



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: February 28, 2014

SUBJECT: Plan Case 2224-M-14: A request to rezone a parcel located north of Anthony Drive and east of Willow Road from IN, Industrial to B-3, General Business.

Introduction and Background

Rudolf A. Frasca, on behalf of Frasca Associates, has submitted a petition to rezone a parcel located north of Anthony Drive and east of Willow Road from IN, Industrial Zoning District to B-3, General Business Zoning District in order to allow for expansion of parking lot for an indoor soccer facility, as well as future expansion of the facility. The area to be rezoned is directly north of 2310 Willow Road and is currently being used for agricultural purposes. The parcel totals approximately 1.871 acres. It is currently part of a larger parcel that extends from the northern property line of 2310 Willow Road to the future extension of O'Brien Drive, between Willow Road and the western property line of O'Brien's Auto Park at 1111 O'Brien Drive. A subdivision application is simultaneously being processed for the larger property to split it into two parcels to enable the rezoning. In 2012, the applicant had a similar request for a final plat and rezoning in order to establish Soccer Planet on the property immediately south of the subject parcel. Since then, the business has become successful and needs some room to grow.

Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning request to City Council for final action.

On December 17, 2001, a preliminary plat (Exhibit G) for this parcel was approved by the Urbana City Council. A final plat (Exhibit H) was submitted by the applicant. Per the Urbana Subdivision Ordinance and Land Development Code, because the final plat is in general conformance with the preliminary plat, it may be approved directly by the City Council without a recommendation from Plan Commission. The City Council will review the final plat on March 17, 2014.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The subject property has frontage on Willow Road north of Interstate 74. There is a mixture of zoning and land uses in the surrounding area, including industrial and regional business. The parcel to the west is zoned IN-1, Light Industrial/Office and is occupied by APL Engineered Materials. The property to the north is zoned IN-1, Light Industrial/Office and is currently undeveloped. To the east, zoned B3, General Business, is O’Brien Auto Park. Just north of O’Brien Auto Park, also zoned B3, General Business, is Farm & Fleet. Immediately south is the Soccer Planet parcel, zoned B-3, General Business. Further south, zoned IN-1, Light Industrial/Office, is Brahler’s Trucker Supply, and then Michelle’s Bridal Shoppe, zoned B-3, General Business.

Following is a summary of zoning, existing land uses and Comprehensive Plan future land use designations for the subject site and surrounding property. Exhibits A, B and C further illustrate this.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	IN-1, Light Industrial/Office	Vacant, Agricultural Use	Regional Business
North	IN-1, Light Industrial/Office	Vacant, Agricultural Use	Regional Business
South	B-3, General Business	Indoor Recreation (Soccer Planet)	Regional Business
East	B-3, General Business	Auto Sales (O’Brien)	Regional Business
West	IN-1, Light Industrial/Office	Industrial (APL)	Regional Business

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject site as well as the surrounding property as “Regional Business.” The Comprehensive Plan defines “Regional Business” as follows:

Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale “big box” uses to smaller-scale buildings supporting outlot business opportunities. Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit.

Rezoning the subject property to B-3 is consistent with the designation of the site in the Comprehensive Plan as B-3 is the most appropriate zoning district for regional businesses. The following Comprehensive Plan Goals and Objectives also support the rezoning:

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 18.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” developments.

Goal 25.0 Create additional commercial area to strengthen the city’s tax base and service base.

Objectives

- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

Goal 31.0 Retain and expand existing businesses and industries.

Objectives

- 31.1 Develop a systematic approach to business retention, expansion and attraction.

Discussion

The proposed rezoning would allow for expansion Soccer Planet, an indoor soccer facility that consists of a 24,000 square foot building including an indoor soccer field, a café, and a small retail shop. Soccer Planet plans to immediately expand their parking lot onto the western portion of the parcel to be rezoned. The remainder of the parcel will remain vacant for now, with possible addition of another soccer field in the future. Expanding the parking lot will accommodate Soccer Planet’s growing customer base and ensure guests do not park on adjacent streets. There will be a net gain of 26 parking spaces. According to the Urbana Zoning Ordinance, the intent of the IN-1 Light Industrial/Office Zoning District is “to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located.” The intent of the B-3, General Business District, on the other hand, is “to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City”. Zoning Description Sheets for both the IN-1 and B-3 Zoning Districts are attached in Exhibit D. Since the subject property is in an area with businesses that serve the region, rezoning the subject property to B-3 would be consistent with the intent of the B-3 Zoning District. In addition, rezoning of the subject property would be consistent with the zoning of other commercial properties in the surrounding area including that of Soccer Planet, Michelle’s Bridal Shoppe, O’Brien Auto Park, and Creative Thermal Solutions.

The La Salle Criteria

In the case of La Salle National Bank v. County of Cook (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

1. *The existing land uses and zoning of the nearby property.*

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The subject site, zoned IN-1, Light Industrial/Office, is currently vacant and being used for agricultural purposes, which is allowed under the existing zoning but is not consistent with the intent of the Industrial zoning district. The petitioner is proposing to expand an existing adjacent parking lot for an indoor soccer facility onto a portion of the subject property, with the remainder of the parcel available for potential growth. The proposed zoning district would be consistent with the proposed use.

Nearby businesses include Soccer Planet, Brahler's Truckers Supply, Creative Thermal Solutions, O'Brien Auto Park, Michelle's Bridal Shoppe, and Farm & Fleet. These businesses serve the region, and are appropriately located adjacent to Interstate 74. The proposed zoning district would be consistent with these nearby uses.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

This is the difference in the value of the property as IN-1 and the value it would have if it were rezoned to B-3, General Business.

Under the current zoning, a soccer facility would not be allowed, as *Private Indoor Recreational Development* is not an allowed use in IN-1, Light Industrial/Office. It is assumed that the proposed rezoning would increase the value of the property as it may allow for future expansion of the soccer facility if rezoned to B-3, General Business. In addition, the proposed rezoning would be consistent with the Comprehensive Plan.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. Rezoning the subject property will allow for expansion of a parking lot for a private indoor recreational facility that serves the community as well as the region. The indoor soccer facility is a type of business envisioned for the area in the Comprehensive Plan designation of Regional Business. Should the rezoning be denied, there would be no relative gain to the public.

5. *The suitability of the subject property for the zoned purposes.*

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The subject property is well suited for the B-3 Zoning District and it is located in one of the City's TIF districts and Enterprise Zone, which incentivizes business expansion. The B-3 Zoning District is consistent with the Regional Business land use designation for the area in the Comprehensive Plan. In addition, the subject property is located adjacent to an Interstate and provides high visibility for businesses. The area is well served by utilities.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

There is no evidence that the lot has remained vacant for any period of time due to its current zoning designation.

Summary of Staff Findings

1. The applicant has submitted a petition to amend the Urbana Zoning Map for the subject property from IN-1, Light Industrial/Office to B-3, General Business in order to allow the expansion of a parking lot serving an indoor soccer facility and possible future expansion of the facility.
2. The subject property is currently designated by the 2005 Urbana Comprehensive Plan as Regional Business.
3. The subject property is currently zoned IN-1, Light Industrial/Office.
4. The proposed zoning map amendment to B-3, General Business would be consistent with the proposed land use and with the commercial uses and zoning in the surrounding area.
5. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan.
6. The proposed zoning map amendment generally meets the LaSalle Case criteria.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2224-M-14:

1. Forward this case to City Council with a recommendation for approval.
2. Forward this case to City Council with a recommendation for denial.

