

AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAT
EAST URBANA INDUSTRIAL PARK
(Plan Case No. 1572-S-95)

WHEREAS, High Cross Partners, Inc. has submitted a Preliminary and Final Plat of East Urbana Industrial Park in substantial conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the City Engineer has reviewed and approved the Preliminary and Final Plat of East Urbana Industrial Park; and

WHEREAS, the Preliminary and Final Plat of East Urbana Industrial Park complies with the City of Urbana's Comprehensive Plan, as amended; and

WHEREAS, in Plan Case No. 1572-S-95, the Urbana Plan Commission, on April 20, 1995, recommended approval of the Preliminary and Final Plat of East Urbana Industrial Park, including the requested waivers and deferral of the aforementioned requirements of Chapter 21 of the Code of Ordinances and conditions; and

WHEREAS, the Urbana City Council finds that the conditions set forth in Section 21-07 of the Urbana Subdivision and Land Development Code, when applied to the proposed development, justify the granting of the requested waivers and deferral for the reasons set forth below:

Waiver of requirement for 34-foot minimum pavement width for Tatman Court, Section 21-36(A)(1):

Because each user of this industrial park will provide sufficient off-street parking, staff does not envision the need for on-street parking on Tatman Court.

Because no parking is necessary on Tatman Court, a smaller street width can provide more buildable space for industrial users. This is especially important for Lot 4, which is limited in size by Outlot B detention immediately to the east.

Table A, page 68 does not provide a figure for minimum pavement width for industrial streets with no parking. City staff have determined that a 31-foot street width is an appropriate minimum width for this industrial street with no on-street parking.

Waiver of requirement for 250-foot radius on Tatman Court, Section 21-36(B)(5):

Because the 1991 Marie Mast Estate annexation agreement for this property allows no access to Pfeffer Road on the west, the developer has created a design with access from the subdivision's lots onto Route 130, the eastern end of Tatman Court.

Creating the street requires a curve at the southwest corner of Tatman Court. The developer is proposing a 100-foot radius for this curve. Building a greater curve would reduce the buildable space of the lots, in particular Lot 4, because of its position inside the curve.

The required radius for the curve of Tatman Court is 250 feet, except where a lesser radius is deemed safe and adequate for anticipated conditions. Staff considers the proposed 100-foot radius to be safe and adequate given a 31-foot street width of Tatman Court and no on-street parking.

Because of the relatively short straightaway of Tatman Court, it is unlikely that traffic will reach sufficient speeds for a curve with a 100-foot radius to create unsafe conditions.

Deferral of sidewalk construction along Route 130, Section 21-37(A)(3):

The 1991 Marie Mast Estate annexation agreement for this site states that

Upon the subdivision and/or development of said Tract, the Owner agrees to the deferral of sidewalk construction along Illinois Route 130 until such time as sidewalks on adjoining properties to the north and south of said Tract are approved for construction and after resolution by the Urbana City Council requesting construction of this sidewalk. The City Engineer shall notify the owner when adjoining sidewalks are approved for construction. Sidewalks shall be installed within ninety (90) days of the Urbana City Council's request or subject to an alternative time-frame agreed to by the City Council. The sidewalk shall be located on existing Illinois Route 130 right-of-way and arrangements for and approval of the Illinois Department of Transportation for the sidewalk installation on said right-of-way shall be provided by the City of Urbana at no cost to the owners.

There are currently no sidewalks on the adjoining properties to the north and south of this site, so construction of sidewalks along the west side of Route 130 shall be deferred.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS THAT:

Section 1. Preliminary and Final Plat of East Urbana Industrial Park attached hereto as Exhibit A is approved as platted subject to the condition outlined in Section 3.

Section 2. The following requirements of Chapter 21 of the Urbana Code of Ordinances are hereby waived or deferred:

Waiver of requirement for 34-foot minimum pavement width for Tatman Court, Section 21-36(A) (1);

Waiver of requirement for 250-foot radius on Tatman Court, Section 21-36(B) (5);

Deferral of sidewalk construction along Route 130, Section 21-37(A) (3).

