



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

**TO:** Mayor Diane Wolfe Marlin and City Council Members

**FROM:** Lorrie Pearson, AICP, Community Development Services Director  
Kat Trotter, Planner I

**DATE:** May 6, 2021

**SUBJECT:** An Ordinance Approving a Final Subdivision Plat (South Ridge VIII Subdivision / Plan Case 2418-S-21)

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### Supplementary Memo

On May 3, 2021, the Committee of the Whole considered a final subdivision plat for the South Ridge VIII Subdivision. This would allow the applicants, Carl Hill and H. Allen Dooley, 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. This is a supplemental memo to address a question related to the proposed final plat that was raised during the meeting.

### Discussion

At the Committee of the Whole meeting, Council member Kolisetty asked how neighbors in the South Ridge neighborhood can report trash, noise and related nuisances during construction. At the April 22, 2021 Plan Commission meeting, a few members of the public expressed their concerns about trash and noise caused by the home builders in the neighborhood. Exhibit I includes the draft minutes from the Plan Commission meeting. Concerns and complaints can be reported to Carl Hill and the building companies directly. Chair Fitch encouraged the applicants to work with the builders to be more courteous of the neighborhood and residents.

Reports of trash, noise and other nuisance complaints can also be directed to the Home Owner's Association (HOA). The HOA for South Ridge was established in 2006 by Carl Hill and H. Allen Dooley, and they have been in charge of the HOA up to this point. In July 2021, the HOA will be turned over to a residential board. HOAs are organizations formed by neighborhood residents that make and enforce rules for the properties and residents in the subdivision.

Additionally, litter and excessive noise are defined as nuisances and are prohibited by the Urbana City Code. Any violation of the City Code can be reported to Public Works and will be acted on accordingly. Public Works can be contacted at (217) 384-2342, and complaints can also be submitted through Citizen's Voice at <http://www.urbanaininois.us/citizens-voice>.

*Section 11-57 of the City Code defines nuisances. A Class 1 offense includes the depositing of municipal waste, landscape waste or other debris into the streets, gutters or drainage ditches of the city. A Class 2 offense includes allowing or causing the accumulation of municipal waste. A Class 3 offense includes depositing or dumping accumulated municipal waste, construction or demolition debris, landscape waste, or special waste on the property or into containers of another property or onto public property<sup>1</sup>.*

*Section 16-7 of the City Code specifically prohibits construction and maintenance noise between the hours of 8:00pm and 7:00am, Monday through Saturday, and between 8:00pm Saturday through 12:00pm noon on Sunday, where such construction equipment is operated within six hundred (600) feet of any residence<sup>2</sup>.*

Attachments: Exhibit I: Plan Commission Meeting Minutes (DRAFT)

cc: Carl Hill and H. Allen Dooley, Applicants

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<sup>1</sup> Chapter 11 – Health and Sanitation, Article IV. Nuisances, Sec. 11-57. – Nuisances, specifically defined.

<sup>2</sup> Chapter 16 – Noise and Vibrations, Article II. Specific Prohibitions, Sec. 16-7. – Construction and maintenance noise.



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

**TO:** Mayor Diane Wolfe Marlin and City Council Members

**FROM:** Lorrie Pearson, AICP, Community Development Services Director  
Kat Trotter, Planner I

**DATE:** April 29, 2021

**SUBJECT:** An Ordinance Approving a Final Subdivision Plat (South Ridge VIII Subdivision / Plan Case 2418-S-21)

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### Introduction

Carl Hill and H. Allen Dooley request approval of a final plat 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.

At the April 22, 2021, meeting, the Plan Commission voted unanimously with seven ayes and zero nays to approve the proposed preliminary plat and forward the proposed final plat and requested waiver for the South Ridge VIII Subdivision to City Council with a recommendation of 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 final plats would subdivide the 6.32-acre tract into 27 lots to be developed for single-family homes. As part of the City's Enterprise Zone, this tract has long been intended for continued low-density development. There are single-family residential uses to the north and east of the site, and County agricultural uses to the south and west.

The Plan Commission approved the preliminary plat for the South Ridge VIII Subdivision on April 22, 2021 (Plan Case 2418-S-21). 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 along the extension of Hillshire Drive. 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. City Council approved the final plat for the South Ridge V Subdivision on September 2, 2003 by Ordinance No. 2003-08-089. City Council then approved the final plat for the

South Ridge VI Subdivision on September 19, 2005 by Ordinance No. 2005-09-138. City Council approved the most recent final plat, South Ridge VII Subdivision on May 5, 2008 by Ordinance No. 2008-05-035. This 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 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 approved 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 feet<sup>1</sup>. This would match the width of Hillshire Drive and all existing

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

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 sufficient 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.

### *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.

### *Waiver Criteria*

- 1. There are conditions of topography or other site specific reasons that make the application of any particular requirement of the land development code unnecessary or, in some cases perhaps, even useless.*

The requested waiver would allow the local streets in the proposed subdivision to be paved to the same width as all existing streets in the neighborhood. The same waiver was requested and approved for earlier subdivisions, and this would be a continuation of the waiver already granted.

- 2. The granting of the requested waiver would not harm other nearby properties.*

The requested waiver would not harm other nearby properties, as the narrower street width would lead to slower vehicle speeds and safer conditions, and because less paved area would allow for smaller stormwater detention facilities and opportunities for more green space.

- 3. The waiver would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the comprehensive plan.*

The requested waiver would not negatively impact the public health, safety or welfare, including the objectives and goals set forth in the comprehensive plan, as narrower streets lead to slower speeds and safer conditions in residential neighborhoods. The condition to only allow on-street parking on the south side of the street will also allow for better access for emergency vehicles.

## **Plan Commission**

On April 22, 2021, the Plan Commission discussed the proposed preliminary and final plats and requested waiver for the South Ridge VIII Subdivision. Mr. Carl Hill made a statement as the applicant, and four members of the public spoke regarding the case. The majority of the public comments were about the future development of the site and not about the plat itself. One member of the public was concerned that parking might be allowed on both sides of the street; however, parking will only be allowed on the south side of the street. The Plan Commission discussed the requested waiver for local street pavement width of 28 feet and the classification of streets in the area. The Plan Commission then voted unanimously with seven ayes and zero nays to approve the preliminary plat, and forward the final plat and requested waiver to City Council with a recommendation to APPROVE the request as presented.

## **Summary of Findings**

1. Carl Hill and H. Allen Dooley have submitted 6.32-acre final plat for South Ridge VIII Subdivision.
2. The proposed final plat is consistent with the preliminary plat approved in Plan Case 2418-S-21.
3. The proposed final plat is consistent with the zoning designation for the subject property and the type of development encouraged by the Enterprise Zone.
4. The proposed final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
5. The proposed final plat meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of one requested waiver to reduce local street width.
6. The requested waiver, to reduce the street width from 31 feet to 28 feet, 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 City Council has the following options:

1. Approve the proposed final plat, including the requested waiver;
2. Approve the proposed final plat, and deny the requested waiver; or
3. Deny the proposed final plat. If denied, the Council shall state the reasons for denial.