Staff Recommendation

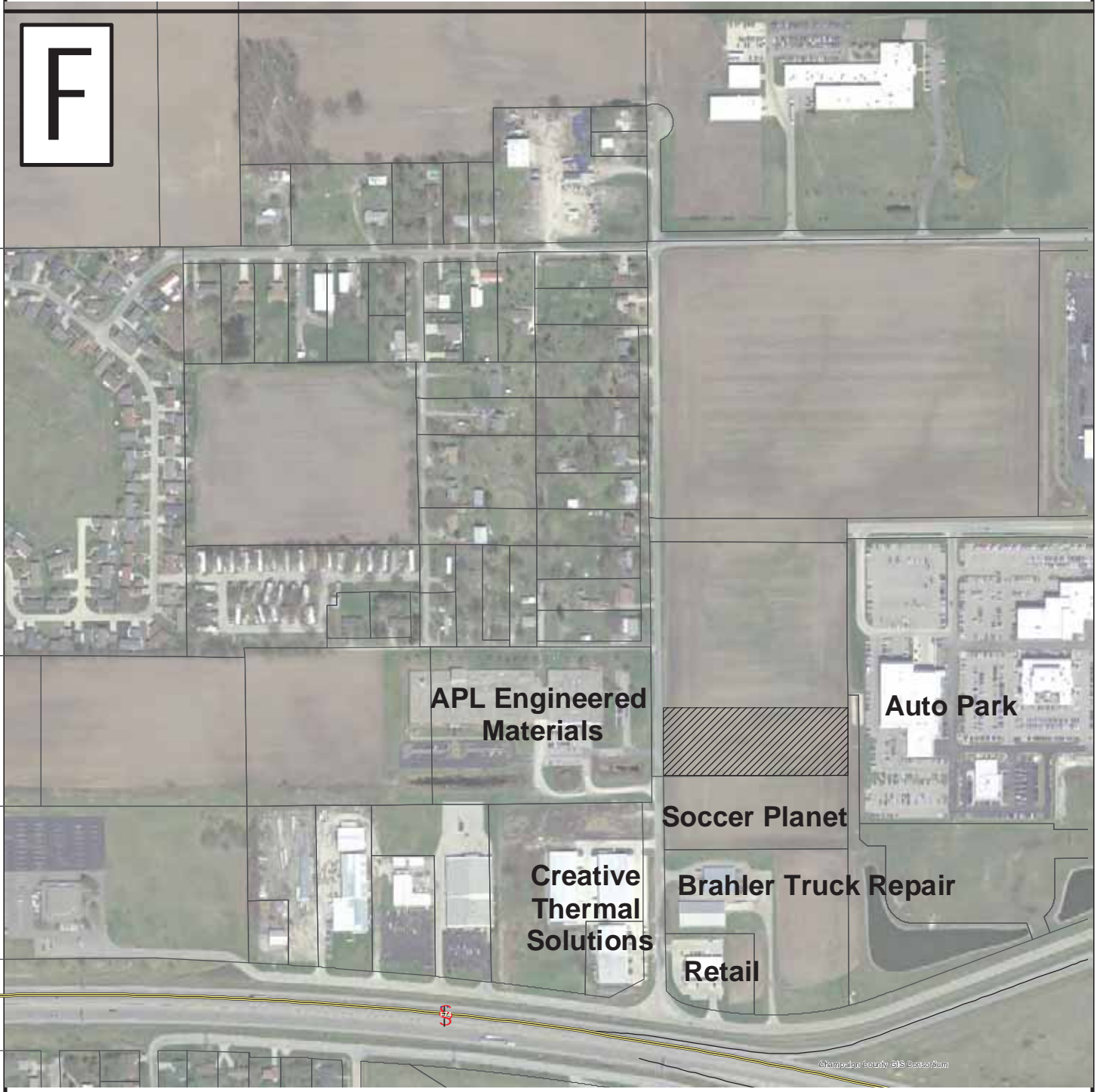
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2224-M-14 to the City Council with a recommendation for **APPROVAL**.

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

- Exhibit D: Zoning Description Sheets
- Exhibit E: Petition for Zoning Map Amendment
- Exhibit F: Soccer Planet proposed parking expansion site plan
- Exhibit G: Preliminary Plat
- Exhibit H: Final Plat

CC: Rudolf Frasca, tfrasca@frasca.com
Graham Berry, Soccer Planet

EXHIBIT A: LOCATION AND EXISTING LAND USE



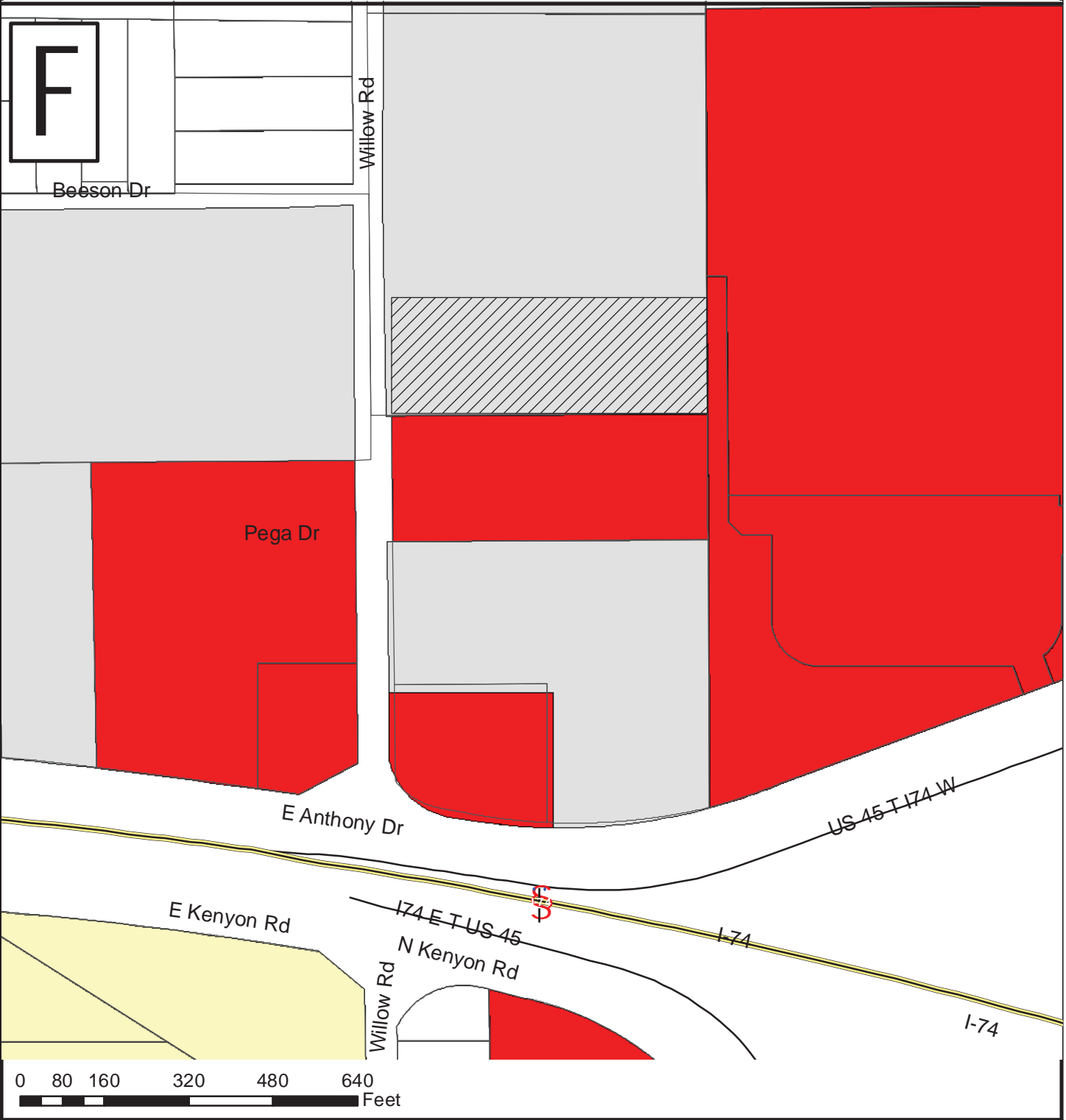
Case: 2224-M-14
Subject: Application to Rezone from IN-1 to B-3
Location: 2400 N. Willow Rd
Petitioner: Rudolph Frasca

