



## 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, FAICP, Director

**DATE:** April 29, 2010

**SUBJECT:** Third Extension of Final Plat Approval for Wisley Inn/Super 8 Motel First Subdivision, Plan Case No. 2069-S-08

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### **Introduction and Background**

The Urbana City Council adopted Ordinance No. 2008-06-046 on June 2, 2008, approving the final subdivision plat for the Wisley Inn/Super 8 Motel First Subdivision. (See Exhibit A) Approval of the final plat was conditioned upon the drainage plan, engineering plans and specifications, required improvements, soil erosion plan and all of the requirements of the Subdivision and Land Development Code being approved by the City Engineer. The City Council has subsequently approved two extensions of the approval of the final plat. (See Exhibit B) The approval of the final plat will expire on June 15, 2010.

Sections 21-15.F and 21-15.H of the Urbana Subdivision and Land Development Code specify time limits for final plat approvals. The sections stipulate that an approved final plat must be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat was signed by the Mayor. The sections also specify that City Council may approve a written request for extensions if the plat is not anticipated to be recorded in the 180-day time frame.

The owner/developer, Khalid Hussain, and his project engineer, Berns, Clancy and Associates (BCA), have been working to redesign the proposed development to reduce development costs to make the project economically feasible to complete. A solution has been reached and includes a request for a waiver from the sidewalk requirements of the Urbana Subdivision and Land Development Code. Staff has prepared a separate memorandum included in Council's packet to address this waiver request. It is anticipated that construction will begin in mid June depending upon the outcome of the waiver request. BCA has submitted a written request on behalf of the owner/developer for a 365-day extension of the final plat approval of the Wisley Inn/Super 8 Motel First Subdivision to allow for the construction of the required improvements. (See Exhibit C)

The final plat for the Wisley Inn/Super 8 Motel First Subdivision encompasses 2.99 acres to be divided into two lots. The property is located immediately southeast of the I-74/Lincoln Avenue

interchange. A Super 8 Motel currently occupies the eastern portion of the site. The subject site is proposed to be subdivided to facilitate the development of a second hotel (Wisley Inn).

## **Discussion**

Roger Meyer from BCA has indicated that the preliminary development costs, calculated for the original site layout proposed, resulted in the development being cost prohibitive. BCA has been working with the owner/developer since then to make changes in the design to reduce construction costs. The following cost saving measures are proposed:

- 1) Stormwater detention is to be provided on-site for the Wisley Inn development (Lot 12). Originally, a storm sewer was proposed to be constructed from the proposed Wisley Inn site to the existing stormwater detention basin on the Super 8 site (Lot 11). To accommodate on-site stormwater detention, the developer is now proposing a three-story hotel instead of a two-story hotel.
- 2) The length of water main to be installed along Kenyon Road is to be reduced. BCA has worked with Illinois American Water Company to reduce the length of the water main to be installed. An 8-inch water main was originally proposed along the south side of Kenyon Road for the length of the subdivision. An 8-inch water main will now only be constructed to the proposed fire hydrant that will serve the development. The hydrant is located west of the driveway to the Wisley Inn site.
- 3) The retaining wall proposed at the northwest corner of the site is to be removed. The retaining wall was required to direct the stormwater from the site to the detention basin. The developer is proposing to instead gradually slope the northwest corner of the site to direct stormwater to the detention basin. Two parking spaces must be eliminated to achieve the necessary slope. The Super 8 motel site contains more parking spaces than are required by the Urbana Zoning Ordinance. Two of these spaces will be dedicated for the Wisely Inn development. A connecting drive is proposed between the two lots to facilitate use of the parking spaces.
- 4) A waiver from the sidewalk requirements of Section 21-37.A of the Subdivision and Land Development Code has been requested. The owner/developer is proposing to install connecting sidewalks from the Wisley Inn site to the adjacent properties to the south, east and west in lieu of constructing a sidewalk along the south side of Kenyon Road.

As noted in the letter submitted by BCA requesting the extension, the owner/developer has indicated that implementing the above measures will allow for the project to be “completed within the available budget”. Construction is anticipated to start in mid June of this year and is anticipated to be completed by the spring of next year.