## **Recommendation**

At the April 22, 2021 meeting, the Plan Commission voted with seven ayes and zero nays to approve the preliminary plat, and forward the final plat and requested waiver to the City Council with a recommendation to APPROVE the Final Plat of South Ridge VIII Subdivision, including the

requested waiver to reduce the street width from 31 feet to 28 feet, with the condition that on-street parking, if provided, only be permitted on the south side of the street.

Staff concurs with the Plan Commission recommendation.

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: Public Input Received  
Exhibit G: Preliminary and Final Plat Applications  
Exhibit H: Waiver Request

cc: Carl Hill and H. Allen Dooley, Applicants

**ORDINANCE NO. 2020-05-015**

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT**

**(South Ridge VIII Subdivision / Plan Case No. 2418-S-21)**

**WHEREAS**, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

**WHEREAS**, Carl Hill and H. Allen Dooley have submitted a Final Subdivision Plat for the South Ridge VIII Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

**WHEREAS**, the Final Plat for the South Ridge VIII Subdivision meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of one requested waiver: a waiver to allow a local street pavement width of 28 feet, rather than 31 feet, for all local streets in the subdivision, with the condition that on-street parking will only be allowed on the south side of Hillshire Drive; and

**WHEREAS**, the City Engineer has reviewed and approved the Final Plat and requested waiver for the South Ridge VIII Subdivision; and

**WHEREAS**, the Plan Commission voted seven (7) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the proposed final plat and requested waiver; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Urbana, Illinois, as follows:

**Section 1.**

The Final Plat for the South Ridge VIII Subdivision, attached hereto as Ordinance Attachment A, is hereby approved as platted.

**Section 2.**

The requested waiver of Table A. Minimum Street and Alley Design Standards of the Urbana Subdivision and Land Development Code to allow a local street pavement width of 28 feet, rather than 31 feet, for all local streets in the subdivision, with the condition that on-street parking will only be allowed on the south side of Hillshire Drive, is hereby approved.

**Section 3.**

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:

NAYS:

ABSTENTIONS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**APPROVED BY THE MAYOR** this \_\_\_\_ day of \_\_\_\_\_, 2021.

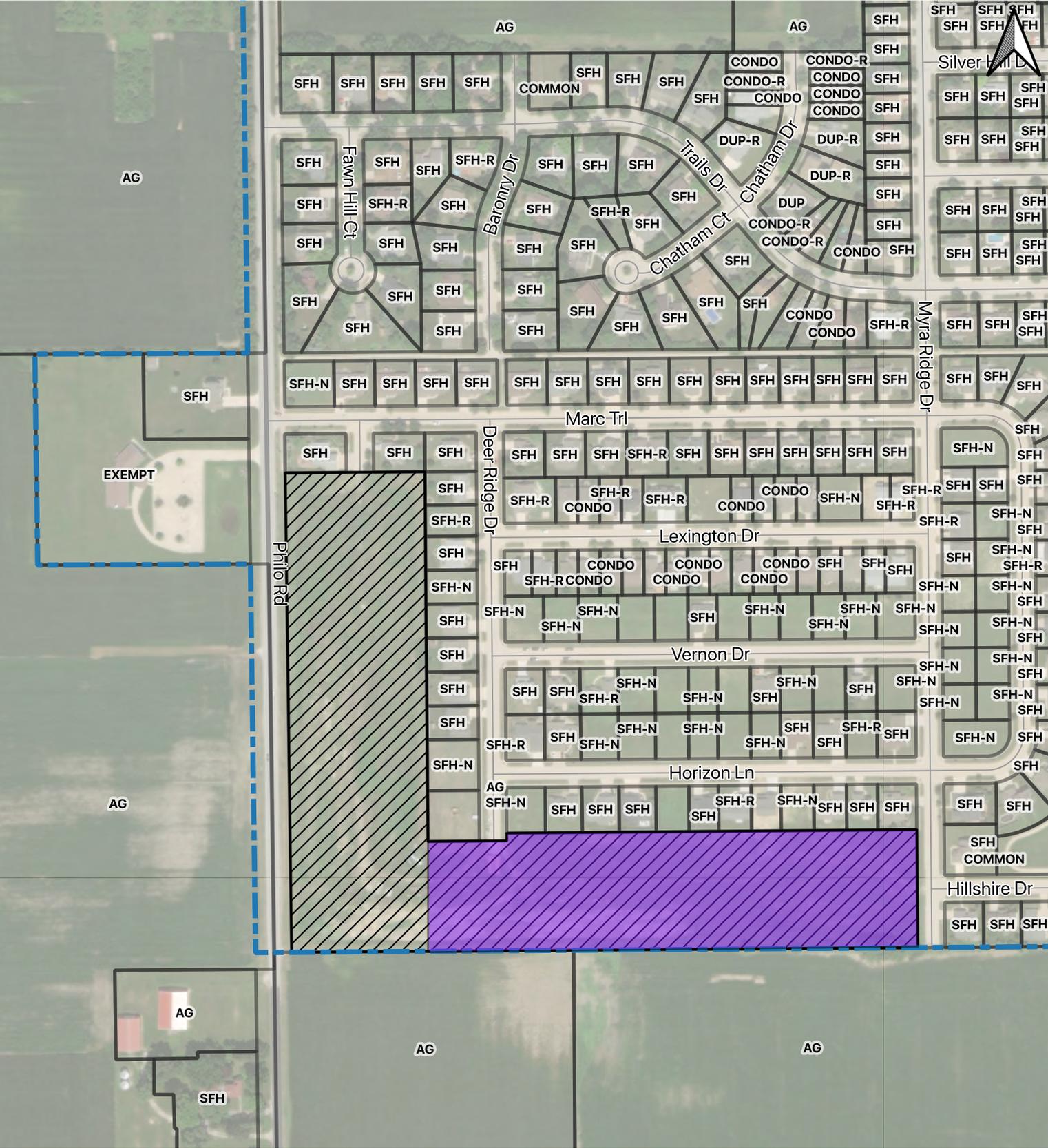
\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly appointed and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2021, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled “An Ordinance Approving a Final Subdivision Plat (South Ridge VIII Subdivision / Plan Case No. 2418-S-21)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_ day of \_\_\_\_\_, 2021, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2021.