 Subject Property





 Interstate

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EXHIBIT B: EXISTING ZONING

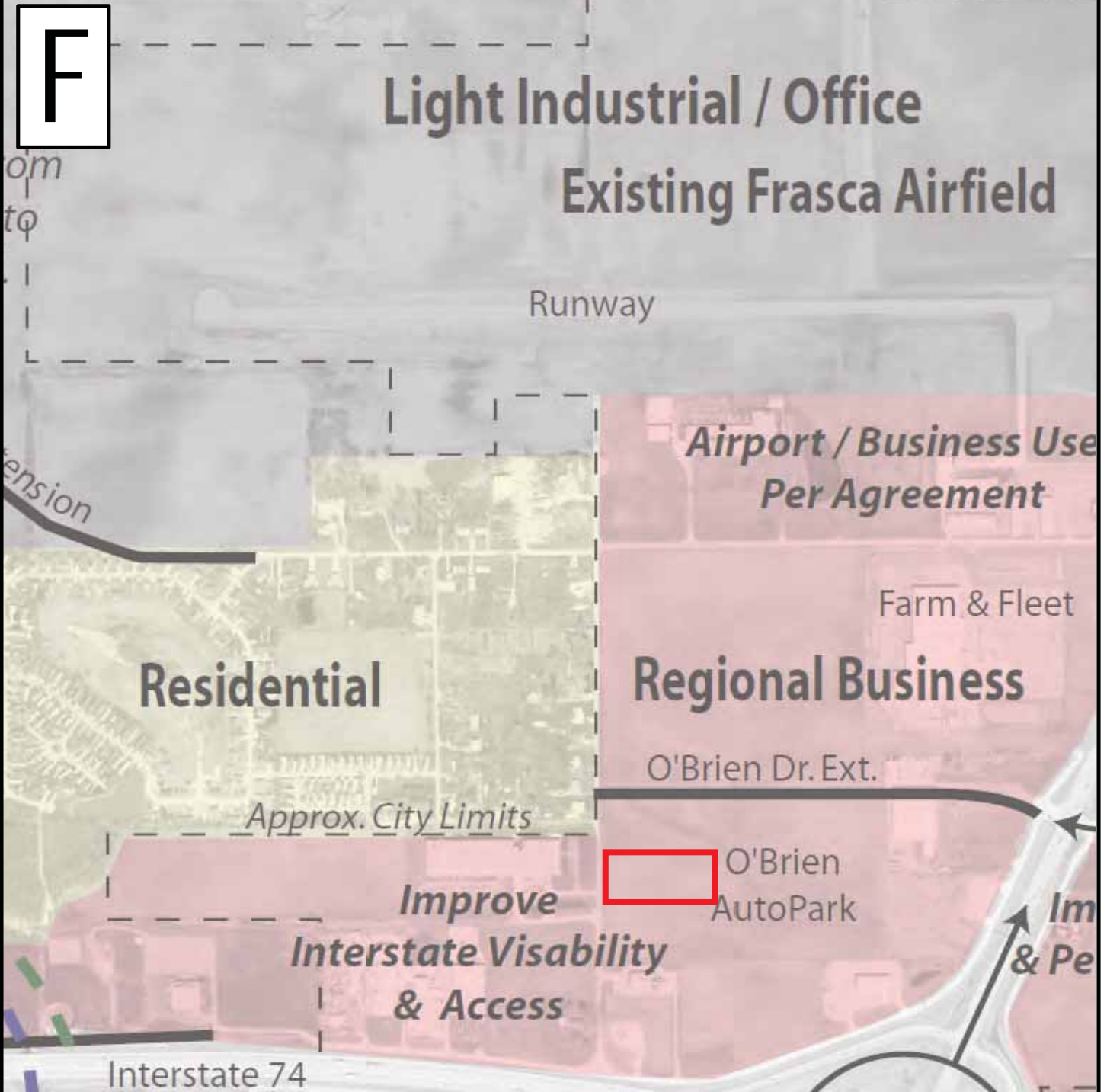


Case: 2224-M-14
 Subject: Application to Rezone from IN-1 to B-3
 Location: 2400 N. Willow Rd
 Petitioner: Rudolph Frasca

-  Subject Property
-  IN-1
-  B3
-  R1

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EXHIBIT C: FUTURE LAND USE



Case: 2224-M-14
 Subject: Application to Rezone from IN-1 to B-3
 Location: 2400 N. Willow Rd
 Petitioner: Rudolph Frasca

Interstate

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- Subject Property
- Residential
- Community Business
- Light Industrial/Office



IN-1 – LIGHT INDUSTRIAL/OFFICE DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the IN-1 Zoning District is as follows:

"The *IN-1, Light Industrial/Office District* is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the IN District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping
Farm Chemicals and Fertilizer Sales Including
Incidental Storage and Mixing of Blending
Fertilizer
Farm Equipment Sales and Service

Business - Food Sales and Services

Convenience Store
Wholesale Produce Terminal

Business - Miscellaneous

Aviation Sales, Service or Storage
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Kennel
Lawn Care and Landscaping Service
Lumber Yard
Mail Order Business
Radio or TV Studio
Shopping Center – Convenience
Self-Storage Facility
Warehouse
Wholesale Business
Veterinary Hospital – Small Animal

Business - Personal Services

Ambulance Service
Barber/Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/Fitness
Laundry and/or Dry Cleaning Pickup
Medical Carrier Service

Business - Professional and Financial Services

Bank/Savings and Loan Association
Check Cashing Service
Copy and Printing Service
Express Package Delivery Distribution Center
Packaging/Mailing Service
Professional and Business Office
Vocational, Trade or Business School

Business - Retail Trade

Building Materials Sales (*All Indoor Excluding Concrete or Asphalt Mixing*)
Florist
Hardware Store
Heat, Ventilating, and Air Conditioning Sales and Services
Office Supplies/Equipment Sales and Service
Photographic Studio and Equipment Sales and Service

Business - Transportation

Motor Bus Station
Truck Terminal/ Truck Wash
Taxi Service

Business - Vehicular Sales and Services

Automobile, Truck, Trailer or Boat Sales
Automobile/ Truck Repair
Car Wash
Gasoline Station

PERMITTED USES CONTINUED:

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Electronics and Related Accessories-Applied Research and Limited Manufacturing
Engineering, Laboratory, Scientific and Research Instruments Manufacturing
Household and Office Furniture Manufacturing
Light Assembly Manufacturing (*50,000 gross square feet or less*)
Office and Artists Materials Manufacturing (*Except Paints, Inks, Dyes and Similar Products*)
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products

Public and Quasi-Public

Electrical Substation
Hospital or Clinic
Methadone Treatment Facility
Municipal or Government Building
Non-Profit or Governmental, Educational and Research Agencies
Park
Police or Fire Station
Principle Use Parking Garage or Lot
Public Maintenance and Storage Garage
University/College
Utility Provider

Residential

Hotel or Motel

SPECIAL USES:

Industrial

All Other Industrial Uses
Recycling Center

Public and Quasi-Public

Church, Temple or Mosque
Correctional Institution or Facility
Water Treatment Plant

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

Commercial Planned Unit Development
Mixed-use Planned Unit Development

Industrial

Industrial Planned Unit Development

CONDITIONAL USES:

Business – Food Sales and Service

Bakery (*Less than 2500 square feet*)
Café or Deli
Fast-food Restaurant
Restaurant
Tavern or Night Club

