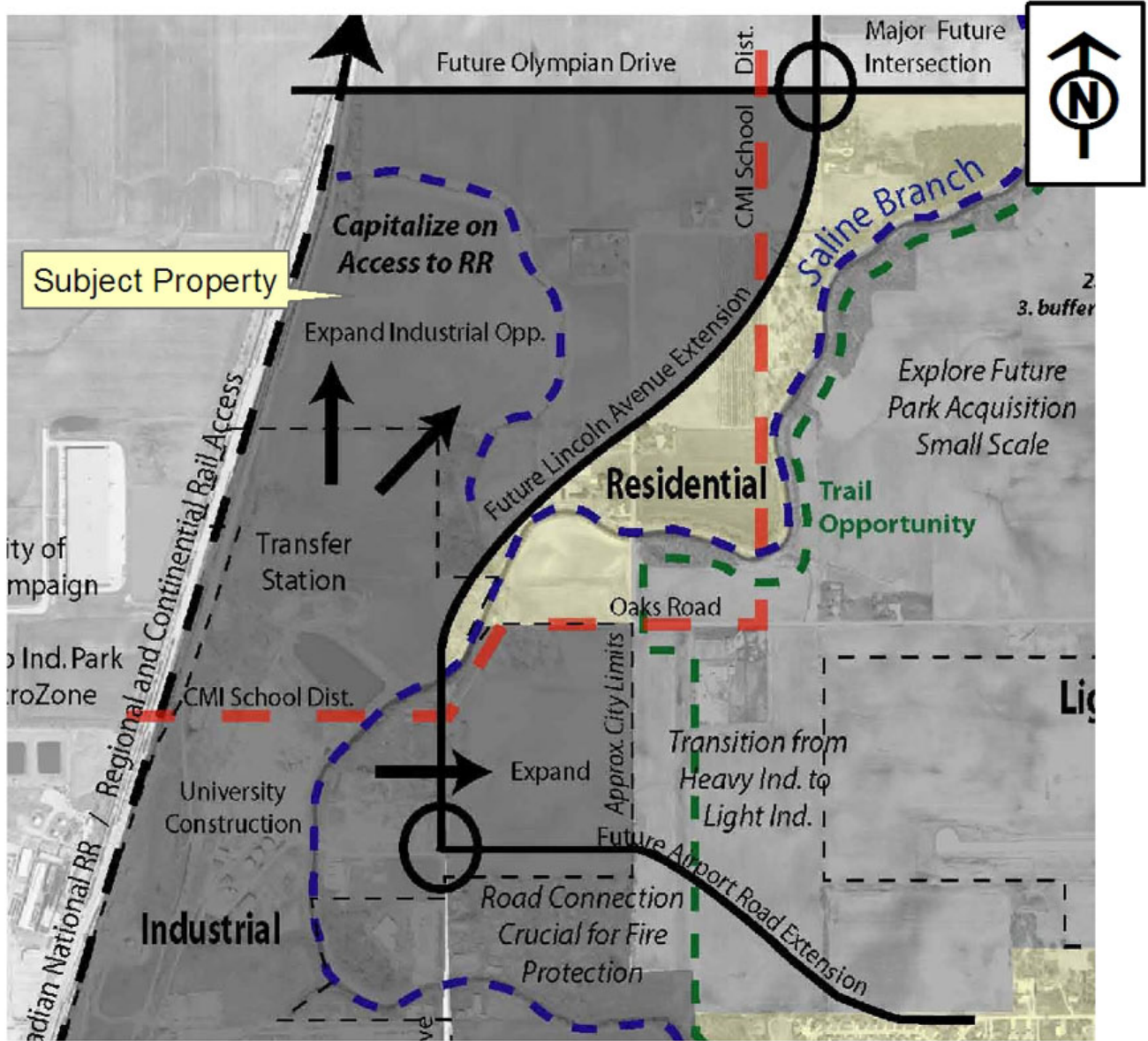
Plan Case: 2007-A-03
Subject: Annexation Agreement with Rezoning to IN, Industrial
Location: North of Saline Court and west of North Lincoln Avenue
Zoning District: County AG-2
Petitioner: Champaign Asphalt, LLC / Emulsicoat, Inc

