



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, Planner I

DATE: August 29, 2008

SUBJECT: Plan Case No. 2087-S-08, Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision

Introduction and Background

The applicant, Urbana, IL 0808 LLC, is requesting preliminary and final plat approval for the Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision. The combination preliminary/final plat, which encompasses 2.94 acres to be divided into two lots, is located at the southwest corner of Lincoln Avenue and Killarney Street. The property is zoned B-3, General Business. A Speedway gas station occupies the corner lot of the original subdivision, and the lots to be replatted are vacant.

The subject property is currently known as Lots 2 and 3 of the Lincoln and I-74 Resubdivision, a minor subdivision which was platted and recorded in April of 2008. This replat will effectively take the southern 243.95 feet of Lot 3 and add that land to Lot 2. Changing the lot lines will require an extension of sewer service, which makes this replat a major subdivision. It is anticipated that a hotel will be developed on Lot 101, and the owner is seeking a tenant for Lot 102.

Section 21-16 of the Urbana Subdivision and Land Development Code allows for developers, at their discretion, to submit combination preliminary and final plats. The preliminary plat is the document that shows locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for analysis of the subdivision. The final plat is the document recorded with the County, and it only shows the location of property lines and easements. The proposed plats have been sent for review to all appropriate agencies and utilities. No comments have been received to date.

Discussion

Land Use, Zoning, and Comprehensive Plan

The subject property is bounded on the north by Killarney Street and to the east by Lincoln Avenue. The property shares a border with the Capstone Condominium complex on the south and the Holiday Inn on the west. To the immediate east and north of proposed Lots 102 and 103

is a Speedway gas station, and the subject property is vacant. The subject property, as well as the surrounding property, are zoned B-3, General Business, except for the parcel to the south, which is zoned R-4, Medium Density Multi-Family Residential.

The 2005 Urbana Comprehensive Plan identifies the subject property as appropriate for “*Regional Business*”, and specifically notes the site as a “*Regional Business Development Opportunity*”. Motels are considered regional businesses. The proposed Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Subdivision is therefore consistent with both the 2005 Urbana Comprehensive Plan Future Land Use Map #3 and with the existing zoning designation for the property.

Access

Access to the proposed subdivision will be via two public streets. Lot 101 will have access from Lincoln Avenue via an existing curb cut at the Speedway property to the immediate north. An access easement is provided on the plat. Lot 102 has frontage on Killarney Street, and a new driveway will provide access to the parcel. The centerline of the new drive will be offset 120 feet away from the centerline of Kenyon Road, in conformance with City access guidelines.

Drainage and Sewers

Stormwater runoff will be discharged into the North Goodwin Avenue Stormwater Basin, which was created in 1996 to allow for development in the area. On-site stormwater detention is not required as the property owner has paid into the construction of this regional stormwater basin. An 18-inch storm sewer extends along the southern boundary of Lot 101. Lot 102 will be served by an extension of the storm sewer along the western edge of Lot 101.

Lot 101 is currently served by an 8-inch sanitary sewer extending west along the northern border of the property to the south of the site. The applicant is proposing to extend a new sanitary sewer line along the southern and western edge of Lot 101 to provide service to Lot 102. This segment is proposed to be a public sewer.

Water

Existing water mains extend along the northern, eastern and western borders of the site.

Sidewalks

Section 21.37 of the Urbana Subdivision and Land Development Code requires the installation of sidewalks in commercial developments. There is an existing four-foot sidewalk along the Lincoln Avenue frontage of Lot 101. A five-foot sidewalk is proposed across the north side of Lot 102, continuing the existing sidewalk on the adjacent Lot 1.

Deferrals and Waivers

The petitioner is not requesting any waivers or deferrals.

Summary of Findings

1. The proposed Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision is consistent with both the 2005 Urbana Comprehensive Plan Future Land Use Map #3 and with the existing zoning designation for the property, in that it allow for development of the site as a regional business.

2. The proposed Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision meets the requirements of the Urbana Subdivision and Land Development Code.

