



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Robert Myers, Planning Manager

DATE: November 30, 2007

SUBJECT: Plan Case No. 2057-S-07, A request by Janet K. Scharlau, Shirley C. Squire, Helen M. Squire, and Robert E. Carlson to approve a combined Preliminary/Final Plat for Squire Subdivision No. 1 and a General Area Plan.

Introduction and Background

This case is a request by Janet K. Scharlau, Shirley C. Squire, Helen M. Squire, and Robert E. Carlson – the owners of Squire Farm -- for a combined Preliminary and Final Plat for a 24.8 acre tract of land. The property is generally located north of Saline Court and west of N. Lincoln Avenue at the extreme northwest corner of the city limits. (See Exhibit A, Location Map.) The parcel is located in unincorporated Champaign County within Somer Township and contiguous to the Urbana city limits. To provide the context for development of this property, the petitioners have also provided a General Area Plan for review and approval of the Plan Commission.

Champaign Asphalt, LLC is under contract to purchase this property and has plans to consolidate and move their operations to this site in Urbana. Champaign Asphalt intends to reopen their operation on this site in the spring of 2008, in time for the 2008 asphalt season. Champaign Asphalt currently employs during peak periods several hundred workers. In order to effect this project, the following City approved have been applied for:

- Combined Preliminary/Final Subdivision Plat for Squire Farm Subdivision No. 1,
- General Area Plan for future development of Squire Farm,
- Right-of-Way Plat (administratively approved) for extension of Saline Court, and
- Annexation Agreement with Champaign Asphalt, LLC, including rezoning from County AG- 2, Agriculture to City IN, Industrial, and a Special Use Permit to operate an asphalt plant.

For Plan Case 2057-S-07, it is requested that the Urbana Plan Commission review the preliminary/final subdivision plat and make a recommendation to the City Council for approval or denial. The Urbana Plan Commission is also requested to review and either approve or deny the accompanying General Area Plan.

For Exhibits A, B, C and D, please refer to the Nov. 29, 2007 Plan Commission packet. The attached Exhibits E (Subdivision Plat), F (Subdivision Application) and G (Subdivision Code Waiver Applications) have been slightly revised to update ownership information.

Discussion

General Area Plan

As the petitioners are developing only a portion of their contiguous land holdings, the Urbana Subdivision and Land Development Code requires submittal of a General Area Plan (GAP) to be approved by the Plan Commission. The attached GAP incorporates comments by City staff in terms of future roadway facilities and access points within the area.

The GAP includes the anticipated location of Olympian Drive, an east-west major arterial roadway that when completed will be consistent with the 2005 Urbana Comprehensive Plan's Mobility Map. Olympian Drive will be a limited access roadway meaning that no driveways and only limited streets will be able to connect. Additionally, Olympian Drive will need to be elevated over the railroad tracks located just west of Squire Farm meaning that access to Olympian Drive directly north of Squire Subdivision No. 1 will be practically impossible.

Future access to Squire Subdivision is limited due to its relatively isolated location. The property is adjacent to north-south railroad tracks on the west, a stream on the east, and the future Olympian Drive on the north. Consequently, only one point of immediate access – from Saline Court -- will be available for this 24-acre tract. Although, the GAP shows a future second point of access on the east property line of Squire Subdivision, this second access is not anticipated in the near term for several reasons. This includes the fact that industrial development happens much more slowly than residential and commercial development. Industrial parks typically develop in decades as opposed to years as one would expect for large residential subdivisions.

City staff finds that the General Area Plan for Squire Farm to be acceptable.

Preliminary/Final Plat

Land Use & Zoning Designations

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

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

Access

Access to the site will be from the new extension of Saline Court to a cul-de-sac terminating on the subject property. Following review by City Public Works, Building Safety, Fire, and Planning staff, having only one point of access for this 24-acre tract is found to be acceptable. Although this would typically be too large of a tract to be served by one access point, Squire Subdivision No. 1 a one-lot development with a single user having relatively few buildings. The use will be extensive rather than intensive.

In order to avoid creating a landlocked parcel with no street frontage, administrative approval of a right-of-way dedication plat for the extension of Saline Court will be necessary before the plat for Squire Subdivision No. 1 is filed with Champaign County.