Prepared 11/19/2007 by Community Development Services - pal

Future Land Use Map

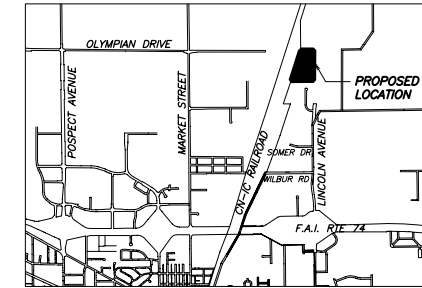
EXHIBIT "D"

Source: Comprehensive Plan Future Land Use
Map # 1 , p. 72 - Detailed Section



Plan Case: 2007-A-03
Subject: Annexation Agreement with Rezoning to IN, Industrial
Location: North of Saline Court and west of North Lincoln Avenue
Zoning District: County AG-2
Petitioner: Champaign Asphalt, LLC / Emulsicoat, Inc

PRELIMINARY/FINAL PLAT
SQUIRE FARM SUBDIVISION NO. 1
 PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 31, T.20N., R.9E., 3rd P.M.
 CITY OF URBANA
 CHAMPAIGN COUNTY, ILLINOIS



LOCATION MAP
N.T.S.

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 NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, T. 20 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 31, T. 20 N., R. 9 E. OF THE 3RD P.M.; THENCE S. 00°13'21" W., (URBANA HORIZONTAL CONTROL BEARING) ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 31, 1311.24 FEET TO THE SOUTH LINE OF THE NORTH 1311.10 FEET OF THE NE 1/4 OF SAID SECTION 31; THENCE S. 89°22'19" W., ALONG SAID SOUTH LINE, 366.04 FEET TO THE NORTHEAST CORNER OF LOT 204A OF EMULSICOAT-NLAIP-LOT 204A SUBDIVISION, RECORDED MAY 25, 2006 AS DOCUMENT NO. 2006R13247 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS; THENCE CONTINUING S. 89°22'19" W., ALONG SAID SOUTH LINE AND NORTH LINE OF SAID LOT 204A, 609.12 FEET TO A CORNER OF SAID LOT 204A, SAID CORNER LYING 500.00 FEET NORMAL DISTANCE EASTERLY OF THE CENTERLINE SOUTHBOUND MAIN TRACK OF THE CN-IC RAILROAD; THENCE N. 17°39'30" E., ALONG THE EAST LINE OF SAID LOT 204A, SAID LINE LYING 500.00 FEET NORMAL DISTANCE EASTERLY OF AND PARALLEL TO SAID CENTERLINE, 1374.49 FEET; THENCE N. 01°13'35" W., ALONG SAID EAST LINE OF LOT 204A, 6.03 FEET TO THE NORTH LINE OF SAID NE 1/4 OF SECTION 31; THENCE N. 89°22'19" E. ALONG SAID NORTH LINE, 563.42 FEET TO THE POINT OF BEGINNING, CONTAINING 23.124 ACRES, MORE OR LESS, ALL SITUATED WITHIN 1.5 MILES OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, AND SUBJECT TO AN ANNEXATION AGREEMENT WITH THE CITY OF URBANA,

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 1 LOT AND STREET AS SHOWN ON THE ATTACHED PLAT, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, ALL STREETS AND UTILITY EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS SQUIRE FARM SUBDIVISION NO. 1, 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.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE _____ THOMAS B. JORDAN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014
 1610 BROADMOOR DRIVE
 CHAMPAIGN, ILLINOIS 61821
 (217) 352-4169
 EXPIRES NOVEMBER 30, 2008

