



## 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:** Sheila Dodd, Interim Community Development Services Director  
Kat Trotter, Planner II

**DATE:** July 7, 2022

**SUBJECT:** **An Ordinance Approving a Final Subdivision Plat** (South Ridge IX Subdivision / Plan Case 2448-S-22)

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### Introduction

Kevin Modglin, Jason Dodds, and Tim Jefferson request approval of a final plat for the South Ridge IX Subdivision. The applicants would like to subdivide a 7.44-acre tract of land into 28 lots to be developed with single-family houses. 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.

At the June 23, 2022 meeting, the Plan Commission voted unanimously with five ayes and zero nays to approve the preliminary plat and to forward the proposed final plat and requested waiver to City Council with a recommendation of approval.

### Background

City Council approved a preliminary plat for South Ridge Subdivision phases V, VI, and VII on May 21, 2001,<sup>1</sup> 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.<sup>2</sup> City Council approved a combined preliminary/final plat for the South Ridge VIII Subdivision on May 11, 2021.<sup>3</sup> The preliminary and final plats subdivided the 6.32-acre tract into 27 lots to be developed for single-family homes.

The applicants are requesting approval of a final plat to subdivide the last remaining tract in the South Ridge neighborhood. The South Ridge IX Subdivision would be a continuation of the South Ridge phases to the north and east, and would be the final phase of the South Ridge Subdivision. The requested waiver would allow the proposed extensions of Melissa Lane and Hillshire Drive to be

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<sup>1</sup> Ordinance No. 2001-05-048

<sup>2</sup> Ordinance No. 2002-06-067

<sup>3</sup> Ordinance No. 2021-05-015

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, and west of the South Ridge VIII Subdivision. 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 and would be the final phase of the South Ridge Subdivision. 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 7.44-acre parcel would be subdivided into 28 quarter-acre lots on the east and west sides of the extended Melissa Lane. Roadway access to the subdivision would be provided by Philo Road, which is designated a Minor Arterial in the Comprehensive Plan, and by Deer Ridge Drive and Myra Ridge Drive. Through the combined preliminary/final plat, Hillshire Drive would be extended west to Philo Road. 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 Melissa Lane south to Hillshire Drive, and the extension of Hillshire Drive west to Philo Road. The extensions of Melissa Lane and Hillshire Drive are proposed to be 28 feet wide, slightly less than the 31-foot minimum width currently required.<sup>4</sup> This would match the width of all existing streets in the

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<sup>4</sup> Urbana Subdivision and Land Development Code, Table A. Minimum Street and Alley Design Standards

neighborhood (South Ridge V, VI, VII, and VIII Subdivisions all received waivers to pave local streets to 28 feet wide). The waiver request includes a condition that street parking would be permitted only 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 would not be required for the proposed subdivision.

### *Sidewalks*

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

### *Utilities*

Utilities are available adjacent to the site and would 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, VII, and VIII subdivisions as part of Ordinance No. 2001-05-048 and Ordinance No. 2021-05-015. The applicants originally requested the waiver on the basis that today's consensus is that streets should be narrower in residential subdivisions because this lowers speeds and creates 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 IX 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 is consistent with the condition placed on the waiver approved in 2021. 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 June 23, 2022, the Plan Commission discussed the proposed preliminary and final plats and requested waiver for the South Ridge IX Subdivision. Mr. Tim Jefferson made a statement as one of the applicants, and three members of the public spoke regarding the case. The majority of the public comments were about the planned grading and drainage of the proposed lots on the east side of the extended Melissa Lane. Two people were concerned about stormwater runoff from the proposed lots flooding onto their properties off of Deer Ridge Drive. One person asked about the continuation of the sidewalk along the east side of Philo Road. The Plan Commission discussed the plans for grading and drainage, and the Engineering review that will take place after the lots are subdivided. The Plan Commission then voted unanimously with five 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. Kevin Modglin, Jason Dodds, and Tim Jefferson have submitted 7.44-acre preliminary and final plats for South Ridge IX 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 of the community or impede the attainment of goals and objectives contained in the Comprehensive Plan.

## **Options**

The City Council has the following options for Plan Case 2448-S-22:

1. Approve the proposed final plat, including the requested waiver to allow a local street with 28-foot pavement width; or
2. Approve the proposed final plat, excluding the requested waiver; or
3. Deny the proposed final plat. If denied, the Council should state the reasons for denial.

## **Recommendation**

At the June 23, 2022 meeting, the Plan Commission voted with five 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 IX 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 Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Preliminary Plat  
Exhibit E: Final Plat  
Exhibit F: Site Photos  
Exhibit G: Combination Preliminary/Final Plat Application  
Exhibit H: Waiver Request

cc: Kevin Modglin, Jason Dodds, and Tim Jefferson, Applicants

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT**

**(South Ridge IX Subdivision / Plan Case No. 2448-S-22)**

**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**, Kevin Modglin, Jason Dodds, and Tim Jefferson have submitted a Final Subdivision Plat for the South Ridge IX 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 IX Subdivision; and

**WHEREAS**, the Plan Commission voted five (5) 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.

**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 IX 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 \_\_\_\_\_, 2022.