Options

The Plan Commission has the following options for this case. In Plan Case 2087-S-08, the Plan Commission may recommend that the City Council:

- a. Approve of the proposed preliminary/final plat as submitted.
- b. Deny the proposed preliminary/final plat. Should the Plan Commission recommend denial of the preliminary/final plat, it should cite findings to support this recommendation.

Staff Recommendation

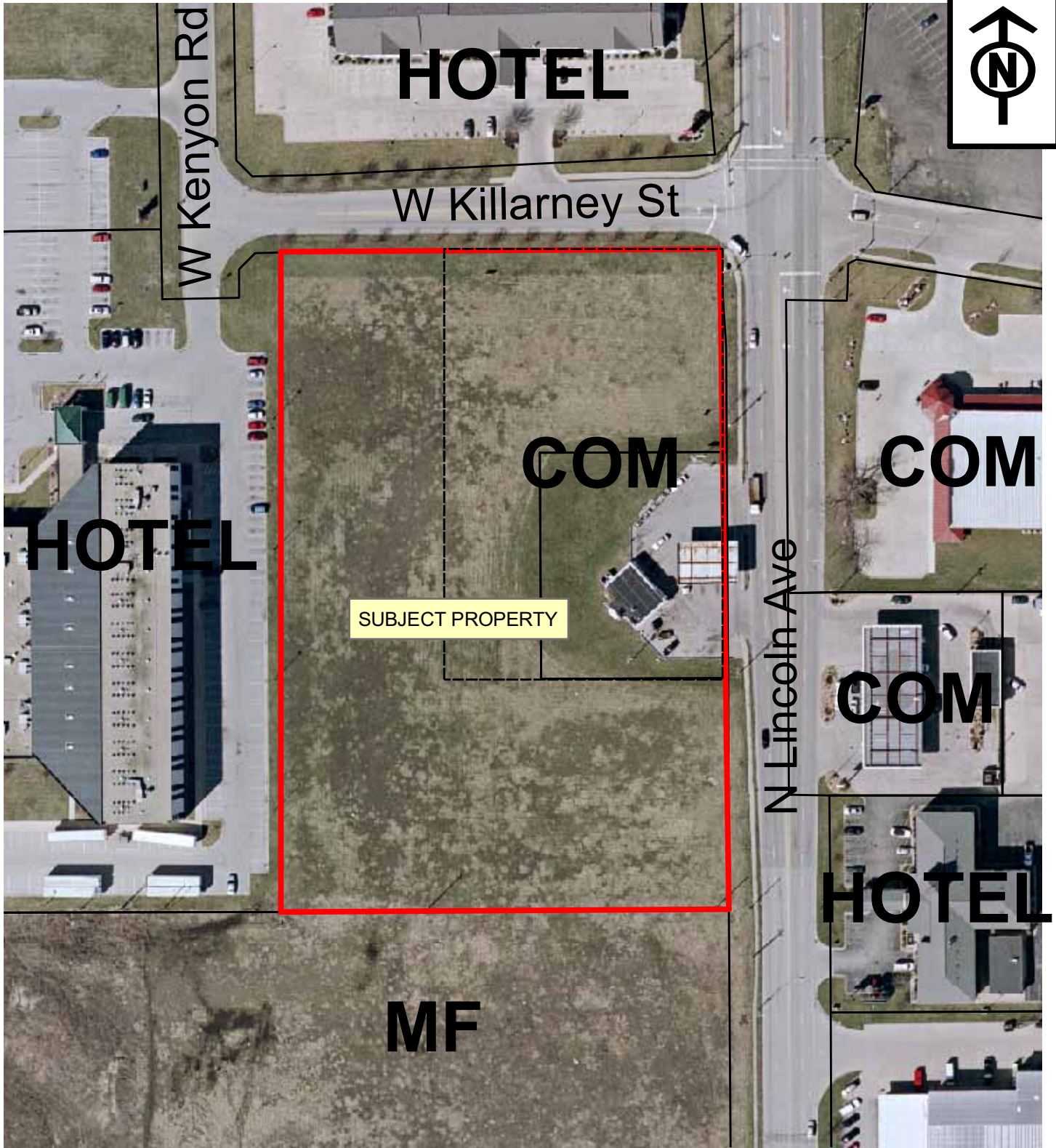
Staff recommends that the Plan Commission forward the Combination Preliminary/Final Replat of Lots 2 and 3 of Lincoln & I-74 Resubdivision to the Urbana City Council with a recommendation for **APPROVAL**.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Subdivision Plat

