



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: February 1, 2013

SUBJECT: **Plan Case No. 2204-S-13:** North Lincoln Avenue Industrial Park Subdivision No. 5 Revised Preliminary Plat and Final Plat.

Introduction

John Peisker of MACC Capital Holdings, LLC has submitted a revised Preliminary Plat and new Final Plat for North Lincoln Avenue Industrial Park Subdivision No. 5. The proposed subdivision would create two lots totaling 8.3 acres located east of Saline Court in northern Urbana. The petitioner plans to sell one of the lots to a potential industrial user. The property is located within the City of Urbana and is zoned IN-2, Heavy Industrial.

According to the Urbana Subdivision and Land Development Code, Preliminary and Final plats may be submitted for concurrent approval. In this case no additional waivers from the subdivision standards are being sought. The Plan Commission is requested to review the revised Preliminary Plat and Final Plat. The revised Preliminary Plat may be approved by Plan Commission because no additional waivers from the Subdivision and Land Development Code are being sought. Plan Commission should review the Final Plat and make a recommendation to City Council for approval or denial.

Background

The proposed plat is a part of the North Lincoln Avenue Industrial Park Subdivision. Although the Subdivision was preliminary platted in 1991, that plat expired, and in 2002 a revised preliminary plat was approved by Plan Commission and City Council (Ordinance No. 2002-05-050, attached as Exhibit B). Subsequently, the entire North Lincoln Avenue Industrial Park Subdivision has been final platted and developed other than the area under consideration. If approved, the proposed final plat will create two lots on the remaining unplatted area from the 2002 preliminary plat.

Although the area under consideration is included within the 2002 Preliminary Plat area, the proposed lot configuration varies from what was then approved. Therefore a revision to the preliminary plat is being sought concurrent with the final plat of this last remaining portion of North Lincoln Avenue Industrial Park. While the 2002 preliminary plat showed three lots (Lots 9, 10, and 11), the proposed preliminary/final plat would create two lots (Lots 501 and 502). Additionally, the eastern boundary of the subdivision would be adjusted slightly eastward to align with the proposed right-of-way line of North Lincoln Avenue as determined in a new North Lincoln Avenue Location Study. Doing so will avoid leaving a narrow, unusable strip of land along the west side of N. Lincoln Avenue.

Discussion

Zoning and Land Use

The site is zoned IN-2, Heavy Industrial District. The proposed use to be located on Lot 501 would be compatible with the IN-2 zoning designation. There is no proposed use for Lot 502, but the subdivision will allow for it to be marketed for future industrial use. The surrounding areas to the north, south and west are within the City and are also zoned IN-2. The parcels to the west contain industrial uses, to the north is a vacant parcel used for agriculture. To the east is zoned county C-R, Conservation and Recreation. The area immediately east of the subdivision will become city right-of-way once North Lincoln Avenue is relocated.

2005 Comprehensive Plan

The 2005 Urbana Comprehensive Plan classifies the future land use of the subject property as “Heavy Industrial”, which matches the existing zoning. The Comprehensive Plan Future Land Use Map #1 also shows the future extension of Lincoln Avenue directly east of the subdivision. The alignment shown on Future Land Use Map #1 is out of date. See Exhibit F for the current alignment.

Preliminary/Final Plat

The proposed Preliminary/Final Plat includes the elements required by the Subdivision and Land Development Ordinance, including lot boundaries, dimensions, proposed rights-of-way, and required surveyor’s and drainage statements. The plat depicts the new lots to be created and designates future Lincoln Avenue right-of-way adjacent to Lots 501 and 502. The realignment of Lincoln Avenue has been planned for several years, and the plat conforms to the engineer’s requirements for the preferred alignment.

Access

Access to the property will be provided from Saline Court to the west while access to and from Lincoln Avenue will be prohibited. Saline Court has been constructed along the proposed Lot 501 but does not yet exist adjoining Lot 502. The petitioner will construct the street extension when needed for development and will submit a bond to the City to insure that the work will be completed and to City standards.

The final plat dedicates an easement for a multi-use path along the Lincoln Avenue right-of-way. According to Section 21-37.A.3 of the subdivision ordinance, sidewalks are only required along one side of the street in industrial subdivisions. Saline Court already has a sidewalk on the west side. Therefore no sidewalks are required for the east side of Saline Court.

Drainage

Final plans including provisions for stormwater, erosion, and site drainage must be approved by the City Engineer at the time the parcels are developed. The Beaver Lake Drainage District was also included among the reviewers of the plat and has not submitted any negative comments as of this writing.

Utilities

The plat conforms to all requirements for necessary utilities.

Waivers

The applicant is not requesting any new waivers from the Urbana Subdivision and Land Development Code. The 2002 preliminary plat, which was for a much larger area, contained waivers that still apply to the overall North Lincoln Avenue Industrial Park Subdivision.