Section 3. Preliminary and final plat approval is conditioned on the following:

Vehicular access to and from the tract to Pfeffer Road, Main Street and Illinois Route 130, other than Tatman Circle, shall be prohibited, except for an access easement for maintenance of drainage and utilities coincidental with the 30-foot utility and drainage easement generally from Main Street along the north line of Lot 3 to Tatman Circle.

Section 4. The Secretary of the Urbana Plan Commission is hereby directed to record said Preliminary and Final Plat with the Champaign County Recorder upon City Council approval of said Plat.

Section 5. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council on this 1st day of May, 1995.

AYES: Hayes, Patt, Pollock, Ryan, Singer, Taylor, Whelan

NAYS:

ABSTAINED:



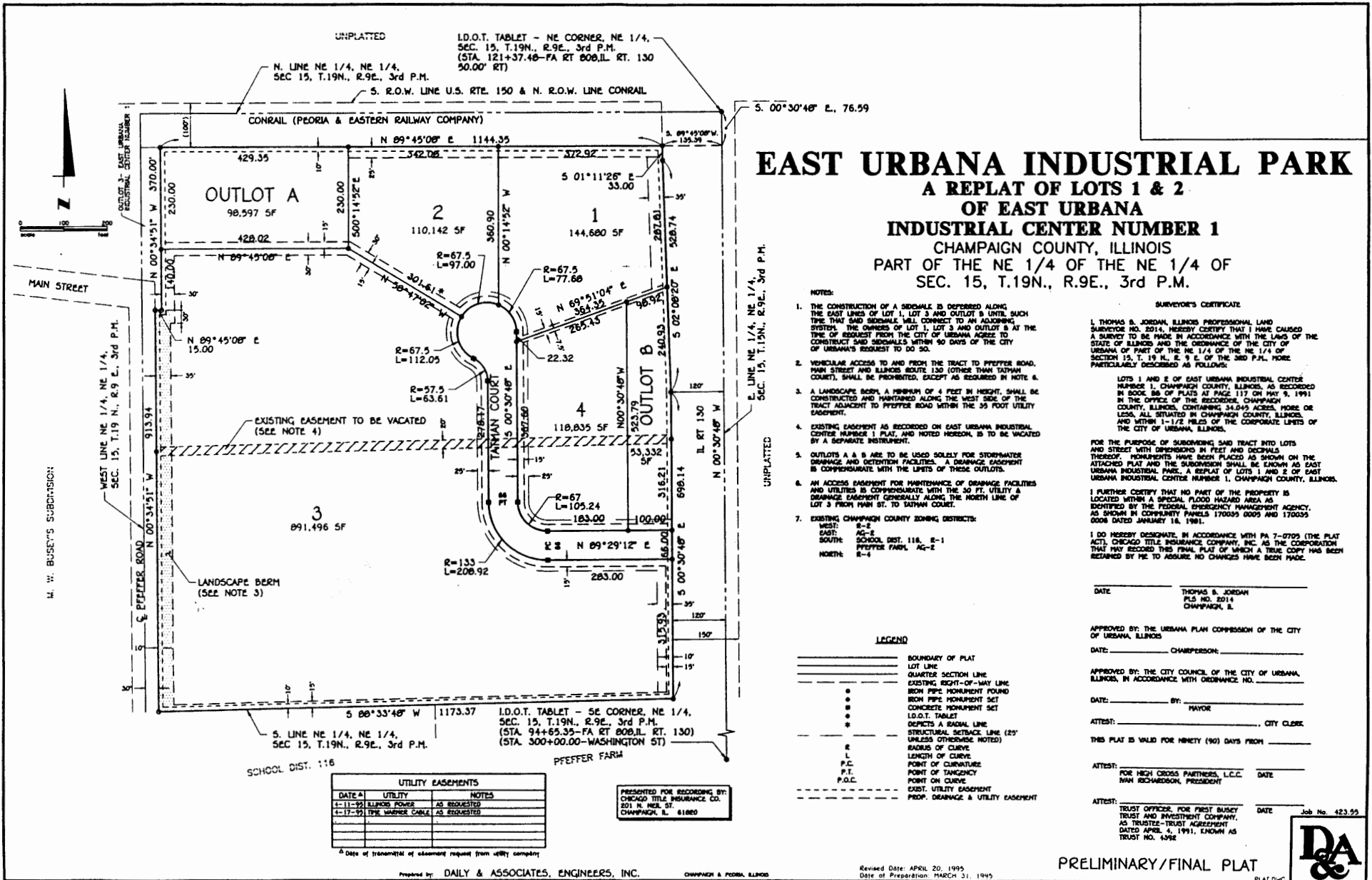
Phyllis D. Clark
Phyllis D. Clark, City Clerk