AYES:

NAYS:

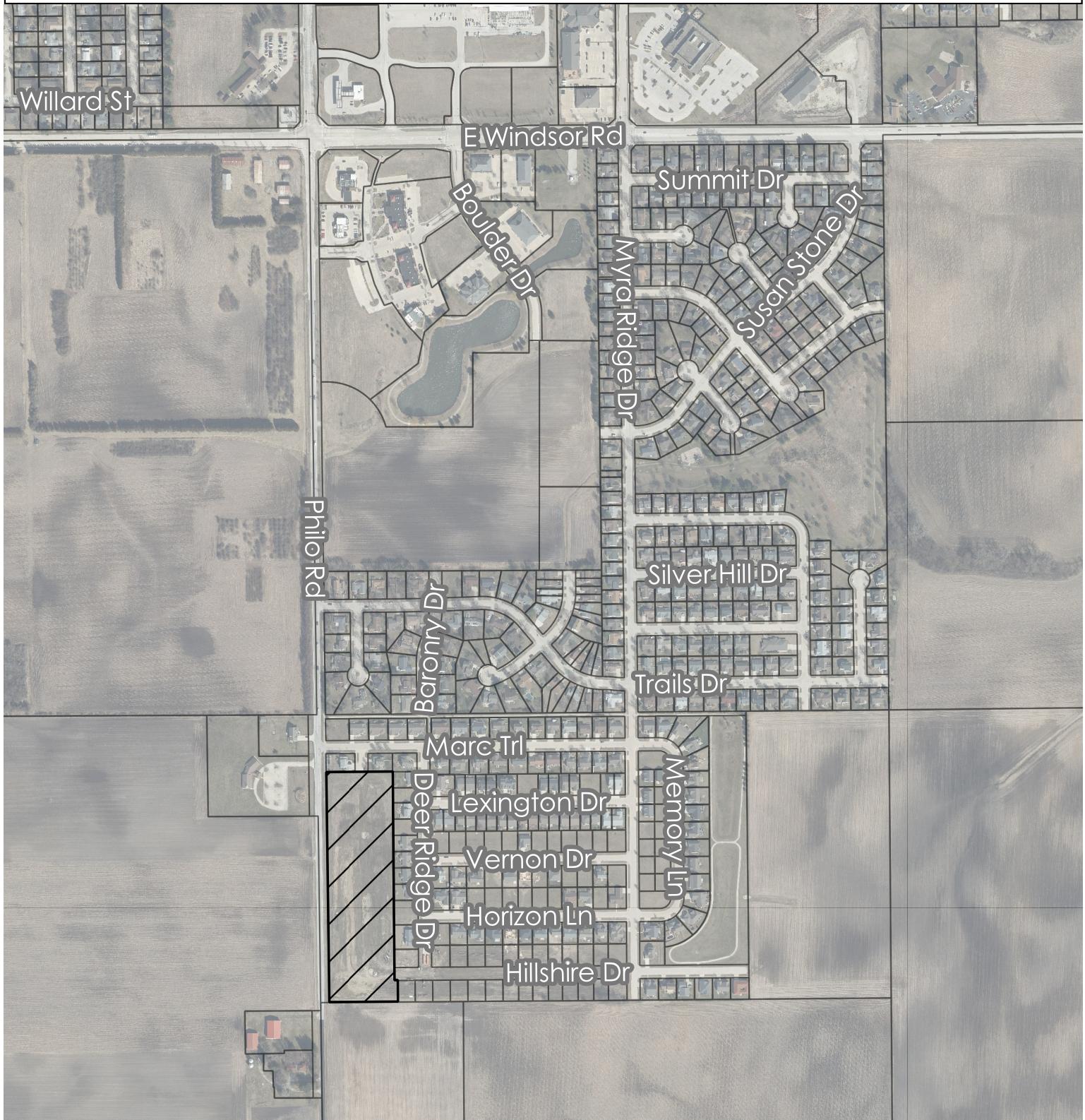
ABSTENTIONS:

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

**APPROVED BY THE MAYOR** this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

# Exhibit A - Location Map



Case No. 2448-S-22  
Subject South Ridge IX Preliminary/Final Plat  
PIN 93-21-28-400-016  
Petitioners Kevin Modglin, Jason Dodds, Tim Jefferson

