

ORDINANCE NO. 2019-02-013

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
(Union Gardens Subdivision – Plan Case No. 2364-S-18)**

WHEREAS, Trinitas Development, LLC. has submitted a Final Subdivision Plat for the Union Gardens Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat for the Union Gardens Subdivision is in general conformance with the Preliminary Plat for the Union Gardens Subdivision, which was approved by the Plan Commission on September 6, 2018 in Plan Case No. 2349-S-18; and,

WHEREAS, the Final Plat for the Union Gardens Subdivision meets the requirements of the Urbana Subdivision and Land Development Code; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat for the Union Gardens Subdivision.

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

Section 1. The Final Plat for the Union Gardens Subdivision, attached hereto as Ordinance Attachment A, is hereby approved as platted.

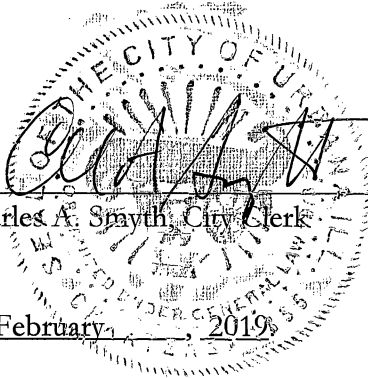
Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the “ayes” and “nays” being called at a regular meeting of said Council.

PASSED BY THE CITY COUNCIL this 4th day of February, 2019.

AYES: Jakobsson, Hazen, Miller, Roberts, Wu, Marlin

NAYS: Brown

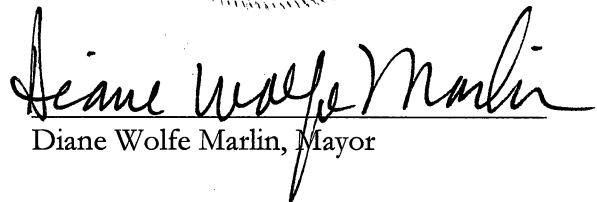
ABSTENTIONS: Hursey



[Handwritten Signature]