by Deborah J. Roberts, Deputy Clerk

APPROVED by the Mayor the 9th day of May, 1995.

Tod Satterthwaite
Tod Satterthwaite, Mayor

(c:\wpdocs\plancomm\1572s95.ord)



EAST URBANA INDUSTRIAL PARK

A REPLAT OF LOTS 1 & 2 OF EAST URBANA INDUSTRIAL CENTER NUMBER 1 CHAMPAIGN COUNTY, ILLINOIS

PART OF THE NE 1/4 OF THE NE 1/4 OF
SEC. 15, T.19N., R.9E., 3rd P.M.

- NOTES:
- THE CONSTRUCTION OF A SIDEWALK IS DEFERRED ALONG THE EAST LINES OF LOT 1, LOT 3 AND OUTLOT B UNTIL SUCH TIME THAT SAID SIDEWALK WILL CONNECT TO AN ADJOINING SYSTEM. THE OWNERS OF LOT 1, LOT 3 AND OUTLOT B AT THE TIME OF REQUEST FROM THE CITY OF URBANA AGREE TO CONSTRUCT SAID SIDEWALKS WITHIN 90 DAYS OF THE CITY OF URBANA'S REQUEST TO DO SO.
 - VEHICULAR ACCESS TO AND FROM THE TRACT TO PFEFFER ROAD, MAIN STREET AND ILLINOIS ROUTE 130 (OTHER THAN TAYLOR COURT), SHALL BE PROHIBITED, EXCEPT AS SECURED BY NOTE 6.
 - A LANDSCAPE BERM, A MINIMUM OF 4 FEET IN HEIGHT, SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE WEST SIDE OF THE TRACT ADJACENT TO PFEFFER ROAD WITHIN THE 55 FOOT UTILITY EASEMENT.
 - EXISTING EASEMENT AS RECORDED ON EAST URBANA INDUSTRIAL CENTER NUMBER 1 PLAT, AND NOTED HEREON, IS TO BE VACATED BY A SEPARATE INSTRUMENT.
 - OUTLOTS A & B ARE TO BE USED SOLELY FOR STORMWATER DRAINAGE AND DETENTION FACILITIES. A DRAINAGE EASEMENT IS COMPENSARATE WITH THE LIMITS OF THESE OUTLOTS.
 - AN ACCESS EASEMENT FOR MAINTENANCE OF DRAINAGE FACILITIES AND UTILITIES IS COMPENSARATE WITH THE 30 FT. UTILITY & DRAINAGE EASEMENT GENERALLY ALONG THE NORTH LINE OF LOT 3 FROM MAIN ST. TO TAYLOR COURT.
 - EXISTING CHAMPAIGN COUNTY ZONING DISTRICTS:
WEST: R-2
EAST: AG-2
SOUTH: SCHOOL DIST. 116, S-1
PFEFFER FARM, AG-2
NORTH: R-4