### Legend

 Subject Property

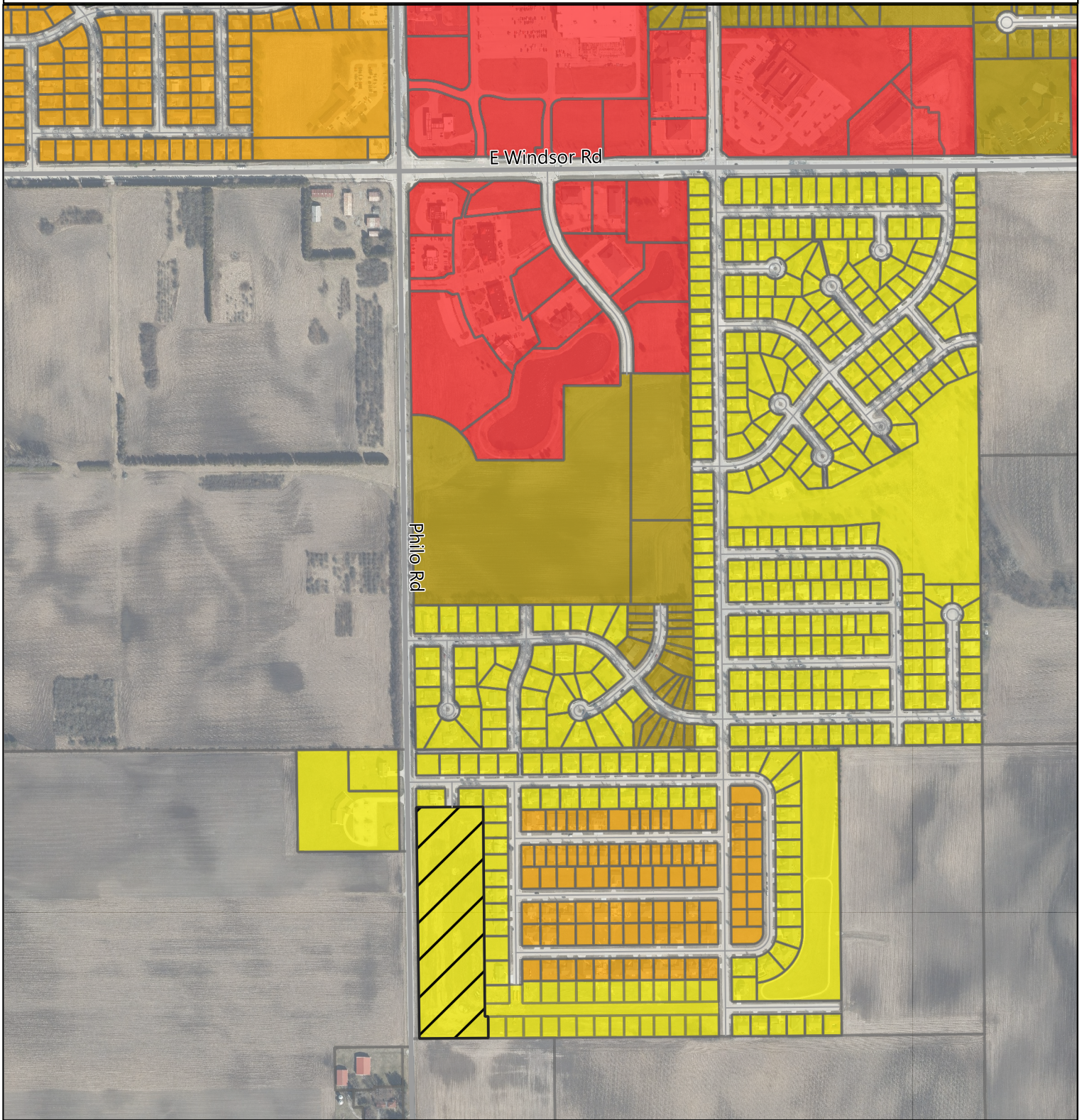
Urbana\_2020

0 250 500 ft





# Exhibit B - Zoning Map



Case No. 2448-S-22  
Subject Preliminary/Final Major Development  
PIN 93-21-28-400-016  
Petitioner Kevin Modglin, Jason Dodds, Tim Jefferson

