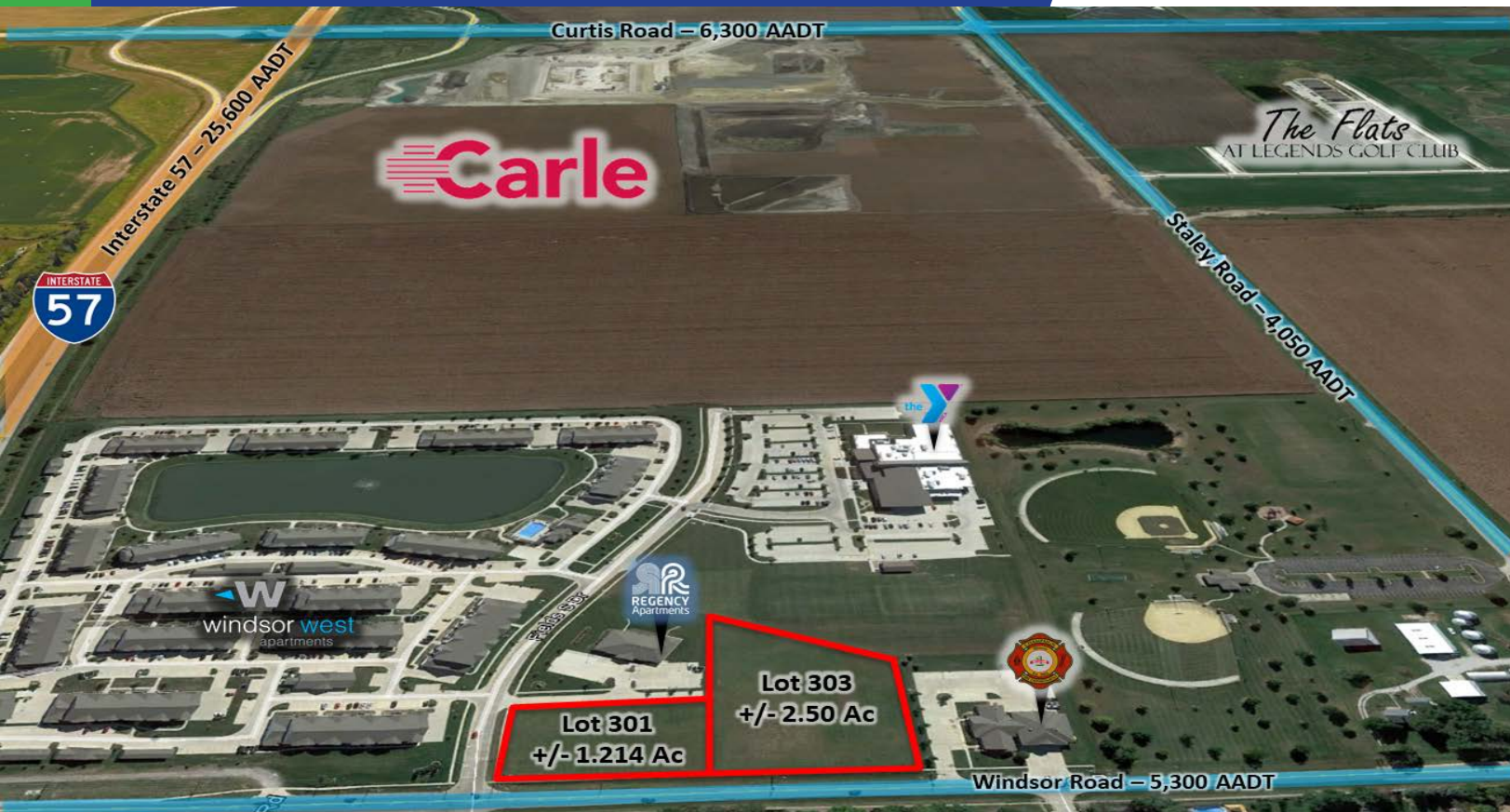


# FOR SALE

## \$423,000 & \$815,000



## Property Information

### LOT 301

1.21 ac @ \$423,000

### ZONING

CO – Commercial Office

### LOT 303

2.50 ac @ \$815,000

### RE

\$3,570.02 & \$7,374.98

### AREA

The subject property is located at the southwest corner of Windsor Road and Fields South Drive between Interstate 57 and Staley Road in growing southwest Champaign. The site is adjacent to the 210-acre Carle at the Fields development, and the \$18 million Champaign County YMCA that was completed in 2012. Additional surrounding uses include professional office space and high-end residential subdivisions.

### Property Description

Excellent development opportunity in growing southwest Champaign – commercial lots are ideally located at the corner of Windsor Road and Fields South Drive, at the entrance to Carle at the Fields and the Champaign County YMCA. Lots are development ready with all utilities to the site, and are zoned CO – Commercial Office, which allows for a wide variety of uses.

Lot 301 is +/- 1.214 acres, and offers approximately 235 feet of frontage along Windsor Road.

