



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner II
Robert Myers, Planning Manager

DATE: November 20, 2007

SUBJECT: Plan Case No. 2057-S-07, a combined Preliminary and Final Plat of Squires Subdivision No.1 and General Area Plan

Introduction and Background

This case is a request by Shirley C. Squires, Trustee of the Richard Squire, Jr. Estate, for a combined Preliminary and Final Plat for a 24.8 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. The parcel is located in unincorporated Champaign County within Somer Township, contiguous to the Urbana city limits. To provide the context for development of this plat, a General Area Plan is also being submitted for the Plan Commission's review and approval.

The proposed development will involve one lot for industrial development and the extension of an existing cul-de-sac street to provide access for this tract. Champaign Asphalt, LLC has a contract to purchase this property and has plans to consolidate and move its asphalt operation from Champaign to Urbana. It is anticipated that this plat will be followed at the Dec. 6, 2007 Plan Commission meeting by an annexation agreement for the property with Champaign Asphalt, LLC. The annexation agreement will include a request to rezone the property from County AG-2, Agriculture District to City IN, Industrial District, as well as a Special Use Permit to operate an asphalt production plant.

It is requested that the Urbana Plan Commission review this plat and make a recommendation to the City Council for approval, approval with conditions, or denial. The Urbana Plan Commission is also requested to review and either approve or deny the accompanying General Area Plan.

Discussion

General Area Plan

Since the petitioner is only developing a portion of their contiguous land holdings, the Urbana Subdivision and Land Development Code requires that a General Area Plan (GAP) be approved by the Plan Commission. Planning staff provided recommendations for the petitioner that were consistent with the 2005 Urbana Comprehensive Plan and the Subdivision and Land Development Code, and the petitioner's engineer created the formal GAP. As submitted, the GAP closely mirrors staff recommendations for the area.

The GAP also illustrates the location of the planned Olympian Drive east-west major arterial road that, when completed, will be consistent with the Mobility Map of the 2005 Urbana Comprehensive Plan. Olympian Drive will be a limited access roadway meaning that no driveway and only limited streets will be able to connect. Additionally, Olympian Drive will have to be elevated over the railroad tracks meaning that access to it just north of Squires Subdivision will be physically impossible.

Only one point of immediate access will be available for this 24-acre tract, however a second point of access on the east property line is shown in the future. Access to Squires Subdivision is limited because of its relatively isolated location. The property is adjacent to north-south railroad tracks on the west, by a stream on the east, and the future Olympian Drive on the north which, again, will have limited access. The second point of access for Squires Subdivision is not anticipated in the near term for several reasons, including the fact that industrial development happens much more slowly than residential and commercial development. Industrial parks typically develop in decades as opposed to years.

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 production facility under the "All Other Industrial Uses" land use category in the IN, Industrial Zoning District, Table V-1 of the Urbana Zoning Ordinance.

The 2005 Urbana Comprehensive Plan identifies the future land use of this tract as "*Industrial*" development expansion. The proposal appears to be generally consistent with the 2005 Urbana Comprehensive Plan.

Access

Access to the site will be from the new extension of Saline Court to a cul-de-sac terminus on the subject property. One point of access for this 24-acre tract is acceptable based on review by Public Works, Building Safety, Fire, and Planning staff. Although this would typically be too large of a tract to be served by one access point, this will be a one-lot subdivision with a single user having relatively few buildings. The use will be extensive rather than intensive. The Urbana Fire Department finds that this property can be adequately served by one point of access.

Drainage

Stormwater runoff will be on the adjacent Emulsicoat property to the south which is owned by the parent company of the prospective buyer of this single lot subdivision. A stormwater management plan will be submitted and reviewed by the Urbana Public Works Department as required by the Subdivision and Land Development Code.

Utilities and Outside Agency Review

The proposed plat has been sent 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

Detailed site engineering plans including grading, sewer and pavement structures have not yet been submitted. The Urbana Public Works Department will review the plans for compliance with the Urbana Subdivision and Land Development Code. It is expected that with the exception of the requested waivers there will be no challenges to compliance with the code.

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. After full development, the 24-acre Squires Tract is expected to generate an average of 400 vehicles per day. A City-approved traffic impact analysis performed in 2000 estimated the ADT for entire North Lincoln Subdivision would be 1,905 vehicles. This would place the cul-de-sacs ADT at 2,305 vehicles at “full development.”