OWNER & SUBDIVIDER:
 DATE _____ SHIRLEY C. SQUIRE
 DATE _____ HELEN M. SQUIRE, TRUSTEE
 HELEN M. SQUIRE TRUST
 DATE _____ ROBERT E. CARLSON
 DATE _____ JANET K. SCHARLAU

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

APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

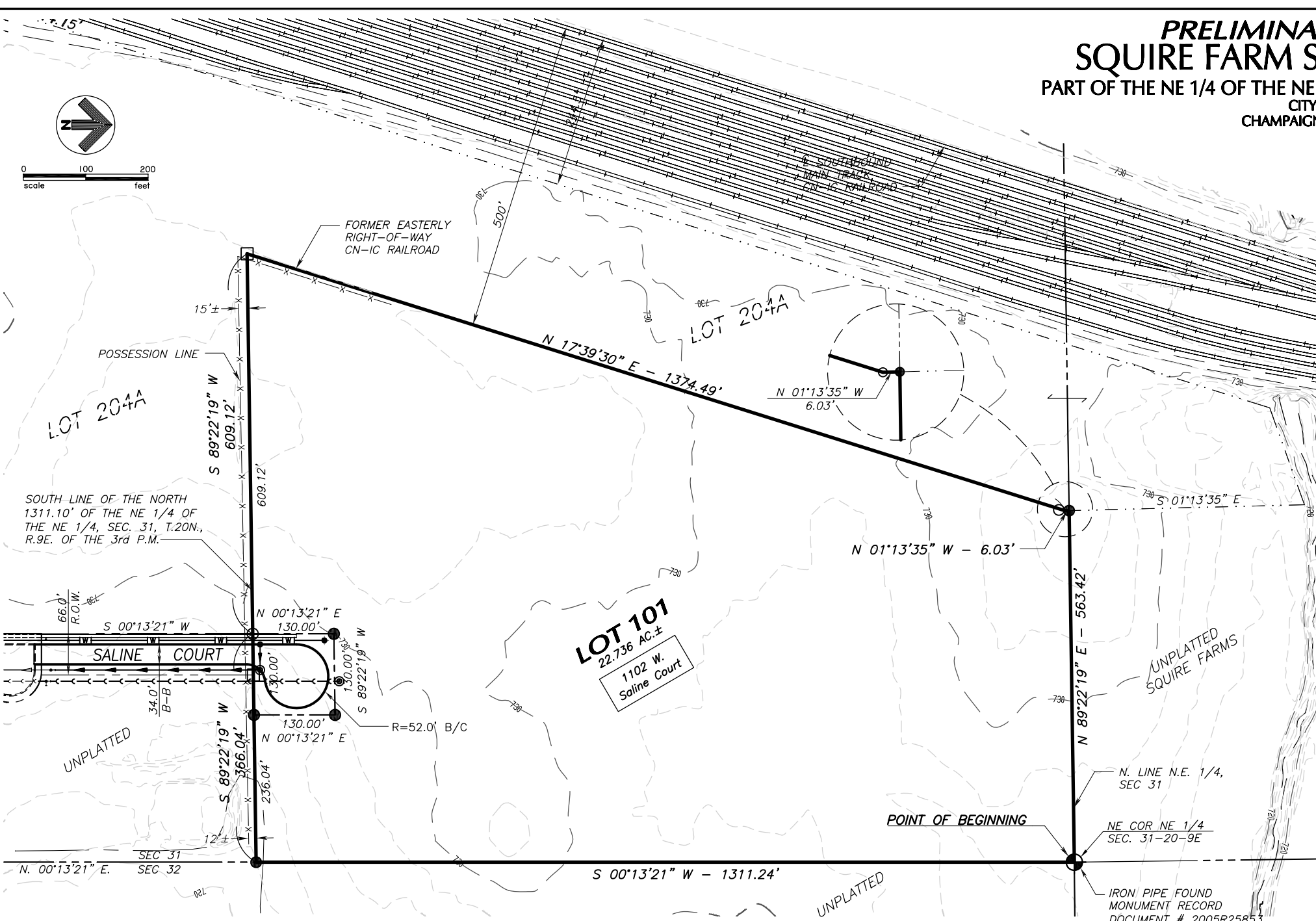
DATE: _____ CHAIRPERSON: _____

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 _____



LEGEND

	PLAT BOUNDARY
	SECTION LINE
	PROP. R.O.W.
	FENCE LINE
	EXIST. R.R. TRACKS
	EXIST. EASEMENT
	EXIST. LOTLINE
	PROP. LOTLINE
	PROP. EASEMENT
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. WATERMAIN
	EXIST. INDEX CONTOUR (10' INTERVAL)
	EXIST. INTERMEDIATE CONTOUR (2' INTERVAL)
	PROP. MANHOLE/INLET
	IP MONUMENT FOUND
	IP MONUMENT SET
	CONC. MON. FOUND
	SECTION CORNER

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:
 SHIRLEY C. SQUIRE
 HELEN M. SQUIRE, TRUSTEE
 HELEN M. SQUIRE TRUST
 ROBERT E. CARLSON
 JANET K. SCHARLAU

NOTES:

- STORMWATER STORAGE, IN ACCORDANCE WITH CITY OF URBANA CODE FOR THE AREA OF THIS PLAT WILL BE PROVIDED ON LOT 204A OF EMULSICOAT-NLAIP-LOT 204A SUBDIVISION RECORDED MAY 25, 2006 AS DOCUMENT NO. 2006R13247.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF URBANA.
- BEARINGS ARE BASED ON URBANA HORIZONTAL CONTROL.
- FIELDWORK COMPLETION DATE: NOVEMBER 30, 2007.
- THE TRACT IS WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA, AND SUBJECT TO AN ANNEXATION AGREEMENT WITH THE CITY OF URBANA.
- REQUESTED WAIVERS FROM THE URBANA SUBDIVISION ORDINANCE,
 - LENGTH OF CUL-DE-SAC
 - EXCEEDING 250 VEHICLES PER DAY FOR SALINE COURT

