



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, PhD, FAICP, Community Development Director

DATE: November 23, 2016

SUBJECT: Plan Case No. 2292-S-16, Final Plat of Lot 452 of Beringer Commons 4

Introduction

Ivan Richardson is requesting approval of a final plat for Lot 452 of Beringer Commons Subdivision No. 4. The proposed subdivision consists of twelve lots on 2.75 acres, and is located at the corner of Beringer Circle and Rutherford Drive. The lots would contain one model home and eleven common-lot-line (townhouse) units.

Background

The property to be final platted is a portion of Beringer Commons Subdivision No.4., which was originally platted as a preliminary plat in 1991. The preliminary plat was then revised and approved on August 20, 2001 (Ord. No. 2001-08-096). The subject property is currently zoned R-4, Medium Density Multiple-Family Residential. The proposed final plat would subdivide the existing lot into twelve lots to allow the construction of eleven single-family common-lot-line units and one model unit. The property was recently granted a Major Variance to allow driveway widths that exceed 45 percent of the lot width in ZBA-2016-MAJ-11. A condition of the variance is that the final plat be approved by City Council.

Section 21-15 of the Urbana Subdivision and Land Development Code specifies requirements for final plats. The preliminary plat is the document that shows locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for establishment of a subdivision. The final plat, which is the document recorded with the Champaign County Recorder of Deeds, shows the location of property lines and easements. According to Section 21-15.C of the Subdivision Code, if a final plat substantially conforms to the previously approved preliminary plat, the final plat shall be submitted directly to City Council for approval.

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

The subject property is located on the east side of Beringer Commons, at the corner of East Beringer Circle and Rutherford Drive. The zoning and land uses in the surrounding area are a

mixture of medium and low-density residential. To the south and east are lots zoned R-4 and developed as single-family common-lot-line houses. To the west and north are lots zoned R-2 Single-Family Residential, which are developed as such.

The Urbana Comprehensive Plan’s future land use designation for the site and the balance of Beringer Commons is “Residential.” Outside Beringer Commons, land to the southeast is zoned B1 – Neighborhood Business, and contains an Aldi grocery store, with the future land use designated as “Community Business.”

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-4, Medium Density Multiple-Family Residential	Undeveloped	Residential
North	R-2, Single-Family Residential	Single-family dwellings	Residential
South	R-4, Medium Density Multiple-Family Residential	Single-family common-lot-line dwellings	Residential
East	R-4, Medium Density Multiple-Family Residential	Single-family common-lot-line dwellings	Residential
West	R-2, Single-Family Residential	Single-family dwellings	Residential

The proposed development of the site is consistent with both the Comprehensive Plan and the zoning designation for the property. In addition, the proposed development will be required to meet the development regulations in the Zoning Ordinance.

Subdivision Layout and Access

The subject property is at the corner of East Beringer Circle and Rutherford Drive. To the west it borders a large detention basin. The twelve proposed lots range in size from around 7,500 sq. ft. to 23,300 sq. ft. (for the model home lot). Access will be provided by individual driveways for each unit.

Drainage

Each lot will drain to the detention basin on the back side and will be tied into existing storm sewers on the front side. As with all preliminary and final subdivision plats, final stormwater management plans must be approved by the City Engineer.

Sidewalks

Sidewalks already exist in front of each lot.

Utilities

The site is currently served by storm and sanitary sewer, water, power, phone and cable.

Deferrals and Waivers

The petitioner is not requesting any waivers or deferrals from the Urbana Subdivision and Land Development Ordinance.

Summary of Findings

1. Ivan Richardson has submitted a 2.75-acre Final Plat for Lot 452 of Beringer Commons No. 4.
2. The proposed Final Plat is consistent with the approved revised preliminary plat under City Council Ordinance No. 2001-08-096.
3. The proposed Final Plat creates a development that is consistent with both the 2005 Urbana Comprehensive Plan future land use designation and with the proposed zoning designation for the subject property.
4. The proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code.
5. The proposed Final Plat is consistent with the approved Preliminary Plat, and per Section 21-15.C of the Urbana Subdivision and Land Development Code, the City Council may approve the Final Plat without review by Plan Commission.