## Legend

 Subject Property

## Zoning

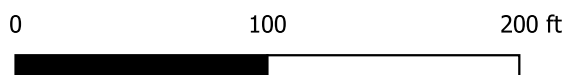
 B-3

 R-2

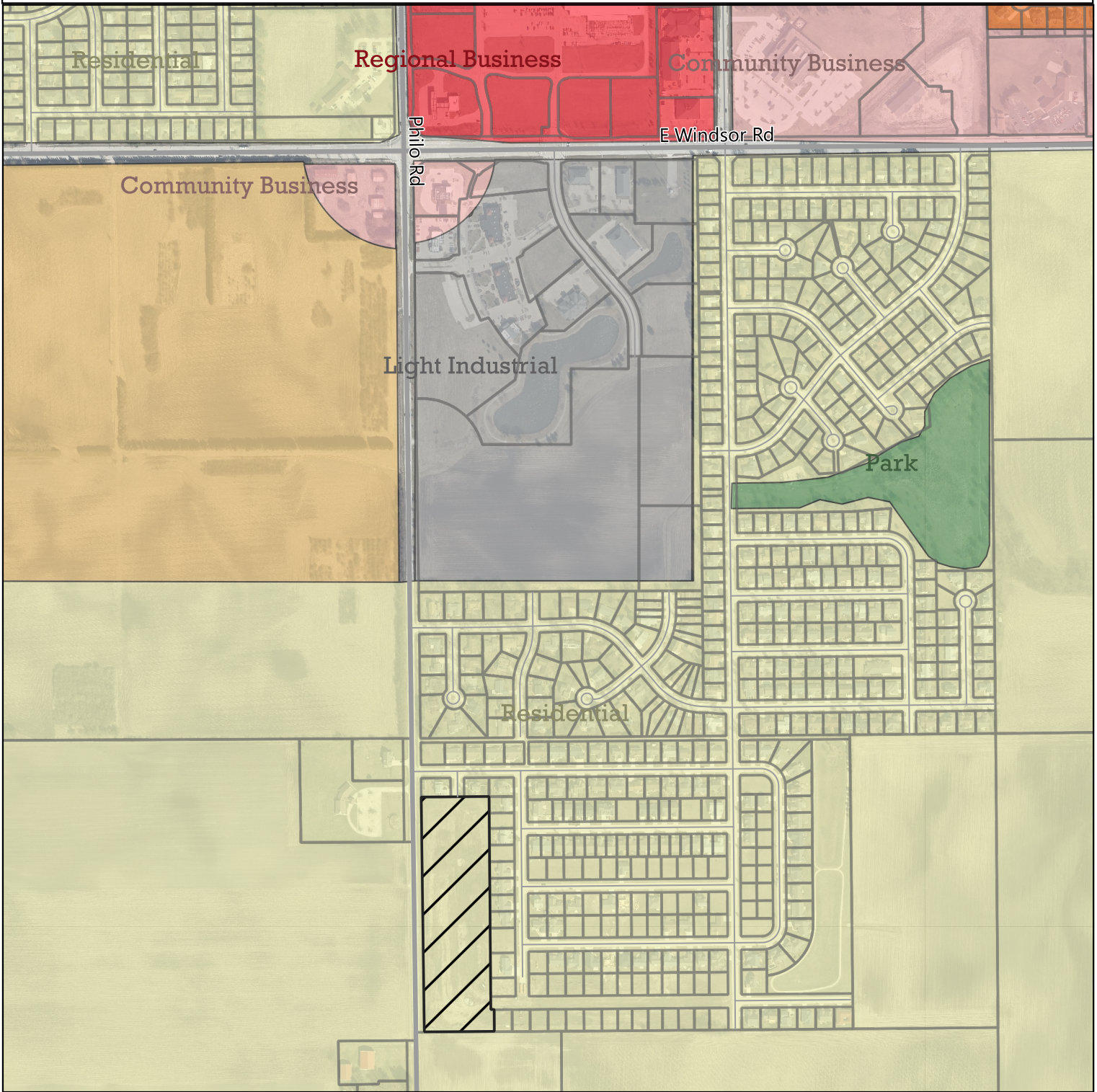
 R-3

 R-4

Urbana Aerial 2020



# Exhibit C - Future Land Use Map





Case No. 2448-S-22  
 Subject Preliminary/Final Major Development  
 PIN 93-21-28-400-016  
 Petitioner Kevin Modglin, Jason Dodds, Tim Jefferson


### Legend

 Subject Property


### Future Land Use

 Community Business

 Light Industrial

 Mixed Residential

 Park

 Regional Business

 Residential

Urbana Aerial 2020

0 100 200 ft



# PRELIMINARY PLAT SOUTH RIDGE IX 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.

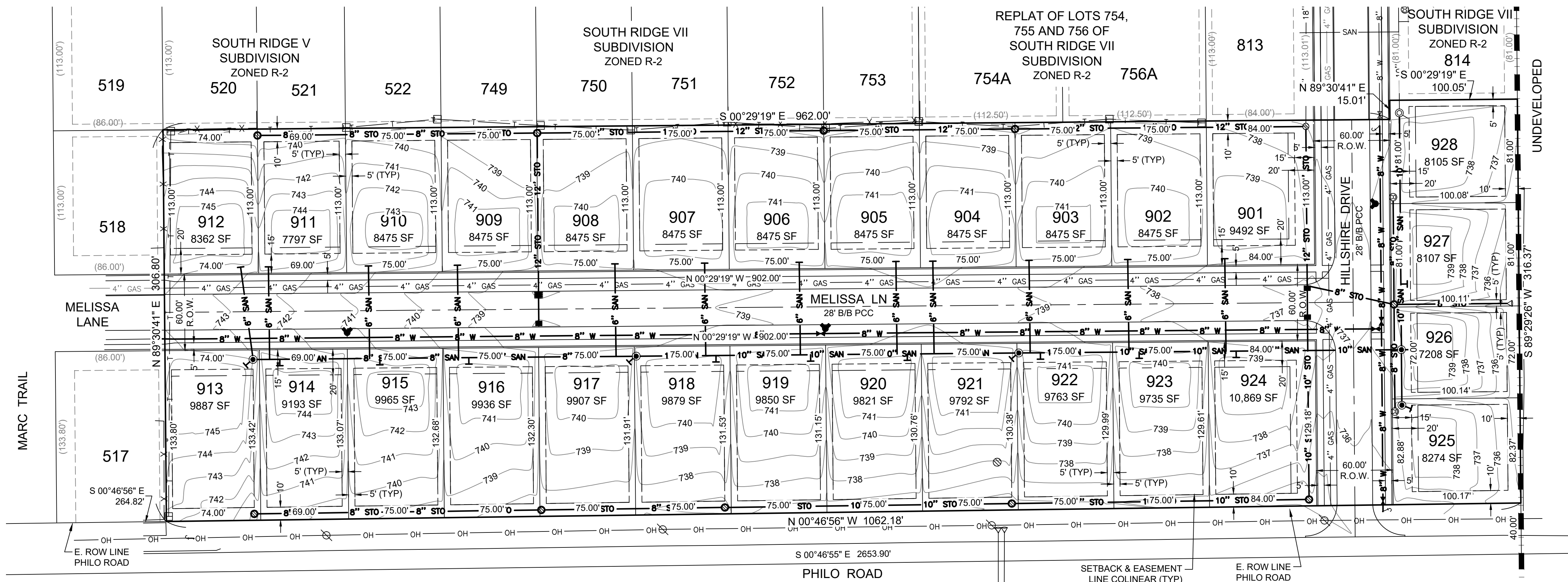
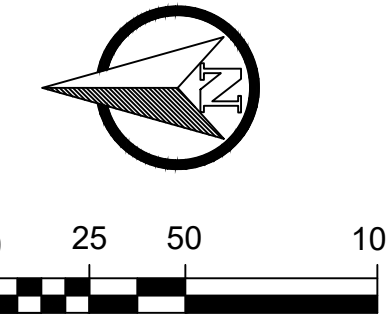
**LEGEND**