BENCHMARKS:
 BM 1 CHISELED SQUARE ON NW CORNER OF NORTH LINCOLN AVENUE BRIDGE NORTH OF WILBUR RD.
 ELEV. 719.41
 BM CHISELED SQUARE ON NW CORNER OF SOMER DRIVE BRIDGE OVER SALINE DITCH
 ELEV. 721.24
 (VERTICAL DATUM N.A.V.D. - 1988)

Illinois Design Firm No. 184004913

Date of Preparation: November 28, 2007	PROJECT ID 07c022
Foth Infrastructure & Environment, LLC 1610 Broadmoor Drive Champaign, IL 61821 Phone: 217-352-4169 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.	



Petition for Combination Preliminary-Final Plat

Plan Commission

APPLICATION FEE - \$15.00 PER LOT (\$300.00 MINIMUM)

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

The Applicants are also responsible for paying the cost of the recording fee. The cost of the fee generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee depending on the number of pages to be recorded and request a check from the applicant be made out to the Champaign County Recorder prior to the document being recorded.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

- Name of Major Subdivision Squire Farm Subdivision No. 1
- Location NE ¼ NE ¼ Sec. 31 T. 20 N. R. 9 E., 3rd P.M.
- PIN # of Location _____
- Name of Petitioner(s) Shirley C. Squire; Helen M. Squire; Robert E. Carlson;
Janet K. Scharlau Phone 217/643-2855
c/o Shirley C. Squire
Address 3913 N. Lincoln Avenue, Champaign IL 61822
(street/city) (state) (zip)
Shirley C. Squire: 1/3; Helen M. Squire: 1/3
- Property interest of Applicant(s) Robert C. Carlson: 1/6; Janet K. Scharlau: 1/6

Applications must be submitted by the owners of more than 50% of the property's ownership