Options


The City Council has the following options regarding Plan Case No. 2292-S-16:

1. Approve the proposed final plat; or
2. Deny the proposed final plat. If denied, the Council shall state the reasons for the denial.

Recommendation

Based on the analysis and findings presented herein, staff recommends that City Council **APPROVE** the Final Plat of Lot 452 of Beringer Commons No. 4.

Prepared by:


Kevin Garcia, Planner II

Attachments: Draft Ordinance Approving a Final Plat
Attachment A: Proposed Final Plat & Grading Plan
Attachment B: Approved Preliminary Plat
Attachment C: Application

cc: Mike Friend
2211 W Bradley Ave
Champaign, IL 61821

Ivan Richardson
1606 Willow View Rd
Urbana, IL 61802

ORDINANCE NO.2016-11-112

An Ordinance Approving a Final Subdivision Plat

(Replat of Lot 452 of Beringer Commons No. 4 - Plan Case No. 2292-S-16)

WHEREAS, Ivan Richardson has submitted a Final Subdivision Plat for the Replat of Lot 452 of Beringer Commons No. 4 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 is in general conformance with the Preliminary Plat for Beringer Commons Subdivision, which was approved by the City of Urbana on August 4, 1992 by Ordinance No. 9192-20 and as amended by the City of Urbana on August 20, 2001 by Ordinance 2001-08-096; and,

WHEREAS, the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 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 Replat of Lot 452 of Beringer Commons No. 4 for the Subdivision.

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

Section 1. the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4, attached hereto as 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 ____ day of _____, 2016.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

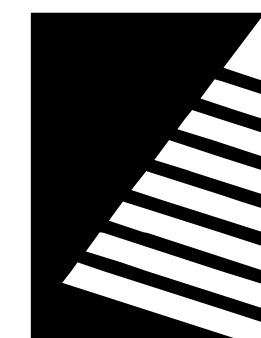
APPROVED by the Mayor this _____ day of _____, 2016.

Laurel Lunt Prussing, Mayor

DRAFT

REPLAT OF LOT 452 BERINGER COMMONS SUBDIVISION NO. 4

PART OF SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

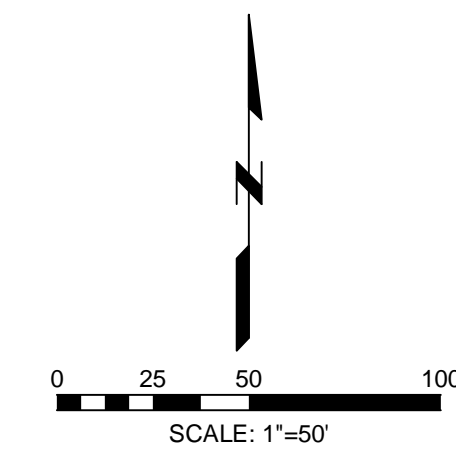


**Farnsworth
GROUP**

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
Date: Description:



LEGEND

- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- ⊙ IRON PIPE MONUMENT FOUND
- WITNESS CORNER AT SPECIFIED DISTANCE
- BOUNDARY OF PLAT
- LOT LINE
- - - 5' BUILDING SETBACK LINE, UNLESS NOTED OTHERWISE
- - - UTILITY & DRAINAGE EASEMENT
- ▨ COMMONS EASEMENT

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
2. THIS SUBDIVISION CONTAINS 2.75 ACRES, MORE OR LESS.
3. THIS SUBDIVISION LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
4. THIS SUBDIVISION NO. 4 LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY MAP NO. 17019C0431D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.
5. BEARINGS ARE REFERENCED TO PREVIOUS PHASES OF BERINGER COMMONS SUBDIVISIONS. THE BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF LOT 1427 TO CITY OF URBANA CONTROL POINT NO. 28 IS N66°16'16"E 729.94 FEET. THE BEARING AND DISTANCE FROM THE SOUTHEAST CORNER OF LOT 1416 TO CITY OF URBANA CONTROL POINT NO. 28 IS N19°26'05"E 920.71 FEET.
6. LOTS 1416-1419, LOTS 1420-1422, LOT 1423 AND LOTS 1424-1427 ARE TO BE DEVELOPED UNDER THE COMMON LOT LINE PROVISIONS OF THE URBANA ZONING ORDINANCE WITH FOUR (4), THREE (3), ONE (1) AND FOUR (4) DWELLING UNIT STRUCTURES RESPECTIVELY ON THE AFOREMENTIONED "GROUPS" OF LOTS.
7. DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON OCTOBER 16, 2016.