The plat has been transmitted for review to outside agencies and no significant comments have been made. 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 General Area Plan created for this property and contiguous land owned by the applicant shows a second access point to eventually be created from a road connecting to the east property line.

Waiver Criteria and Analysis

Urbana Subdivision and Land Development Ordinance 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 also provided.

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 with a north-south railroad line to the west, a stream to the east, and a future Olympian Drive to the north which will have limited access. (Olympian Drive will in fact be elevated just north of Squires Subdivision in order to cross the railroad tracks, meaning that access to it will virtually be impossible.) The only possible point of access at this time 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 Ordinance. Because this 24 acre, one-lot subdivision is expected to be used by Champaign Asphalt which will be relocating its current facility, it is known that the operation will generate approximately 400 trucks per day. This would by definition exceed the maximum 250 ADT allowed by the Subdivision Ordinance for cul-de-sac streets. Due to its location there is, however, no other opportunity to create a through street or a second entrance to the property at this time. It should be noted that being adjacent to a railroad track does provide an another potential point of access albeit by a different transportation mode. Even if a second access point would not be possible, the Urbana Public Works Department and Fire Department find that the cul-de-sac will be able to accommodate the anticipated traffic and that the property can be adequately served by fire service.

City staff finds that there are conditions of topography which make the requirement for the maximum length of a cul-de-sac and maximum 250 ADT unnecessary.

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

Other nearby properties on N. Lincoln Ave. and Saline Court are very similar uses – asphalt production and concrete recycling. They are similarly extensive rather than intensive uses of large tracts. The same type of truck traffic is being generated by neighboring properties. Extension of Saline Court an additional 300 feet cannot be shown to harm other nearby properties. In terms of using a cul-de-sac to exceed 250 ADT, a traffic study performed for this industrial park 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 be difficult to expect that Squires Subdivision doing the same 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. This industrial park is isolated from potentially conflicting urban land use by its location north of I-74 and west of the railroad track. Thus, residential, office, and commercial land uses are only minimally impacted by this industrial park. The anticipated truck traffic produced by Champaign Asphalt – approximately 400 ADT – will add to industrial traffic on Saline Court and N. Lincoln Ave. It is not anticipated 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.

Consideration

Section 21-7.C "Conditions" (of waivers) states that in granting a waiver, the Plan Commission and 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.

Summary of Findings

1. The proposed preliminary and final plat of Squires Subdivision No.1 is consistent with the 2005 Comprehensive Plan Future Land Use Map designation and the proposed zoning in the area;
2. The proposed preliminary and final plat of Squires Subdivision No.1 conforms with the requirements of the Urbana Subdivision and Land Development Code, other than for requested waivers to the Code requirements.

Options

The Plan Commission has the following options concerning the General Area Plan:

- a. Approve the General Area Plan, or
- b. Deny the General Area Plan.

Additionally, in Plan Case No. 2057-S-07, the Plan Commission has the following options concerning the plat:

- a. Recommend approval of the plat for Squires Subdivision No. 1 with the requested waivers; or
- b. Recommend approval of the plat for Squires Subdivision No. 1 with some of the requested waivers; or
- c. Recommend denial of plat the Squires Subdivision No. 1. If denied, the Commission must state findings whereby the plat is deficient.

Staff Recommendations

Staff recommends that the Plan Commission **APPROVE** the General Area Plan as submitted.

Additionally, staff recommends that the Plan Commission recommend **APPROVAL** of the combined Preliminary and Final Plat of Squires Subdivision No. 1, 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.