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.

According to the Champaign County Soil and Water Conservation District, when the adjacent Emulsicoat property was developed some of the property was devoted to wildlife habitat and a mixture of brome and alfalfa planted. The final development of the site should attempt to cleanup any runoff off the site toward the drainage ditch. This comment can be addressed through issuance of grading permits and through the Special Use Permit site plan.

Site Engineering and Construction Plans

Detailed site engineering plans including grading, sewer and pavement structures have not yet been submitted. The Urbana Public Works Department will 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. As is standard, the petitioners will need to provide the City with a Performance Bond for construction of any public improvements not yet installed at the time the subdivision plat is recorded with Champaign County.

Requested Subdivision Code Waivers

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

follows:

1. *Length of cul-de-sac.* Waiver from Section 21-36(C)(2) which imposes a maximum 1,000 foot length for cul-de-sac streets serving industrial developments. The existing cul-de-sac length is \pm 1,200 feet, and the applicant proposes to extend the cul-de-sac length to approximately 1,500 feet.
2. *Cul-de-sac traffic.* Waiver from Section 21-36(C)(2) which limits cul-de-sac streets to a maximum of 250 vehicles per day. When developed, the 24-acre Squire Tract is expected to generate an average of 400 vehicles per day. At full development, the traffic generated by all the properties using Saline Court is expected to be approximately 2,300 average daily traffic (ADT). An actual traffic count taken by Urbana Public Works on November 28, 2007 found that Saline Court served 383 vehicles on that day.

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 provided by a road terminating on the east property line.

Waiver Criteria and Analysis

Urbana Subdivision and Land Development Code Section 21-7.B “Criteria” (of waivers) states that the City Council may grant waivers upon finding that all the following conditions (shown in *italics*) apply. Analysis for each waiver is 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 by a north-south railroad line to the west, Saline Ditch to the east, and a future Olympian Drive to the north which will be a limited access roadway. (Olympian Drive will in fact be elevated just north of Squire Subdivision in order to cross the railroad tracks, meaning that access will be practically 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 Code. 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 during peak seasons. This would by definition exceed the maximum 250 ADT allowed by the Subdivision Code for cul-de-sac streets. However, due to its location there is no other opportunity currently to create a through street or second entrance to the property. It should be noted that being adjacent to a railroad track does provide another potential point of access albeit by a different transportation mode. Even if a second access point to not made, the Urbana Public Works Department and Fire Department find that the cul-de-sac would be able to accommodate the anticipated traffic and that the property could 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 Squire 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. Additionally, the Comprehensive Plan includes the following goal and objective under Sensible Growth goals

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

This industrial park is isolated from potentially conflicting urban land use by its location north of I-74 and west of the railroad track. Via Saline Court and No. Lincoln Avenue, Squire Subdivision No. 1 will have easy access to I-74. Thus, residential, office, and commercial land uses are only minimally impacted by this industrial park.

Although Champaign Asphalt’s expected truck traffic – approximately 400 ADT during peak seasons – 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 for Waivers

Section 21-7.C of the Subdivision and Land Development Code 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 Squire Subdivision No.1 Preliminary/Final Plat and General Area Plan are consistent with the 2005 Urbana Comprehensive Plan;
2. The proposed Squire Subdivision No.1 Preliminary/Final Plat conforms with the requirements of the Urbana Subdivision and Land Development Code, other than for requested waivers to the Code requirements; and
3. The requested Subdivision Code waivers are justified due to particular topographical conditions, would not harm other nearby properties, and would not negatively impact the public health, safety, and welfare.

Options

The 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 Squire Subdivision No. 1 with the requested waivers;
or
- b. Recommend approval of the plat for Squire Subdivision No. 1 with some of the requested waivers; or

- c. Recommend denial of plat the Squire 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 Squire Subdivision No. 1 Preliminary/Final Plat with the following waivers from the Subdivision and Land Development Code:

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

And the following condition for approval:

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

Attachments:

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

CC:

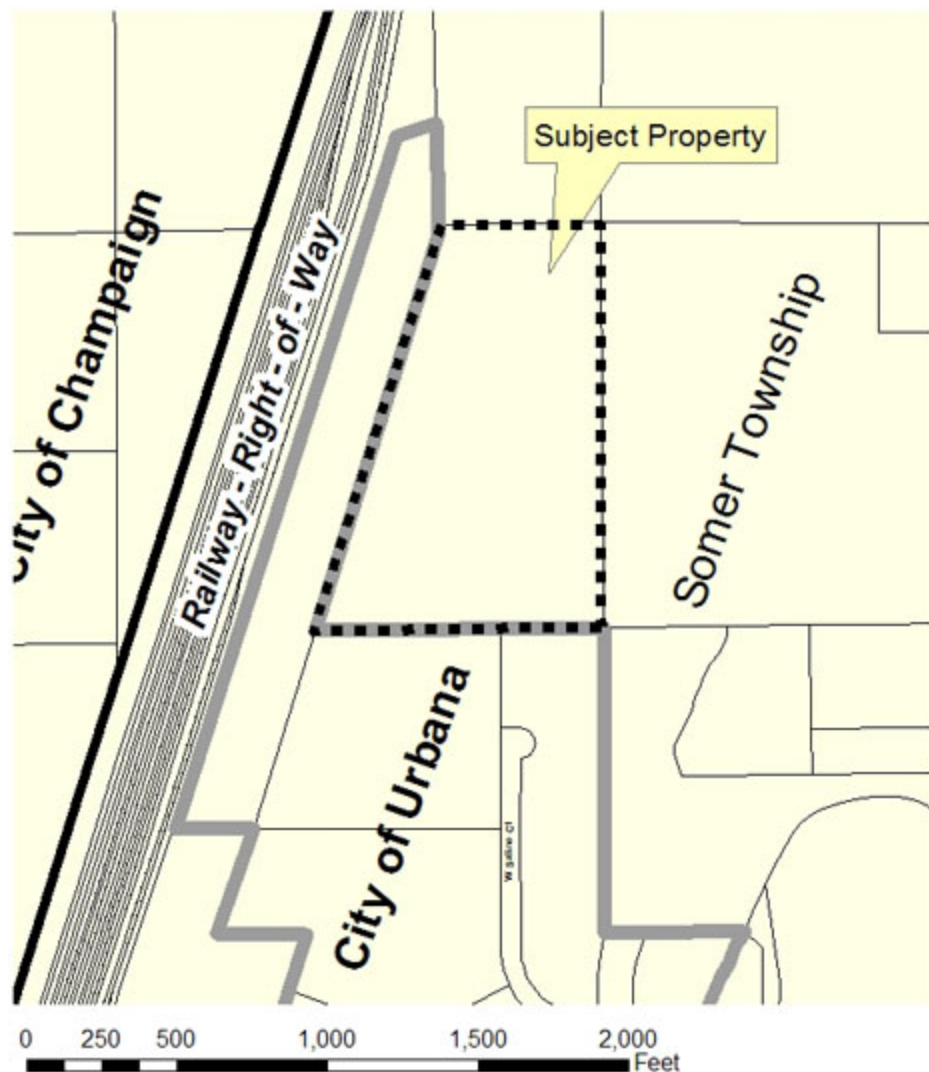
Foth Infrastructure &
Environment, LLC
Attn: Tom Jordan
1610 Broadmoor Drive
Champaign, IL 61821

Janet Scharlau

Shirley C. Squire
3913 N. Lincoln Avenue
Urbana, IL 61801

Location Map

EXHIBIT "A"