DRAINAGE STATEMENT:

WE HEREBY STATE THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS 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 THIS SUBDIVISION.

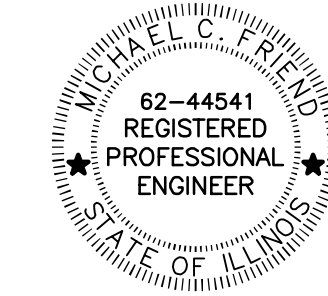
APPROVED BY:

THE CITY OF 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
ATTEST: _____ CITY CLERK
PRESENTED FOR RECORDING BY: _____ PLANNING MANAGER, CITY OF URBANA.

MICHAEL C. FRIEND (DATE) _____
ILLINOIS PROFESSIONAL ENGINEER NO. 44541



IVAN RICHARDSON (DATE) _____
OWNER & SUBDIVIDER
PRESIDENT, EAST URBANA DEVELOPMENT CORP.

SURVEYOR'S DECLARATION:

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, EAST URBANA DEVELOPMENT CORPORATION, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

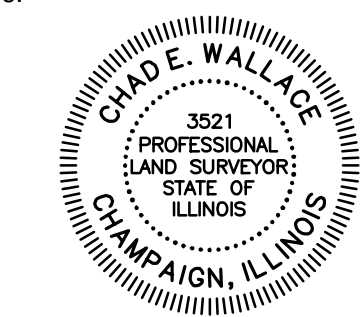
LOT 452 OF BERINGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 2001R34360, DATED NOVEMBER 28, 2001, IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, CONTAINING 2.75 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OR URBANA, CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO THE LOTS AND EASEMENTS AS SHOWN AND IRON PIN SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 452 BERINGER COMMONS SUBDIVISION NO. 4", CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF OCTOBER, 2016.

FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821

BY: _____
CHAD E. WALLACE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3521



DATE: _____
EXP. DATE: 11-30-2016
DESIGN FIRM REGISTRATION
NO. 184-001856

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROJECT:

EAST URBANA DEVELOPMENT CORP.

**REPLAT OF LOT 452
BERINGER COMMONS
SUBDIVISION NO. 4**

CITY OF URBANA
CHAMPAIGN COUNTY, IL.

