



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kat Trotter, Planner I

DATE: April 16, 2021

SUBJECT: Plan Case 2418-S-21: A request by Carl Hill and H. Allen Dooley for preliminary and final plat approval for the South Ridge VIII Subdivision.

Introduction

Carl Hill and H. Allen Dooley request approval of preliminary and final plats for the South Ridge VIII Subdivision. The applicants would like to subdivide a 6.32-acre tract of land into 27 lots to be developed for single-family homes. The subdivision would be part of the South Ridge development, south of Windsor Road and east of Philo Road. The tract is zoned R-2, Single-Family Residential and is currently undeveloped.

The development would include the extension of Hillshire Drive westward through the site, connecting to South Deer Ridge Drive. The applicants also request a waiver to allow local streets that are 28 feet wide.

According to the Urbana Subdivision and Land Development Code, preliminary and final plats may be submitted for concurrent approval. The Plan Commission must review the preliminary and final plats and make a recommendation to City Council for approval or denial. Staff recommends approval.

Background

The proposed South Ridge VIII Subdivision was part of the Douglas Farm, annexed into the City of Urbana on May 7, 2001 by Ordinance No. 2001-05-045. The proposed preliminary and final plats would subdivide the 6.32-acre tract into 27 lots to be developed for single-family homes. There are single-family residential uses to the north and east of the site, and County agricultural uses to the south and west.

City Council approved a preliminary plat for South Ridge Subdivision phases V, VI, & VII on May 21, 2001 by Ordinance No. 2001-05-048, which included a waiver to allow 28-foot-wide pavement. An additional waiver to allow mountable curb along Myra Ridge Drive was granted by City Council on June 17, 2002 by Ordinance No. 2002-06-067. The South Ridge VIII Subdivision would be a continuation of the South Ridge phases to the north and east, and the requested waiver would allow the proposed local streets to be paved to the same 28-foot width as the earlier phases.

Section 21-15 of the Urbana Subdivision and Land Development Code specifies requirements for final plats. Preliminary plats show the locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for establishment of a subdivision. Final plats, which are

ultimately recorded by the Champaign County Recorder of Deeds, show 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, which is applicable in this case.

Discussion

Land Use, Zoning and Comprehensive Plan Designations

The property is located south of Windsor Road, east of Philo Road, south of the Deerfield Trails and South Ridge V, VI and VII Subdivisions. Surrounding the site are agricultural uses to the west and south in Champaign County, and residential uses to the north and east. The proposed development would allow the continuation of existing residential uses on the south side of Urbana. It would be generally consistent with existing residential uses to the north and east of the site.

The property is currently undeveloped and zoned R-2, Single Family Residential. The proposed subdivision is consistent with the requirements of the R-2 zoning district. The site is surrounded by R-2, Single-Family Residential and R-3, Single and Two-Family Residential zoning to the north and east, and by County AG-2 Agriculture zoning to the south and west.

The 2005 Comprehensive Plan shows this area as “Residential Suburban Pattern”, as part of the South Ridge Subdivision Expansion. The proposed subdivision is consistent with the Comprehensive Plan future land use designation for the site.

Subdivision Layout and Access

The 6.32-acre parcel will be subdivided into 27 0.23-acre lots on the north and south sides of the extended Hillshire Drive. Roadway access to the subdivision is provided by Philo Road, which is designated a Minor Arterial in the Comprehensive Plan, and by Deer Ridge Drive and Myra Ridge Drive. Major east-west arterials in the vicinity of the site include Windsor Road to the north and Curtis Road to the south.

The proposed subdivision would not require a Traffic Impact Analysis (TIA) under the criteria set forth in the Urbana Subdivision and Land Development Code. The City Engineer does not anticipate any traffic access or congestion problems due to the proposed development or its layout.

As shown in the Preliminary Plat, the proposed subdivision would involve the extension of Hillshire Drive. The extension is proposed to have a paved width of 28 feet, rather than the currently required minimum width of 31 feet¹. This would match the width of Hillshire Drive the width and all existing streets in the neighborhood (South Ridge V, VI and VII Subdivisions all received waivers to pave local streets to 28 feet wide). The waiver request includes a condition that street parking will only be permitted on the south side of Hillshire Drive, which will allow more room for fire trucks in emergency situations.

Drainage

The stormwater detention for these lots was built as part of the South Ridge VI Subdivision. New stormwater management plans are not required for the proposed subdivision.

¹ Urbana Subdivision and Land Development Code, Table A. Minimum Street and Alley Design Standards

Sidewalks

Sidewalks will be installed along all public streets and private access drives on the site. Sidewalks will connect north and east to the South Ridge V, VI and VII subdivisions.

Utilities

Utilities are available adjacent to the site and will be extended to the site to serve the proposed development.

Deferrals and Waivers

The applicants have requested one waiver from the Urbana Subdivision and Land Development Code, to allow a local street pavement width of 28 feet, rather than the required 31 feet, for all the local streets in the subdivision. The same waiver was granted for South Ridge V, VI and VII subdivisions as part of Ordinance No. 2001-05-048. The applicants originally requested the waiver on the basis that today's consensus is that streets should be narrower in residential subdivisions because this leads to slower speeds and safer conditions, and because less paved area allows for smaller stormwater detention facilities and opportunities for more green space. The requested waiver for the South Ridge VIII Subdivision will be a continuation of the waiver already granted for earlier phases. A condition of the waiver will be that on-street parking will only be permitted on the south side of Hillshire Drive. This condition will allow for better access for emergency vehicles.