- 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
- GAS — GAS LINE PROPOSED
- OH — ELECTRIC LINE PROPOSED
- T — TELEPHONE 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
- 901 LOT NUMBER

**SUBDIVIDER/OWNER**  
SOUTH RIDGE REAL ESTATE, LLC  
201 W. SPRINGFIELD AVE. SUITE 608  
CHAMPAIGN, IL 61820  
PH. 217-352-7661

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

**ATTORNEY**  
O'BYRNE, STANKO & JEFFERSON, PC  
TIM JEFFERSON  
201 W. SPRINGFIELD AVE. SUITE 608  
CHAMPAIGN, IL 61820  
PH. 217-352-7661



SPACE RESERVED FOR  
RECORDER'S STAMP

**Legal Description**

Part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois; being more particularly describes as follows, with Bearings on Illinois State Plane (East) Datum:

Commencing at the Northwest Corner of said Southeast Quarter; thence North 89°30'41" East 40.00 feet to the East Right of Way Line of Philo Rd; thence South 00°46'56" East along said East Right of Way Line 264.82 feet to the Southwest Corner of Lot 517 of South Ridge V Subdivision; thence North 89°30'41" East along the boundary of said South Ridge V Subdivision 306.80 feet to the Southwest Corner of Lot 519 of said South Ridge V Subdivision; thence South 00°29'19" East along the West Line of Said South Ridge V Subdivision, South Ridge VII Subdivision, the Replat of Lots 754, 755, and 756 of South Ridge VII Subdivision, and South Ridge VIII Subdivision 962.00 feet to the Southwest Corner of Hillshire Drive as platted in said South Ridge VIII Subdivision; thence North 89°30'41" East along the South Right of Way Line of said Hillshire Drive 15.01 feet to the Northwest Corner of Lot 814 of said South Ridge VIII Subdivision; thence South 00°29'19" East along the West Line of said South Ridge VIII Subdivision 100.05 feet to the Southwest Corner of said South Ridge VIII Subdivision; thence South 89°29'26" West for 316.67 feet to the East Right of Way Line of Philo Road; thence North 00°46'56" West along the East Line of said Philo Road 1062.18 feet to the Point of Beginning, all encompassing 7.45 acres, more or less.

**SURVEYOR'S NOTES**

1. The subdivision contains a total of 7.45 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'
8. Proposed development is located adjacent to Silver Creek Drainage District and Upper Embarras Drainage District.

**CORPORATE LIMITS**

**BENCHMARK DATA:**  
BM #1 - TOP CAP BOLT NEAREST "O" IN "OPEN" ON FIRE HYDRANT AT SOUTHEAST CORNER OF MYRA RIDGE DRIVE AND HILLSHIRE DRIVE. (NAVD 88)  
ELEVATION=737.61'

TOPOGRAPHIC INFORMATION IS FROM AN ON THE GROUND SURVEY PERFORMED ON JANUARY 22, 2022.

**APPROVALS**

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

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Chairperson

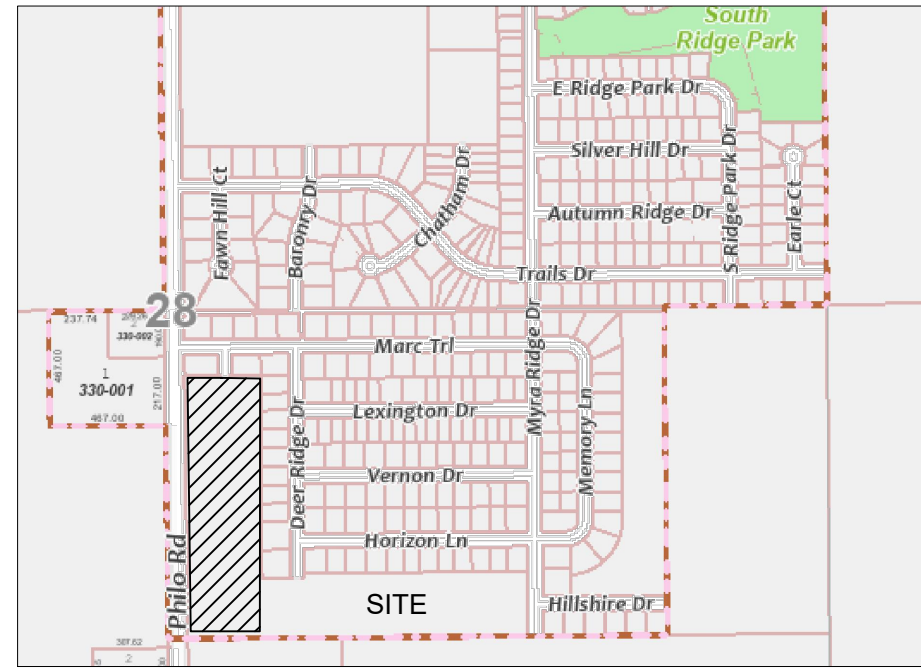
REV. # 1	REV. DATE: 06/16/22	REVISION MADE: PER CITY REVIEW 6/8/22	
DATE: 05/20/22	SCALE: AS SHOWN	 <b>PRECISION ENGINEERING GROUP, INC.</b> P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
FIELD BOOK: 22/p67	DRAWN BY: MAM		
CHECKED BY: MAM			
<b>PRELIMINARY PLAT</b>		SOUTH RIDGE IX SUBDIVISION PART OF SEC. 28, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS	
		FILE # 10122043	SHEET 1 OF 1