Charles A. Smyth, City Clerk

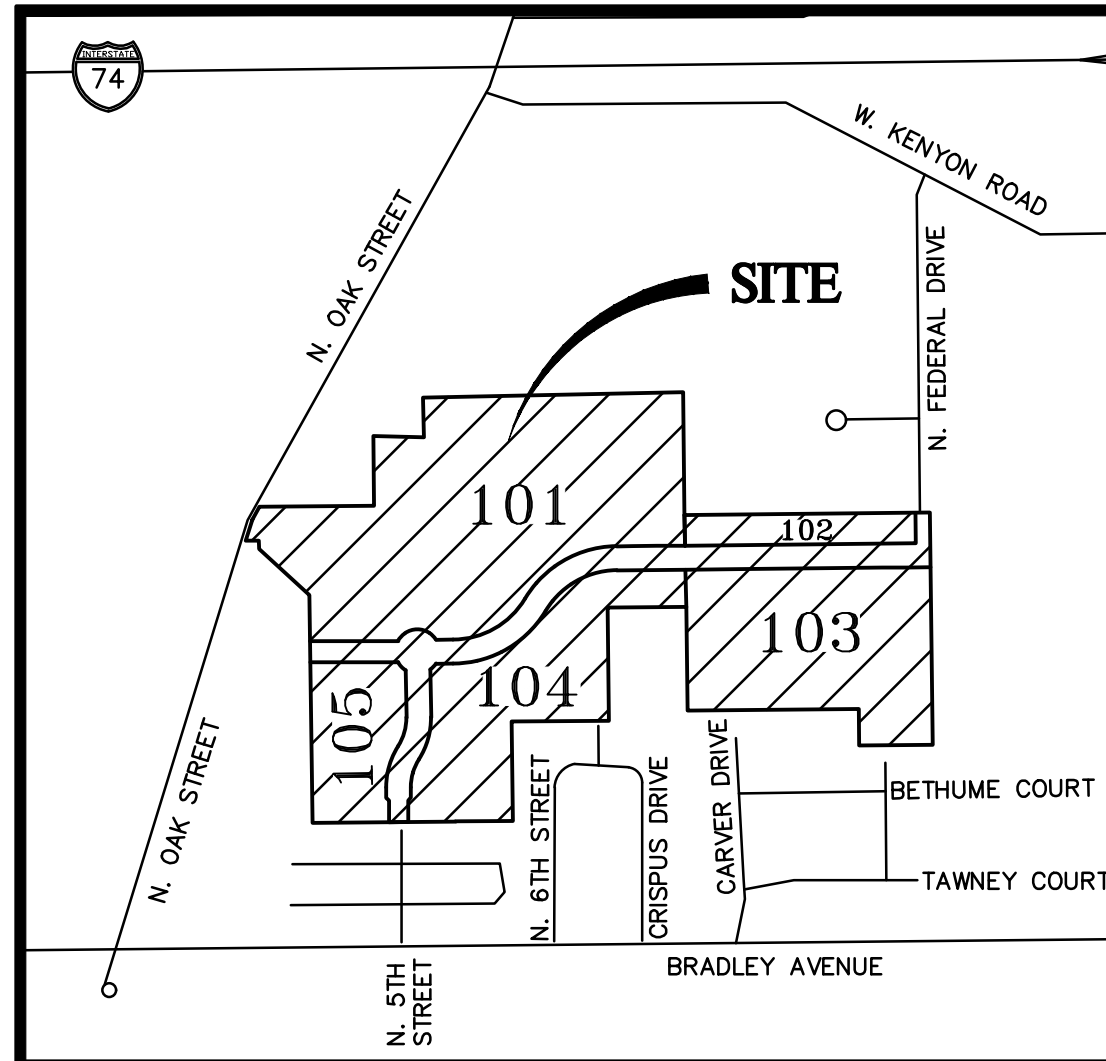