Summary of Findings

1. Carl Hill and H Allen Dooley have submitted 6.32-acre preliminary and final plats for South Ridge VIII Subdivision.
2. The proposed preliminary and final plats are consistent with the zoning designation for the subject property.
3. The proposed preliminary and final plats are consistent with the Comprehensive Plan land use and roadway designations for the site.
4. The proposed preliminary and final plats meet the requirements of the Urbana Subdivision and Land Development Code, with the exception of one requested waiver to reduce local street width.
5. The requested waiver would not be harmful to other properties and would not negatively impact the public health, safety and welfare to the community nor impede the attainment of goals and objectives contained in the Comprehensive Plan.

Options

The Plan Commission has the following options for recommendations to the City Council in Plan Case 2418-S-21:

1. Forward the preliminary and final plats to the City Council with a recommendation to approve the plats as presented, including the requested waiver to allow a local street with 28-foot pavement width; or
2. Forward the preliminary and final plats to the City Council with a recommendation to approve the plats, excluding the requested waiver; or
3. Forward the preliminary and final plats to the City Council with a recommendation to deny the plats.

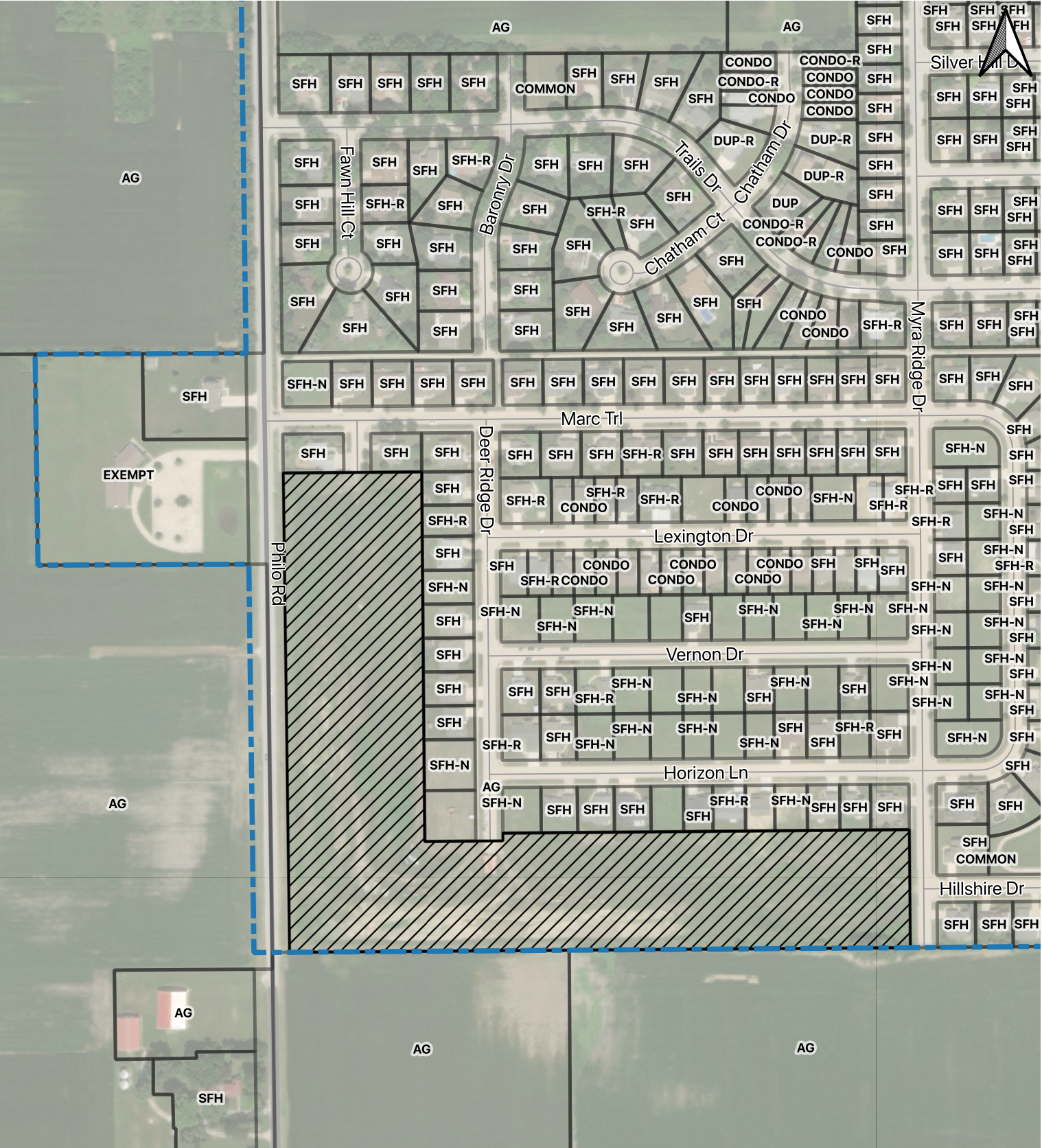
Recommendation

Based on the analysis and findings presented herein, staff recommends that City Council APPROVE the Preliminary and Final Plats of South Ridge VIII Subdivision, including the requested waiver.