Attachments:

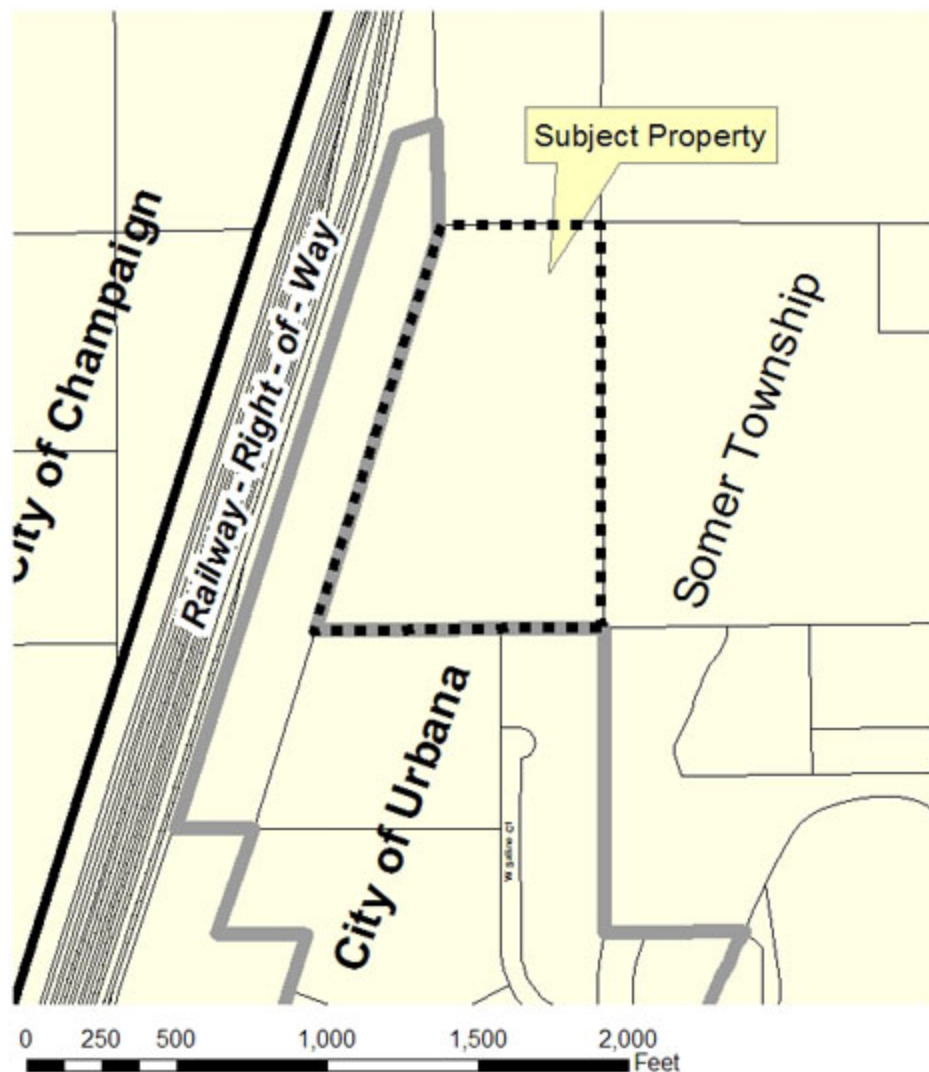
Ex. A: Location Map
Ex. B: Zoning Map
Ex. C: Existing Land Use Map w/ Aerial Photo
Ex. D: Future Land Use Map
Ex. E: Subdivision Plat
Ex. F: Subdivision Application / Petition
Ex. G: Waiver Requests
Ex. H: General Area Plan

CC:

Shirley C. Squire, Trustee Foth Infrastructure & Environment, LLC
3913 N. Lincoln Avenue Attn: Tom Jordan
Urbana, IL 61801 1610 Broadmoor Drive
Champaign, IL 61821

Location Map

EXHIBIT "A"