The extension to the 180-day time frame in which a final plat must be recorded expires in June 2010. Per Section 21-15.F of the Urbana Subdivision and Land Development Code, the owner/developer has the choice to either complete the required improvements or submit a construction bond for the cost of the required improvements, before a final plat can be recorded.

Granting the extension will allow the petitioner time to complete the plan review process and construct the hotel and the required improvements associated with the final plat.

## **Summary of Findings**

1. The Wisley Inn/Super 8 Motel First Subdivision Final Plat was approved by the Urbana City Council on June 2, 2008 by Ordinance No. 2008-06-046.
2. A 180-day extension to the approval of the Final Plat was approved by the Urbana City Council on November 17, 2008 by Ordinance No. 2008-11-136.
3. An additional 365-day extension to the approval of the Final Plat was approved by the Urbana City Council on June 15, 2009 by Ordinance No. 2006-06-066.
4. Sections 21-15.F and 21-15.H of the Urbana Subdivision and Land Development Code stipulate that an approved final plat must be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat was signed by the Mayor, and that City Council may approve a written request for extensions if the plat is not anticipated to be recorded in the 180-day time frame. This time frame for the Wisley Inn/Super 8 Motel First Subdivision expires in June of 2010.
5. The owner/developer has redesigned the development to reduce construction costs, which will allow for the project to move forward.
6. The petitioner has requested an extension of the approval of the final plat of the Wisley Inn/Super 8 Motel First Subdivision to allow for the proposed hotel and required improvements to be constructed.
7. Granting the extension will allow the petitioner time to complete the proposed hotel development and required improvements associated with the final plat.

## **Options**

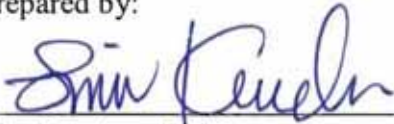
City Council has the following options concerning the extension of the final plat approval of the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08:

- a. Approve the requested extension; or
- b. Deny the requested extension.

## **Recommendation**

Staff recommends that City Council **APPROVE** a 365-day extension of the final plat approval of the Wisley Inn/Super 8 Motel First Subdivision (Plan Case 2069-S-08).

Prepared by:



Lisa Karcher, AICP  
Planner II

Attachments: Draft Ordinance Approving the Extension of Final Plat Approval

Exhibit A: Copy of Approved Ordinance No. 2008-06-046

Exhibit B: Copy of Approved Ordinance No. 2008-11-136 and 2009-06-066

Exhibit C: BCA Letter Requesting the Extension of Final Plat Approval

cc: Khalid Hussain  
801 West Champaign  
Rantoul, IL 61866

Roger Meyer  
Berns, Clancy and Associates  
P.O. Box 755  
Urbana, IL 61803-0755

ORDINANCE NO. 2010-05-032

AN ORDINANCE APPROVING A THIRD EXTENSION OF FINAL PLAT APPROVAL  
(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)

WHEREAS, On June 2, 2008 the Urbana City Council approved the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-06-046; and

WHEREAS, the Urbana City Council subsequently approved two extensions to the approval of the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision on November 17, 2008 and June 15, 2009 under Ordinance No. 2008-11-136 and Ordinance No. 2009-06-066 respectively; and

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and

WHEREAS, required improvements must be completed before the final plat for Wisley Inn/Super 8 Motel First Subdivision can be recorded with the Champaign County Recorder; and

WHEREAS, based on the proposed construction schedule for the development, the required improvements will not be completed in order to record the plat within 180 days of the date of the ordinance approving the second extension of the approval of the final plat; and

WHEREAS, a third extension of the approval for the Wisley Inn/Super 8 Motel First Subdivision Final Plat as approved in Ordinance No. 2008-06-046 and extended in Ordinance No. 2008-11-136 and Ordinance No. 2009-06-066 has been requested.

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

Section 1. Final Plat approval for the Wisley Inn/Super 8 Motel First Subdivision, approved under Ordinance No. 2008-06-046 and extended under Ordinance No. 2008-11-136 and Ordinance No. 2009-06-066, is hereby extended 365 days from the date this ordinance, approving said extension, is signed by the Mayor.