Attachments: Exhibit A: Location and Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Preliminary Plat
Exhibit E: Final Plat
Exhibit F: Preliminary and Final Plat Applications
Exhibit G: Waiver Request

cc: Carl Hill and H. Allen Dooley, Applicants

Exhibit A - Location & Land Use Map



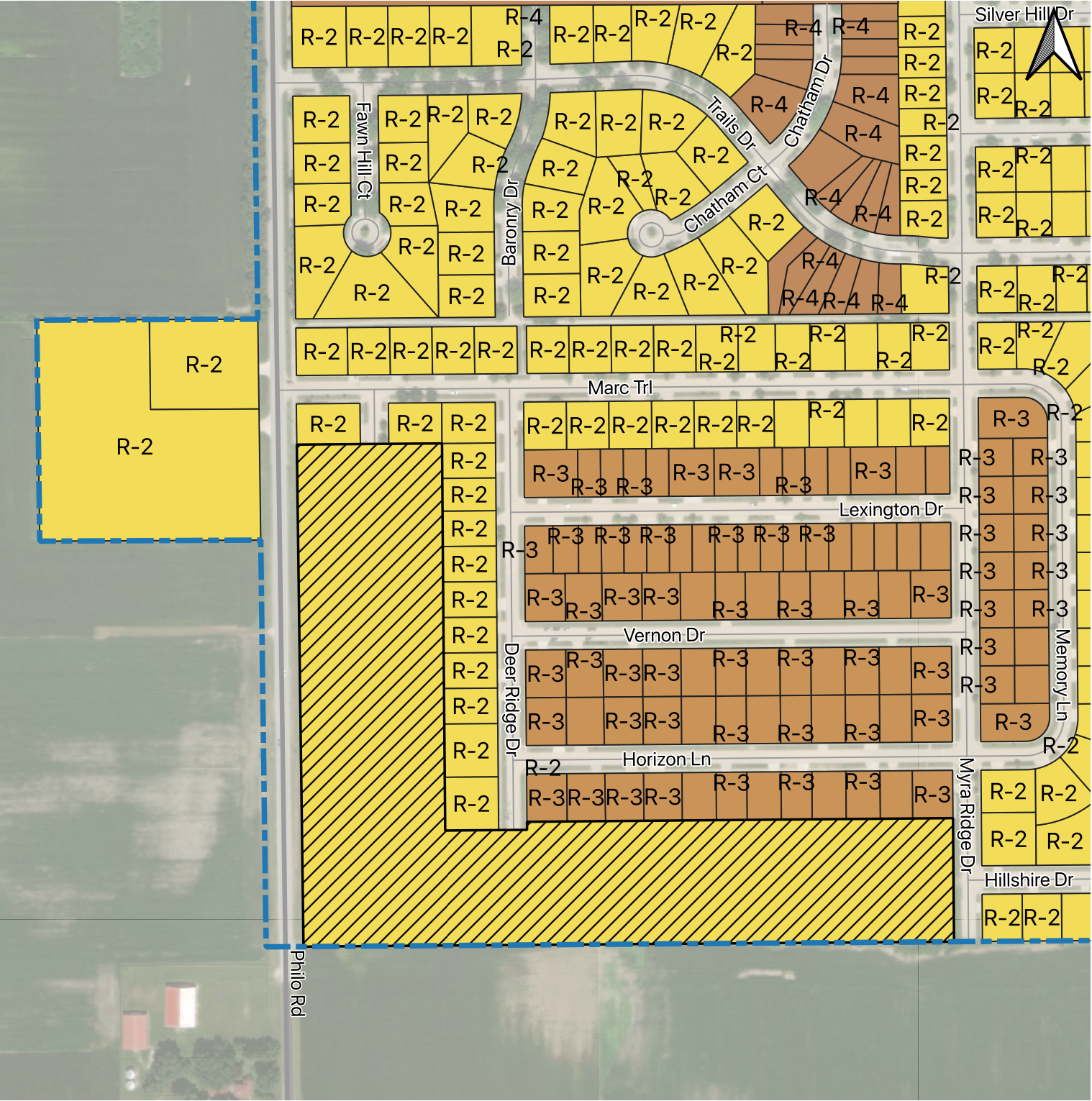
Case No. 2418-S-21
Subject South Ridge VIII Preliminary & Final Plats
PIN 93-21-28-400-015
Petitioner Carl Hill, Hillshire Realty

Legend

- Urbana Municipal Boundary
- Subject Property
- Tax Parcels
- Google Satellite

0 0.1 0.2 mi

Exhibit B - Zoning Map



Case No. 2418-S-21
Subject South Ridge VIII Preliminary & Final Plats
PIN 93-21-28-400-015
Petitioner Carl Hill, Hillshire Realty

Legend

- Urbana Municipal Boundary
- Subject Property
- Current_Zoning**
 - R-2
 - R-3
- Esri Imagery