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 THE ORDINANCE OF THE CITY OF URBANA OF PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T. 19 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF EAST URBANA INDUSTRIAL CENTER NUMBER 1, CHAMPAIGN COUNTY, ILLINOIS, AS RECORDED IN BOOK 86 OF PLATS AT PAGE 117 ON MAY 9, 1991 IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, ILLINOIS, CONTAINING 34.849 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS AND WITHIN 1-1/2 MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO LOTS AND STREET WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS EAST URBANA INDUSTRIAL PARK, A REPLAT OF LOTS 1 AND 2 OF EAST URBANA INDUSTRIAL CENTER NUMBER 1, 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, AS SHOWN IN COMMUNITY PANELS 170035 0009 AND 170035 0006 DATED JANUARY 16, 1981.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PA 7-0705 (THE PLAT ACT), CHICAGO TITLE INSURANCE COMPANY, INC. 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.

DATE: _____ THOMAS B. JORDAN
PLS NO. 2014
CHAMPAIGN, IL

APPROVED BY: THE URBANA PLANNING 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: _____ HAYOR

ATTEST: _____ CITY CLERK

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

ATTEST: _____ DATE _____
FOR HIGH CROSS PARTNERS, L.L.C.
IVAN RICHARDSON, PRESIDENT

ATTEST: _____ DATE _____
TRUST OFFICER, FOR FIRST BANCY TRUST AND INVESTMENT COMPANY, AS TRUSTEE-TRUST AGREEMENT DATED APRIL 4, 1991, KNOWN AS TRUST NO. 4392

LEGEND

- BOUNDARY OF PLAT
- LOT LINE
- QUARTER SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- IRON PIPE MONUMENT FOUND
- IRON PIPE MONUMENT SET
- CONCRETE MONUMENT SET
- I.D.O.T. TABLET
- DEPICTS A RADIAL LINE
- STRUCTURE SETBACK LINE (25' UNLESS OTHERWISE NOTED)
- R RADIUS OF CURVE
- L LENGTH OF CURVE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- EXIST. UTILITY EASEMENT
- PROP. DRAINAGE & UTILITY EASEMENT

UTILITY EASEMENTS	
DATE	NOTES
4-11-92	ILLINOIS POWER AS REQUESTED
4-17-92	TYPE WARNER CABLE AS REQUESTED

PRESENTED FOR RECORDING BY:
CHICAGO TITLE INSURANCE CO.
201 N. WELLS ST.
CHAMPAIGN, IL 61820

^ Date of transmission of easement request from utility company

EAST URBANA INDUSTRIAL PARK

A REPLAT OF LOTS 1 & 2 OF EAST URBANA INDUSTRIAL CENTER NUMBER 1

CHAMPAIGN COUNTY, ILLINOIS

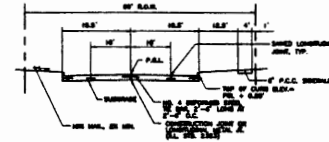
PART OF THE NE 1/4 OF THE NE 1/4 OF
SEC. 15, T.19N., R.9E., 3rd P.M.

DRAINAGE STATEMENT

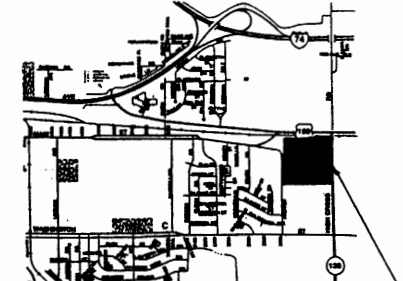
WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE 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 REDUCED TO THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: _____
 OWNER & SUBDIVIDER: WILLIAM H. DUNLOP
 ILLINOIS REGISTERED
 PROFESSIONAL ENGINEER #15082

DATE: _____ ATTEST:
 FOR HIGH CROSS PARTNERS, L.L.C.
 NAW RICHARDSON, PRESIDENT



- NOTES:**
- WHERE PRESENT OR MADE IN THIS DRAWING, USE REVEAL CONSTRUCTION JOINT.
 - THIS IMPROVEMENT SHALL BE 8'-18" CURB AND GUTTER.
 - 7" UNIFORM PORTLAND CEMENT CONCRETE SHALL BE USED.
 - FILL CONTROLLING JOINT WITH JOINT SEALANT.