Business – Miscellaneous

Construction Yard
Day Care Facility (*non-home based*)
Veterinary Hospital – Large Animal

Business – Transportation

Airport
Air Freight Terminal
Heliport
Railroad Yard and Freight Terminal

Business – Vehicular Sales and Service

Towing Service

Public and Quasi-Public

Institution of an Educational or Charitable Nature
Radio or Television Tower and Station

Industrial

Electrical and Electronic Machinery, Equipment and Supplies Manufacturing
Household and Office Furniture Manufacturing
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing
Light Assembly and Manufacturing (*Greater than 50,000 gross square feet*)
Manufacturing and Processing of Athletic Equipment and Related Products
Manufacturing and Processing of Apparel and Related Finished Products Manufacturing
Mechanical Measuring and Controlling Instruments Manufacturing
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products
Motion Picture Production Studio
Motor Vehicles Parts and Accessories Manufacturing
Musical Instruments and Allied Products Manufacturing
Optical Instruments and Lenses Manufacturing
Photographic Equipment and Supplies Manufacturing

CONDITIONAL USES CONTINUED:

Industrial Continued

Signs and Advertising Display Manufacturing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing
Watches, Clocks and Clockwork Operated Devices Manufacturing
Wool, Cotton, Silk and Man-Made Fiber Manufacturing

DEVELOPMENT REGULATIONS IN THE IN-1 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
IN-1	6,000	60	None*	2.00	None	15	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

* In the IN-1 District, if the height of a building is two stories or exceeds 25 feet, the minimum side and rear yards shall be increased by three feet for each ten feet or fraction thereof over 25 feet in height.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The B-3, *General Business District* is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Farm Equipment Sales and Service
Feed and Grain (*Sales Only*)
Garden Shop
Plant Nursery or Greenhouse
Roadside Produce Sales Stand

Business - Adult Entertainment

Adult Entertainment Uses

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Café or Deli
Confectionery Store
Convenience Store
Fast-Food Restaurant
Meat and Fish Market
Restaurant
Liquor Store
Supermarket or Grocery Store
Tavern or Night Club

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Lawn Care and Landscaping Service
Mail Order Business
Radio or TV Studio
Shopping Center – Convenience
Shopping Center – General
Wholesale Business

Business - Personal Services

Ambulance Service
Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/ Fitness
Laundry and/or Dry Cleaning Pick-up
Massage Therapist
Medical Carrier Service
Mortuary
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Copy and Printing Service
Packaging/ Mailing Service
Professional and Business Office
Vocational, Trade or Business School

Business - Transportation

Motor Bus Station
Taxi Service

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Automobile, Truck, Trailer or Boat Sales or Rental
Automobile/ Truck Repair
Car Wash
Gasoline Station
Mobile Home Sales

PERMITTED USES CONTINUED:

Business - Recreation

Athletic Training Facility
Bait Sales
Bowling Alley
Dancing School
Driving Range
Lodge or Private Club
Miniature Golf Course
Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)
Pool Hall
Private Indoor Recreational Development
Theater, Indoor

Public and Quasi-Public

Electrical Substation
Hospital or Clinic
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police or Fire Station
Principle Use Parking Garage or Lot
Public Maintenance and Storage Garage
University/ College
Utility Provider

Residential

Bed and Breakfast Inn
Bed and Breakfast Inn, Owner Occupied
Dwelling, Community Living Facility, Category II or Category III
Dwelling, Home for Adjustment
Dwelling, Loft
Hotel or Motel

Business - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Services
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Monument Sales (*Excluding Stone Cutting*)
Music Store
Office Supplies/ Equipment Sales and Service
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts, or Art Supplies
Tobacconist
Variety Store
Video Store

SPECIAL USES:

Business – Vehicular Sales and Service

Towing Service
Truck Stop

Residential

Dwelling, Multifamily

Public and Quasi-Public

Church, Temple or Mosque
Correctional Institution or Facility

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

CONDITIONAL USES:

Business - Miscellaneous

Crematorium
 Day Care Facility (*Non-Home Based*)
 Veterinary Hospital (*Small Animal*)

Public and Quasi-Public

Nonprofit or Governmental, Educational and
 Research Agencies
 Radio or Television Tower and Station

Residential

Home for the Aged
 Nursing Home

Industrial

Bookbinding
 Confectionery Products Manufacturing and
 Packaging
 Electronics and Related Accessories - Applied
 Research and Limited Manufacturing
 Engineering, Laboratory, Scientific and Research
 Instruments Manufacturing
 Motion Picture Production Studio
 Printing and Publishing Plants for Newspapers,
 Periodicals, Books, Stationery, and Commercial
 Printing
 Surgical, Medical, Dental and Mortuary Instruments
 and Supplies Manufacturing

DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-3	6,000	60	None³	4.00	None	15	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanainllinois.us



Application for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$175.00

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.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 01-30-2014 Plan Case No. 2224-m-14
 Fee Paid - Check No. 3521 Amount \$175.00 Date 01-30-2014

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **RUDOLF A. FRASCA, MANAGING GENERAL PARTNER** Phone: **217-344-9200**

Address (street/city/state/zip code): **906 AIRPORT RD., URBANA, IL 61802**

Email Address: **TFRASCA@FRASCA.COM**

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

2. OWNER INFORMATION

Name of Owner(s): **FRASCA ASSOCIATES** Phone: **217-344-9200**

Address (street/city/state/zip code): **906 AIRPORT RD., URBANA, IL**

Email Address: **TFRASCA@FRASCA.COM**

Is this property owned by a Land Trust? Yes No

If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: **WILLOW ROAD**

PIN # of Location: **PART OF 91-21-04-100-019**

Lot Size: 2.00

Current Zoning Designation: **IN: INDUSTRIAL**

Proposed Zoning Designation: **B-3: BUSINESS**

Current Land Use (vacant, residence, grocery, factory, etc): **AGRICULTURAL**

Proposed Land Use: **COMMERCIAL**

Present Comprehensive Plan Designation: **REGIONAL BUSINESS**

How does this request conform to the Comprehensive Plan? **YES**

Legal Description: SEE ATTACHED

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Engineers(s): **BRYAN BRADSHAW - BKB ENGINEERING** Phone: **217-531-2971**

Address (street/city/state/zip code): **301 N. NEIL ST., SUITE 400, CHAMPAIGN, IL 61820**

Email Address: **BBRADSHAW@BKBENG.COM**

Name of Surveyor(s): **BRYAN BRADSHAW - BKB ENGINEERING** Phone:

217-531-2971

Address (street/city/state/zip code): **301 N. NEIL ST., SUITE 400, CHAMPAIGN, IL 61820**

Email Address: **BBRADSHAW@BKBENG.COM**

Name of Professional Site Planner(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s): **MATTHEW J. SCHWEIGHART** Phone: **217-351-4040**

Address (street/city/state/zip code): **411 W. UNIVERSITY AVE., CHAMPAIGN, IL 61820**

Email Address: **MJS@ERWINLAW.COM**

5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

PROPOSED B-3 ZONING IS IN CONFORMANCE WITH THE LAND USE MAP OF THE 2005 COMPREHENSIVE PLAN.

What changed or changing conditions warrant the approval of this Map Amendment?

A PARKING LOT EXPANSION FOR AN ADJACENT INDOOR SOCCER FACILITY IS PROPOSED FOR THE PROPERTY.

Explain why the subject property is suitable for the proposed zoning.

ADEQUATE INFRASTRUCTURE EXISTS AT THE SITE. PROPOSED ZONING AND USE IS CONSISTENT WITH SURROUNDING PROPERTIES.