# 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

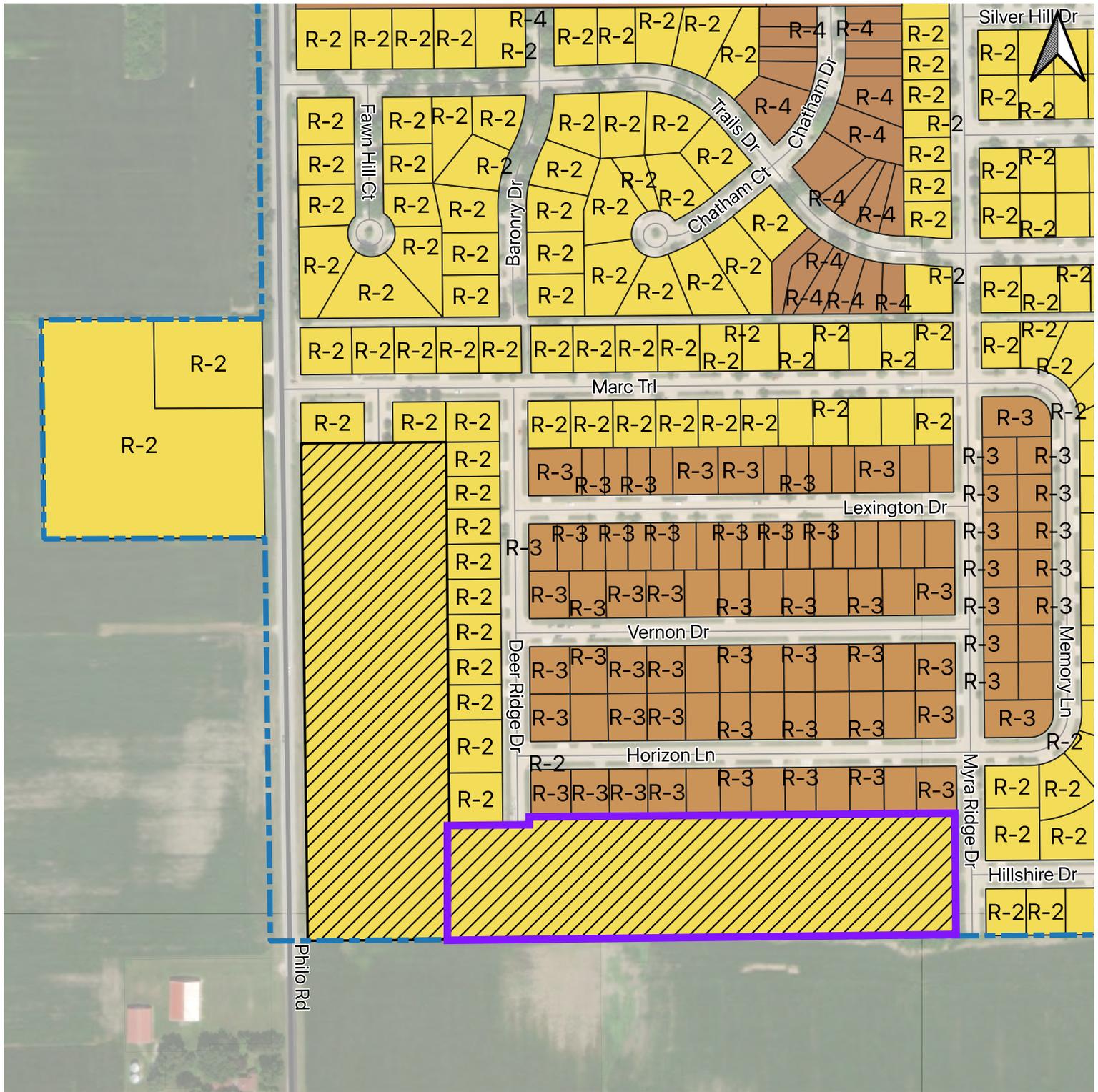
### Legend

-  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

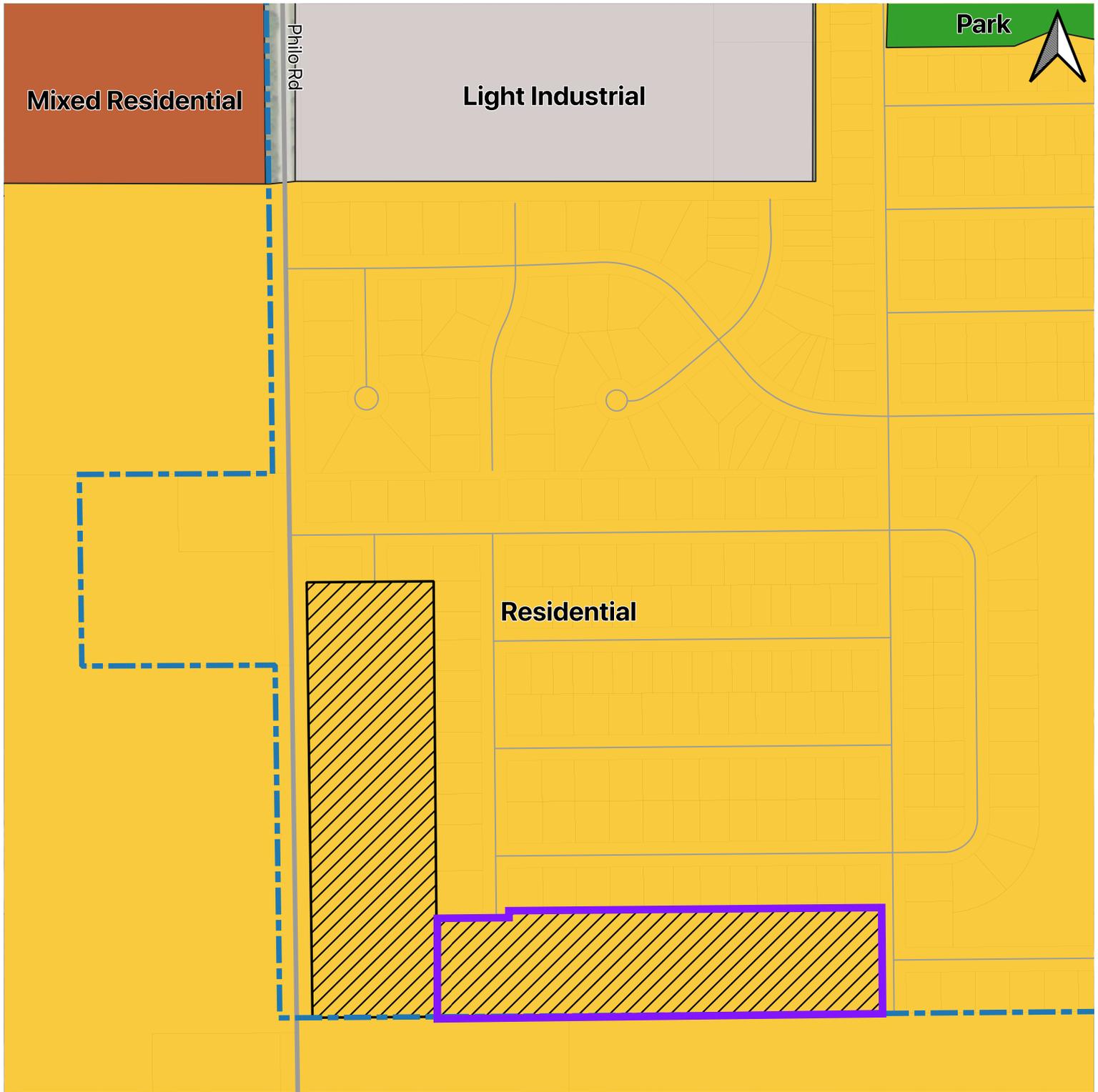
R-2

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**

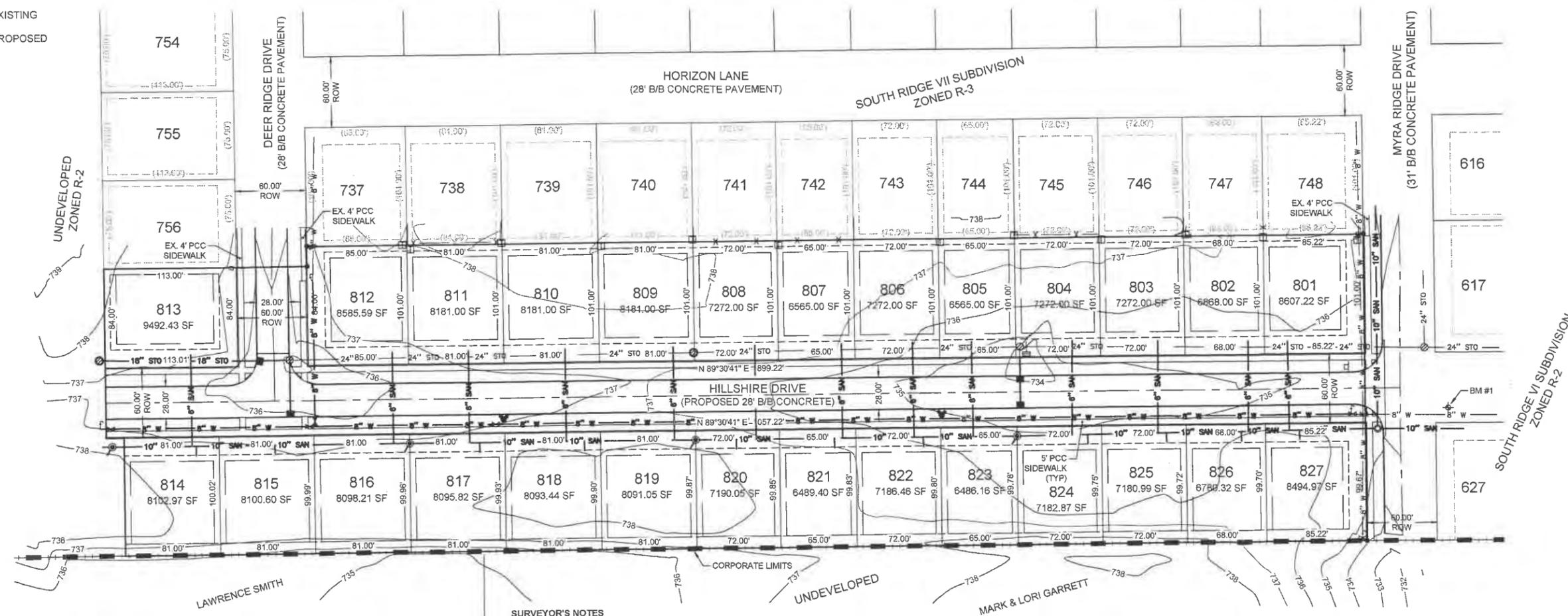
- BOUNDARY OF TRACT(S) SURVEYED
- EXISTING SURVEY LINE
- - - EASEMENT LINE
- - - EASEMENT LINE EXISTING
- SETBACK LINE
- X - FENCE LINE
- STO - STORM LINE EXISTING
- STO - STORM LINE PROPOSED
- SAN - SANITARY LINE EXISTING
- SAN - SANITARY LINE PROPOSED
- W - WATER LINE EXISTING
- W - WATER LINE PROPOSED
- 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



**SURVEYOR'S NOTES**

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'

**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=737.61'

**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

REV. DATE:	REVISION MADE:
DATE: 03/23/21	SCALE: AS SHOWN
FIELD BOOK: 1/p48-49	DRAWN BY: MAM
CHECKED BY: SJP	
<b>PRELIMINARY PLAT</b>	
SOUTH RIDGE VIII SUBDIVISION PART OF SEC. 28, T. 19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS	
<b>PRECISION ENGINEERING GROUP, INC.</b> 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

File Name: S:\000 Projects\101 Mid Illinois Concrete\10121039 SouthRidge Sub\CAD\10121039 Prelim PLAT.dwg