- Name of Owners(s) Shirley C. Squire; Helen M. Squire, Robert E. Carlson;
Janet K. Scharlau Phone _____
Address _____ (same as above)
(street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

Total site acreage 24.786 Total number of lots 1 Acreage per lot _____

Present Use Agriculture

Zoning Designation Industrial

11. If the proposed development is not a subdivision, mobile home park, or a planned unit development, but is a major development (as defined by Chapter 21, Development Code, of the Urbana Code of Ordinances) please attach a statement which includes the following information: N/A

A. Type of Construction:

Residential _____

Commercial _____

Industrial _____

Quarrying or Mining Activity _____

- B. If multiple family dwellings are proposed, the total number of buildings _____ and the number of units per buildings _____

12. If the property is located within the City's extraterritorial jurisdiction, has the Champaign County Zoning Board of Appeals granted any variance, exception or Special Use Permit concerning this property? If so, please list case name and case number: N/A

Case Name _____

Case Number _____

13. If the property is located within the corporate limits of the City of Urbana, has the City of Urbana Board of Zoning Appeals or the Urbana City Council granted any variance, exception, conditional use permit or special use permit concerning this property? If so, please list case name and case number:

Case Name _____

Case Number _____

14. Are any waivers of the development standards or minimum engineering design standards requested as part of this application? If so, please attach appropriate waiver application forms to this application.

Subdivision Waiver: Cul-de-sac length

Zoning: Drainage will be provided by an open drainage conveyance system with dry detention basin.



Petition for Waiver of Subdivision Regulations

Plan Commission

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____

Plan Commission Action _____ Date _____

Action by Council _____ Date _____

Comments: (Indicate other actions such as continuances) _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Note: This form is to accompany a plat of subdivision when such plat is submitted for consideration by the City of Urbana. (Attach additional sheets if necessary).

1. Name of development Squire Farm Subdivision No. 1

Shirley C. Squire; Helen M. Squire; Robert E. Carlson;

2. Name of applicant Janet K. Scharlau (Phone) 217/643-2855

c/o Shirley C. Squire

Address 3913 N. Lincoln Avenue, Champaign IL 61822
(street/city) (state) (zip code)

Shirley C. Squire; Helen M. Squire; Robert E. Carlson;

3. Owner of Record Janet K. Scharlau (Phone) _____

Address _____ (same as above)
(street/city) (state) (zip code)

4. Waiver(s) Requested: 1. Length of cul-de-sac ± 1500 ft./previously at length of ± 1200 ft.

2. Exceed max. 250 VPD (see attached email dated 11/09-07.

Section IV. 21-36 Subsection C Page 58

Section _____ Subsection _____ Page _____

Section _____ Subsection _____ Page _____

5. What practical difficulties or conditions exist that are not applicable generally to other properties which make it difficult to comply with the requirements of the development ordinance?

The terminus of this cul-de-sac is a large tract destination business with projected ADT of 400 trucks which will enter and exit the site uniformly during the normal business day in the construction season from April to November annually.

6. What effects will the requested waiver(s) have on present and future public services to the property proposed for subdivision and lands adjacent to the property? Further, will such waiver(s) result in any negative impact or environmental incursions to the property adjacent to or in the vicinity of the proposed subdivision? If so, please state (or attach) evidence identifying such impacts and proposed solutions in order to mitigate or reduce the negative impacts resulting from the waiver(s).

The subdivider has committed to a second access to the subject tract when the area to the east is subdivided for sale, thus providing an alternate future means of ingress-egress.

7. What other circumstances justify granting the requested waiver(s)?

Granting this request will provide an expanding industrial base to the City of Urbana.

8. Additional exhibits submitted by the petitioner:

Narrative from previous approved Traffic Impact Analysis for North Lincoln Avenue Industrial Park with projected ADT of 1905 vehicles per day.

Wherefore, the petitioner prays that this petition be heard by the Urbana Plan Commission and the petition for waiver of the Urbana development regulations, Chapter 21 of the Urbana Code of Ordinances be granted.