Plan Case: 2057-S-07

Subject: Squires Subdivision No. 1

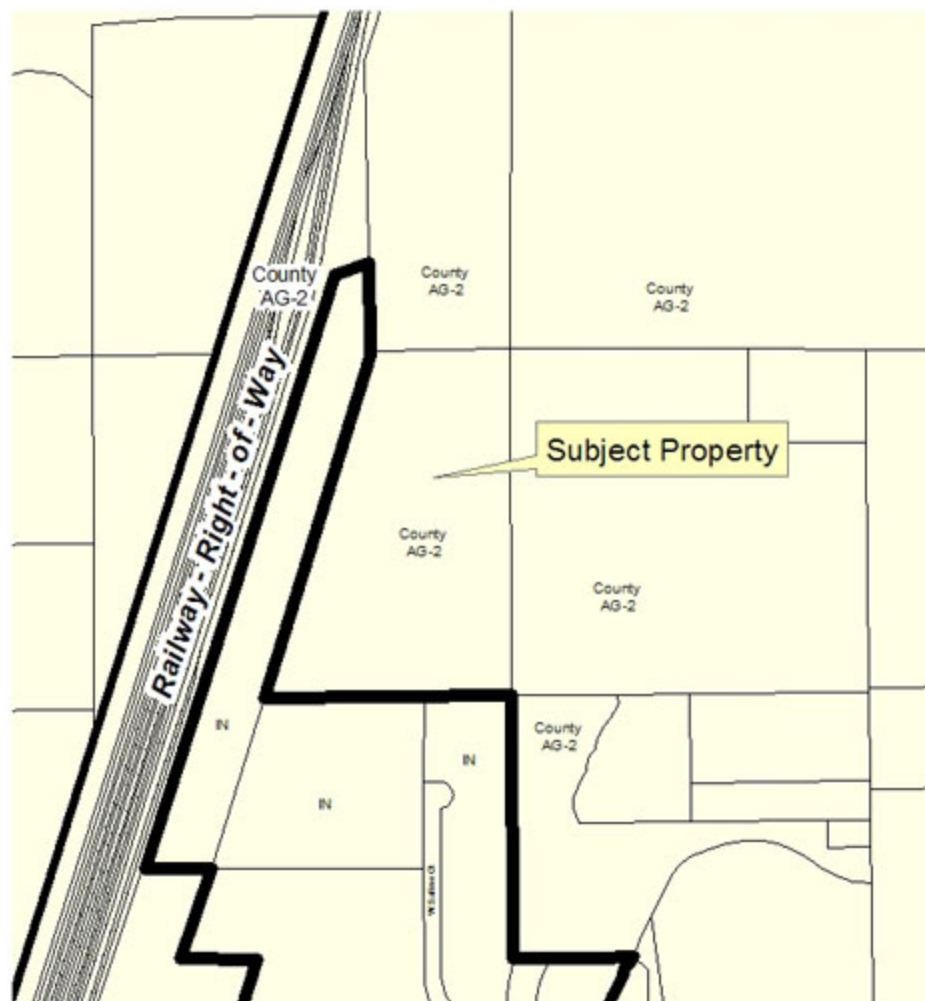
Location: North of Saline Court and west of North Lincoln Avenue

Zoning District: County AG-2

Petitioner: Richard Squires, Jr. Trust

Zoning Map

EXHIBIT "B"



600 300 0 600 1,200 1,800 Feet



Plan Case: 2057-S-07

Subject: Squires Subdivision No. 1

Location: North of Saline Court and west of North Lincoln Ave.