STORM SEWER/UNDER DRAIN SCHEDULE			
FROM	TO	C. TO C. (FT)	PIPE SIZE (IN)
A1	A	29	12
A	B	153	12
B	C	86	15
C	D	59	12
D	D1	88	24
D1	E	233	6 (U.D.)
E	E1	26	24
E1	E2	169	36
E2	E3	374	6 (U.D.)
E3	F	70	30
F	F1	22	6 (U.D.)
F1	F2	90	18
F2	F3	15	36
F3	G	121	15 (U.D.)
G	H	340	15 (U.D.)
H	I	283	15 (U.D.)
I	P	94	15
N	Q	29	12
Q	R	22	15
R	S	87	24
S	T	39	24
T	W	40	18

- LEGEND**
- BOUNDARY OF PLAT
 - PROP. SANITARY SEWER
 - PROP. STORM SEWER
 - STRUCTURAL SETBACK LINE (15' UNLESS OTHERWISE NOTED)
 - UTILITY EASEMENT
 - ORIGINAL CONTOURS (PRIOR TO EAST URBANA INDUSTRIAL CENTER NUMBER 1 CONSTRUCTION)
 - EXIST. SPOT ELEV. (1.0' 5/16" FROM PLANS PROVIDED BY BURNS, KNOX & ASSOC.)
 - EXIST. SANITARY SEWER
 - EXIST. STORM SEWER
 - EXIST. MANHOLE
 - EXIST. INLET
 - PROP. MANHOLE
 - PROP. INLET
 - PROP. SPOT ELEV.
 - PROP. CONTOUR

- BENCHMARKS**
- BM #1
CHISELED SQUARE AT SW CORNER OF CONC. HDWL OF DBL. 6 x 6 BOX CULV. IN NW QUAD. OF RTE. 150/RT. 130 INT. ELEV. = 705.62
- BM #2
NAIL ON WEST SIDE P. POLE ± 320' NORTH OF PROP. NORTH ENT. ON WEST SIDE OF RTE. 130 ELEV. = 708.46