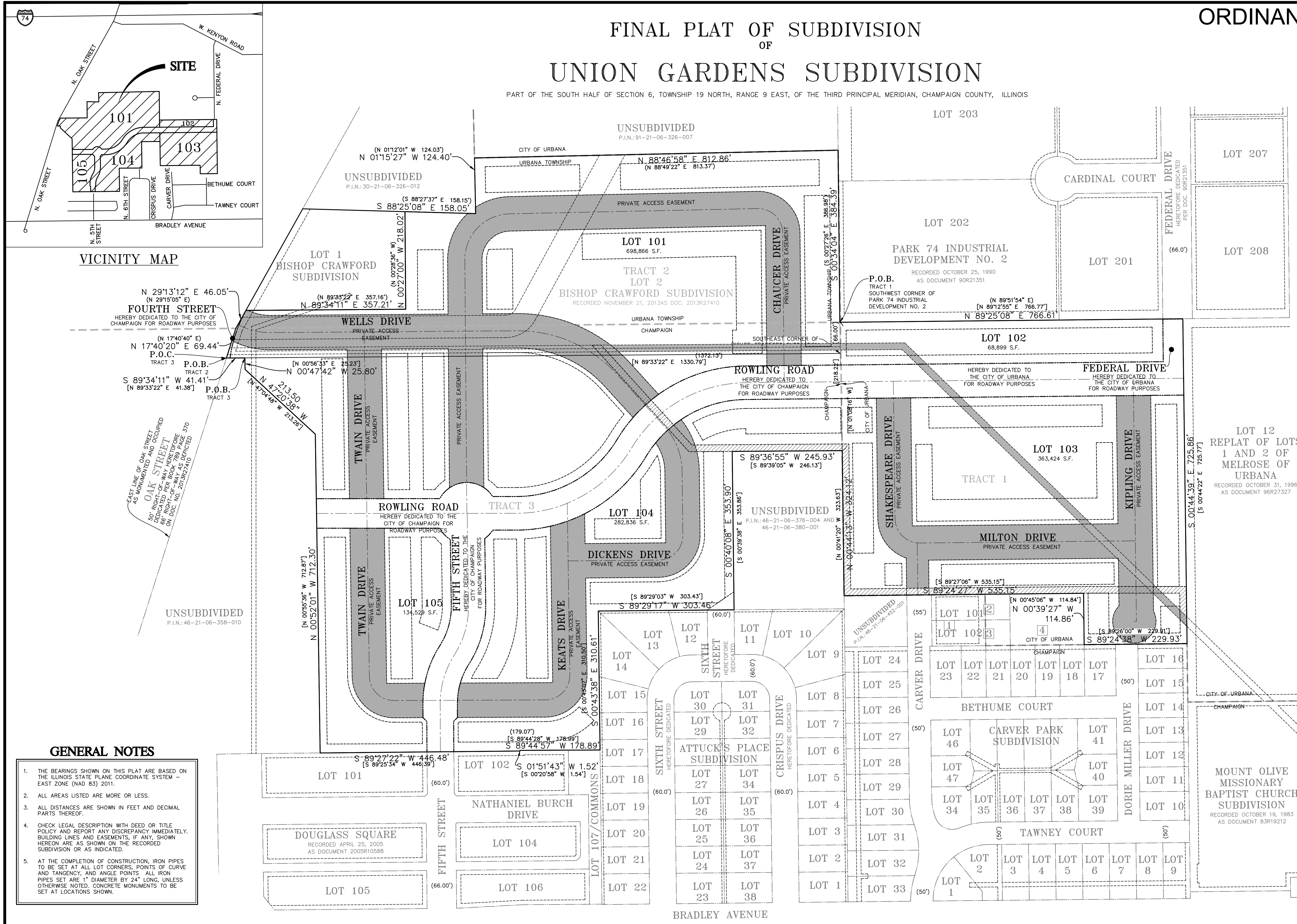
APPROVED BY THE MAYOR this 5th day of February, 2019.



