



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Paul Lindahl, Planner I

DATE: June 13, 2007

SUBJECT:

ZBA Case 2007-C-02 is a request by SM Properties Urbana, LLC for an Amendment of a Conditional Use Permit to allow the establishment of two principal uses on a single parcel of land at 104 N. Vine Street.

ZBA Case 2007-C-03 is a request by SM Properties Urbana, LLC for an Amendment of a Conditional Use Permit to allow the establishment of a “Gasoline Station” in the B-4E, Central Business-Expansion zoning district at 104 N. Vine Street.

Introduction & Background

In 2006, SM Properties Urbana, LLC (an affiliate of Schnucks Markets, Inc.) was granted two conditional use permit requests for the subject property at 104 North Vine Street for establishment of two principal uses on a single parcel of land and for permission to establish a “gasoline station”. At the time, the subject property was a vacant lot. The petitioners wished to develop the property with two separate businesses – a stand-alone coffee shop and a gas station with convenience store. This development is currently underway. The petitioner is now requesting a minor amendment to the Conditional Use Permits to reflect a changed location of a garbage dumpster. The locations of the garbage dumpster were explicitly made a part of the motion approving the Conditional Use Permits. Therefore, alteration of this location requires an amendment to the previously granted Conditional Use Permits.

Please see the attached original case memo dated August 11, 2006 for more detailed discussion of the conditional use permit criteria, background on the site and surrounding properties, and various development regulations.

The Urbana Zoning Board of Appeals, considered the two cases (2006-C-03, and 2006-C-04), on August 16, 2006 at a public hearing. In each case the Urbana Zoning Board of Appeals voted 6-0 to approve the requested Conditional Use permits.

The Conditional Use permit approval of each case included the following conditions:

1. That the development shall generally conform to the submitted Site Plan attached as Exhibit “H” with the changed dumpster location and pedestrian access areas as reflected in Exhibit “I”, as

they may be amended to meet the codes and regulations of the City of Urbana. Any significant deviation from the site plan will require an amendment to the Conditional Use Permit, including further review and approval by the Zoning Board of Appeals.

2. That the development shall meet all applicable standards and regulations of the Urbana Zoning Ordinance and the Urbana Subdivision and Land Development Code.
3. That the petitioner shall submit a detailed landscape plan for review and approval by the City Arborist and Zoning Administrator, in general conformity to submitted schematic plans, and including provisions for pedestrian and bicycle access and parking.
4. That the Starbucks and gas station/convenience store buildings utilize high quality building materials (e.g., brick, masonry, etc.) to complement the existing Schnucks Crossing grocery store and strip center buildings and in recognition of the prominent site location in downtown Urbana.

Discussion

The petitioners have been able to comply with conditions two, three, and four, but were unable to comply with the first condition due to unforeseen circumstances. Specifically, during the final stages of completing the construction plans, the petitioners found that the turning radius of gasoline trucks would require more room at the northern side of the main access drive where the trucks are to enter. In addition, placement of both dumpsters at the required location would interfere with the stacking area for the coffee shop drive-through. For these reasons, the placement of both required dumpster enclosures can not practically be placed on the north property line as called for by condition number one. Due to miscommunication with the contractor, one of the required dumpsters has already been constructed along the south side of the site plan, near Main Street. This dumpster enclosure is made of brick and fits in well with the Starbucks building design. Due to its construction and the grade change, it does not result in a problematic appearance as seen from Main Street. However, in order for this dumpster enclosure to remain in this location, an amendment to Condition Number One is necessary.

The petitioners are now returning to the Zoning Board of Appeals to request an amendment to the Conditional Use Permits to allow a revision of Condition Number One to read as follows:

1. That the development shall generally conform to the submitted Site Plan attached as Exhibit "H" with the changed dumpster location and pedestrian access areas as reflected in new Exhibit "I", as amended to show a revision to the dumpster enclosures to reflect built conditions and as they may be further amended to meet the codes and regulations of the City of Urbana. Any additional significant deviation from the site plan will require a further amendment to the Conditional Use Permit, including further review and approval by the Zoning Board of Appeals.

Staff have reviewed the proposed amendments and believe that all circumstances and findings pertaining to the cases and the original decision of the Board remain valid with the following exceptions:

1. The submitted truck turning radius diagram did not accurately reflect the geometric dimensions of the narrow access drive and the turning requirements of the gas trucks. Further design revealed that additional width in the access drive would be necessary for safe access and functionality. This prevents the placement of both dumpster enclosures at the north location.

