

ORDINANCE NO. 2022-07-029

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.

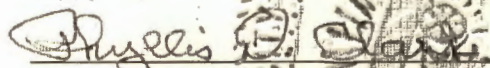
This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

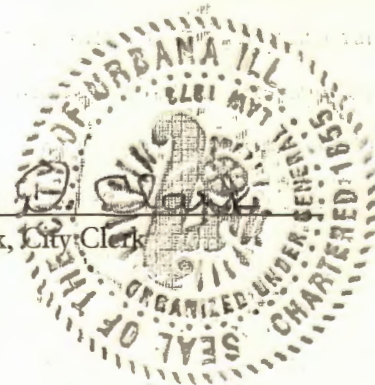
PASSED BY THE CITY COUNCIL this 11th day of July, 2022.

AYES: Wu, Evans, Hursey, Kolisetty, Bishop, Wilken, Quisenberry

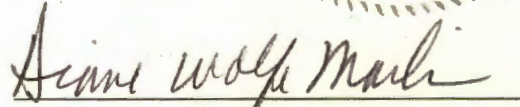
NAYS: None

ABSTENTIONS: None

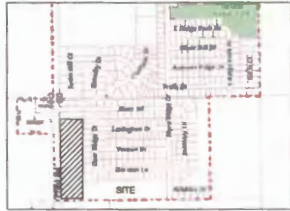

Phyllis D. Clark, City Clerk



APPROVED BY THE MAYOR this 14th day of July, 2022.


Diane Wolfe Marlin, Mayor

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



LOCATION MAP
(NOT TO SCALE)

SUBDIVIDER/OWNER
 SOUTH RIDGE REAL ESTATE, LLC
 201 W. SPRINGFIELD AVE., SUITE 608
 CHAMPAIGN, IL 61820
 PH. 217-352-7881

SURVEYOR/ENGINEER
 PRECISION ENGINEERING GROUP, INC.
 P.O. BOX 784
 CHAMPAIGN, IL 61824-0784
 PH. 217-607-8489

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

- 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"
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - SPACE RESERVED FOR RECORDER'S STAMP
 - N 00°00'00" E 100.00' BEARING & DIMENSION
 - 901 LOT NUMBER

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 described 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 254.82 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°30'41" East along the East Line of said Philo Road 1062.18 feet to the Point of Beginning, all encompassing 7.45 acres, more or less.

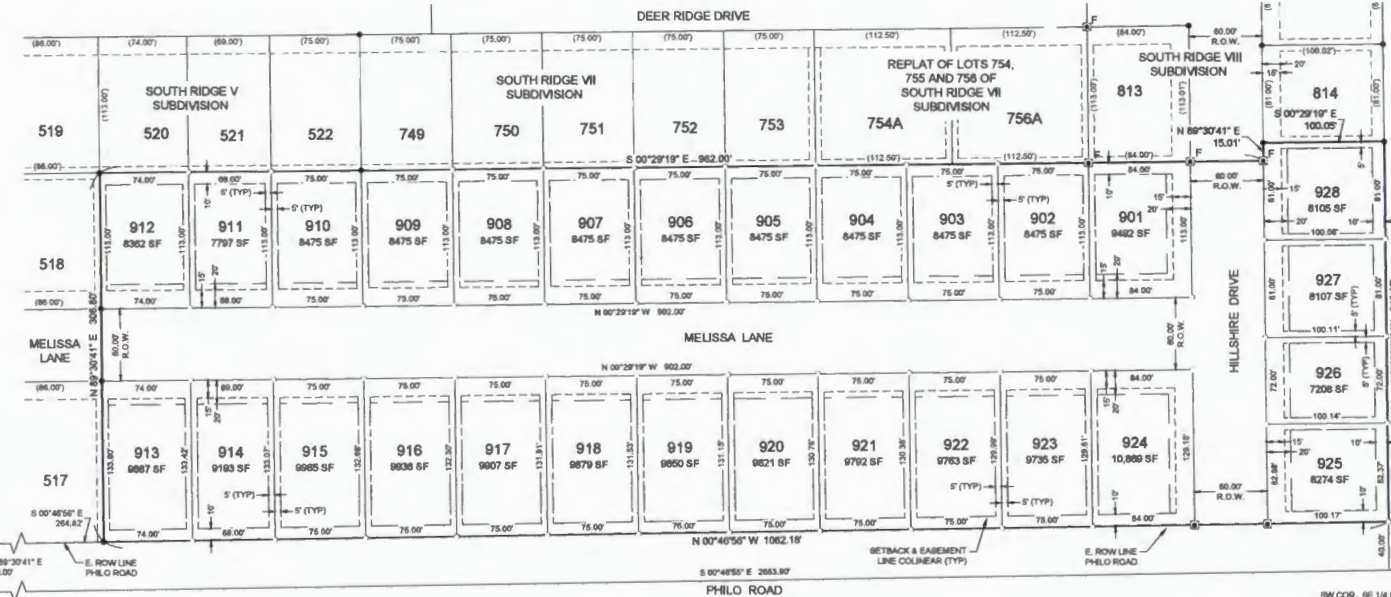
For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been subdivided; and have numbered the lots which numbers are shown in larger size on said plat; and have stated the precise dimensions in feet and 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:
DATE:	04/05/22	SCALE: AS SHOWN
FIELD BOOK:	18p48-49	DRAWN BY: MAM
CHECKED BY:	KAS	
FINAL PLAT		
SOUTH RIDGE IX SUBDIVISION PART OF SEC. 28, T.19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS		FILE # 10122043 SHEET 8 OF 1 1 OF 1





CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the 11th day of July 2022 the City Council of the City of Urbana passed and approved Ordinance No. 2022-07-029 entitled:

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT


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which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2022-07-029 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 14th day of July 2022, 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 14th day of July, 2022.





Phyllis D. Clark, City Clerk