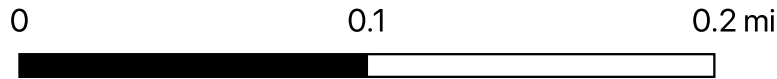
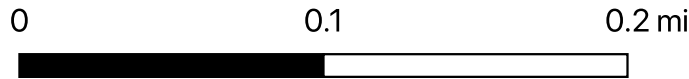


Exhibit C - Future Land Use Map



Case No.	2418-S-21
Subject	South Ridge VIII Preliminary & Final Plats
PIN	93-21-28-400-015
Petitioner	Carl Hill, Hillshire Realty



Legend

- Urbana Municipal Boundary
- Subject Property
- FLU_geo**
 - Light Industrial
 - Mixed Residential
 - Residential
- Esri Imagery

PRELIMINARY PLAT
SOUTH RIDGE VIII SUBDIVISION
A PART OF THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

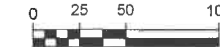
PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNED TO: PRECISION ENGINEERING GROUP, INC.

LEGEND

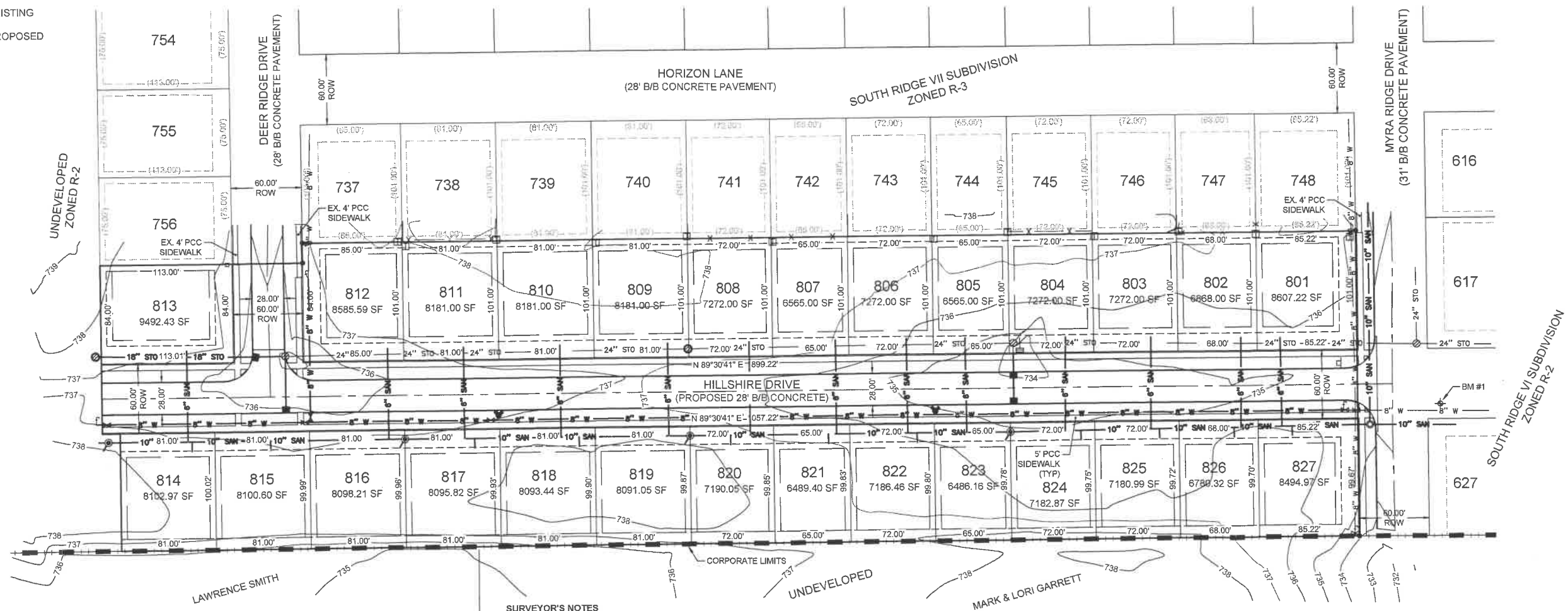
- BOUNDARY OF TRACT(S) SURVEYED
EXISTING SURVEY LINE
EASEMENT LINE
EASEMENT LINE EXISTING
SETBACK LINE
FENCE LINE
STO STORM LINE EXISTING
STO STORM LINE PROPOSED
SAN SANITARY LINE EXISTING
SAN SANITARY LINE PROPOSED
W WATER LINE EXISTING
W WATER LINE PROPOSED
- TELEPHONE PEDESTAL
FIRE HYDRANT
TEMPORARY FLUSHING HYDRANT
WATER VALVE EXISTING/PROPOSED
STORM MANHOLE EXISTING/PROPOSED
STORM INLET EXISTING/PROPOSED
SANITARY MANHOLE EXISTING/PROPOSED
801 LOT NUMBER