cc: Urbana, IL 0808 LLC
490 East Route 22
North Barrington, IL 60010

William Sheridan
HDC Engineering
201 W. Springfield Ave
Suite 300
Champaign, IL 61820

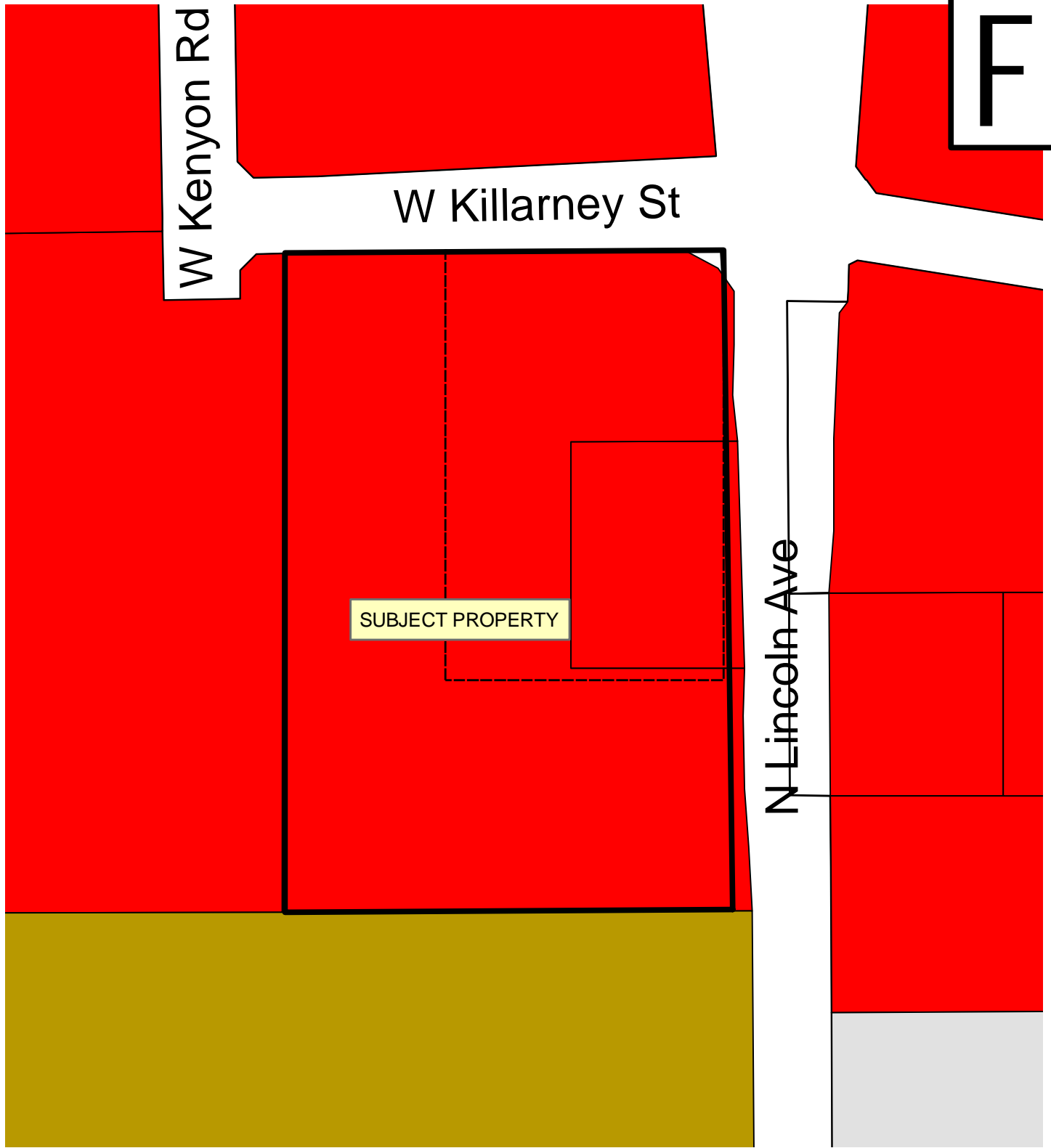
Exhibit A: Location and Existing Land Use Map