Diane Wolfe Marlin, Mayor

FINAL PLAT OF SUBDIVISION
OF
UNION GARDENS SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS



LEGEND
BASIS OF BEARING
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011).

ABBREVIATIONS
A CH ARC LENGTH
C CONC. CHORD
E EAST
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
N NORTH
N.E.A. NON-EASEMENT AREA
R RADIUS
R.O.W. RIGHT OF WAY
S SOUTH
W WEST
B.S.L. BUILDING SETBACK LINE
DOC. DOCUMENT
(XXX.XX) RECORD INFORMATION
[XXX.XX] DEED INFORMATION
XXX.XX MEASURED INFORMATION

PORTION OF THE 15' EASEMENT FOR RAW WATER SUPPLY LINE BOOK 281, PAGE 115 & DOC. 418167 HEREBY VACATED
15' ILLINOIS AMERICAN WATER EASEMENT HEREBY GRANTED
PRIVATE ACCESS EASEMENT HEREBY GRANTED

- 1 CARVER PARK-HABITAT FOR HUMANITY REPLAT RECORDED OCTOBER 14, 2008 AS DOCUMENT NUMBER 2008R26341.
2 OAK TREE SUBDIVISION, OUTLOT 1 RECORDED NOVEMBER 7, 2017 AS DOCUMENT NUMBER 2017R21111.
3 OAK TREE SUBDIVISION, OUTLOT 2 RECORDED NOVEMBER 7, 2017 AS DOCUMENT NUMBER 2017R21111.
4 UNSUBDIVIDED 91-21-06-451-004

SURVEY AREA TABLE
LOT 101: 698,866 SQUARE FEET (16.044 ACRES±)
LOT 102: 68,899 SQUARE FEET (1.582 ACRES±)
LOT 103: 363,424 SQUARE FEET (8.343 ACRES±)
LOT 104: 282,836 SQUARE FEET (6.493 ACRES±)
LOT 105: 134,529 SQUARE FEET (3.088 ACRES±)
R.O.W.: 196,137 SQUARE FEET (4.503 ACRES±)
TOTAL: 1,744,691 SQUARE FEET (40.053 ACRES±)

COMMON ADDRESS
1402 NORTH FOURTH STREET, CHAMPAIGN, ILLINOIS
CHAMPAIGN SURVEY AREA
887,578 SQUARE FEET (20.376 ACRES±)
URBANA SURVEY AREA
857,112 SQUARE FEET (19.677 ACRES±)

- GENERAL NOTES
1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83) 2011.
2. ALL AREAS LISTED ARE MORE OR LESS.
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
5. AT THE COMPLETION OF CONSTRUCTION, IRON PIPES TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE AND TANGENCY, AND ANGLE POINTS. ALL IRON PIPES SET ARE 1" DIAMETER BY 24' LONG, UNLESS OTHERWISE NOTED. CONCRETE MONUMENTS TO BE SET AT LOCATIONS SHOWN.