SUBDIVIDER/OWNER
TRUSTEE FOR TRUST NO. 498
BUSEY BANK
201 WEST MAIN STREET
URBANA, IL 61801
PH. 217-365-4500

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217-607-9489



SPACE RESERVED FOR
RECORDER'S STAMP



1. The subdivision contains a total of 6.32 acres.
2. Subsurface and environmental conditions were not examined or considered as a part of this survey.
3. These tracts of land are located in Zone "X" - areas determined to be outside the 0.2% annual chance floodplain" on the Special Flood Hazard Area identified for the City of Urbana, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17019C0450D, with an effective date of October 2, 2013 and Panel Number 17019C0429D with an effective date of October 2, 2013.
4. There has been no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose. There may exist other documents of record which would affect this parcel.
5. Storm water detention for these lots was part of the South Ridge VI improvements.
6. The property subdivided is within the corporate limits of the City of Urbana.
7. Lots are zoned R-2, setback are as follows:
Front Yard = 20'
Side Yard = 5'
Rear Yard = 10'

APPROVALS

Approved by the Urbana Plan Commission of the City of Urbana, Illinois:

Date: _____ By: _____
Chairperson

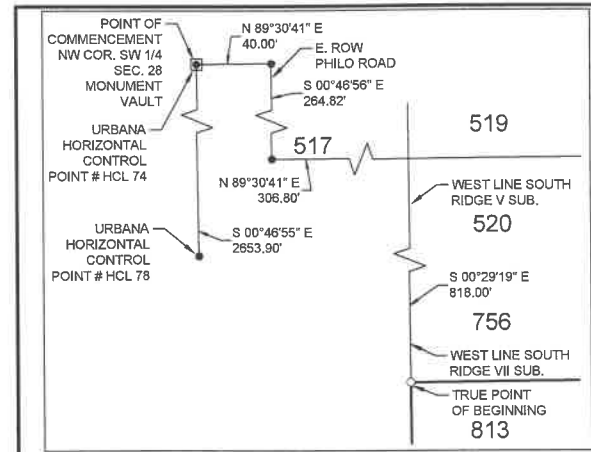
Approved by the City Council of the City of Urbana, Illinois in accordance with Ordinance No. _____

Date: _____ By: _____
Mayor

Attest: _____ City Clerk, _____ Date

BENCHMARK DATA:
BM #1 - TOP CAP BOLT NEAREST "O" IN "OPEN" ON FIRE
HYDRANT AT SOUTHEAST CORNER OF MYRA RIDGE DRIVE
AND HILLSHIRE DRIVE. (NAD 83)
ELEVATION=737.51'

REV. DATE:	REVISION MADE:
DATE: 03/23/21	SCALE: AS SHOWN
FIELD BOOK: 1/p48-49	DRAWN BY: MAM
CHECKED BY: SJP	
PRELIMINARY PLAT	
SOUTH RIDGE VIII SUBDIVISION PART OF SEC. 28, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS	
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.607.9489 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
FILE #	10121039
SHEET	1 OF 1

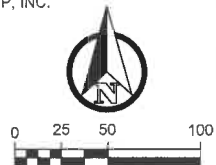


- LEGEND**
- BOUNDARY OF TRACT(S) SURVEYED
 - EXISTING SURVEY LINE
 - EASEMENT LINE TO BE DEDICATED
 - EASEMENT LINE EXISTING
 - SETBACK LINE
 - FOUND IRON ROD
 - SET 1/2" X 30" IRON ROD WITH PLASTIC CAP "PLS 3176/PLS 3920"
 - CONCRETE MONUMENT SET
 - BEARING & DIMENSION
 - LOT NUMBER

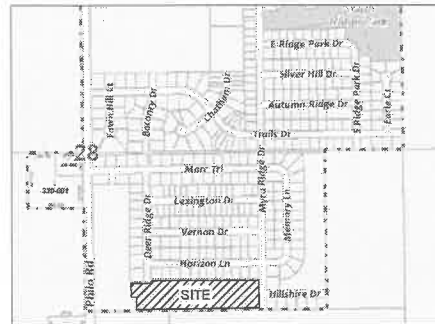
FINAL PLAT
SOUTH RIDGE VIII SUBDIVISION
A PART OF THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

SUBDIVIDER/OWNER
TRUSTEE FOR TRUST NO. 498
BUSEY BANK
201 WEST MAIN STREET
URBANA, IL 61801
PH. 217-365-4500

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217-607-9489



PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNED TO: PRECISION ENGINEERING GROUP, INC.



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) S.S.

SPACE RESERVED FOR
RECORDER'S STAMP

I, Stephen J. Peidl, being Illinois Professional Land Surveyor Number 3176, do hereby certify that at the request of the owner, Busey Trust Company, Trust No. 498, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tracts of land:

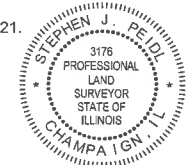
A part of the Southeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois being more particularly described as follows with bearings based on those of record for South Ridge V Subdivision recorded as Document 2003R40398, South Ridge VI Subdivision recorded as Document 2006R07451 and South Ridge VII Subdivision recorded as Document 2009R21135 all as recorded in the Office of the Recorder for Champaign County, Illinois:

Commencing at the Northwest corner of the Southeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, Champaign County, Illinois, proceed North 89° 30' 41" East 40.00 feet to the East Right-of-Way of Philo Road and the Northwest corner of Outlot Number 1 of said South Ridge V Subdivision; thence South 00° 46' 56" East 264.82 feet along said Right-of-Way to the Southwest corner of Lot 517 of said South Ridge V Subdivision; thence North 89° 30' 41" East 306.80 feet along a Southerly line of said South Ridge V Subdivision to the Southwest corner of Lot 519 of said South Ridge V Subdivision; thence South 00° 29' 19" East 818.00 feet along the West line of said South Ridge V Subdivision and the West line of said South Ridge VII Subdivision to the Southwest corner of Lot 756 of said South Ridge VII Subdivision for the True Point of Beginning; thence North 89° 30' 41" East 173.00 feet along the South line of said South Ridge VII Subdivision to the East Right-of-Way of Deer Ridge Drive; thence North 00° 29' 19" West 17.00 feet along said Right-of-Way to the Southwest corner of Lot 737 of said South Ridge VII Subdivision; thence North 89° 30' 41" East 899.23 feet along the South line of said South Ridge VII Subdivision to the Southeast corner of Lot 748 also being the West Right-of-Way line of Myra Ridge Drive and the West line of said South Ridge VI Subdivision; thence South 00° 29' 19" East 260.67 feet along said Right-of-Way to the Southwest corner of said South Ridge VI Subdivision; thence South 89° 29' 26" West 1057.22 feet along a Westerly projection of the South line of said South Ridge VI Subdivision; thence North 00° 29' 19" West 100.05 feet; thence South 89° 30' 41" West 15.01 feet to the Southerly extension of the West line of said South Ridge V Subdivision and South Ridge VII Subdivision; thence North 00° 29' 19" West 144.00 feet along said Southerly projected line to the True Point of Beginning, encompassing 6.32 acres, more or less.

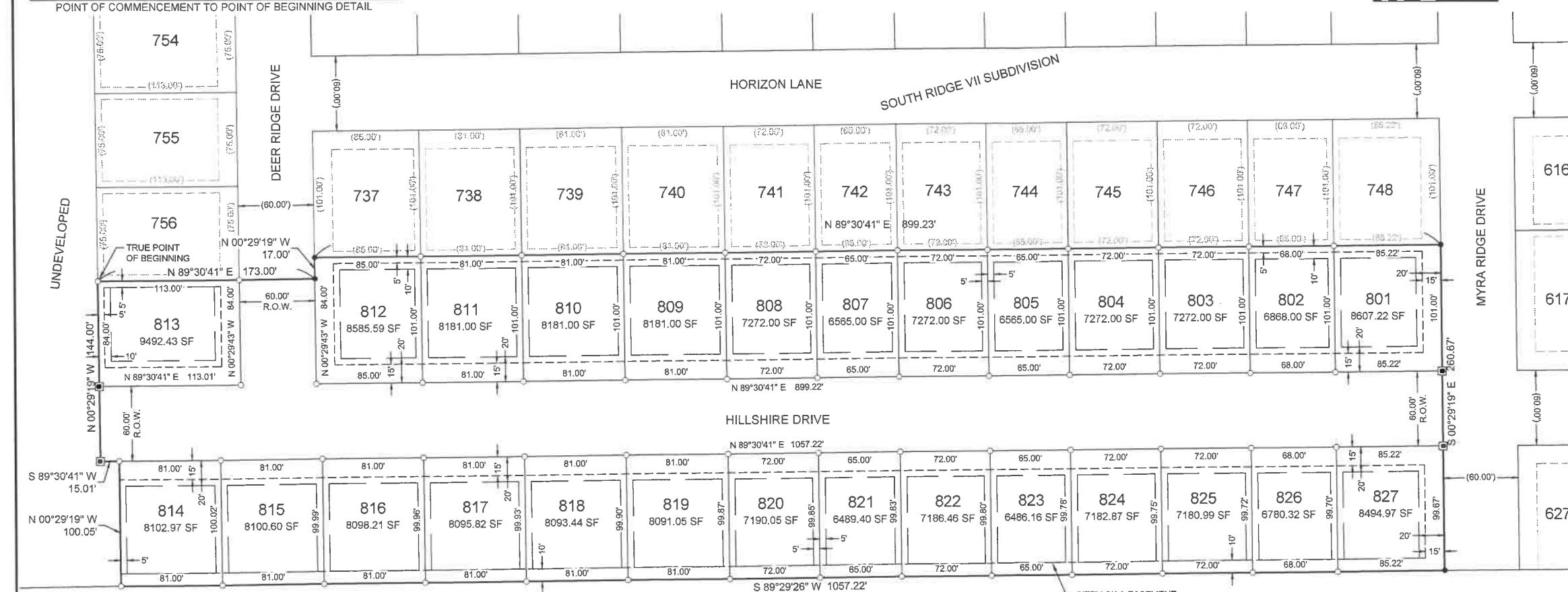
For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided; and have numbered the lots which numbers are shown in larger size on said plat; and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "South Ridge VIII Subdivision".

Signed and sealed this _____ day of _____, 2021.

