

Exhibit G - ADDITION - Communications

Three Willows Condominium Association

1607 Willow View Road
Urbana, Illinois 61802

May 13, 2022

Mr. Marcus Ricci, AICP, Planner II
City of Urbana
400 South Vine Street
Urbana, Illinois 61802

**RE: NOTICE OF PUBLIC HEARING FOR PROPOSED SPECIAL USE PERMIT
TATMAN TOWING
810 EAST PERKINS ROAD AND 1002 EAST PERKINS ROAD
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

Dear **Mr. Ricci**;

My name is Edward Clancy. I am the President of Three Willows Condominium Association, which lies East of Subject Site. This week, several of the Unit Owners along Spring Circle (directly East of Subject Site) received notice of a public hearing along with supporting documents.

The Three Willows Condominium Association has several questions and concerns. Those concerns are: 1) screening; 2) stormwater management; 3) site lighting; 4) anticipated use of Eastern portions of Subject Site.

- **Screening:** The site plan shows an approximate line of existing dense trees and brush providing screening to adjacent residential use. We provide one (1) photograph that shows it is not continuous screening. The existing screening consists of volunteer trees along an old fence line with underbrush or no screening. Between December and May the leaves are gone and the screening is ineffective.
- **Stormwater Management:** The site plan shows a new 8,600 square foot building with roof, with new gravel / asphalt milling parking lot and driveway along the North and East sides of the building and then Easterly to a new entrance on Perkins Road. These items will increase stormwater runoff. The increased stormwater between grass and pavement / roofs should be detained.
- **Site Lighting:** We do not see any indication on the site plan of any kind of site lighting improvements. If site lighting is proposed, the Condo Association would like assurances that shields would be placed on those night lights so that glare does not fall down on the backside of the condominium units along Spring Circle.

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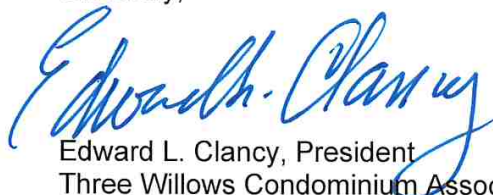
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- Usage of the Eastern portion of the Subject Site: The site plan does not indicate any proposed usage of the area directly West of the Condo Association and East of the proposed building and pavement area / new entrance. It appears that the proposal is for a 6-foot-tall solid wood fence along Perkins Road, but a chain-link fence located East of the new entrance going in a North-South direction to the North property line. Could that chain-link fence also be a solid wood fence? If the area is used for storage, could the fence be 8-10 feet tall? See photo of existing storage area.

This area previously was a detention basin for the Tatman's complex as it drained stormwater from the intersection of Perkins Road and Cunningham Easterly, then Northerly. When they built the storage units to the North of Subject Site, a stormwater detention basin was constructed on the storage unit site. The Tatman's detention basin was abandoned. The storage building built a 2- to 3-foot-tall concrete wall along their East property line, and then built the solid 6- to 8-foot-tall wood fence on top of that concrete wall (see Photo). This type of construction (along East Title Line) might be considered by Tatman Towing in order to provide the best screening and security for the Condominium Association Owners along Spring Circle, and also for Tatman Towing. A wall would also prevent stormwater from running onto the Condominium property prior to going through the detention pond.

We appreciate your consideration with regard to our concerns, and if you have any questions or comments, feel free to contact us.

Sincerely,



Edward L. Clancy, President
Three Willows Condominium Association
1607 Willow View Road
Urbana, Illinois 61802
Cell: 217-493-1143

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Exhibit G - ADDITION - Communications



Exhibit G - ADDITION - Communications



Exhibit G - ADDITION #2 - Communications

Three Willows Condominium Association

1607 Willow View Road
Urbana, Illinois 61802

June 1, 2022

Mr. Marcus Ricci, AICP, Planner II
City of Urbana
400 South Vine Street
Urbana, Illinois 61802

**RE: NOTICE OF PUBLIC HEARING FOR PROPOSED SPECIAL USE PERMIT
TATMAN'S TOWING
810 EAST PERKINS ROAD AND 1002 EAST PERKINS ROAD
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

Dear **Mr. Ricci**;

I do not believe that I can make the June 9 City of Urbana Planning Commission Meeting regarding the Special Use Permit requested by Tatman's Towing. I would like to restate the concerns of the Three Willows Condominium Association, which lies directly East of the Tatman's Towing and Lot 4 of Sarah's First Subdivision (both owned by BWC Tundra, LLC).

We enclose two (2) photographs of the stormwater management solution and the screening solution that the City of Urbana required the owners of Lot 1 of Sarah's Subdivision to construct. In the Northeast Corner of Lot 1 of Sarah's First Subdivision, there is a detention basin that has a watershed that extends to Service King Collision at an intersection of Perkin's Road and Cunningham Avenue.

The surface water flows from Tatman's Auto Body, the auto repair shop, and Tatman's Towing through Lot 1 of Sarah's First Subdivision, then Northerly and across the Easterly part of Lot 1 of Sarah's First Subdivision onto a concrete internal driveway and then into the detention basin. The City of Urbana required a concrete wall with a 6-8 foot-tall solid wood fence be constructed along the East Line of Lot 1 to keep the stormwater out of the Three Willows Condominium area and into the detention basin. The solid wood fence on top of wall provides screening (see attached photos).

We think that a similar construction should extend along the East Line of Lot 1 of Sarah's First Subdivision to control the surface water to the detention basin and provide screening.

We appreciate your help and consideration with this matter and look forward to hearing from you in the near future.

Sincerely,



Edward L. Clancy, President
Three Willows Condominium Association
1210 Brad Drive
Urbana, Illinois 61802
Cell: 217-493-1143



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