Plan Case: 2087-S-08
Description: Combination Preliminary/Final Replat
of Lots 2 and 3 of Lincoln & I-74 Resubdivision
Location: 800 Block of North Broadway Ave

Prepared 08/08 by Community Development Services - jme

Exhibit B: Zoning Map



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Description: Combination Preliminary/Final Replat
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Location: 800 Block of North Broadway Ave

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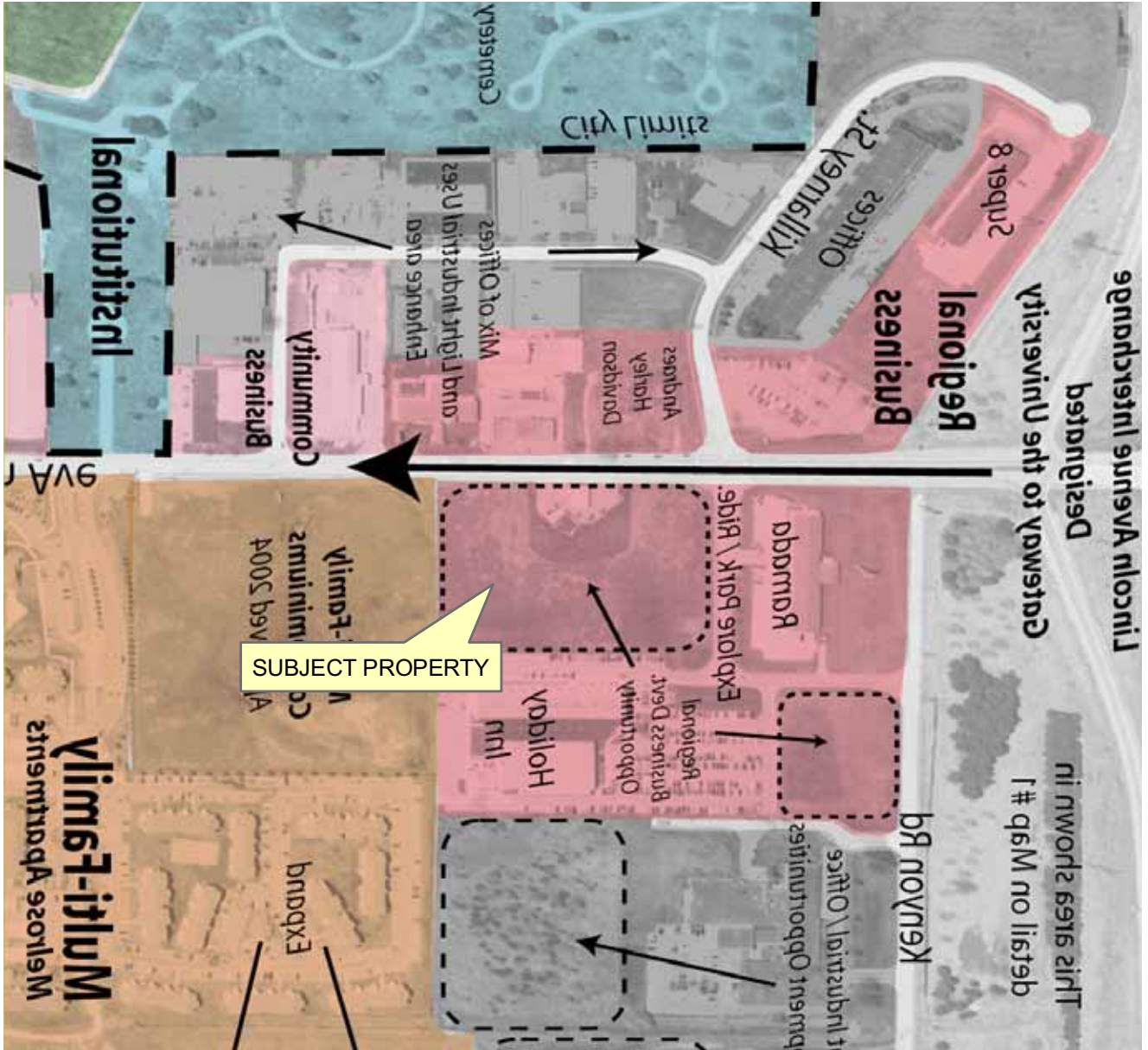
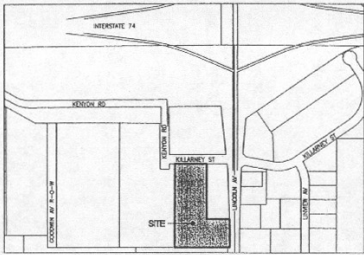
-  B3
-  R4
-  IN