Zoning District: County AG-2

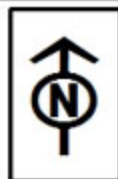
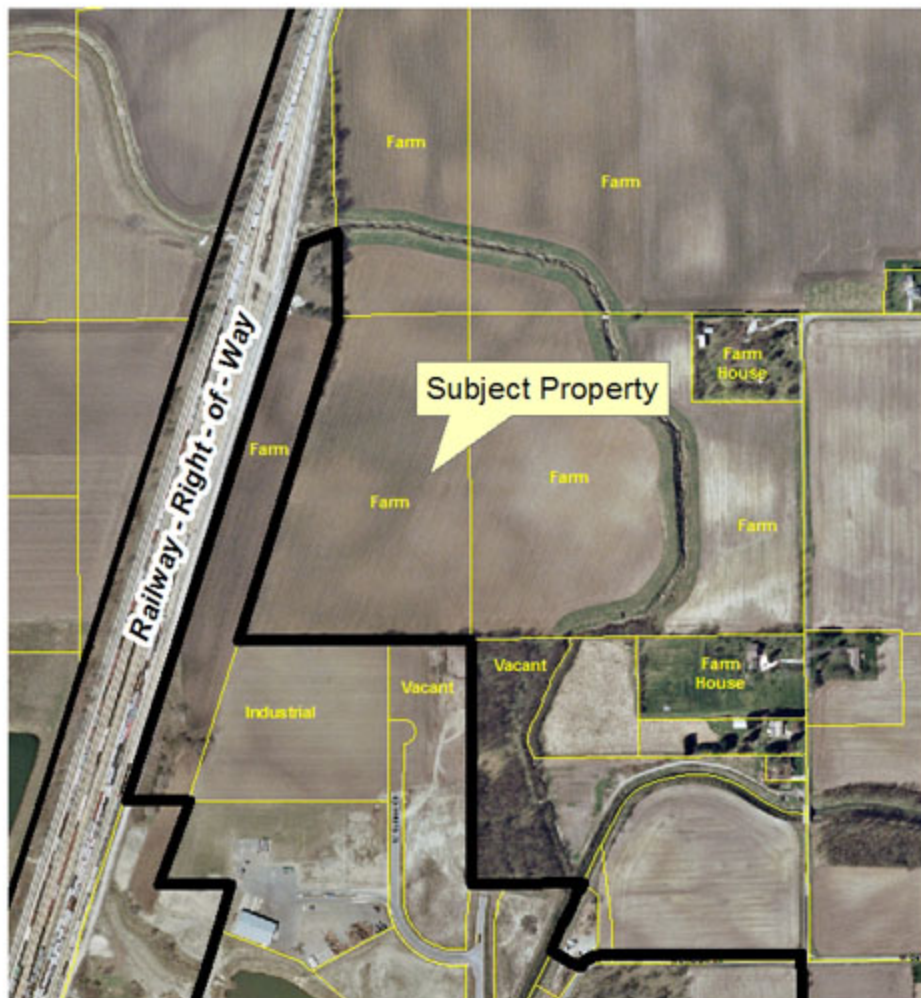
Petitioner: Richard Squires, Jr. Trust

IN - Industrial

AG-2 - Agriculture (County)

Existing Land Use w Aerial Photo

EXHIBIT "C"