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 \_\_\_\_\_, 2010.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

COPY

ORDINANCE NO. 2008-06-046

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT

(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)

WHEREAS, Khalid Hussain has submitted a Final Plat of Wisley Inn/Super 8 Motel First Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, The Final Plat of Wisley Inn/Super 8 Motel First Subdivision is consistent with the approved Preliminary Plat of Wisley Inn/Super 8 Motel First Subdivision approved by the Urbana Plan Commission by a vote of 6 ayes and 0 nays on February 21, 2008; and

WHEREAS, The Final Plat of Wisley Inn/Super 8 Motel First Subdivision complies with the 2005 Urbana Comprehensive Plan; and

WHEREAS, the Final Plat of Wisley Inn/Super 8 Motel First Subdivision meets the requirements of the Urbana Subdivision and Land Development Code.

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

Section 1. The Final Plat of Wisley Inn/Super 8 Motel First Subdivision attached hereto as Exhibit A is hereby approved as platted with the condition that the drainage plan, engineering plans and specifications, required improvements, soil erosion plan and all other requirements of the subdivision and Land Development Code be approved by the City Engineer.

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 2nd day of June, 2008.

AYES: Barnes, Bowersox, Chynoweth, Roberts, Smyth

NAYS:

ABSTAINS:

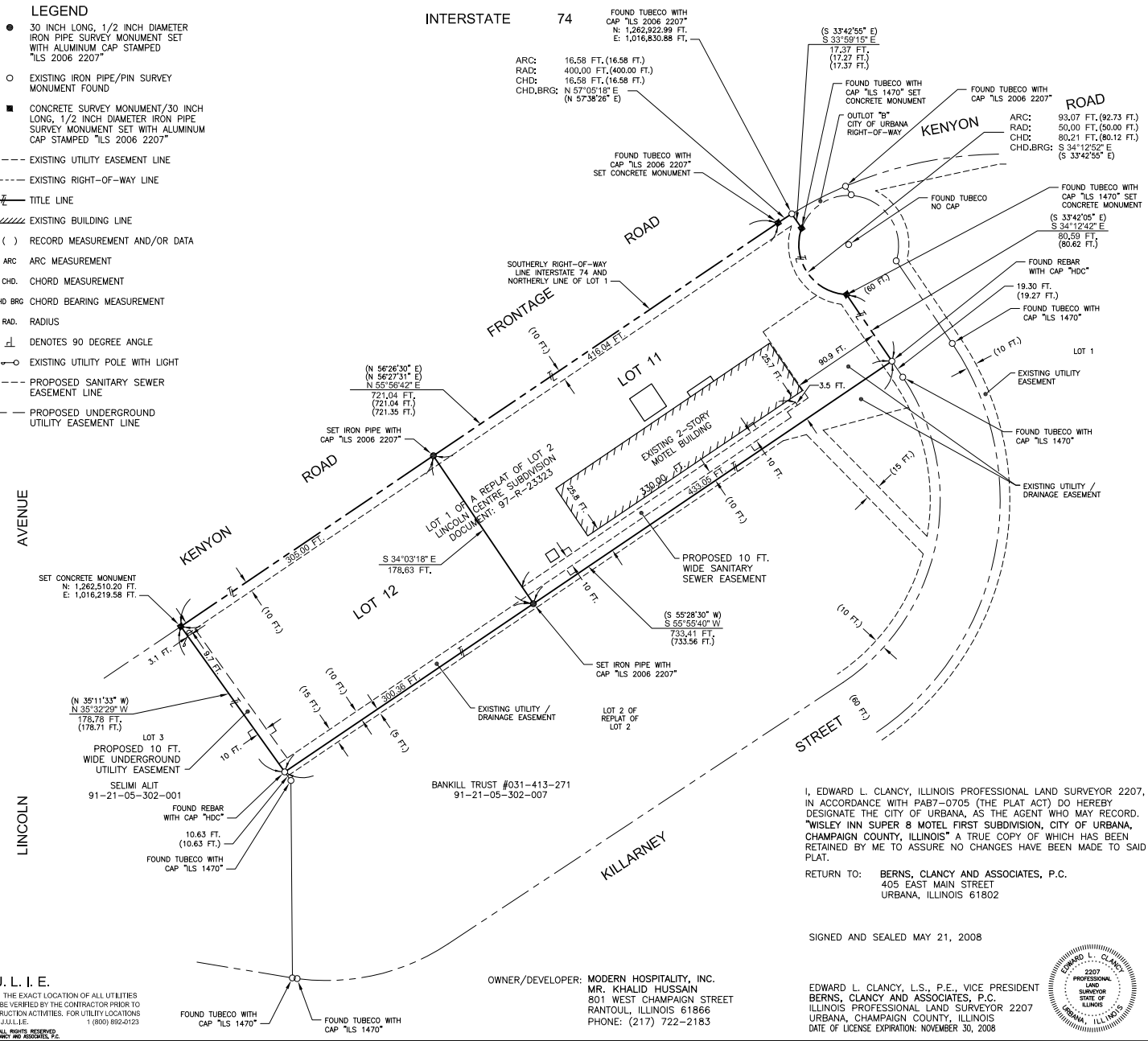
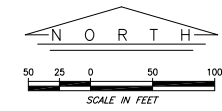
APPROVED by the Mayor this 15th day of June, 2008.