Plan Case: 2057-S-07

Subject: Squires Subdivision No. 1

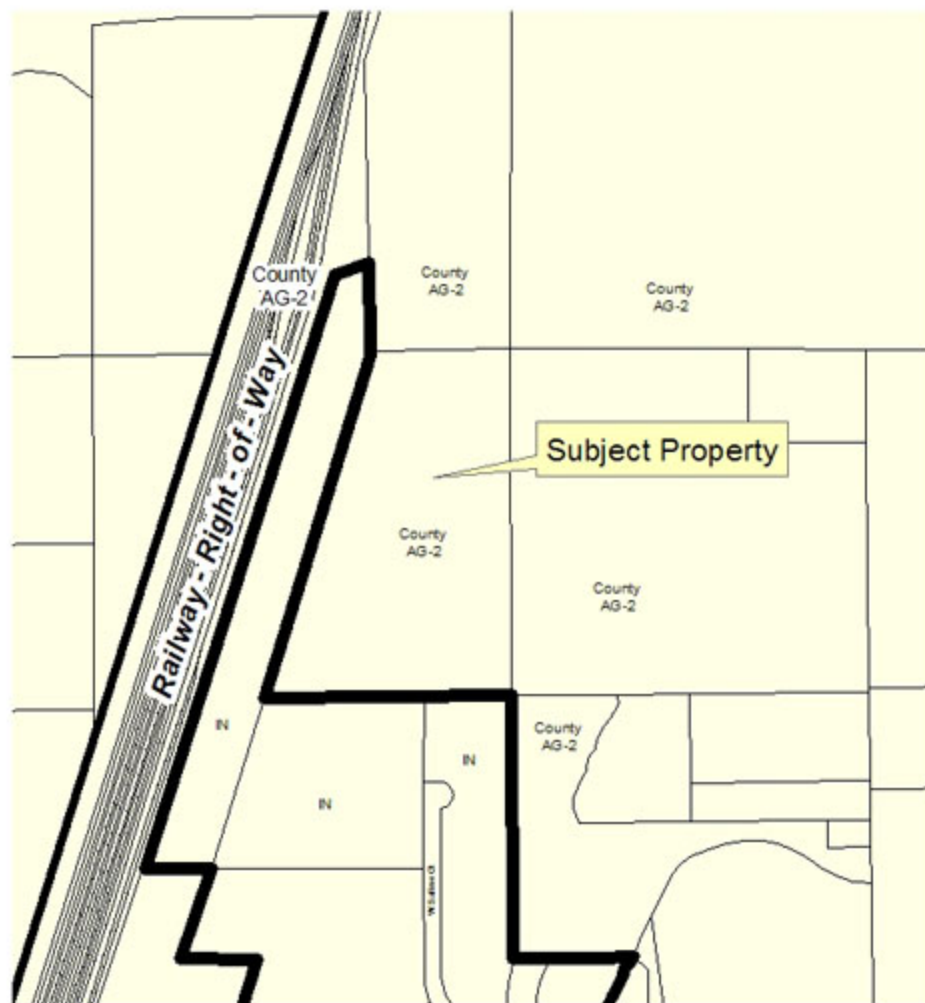
Location: North of Saline Court and west of North Lincoln Avenue