Date: 11-22-16

Design/Drawn: CEW

Reviewed: MF

Book No.: 126 Field: JL

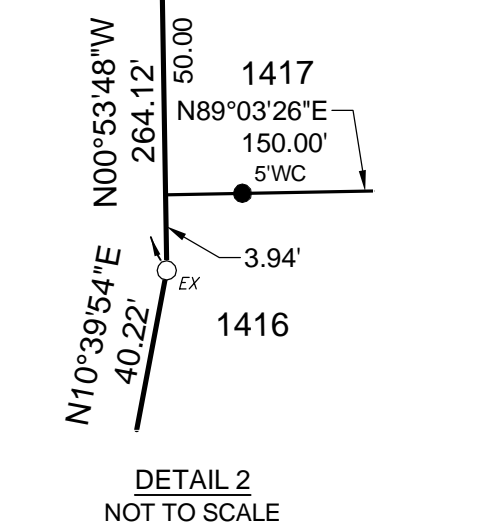
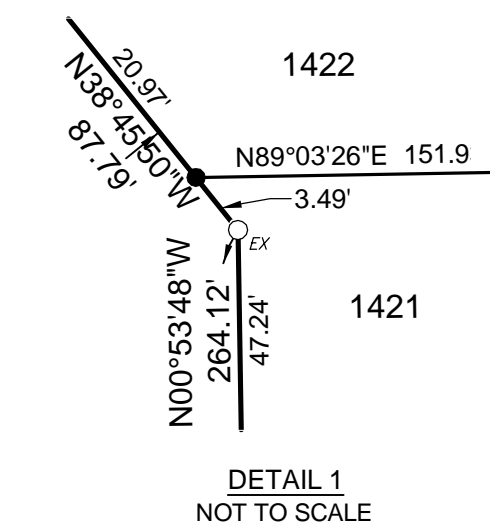
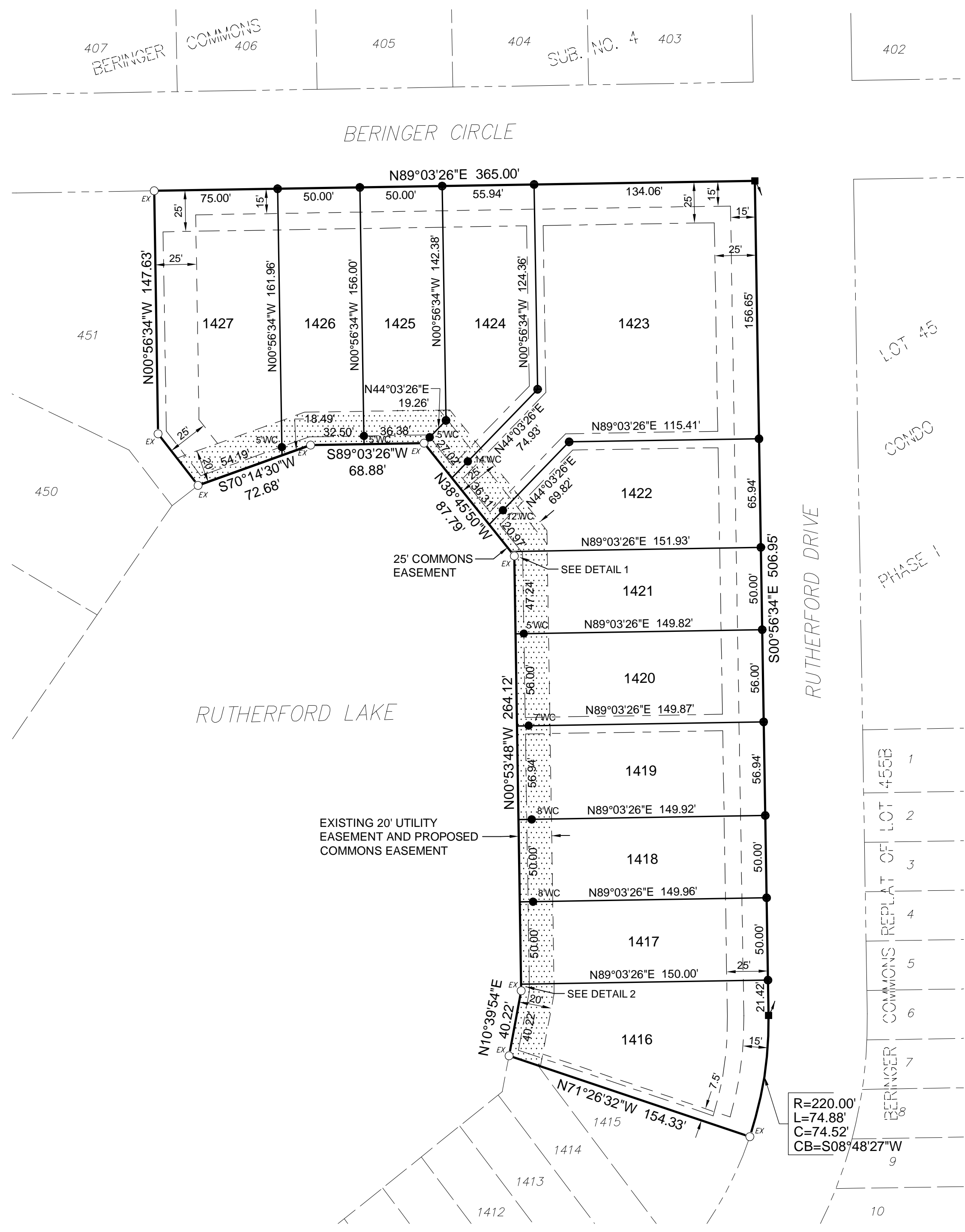
SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1