REVISIONS:
DATE BY DESCRIPTION DATE BY DESCRIPTION

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60055
10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606
2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821
PREPARED FOR: TRINITAS DEVELOPMENT LLC

TITLE: UNION GARDENS FINAL PLAT OF SUBDIVISION
SCALE: 1"=100'
DATE: 01-29-19
JOB NO: 180306
SHEET 1 OF 5

FINAL PLAT OF SUBDIVISION OF UNION GARDENS

ORDINANCE ATTACHMENT A

TRACT 1: 91-21-06-451-005
TRACT 2: 30-21-06-326-015
 46-21-06-376-007
TRACT 3: 46-21-06-376-008

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

LOT 202
PARK 74 INDUSTRIAL
DEVELOPMENT NO. 2

RECORDED OCTOBER 25, 1990
AS DOCUMENT 90R21351

LOT 201

LOT 208

LOT 102

68,899 S.F.
NON-EASEMENT AREA 2A

RECORDED OCTOBER 31, 1996
AS DOCUMENT 96R27327

LOT 103

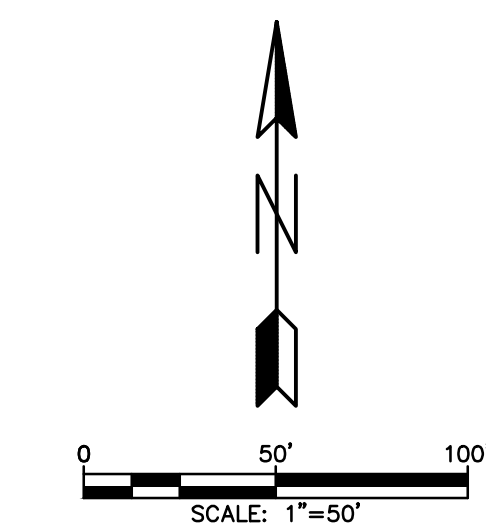
363,424 S.F.

LOT 12
REPLAT OF LOTS 1 AND 2
OF MELROSE OF URBANA

RECORDED OCTOBER 31, 1996
AS DOCUMENT 96R27327

- LEGEND**
- EX. PROPERTY LINE
 - - - EX. LOT LINE
 - - - EX. EASEMENT LINE
 - - - EX. CORPORATE LIMITS
 - - - CENTERLINE
 - - - EASEMENT LINE HEREBY GRANTED
 - - - PROPOSED LOT LINE

- ABBREVIATIONS**
- A ARC LENGTH
 - CH CHORD
 - CONC. CONCRETE
 - E EAST
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - N NORTH
 - N.E.A. NON-EASEMENT AREA
 - R RADIUS
 - R.O.W. RIGHT OF WAY
 - S SOUTH
 - W WEST
 - B.S.L. BUILDING SETBACK LINE
 - DOC. DOCUMENT
 - (XXX.XX) RECORD INFORMATION
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- 3 OAK TREE SUBDIVISION, OUTLOT 2 RECORDED NOVEMBER 7, 2017 AS DOCUMENT NUMBER 2017R21111.