Respectfully submitted this _____ day of _____, 20__.

Signature of Applicant(s)

Signature of Applicant(s)

Signature of Applicant(s)

Signature of Applicant(s)

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public

(SEAL)

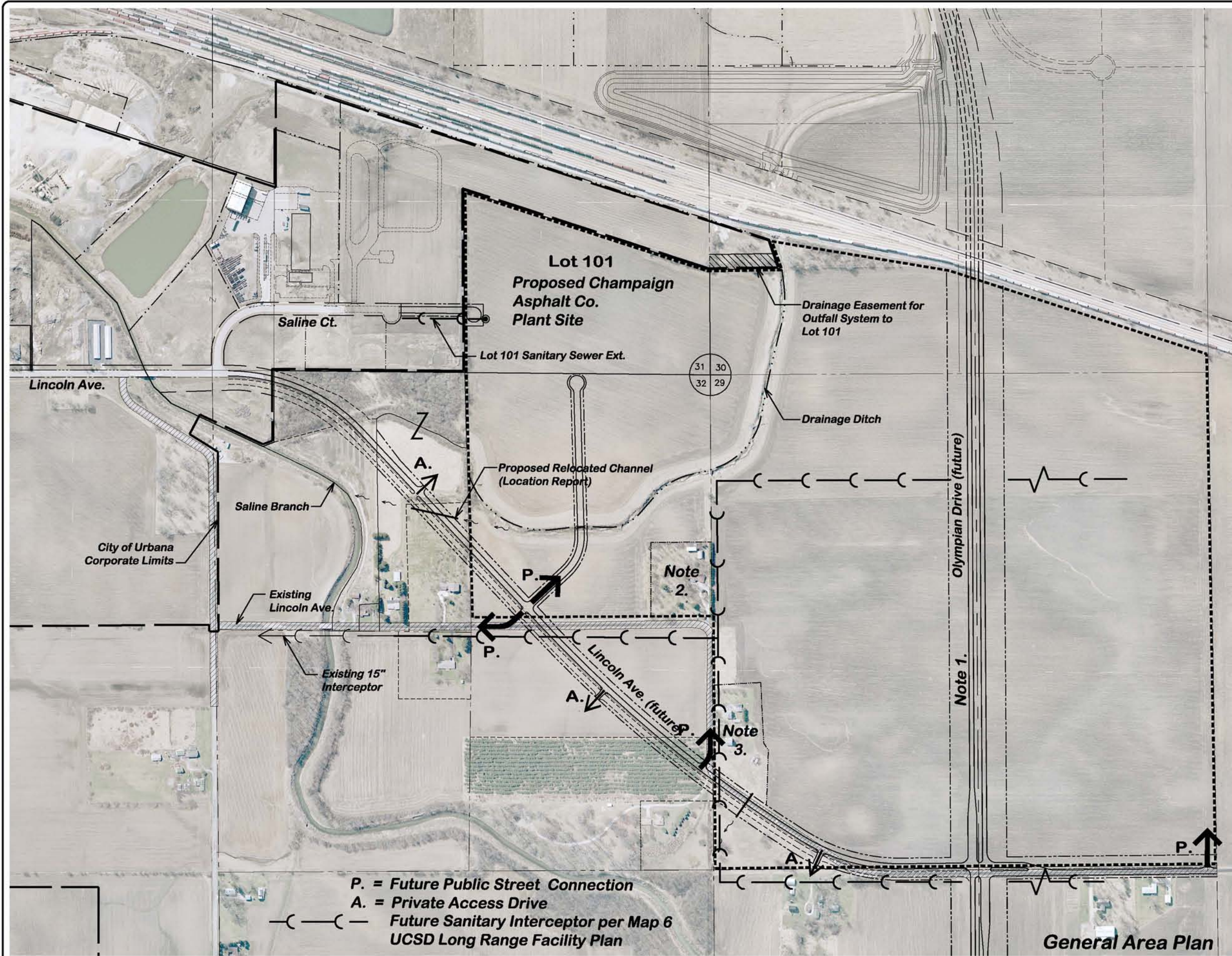
My commission expires: _____



0 250 500
scale feet

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.