# 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

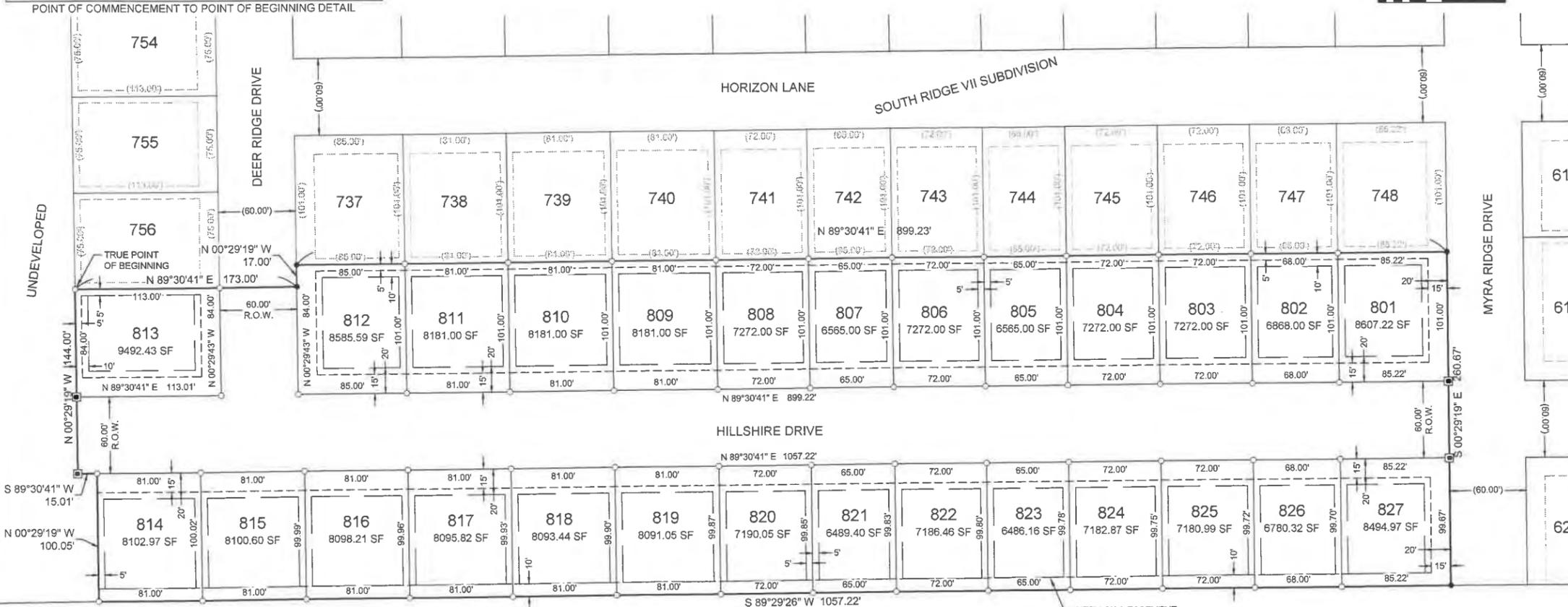
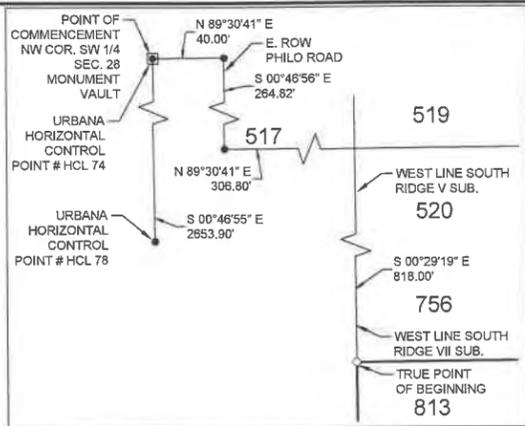


PRESENTED FOR RECORDING BY: CITY OF URBANA  
RETURNED TO: PRECISION ENGINEERING GROUP, INC.



LOCATION MAP  
(NOT TO SCALE)

- 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
  - N 00°00'00" E 100.00' BEARING & DIMENSION
  - 801 LOT NUMBER



**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF CHAMPAIGN ) s.s.

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:		<b>PRECISION ENGINEERING GROUP, INC.</b> P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.607.9489 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585
DATE: 03/23/21	SCALE: AS SHOWN		
FIELD BOOK: 18/p48-49	DRAWN BY: MAM		
CHECKED BY: SJF		<b>FINAL PLAT</b>	
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**

1. Field work was completed during the month of \_\_\_\_\_ 2021.
2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
3. I set or found the corner monuments as shown on the Plat.
4. Subsurface and environmental conditions were not examined or considered as a part of this survey.
5. 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.
6. Basis of bearings: Illinois State Plane (East) datum. See legal description for more information.
7. 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.
8. Storm water detention for these lots was part of the South Ridge VI improvements.
9. The property subdivided is within the corporate limits of the City of Urbana.
10. 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

# Re: Public Hearing

[REDACTED]

Thu 4/22/2021 7:49 AM

To: Trotter, Katherine <krtrtrotter@urbanaillinois.us>;

\*\*\* Email From An External Source \*\*\*

Hello Kat,

I appreciate your reply and apologize it has taken me so long to respond. I am planning on joining the meeting tonight, but I will list my concerns below as well:

Concerns about the type of houses currently being built in the neighborhood, the current builder, Taylor Homes has continued to build the same model throughout the neighborhood. Most of the houses in the neighborhood are now this same model. Will the new phase include this same house?

Concerns about property values based on the fact the house that is being built is at a lower price point than many of the pre-existing homes in the neighborhood.

Condition of the roads during building. Roads are littered with trash, dirt, etc during the building process. Taylor Homes does not appear to make any efforts to encourage their sub contractors to keep the neighborhood clean and the road passable. Many times during construction on both Horizon and Vernon it was been very difficult to pass on due to the number of construction vehicles lining both sides of the road. Construction noise often starts before 7AM.

No home owners association. I emailed Carl Hill several weeks ago expressing several concerns and asking about a home owners association, I received no reply.

While I have other concerns I am not sure they are appropriate for this meeting. My biggest concern is how fast the neighborhood is expanding, the homes being built, and how this will affect property values. We carefully chose this neighborhood because we liked the area and the way it was being developed, it appears they are now going a different direction now which is concerning.

Thank you for your time,

Kimberly Harden

---

**From:** Trotter, Katherine <krtrtrotter@urbanaillinois.us>

**Sent:** Friday, April 16, 2021 4:38 PM

**To:** [REDACTED]

**Subject:** RE: Public Hearing

Hi Kimberly,

There will be a Public Input portion of the meeting, where members of the public can ask questions and/or make comments about the proposed preliminary and final plats. If you'd like to email your comments as well, I'd be happy to include them as part of the submitted written comments. You are welcome to do either or both.

All meetings are currently being conducted over Zoom, and the public is invited to attend virtually either by phone or computer. The meeting information including the agenda, staff report and Zoom information to join the meeting will all be posted here:

[Plan Commission Meeting April 22, 2021 - 7:00pm | City of Urbana \(urbanaillinois.us\)](#)

If you have any other questions or comments about the case, please let me know! I can be reached at this email address, or via phone at (217) 328-8267. Thank you!

Kat

**Kat Trotter**

Planner I

Community Development Department | City of Urbana  
400 S Vine St | Urbana, Illinois 61801  
217.328.8267



---

**From:** [REDACTED]  
**Sent:** Friday, April 16, 2021 4:34 PM  
**To:** Trotter, Katherine <krtrtrotter@urbanaininois.us>  
**Subject:** Public Hearing

\*\*\* Email From An External Source \*\*\*

Hello Kat,

I am reaching out to you regarding the Public Hearing for South Ridge scheduled on April 22, 2021. Will there be a chance to discuss concerns at the meeting? I am willing to email my concerns as well, but am wondering about the format of the meeting.

Thank you for your time,

Kimberly Harden

Re: Plan Case 2418-S-21

Trotter, Katherine

Mon 4/19/2021 11:13 AM

 2 attachments

PLAT - Final Plat - South Ridge VIII Subdivision 2021-03-23.pdf; PLAT - Preliminary Plat - South Ridge VIII Subdivision 2021-03-23.pdf;

Hi Don,

You're absolutely right, I apologize for not calling out only the east/west portion of the parcel on the map that was included with the neighbor notice. The proposed preliminary and final plats pertain only to that section of the property, and include 27 residential lots. I have attached both the preliminary and final plats for your reference.