Project No.: 0161352.00



RECORDING AGENT DESIGNATION:
I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR 3521, IN ACCORDANCE WITH PAR-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA AS THE AGENT WHO MAY RECORD "REPLAT OF LOT 452 BERINGER COMMONS SUBDIVISION NO. 4". A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

SURVEYOR/ENGINEER:
FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408

OWNER/DEVELOPER:
EAST URBANA DEVELOPMENT CORPORATION
1606 WILLOW VIEW ROAD
URBANA, ILLINOIS 61802
(217) 328-2525

BY: _____

I:\work\14_2016\0161352.00 - Richardson Beringer.com Lot Line Sub\Survey\07_Drawings\Replat of Lot 452 Final Plat.dwg | 11/22/2016 12:41 PM |



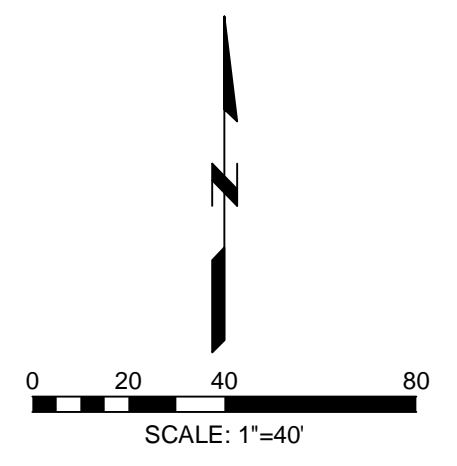
Farnsworth GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:
1	09/26/2016	REVISED LOTS 1422 & 1423
2	09/29/2016	REVISED LOTS 1423 & 1424
3	11/22/2016	REVISED DRIVEWAYS & UTILITIES



EXISTING LEGEND

- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- W — WATER MAIN W/ SIZE
- SA — SANITARY MANHOLE
- SA — SANITARY SEWER W/ SIZE
- ST — STORM MANHOLE
- ⊖ CURB INLET
- ST — STORM SEWER W/ SIZE
- X709.77 EXISTING SPOT ELEVATION

PROPOSED LEGEND

- W — WATER SERVICE
- SA — SANITARY SEWER SERVICE
- ~ SURFACE DRAINAGE
- X711.50FL PROPOSED SPOT ELEVATION
- - - 5' BUILDING SETBACK LINE, UNLESS NOTED OTHERWISE
- - - UTILITY & DRAINAGE EASEMENT
- ▨ COMMONS EASEMENT

GENERAL NOTES:

- ALL SANITARY SEWER SERVICES AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CHAMPAIGN, IEPA, UCSD, AND IAWC REQUIREMENTS. THIS INCLUDES HORIZONTAL AND VERTICAL SEPARATION OF THESE LINES. THE DEPICTED LOCATIONS REQUIRE FIELD CONFIRMATION. IN THE EVENT THE REQUIRED SEPARATION CANNOT BE ATTAINED, EITHER THE SANITARY SEWER SHALL BE CONSTRUCTED OF WATERMAIN GRADE PIPE OR THE WATER LINE SHALL BE ENCASED WITH WATERMAIN GRADE PIPE IN ACCORDANCE WITH IEPA STANDARDS.
- WATER SERVICE TAPS SHALL BE ACCOMPLISHED WITHIN EXISTING LANDSCAPED AREAS, NOT IN EXISTING PAVED DRIVEWAYS. WATER SERVICES SHALL BE 1 INCH MINIMUM TYPE K COPPER. THE DEPICTED LOCATIONS REFLECT TAPS PERFORMED IN LANDSCAPED AREAS.
- SANITARY SEWER SERVICE LINES SHALL BE 4 INCH DIAMETER, SDR 26 PVC SEWER PIPE AT A MINIMUM SLOPE OF 2%.
- THE LOTS SHALL BE DEVELOPED INCREMENTALLY, WITH EACH BUILDING REQUIRED TO SECURE A BUILDING PERMIT, A CLASS 2 LAND DISTURBANCE PERMIT AND A RIGHT-OF-WAY PERMIT.
- 27 FOOT WIDE DRIVEWAYS ARE PERMITTED BASED UPON ORDINANCE NO. 2016-11-109, PASSED BY THE CITY OF URBANA ON 11/21/16. THE DRIVEWAYS SHALL TAPER AT A 45 DEGREE ANGLE FROM 27 FEET WIDE TO A MAXIMUM OF 45% OF EACH LOT WIDTH, BEGINNING AT A POINT 20 FEET FROM THE FACE OF THE BUILDING, AS DEPICTED ON THIS DRAWING.