DATE _____ SHIRLEY C. SQUIRE, TRUSTEE

Date of Preparation: November 20, 2007	PROJECT ID 7c022
Foth Foth Infrastructure & Environment, LLC 1910 Broadmoor Drive Champaign, IL 61821 Phone: 217-352-4100 Fax: 217-352-0068	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.

General Area Plan

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: December 6, 2007

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Jane Burris, Tyler Fitch, Ben Grosser, Michael Pollock, Bernadine Stake, James Ward, Don White

MEMBERS EXCUSED: Lew Hopkins, Marilyn Upah-Bant

STAFF PRESENT: Robert Myers, Planning Manager; Teri Andel, Planning Secretary

OTHERS PRESENT: Tom Jordan, Joe Lamb, Susan Taylor

6. OLD BUSINESS

Plan Case No. 2057-S-07: A request by Squire Farms to approve a combined Preliminary/Final Plat for Squire Subdivision No. 1 and a General Area Plan, generally located north of Saline Court and west of North Lincoln Avenue.

Robert Myers, Planning Manager, presented the proposed plat to the Plan Commission. He noted that the petitioner is Squire Farm. This case involves the same property that the Plan Commission just discussed in Plan Case No. 2056-M-07 and Annexation Case No. 2007-A-03.

He gave a brief description of the site. He talked about how a General Area Plan is a plan that helps show the development in a coordinated fashion when only a portion of a larger property is being developed. The proposed General Area Plan shows the Squire Subdivision No. 1 and how it relates to the future roadway network, which conforms to the Mobility Access Plan included in the 2005 Comprehensive Plan.

Normally a 24-acre tract would need two to five points of access depending on how intensively it would be developed. In this case, the proposed subdivision is one lot to be used by a single, extensive user, meaning that they will be using larger areas and will have outdoor storage. It is quite different from access needed for a 24-acre residential subdivision. He mentioned that the only viable point of access to the proposed subdivision is Saline Court. Someday the petitioner may build a second point of access from the future extension of North Lincoln Avenue.

Mr. Myers pointed out that the City's Building Safety Division, Public Works Department, Fire Department and the Planning Division staff reviewed having one point of access and found it to be acceptable.

He discussed the proposed plat. He mentioned that one component of getting the proposed subdivision approved is that Saline Court would have to be extended across someone else's land. Another piece of the project is that the subdivision plat needs to be filed after the right-of-way is accepted. The City does not want to create a landlocked property, so timing of each piece of the project is important.

The petitioner has requested two subdivision code waivers. One is for the length of the cul-de-sac, and the other waiver is for the amount of the cul-de-sac traffic. He reviewed the waiver criteria and analysis of the City staff. He read the options of the Plan Commission and presented staff's recommendation, which is as follows:

Staff recommends that the Plan Commission approve the General Area Plan as submitted. Additionally, staff recommends that the Plan Commission recommend approval of the Squire Subdivision No. 1 Preliminary/Final Plat with the following waivers from the Subdivision and Land Development Code:

- 1. Waiver from Section 21-36(C)(2) which imposes a maximum 1,000 foot length for cul-de-sac streets serving industrial developments. The existing cul-de-sac length is \pm 1,200 feet, and the applicant proposes to extend the cul-de-sac length to approximately 1,500 feet.*
- 2. Waiver from Section 21-36(C)(2) which limits cul-de-sac streets to a maximum of 250 vehicles per day.*

And the following condition for approval:

- 1. Submittal and formal acceptance by the Urbana Public Works Director of a right-of-way dedication for an extension of Saline Court.*

Mr. Grosser inquired as to what the dotted line on the General Area Plan represents. Does this show the area that the petitioner intends to acquire in the future? Mr. Myers explained that the dotted line shows the entire Squire Farm holdings.