600 300 0 600 1,200 1,800 Feet



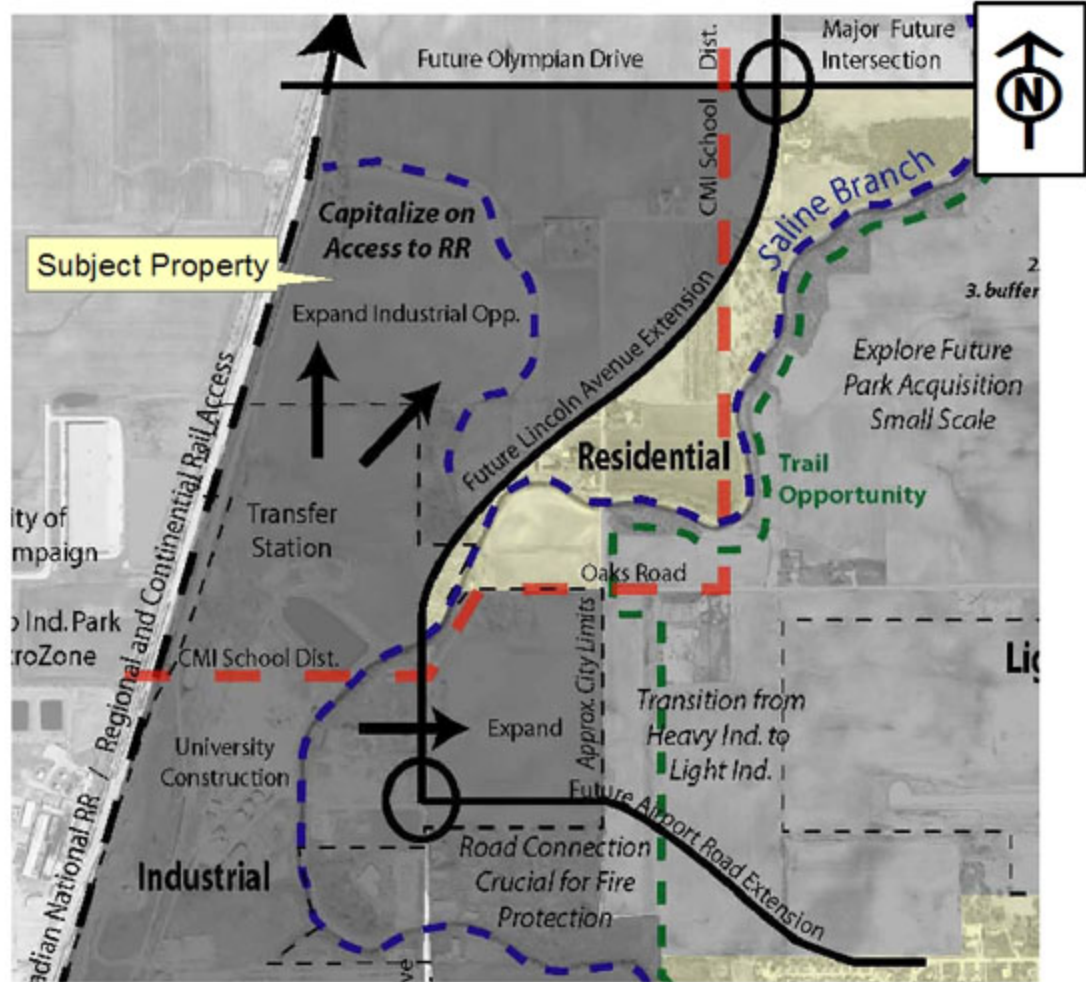
Plan Case: 2057-S-07
Subject: Squires Subdivision No. 1
Location: North of Saline Court and west of North Lincoln Ave.
Zoning District: County AG-2
Petitioner: Richard Squires, Jr. Trust