Exhibit C: Future Land Use Map



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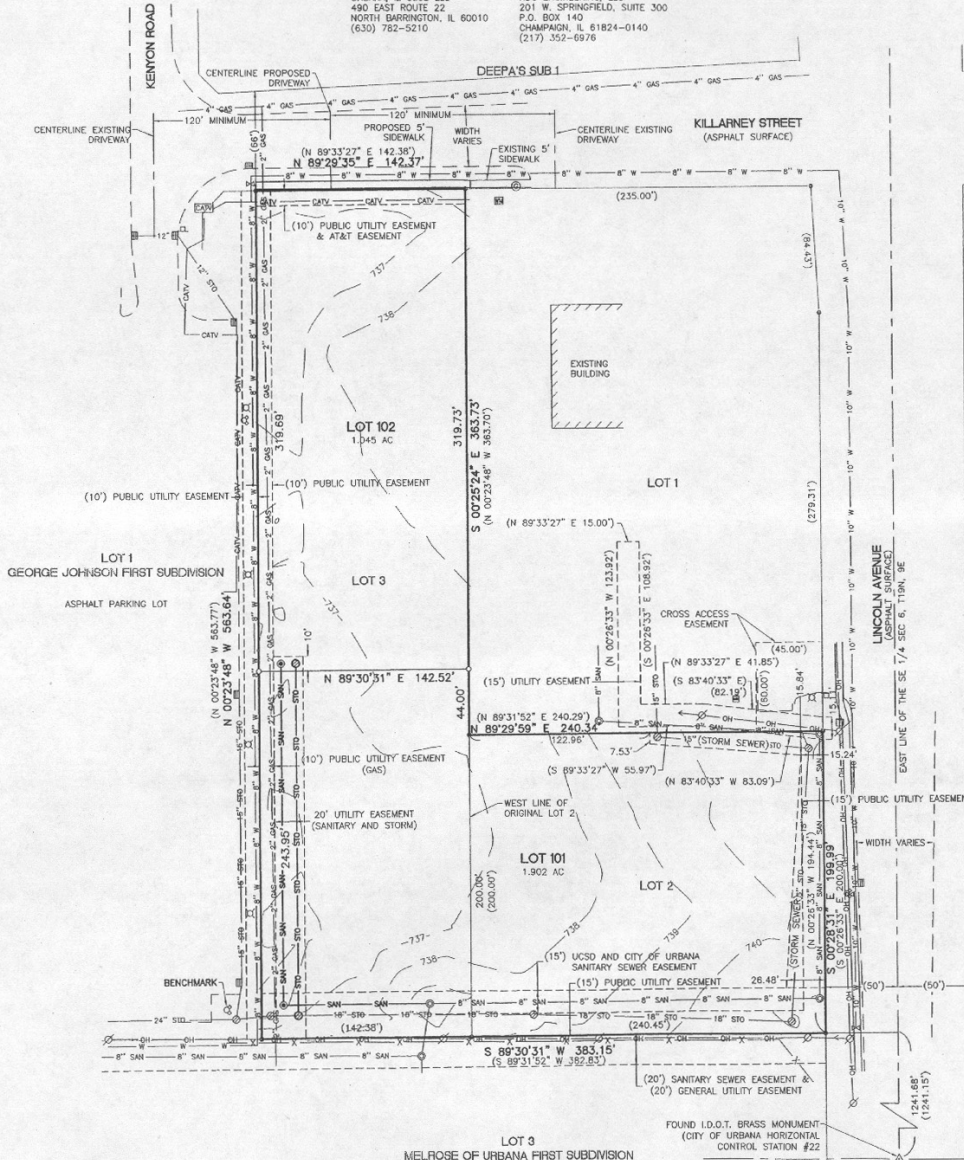
PRELIMINARY
A REPLAT OF LOTS 2 & 3 OF LINCOLN & I-74 RESUBDIVISION
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
A PART OF THE SE 1/4, SEC. 6, T19N, R9E, 3RD PM