2. Construction of a dumpster enclosure near Main Street has not resulted in a visual barrier or unsightly appearance for the following reasons:

- The ground level of the site has been extensively regraded and the location of the dumpster enclosure as installed is well below the grade level of Main Street. Consequently, the dumpster enclosure is considerably less visible than was originally expected. (see photo exhibit)
- The dumpster enclosure installed is constructed of the same high grade of architectural brick with an ornamental stone top course as the Starbucks building. For that reason from a distance it appears to attractively blend into the building rather than stand out as a lower quality enclosure of cinder block, concrete block, or chain link fencing might.

Amendment to the Conditional Use Permits as requested would help to account for unanticipated geometric limitations on the site, improved safety of access for gas trucks, and improved safety and functionality of access for the Starbucks drive-through. The amendment would also avoid the need to remove the constructed dumpster enclosure, which appears to work well at the current location.

Options

The Zoning Board of Appeals has the following options in both cases:

1. Amend the conditional use permits, as requested without any special conditions; or
2. Amend the conditional use permits as requested, along with any additional conditions and requirements as may be appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Deny the requested amendments to the conditional use permits.

Staff Recommendation

Based on the evidence presented in the attached original ZBA case memo dated August 11, 2006, the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals APPROVE the proposed amendments to the conditional uses in ZBA cases 2007-C-02 and 2007-C-03, for the reasons articulated above, and by re-adopting the Conditional Use approval criteria, and Summary of Findings for each case as stated in the attached 2006 memo, and with the following REVISED condition number one:

1. That the development shall generally conform to the submitted Site Plan attached as Exhibit "H" with the changed dumpster location and pedestrian access areas as reflected in new Exhibit "I", as amended, to show a revision to the dumpster enclosures to reflect built conditions and as they may be further amended to meet the codes and regulations of the City of Urbana. Any additional significant deviation from the site plan will require a further amendment to the Conditional Use Permit, including further review and approval by the Zoning Board of Appeals.

Attachments:

Original 2006 case memo
Original 2006 case - Ex. H: Site Plan
Original 2006 case - Ex. I: Illustrative Site Plan

2007 Revised Landscape and Site Plan, Exhibit I, amended
2007 Site Photos of installed dumpster enclosure

Cc:

SM Properties Urbana, LLC
Attn: Tim Bailey or Karen Holman
11420 Lackland Road
St. Louis, MO 63146

Architectural Spectrum, LLC
Attn: Brett Stillwell
201 West Springfield Ave., #300
P. O. Box 140
Champaign, IL 61824-0140

HDC Engineering
Attn: Eric Childers
201 West Sprignfield Ave.
Champaign, IL 61820

Berns, Clancy & Associates
Attn: Tom Berns
405 East Main Street
Urbana, IL 61801



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Paul Lindahl, Planner I

DATE: August 11, 2006

SUBJECT:

ZBA Case 2006-C-03 is a request by SM Properties Urbana, LLC for a Conditional Use Permit to allow the establishment of two principal uses on a single parcel of land at 104 N. Vine Street.

ZBA Case 2006-C-04 is a request by SM Properties Urbana, LLC for a Conditional Use Permit to allow the establishment of a “Gasoline Station” in the B-4E, Central Business-Expansion zoning district at 104 N. Vine Street.

Introduction

SM Properties Urbana, LLC (an affiliate of Schnucks Markets Inc.) has submitted two conditional use permit requests for a property at 104 N. Vine Street. The subject property is a vacant lot at the northeast corner of Vine and Main Streets in downtown Urbana. The petitioners wish to develop the property with two separate businesses – a stand-alone coffee shop and a gas station with convenience store. Urbana Zoning Ordinance Section V-3.C permits the Zoning Board of Appeals to allow the establishment of more than one principal use structure or building on a single parcel of land in any zoning district under Conditional Use Permit review procedures. Urbana Zoning Ordinance Table V-1 Table of Uses states that a “*Gasoline Station*” is permitted in the B-4E Zoning District pursuant to the approval of a Conditional Use Permit by the Urbana Zoning Board of Appeals. A coffee shop or “café” and convenience stores are permitted by right in the B-4E District.

Background

In 1986, the City created Tax Increment Financing District (TIF) #2 to allow for the redevelopment of areas near Urbana’s downtown. In 1992, the City created the B-4E, Central Business – Expansion zoning district to further facilitate opportunities for redevelopment and the growth of Urbana’s downtown. In the area northeast of the corner of Vine Street and Main Street were a number of blighted structures and vacant lots where the City desired to promote redevelopment. In 1996, the City and Schnucks Markets, Inc. signed an agreement to allow for commercial redevelopment of the area. Under the agreement Schnucks would acquire property and the City would vacate a number of streets and alleys. The entire development area was rezoned from B-3, General Business, to B-4E at that time. All structures within the area were removed and the site became Schnucks Urbana Crossing, which includes a strip center with grocery store anchor and a number of outlots. The conditional use permit requests are for an outlot of the Schnucks Crossing development that has been vacant since completion of the larger

project. As this corner outlot is prominently visible, its development has been an important economic development goal for the city.