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

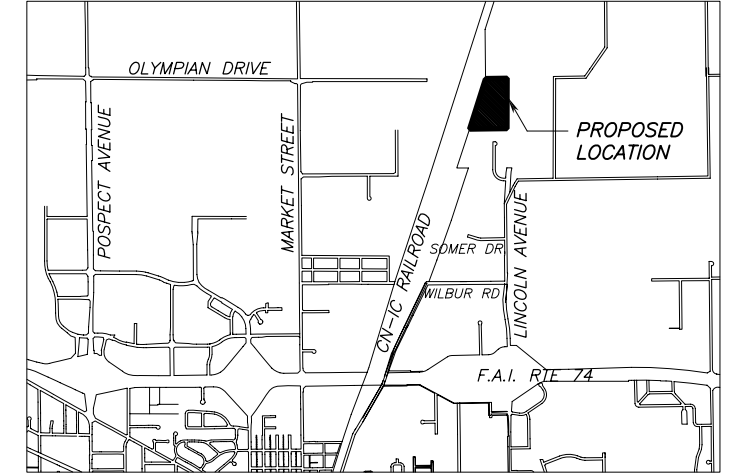
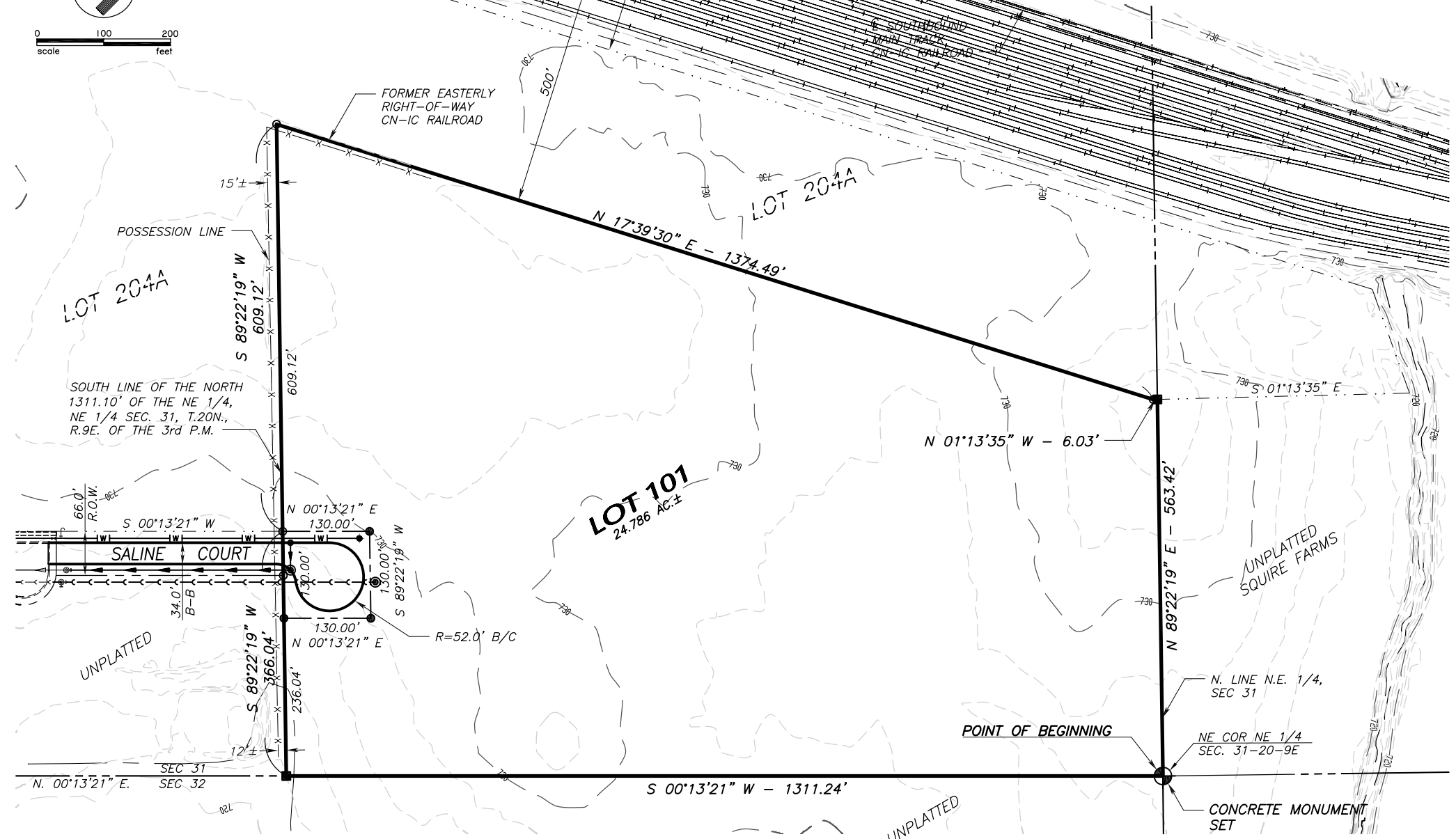
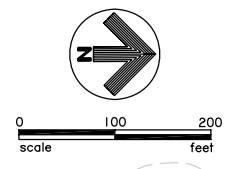