OWNER/SUBDIVIDER
 URBANA, IL 0808 LLC
 490 EAST ROUTE 22
 NORTH BARRINGTON, IL 60010
 (833) 782-5210

ENGINEER/SURVEYOR
 HDC ENGINEERING, LLC
 201 W. SPRINGFIELD, SUITE 300
 P.O. BOX 140
 CHAMPAIGN, IL 61824-0140
 (217) 352-6976



- LEGEND**
- Boundary of Survey
 - - - Easement Line
 - STO Existing Storm Line
 - STO Proposed Storm Line
 - SAN Existing Sanitary Line
 - SAN Proposed Sanitary Line
 - W Existing Water line
 - OH Existing Overhead Utility Line
 - GS Existing Gas Line
 - CATV Existing Cable Television Line
 - X Fence Line
 - Found Iron Rod
 - Set 3/4" x 30" Iron Rod w/ Plastic Cap "HDC FIRM #3223"
 - Existing Storm Inlet
 - ⊙ Existing Storm Manhole
 - ⊙ Proposed Storm Manhole
 - ⊙ Existing Sanitary Manhole
 - ⊙ Proposed Sanitary Manhole
 - ⊙ Existing Fire Hydrant
 - ⊙ Existing Water Valve
 - ⊙ Existing Water Meter
 - ⊙ Existing Power Pole
 - < Existing Guy Anchor
 - ⊙ Existing Light
 - ⊙ Existing Gas Valve
 - ⊙ Existing Cable Television Cabinet
 - ⊙ Existing Telephone Pedestal
 - ⊙ Existing Sign
 - ⊙ Existing Monitoring Well
 - 7.38 Existing Contour Line
 - 100' Measured Dimension
 - (100') Recorded Dimension



- SURVEYOR'S NOTES**
- Field work was completed for this project on August 12, 2008.
 - This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
 - The subdivision is located within the corporate limits of the City of Urbana.
 - The subdivision is in the boundaries of the Saline Branch Drainage District.
 - All required public improvements including sidewalks and sanitary sewer systems will be constructed in accordance with the current City of Urbana Subdivision standards and shall be constructed within easements as necessary.
 - Current zoning for this subdivision is B-3 General Business.
 - Building setback lines for this subdivision shall be as follows:
 Front Yard = 15'
 Side Yard = 10'
 Rear Yard = 10'
 - All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
 - This tract of land is located in Zone 10 on the Special Flood Hazard Area identified for the City of Urbana, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 170035 0009 B, dated January 16, 1981.
 - Tract does not lie within 500 feet of a point on a water course draining over 640 acres.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF CHAMPAIGN } s.s.

I, William E. Sheridan, being Illinois Professional Land Surveyor Number 2031, do hereby certify that at the request of the owner, URBANA, IL 0808 LLC, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

A tract of land being part of the Southeast Quarter of Section 6, Township 19 North, Range 9 East, of the Third Principal Meridian, Champaign County, Illinois, the boundary of which is described as follows, with bearings on the Final Plat of Lincoln & I-74 Resubdivision datum:

Lots 2 & 3 of Lincoln & I-74 Resubdivision.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided, and have numbered the lots which numbers are shown in larger size on said plat, and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "A Replat of Lots 2 & 3 of Lincoln & I-74 Resubdivision."