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

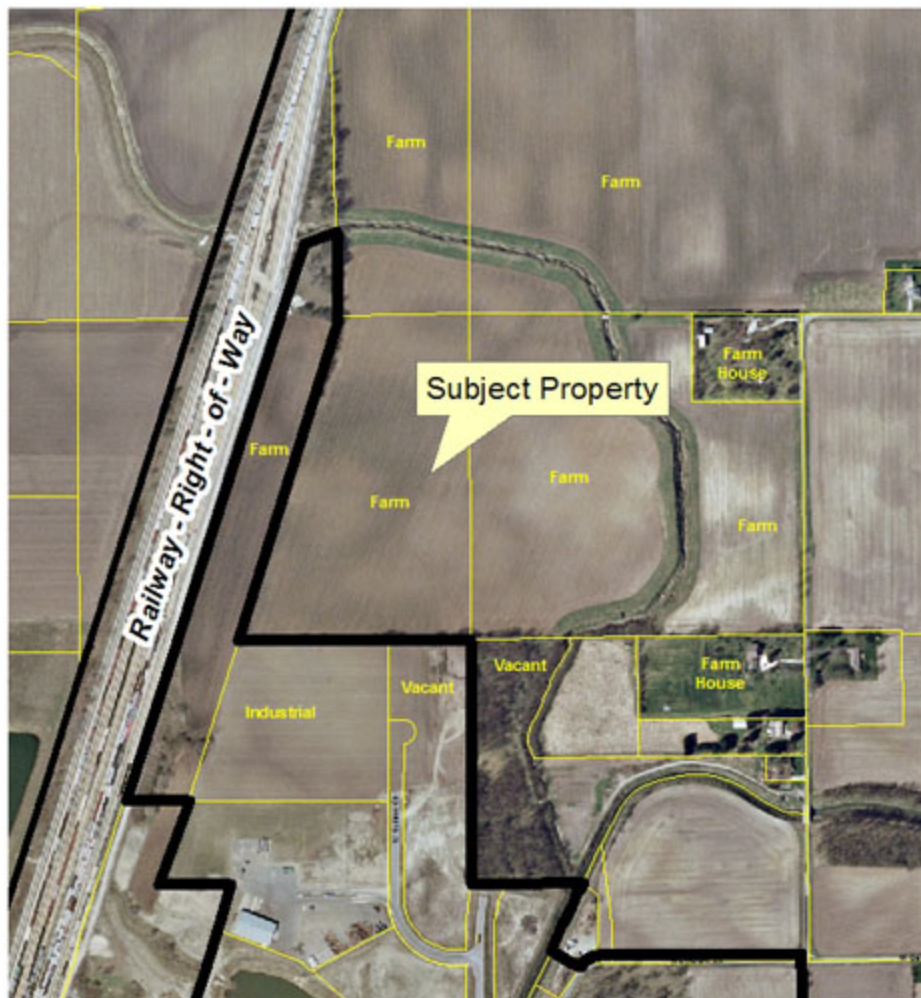
Petitioner: Richard Squires, Jr. Trust

IN - Industrial

AG-2 - Agriculture (County)

Existing Land Use w Aerial Photo

EXHIBIT "C"



600 300 0 600 1,200 1,800 Feet



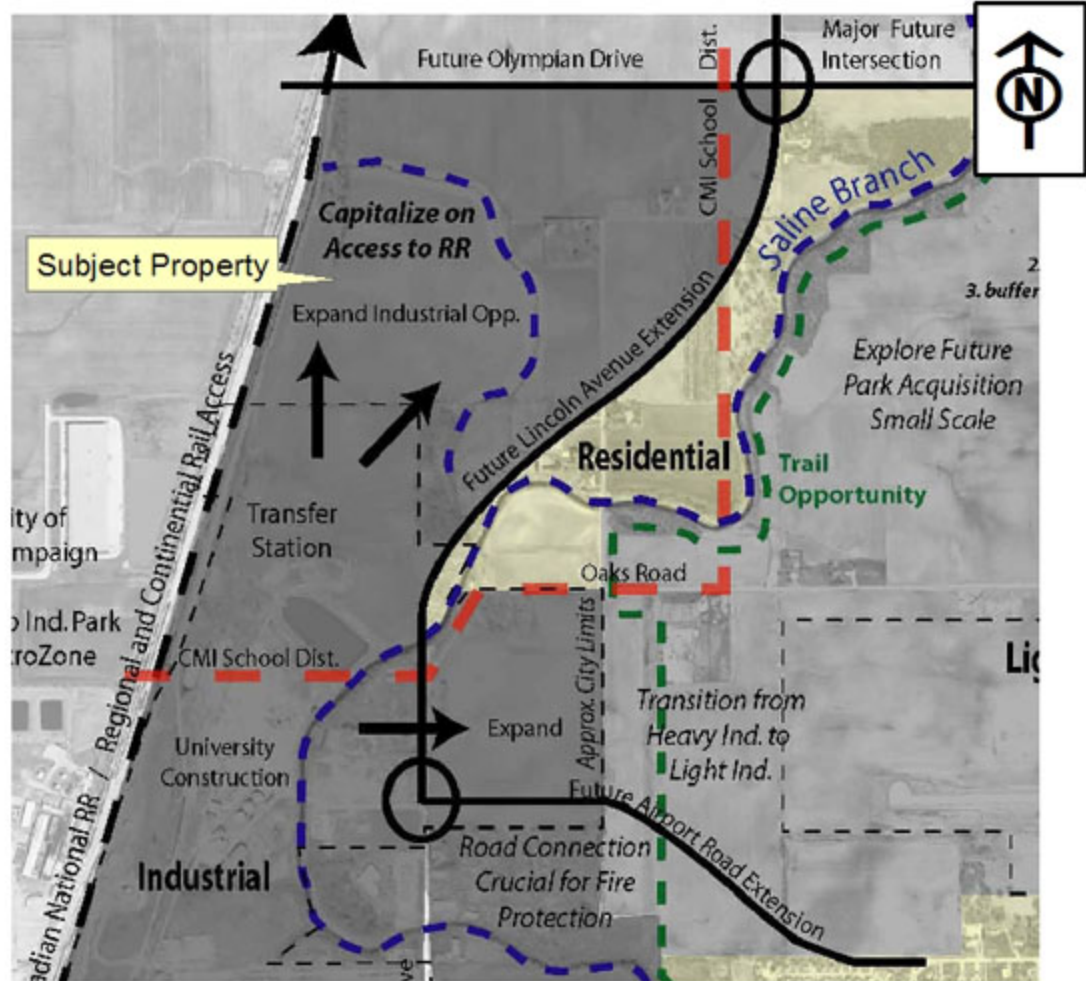
Plan Case: 2057-S-07
Subject: Squires Subdivision No. 1
Location: North of Saline Court and west of North Lincoln Ave.
Zoning District: County AG-2
Petitioner: Richard Squires, Jr. Trust