Mr. Fitch stated that while reading the traffic analysis, he noticed that the asphalt company may double the traffic. Ultimately, there may be a number of 2,300 vehicles using the road per day. Does this anticipate development or occupancy of the entire area? Is there any timetable? Mr. Myers recalled that the traffic projection of 2,300 is for full development build out.

Tom Jordan, of FOTH Infrastructures, approached to speak on the subject of the traffic count. He said that the traffic impact analysis was prepared for the transfer station. At the time, the transfer station was located on Saline Court, and the rest of the industrial use in that general area was unknown. So, the basis by which the traffic was projected for Saline Court was a design document that was published by the Institute of Traffic Engineers. It has general information for

industrialized uses and estimates average daily traffic and peak hours in the AM and PM movement. Therefore, it is a guess of how much traffic will be using the road on a daily basis based on the information in the traffic impact analysis.

Mr. Fitch stated that he is more concerned about the long-term traffic needs and whether the single access point will be adequate in the future. Mr. Jordan replied that his best guess is that the traffic count will not get near 2,300, because there is very little land left to subdivide on Saline Court. So, the current traffic count is pretty much what it is. To go back and do more traffic counts would be more of an academic exercise than a realistic return.

Mr. Fitch wondered what the traffic count would be approximately. Mr. Jordan answered by saying the asphalt company would generate about 400 vehicular trips per day. The speculation about what the other users might be on Saline Court would be just speculation, but one would think when looking back of the events and the occupants of the properties since the traffic impact analysis was done, one would judge that it would decrease dramatically. Now, this is the total traffic count, and the City's code says that we are restricted to a certain number of vehicles per day. He suggested that the City of Urbana take another look at this part of the code, because the restricted number seems to be a capricious number that may not have any practical application.

Mr. White commented that an industrial subdivision is a lot different than a residential subdivision with children playing in the street and cars parked along the side. Mr. Jordan agreed. The text in the City's code just says vehicles. It is silent on the types of vehicles, the nature of having professional drivers and all the factors that come into play. Keeping this in mind, the City might want to take a look at the code and increase the number of vehicles allowed per day in industrial subdivisions.

Ms. Stake asked who would be constructing the extension of North Lincoln Avenue. Mr. Jordan replied that the proposed site will not actually touch North Lincoln Avenue. The previous subdivider installed Lincoln Avenue up to an agreed upon point with the City of Urbana. So, the public, in some way, will be responsible for constructing the extension of North Lincoln Avenue up to Olympian Drive. It will probably be more funded by the Federal government than by the City of Urbana or the State of Illinois.

Ms. Stake inquired as to what the possibility is that trucks will be going south to the City and to residential areas. Mr. Jordan responded that the trucks will go where the product is needed. The product is typically needed on the highways and out on the fringe of the urbanized area. Chair Pollock added that if a neighborhood or the City decides to pave a street, then one might see some of the trucks. Otherwise, no one will see the trucks. Mr. Jordan pointed out that just because the company seeks economy does not mean they will choose the most direct route. They will choose the most secure route for the trucks to get to their destination.

Mr. Fitch questioned who owns the strip of land between where Saline Court currently ends and where the proposed property is located on the south side. Mr. Myers replied that Emulsicoat owns the land.

With no further questions, Chair Pollock opened the item up for Plan Commission discussion and action.

Mr. White moved that the Plan Commission approve the General Area Plan, and recommend approval of the combined preliminary and final plat for Squire Subdivision No. 1 to the City Council along with the two waivers and the one condition as recommended by City staff. Ms. Burris seconded the motion.

Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Mr. Grosser	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Mr. Ward	-	Yes
Mr. White	-	Yes			

The motion was passed by unanimous vote.

Mr. Myers said the combined preliminary/final plat would be presented along with the Plan Commission's recommendation for approval on December 17, 2007.