Signed and sealed this 21th day of August, 2008.
 William E. Sheridan
 Illinois Professional Land Surveyor No. 2031
 License Expires 11-30-08



Owner/Subdivider: URBANA, IL 0808 LLC
 Date:

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.

William E. Sheridan
 William E. Sheridan
 Illinois Licensed Professional Engineer No. 29387
 License Expires 11-30-09

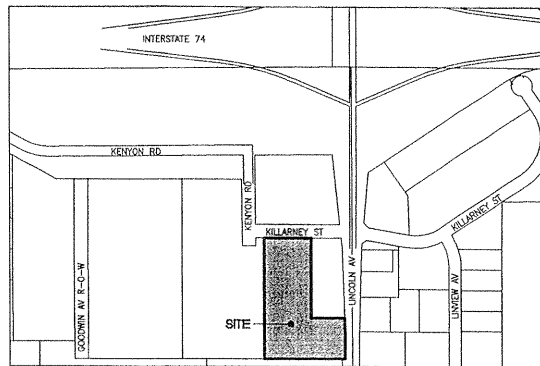


Owner & Subdivider: URBANA, IL 0808 LLC
 Date:

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: TOP CAP NUT NEXT TO "O" IN OPEN ON FIRE HYDRANT LOCATED 15' WEST OF PROPERTY LINE AT SOUTHWEST CORNER OF SITE ELEVATION = 738.50

LOT 3
 MELROSE OF URBANA FIRST SUBDIVISION



LOCATION MAP
N.T.S.

- LEGEND**
- Boundary of Survey
 - - - Easement Line
 - Found Iron Rod
 - o Set 1/2"x30" Iron Rod w/
Plastic Cap "HDC FIRM #3223"
 - 100' Measured Dimension
 - (100') Recorded Dimension