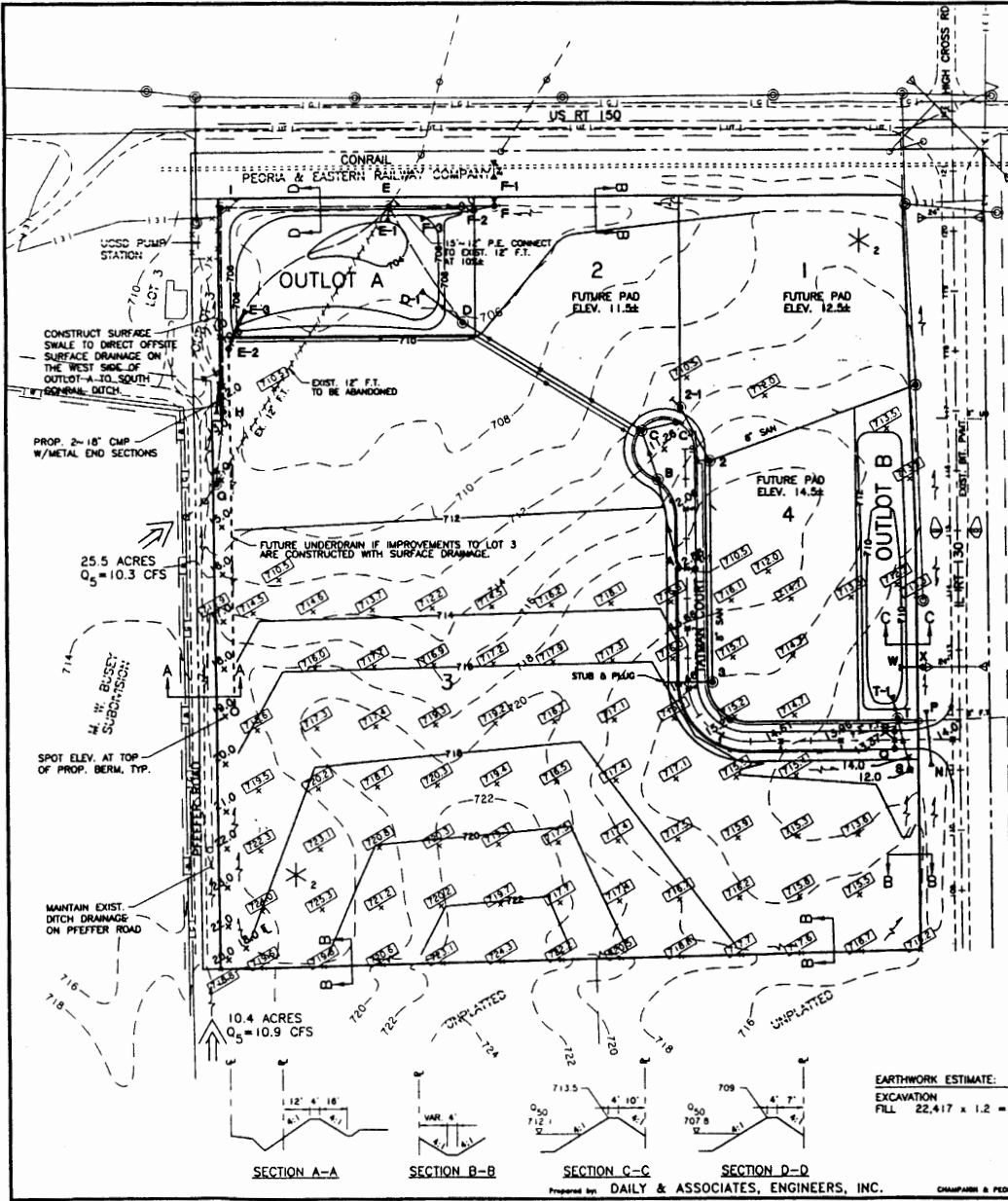
EARTHWORK ESTIMATE:

EXCAVATION 27,200 CY
 FILL 22,417 x 1.2 = 26,900 CY

- NOTES:**
- ADD 700 TO PROPOSED GRADES TO GET M.S.L. ELEVATION.
 - EXISTING TOPSOIL STOCKPILES NOT SHOWN FOR CLARITY (SEE SYMBOL *2).

Revised Date: APRIL 20, 1995
 Revised Date: APRIL 4, 1995
 Date of Preparation: MARCH 31, 1995

PRELIMINARY/FINAL PLAT



SECTION A-A SECTION B-B SECTION C-C SECTION D-D

Prepared by: DAILY & ASSOCIATES, ENGINEERS, INC. CHAMPAIGN & PEORIA, ILLINOIS

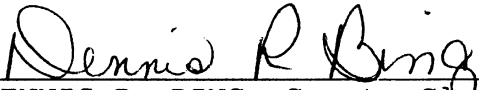
STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS.

I, DENNIS R. BING, County Clerk in and for the County of Champaign and State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the following-described tract of land, as appears from the records in my said office:

LOTS 1 AND 2 IN EAST URBANA INDUSTRIAL CENTER NO. 1
SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK "BB" AT
PAGE 117, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

Permanent Index No.: 30-21-15-226-001 (RY 91)
 30-21-15-226-004

GIVEN under my hand and seal of this office, this 12th day
of April, 1995.



DENNIS R. BING, County Clerk

30-21-15-226-002 (RY 92)
30-21-15-226-003 (RY 93)