The proposed development would add two new buildings to the site and a fuel station. A Starbucks Coffee shop is proposed to be located at the northwest corner of the lot adjacent to the Advance Auto parking lot and a Schnucks brand gas station and associated convenience store are proposed to be located at the east end of the lot adjacent to the Schnucks Crossing access drive to Main Street. (See exhibits)

Planning for the Starbucks is at an advanced stage and does not in itself require any approvals from the Zoning Board of Appeals. A coffee shop is permitted by right in the district and that use or others also permitted by right could be co-located in a single structure without the need for Zoning Board approvals. Staff have reviewed site plans for the Starbucks building and have found that they meet the requirements of the zoning ordinance.

The questions before the Zoning Board in Cases 2006-C-03, and -04 are respectively:

- 1) Whether more than one principal use or structures may be located at this site; and
- 2) Whether a “Gasoline Station” may be permitted as a conditional use at this location

As in all Conditional Use Permit cases there are specific questions and criteria of review used to analyze the questions stated above. Those are addressed later in the memo.

Surrounding Properties

The subject property is located in the eastern part of Urbana downtown. To the north is the Advance Auto parts store, and to the east is the Schnucks Crossing strip center. South across Main Street is Illini Oil Change, a County Court parking lot, and a vacant lot. To the west across Vine Street is a small park occupied by a billboard and then the Champaign County Sherriff’s offices.

The following chart, along with the attached exhibits, offers a more detailed summary of the surrounding zoning and land uses.

Direction	Zoning	Existing Land Use	Future Land Use
Site	B-4E, Central Business-Expansion	Vacant	Central Business
North	B-4E, Central Business-Expansion	Commercial and Parking	Central Business
East	B-4E, Central Business-Expansion	Commercial and Parking	Central Business
South	B-4, Central Business, and R-6, High Density Multiple Family Residential	Commercial, Parking, and vacant	Central Business
West	B-4, Central Business	Mini Park and Government office	Central Business

Discussion

Development Regulations

Because the site plan for the development of the Starbucks affects the gasoline station site plan, the following discussion and analysis addresses aspects of both. Please refer to the exhibits for clarification of the discussion.

Access

The proposed development would have no direct road access from Vine or Main Streets. The only vehicular access will be from the Schnucks Crossing south entrance on Main Street across from Urbana Avenue. Keeping access off of the major streets will help to minimize traffic safety issues. An important element of the site plan is the provision of a drive-through for the Starbucks. The proposed access plan has been reviewed and approved by the City Engineer and Fire Chief.

Sidewalk Connections

Pedestrian sidewalk connections are located at the Main Street/Vine Street corner, across the drive-through lane and to the outdoor seating area. Another pedestrian sidewalk is provided from the Main Street sidewalk northward in the east rear yard and around the convenience store. The project architect and developer have responded positively to staff requests to maximize pedestrian connectivity to others areas of the downtown.

Setbacks and Landscape Buffers

In the B-4E zoning district the required front yard setback is six feet. Access drives such as the main entrance drive along the north border of the lot are permitted to encroach in the setback. Though not strictly required, the Starbucks drive-through will stay entirely out of the 6-foot front yard set back along Vine Street in order to enhance visual relief and pedestrian safety.

Required side yard and rear yard setbacks are five feet. The side and rear yards encompass the northern and eastern boundaries of the site. The access drive and the drive-through may encroach into the side yard at the north property line facing the Advance Auto parts store. Staff has determined that this encroachment is permissible under the Zoning Ordinance.

No landscape buffer is required at the north property line facing the Advance Auto parts store, however the plan indicates the east end of the north side yard along the entrance drive will be landscaped to screen trash enclosures.

The plans show uncovered parts of the east facing rear yard to have landscaping surrounding the convenience store. Three trees are required to be planted due to the number of parking spaces in the development. The final landscaping plan will be reviewed and approved by the City Arborist and the Zoning Administrator.