FINAL PLAT

A REPLAT OF LOTS 2 & 3 OF LINCOLN & I-74 RESUBDIVISION

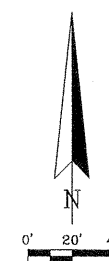
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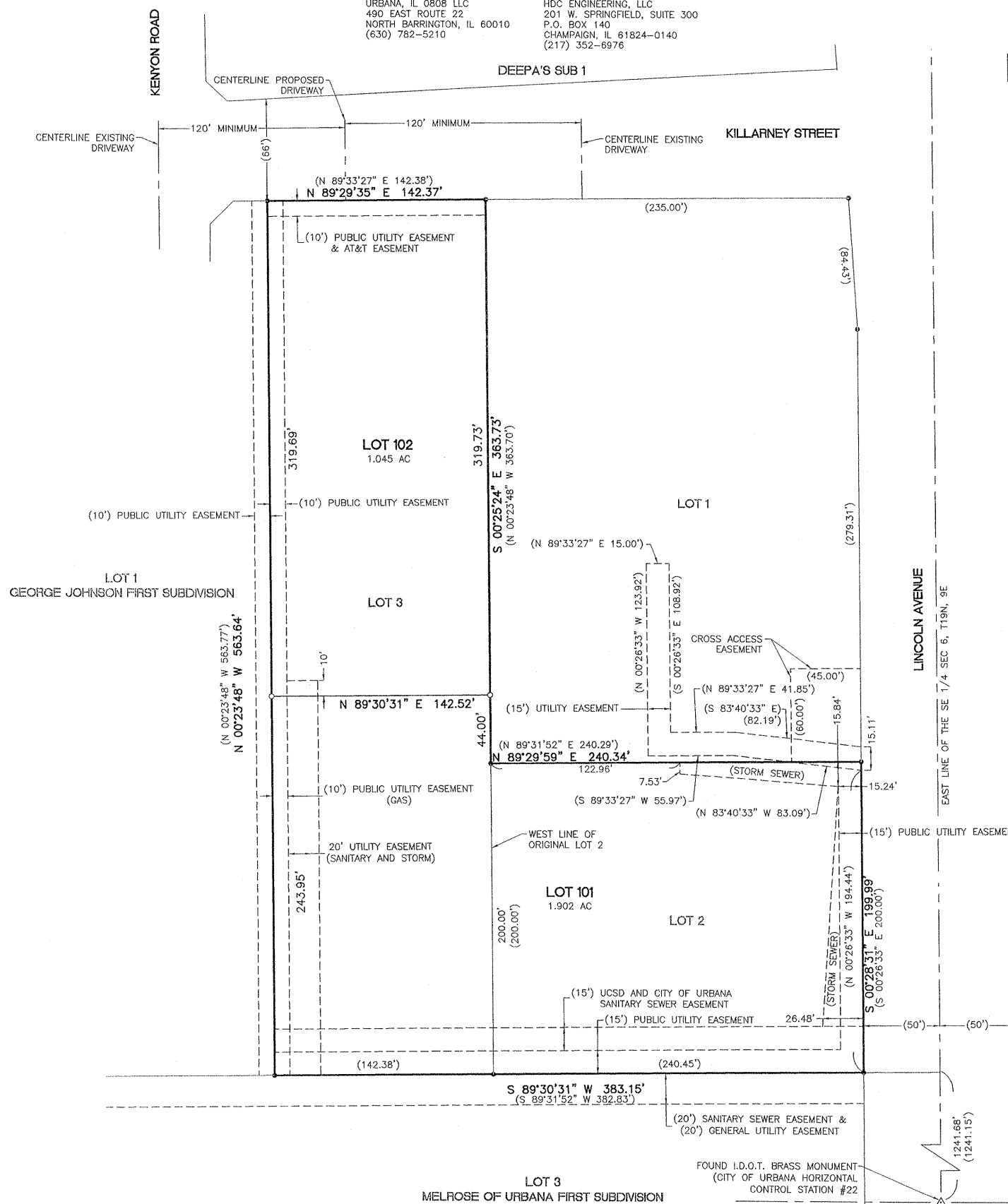
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 HDC ENGINEERING, LLC
 201 W. SPRINGFIELD, SUITE 300
 P.O. BOX 140
 CHAMPAIGN, IL 61824-0140
 (217) 352-6976

PRESENTED FOR RECORDING BY:
 RETURN TO:



SPACE RESERVED FOR
 RECORDER'S STAMP



SURVEYOR'S NOTES

1. Field work was completed for this project on August 12, 2008.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
3. The subdivision is located within the corporate limits of the City of Urbana.
4. The subdivision is in the boundaries of the Saline Branch Drainage District.
5. All required public improvements including sidewalks and sanitary sewer systems will be constructed in accordance with the current City of Urbana Subdivision standards and shall be constructed within easements as necessary.
6. Current zoning for this subdivision is B-3 General Business.
7. Building setback lines for this subdivision shall be as follows:
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8. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
9. This tract of land is located in Zone "C" on the Special Flood Hazard Area identified for the City of Urbana, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 170035 0009 B, dated January 16, 1981.
10. Tract does not lie within 500 feet of a point on a water course draining over 640 acres.
11. This subdivision encompasses 2.947 acres.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) s.s.
 COUNTY OF CHAMPAIGN)

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Signed and sealed this _____ day of _____, 2008.

William E. Sheridan
 Illinois Professional Land Surveyor No. 2031
 License Expires 11-30-08

Owner/Subdivider Date
 URBANA, IL 0808 LLC

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

HDC	201 West Springfield, Suite 300, Champaign, Illinois 61824-0140	Revision Date:
	ENGINEERING Phone No. 217-352-6976	Revision Date:
	Professional Design Firm License No. 194-003223	Revision Date: 8/27/08
	Professional License Expires: 4/30/2009	Drawn Date: 8/20/08
Field Book: 2025/14-20	Project Number: 08285	Drawn By: BDB
sheet		1 of 1