What other circumstances justify the zoning map amendment? **PROPOSED ZONING MATCHES EXISTING ZONING DISTRICTS DIRECTLY SOUTH, EAST AND WEST OF THE SUBJECT TRACT**

Time schedule for development (if applicable). **SPRING / SUMMER 2014**

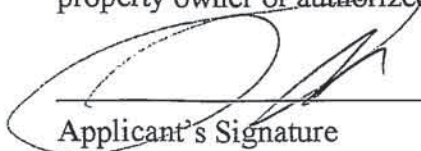
Additional exhibits submitted by the petitioner. **NONE**

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.


Applicant's Signature

1-27-14
Date

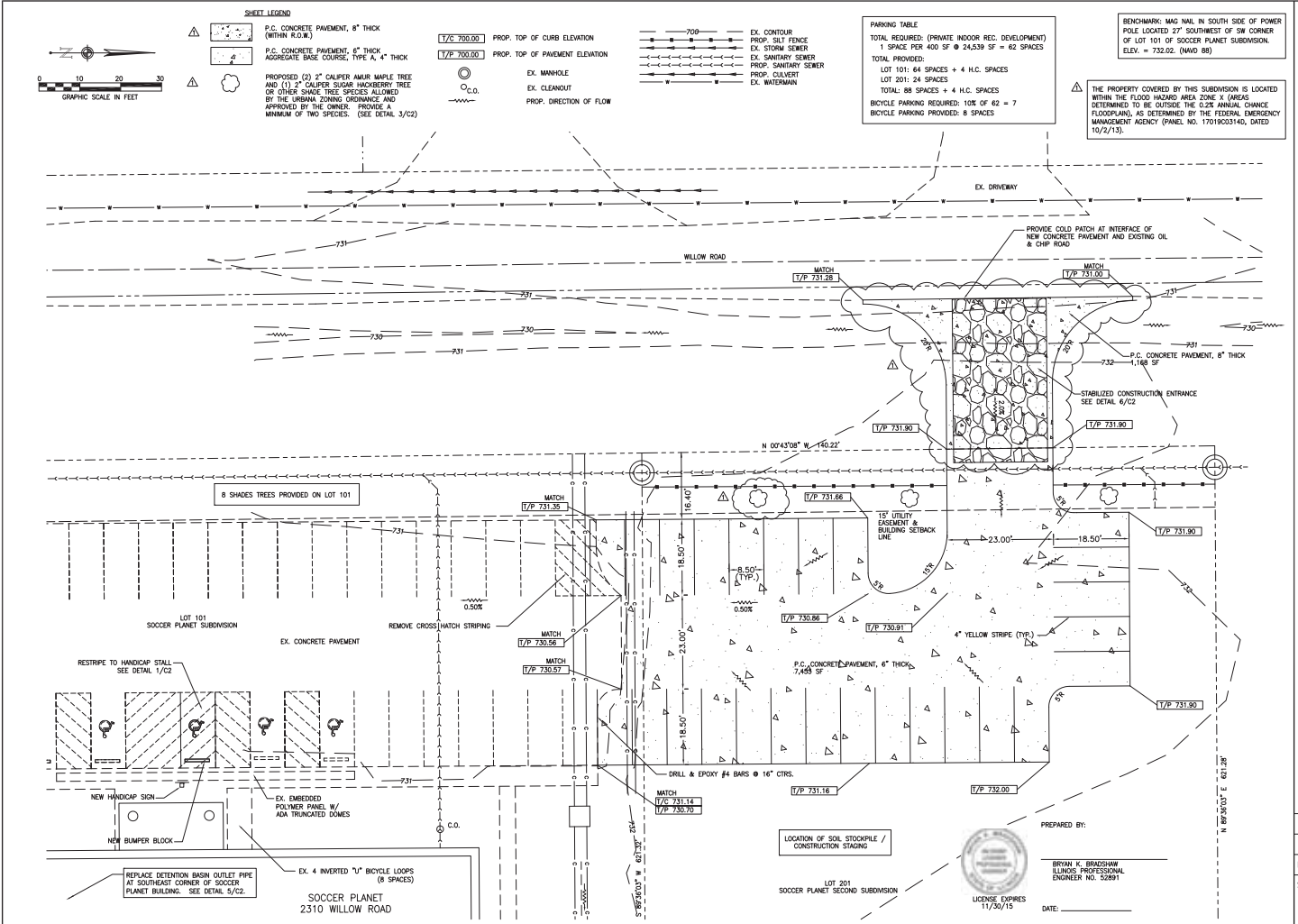
SOCCER PLANET SECOND SUBDIVISION

URBANA, ILLINOIS

LEGAL DESCRIPTION:

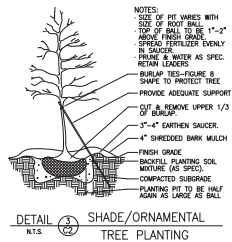
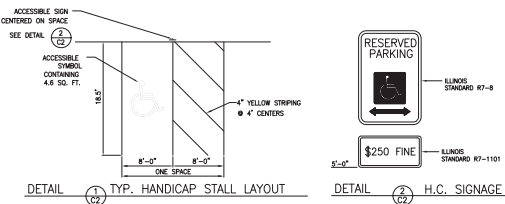
PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUADRANT OF SAID SECTION 4 FOR A DISTANCE OF 1602.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36644 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 FOR A DISTANCE OF 140.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R00460 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE ; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS.

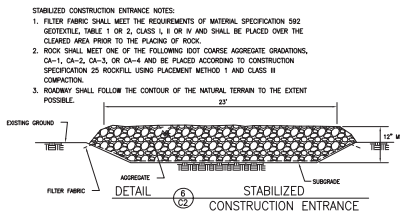
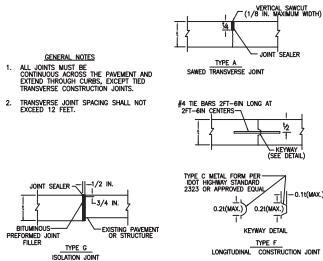


BKB
 ENGINEERING
 301 N. MEL STREET, SUITE 400 | CHAMPAIGN, IL 61820
 CELL: 217.240.3346 | OFFICE: 217.251.2971 | FAX: 217.251.2911

- PAVEMENT MARKINGS SHALL CONFORM TO SECTION 1-502 OF THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS.
- ALL PARKING STRIPING SHALL BE YELLOW.
- ACCESSIBLE SYMBOLS SHALL BE LARGE SIZE CONTAINING 4.6 SQ. FT. OF AREA EACH.
- REFER TO PAVING PLAN FOR PLACEMENT OF ACCESSIBLE SIGNAGE. SIGNS SHALL BE CENTERED ON EACH 16' SPACE.
- ACCESSIBLE SIGNS SHALL CONSIST OF ILLINOIS STANDARD SIGNS: R7-8 "ACCESSIBILITY SYMBOL" R7-101 "\$250 FINE"
- SLOPE OF ACCESSIBLE SPACES SHALL NOT EXCEED 2.00% IN ANY DIRECTION.



- GENERAL NOTES**
- ALL JOINTS MUST BE CONTINUOUS ACROSS THE PAVEMENT AND EXTEND THROUGH CURBS, EXCEPT TIED TRANSVERSE CONSTRUCTION JOINTS.
 - TRANSVERSE JOINT SPACING SHALL NOT EXCEED 12 FEET.



GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS (DOT STANDARD SPECIFICATIONS), CITY OF URBANA, ILLINOIS ORDINANCES, UCSD SANITARY SEWER STANDARDS AND STANDARD SPECIFICATIONS FOR WISE & SEWER MAIN CONSTRUCTION IN ILLINOIS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.
- CONTACT JUNE FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATIONS WITHIN RIGHT-OF-WAY OR EASEMENTS (1-800-892-0123).
- WHenever construction operations encroach on the city right-of-way, traffic control shall be provided in accordance with local and state standards to the satisfaction of the city of Urbana.
- NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN PUBLIC RIGHT-OF-WAY OR ON ADJACENT LOTS.
- ALL FIELD TILES, DRAINS AND UTILITIES CUT DURING CONSTRUCTION SHALL BE REPLACED OR REROUTED AT THE DIRECTION OF THE ENGINEER OR THE CITY OF URBANA. ALL DRAINAGE FACILITIES WHICH ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL STATE BY THE CONTRACTOR. EXCEPT THAT ALL FIELD TILES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM WHERE NECESSARY FOR PROTECTION OF IMPROVEMENTS OR PREVENTION OF UPSTREAM FLOOD DAMAGE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE ENGINEER OF ALL SEVERED LINES AND TO REPLACE OR REROUTE PROPERLY AT NO ADDED COST TO THE OWNER.

PAVING CONSTRUCTION NOTES:

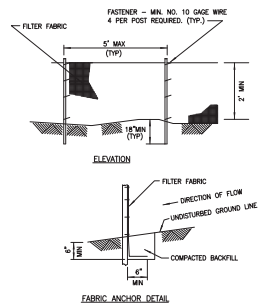
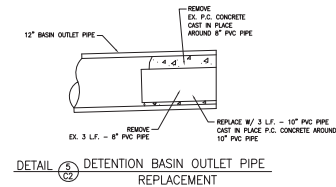
- PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, LATEST EDITION AND CITY OF URBANA ORDINANCES.
- PARKING LOT PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE PAVEMENT, CLASS P, 4" THICK OVER AGGREGATE BASE COURSE TYPE A, 4" THICK.
- CONTRACTOR TO PROVIDE PROPOSED JOINTING PATTERN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. 12' X 12' MAX.

EROSION CONTROL NOTES:

- INSTALL SILT FILTER FABRIC AS NOTED ON THE PLANS. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND ANY NOTED DEFICIENCIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES SHALL ALSO BE INSPECTED AFTER ANY SIGNIFICANT RAIN EVENT (1/2 INCH ACCUMULATION WITHIN A 24-HOUR PERIOD) AND NOTED DEFICIENCIES REPAIRED IMMEDIATELY.
- SEEDING SHALL TAKE PLACE AS SOON AS FINISH GRADING OPERATIONS ARE COMPLETE, UNLESS DIRECTED OTHERWISE BY THE ENGINEER. ALL STRIPPED AREAS NOT ANTICIPATED TO HAVE CONSTRUCTION TAKE PLACE WITHIN 30 DAYS SHALL BE SEEDDED IMMEDIATELY, WEATHER AND SOIL CONDITIONS PERMITTING.
- ALL DISTURBED AREAS SHALL BE SEEDDED WITH CLASS 1B SEED MIXTURE OR EQUAL IN ACCORDANCE WITH SECTION 250 OF THE DOT STANDARD SPECIFICATIONS. STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS ACCORDING TO METHOD 2, PROCEDURE 2 OF ARTICLE 250.03 OF THE DOT STANDARD SPECIFICATIONS. MULCH METHOD 2, PROCEDURE 2 SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE.

GRADING NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING INCLUDING EXCAVATION, EMBANKMENT AND BACKFILLING AS NECESSARY TO CONSTRUCT ALL ELEMENTS TO THE ELEVATIONS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING STORM OR SANITARY MANHOLES OR OTHER EXISTING UTILITIES DURING GRADING.
- ALL TRENCHING OPERATIONS WITHIN A PREPARED SUBGRADE SHALL BE BACKFILLED IN SUCH A MANNER THAT THE SUBGRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGIN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACKFILLING OR CLEANUP PROCEDURES.
- EXISTING VEGETATION AND TOPSOIL SHALL BE REMOVED AND STOCKPILED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. REMOVAL SHALL BE TO A DEPTH AS NEEDED TO REMOVE ALL ORGANIC MATERIAL.
- SUBGRADE WITHIN THE PROPOSED PAVEMENT AND BUILDING SITE AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS.
- LANDSCAPED AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL, EMBANKMENT AREAS. EXCAVATION AREAS SHALL BE UNDERDUT 6 INCHES IN LANDSCAPED AREAS TO ACCOMMODATE 6 INCHES OF TOPSOIL TO FINISH GRADE.