# FINAL PLAT

## SOUTH RIDGE IX 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

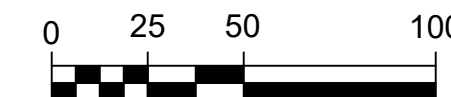
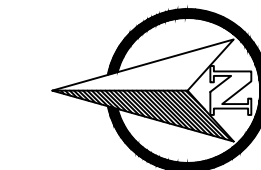
PRESENTED FOR RECORDING BY: CITY OF URBANA  
RETURNED TO: PRECISION ENGINEERING GROUP, INC.



LOCATION MAP  
(NOT TO SCALE)

**SUBDIVIDER/OWNER**  
SOUTH RIDGE REAL ESTATE, LLC  
201 W. SPRINGFIELD AVE., SUITE 608  
CHAMPAIGN, IL 61820  
PH. 217-352-7661

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



- 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 "PRECISION"
  - ◼ F CONCRETE MONUMENT FOUND
  - ◼ CONCRETE MONUMENT SET
  - N 00°00'00" E 100.00' BEARING & DIMENSION
  - 901 LOT NUMBER

SPACE RESERVED FOR  
RECORDER'S STAMP

**SURVEYOR'S CERTIFICATE**

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

I, Kyle A. Schultze, being Illinois Professional Land Surveyor Number 3920, do hereby certify that at the request of the owner, South Ridge Real Estate, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tract of land:

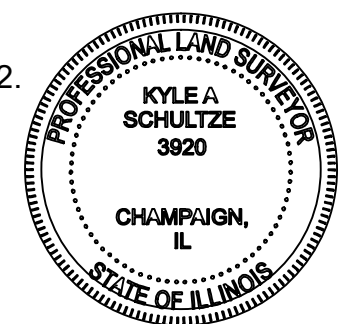
Part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois; being more particularly describes as follows, with Bearings on Illinois State Plane (East) Datum:

Commencing at the Northwest Corner of said Southeast Quarter; thence North 89°30'41" East 40.00 feet to the East Right of Way Line of Philo Rd; thence South 00°46'56" East along said East Right of Way Line 264.82 feet to the Southwest Corner of Lot 517 of South Ridge V Subdivision; thence North 89°30'41" East along the boundary of said South Ridge V Subdivision 306.80 feet to the Southwest Corner of Lot 519 of said South Ridge V Subdivision; thence South 00°29'19" East along the West Line of said South Ridge V Subdivision, South Ridge VII Subdivision, the Replat of Lots 754, 755, and 756 of South Ridge VII Subdivision, and South Ridge VIII Subdivision 962.00 feet to the Southwest Corner of Hillshire Drive as platted in said South Ridge VIII Subdivision; thence North 89°30'41" East along the South Right of Way Line of said Hillshire Drive 15.01 feet to the Northwest Corner of Lot 814 of said South Ridge VIII Subdivision; thence South 00°29'19" East along the West Line of said South Ridge VIII Subdivision 100.05 feet to the Southwest Corner of said South Ridge VIII Subdivision; thence South 89°29'26" West for 316.67 feet to the East Right of Way Line of Philo Road; thence North 00°46'56" West along the East Line of said Philo Road 1062.18 feet to the Point of Beginning, all encompassing 7.45 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 IX Subdivision".

Signed and sealed this \_\_\_\_\_ day of April, 2022.