*Phillip D. Clark*  
City Clerk  
*Khalid Hussain*  
Prussing, Mayor  
CITY OF URBANA, ILLINOIS  
SEAL  
CHARTERED 1857

**LEGEND**

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- TITLE LINE
- ////// EXISTING BUILDING LINE
- ( ) RECORD MEASUREMENT AND/OR DATA
- ARC ARC MEASUREMENT
- CHD. CHORD MEASUREMENT
- CHD BRG CHORD BEARING MEASUREMENT
- RAD. RADIUS
- ⊥ DENOTES 90 DEGREE ANGLE
- EXISTING UTILITY POLE WITH LIGHT
- PROPOSED SANITARY SEWER EASEMENT LINE
- PROPOSED UNDERGROUND UTILITY EASEMENT LINE

INTERSTATE 74



**PROPOSED LOT AREAS**

LOT 11:	1.748 ACRES ±
LOT 12:	1.242 ACRES ±
<b>TOTAL:</b>	<b>2.990 ACRES ±</b>

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

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA, AS THE AGENT WHO MAY RECORD. "WISLEY INN SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

RETURN TO: BERNIS, CLANCY AND ASSOCIATES, P.C.  
 405 EAST MAIN STREET  
 URBANA, ILLINOIS 61802

**WISLEY INN / SUPER 8 MOTEL**  
**FIRST SUBDIVISION,**  
**CITY OF URBANA,**  
**CHAMPAIGN COUNTY, ILLINOIS**

SIGNED AND SEALED MAY 21, 2008



EDWARD L. CLANCY, I.S., P.E., VICE PRESIDENT  
 BERNIS, CLANCY AND ASSOCIATES, P.C.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
 URBANA, CHAMPAIGN COUNTY, ILLINOIS  
 DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008

OWNER/DEVELOPER: MODERN HOSPITALITY, INC.  
 MR. KHALID HUSSAIN  
 801 WEST CHAMPAIGN STREET  
 RANTOUL, ILLINOIS 61866  
 PHONE: (217) 722-2183

**J. U. L. I. E.**  
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. 1 (800) 852-0123  
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 BERNIS, CLANCY AND ASSOCIATES, P.C.

**BERNIS, CLANCY AND ASSOCIATES**  
 ENGINEERS • SURVEYORS • PLANNERS  
 405 EAST MAIN STREET - POST OFFICE BOX 755  
 URBANA, ILLINOIS 61803-0755  
 PHONE: (217) 394-1144 - FAX: (217) 394-3355

JOB: 5667	DATE: 05/21/08	SHEET 1 OF 2
FILE: 5667FP.DWG		



**OWNER'S AND ENGINEER'S STATEMENT**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS" OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 CONSTRUCTION OF "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".



EDWARD L. CLANCY, P.E., L.S., VICE PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL ENGINEER 31344  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2009

MODERN HOSPITALITY, INC.  
MR. KHALID HUSSAIN  
801 WEST CHAMPAIGN STREET  
RANTOUL, ILLINOIS 61866  
PHONE: 217/721-6839

**GENERAL NOTES**

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

ALL SURFACE, SUBSURFACE, BUILDING IMPROVEMENTS AND UTILITY SERVICE LINES ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

ALL ELEVATIONS SHOWN ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (MEAN SEA LEVEL DATUM) AS ESTABLISHED AND PUBLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986).