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

Future Land Use Map

EXHIBIT "D"

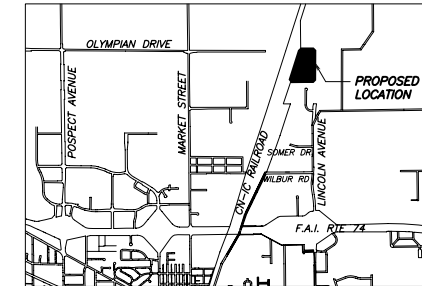
Source: Comprehensive Plan Future Land Use
Map # 1 , p. 72 - Detailed Section



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



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF THE CITY OF URBANA, OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, T. 20 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PA-87-0705 (THE PLAT ACT) THE CITY OF URBANA AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

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

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

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

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

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

DATE: _____ CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

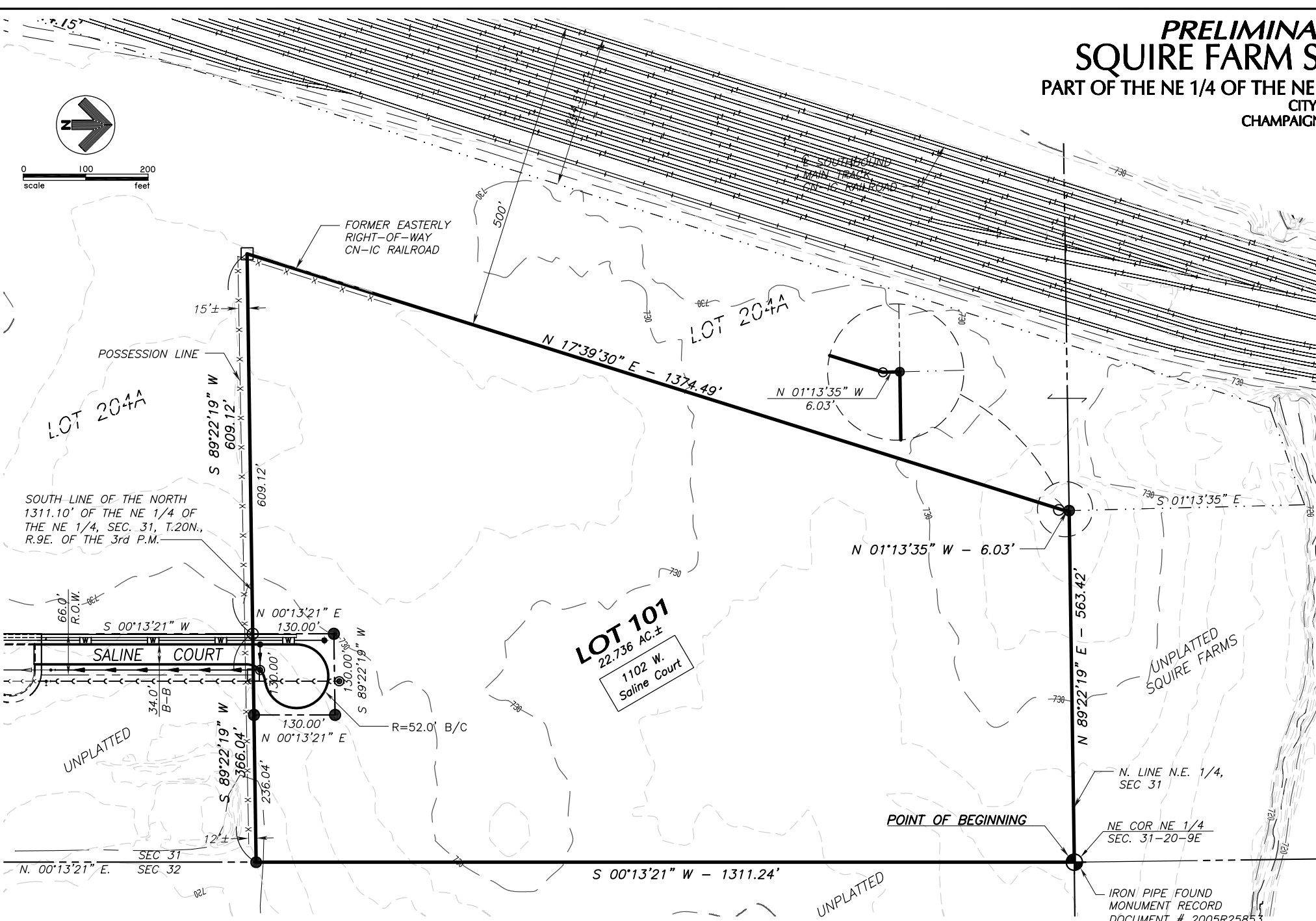
DATE: _____ BY: _____ MAYOR

ATTEST: _____ CITY CLERK

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

Illinois Design Firm No. 184004913

Date of Preparation: November 28, 2007	PROJECT ID 07c022
Foth Foth Infrastructure & Environment, LLC 1610 Broadmoor Drive Champaign, IL 61821 Phone: 217-352-4169 Fax: 217-352-0085	
SHEET NO. 1	OF 1 SHEETS
REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	



LEGEND

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

DRAINAGE STATEMENT

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

DATE _____
 JOHN A. DABROWSKI
 ILLINOIS REGISTERED
 PROFESSIONAL ENGINEER #42530

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

NOTES:

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

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



Petition for Combination Preliminary-Final Plat

Plan Commission

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

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

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

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

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

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

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

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

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

7. Name of Professional Site Planner(s) _____ Phone _____

Address _____
(street/city) (state) (zip)

8. Name of Architect(s) _____ Phone _____

Address _____
(street/city) (state) (zip)

9. Name of Engineers(s) Foth Infrastructure & Environment Phone 217/352-4169

Address 1610 Broadmoor Dr., Champaign IL 61821