They are also included in the staff report for Thursday's Plan Commission meeting, which can be found here: <https://www.urbanaininois.us/node/9300>

To answer your first question, Hillshire Drive will not be extended to Philo Road at this time. It will only be extended from Myra Ridge Drive to Deer Ridge Drive, to serve the proposed lots on the north and south of the street.

With regard to your second question, as the north/south section of this land is not included in the proposed preliminary and final plats, I don't believe that there are plans for the grading and drainage of that section at this time. I am more than happy to make your comments part of the public record, and read them aloud at the Plan Commission meeting. I think Mr. Hill would be able to better address the developer's plans for that portion of land and any concerns about grading and drainage.

Thank you again for voicing your concerns. If you have any other questions or comments, please let me know. I am always available by email or phone at  or (217) 328-8267 (desk).

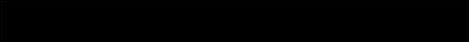
Kat

**Kat Trotter**  
Planner I

Community Development Department | City of Urbana  
400 S Vine St | Urbana, Illinois 61801  
217.328.8267



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**From:**   
**Sent:** Monday, April 19, 2021 9:37 AM  
**To:** Trotter, Katherine  
**Subject:** Re: Plan Case 2418-S-21

\*\*\* Email From An External Source \*\*\*

Good morning,

Thank you for your response. It is helpful in understanding what is going on. However, it also has identified several communication issues.

We were surprised to learn that this hearing is only pertaining to the east west section of land south of Horizon Ln. The information you sent has no mention that this hearing is dealing only with that land. The map does not make that clarification either. With that knowledge in mind, it does make

more sense to be talking about only 27 lots. Will this then be an extension of Hillshire Dr that goes all the way to Philo Rd? That would be good to have that exit open to the residents.

Thank you for discussing this with Mr. Hill. I am feeling a communication issue exists between our concern and Mr. Hill's understanding of our concern. As he states, there is indeed a mound of dirt at the end of the north south section that could well be topsoil. That is **NOT** our concern.

What is concerning us homeowners is that there are eight lots on the west side of Deer Ridge Drive where the undeveloped north south land is much higher than our backyards. Some places as high as 3 to 4 feet higher. It is the grading of this north south land that is our concern. Our lots were obviously graded to match our street. Will this land be graded to be level with our existing back yards?

So yes, please enter our concern into the records. Even though it does not have a direct bearing on the immediate 27 lots in question, we would like it to be on record, to show it is a big issue to us. To be considered when the north south property development is being proposed.

Would it be helpful to have photos? I can provide those as well. (But again, I understand this is not the property in question at this time.)

Your help with clarifying our concern would be greatly appreciated.

I have shared the information you provided with my neighbors, so they now understand the property being discussed. I, for one, am planning to zoom in on the hearing.

You should be receiving a hard copy of my original email this week as well. I was not sure if you had to have one physically on hand.

And again, if you have any questions, please don't hesitate to write or call.

Thank you,

Don Kaap  
[REDACTED]

On Fri, Apr 16, 2021 at 3:35 PM Trotter, Katherine <[krtrtrotter@urbanainllinois.us](mailto:krtrtrotter@urbanainllinois.us)> wrote:

Hi Donald,

Thank you for your question regarding the South Ridge VIII preliminary and final plats. Your question refers to the north/south land immediately west of Deer Ridge Dr. and east of Philo Rd. I just want to clarify that the South Ridge VIII plats only pertain to the east/west strip of land on the same PIN. The north/south land is not proposed to be platted under these preliminary and final plats.

In any case, I was able to speak with Carl Hill, the applicant and developer of the property. He let me know that the pile of dirt is topsoil to be used and distributed when the land is graded and the streets are built out. That said, all of the proposed lots will be graded to match the level of the existing yards in the neighborhood. Mr. Hill made me aware that when residential lots are graded, they are graded from back to front so that water flows to the street and storm manholes, as opposed to the water flowing backward or sideways into neighboring yards.

As to what recourse you have as neighbors, grading and drainage on-site must be reviewed and approved by the Public Works department, Engineering and Erosion Control to ensure compliance with City codes and Ordinances. If the proposed grading and drainage are not satisfactory, the plans will not be approved.

Would you like me to include your and your neighbors' comments in the Public Hearing at the Plan Commission meeting on Thursday April 22? Your names and addresses would be redacted, and your comments would be summarized aloud at the meeting and become part of the public record. Please let me know if you'd like me to do that!

You are also welcome to attend this meeting if you're interested, it will be conducted over Zoom. The agenda, Zoom meeting information and staff report will all be posted to this website by the end of the day:

[Plan Commission Meeting April 22, 2021 - 7:00pm | City of Urbana \(urbanainllinois.us\)](#)

Please let me know if you have any other questions or if there's any additional information that I can provide. I can be reached at this email address ([krtrtrotter@urbanainllinois.us](mailto:krtrtrotter@urbanainllinois.us)) or on my desk phone at (217) 328-8267. Thank you and have a wonderful weekend!

Kat

**Kat Trotter**  
Planner I

Community Development Department | City of Urbana  
400 S Vine St | Urbana, Illinois 61801  
217.328.8267



**From:** [REDACTED]  
**Sent:** Friday, April 16, 2021 9:30 AM  
**To:** Trotter, Katherine <[krtrtrotter@urbanaininois.us](mailto:krtrtrotter@urbanaininois.us)>  
**Subject:** Plan Case 2418-S-21

\*\*\* Email From An External Source \*\*\*

To: Kat Trotter, Planner City of Urbana  
From: Donald Kaap  
Date: April 16, 2021  
RE: Public Hearing Plan Case 2418-S-21 South Ridge VIII Subdivision

We, the undersigned property owners on Deer Ridge Drive, have a concern about the development of the north south land immediately west of Deer Ridge Dr and east of Philo Rd.

It is our understanding that this land has been used to stockpile dirt to be used in the final development and building of these homes. However, at this point, the dirt is 3 to 4 feet higher (or more in some places) than our back yards. Our question, therefore, is what is the plan for this development? Will this north south section be graded to match the level of our yards?

Our concern is that if it is not properly graded, the run off from the homes and properties will run into our backyards, causing flooding and issues with our property drainage. Doing nothing is not an acceptable plan.

So again, our question is what is the plan for grading this land?

And then what recourse do we have available if this plan is not acceptable or followed?

Other than these concerns, we are certainly welcoming the completion of the South Ridge Subdivision.