Parking

Zoning Ordinance Section VIII-5.D states that off-street parking required in the B-4E zoning district may be provided at a rate equal to 50% of the amount required by Table VIII-7, entitled “Parking Requirements by Use”. The parking provided is more than adequate to meet this standard. Because there are fewer than 20 off-street parking spaces required for each use, bicycle parking is not strictly required. However, because of the relatively high rate of bicycle use in the area, staff has recommended that the Starbucks provide bicycle parking racks. The project architect has indicated that bicycle parking will be provided at locations to be determined.

FAR and OSR

The proposed development will conform to the floor area and open space ratios for the B-4E zoning District. According to Table VI-3, the maximum Floor Area Ratio (FAR) for this district is 6.0, and there is no minimum Open Space Ratio (OSR). The proposed development is well within these parameters.

Requirements for a Conditional Use Permit

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a Conditional Use Permit shall demonstrate the following criteria. Because the two conditional uses require separate actions, the criteria and findings for each are stated separately:

ZBA Case 2006-C-03: to allow the establishment of more than one principal use on a single parcel of land

- 1. That the proposed use is conducive to the public convenience at that location.*

The proposed uses will provide a coffee shop with drive up service and fuel and convenience store services in a convenient downtown location. The coffee shop and gas station will complement each other and will create a convenient “one stop” facility for customers who arrive by all modes of transportation.

- 2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The gas station is located to the east of the prominent Main/Vine corner, allowing the Starbucks to be the primary visual component of the development. The shared entrance for each is located off of the Schnucks Crossing entry drive and so is less of a traffic problem than if each store had its own entrance off the street. Lighting and signage will be controlled and will focus on the site to minimize light spillover.

- 3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-6.*

The proposed uses are allowed in the B-4E district either by right or as a conditional use. The uses are generally compatible with the character of the downtown and other commercial uses in the vicinity. Traffic flow into and out of the property is indirect and will minimize the impact on adjacent roads. The site layout will conform to the requirements of the zoning district. Landscaping on the site will conform to the zoning ordinance requirements and will be enhanced to provide a strong aesthetic presence. Proposed pedestrian and bicycle amenities and landscaping will exceed zoning requirements.

ZBA Case 2006-C-04: to allow the establishment of a “Gasoline Station” in the B-4E, Central Business-Expansion zoning district.

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a Conditional Use Permit shall demonstrate the following:

1. *That the proposed use is conducive to the public convenience at that location.*

The gas station will provide fuel and convenience store services in a convenient downtown location. The gas station will complement the grocery services provided by the existing Schnucks market and will create a convenient “one stop” facility for all users.

2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The gas station is located to the east of the prominent Main/Vine corner, allowing the Starbucks to be the primary visual component of the development. The shared entrance for each is located off of the Schnucks Crossing entry drive and so is less of a traffic problem than if each store had its own entrance off the street. Lighting and signage will be controlled and will focus on the site to minimize light spillover.

3. *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-6.*

Gas stations are allowed in the B-4E district as a Conditional Use. This type of commercial use is in keeping with other auto-oriented commercial uses in the near vicinity. In addition, it has become more common for grocery store developments to provide an affiliated fueling service, particularly when they are anchors in commercial areas (e.g., WalMart/Murphy Oil, Farm and Fleet, Meijer’s). Traffic flow into and out of the property is indirect and will minimize the impact on adjacent roads. The site layout will conform to the requirements of the zoning district. Landscaping on the site will exceed zoning ordinance requirements and will be enhanced to provide a strong aesthetic presence.

Consideration

According to Section XII-2, the Board of Zoning Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional use permits, and whether the proposed uses will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Board of Zoning Appeals may also impose such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Summary of Findings

ZBA Case 2006-C-03: to allow the establishment of more than one principal use on a single parcel of land

1. The proposal would not pose a detriment to the B-4E, Central Business- Expansion zoning district.
2. The proposed uses will be conducive to the public convenience by providing a coffee shop with drive up service and fuel and convenience store services in a central downtown location.
3. The facilities are designed for safe and convenient use by customers who arrive by car, bike or on foot.
4. The City Engineer and Fire Chief have reviewed and approved the site access provisions.
5. The proposal preserves the essential character of the district because this type of commercial use is in keeping with other general purpose commercial uses in the near vicinity.
6. The development will meet or exceed all of the applicable requirements of the Urbana Zoning Ordinance. The new buildings will be located outside of the required setbacks, and the required amount of parking will be provided.
7. The proposed development is generally consistent with the 2005 Urbana Comprehensive Plan which shows the site as “Central Business”.
8. The proposed development would be consistent with the TIF 2 Redevelopment Plan and would involve the development of a long-vacant prominent parcel in the downtown area with appropriate uses.