(street/city) (state) (zip)

10. Name of Surveyor(s) _____ (Same as Engineer) Phone _____

Address _____
(street/city) (state) (zip)

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

DESCRIPTION, USE, AND ZONING OF PROPERTY:

Legal Description (*NOTE: This applications cannot be processed unless an accurate legal description of the subject parcel(s) is/are provided*)

See Preliminary/Final Plat

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

Present Use Agriculture

Zoning Designation Industrial

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

A. Type of Construction:

Residential _____

Commercial _____

Industrial _____

Quarrying or Mining Activity _____

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

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

Case Name _____

Case Number _____

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

Case Name _____

Case Number _____

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

Subdivision Waiver: Cul-de-sac length

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



Petition for Waiver of Subdivision Regulations

Plan Commission

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____

Plan Commission Action _____ Date _____

Action by Council _____ Date _____

Comments: (Indicate other actions such as continuances) _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

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

1. Name of development Squire Farm Subdivision No. 1

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

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

c/o Shirley C. Squire

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

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

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

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

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

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

Section IV. 21-36 Subsection C Page 58

Section _____ Subsection _____ Page _____

Section _____ Subsection _____ Page _____

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

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

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

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

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

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

8. Additional exhibits submitted by the petitioner:

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

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

Respectfully submitted this _____ day of _____, 20__.