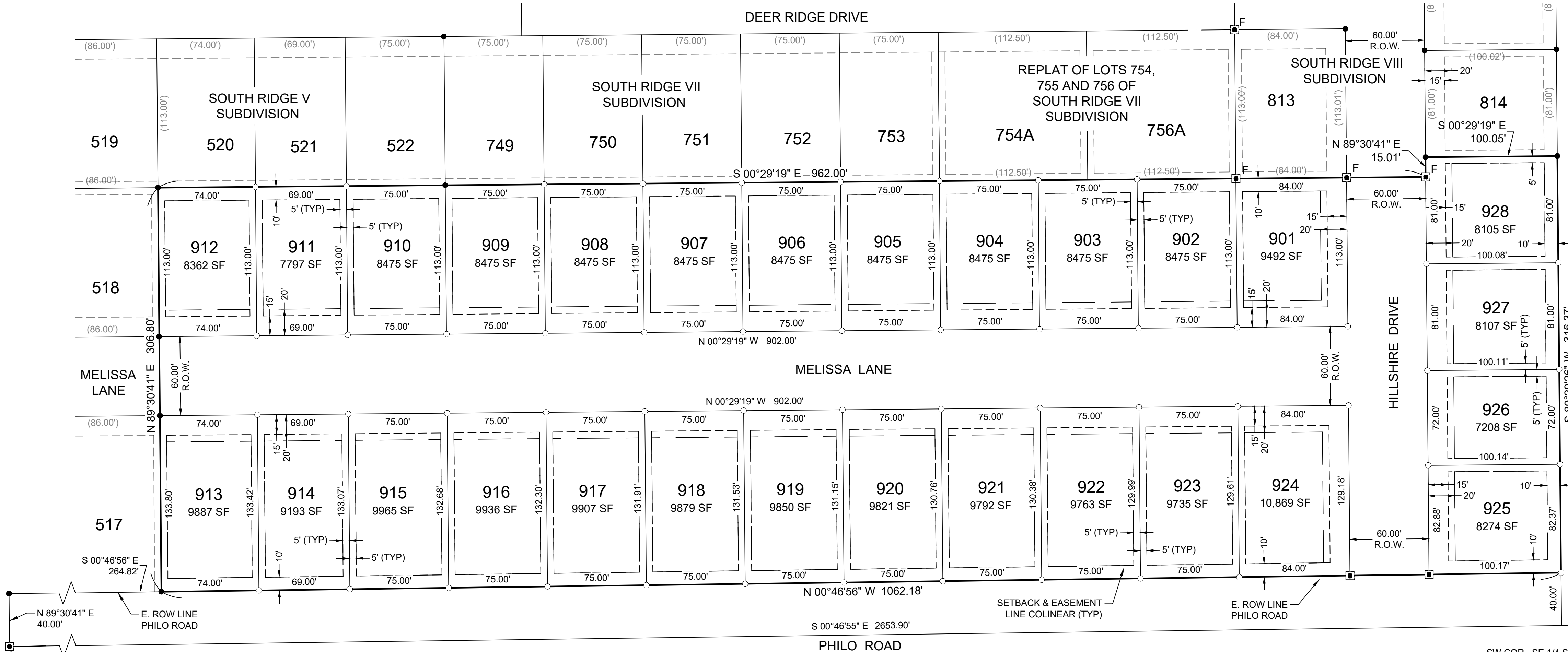
Kyle A. Schultze  
Illinois Professional Land Surveyor No. 3920  
License Expires 11/30/2022



REV. #	REV. DATE:	REVISION MADE:
	04/05/22	AS SHOWN
	18/p48-49	DRAWN BY: MAM
	KAS	

**PRECISION ENGINEERING GROUP, INC.**  
P.O. BOX 784 CHAMPAIGN, IL 61824-0784  
PHONE: 217.202.8049  
CIVIL ENGINEERING - LAND SURVEYING  
ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585

<p><b>FINAL PLAT</b></p> <p>SOUTH RIDGE IX SUBDIVISION PART OF SEC. 28, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS</p>	<p>FILE # 10122043</p> <p>SHEET 1 OF 1</p>
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- SURVEYOR'S NOTES**
- Field work was completed during the month of January 22, 2022.
  - 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'
  - Each lot shall have a separate sanitary sewer service line.
  - Rights-Of-Way are dedicated to the City of Urbana.
  - Refer to Owner's Certificate for school district statement.

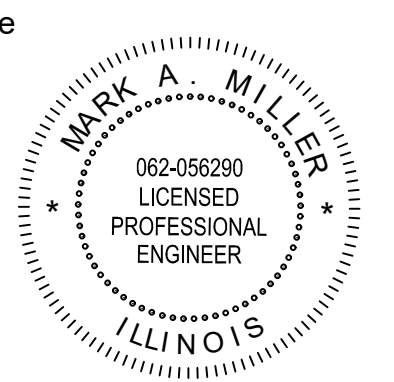
URBANA COORDINATE SYSTEM POINT TABLE		
Point #	Northing	Easting
74	1241813.10	1024252.52
78	1239159.45	1024288.74

**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 11/30/23

Owner: \_\_\_\_\_ Date \_\_\_\_\_  
South Ridge Real Estate



**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 \_\_\_\_\_

File Name: S:\000 Projects\101 Mid Illinois Concrete\10122043 South Ridge #901\10122043 PLAT.dwg

**EXHIBIT F – SITE PHOTOS**





# Application for Combination Preliminary-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.urbanainillinois.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 04-22-2022 Plan Case No. 2448-S-22  
 Fee Paid - Check No. 79632 Amount \$350.00 Date 04-22-2022  
80289 \$210.00 05-25-2022

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Kevin Modglin / Jason Dodds / Tim Jefferson** Phone: **217-366-3444**

Address (street/city/state/zip code): **1212 E University Ave., Urbana, IL**

Email Address: **kevin@midilconcrete.com**

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner/Contractor**

#### 2. OWNER INFORMATION

Name of Owner(s): **South Ridge Real Estate, LLC** Phone: **217-352-7661**

Address (street/city/state/zip code): **201 W Springfield Ave., Suite 608, Champaign, IL 61820**