Donald Kaap

[REDACTED]

[REDACTED]

Lester Anderson

[REDACTED]

Donald Kaap

[REDACTED]

Moises Orozco

[REDACTED]

Dale Habeck



# 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:

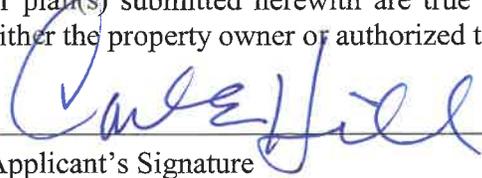
9. Are any waivers of the development standards or minimum engineering design standards requested as part of this application? If so, please attach appropriate waiver application forms to this application.

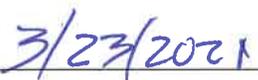
**NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.**

**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

  
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)**

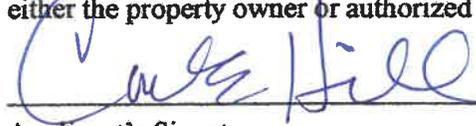
8. Are any waivers of the development standards or minimum engineering design standards requested as part of this application? If so, please attach appropriate waiver application forms to this application.

***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: <b>Table A</b>	Subsection:	Page: <b>98</b>
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)?

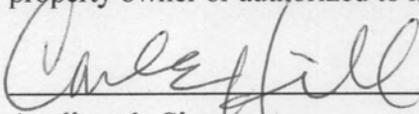
**narrower street widths can be safer in residential areas because they lead to slower speeds, and narrower streets create less paved area and allow for less stormwater runoff than wider streets.**

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

## **PLAN COMMISSION NOTES**

**April 22, 2021**

### **Meeting called to order at 7:01pm**

#### **Plan Commission Members present:**

Jane Billman	Tyler Fitch	Lew Hopkins	Andrew Fell
Chenxi Yu	Dustin Allred	Debarah McFarland	

#### **Staff present:**

Kat Trotter	Lily Wilcock	Andrea Ruedi	Kevin Garcia
Scott Tess	Susan Monte (CCPZD)		

#### **Public present:**

Carl Hill	Kevin Modglin	Hossein Bagheri	Cole Alvis
Anne Anderson	Donald Kaap	Kimberly Harden	Mark Warner
Julia Robinson	Daniel Gaither	Lynnell Lacy	Tom Hebert
Hossein Bagheri			

### **Approval of Minutes from March 18, 2021**

Motion by Fell, second by Billman

Minutes approved 7-0

Ms. Trotter summarized the two letters of Public Input received prior to the Plan Commission meeting, regarding concerns about the South Ridge VIII subdivision. The letters expressed concerns about the grading and drainage of the proposed lots, the types of houses to be built, the noise and trash generated by the home builders during construction, and the fact that there is currently no Home Owner's Association for the neighborhood.

### **Staff Report Plan Case 2419-CP-21 Hazard Mitigation Plan**

Presentation by Kevin Garcia, Susan Monte and Scott Tess

The presentation was prepared by the Champaign County Department of Planning and Zoning. Mr. Garcia stated that we are asking for this to be approved as an amendment to the Comprehensive Plan. Ms. Monte explained the updating process of the Hazard Mitigation Plan every 5 years, to keep the City current and eligible for certain benefits. Local governments are required to address natural hazards, and most hazard mitigation plans also address man-made hazards. Ms. Monte asked for questions from the Plan Commission.

Mr. Fell asked about the 100-year flood line and the FEMA map. He asked if we use local survey information to establish the 100-year flood line, or if we rely on FEMA?

Ms. Monte stated that this plan relies on FEMA, the Illinois State Water Survey and local information, and the maps were most recently updated in 2013.

Mr. Hopkins asked if the “new” plan refers to this plan being new to statements and commitments to new actions, newly proposed to our City Council. Ms. Monte confirmed. He also asked about the “pending” item for back-up emergency systems, and what “pending” versus “recommended for inclusion” mean in this context.

Mr. Hopkins also asked about transfer of development rights in the Boneyard Creek, and if that is really an ongoing TDR. Mr. Garcia confirmed that we have a very small TDR, for properties that are partially in the flood plain, but he doesn’t think it’s even been used.

Ms. Monte clarified the “pending status” for new actions in 2015 that is a status term.

No further questions from the Plan Commission.

No questions or comments from the public.

Plan Commission discussion:

Mr. Allred stated that the timing is great for the Hazard Mitigation Plan in coordination with the Comprehensive Plan process.

Ms. Billman motioned to forward the case to City Council with a recommendation of approval.

Mr. Allred seconds.

Mr. Hopkins asked if we were making an amendment or an element, or replacing an amendment or element. He asked for consistency and explicitness of language across the documents. Mr. Fitch stated that this would be an element of the Comp Plan replacing the 2015 (prior) document.

Mr. Garcia stated that we should use the terminology of “amendment” rather than “element”. Clarify that language in the motion.

Motion passes 7-0.

### **Staff Report Plan Case 2418-S-21 South Ridge VIII Preliminary Final Plats**

Presentation by Kat Trotter

Ms. Trotter explained the proposed preliminary and final plats for the South Ridge VIII Subdivision, south of Windsor Road and east of Philo Road. The proposed preliminary and final plats show 27 residential lots to be platted on the north and south sides of the extended Hillshire Drive. The land is zoned R-2, Single-Family Residential and currently undeveloped. Ms. Trotter also explained the one requested waiver from the Subdivision and Land Development Code to allow local streets to be paved to a width of 28 feet, rather than the required 31 feet.

Staff dictated that the waiver would not be harmful to other properties and would not negatively impact the public health and safety. To summarize:

1. Carl Hill and H. Allen Dooley have submitted 6.32-acre final plat for South Ridge VIII Subdivision.
2. The proposed final plat is consistent with the preliminary plat approved in Plan Case 2418-S-21.
3. The proposed final plat is consistent with the zoning designation for the subject property and the type of development encouraged by the Enterprise Zone.
4. The proposed final plat is consistent with the Comprehensive Plan land use and roadway designations for the site.
5. The proposed final plat meets the requirements of the Urbana Subdivision and Land Development Code, with the exception of one requested waiver to reduce local street width.
6. The requested waiver, to reduce the street width from 31 feet to 28 feet, 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.

Mr. Carl Hill made a statement on behalf of the applicant. He stated that there were concerns when the property was annexed that the developers were destroying the neighborhood, but since then the subdivisions have been well received. He does not think that new development will hurt property values in the area. He also stated that homes in the area are being built similarly, but there's desire to build distinct and attractive houses. The lots on these subdivisions are slightly smaller and cater to the existing market. South Ridge VIII will be a continuation of the existing subdivision, with newer and different designs. The objective of the neighborhood is to accommodate millennials, retirees, new home buyers, etc. He stated that the parcel would be developed one-half at a time, so that it can be done more quickly. He reassured the public that drainage will not interfere with existing homes, and topsoil will be used for future development. He wants to promote that people love their homes and take care of them.