RUTHERFORD LAKE

100 YEAR HWSEL = 706.9'

PROJECT:
BERINGER CONDOMINIUMS

**REPLAT OF LOT 452
BERINGER COMMONS
SUBDIVISION NO. 4**

CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS

Date:	09/13/2016
Design/Drawn:	SDS / GLS
Reviewed:	MF
Field Book No.:	NA

**UTILITY &
GRADING PLAN**

SHEET NUMBER:

C1.0

Project No.: 0161352.00

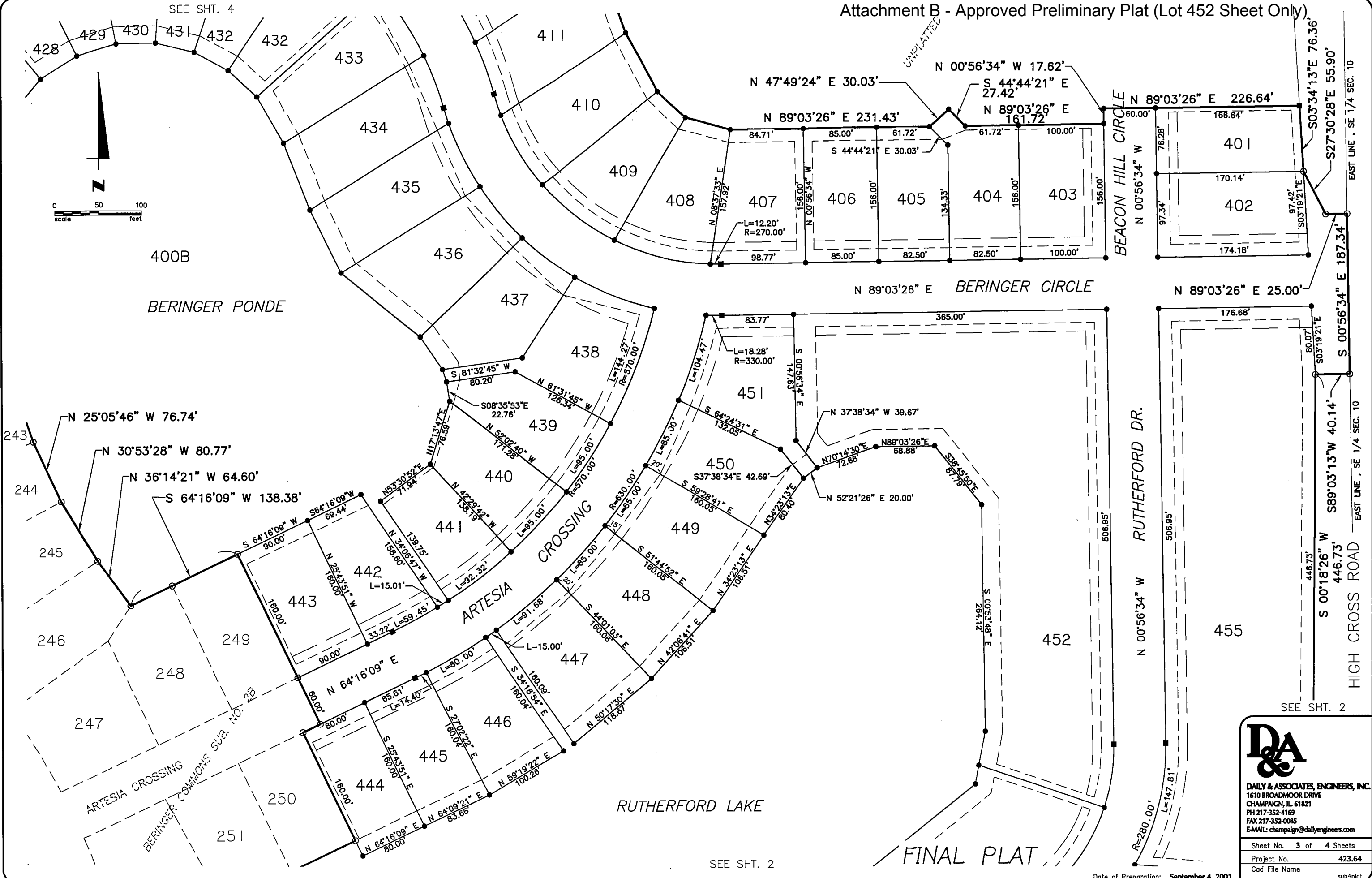
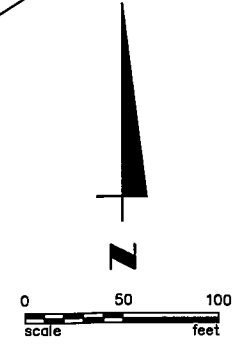
MICHAEL C. FRIEND (DATE)
ILLINOIS PROFESSIONAL ENGINEER NO. 44541