REVISIONS	NO.	DATE	DESCRIPTION
1	1/22/24	1/22/24	CITY OF URBANA REVISIONS

BK&B

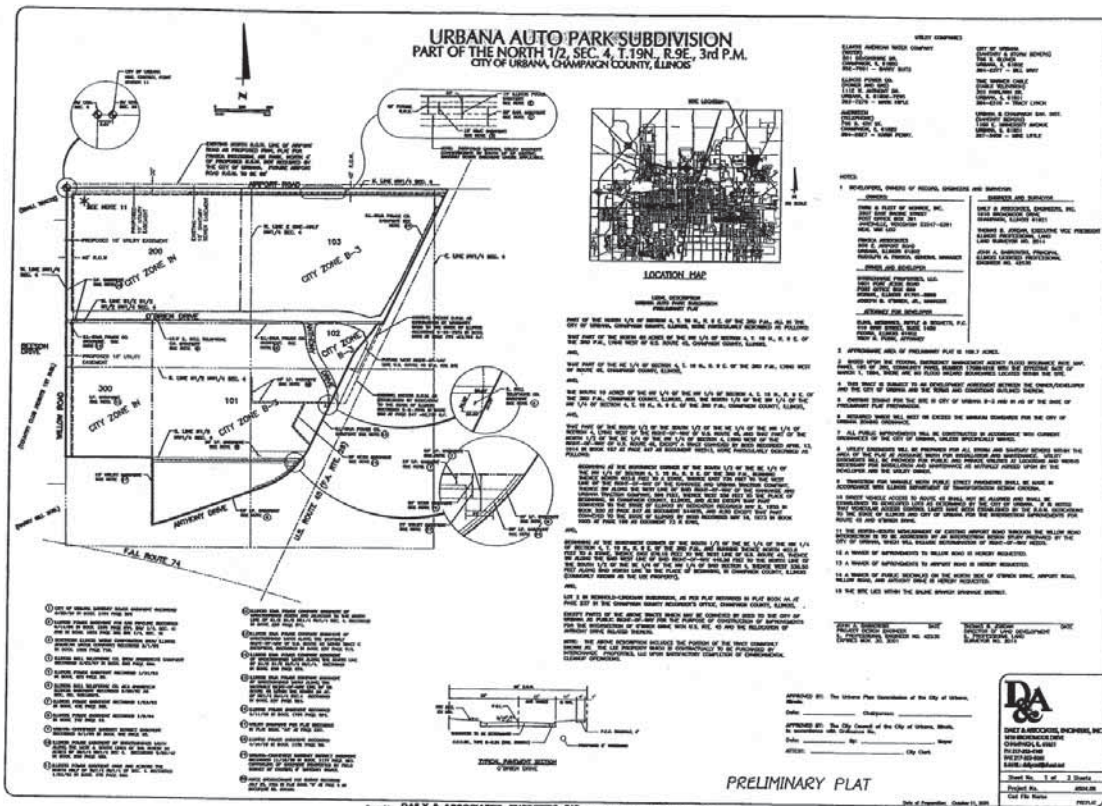
ENGINEERING

307 N. MEL STREET, SUITE 400 | URBANA, IL 61802
CELL: 217.662.3346 | OFFICE: 217.251.2571 | FAX: 217.251.2571

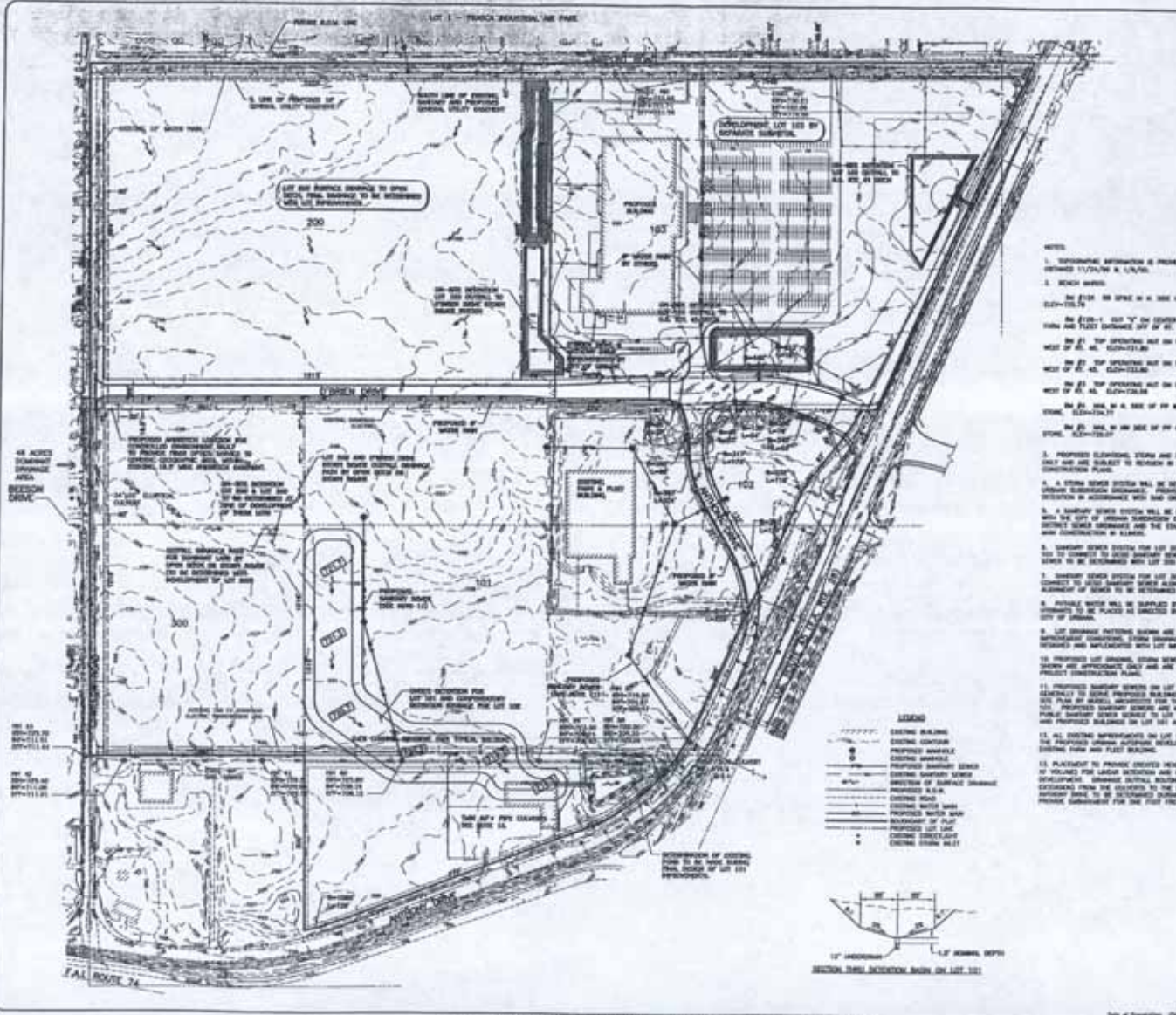
SITE DETAILS & NOTES

PARKING LOT EXPANSION
SOCCER PLANET SECOND SUBDIVISION
2312 WILLOW RD. - URBANA, ILLINOIS

PROJECT: 80-1301
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 2/5/14
SHEET:
C2



C:\MSD\131\1310066 DWG\preplat.dwg, 10/22/01 10:45:51 AM, D:\



- NOTES
1. TOPOGRAPHIC INFORMATION IS PROVIDED BY AERIAL PHOTO SERVICES, INFORMATION SERVICES (770) 700 1111.
 2. BEACH AREA:
 - a. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 101 AND APPROX. 10' 100'-101.74
 - b. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 102 AND APPROX. 10' 102-102.74
 - c. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 103 AND APPROX. 10' 103-103.74
 - d. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 104 AND APPROX. 10' 104-104.74
 - e. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 105 AND APPROX. 10' 105-105.74
 - f. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 106 AND APPROX. 10' 106-106.74
 - g. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 107 AND APPROX. 10' 107-107.74
 - h. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 108 AND APPROX. 10' 108-108.74
 - i. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 109 AND APPROX. 10' 109-109.74
 - j. THE 100' BEACH IS A SIDE OF PP IN THE CORNER OF LOT 110 AND APPROX. 10' 110-110.74
 3. PROPOSED SEWERAGE, STORM AND SANITARY SEWER SYSTEMS AND APPROPRIATE ELEVATIONS ARE SUBJECT TO REVIEW AND APPROVAL OF THE PROJECT (PROJECT) CONSTRUCTION PLAN.
 4. A STORM SEWER SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GEORGIA SUBORDINATE ORDINANCES. PROVISIONS SHALL BE MADE FOR STORMWATER DETENTION IN ACCORDANCE WITH SAO ORDINANCES.
 5. A SANITARY SEWER SYSTEM WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGIA SUBORDINATE ORDINANCES. THE DESIGN-COMPARISON SURVEY DISTRICT SEWER ORDINANCE AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER PIPE CONSTRUCTION IN ALABAMA.
 6. SANITARY SEWER SYSTEM FOR LOT 101 FOR FUTURE SUBORDINATE TRICKERY AND LOT 102 TO BE CONNECTED TO EXISTING SANITARY SEWER ALONG PROPERTY LINE OF LOT 101. ALIGNMENT OF SEWER TO BE DETERMINED WITH LOT 101 SURVEYOR'S PLAN.
 7. SANITARY SEWER SYSTEM FOR LOT 103 FOR FUTURE SUBORDINATE TRICKERY TO BE CONNECTED TO EXISTING SANITARY SEWER ALONG PROPERTY LINE OF LOT 103. ALIGNMENT OF SEWER TO BE DETERMINED WITH LOT 103 SURVEYOR'S PLAN.
 8. POTABLE WATER WILL BE SUPPLIED BY CUMBERLAND WATER COMPANY. THE CONNECTION TO BE PLACED AS INDICATED BY THE SECTION OF PUBLIC SAFETY FOR THE CITY OF GEORGIA.
 9. LOT DRAINAGE PATTERNS, STORM AND SANITARY SEWER SYSTEMS SHALL BE DESIGNED TO PREVENT FLOODING, STORM DRAINAGE SYSTEMS FOR NEARBY LOTS ARE TO BE REVIEWED AND MODIFIED WITH LOT 101 SURVEYOR'S PLAN.
 10. PROPOSED LOT DRAINAGE, STORM SEWER SYSTEMS AND SANITARY SEWER SYSTEMS SHALL BE APPROVED ONLY AND ARE SUBJECT TO REVIEW IN PREPARATION OF THE PROJECT CONSTRUCTION PLAN.
 11. PROPOSED SANITARY SEWERS ON LOT 101 ARE SHOWN ONLY AND SHALL REMAIN IN PLACE UNTIL SUCH PROPOSED TREATMENT IS INSTALLED ON THE PROPOSED DEVELOPMENT. THE PLAN IS SUBJECT TO REVIEW AND APPROVAL OF THE PROJECT (PROJECT) CONSTRUCTION PLAN. PROPOSED SANITARY SEWERS ARE INTENDED TO COLLECT WASTEWATER FROM PUBLIC SANITARY SEWER SERVICE TO LOT 101. SYSTEMS, ACCESS MAINS, MANHOLES AND PROPOSED SANITARY SEWER TO LOT 101 ARE SHOWN DEVELOPED AT THE TIME.
 12. ALL EXISTING IMPROVEMENTS ON LOT 101 ARE INTENDED TO BE REMOVED FOR THE PROPOSED DEVELOPMENT WITH THE POSSIBLE EXCEPTION OF THE EXISTING FENCE AND FLEET SEALING.
 13. PLACEMENT TO PROPOSED GRADED SIDEWALK SHALL BE SHOWN AND ESTIMATED TO BE PLACED FOR LARGER SIDEWALKS AND NORTH-SOUTH ACCESS SHALL FOR THE DEVELOPMENT. GRADED DRAINAGE AND TYPE DRAIN WITH AN EXISTING EXISTING DRAIN TO BE CONNECTED TO THE EXISTING 4" x 4" EXISTING UNDER APPROVED SHALL TO BE INSTALLED DURING THIS DESIGN. SHALL NOT BE SHOWN TO PROPOSED CONSTRUCTION FOR THE PROJECT (PROJECT) CONSTRUCTION PLAN.