Ms. Billman asked if the section along Philo Road would also be platted and developed. Mr. Hill said yes. She asked if Hillshire drive would be extended to Philo Road, and he said yes, but not at this time. Ms. Billman also asked if Mr. Hill plans to keep the R-2 zoning, and he says yes, there are no plans to rezone.

Mr. Fitch asked if members of the public wanted to speak with regards to the proposal.

Mr. Daniel Gaither identified himself and voiced a concern about houses in the subdivision looking the same as each other. He asked a question about stop signs and city trees being installed throughout the subdivision.

Mr. Garcia weighed in on Mr. Gaither's questions. He stated that design of houses is not something that can really be considered with a subdivision proposal. He stated that street trees

are not currently required by the Subdivision and Land Development Code. Mr. Garcia stated that he would bring these concerns to Public Works to install street trees and stop signs.

Mr. Gaither also asked if staff could follow up with Public Works about these concerns.

Mr. Kevin Mogdlin identified himself and spoke in support of South Ridge VIII. He stated that this will be a great addition to a successful development.

Ms. Kimberly Harden identified herself and stated a concern about traffic in the subdivision. She is aware that the land will be developed, but she is concerned about the way the land is being developed. She stated concern about the houses being built to look the same, and about their quality holding up over the course of time. She also asked if there will be a home owner's association for South Ridge, and how one could be developed. Mr. Fitch and Mr. Garcia suggested that Ms. Harden contact her neighbors about starting an HOA.

Ms. Billman asked Ms. Harden about the current houses being built in the neighborhood at a lower price point. Ms. Harden stated that when she built in the neighborhood, the houses would be different and varied throughout the neighborhood. She stated that new houses in the neighborhood appear to be at a lower price point than older homes in the neighborhood.

Mr. Hossein Bagheri identified himself, with poor audio, and stated he would email his comments.

Ms. Lynnell Lacy identified herself and asked if the lots would be open for residents to purchase, so that lots could be combined. She also stated that when she moved to the neighborhood she knew that the character would change, however she is concerned about the houses being built to look the same. She stated concerns about the quality of the homes and sinkholes in the yards. She asked for some guidance from Mr. Hill about builders causing a lot of noise and generating a lot of trash. She would like to see "quiet times" where builders are not generating noise, which has been a problem as early as 6am. She also expressed that builders have blocked driveways and mailboxes and that is not ideal for residents.

No further public input.

Mr. Hill was given the opportunity to make a follow-up statement. He stated that the Home Owner's Association for South Ridge was established in 2006 and the residents will receive a letter soon. He stated that there had been previous involvement with the Park District to maintain the retention cells and common lots, however they never took over the land. Mr. Hill and Mr. Dooley have been in charge of the HOA up to this point, but it will be turned over to a new board in July, to be in charge of maintaining common lots in the neighborhood.

Mr. Fitch said many of the comments regard a courtesy between the builders and the residents. He encouraged Mr. Hill to work with the builders to be more courteous of the neighborhood and the residents. Mr. Hill did concede that there have been issues with trash in the

neighborhood, they are sympathetic and will work to remedy the issue. He also stated that he has encouraged builders to vary their designs throughout the neighborhood. He also emphasized that they are making an active effort to vary the price points of the homes. He made the point that the homes exceed code and are built stronger than homes in previous years.

Mr. Fitch opened the floor for discussion amongst the Plan Commission.

Mr. Fell stated that Hillshire Drive will eventually become a pretty substantial street south of Windsor Road, so he is concerned about reducing the width from 31 feet to 28 feet.

Ms. Billman stated that she agrees with Mr. Fell and she would rather see the street be wider if possible.

Mr. Hopkins stated that the Comprehensive Plan has a mobility map, and Trail Ridge is identified as an east/west continuous road to connect Philo and High Cross. He believes that will be sustained and not affected by the subdivision plat. He also stated that Myra Ridge is a north/south road for connectivity and will be reasonably continued. He also stated that Hillshire Drive was not identified as a minor arterial.

Mr. Hopkins also stated that he lives on Mumford Drive and is a minor arterial between Race Street and Philo Road. He stated when that was paved, it was paved to 28 feet and with parking on only one side.

Mr. Garcia stated that the Mobility Map does indicate an east/west minor collector, but Hillshire Drive is not necessarily that street. He also stated that Tim Cowan approved of the 28-foot street width, with parking allowed only on one side.

Mr. Fell stated that Mumford Drive is 30 feet wide from outer curb to outer curb on the western end. Parking is only allowed on one side.

Mr. Allred stated that narrower streets for residential access make sense. He stated that the line on the Mobility Map is more speculative in this case, not necessarily referring to Hillshire Drive.

Mr. Allred motioned that the Plan Commission approve the preliminary plat for South Ridge VIII with the recommendation to approve the requested waiver. He then motioned that the Plan Commission forward the final plat to City Council with a recommendation of approval. Mr. Lew Hopkins seconds.

Motion passes unanimously 7-0. Forwarded to City Council on May 10<sup>th</sup>

**Public Participation – none**

## Staff Report Comprehensive Plan Update

Mr. Garcia made a statement about the exciting public outreach going on related to the Comprehensive Plan.

Presentation by Lily Wilcock and Andrea Ruedi

The UP510 class has been involved in the outreach efforts. There have been targeted outreach efforts directed at minority communities: Black, Latinx, second and third-shift workers, etc.

- Postcards in four languages will be going out in May to 21,000 households
- Dream Girls, other community events
- Outreach in the Dr. Ellis subdivision – gauging interest and concerns about the Comp Plan

Also conducting a 2005 Comprehensive Plan Assessment Document, what's working and what's not working and how that will help us plan for the future (June 2021)

Initial Community Engagement Report (October 2021)

Phase 1 Community Engagement (common themes, based from community's concerns and values) → Phase 2 Community Engagement (discussion groups and interactive education)

Imagineurbana.com

The infographic is divided into two main sections: 'Groups we have partnered with so far...' and 'Scheduled Events'. The first section lists various community organizations in two columns. The second section lists events with their dates. At the bottom, there is a decorative border of lightbulbs and the text '...and many more to come!'.

Groups we have partnered with so far...		Scheduled Events	
Head Start	Champaign Community Coalition	Downtown Historic District Walking Tour	Month of May
Silver Hearts	Champaign County Consortium of Care Providers	Bike to School Day	May 5
Dream Girls Academy	Champaign County Congolese Community	Mother's Day Bike Ride	May 9
Urbana School District	University YMCA	Urbana Green Loop Bike Ride	May 22
Urbana Free Library	Housing Authority of Champaign County	Head Start Awareness Walk	September 25
C-U Safe Routes to School	Urbana Park District		
CCNet	Cunningham Township		
Urbana Arts & Culture Program	Regional Planning Commission		
P.A.C.E.			

...and many more to come!

With many more to come!

No questions from the Plan Commission

Meeting adjourned at 8:49pm