Stephen J. Peidl
Illinois Professional Land Surveyor No. 3176
License Expires 11/30/2022



REV. DATE:	REVISION MADE:
DATE: 03/23/21	SCALE: AS SHOWN
FIELD BOOK: 18/p48-49	DRAWN BY: MAM
CHECKED BY: SJP	
FINAL PLAT	
SOUTH RIDGE VIII SUBDIVISION PART OF SEC. 28, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS	
FILE # 10121039	SHEET 1 OF 1



SURVEYOR'S NOTES

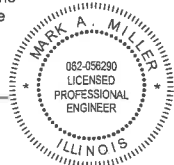
- Field work was completed during the month of _____, 2021.
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- I set or found the corner monuments as shown on the Plat.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- These tracts of land are located in Zone "X" - areas determined to be outside the 0.2% annual chance floodplain" on the Special Flood Hazard Area identified for the City of Urbana, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel Number 17019C0450D, with an effective date of October 2, 2013 and Panel Number 17019C0429D with an effective date of October 2, 2013.
- Basis of bearings: Illinois State Plane (East) datum. See legal description for more information.
- There has been no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose. There may exist other documents of record which would affect this parcel.
- Storm water detention for these lots was part of the South Ridge VI improvements.
- The property subdivided is within the corporate limits of the City of Urbana.
- Lots are zoned R-2, setback are as follows:
Front Yard = 20'
Side Yard = 5'
Rear Yard = 10'

URBANA COORDINATE SYSTEM POINT TABLE			
Point #	Northing	Easting	Elevation
74	1241813.10	1024252.52	744.96'
78	1239159.45	1024288.74	733.96'

DRAINAGE STATEMENT

We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plat will not be changed by the construction of the improvements of this subdivision or an part thereof or that if such surface water drainage will be changed, reasonable provisions have been made for the 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 the generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Mark A. Miller
Illinois Licensed Professional Engineer No. 062.056290
License Expires 11/30/21



Owner: _____
Busey Trust Co., Trustee for Trust No. 498

APPROVALS

Approved by the Urbana Plan Commission of the City of Urbana, Illinois:

Date: _____ By: _____
Chairperson

Approved by the City Council of the City of Urbana, Illinois in accordance with Ordinance No. _____

Date: _____ By: _____
Mayor

Attest: _____ City Clerk, _____ Date



Petition for Final Plat

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is responsible for paying the cost of the recording fee**, which 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 and request a check from the applicant to 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): H Allen Dooley / Carl Hill Phone: 217-202-2526 (Hill)

Address (street/city/state/zip code): 800 W 1st St, Sidney, IL 61846

Email Address: andooley@aol.com / carl@hillshirerealty.com

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Trust Beneficiaries

2. OWNER INFORMATION

Name of Owner(s): Trust #BB498 Phone: 217-202-2526 (Hill)

Address (street/city/state/zip code): 800 1st St Sidney, IL 61849

Email Address: andooley@aol.com / carl@hillshirerealty.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: South Ridge VIII

Address/Location of Subject Site: Pt of N 1/2, SE 1/4 Sec 28, T19N, R9E

PIN # of Location: 93-21-28-400-015

Total Site Acreage: 6.32 Total Number of Lots: 27 Acreage Per Lot: 0.23

Current Zoning Designation: R-2

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

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

Commencing from the NW corner of the SE 1/4 of Sec 28, T19N, R9E, 3rd PM and running N.89 30'41" E, 40' to the east ROW line of Philo Rd, thence 5.00 46'56" E along said ROW, 1,082.20'; Thence N.89 29' 26" E, 316.36' to the true POB. Thence N.00 29' 19" W, 100.05'; thence S.89 30'41" W, 15.00' ; thence N.00 29' 19" W, 144.00' ; thence N.89 30'41" E, 1n.oo?; thence N.00 29' 19" W, 17' ; thence N.89 30'41" E, 899.22' ; thence S.00 29' 19" E, 260.74'; thence S.89 29' 26" W, 1,057.23' to the POB, containing 6.32 acres, more or less.

4. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): Precision Engineering Group, LLC

Phone: 217-202-8049

Address (*street/city/state/zip code*): PO Box 784, Champaign, IL 61824

Email Address: mark@precisioneng.com

Name of Surveyor(s): Same as Above

Phone:

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

Email Address:

Name of Professional Site Planner(s): Same as Above

Phone:

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

Email Address:

Name of Attorney(s): Tim Jefferson - O'Byrne, Stnako & Jefferson

Phone: 217-352-7661

Address (*street/city/state/zip code*): 201 W Springfield Ave, Champaign, IL 61820

Email Address: tsjeffer@rosklaw.com

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 _____ and the number of units per buildings _____

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:

Case Number:

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: South Ridge V, VI & VII Subdivisions

Case Number: 1823-S-02 (Ridinance No. 2002-06-067)

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:

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

3/23/2021
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



Application for Preliminary Plat

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application.