Summary of Findings

1. On May 20, 2002 the Urbana City Council approved a revised Preliminary Plat for North Lincoln Avenue Industrial Subdivision under Ordinance No. 2002-05-050. The requested final plat is consistent with the provisions of this ordinance as it relates to the road network, access, drainage and utilities.
2. A combined preliminary/final plat has been prepared in order to recognize adjustments to the approved 2002 preliminary plat due to N. Lincoln Ave. realignment and to accommodate an adjustment in the number of lots.
3. The combined preliminary/final plat is consistent with the requirements of the Urbana Subdivision and Land Development Code.
4. There are no additional requested waivers to the Urbana Subdivision and Land Development Code.
5. The proposed final plat is consistent with the 2005 Comprehensive Plan land use designations for the site.

Options

The Plan Commission has the following options in Plan Case 2204-S-13 regarding the Preliminary/Final Plat of North Lincoln Avenue Industrial Park Subdivision No. 5:

- a. Recommend City Council approve of the Preliminary/Final Plat; or
- b. Recommend denial of the Preliminary/Final Plat. If recommending denial, the Plan Commission must state findings by where the plat is deficient.

Staff Recommendations

Based on conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan, in Plan Case 2204-S-13, Staff recommends that the Plan Commission recommend APPROVAL of the Preliminary/Final Plat by the City Council.

cc:

John Peisker, MACC of Illinois

Tom Jordan, Foth Design

Attachments:

Exhibit A: Proposed Preliminary/Final Plat for North Lincoln Avenue Industrial Park Subdivision No. 5

Exhibit B: Ordinance No. 2002-05-050 approving a Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision

Exhibit C: Location Map

Exhibit D: Zoning Map

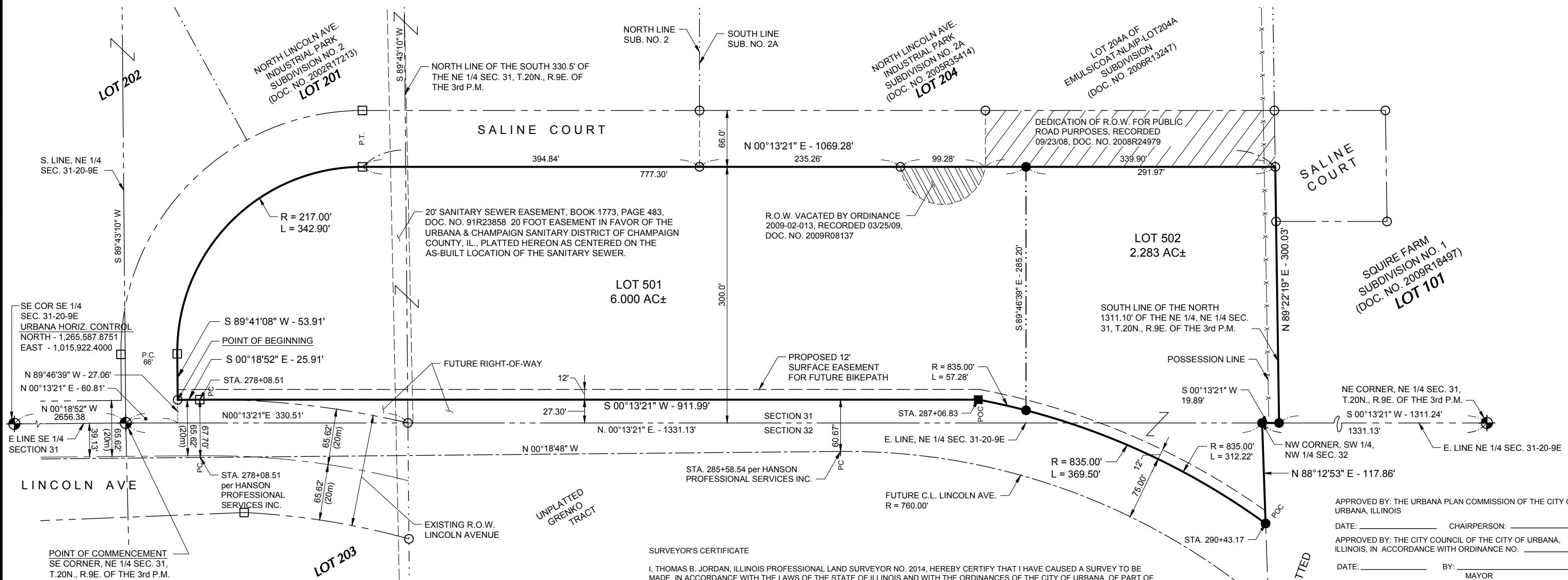
Exhibit E: Future Land Use Map

Exhibit F: North Lincoln Avenue Location Study

NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5

PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3rd P.M.

CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



LEGEND

- PLAT BOUNDARY
- - - - SECTION LINE
- LAND LINE
- x - x - FENCE LINE
- - - - EXIST. EASEMENT
- - - - PROP. EASEMENT
- - - - PROP. LOTLINE
- L R LENGTH OF CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- IP MONUMENT FOUND
- CONC. MONUMENT FOUND
- IP MONUMENT SET
- CONC. MONUMENT SET
- ⊕ SECTION CORNER

- NOTES:**
- FLOOD PLAIN LIMITS HAVE BEEN REVISED AS PERMITTED UNDER DNR-DOWR PERMIT NO. 19933 DATED OCTOBER 16, 1989 AND REVISED BY DNR-DOWR ON FEBRUARY 15, 1990. REVISED PERMIT NO. 19933 IS BASED ON APPROVED DAILY AND ASSOCIATES PLANS DATED MAY 15, 1990. FLOOD PLAIN LIMITS ARE PERMITTED TO THE WEST BANK OF THE SALINE BRANCH DRAINAGE DITCH AND THE NOW EXISTING DETENTION AND COMPENSATORY STORAGE BASIN ON LOT 200 OF NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 2 (DOC. NO. 2002R17213). ADDITIONAL FILLING OF THE FORMER FLOOD PLAIN (IN ACCORDANCE WITH PERMIT NO. 19933) IS ONGOING.
 - VEHICULAR ACCESS TO LOTS 501 AND 502 SHALL BE LIMITED TO SALINE COURT.
 - STORMWATER STORAGE, IN ACCORDANCE WITH CITY OF URBANA CODE FOR THE AREA OF THIS PLAT IS PROVIDED ON LOT 200 OF NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 2 RECORDED MAY 30, 2002 AS DOCUMENT NO. 2002R 17213.
 - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF URBANA.
 - BEARINGS ARE BASED ON URBANA HORIZONTAL CONTROL.
 - WAIVERS OF COMPLIANCE WITH THE CITY OF URBANA SUBDIVISION ORDINANCE ARE SPECIFIED IN THE APPROVED PRELIMINARY PLAT FOR THE SUBJECT AREA.

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 NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3rd P.M., CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31, T.20 N., R.9 E. OF THE 3RD P.M.; THENCE N. 00°13'21" E., ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 31, 60.81 FEET; THENCE N. 89°46'39" W., PERPENDICULAR TO SAID EAST LINE, 27.06 FEET TO THE TRUE POINT OF BEGINNING AT THE EXISTING WEST RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND EXISTING NORTH RIGHT-OF-WAY LINE OF SALINE COURT; THENCE S. 89°41'08" W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF SALINE COURT, 53.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF SALINE COURT, A CURVE TO THE RIGHT, CONVEX TO THE SOUTHWEST WITH A RADIUS OF 217.00 FEET, A DISTANCE OF 342.90 FEET TO A POINT OF TANGENCY; THENCE N. 00°13'21" E., ALONG THE EAST RIGHT-OF-WAY LINE OF SALINE COURT, 1069.28 FEET TO THE SOUTH LINE OF THE NORTH 1311.10 FEET OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE N. 89°22'19" E., ALONG SAID SOUTH LINE, 300.03 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE S. 00°13'21" W., ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, 19.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, 117.86 FEET TO A POINT ON CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, CONVEX TO THE WEST WITH A RADIUS OF 835.00 FEET AND AN INITIAL TANGENT BEARING S. 36°13'15" W., A DISTANCE OF 369.50 FEET TO A POINT ON CURVE; THENCE S. 00°13'21" W., ALONG A LINE PARALLEL TO AND 27.30 FEET NORMAL DISTANCE WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, 911.99 FEET TO A POINT OF CURVATURE ON THE EXISTING WEST RIGHT-OF-WAY LINE OF LINCOLN AVENUE; THENCE S. 00°18'52" E., ALONG SAID WEST RIGHT-OF-WAY LINE, 25.91 FEET TO THE POINT OF BEGINNING, CONTAINING 360,812 SQUARE FEET, (8.283 ACRES), MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 2 LOTS AS SHOWN ON THE ATTACHED PLAT, WITH DIMENSIONS IN FEET AND DECIMALS THEREOF. EASEMENTS SHOWN ON SAID PLAT HAVE BEEN DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, 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.

DATE: _____

THOMAS B. JORDAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014
CHAMPAIGN, ILLINOIS
EXPIRES NOVEMBER 30, 2014

OWNER & SUBDIVIDER: _____

MACC CAPITAL HOLDINGS, INC.

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: _____

ATTEST: _____ MAYOR

CITY CLERK

THIS PLAT IS VALID FOR NINETY (90) DAYS FROM _____

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: _____

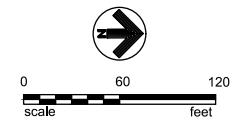
JOHN A. DABROWSKI
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER #42530

OWNER & SUBDIVIDER: _____

MACC CAPITAL HOLDINGS, INC.

PRELIMINARY/FINAL PLAT

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



Date of Preparation: January 31, 2013	PROJECT ID: 12M79.88
Foth Foth Infrastructure & Environment, LLC 1610 Boardman Drive Champaign, IL 61821 Phone: 217-352-4199 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.	