Signature of Applicant(s)

Signature of Applicant(s)

Signature of Applicant(s)

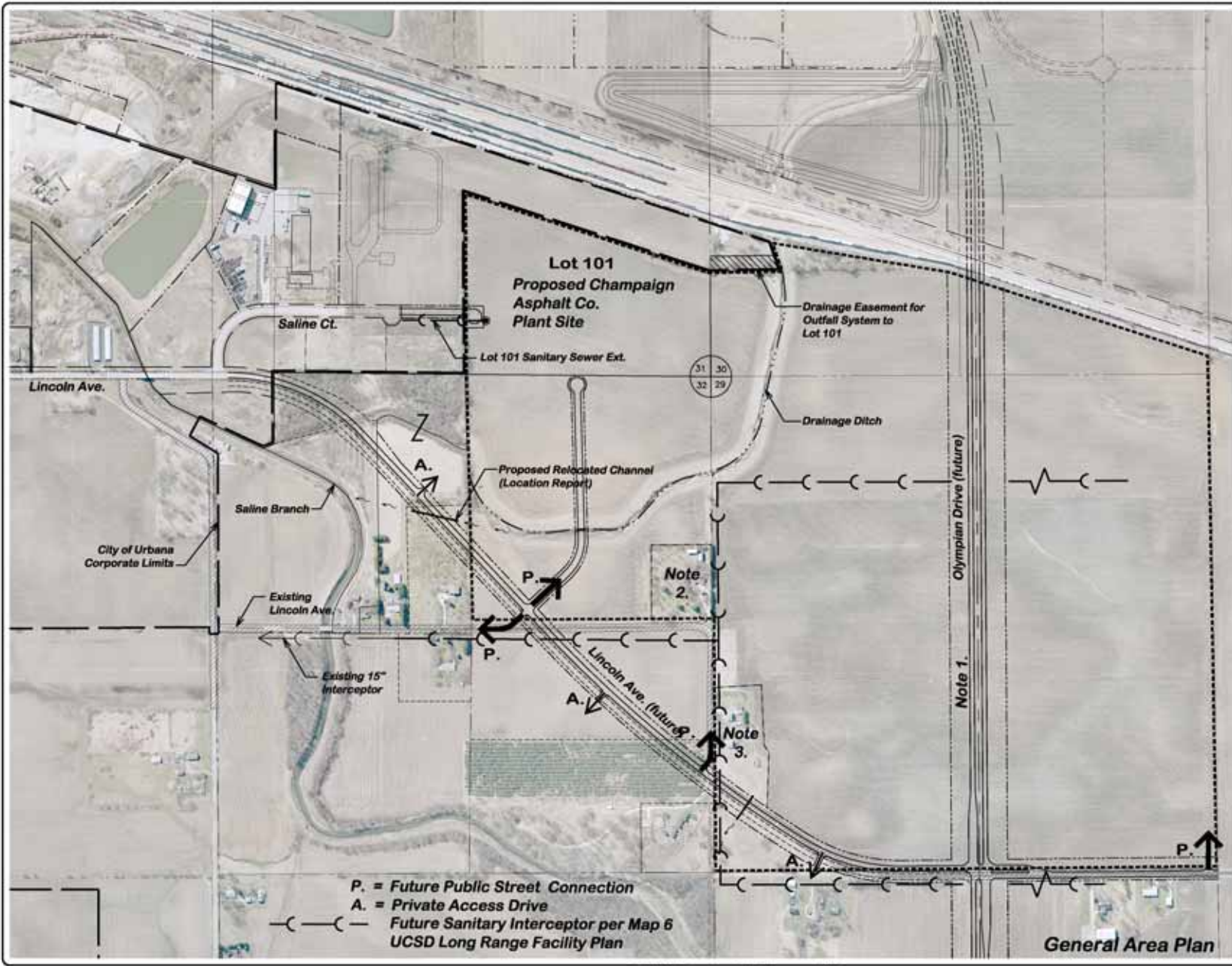
Signature of Applicant(s)

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

Notary Public

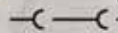
(SEAL)

My commission expires: _____




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



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

 Foth Infrastructure & Environment, LLC 2715 S. Lincoln Ave., Suite 200 Urbana, IL 61802-4000 Phone: 309.243.8800 Fax: 309.243.8801 www.foth.com	PROJECT ID: 1388 SHEET NO. 1 OF 1 SHEETS
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General Area Plan