- Ⓐ AND Ⓒ : 15' PUBLIC UTILITY EASEMENT PER DOC. 2008R26341
- Ⓑ : 5' PUBLIC UTILITY EASEMENT PER DOC. 2008R26341
- Ⓓ AND Ⓔ : 10' EASEMENT FOR PUBLIC UTILITIES PER CARVER PARK SUBDIVISION

- PORTION OF THE 15' EASEMENT FOR RAW WATER SUPPLY LINE BOOK 281, PAGE 115 & DOC. 418167 HEREBY VACATED
- 15' ILLINOIS AMERICAN WATER EASEMENT HEREBY GRANTED
- PRIVATE ACCESS EASEMENT HEREBY GRANTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°15'03"W	3.74'
L2	N44°44'57"E	3.74'
L3	S00°44'39"E	88.78'
L4	N45°49'33"W	21.18'
L5	N00°44'39"W	59.02'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	300.00'	112.63'	N18°27'20"E	111.97'
C2	54.60'	20.41'	S14°00'42"W	20.29'
C3	357.50'	51.70'	S35°03'06"W	51.66'
C4	242.50'	15.36'	S32°43'21"W	15.36'
C5	101.50'	36.20'	N10°53'04"W	36.00'
C6	357.50'	48.30'	S83°11'07"W	48.26'
C7	83.06'	21.64'	N43°29'33"W	21.58'
C8	141.50'	56.04'	N10°28'48"E	55.68'
C9	100.32'	38.68'	S10°24'16"W	38.44'
C10	141.59'	23.94'	N27°51'28"E	23.91'
C11	89.00'	31.11'	S46°30'54"W	30.95'

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
TRINITAS DEVELOPMENT LLC

TITLE:
**UNION GARDENS
FINAL PLAT OF SUBDIVISION**

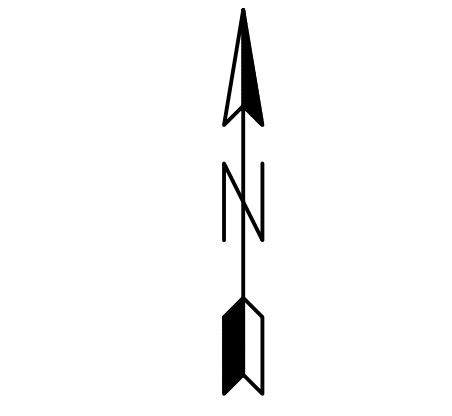
SCALE: 1"=50'
DATE: 01-29-19
JOB NO.: 180306
SHEET: 2 OF 5

FINAL PLAT OF SUBDIVISION OF UNION GARDENS

ORDINANCE ATTACHMENT A

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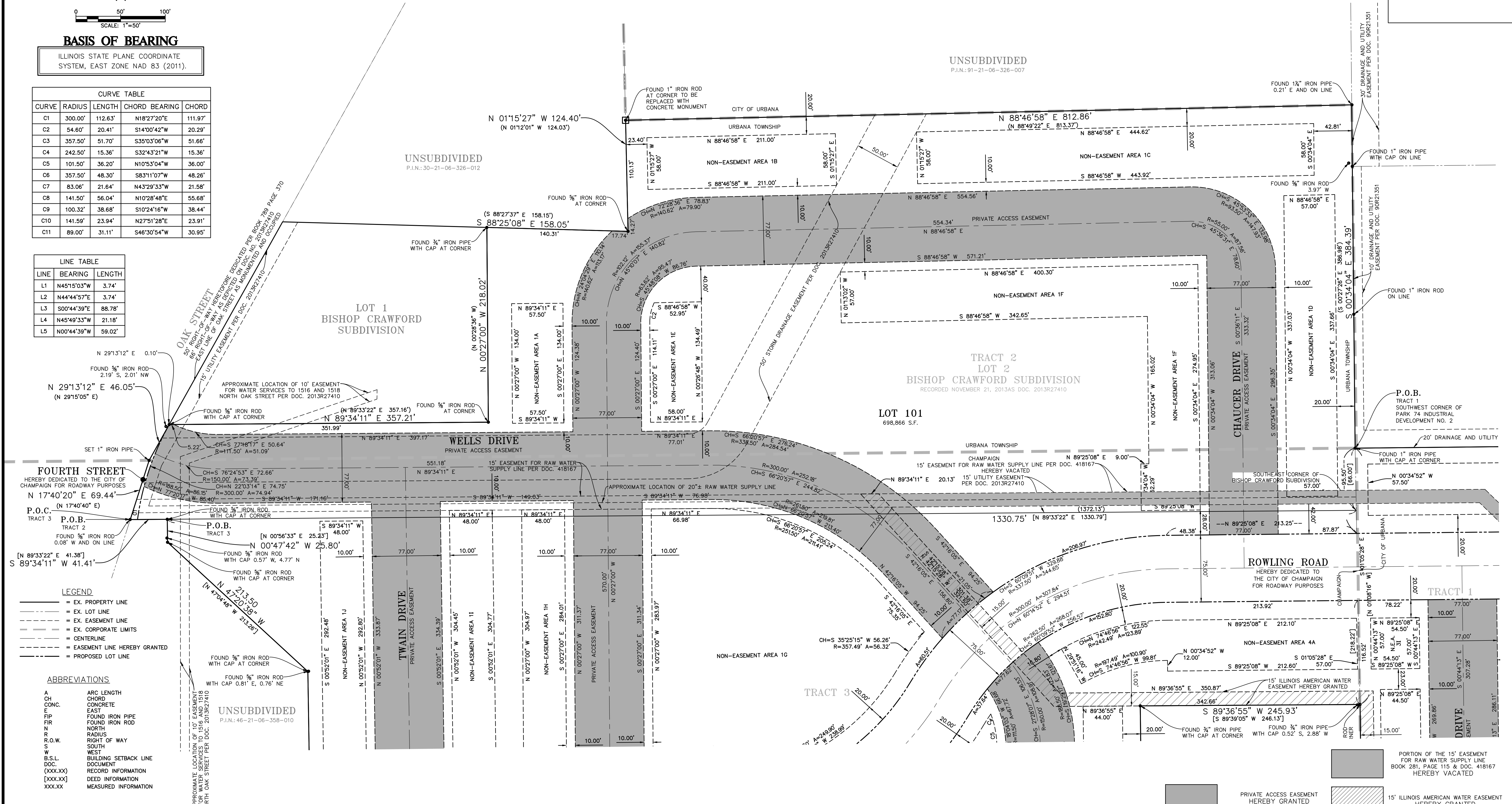