ORDINANCE NO. 2002-05-050

**An Ordinance
Approving A Revised Preliminary Subdivision Plat**

(North Lincoln Avenue Industrial Park Subdivision - Plan Case No. 1822-S-02)

WHEREAS, University Construction received approval for the North Lincoln Avenue Industrial Park Subdivision Preliminary Plat in 1991; and

WHEREAS, University Construction has submitted a Revised Preliminary Subdivision Plat for the North Lincoln Avenue Industrial Park Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, The Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision is consistent with specific requirements and provisions of the Development Agreement between the City of Urbana, University Construction and L/T 1223 which was adopted by the City of Urbana on April 1, 2002; and

WHEREAS, The Revised Preliminary Plat of North Lincoln Avenue Industrial Park Subdivision is consistent with the re-alignment of North Lincoln Avenue as approved in the 1998 North Lincoln Avenue Location Study; and

WHEREAS, The Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision complies with the Urbana Comprehensive Plan, as amended; and

WHEREAS, the Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from the requirements requested by the Petitioner; and

WHEREAS, The City Engineer has reviewed. and approved the Revised Preliminary Subdivision Plat of the North Lincoln Avenue Industrial Park Subdivision along with selected waivers; and

WHEREAS, in Plan Case 1822-S-01, the Urbana Plan Commission, on May 9, 2002, unanimously recommended approval (6-0) of the Revised Preliminary Plat of the North Lincoln Avenue Industrial Park Subdivision along with selected waivers from the requirements of the Subdivision and Land Development Code outlined under Section 1. Additional waivers granted pertinent to Case 1822S-02 are specific for the Final Plat of North Lincoln Avenue Industrial Park Subdivision No. 2 as described in Ordinance 2002-05-051.

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

Section 1. The Revised Preliminary Plat of North Lincoln Avenue Industrial Subdivision attached as Exhibit "A" hereto is hereby approved as platted with the following waivers:

1. Waiver of 21-13 (F); Requirement to provide a Traffic Impact Analysis.
2. Waiver of Section 21-14 (H); Request to extend preliminary approval for two years.
3. Waiver to Section 21-36(A)2; Requirement that all lots front on a public street.
4. Defer the extension of Saline Court to the adjacent property to the north until such time as the City completes the Comprehensive Planning and Roadway studies in that area to determine if the extension of the roadway network is necessary.

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 20th day of May,
2002.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

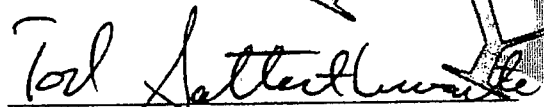
NAYS:

ABSTAINS:

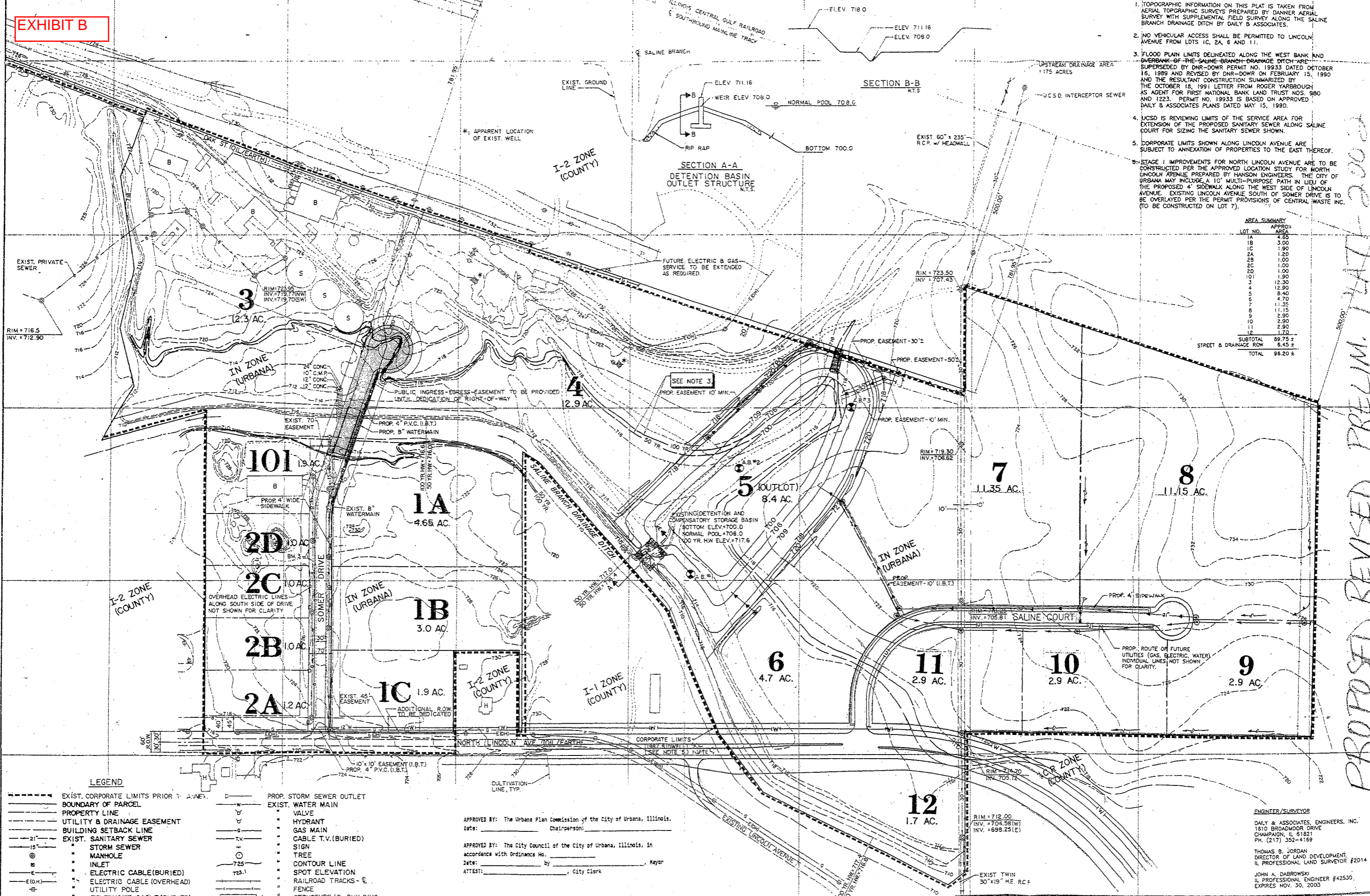


Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 29th day of May,
2002.



Tod Satterthwaite, Mayor



1. TOPOGRAPHIC INFORMATION ON THIS PLAT IS TAKEN FROM AERIAL PHOTOGRAPHS AND AERIAL PHOTOGRAMMETRY SURVEYS PREPARED BY DANNER SURVEY WITH SUPPLEMENTAL FIELD SURVEY ALONG THE SALINE BRANCH DRAINAGE DITCH BY DAILY & ASSOCIATES.
2. NO VEHICULAR ACCESS SHALL BE PERMITTED TO LINCOLN AVENUE FROM LOTS 1C, 2A, 6 AND 11.
3. FLOOD PLAIN LIMITS DELINEATED ALONG THE WEST BANK AND OVERBANK OF THE SALINE BRANCH DRAINAGE DITCH ARE SUPERSEDED BY DNR-DOWR PERMIT NO. 19933 DATED OCTOBER 16, 1989 AND REVISED BY DNR-DOWR ON FEBRUARY 15, 1990 AND THE RESULTANT CONSTRUCTION SUMMARIZED BY THE OCTOBER 18, 1991 LETTER FROM ROGER YARBROUGH AS AGENT FOR FIRST NATIONAL BANK LAND TRUST NOS. 980 AND 1223. PERMIT NO. 19933 IS BASED ON APPROVED DAILY & ASSOCIATES PLANS DATED MAY 15, 1990.
4. UCSD IS REVIEWING LIMITS OF THE SERVICE AREA FOR EXTENSION OF THE PROPOSED SANITARY SEWER ALONG SALINE COURT FOR SIZING THE SANITARY SEWER SHOWN.
5. CORPORATE LIMITS SHOWN ALONG LINCOLN AVENUE ARE SUBJECT TO ANNEXATION OF PROPERTIES TO THE EAST THEREOF.
6. STAGE I IMPROVEMENTS FOR NORTH LINCOLN AVENUE ARE TO BE CONSTRUCTED PER THE APPROVED LOCATION STUDY FOR NORTH LINCOLN AVENUE PREPARED BY HANSON ENGINEERS. THE CITY OF URBANA MAY INCLUDE A 10' MULTI-PURPOSE PATH IN LIEU OF THE PROPOSED 4' SIDEWALK ALONG THE WEST SIDE OF LINCOLN AVENUE. EXISTING LINCOLN AVENUE SOUTH OF SOMER DRIVE IS TO BE OVERLAYED PER THE PERMIT PROVISIONS OF CENTRAL WASTE INC. (TO BE CONSTRUCTED ON LOT 7).

AREA SUMMARY	
LOT NO.	APPROX. AREA
1A	4.65
1B	3.00
1C	1.90
2A	1.20
2B	1.00
2C	1.00
2D	1.00
101	1.90
3	12.30
4	12.90
5	8.40
6	4.70
7	11.35
8	11.15
9	2.90
10	2.90
11	2.90
12	1.70
SUBTOTAL 69.75 ±	
STREET & DRAINAGE ROW 6.45 ±	
TOTAL 76.20 ±	

PROPOSED REVISED PRELIM. PLAT - 2000

- LEGEND**
- | | |
|---|---|
| --- EXIST. CORPORATE LIMITS PRIOR TO 1990 | --- PROP. STORM SEWER OUTLET |
| --- BOUNDARY OF PARCEL | --- EXIST. WATER MAIN |
| --- PROPERTY LINE | --- VALVE |
| --- UTILITY & DRAINAGE EASEMENT | --- HYDRANT |
| --- BUILDING SETBACK LINE | --- GAS MAIN |
| --- EXIST. SANITARY SEWER | --- CABLE T.V. (BURIED) |
| --- STORM SEWER | --- SIGN |
| --- MANHOLE | --- TREE |
| --- INLET | --- CONTOUR LINE |
| --- ELECTRIC CABLE (BURIED) | --- SPOT ELEVATION |
| --- ELECTRIC CABLE (OVERHEAD) | --- RAILROAD TRACKS - E |
| --- UTILITY POLE | --- FENCE |
| --- TELEPHONE CABLE (BURIED) | --- STRUCTURE (B = BUILDING, S = STORAGE BINS, H = HOUSE) |
| --- TELEPHONE PEDESTALL | --- MANHOLE |
| --- R.O.W. LINE | --- PROP. INLET |
| --- PROP. SANITARY SEWER | --- PROP. SWALE |
| --- PROP. STORM SEWER | |