Email Address: **tsjeffer@rosklaw.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 Major Subdivision: **South Ridge IX**

Address/Location of Subject Site: **Part of NW 1/4, SE 1/4, Section 28, T 19 N, R 9 E or 3rd PM**

PIN # of Location: **93-21-28-400-016**

Current Zoning Designation: **R-2**

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

Total Site Acreage: **7.45** Total Number of Lots: **28** Acreage Per Lot: **0.23**

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

Commencing at the Northwest Corner of said Southeast Quarter; thence North 89°30'41" East 40.00 feet to the East Right of Way Line of Philo Rd; thence South 00°46'56" East along said East Right of Way Line 264.82 feet to the Southwest Corner of Lot 517 of South Ridge V Subdivision; thence North 89°30'41" East along the boundary of said South Ridge V Subdivision 306.80 feet to the Southwest Corner of Lot 519 of said South Ridge V Subdivision; thence South 00°29'19" East along the West Line of Said South Ridge V Subdivision, South Ridge VII Subdivision, the Replat of Lots 754, 755, and 756 of South Ridge VII Subdivision, and South Ridge VIII Subdivision 962.00 feet to the Southwest Corner of Hillshire Drive as platted in said South Ridge VIII Subdivision; thence North 89°30'41" East along the South Right of Way Line of said Hillshire Drive 15.01 feet to the Northwest Corner of Lot 814 of said South Ridge VIII Subdivision; thence South 00°29'19" East along the West Line of said South Ridge VIII Subdivision 100.05 feet to the Southwest Corner of said South Ridge VIII Subdivision; thence South 89°29'26" West for 316.67 feet to the East Right of Way Line of Philo Road; thence North 00°46'56" West along the East Line of said Philo Road 1062.18 feet to the Point of Beginning, all encompassing 7.45 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, Stanko & Jefferson **Phone:** 217-352-7661

**Address (street/city/state/zip code):** 201 W Springfield Ave, Suite 608, 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 (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.

*Kevin Modglin*

Applicant's Signature

**4/18/2020**

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 a Waiver of Subdivision Regulations

# PLAN COMMISSION

**DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY**

Date Request Filed: 04-22-2022 Plan Case No.: 2448-S-22

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Kevin Modglin / Jason Dodds / Tim Jefferson** Phone: **217-366-3444**  
Address (street/city/state/zip code): **1212 E University Ave, Urbana, IL 61802**  
Email Address: **kevin@midilconcrete.com**  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner / Contract Buyer**

### 2. OWNER INFORMATION

Name of Owner(s): **South Ridge Real Estate LLC** Phone: **217-352-7661**  
Address (street/city/state/zip code): **201 W Springfield Ave, Suite 608, Champaign, IL 61820**  
Email Address: **tsjeffer@rosklaw.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 IX**  
Address/Location of Subject Site: **Part of NW 1/4, SE 1/4, Section 28, T 19 N, R 9 E**  
PIN # of Location: **93-21-28-400-16**  
Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

**See Attached**

Waiver(s) Requested:

**Developers wish to provide a 28' wide street on Hillshire Dr in to remain consistent with existing development in lieu of a 31' wide street.**

Section:	Subsection:	Page:
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?

**Maintains continuity within the subdivision regarding roadway width.**

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 one side of the street, there should be no negative impact.**

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

**This is the final westerly piece of roadway connecting Hillshire to Philo Road and maintains current roadway width.**

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.

*Kevin Modglin*

Applicant's Signature

**04/22/22**

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

**South Ridge IX Subdivision Legal Description:**

Part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois; being more particularly describes as follows, with Bearings on Illinois State Plane (East) Datum:

Commencing at the Northwest Corner of said Southeast Quarter; thence North  $89^{\circ}30'41''$  East 40.00 feet to the East Right of Way Line of Philo Rd; thence South  $00^{\circ}46'56''$  East along said East Right of Way Line 264.82 feet to the Southwest Corner of Lot 517 of South Ridge V Subdivision; thence North  $89^{\circ}30'41''$  East along the boundary of said South Ridge V Subdivision 306.80 feet to the Southwest Corner of Lot 519 of said South Ridge V Subdivision; thence South  $00^{\circ}29'19''$  East along the West Line of Said South Ridge V Subdivision, South Ridge VII Subdivision, the Replat of Lots 754, 755, and 756 of South Ridge VII Subdivision, and South Ridge VIII Subdivision 962.00 feet to the Southwest Corner of Hillshire Drive as platted in said South Ridge VIII Subdivision; thence North  $89^{\circ}30'41''$  East along the South Right of Way Line of said Hillshire Drive 15.01 feet to the Northwest Corner of Lot 814 of said South Ridge VIII Subdivision; thence South  $00^{\circ}29'19''$  East along the West Line of said South Ridge VIII Subdivision 100.05 feet to the Southwest Corner of said South Ridge VIII Subdivision; thence South  $89^{\circ}29'26''$  West for 316.67 feet to the East Right of Way Line of Philo Road; thence North  $00^{\circ}46'56''$  West along the East Line of said Philo Road 1062.18 feet to the Point of Beginning, all encompassing 7.45 acres, more or less.