ZBA Case 2006-C-04: to allow the establishment of a “Gasoline Station” in the B-4E, Central Business-Expansion zoning district.

1. The proposal would not pose a detriment to the B-4E, Central Business- Expansion zoning district.

2. The proposed use will be conducive to the public convenience by providing fuel and convenience store services in a central downtown location.
3. The facility is designed for safe and convenient use by customers who arrive by car, bike or on foot.
4. The City Engineer and Fire Chief have reviewed and approved the site access provisions.
5. The proposal preserves the essential character of the district because this type of commercial use is in keeping with other auto-oriented and general purpose commercial uses in the near vicinity.
6. The development will meet or exceed all the applicable requirements of the Urbana Zoning Ordinance. The new buildings will be located outside of the required setbacks, and the required amount of parking will be provided.
7. The proposed development is generally consistent with the 2005 Urbana Comprehensive Plan which shows the site as “Central Business”.
8. The proposed development would be consistent with the TIF 2 Redevelopment Plan and would involve the development of a long-vacant prominent parcel in the downtown area with appropriate uses.

Options

The Zoning Board of Appeals has the following options in both cases:

1. Grant the requested conditional use without any special conditions; or
2. Grant the requested conditional use along with any additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Deny the requested conditional use.

Staff Recommendation

ZBA Case 2006-C-03

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **APPROVE** the proposed conditional use to allow the establishment of more than one principal use on a single parcel of land for the reasons articulated above and along with the following conditions:

1. That the development shall generally conform to the submitted site plan attached as Exhibit H, as it may be amended to meet the codes and regulations of the City of Urbana. Any significant deviation from the site plan will require an amendment to the Conditional Use Permit, including further review and approval by the Zoning Board of Appeals.

2. That the development shall meet all applicable standards and regulations of the Urbana Zoning Ordinance and the Urbana Subdivision and Land Development Code.
3. That the petitioner shall submit a detailed landscape plan for review and approval by the City Arborist and Zoning Administrator, in general conformity to submitted schematic plans, and including provisions for pedestrian and bicycle access and parking.
4. That the Starbucks and gas station/convenience store buildings utilize high quality building materials (e.g., brick, masonry, etc.) to complement the existing Schnucks Crossing grocery store and strip center buildings and in recognition of the prominent site location in downtown Urbana.

ZBA Case 2006-C-04

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **APPROVE** the proposed conditional use to allow the establishment of a “Gasoline Station” in the B-4E zoning district for the reasons articulated above and along with the following conditions:

1. That the development shall generally conform to the submitted site plan attached as Exhibit H, as it may be amended to meet the codes and regulations of the City of Urbana. Any significant deviation from the site plan will require an amendment to the Conditional Use Permit, including further review and approval by the Zoning Board of Appeals.
2. That the development shall meet all applicable standards and regulations of the Urbana Zoning Ordinance and the Urbana Subdivision and Land Development Code.
3. That the petitioner shall submit a detailed landscape plan for review and approval by the City Arborist and Zoning Administrator, in general conformity to submitted schematic plans, and including provisions for pedestrian and bicycle access and parking.
4. That the gas station/convenience store building utilize high quality building materials (e.g., brick, masonry, etc.) to complement the existing Schnucks Crossing grocery store and strip center buildings and in recognition of the prominent site location in downtown Urbana.

Attachments:

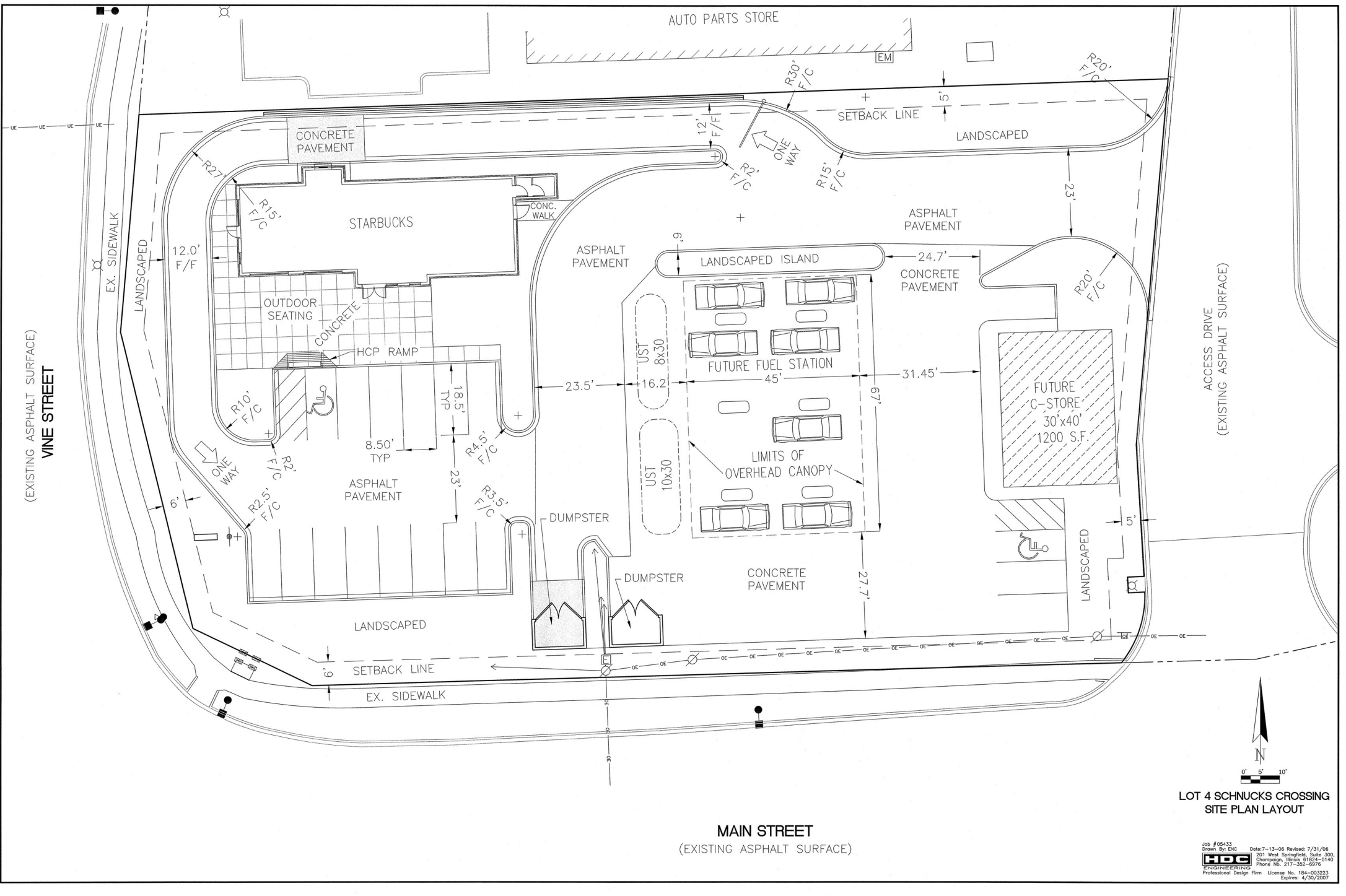
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| Ex. A: Location Map | Ex. F: Applications for Conditional Use |
| Ex. B: Zoning Map | Ex. G: B-4E Zoning District Description Sheet |
| Ex. C: Existing Land Use with Aerial Map | Ex. H: Site Plan |
| Ex. D: Future Land Use Map | Ex. I: Illustrative Site Plan |
| Ex. E: Site Photos | Ex. J: Illustrative Starbucks Elevation |

Cc:

SM Properties Urbana, LLC
 Attn: Tim Bailey or Karen Holman
 11420 Lackland Road
 St. Louis, MO 63146

Architectural Spectrum, LLC
 Attn: Brett Stillwell
 201 West Springfield Ave., #300
 P. O. Box 140
 Champaign, IL 61824-0140

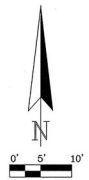
HDC Engineering
 Attn: Eric Childers
 201 West Sprignfield Ave.
 Champaign, IL 61820



(EXISTING ASPHALT SURFACE)
VINE STREET

ACCESS DRIVE
(EXISTING ASPHALT SURFACE)

MAIN STREET
(EXISTING ASPHALT SURFACE)