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

BENCHMARK BH 501: (BY C.S. DANNER) CHISELED "C" ON NORTHWEST CORNER OF BRIDGE - 400'± NORTH OF SOUTHEAST CORNER OF SECTION 31, T. 20 N., R. 9 E. OF THE 3RD P.M. ELEV. 719.41

BENCHMARK BH 3: P.K. HAIL IN NORTH SIDE OF 4TH UTILITY POLE WEST OF LINCOLN AVENUE ON SOUTH SIDE

	Date: 5-14-97	Surveyor: D/A	NORTH LINCOLN AVENUE INDUSTRIAL PARK PRELIMINARY PLAT
	Revised: 5-17-97 (Sidewalk)	Designed: KEJ	
	5-30-97 (Municipal)	Drawn: BDH Checked: TBU Title: TRJ	

ENGINEER/SURVEYOR
 DAILY & ASSOCIATES, ENGINEERS, INC.
 1810 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821
 PH. (217) 352-4169

THOMAS B. JORDAN
 DIRECTOR OF LAND DEVELOPMENT
 IL PROFESSIONAL LAND SURVEYOR #2014

JOHN A. DABROWSKI
 IL PROFESSIONAL ENGINEER #42530
 EXPIRES NOV. 30, 2003

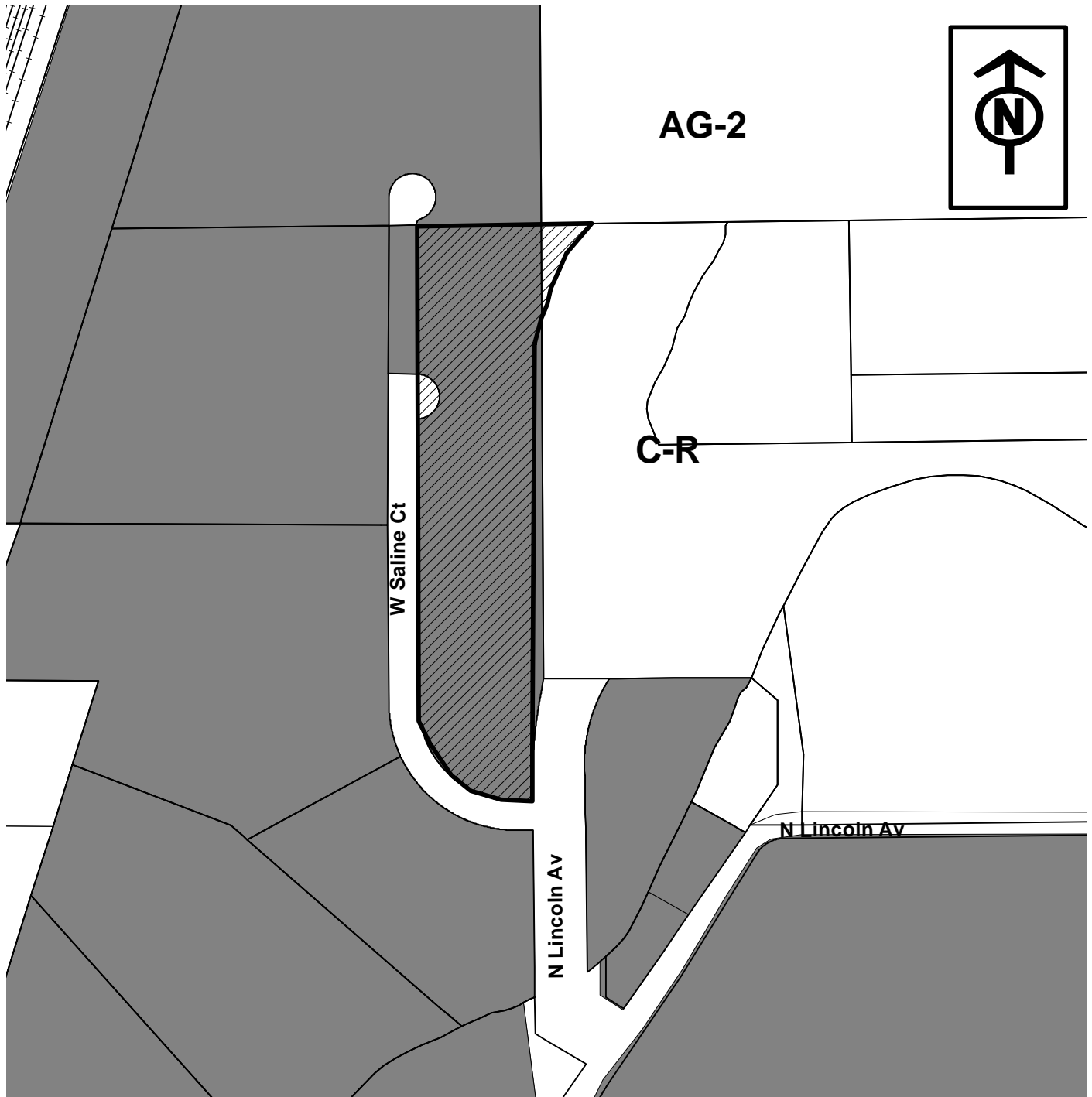
Exhibit C: Location Map



Case: 2204-S-13
Subject: N. Lincoln Ave Industrial Park #5
Preliminary/Final Plat
Location: 1000 Saline Court
Petitioner: MACC Capital Holdings, LLC