SUBJECT SITE IS CURRENTLY ZONED B3 BY THE CITY OF URBANA.

SETBACKS FOR B3: FRONT YARD: 15 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 10 FEET

**SURVEYOR'S REPORT**

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND VICE PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. KHALID HUSSAIN, I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CUNNINGHAM TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS A RESULT OF THIS PRESENT SURVEY AS FOLLOWS:

LOT 1 OF REPLAT LOT 2 OF LINCOLN CENTRE, CHAMPAIGN COUNTY, ILLINOIS AS PER PLAT RECORDED AS DOCUMENT 97 R 23323, IN CHAMPAIGN, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170035 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1984, THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT THE OWNER DESIRES TO SUBDIVIDE SUBJECT TRACT INTO LOTS, OUTLOTS AND PUBLIC STREET RIGHT-OF-WAY.

I FURTHER STATE THAT THE OWNERS DESIRE TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEYS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNER.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

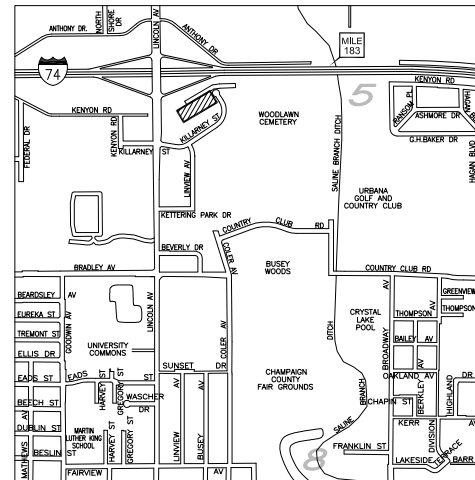
I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS."

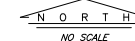
I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED MAY 21, 2008

EDWARD L. CLANCY, L.S., P.E., VICE PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



PROJECT LOCATION



WISLEY INN / SUPER 8 MOTEL  
FIRST SUBDIVISION,  
CITY OF URBANA,  
CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES  
ENGINEERS • SURVEYORS • PLANNERS  
405 EAST MAIN STREET - POST OFFICE BOX 755  
URBANA, ILLINOIS 61803-0755  
PHONE: (217) 394-1144 - FAX: (217) 394-3355

**J. U. L. I. E.**

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: 311-1111 (1-800) 852-0123

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COPY

ORDINANCE NO. 2008-11-136**AN ORDINANCE APPROVING THE EXTENSION OF FINAL PLAT APPROVAL****(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)**

WHEREAS, on June 2, 2008 the Urbana City Council approved the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-06-046; and

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and

WHEREAS, Ordinance No. 2008-06-046 was approved on June 2, 2008 and signed by the Mayor on June 13, 2008; and

WHEREAS, due to unforeseen circumstances, the final plat for Wisley Inn/Super 8 Motel First Subdivision has not yet been recorded with the Champaign County Recorder; and

WHEREAS, a 180-day extension of the approval for the Wisley Inn/Super 8 Motel First Subdivision Final Plat as approved in Ordinance No. 2008-06-046 has been requested.

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

Section 1. Final Plat approval for the Wisley Inn/Super 8 Motel First Subdivision, approved under Ordinance No. 2008-06-046, is hereby extended for an additional 180-day period commencing from the expiration of the original 180-day approval period.

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.

COPY

PASSED by the City Council this 17th day of November,

2008.

AYES: Bowersox, Gehrig, Lewis, Roberts, Smyth, Stevenson

NAYS:

ABSTAINS:



*Therese D. Clark*  
Therese D. Clark, City Clerk

*Deputy Clerk*  
Deputy Clerk

APPROVED by the Mayor this 17th day of November,

2008.