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): H Allen Dooley / Carl E Hill Phone: 217-202-2526 (Hill)

Address (street/city/state/zip code): 800 W 1st St Sidney, IL 61849

Email Address: andooley@aol.com / carl@hillshirerealty.com

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Trust Beneficiaries

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

2. OWNER INFORMATION

Name of Owner(s): Trust #BB498 Phone: 217-202-2526 Hill

Address (street/city/state/zip code): 800 W 1st St Sidney, IL 61849

Email Address: andooley@aol.com / carl@hillshirerealty.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

3. PROPERTY INFORMATION

Name of Preliminary Plat: South Ridge VIII

Location of Subject Site: Pt. of N 1/2, SE 1/4 Sec. 28, T19N, R9E

PIN # of Location: Part of 93-21-28-400-015

Total Site Acreage: 6.32 Total Number of Lots: 27 Acreage Per Lot: 0.23

Current Zoning Designation: R-2

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

Legal Description (If additional space is needed, please submit on separate sheet of paper):
Commencing from the NW corner of the SE 1/4 of Sec 28, T19N, R9E, 3rd PM and running N.89 30'41" E, 40' to the east ROW line of Philo Rd, thence S.00 46'56" E along said ROW, 1,082.20'; Thence N.89 29' 26" E, 316.36' to the true POB. Thence N.00 29' 19" W, 100.05'; thence S.89 30'41" W, 15.00'; thence N.00 29' 19" W, 144.00'; thence N.89 30'41" E, 173.00'; thence N.00 29' 19" W, 17'; thence N.89 30'41" E, 899.22'; thence S.00 29' 19" E, 260.74'; thence S.89 29' 26" W, 1,057.23' to the POB, containing 6.32 acres, more or less.

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

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

Email Address:

Name of Engineers(s): Precision Engineering Group, LLC

Phone: 217-202-8049

Address (street/city/state/zip code): PO Box 784, Champaign, IL 61824

Email Address: Mark@precisioneng.com

Name of Surveyor(s): Same as Above

Phone:

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

Email Address:

Name of Professional Site Planner(s): Same as Above

Phone:

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

Email Address:

Name of Attorney(s): Tim Jefferson, O'byme, Staniko & Jefferson

Phone: 217-352-7661

Address (street/city/state/zip code): 201 W Springfield Ave. Champaign, IL 61820

Email Address: tsjeffer@roskdaw.com

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 _____ and the number of units per buildings _____

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:

Case Number:

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: South Ridge V, VI & VII Subdivisions

Case Number: 1823-S-02 (Ordinance No. 2002-06-067)


8. 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

3/23/2021

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



Application for a Waiver of Subdivision Regulations

PLAN COMMISSION

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed: _____ Plan Case No.. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **H Allen Dooley and Carl E Hill** Phone: **217-202-1547 Dooley**
Address (street/city/state/zip code): **800 W 1st St Homer, IL 61849**
Email Address: **andooley@aol.com & Carl@HillshireRealty.com**
Property interest of Applicant(s) (Owner Contract Buyer etc.): **Holders of Beneficial Interest of Trust # 498**

2. OWNER INFORMATION

Name of Owner(s): **Chicago Title & Land Trust #BB498** Phone: **312-223-4118**
Address (street/city/state/zip code): **10 S LaSalle St Chicago, IL 60603-1108**
Email Address: **Natalie.Foster@ctt.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.

3. PROPERTY INFORMATION

Name of Development: **South Ridge VIII**
Address/Location of Subject Site: **Hillshire Drive South Ridge Subdivision**
PIN # of Location: **Part of 92-21-28-400-015**

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

A tract of ground being part of the SE 1/4 of Sections 28, Township 19 North, Range 9 East of the third Principal Meridian, being more particularly described as follows:

Commencing at the NW corner of the SE 1/4 of Sec 28, T19N, R9E, 3rd PM and running N.89 30'41"E, 40' to the east ROW line of Philo Rd, thence S.00 46'56"E along said ROW, 1,082.20'. Thence N.89 29'26"E, 316.36' to the true Point of Beginning. Thence N.00 29'19"W, 100.05'. thence S.89 30'41"W, 15.00'; thence N.00 29'19"W, 144.00'. thence N.89 30'41"E, 173.00'. thence N.00 29'19"W, 17'; thence N.89 30'41"E, 899.22'. thence S.00 29'19"E, 260.74'; thence S.89 29'26"W, 1,057.23' to the POB, containing 6.32 acres, more or less.

Waiver(s) Requested:

Developers wish to provide street width of 28' instead of 31' (Hillshire Drive)

Re: Minimum street and alley design standards Table A

Section: Table A	Subsection:	Page: 98
Section:	Subsection:	Page:
Section:	Subsection:	Page:
Section:	Subsection:	Page:

What practical difficulties or conditions exist that are not applicable generally to other properties which make it difficult to comply with the requirements of the development ordinance?

The street width is consistent with the previous designs in South Ridge and keeps continuity in the neighborhood.

What effects will the requested waiver(s) have on present and future public services to the property proposed for subdivision and lands adjacent to the property? Further, will such waiver(s) result in any negative impact or environmental incursions to the property adjacent to or in the vicinity of the proposed subdivision? If so, please state or attach evidence identifying such impacts and proposed solutions in order to mitigate or reduce the negative impacts resulting from the waiver(s).

By providing no parking signs on the south side of Hillshire Drive, there should be no negative impact.

What other circumstances justify granting the requested waiver(s)?

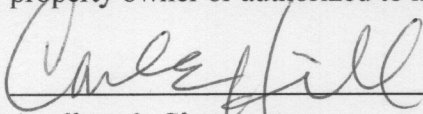
narrower street widths can be safer in residential areas because they lead to slower speeds, and narrower streets create less paved area and allow for less stormwater runoff than wider streets.

Additional exhibits submitted by the petitioner:

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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

April 14, 2021

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