 Subject Property

Exhibit D: Zoning Map



Case: 2204-S-13
Subject: N. Lincoln Ave Industrial Park #5
Preliminary/Final Plat
Location: 1000 Saline Court
Petitioner: MACC Capital Holdings, LLC



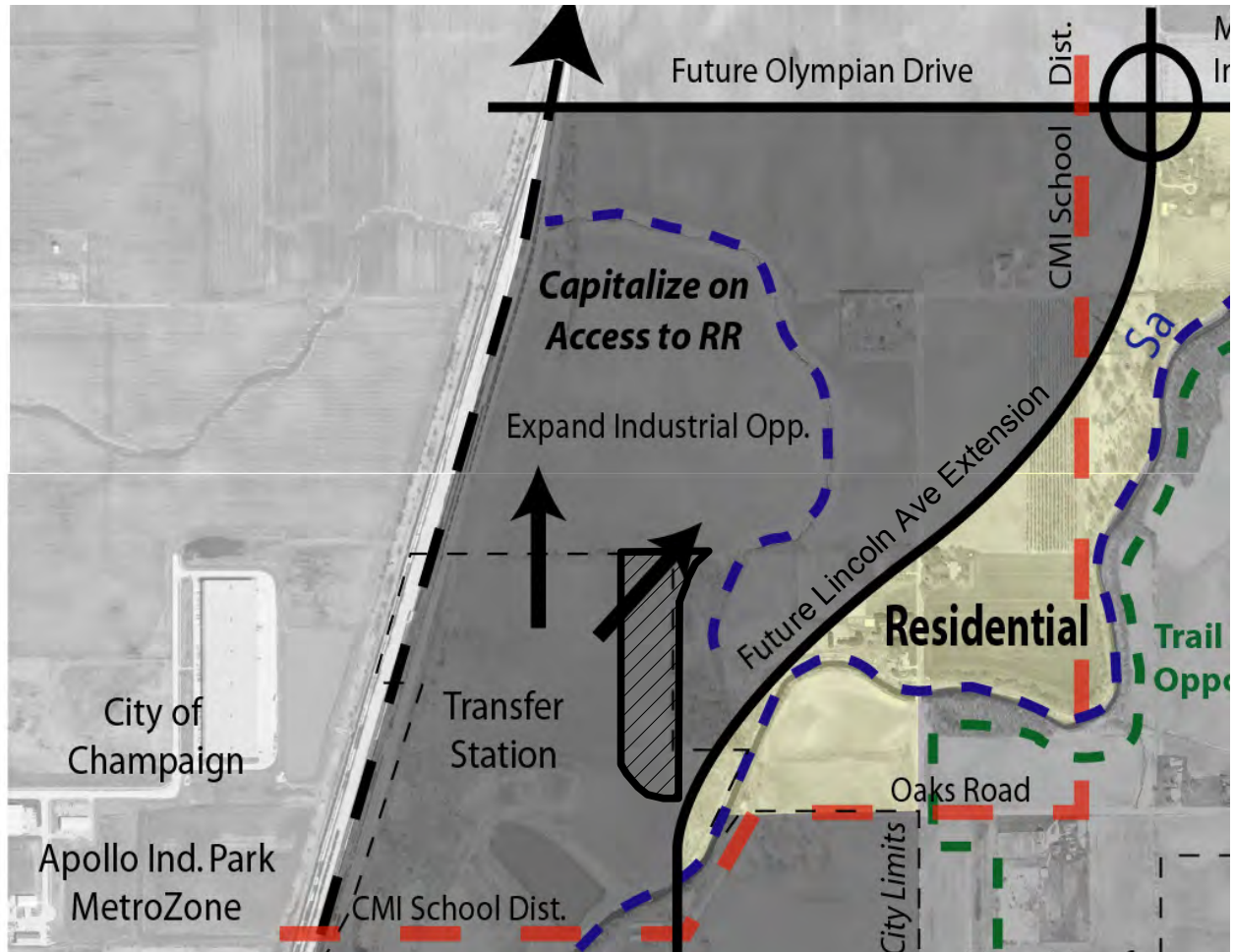
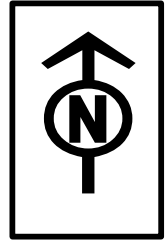
 Subject Property
 IN-2