Lot 303 is +/- 2.50 acres, and offers approximately 296 feet of frontage along Windsor Road.

**Josh Markiewicz**  
217-403-3424  
joshm@cbcdr.com



**Tim Harrington**  
217-369-0226 (Cell)  
217-403-3302 (Office)  
tph@cbcdr.com

**CBCDR.COM**

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**Coldwell Banker Commercial**  
**Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

# FOR SALE

## \$423,000

### REGENCY CENTER

A REPLAT OF LOT 202 OF CARLE FOUNDATION REPLAT  
LOT 101 GENTRY SOUTH SUBDIVISION  
PART OF THE N.W. 1/4 OF SECTION 28, T.19N., R.8E., 3RD P.M.  
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS



2012R30225  
REC ON: 11/29/2012 11:07:00 AM  
CHAMPAIGN COUNTY  
BARBARA A. FRASCA, RECORDER  
REC FEE: \$2.00  
RHSF FEE: \$0.00  
PAGES: 20  
PLAT ACT: PLAT PAGE: 1

#### SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, CERTIFY THAT AT THE REQUEST OF REGENCY CONSOLIDATED RESIDENTIAL, LLC, I HAVE CAUSED A SURVEY OF PART OF THE NW 1/4 OF SECTION 28, T.19N., R.8E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 OF GENTRY SOUTH SUBDIVISION AS RECORDED ON JUNE 8, 2011 AS DOCUMENT NO. 2011R11403.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO THREE (3) LOTS WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE UTILITY EASEMENTS OF THIS PLAT ARE DEDICATED OR RE-DEDICATED FOR PUBLIC USE. MONUMENTS HAVE BEEN FOUND OR PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS REGENCY CENTER A REPLAT OF LOT 202 OF CARLE FOUNDATION REPLAT LOT 101 GENTRY SOUTH SUBDIVISION, CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS NOT LOCATED WITHIN A PUBLISHED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH P.A. 87-0705, (THE PLAT ACT), CHICAGO TITLE INSURANCE COMPANY AS THE CORPORATION THAT MAY RECORD THIS FINAL PLAT OR WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

THOMAS B. JORDAN DATE 11-19-12  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014  
CHAMPAIGN, ILLINOIS  
EXPRESS: NOVEMBER 30, 2014

#### Champaign Plan Commission

Recommended to the City Council for preliminary review and recommendation, if any, as may be set forth in the following conditions:

November 21, 2012  
Kati Kowalski  
Secretary

#### City Council

Preliminary approval is hereby granted by the City Council on the following conditions, if any, as may be set forth in the following conditions:

2012-11-17  
November 28, 2012  
Mayor  
Nancy L. Banks  
City Clerk

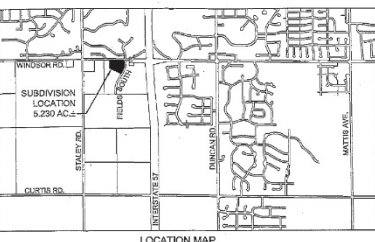
#### PRELIMINARY / FINAL PLAT

Date: July 19, 2012 Illinois Professional Design Firm No. 134-03213  
Date of Preparation: July 12, 2012 PROJECT: 02-1201006

**Foth** & Associates, LLC  
1111 N. Wabash Ave., Suite 200  
Chicago, IL 60610  
Tel: 312.467.1000 Fax: 312.467.1001  
Email: info@foth.com Website: www.foth.com

REUSE OF DOCUMENTS  
THIS DOCUMENT HAS BEEN REPRODUCED FOR THE PURPOSE OF REUSE. IT IS THE USER'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMISSIONS FROM THE ORIGINAL AUTHOR FOR ANY REUSE OF THIS DOCUMENT. THE REUSE OF THIS DOCUMENT WITHOUT THE NECESSARY PERMISSIONS IS THE USER'S RESPONSIBILITY.

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#### NOTES:

1. REFER TO OWNERS CERTIFICATE OF DEDICATION FOR GENTRY SOUTH SUBDIVISION RECORDED JULY 6, 2008 AS DOCUMENT NO. 2008R1780 FOR LOT 101 RESTRICTIONS.
2. EXISTING WINDSOR ROAD RIGHT-OF-WAY (ON THE DATE OF PLATTING GENTRY SOUTH SUBDIVISION) WAS ESTABLISHED BY PETITION AND ACCEPTED IN JUNE, 1987, RIGHT-OF-WAY WIDTH ASSUMED TO BE 20 FEET WHICH WAS THE STATUTORY REQUIREMENT ON THAT DATE. APPLICABLE EASEMENTS A, B AND D, BELIEVED.
3. EASEMENTS OF RECORD (ON THE DATE OF PLATTING GENTRY SOUTH SUBDIVISION):
4. EXISTING TELEPHONE EASEMENT, RECORDED IN BOOK 211 AT PAGE 391, "ALONG THE ROADS" COVER THE PROPERTY.
5. EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 229 AT PAGE 305 "ACROSS LANDS OF THE GRANTOR, WITHIN 6 INCHES OF NORTH PROPERTY LINE."
6. EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 1039 AT PAGE 517 AS DOCUMENT NO. 19870122, 15 FEET ON EACH SIDE OF CENTERLINE OF EASEMENT, SAID CENTERLINE LYING 24' NORMAL DISTANCE SOUTH OF THE NORTH LINE OF THE NW 1/4 OF SECTION 28.
7. EXISTING ILLINOIS POWER COMPANY EASEMENT, RECORDED IN BOOK 2342 AT PAGE 894 AS DOCUMENT NO. 1982260, EASEMENT 25 FEET IN WIDTH, THE CENTERLINE LYING 12 FEET SOUTH OF SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD.
8. APPROXIMATE AREA OF REGENCY CENTER IS 5.230 ACRES.
9. THE SITE IS WITHIN THE KASKASKIA DRAINAGE DISTRICT.
10. THE SITE IS SUBJECT TO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF CHAMPAIGN AND FIRST METHODIST CHURCH IN ACCORDANCE WITH COUNCIL BILL 99-118, RECORDED AUGUST 6, 1999 AS DOCUMENT NO. 19990104, AND SUBJECT TO THE ANNEXATION AGREEMENT IN ACCORDANCE WITH COUNCIL BILL 2004-197 RECORDED OCTOBER 29, 2004 AS DOCUMENT NO. 200404045.
11. THE TRACT IS CURRENTLY ZONED CO.
12. POTABLE WATER WILL BE SUPPLIED BY ILLINOIS-AMERICAN WATER COMPANY. WATERMAIN SIZES, LOCATION AND HYDRANT LOCATIONS SHALL BE DETERMINED AS DIRECTED AND APPROVED BY THE ILLINOIS-AMERICAN WATER COMPANY AND THE CITY OF CHAMPAIGN. EASEMENTS WILL BE PROVIDED WHEN REQUESTED.
13. REQUIRED YARDS WILL MEET THE MINIMUM STANDARDS OF THE CITY OF CHAMPAIGN ZONING ORDINANCE.
14. REASONABLE UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY UTILITY COMPANIES.
15. CONTOURS SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO FIELD VERIFICATION.
16. VEHICLE ACCESS TO WINDSOR ROAD SHALL BE LIMITED TO FIELDS SOUTH DRIVE.
17. THE STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN SUBDIVISION ORDINANCE.
18. STORMWATER DETENTION IS PROVIDED FOR ON LOT 102 OF GENTRY SOUTH SUBDIVISION, RECORDED ON JULY 6, 2008 AS DOCUMENT NO. 2008R1750.
19. DETENTION BASIN AND OUTFALL DRAINAGE SYSTEM FOR GENTRY SOUTH SUBDIVISION HAS BEEN APPROVED BY THE CITY OF CHAMPAIGN ENGINEERING DIVISION, DATED JUNE 14, 2004 AND LOT DATED JUNE 28, 2004 UNDER PERMIT NO. 5-28943 DATED AUGUST 28, 2003.
20. TREES WILL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHAMPAIGN SUBDIVISION ORDINANCE APPROVED SPECIES LIST.
21. SEVERAL ALONG NORTH SIDE OF PRIVATE DRIVE SHALL BE CONSTRUCTED AT A LATER DATE IN CONJUNCTION WITH APPROVAL OF A BUILDING PERMIT FOR LOT 301.

- LEGEND**
- EXIST. RIGHT OF WAY LINE
  - EXIST. LOT LINE
  - PROP. BOUNDARY LINE
  - PROP. LOT LINE
  - EXIST. EASEMENT LINE
  - PROP. EASEMENT LINE
  - CONC. MONU. FOUND
  - IRON PIPE FOUND
  - IRON PIPE SET
  - PROP. INGRESS / EGRESS EASEMENT
  - EASEMENT TO BE PROCURED FROM ADJACENT PROPERTY BY SEPARATE DOCUMENT.

#### DRAINAGE STATEMENT

WE HEREBY STATE THAT "TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE 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."

ENGINEER: JOHN DABROWSKI  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER #42330

OWNER & SUBDIVIDER: REGENCY CONSOLIDATED RESIDENTIAL, LLC

DATE: 11-19-12  
BY: [Signature]  
TITLE: [Signature]

ENGINEER/PLAT SURVEYOR: FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC  
1610 BROADMOOR DRIVE  
CHAMPAIGN, IL 61821  
(217) 352-4168

OWNER: REGENCY CONSOLIDATED RESIDENTIAL, LLC  
1701 BROADMOOR DRIVE  
CHAMPAIGN, IL 61821

PRESENTED FOR RECORDING BY: CHICAGO TITLE INSURANCE CO.  
301 N. WABASH  
CHAMPAIGN, IL 61820

Josh Markiewicz  
217-403-3424  
joshm@cbcdr.com



Tim Harrington  
217-369-0226 (Cell)  
217-403-3302 (Office)  
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