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SEE SHT. 4

UNPLATTED



FINAL PLAT

SEE SHT. 2

SEE SHT. 2

DA & A
 DAILY & ASSOCIATES, ENGINEERS, INC.
 1610 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821
 PH 217-352-4169
 FAX 217-352-0085
 E-MAIL: champain@dailyengineers.com

Sheet No.	3 of 4 Sheets
Project No.	423.64
Cad File Name	sub4plot

Date of Preparation: September 4, 2001

C:\LD\JAD\0423-64\plots\sub1plat.dwg, 11/15/01 09:26:31 AM, WKH



2211 W. Bradley Avenue
Champaign, Illinois 61821
p 217.352.7408 f 217.352.7409

www.f-w.com

November 22, 2016

City of Urbana
Community Development Services
400 South Vine Street
Urbana, IL. 61801

Attn: Kevin Garcia, Planner II

Subject: Petition for Final Plat, replat of Lot 452 of Beringer Commons

Dear Mr. Garcia,

On behalf of our client, Ivan Richardson, enclosed please find the following:

1. A completed "Application For Final Plat" form (unsigned)
2. A Draft Final Plat of Lot 452 of Beringer Commons Subdivision (11x17 and full size)
3. A Draft Utility and Grading Plan (11x17 and full size)
4. We are e-mailing a PDF of the referenced documents for your use as well

I want to acknowledge your assistance in the process of preparing this application in a manner which complies with the City of Urbana procedures. I look forward to Finalizing this Replat of Lot 452 of Beringer Commons No. 4.

If you have any questions, or require any additional information, please feel free to call or email.

Very truly yours,

FARNSWORTH GROUP, INC.

A handwritten signature in blue ink, appearing to read "Michael C. Friend", written over the company name.

Michael C. Friend, PE
Engineering Manager

Enclosures

cc: Ivan Richardson



Petition for Final Plat

PLAN COMMISSION

FINAL PLAT APPLICATION FEE - \$225.00

The Applicants are responsible for paying the cost of the recording fee. The cost of the fee generally begins at a minimum of \$75.00 and ranges upward depending upon the number of pages of required associated documents. Staff will calculate the final recording fee depending on the number of pages to be recorded and request a check from the applicant be made out to the Champaign County Recorder prior to the document being recorded.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Ivan Richardson Phone: 217-328-2525
 Address (street/city/state/zip code): 1606 Willow View Road, Urbana IL, 61802
 Email Address: Ivanrichardson44@gmail.com
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

2. OWNER INFORMATION

Name of Owner(s): Ivan Richardson Phone: 217-328-2525
 Address (street/city/state/zip code): 1606 Willow View Road, Urbana, IL, 61802
 Email Address: Ivanrichardson44@gmail.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.