Exhibit E: Future Land Use Map

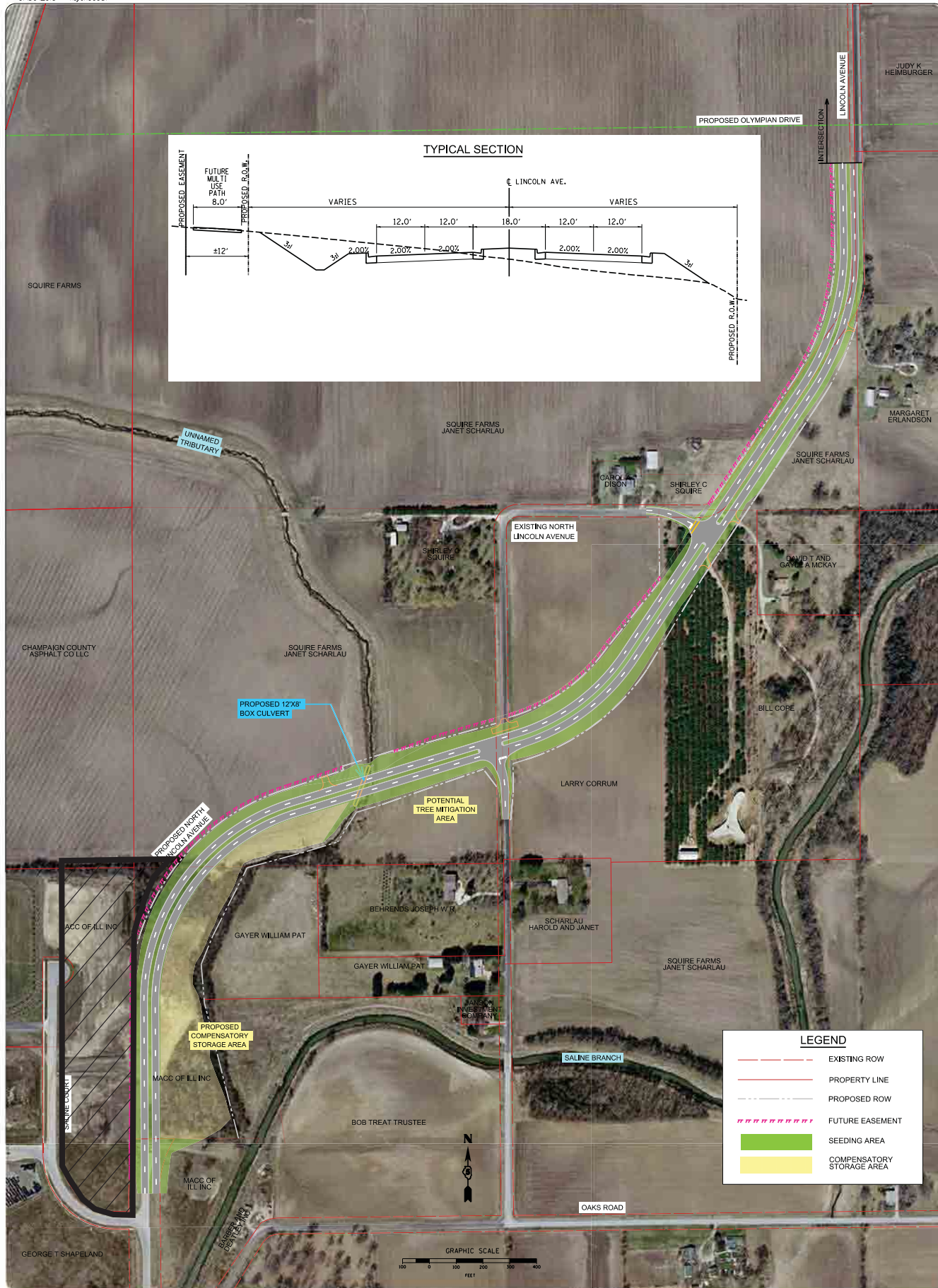
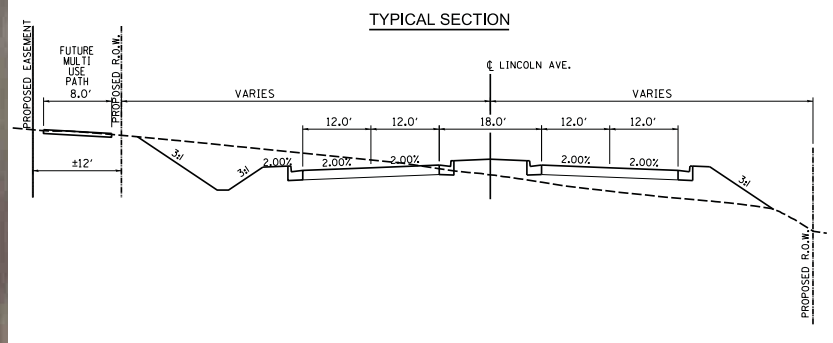


Case: 2204-S-13
Subject: N. Lincoln Ave Industrial Park #5
Preliminary/Final Plat
Location: 1000 Saline Court
Petitioner: MACC Capital Holdings, LLC

 Subject Property

Exhibit F: North Lincoln Avenue Location Study

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01_30_2013 hcyen00951



Sheet 1 of 1 sheets



© Copyright Hanson Professional Services Inc., 2013
Hanson Professional Services Inc.
525 South Sixth Street
Springfield, Illinois 62753-2886
Offices Nationwide

Hanson No. 10.0147
Filename: ProjectImage 2line
Scale: 150ft
Date: 4/4/2012

LAYOUT
DRAWN
REVIEWED



DATE REVISION