LEGEND

- EXISTING SEWERAGE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ROAD
- EXISTING WATER MAIN
- PROPOSED LOT LANE
- EXISTING SIDEWALK
- EXISTING DRIVE ALLEY

1" PROPOSED
1" EXISTING, 80%
SECTION THRU SECTION BARR ON LOT 101

DA & ASSOCIATES, ENGINEERS, INC.
1010 BUCKINGHAM DRIVE
COLUMBIA, MISSISSIPPI
39206-1000
PH: 601-725-1111
FAX: 601-725-1112

Sheet No. 3 of 3 Sheets
Project No. 400018
Civil File Name
10/1/11

FINAL PLAT

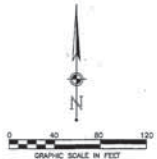
SOCCER PLANET SECOND SUBDIVISION

AN ADDITION TO THE CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS
PART OF NW 1/4, SEC. 4, T. 19 N., R. 9 E., 3rd. P.M.

OWNER / SUBDIVIDER:
FRASCA ASSOCIATES
RUDOLF A. FRASCA,
MANAGING GENERAL PARTNER
906 AIRPORT RD.
URBANA, IL 61802

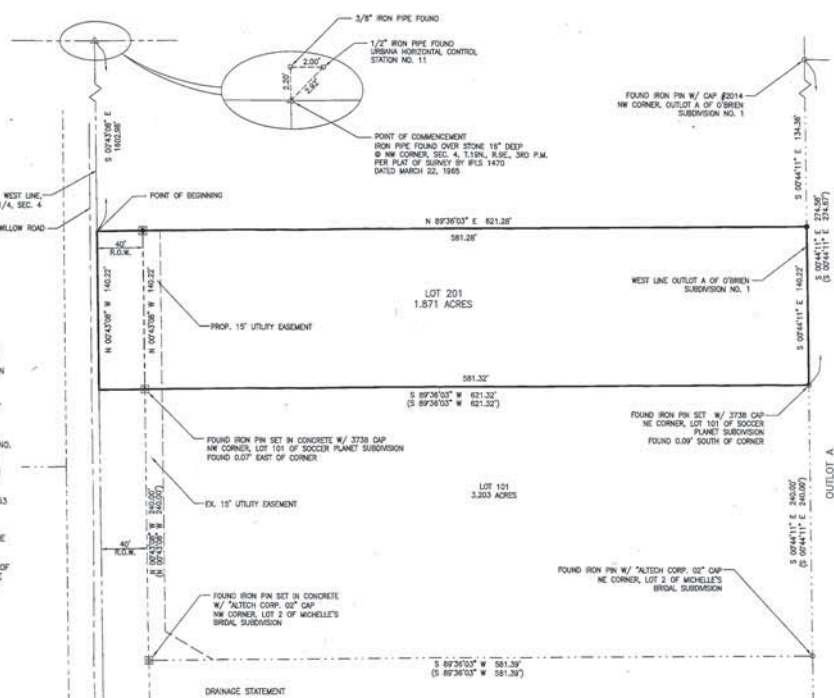
ENGINEER/SURVEYOR:
BIB ENGINEERING, INC.
301 N. MEL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX
PROFESSIONAL DESIGN FIRM
NO. 184025663

EXHIBIT H



- LEGEND**
- BOUNDARY OF PLAT
 - SECTION LINE
 - EX. LOT LINE
 - EX. RIGHT-OF-WAY LINE
 - PROP. RIGHT-OF-WAY LINE
 - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
 - EX. CENTERLINE
 - 5/8" IRON PIN SET W/CAP 3738
 - SET CONCRETE MONUMENT W/IRON PIN & CAP 3738
 - △ MONUMENT FOUND
 - IRON PIN / PIPE FOUND
 - IRON PIN / PIPE FOUND IN CONCRETE
 - () RECORD BEARING / DIMENSION

- NOTES:**
- ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 101 OF SOCCER PLANET SUBDIVISION.
 - FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS ZONING ORDINANCE.
 - THE SITE LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
 - THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
 - THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE C (AREA OF MINIMAL FLOODING), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 1700330009B, DATED JANUARY 16, 1981).
 - NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
 - ILLINOIS POWER EASEMENT OF UNDETERMINED WIDTH OVER AND ACROSS THE NORTH HALF OF SW 1/4, NW 1/4 OF SECTION 4, RECORDED 1/23/53 IN BOOK 475, PAGE 350.
 - FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN JANUARY 2014.
 - SEVERAL (EXTERNAL) PROPERTY OWNERS SHALL INSTALL SIDEWALKS ON THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SUBJECT PROPERTY AT THE THEN OWNER(S) EXPENSE WITHIN SIX MONTHS OF PASSAGE OF A RESOLUTION OF THE URBANA CITY COUNCIL TO DO SO. IF THE THEN OWNER(S) DO NOT INSTALL THE SIDEWALKS WHEN REQUESTED, THE CITY OF URBANA HAS THE AUTHORITY TO CONSTRUCT THE SIDEWALKS AND CHARGE THE THEN OWNER(S) FOR THE CONSTRUCTION. IT IS AGREED THAT THIS DELEGATION SHALL BE A COVENANT RUNNING WITH THE LAND.



DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR GRASS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADVANCING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: _____
 BRYAN K. BRADSHAW
 ILLINOIS LICENSED
 PROFESSIONAL ENGINEER NO. 52891

DATE: _____
 OWNER:
 RUDOLF A. FRASCA, MANAGING GENERAL PARTNER



STATE OF ILLINOIS } S.S.
 COUNTY OF CHAMPAIGN }

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF FRASCA ASSOCIATES, I HAVE SURVEYED AND SUBDIVIDED THE HEREIN DESCRIBED TRACT OF LAND AND LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREAFTER TO BE KNOWN AS "SOCCER PLANET SECOND SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MARKED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM CONDITIONS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M.; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1802.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R03644 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 FOR A DISTANCE OF 1462.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R0480 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 35 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 1462.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS.

SIGNED AND SEALED THIS _____ DAY OF _____, 2014

BY: BRYAN K. BRADSHAW
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738

LODGE EXPIRES 11/30/18

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

 CITY CLERK

THIS PLAT IS VALID FOR 180 DAYS FROM _____

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

RETURN TO:
 BIB ENGINEERING, INC.
 301 N. MEL ST., SUITE 400
 CHAMPAIGN, IL 61820
 (217) 531-2971 OFFICE
 (217) 531-2211 FAX

DATE OF PREPARATION: JANUARY 16, 2014