NOTE: Applications must be submitted by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Final Plat: Replat of lot 452 Beringer Commons Subdivision no. 4
 Address/Location of Subject Site: Lot 452 of Beringer commons subdivision no.4, 3002 Rutherford Drive
 PIN # of Location: 91-21-10-406-014
 Total Site Acreage: +/- 2.75 Total Number of Lots: 12 Acreage Per Lot: avg.=0.23acres/lot
 Current Zoning Designation: R-4

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

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

Lot 452 of Beringer Commons Subdivision No. 4, City of Urbana, Champaign County, Illinois, recorded as document No. 2001R34360, dated 11-28-2001, in the Champaign County Recorder's office, containing 2.75 acres more or less, all situated in the City of Urbana, Champaign County, Illinois.

4. CONSULTANT INFORMATION

Name of Architect(s): David Spence ALA

Phone: 217-897-1958

Address (street/city/state/zip code): P.O. Box 676, Fisher, IL. 61843

Email Address:

Name of Engineers(s): Michael C. Friend

Phone: 217-352-7408

Address (street/city/state/zip code): Farnsworth Group, 2211 W. Bradley Ave. , Champaign, IL. ,61821

Email Address: mfriend@f-w.com

Name of Surveyor(s): Chad Wallace

Phone: 217-352-7408

Address (street/city/state/zip code): Farnsworth Group, 2211 W. Bradley Ave. ,Champaign, IL., 61821

Email Address: cwallace@f-w.com

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s):

Phone:

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

Email Address:

5. If the proposed development is not a subdivision, mobile home park, or a planned unit development, but is a major development (as defined by Chapter 21, Development Code, of the Urbana Code of Ordinances) please attach a statement which includes the following information:

Type of Construction:

Residential Commercial Industrial Quarrying or Mining Activity

If multiple family dwellings are proposed, the total number of buildings 4 total and the number of units per buildings 2@4,1@3, &1@1

- 6. If the property is located within the City's extraterritorial jurisdiction, has the Champaign County Zoning Board of Appeals granted any variance, exception or Special Use Permit concerning this property? If so, please list case name and case number:

Case Name: NA

Case Number: NA

- 7. If the property is located within the corporate limits of the City of Urbana, has the City of Urbana Board of Zoning Appeals or the Urbana City Council granted any variance, exception, conditional use permit or special use permit concerning this property? If so, please list case name and case number:

Case Name: ZBA Case ZBA-2016-MAJ-11

Case Number: Ordinance No. 2016-11-109, passed 11/21/2016 by the Urbana City Council

- 8. Has any change to the plat been made since it was last before the Plan Commission or City Council? Yes No If so, please described:

addition of recording authority note, finalization of PLS and PE certifications, addition of Commons area

- 9. Are any waivers of the development standards or minimum engineering design standards requested as part of this application? If so, please attach appropriate waiver application forms to this application.

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

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

The following number and type of documents are to be submitted with this application:

PRELIMINARY PLAT OF MAJOR DEVELOPMENT

- A. ***Preliminary Plat*** – one full-sized print (24"x36"), one reduced print (11"x17"), and one digital copy in PDF format or the number of prints the Secretary requests.
- B. ***Traffic Impact Analysis*** – If required in the Urbana Subdivision and Land Development Code.
- C. ***General Area Plan*** – If required in the Urbana Subdivision and Land Development Code.
- D. ***Stormwater Management Plan*** – If required in the Urbana Subdivision and Land Development Code.

FINAL PLAT OF MAJOR DEVELOPMENT

- A. ***Final Plat*** – One full-sized print (24"x36"), one reduced print (11"x17"), and one digital copy in PDF format or the number of prints the Secretary requests
- B. ***Stormwater Management Plan*** – Two copies plus supporting documents
- C. ***New Waiver or Deferral Requests***
- D. ***County Clerk's Tax Certificate***
- E. ***School District Statement***
- F. ***Construction Bond*** – If required in the Urbana Subdivision and Land Development Code.
- G. ***Construction and Engineering Plans*** – Five complete sets of plans
- H. ***Owner's Certificate*** – Notarized and include any covenants