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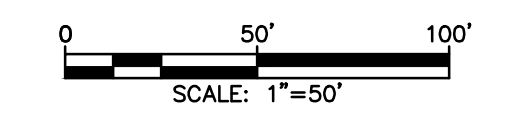
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TRINITAS DEVELOPMENT LLC

TITLE:
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SCALE: 1"=50'
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SHEET 3 of 5

ORDINANCE ATTACHMENT A

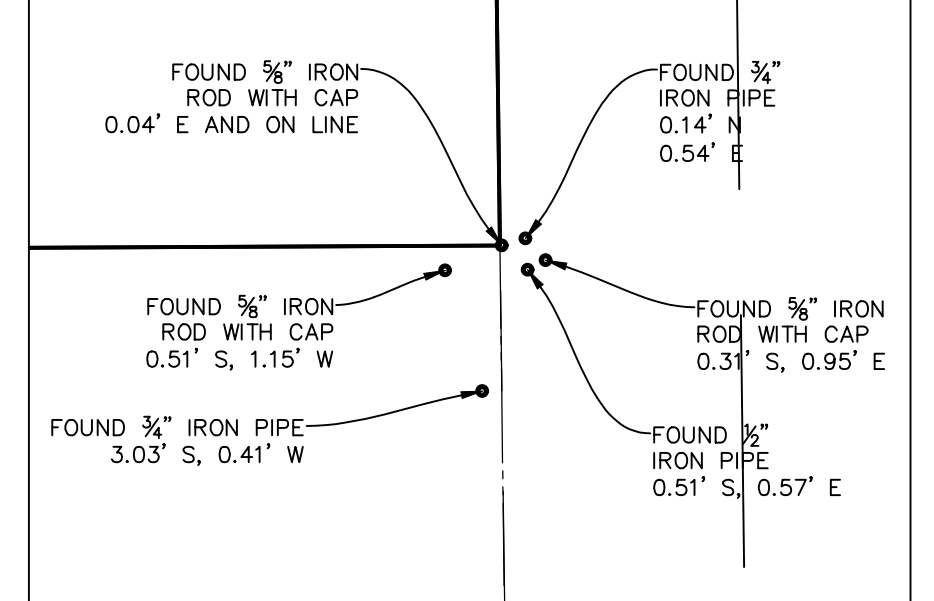
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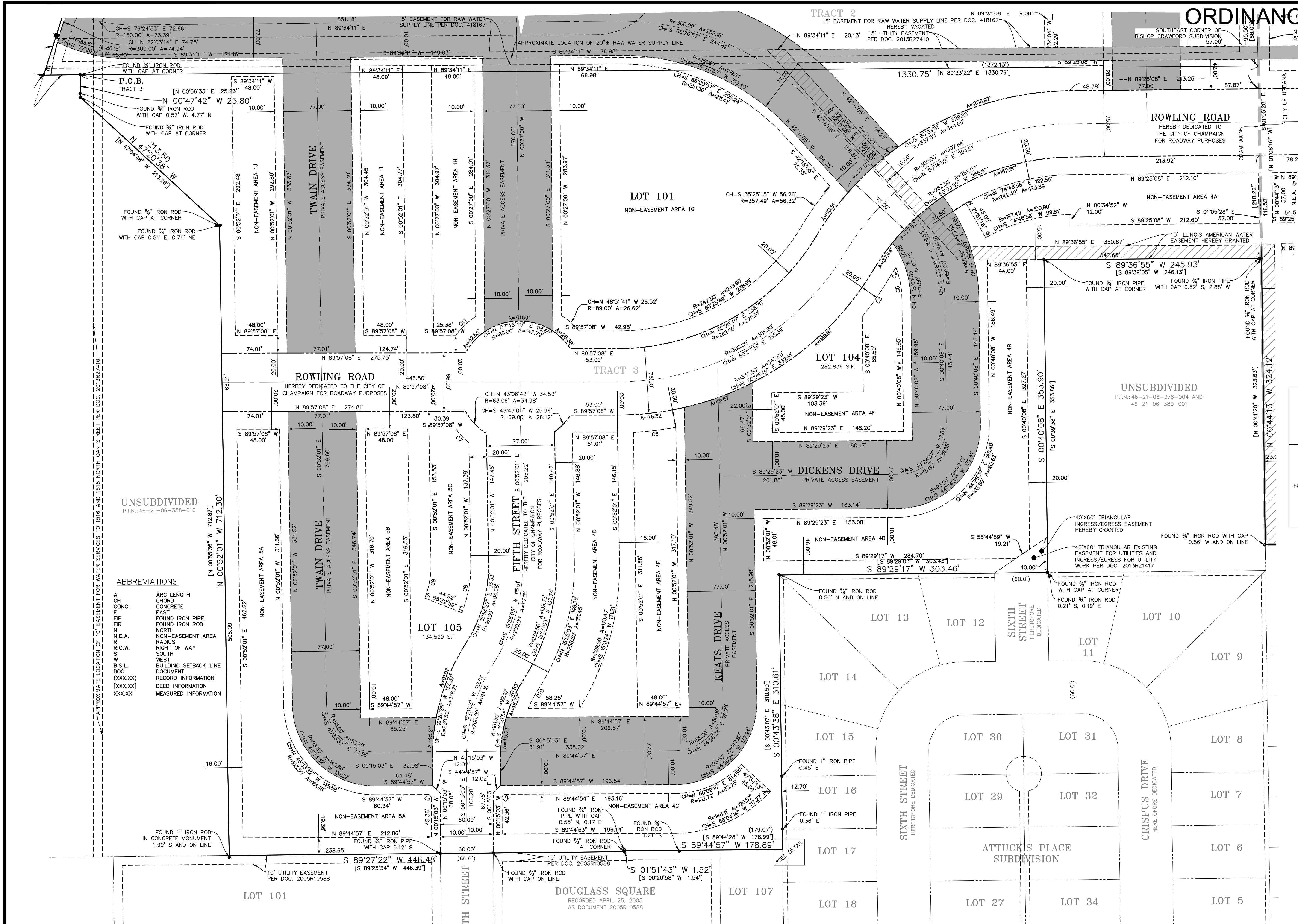
DETAIL
 SCALE: 1"=4'



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UNSUBDIVIDED
 P.I.N.: 46-21-06-358-010

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