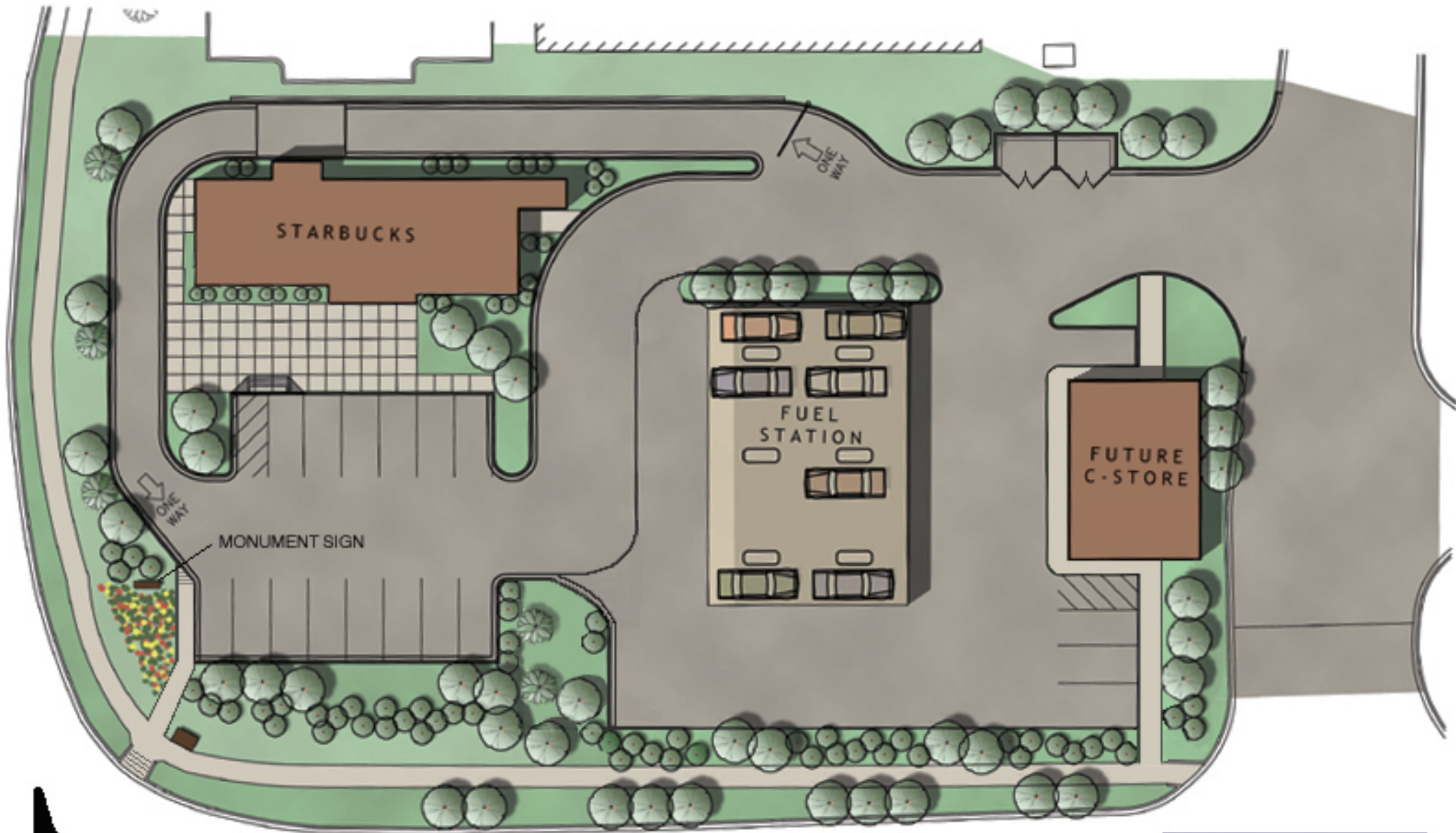


LOT 4 SCHNUCKS CROSSING
SITE PLAN LAYOUT

Job # 05433
 Drawn By: DMC Date: 7-13-06 Revised: 7/31/06
 201 West Springfield, Suite 300
 Champaign, Illinois 61824-0140
 Phone No. 217-352-8976
HDC
 ENGINEERING
 Professional Design Firm License No. 184-003223
 Expires: 4/30/2007

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VINE ST.