Plan Case: 2057-S-07
Subject: Squires Subdivision No. 1
Location: North of Saline Court and west of North Lincoln Ave.
Zoning District: County AG-2
Petitioner: Richard Squires, Jr. Trust

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

PRELIMINARY/FINAL PLAT SQUIRES 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 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 24.786 ACRES, MORE OR LESS, CHAMPAIGN COUNTY, ILLINOIS,

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 SQUIRES 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.

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)

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 _____ TRUSTEE OF TRUST A AND B
 OF THE RICHARD SQUIRE, JR ESTATE

- 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. SET
 - SECTION CORNER

- 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.

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

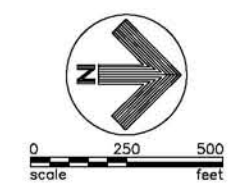
OWNER & SUBDIVIDER: TRUSTEE OF TRUST A AND B
 OF THE RICHARD SQUIRE, JR ESTATE

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

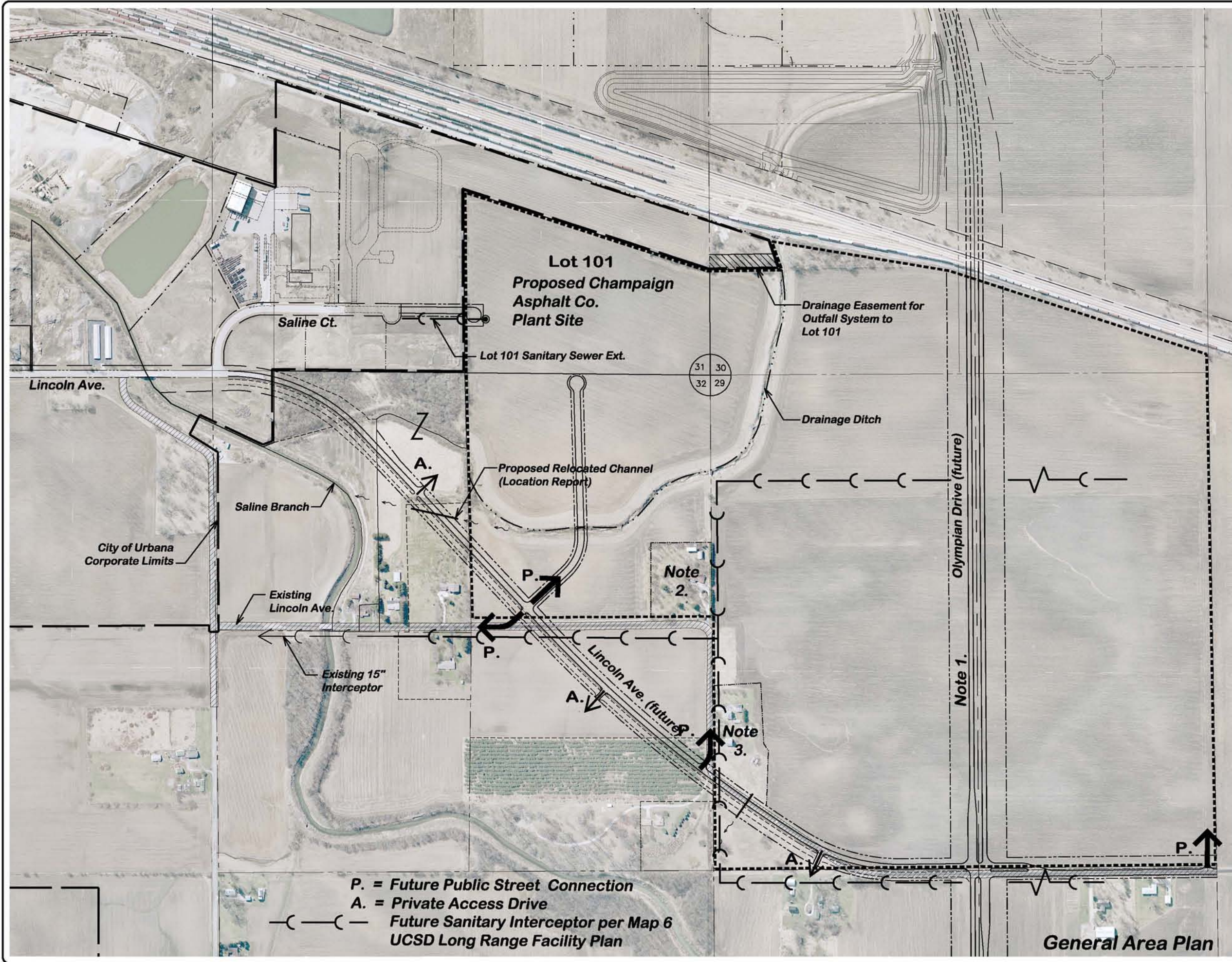
APPROVED BY: _____
 _____ City Engineer
 _____ Director, Community
 Development Services
 _____ Secretary, Urbana Plan
 Commision


Date: _____
 Attest: _____ City Clerk, _____ Date

Date of Preparation: November 20, 2007	PROJECT ID 07c022
	SHEET NO. 1
Foth Infrastructure & Environment, LLC 1610 Broadmoor Drive Champaign, IL 61821 Phone: 217-352-4169 Fax: 217-352-0085	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.	




- Notes:**
- Proposed Location of Olympian Drive and Lincoln Avenue are from Location Report by Hanson Engineers.**
 - Existing Homestead to Remain.**
 - Existing Homestead to Remain.**
 - Zoning:**
Exist. Champaign County AG-2
 - A Second Access Point shall be Provided to Lot 101 at the Time the Property to the East Thereof is Subdivided for Sale.**



P. = Future Public Street Connection
 A. = Private Access Drive
 Future Sanitary Interceptor per Map 6 UCSD Long Range Facility Plan

DATE _____ SHIRLEY C. SQUIRE, TRUSTEE

Date of Preparation: November 20, 2007	PROJECT ID 7c022
 Foth Infrastructure & Environment, LLC 1910 Broadmead Drive Champaign, IL 61811 Phone: 217-352-4100 Fax: 217-352-0888	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