**COPY**  
*Laurel Lunt Prussing*  
Laurel Lunt Prussing, Mayor

**COPY**

ORDINANCE NO. 2009-06-066

**AN ORDINANCE APPROVING A SECOND EXTENSION OF FINAL PLAT APPROVAL**

(Wisley Inn/Super 8 Motel First Subdivision - Plan Case No. 2069-S-08)

WHEREAS, On June 2, 2008 the Urbana City Council approved the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-06-046; and

WHEREAS, On November 17, 2008 the Urbana City Council approved an extension to the approval of the Final Plat for the Wisley Inn/Super 8 Motel First Subdivision in Plan Case 2069-S-08 under Ordinance No. 2008-11-136; and

WHEREAS, the Urbana Subdivision and Land Development Code specifies that approved final subdivision plats shall be recorded with the Champaign County Recorder within 180 days of the date the ordinance approving the final plat is signed by the Mayor; and

WHEREAS, due to unforeseen circumstances, the final plat for Wisley Inn/Super 8 Motel First Subdivision has not yet been recorded with the Champaign County Recorder; and,

WHEREAS, a second extension of the approval for the Wisley Inn/Super 8 Motel First Subdivision Final Plat as approved in Ordinance No. 2008-06-046 and extended in Ordinance No. 2008-11-136 has been requested.

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

Section 1. Final Plat approval for the Wisley Inn/Super 8 Motel First Subdivision, approved under Ordinance No. 2008-06-046 and extended under Ordinance 2008-11-136, is hereby extended 365 days from the date this ordinance, approving said extension, is signed by the Mayor.

**COPY**

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 15th day of June, 2009.

AYES: Bowersox, Gehrig, Lewis, Marion, Smyth

NAYS:

ABSTAINS:



APPROVED by the Mayor this 24th day of June, 2009.

*Laurel Lunt Prussing*

Laurel Lunt Prussing, Mayor

By: Charles A. Smyth, Mayor Pro-tem

**BERNS, CLANCY AND ASSOCIATES**

PROFESSIONAL CORPORATION

**ENGINEERS • SURVEYORS • PLANNERS**

April 20, 2010

THOMAS BERNIS  
EDWARD CLANCY  
CHRISTOPHER BILLING  
DONALD WAUTHIER

DAN ROTHERMEL  
JOHN LYONS  
ROGER MEYER

MICHAEL BERNIS  
OF COUNSEL

**Ms. Lisa Karcher**  
**City of Urbana**  
400 South Vine Street  
Urbana, Illinois 61801

**RE: WISLEY INN / SUPER 8 MOTEL FIRST SUBDIVISION  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

Dear **Ms. Karcher**:

Khalid Hussain retained the services of Berns, Clancy and Associates (BCA) to prepare a Subdivision Plat and to prepare Site Improvement Plans for the subdivision and construction of a sixty-eight (68) room hotel. The Urbana City Council adopted Ordinance No. 2008-06-46 on June 2, 2008, approving the Final Subdivision Plat for the Wisley Inn / Super 8 Motel First Subdivision, subject to the requirements of the Subdivision and Land Development Code. The City Council subsequently approved two (2) extensions of the Final Plat. The approval of the Final Plat will expire on June 15, 2010.

The original design of the proposed motel entailed a two story structure with no surface space available for stormwater detention. The costs to provide stormwater detention was therefore excessive. Mr. Hussain subsequently directed his architect prepare plans for a three story motel which allowed sufficient surface space for stormwater detention to be located on site. BCA modified the Site Improvement Plans and received City of Urbana Engineering Department approval on November 4, 2009.

Recently Mr. Hussain asked BCA to assist him in an effort to reduce construction costs. Illinois American Water Company agreed to reduce the length of water main construction. The City of Urbana agreed to allow "over flow" parking at the adjacent Super 8 Motel, which allows modification of the parking lot and elimination of retaining wall construction. The City of Urbana staff also recommends approval of a waiver of the City of Urbana Sidewalk Code. Mr. Hussain indicates these three (3) cost reducing measures will allow this project to be completed within the available budget. Mr. Hussain also noted that he has received loan approval for this budget. Mr. Hussain has authorized BCA to modify the Construction Plans for City review and approval subject to approval of the City of Urbana Sidewalk Waiver Request.

Mr. Hussain currently intends to start construction mid June 2010. We anticipate most of the off site public improvements will be constructed relatively soon. We also anticipate some public improvements may not be completed prior to Spring 2011.

We request one (1) additional subdivision approval extension to Mid June 2011 to accommodate construction of the required public improvements.

Sincerely,  
**BERNS, CLANCY AND ASSOCIATES, P.C.**



Roger Meyer, P.E., L.S., Project Manager

RM:blk  
cc: Khalid Hussain  
Blake Weaver  
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