MONUMENT SIGN

STARBUCKS

FUEL
STATION

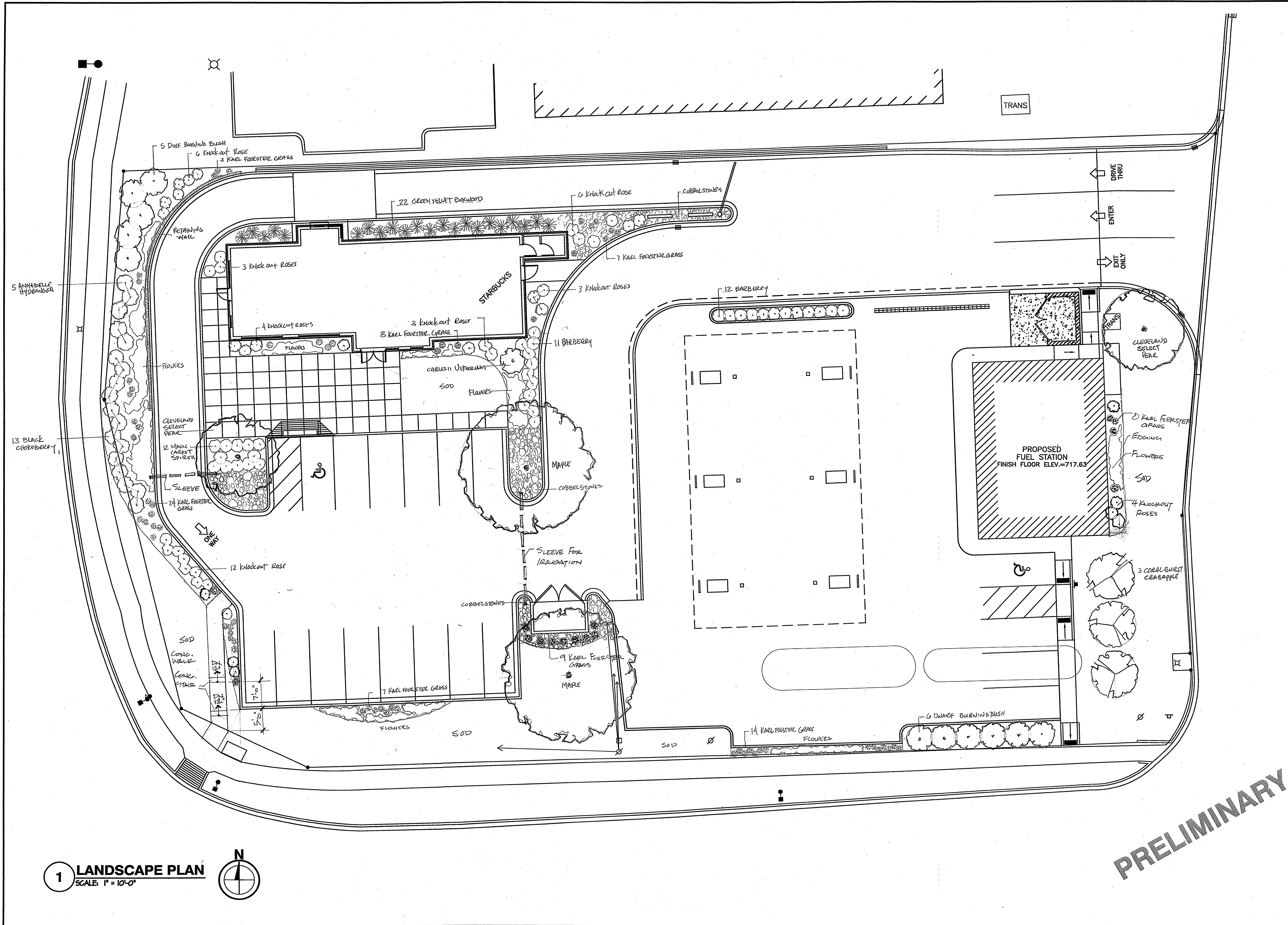
FUTURE
C-STORE

MAIN ST.

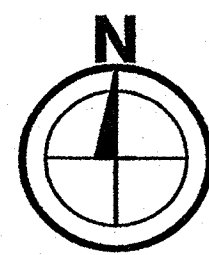
STARBUCKS FUEL STATION SITE PLAN

ARCHITECTURAL

SPECTRUM



1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



PRELIMINARY

ARCHITECTURAL SPECTRUM
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-0002116 ©2005
201 W. SPRINGFIELD AVE., SUITE 300 CHAMPAIGN, IL 61820
PHONE: (217) 959-4283 FAX: 356-0570 WEBSITE: WWW.ARCHSPECTRUM.COM

SCHNUCKS FUEL STATION
NEW CONSTRUCTION
ADDRESS
SAVOY, ILLINOIS
FULL SITE PLAN

No.	Revisions:
Date:	
Drawn:	SCL
Reviewed:	BJS
Date:	4.18.07
Proj. No.	2656.3
Sheet:	C0.1



#1 View to West from across Main St.

#2 View to North West from across street



#3 North West from mid Main Street at entrance

#4 West down sidewalk



#5 West from mid Main Street

#6 North West at sidewalk



#7 North East sidewalk



Example: Karl Foerster "Feather Reed" Grass - grows 5' tall



#8 East from Vine Street sidewalk



#9 East from Vine Street corner



#10 East from far side of Vine Street corner



#11 North from far side of Main Street corner sidewalk