

# CASE NO. 792-V-14 REACTIVATED

SUPPLEMENTAL MEMORANDUM #11

March 16, 2017

Petitioner: **Robert Frazier**

Request: **Authorize the following Variance from the Champaign County Zoning Ordinance in the I-1 Light Industry Zoning District on the subject property described below:**

**Part A. Variance for 74 parking spaces in lieu of the minimum required ~~89-86~~ parking spaces as required by Section 7.4.1 of the Zoning Ordinance.**

**Part B. Variance for 27 on-site parking spaces in lieu of the minimum required ~~89-86~~ parking spaces (including 27 onsite and 47 offsite parking spaces) as required by Section 7.4 of the Zoning Ordinance.**

**Part C. Variance for allowing at least ~~49-47~~ off-street parking spaces on an adjacent lot in lieu of requiring all ~~86~~ off-street parking spaces to be located on the same lot or tract of land as the use served, as required by Section 7.4.1 of the Zoning Ordinance.**

**Part D. Variance for a setback of 50 feet and a front yard of 20 feet between the principal building and Tiffany Court in lieu of the minimum required setback of 55 feet and the minimum required front yard of 25 feet as required by Section 5.3 of the Zoning Ordinance.**

**Part E. Variance for parking spaces that are at least 8 feet 6 inches by 18 feet 6 inches in lieu of the minimum required 9 feet by 20 feet per Section 7.4.1.B. of the Zoning Ordinance.**

Subject Property: **Lot 4 of the Stahly Subdivision in the Southeast Quarter of Section 8 of Champaign Township and commonly known as the former LEX building located at 310 Tiffany Ct, Champaign.**

Site Area: **51,625 square feet (1.19 acres)**

Time Schedule for Development: **Already in use**

Prepared by: **Susan Burgstrom**  
Senior Planner

**John Hall**  
Zoning Administrator

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## STATUS

In an email received March 13, 2017, Eric Hewitt forwarded a copy of the Minor Plat application submitted to the City of Champaign on March 13, 2017 (Attachment A). The City assigned Case number PL17-0010 on March 14, 2017.

In an email received March 15, 2017, Eric Hewitt provided a Draft Combined Subsidiary Drainage Plat and Parking Plan for the proposed Replat of Lot 7 (Attachment B). In the email, Mr. Hewitt responds to a

parking concern that had been raised by the Zoning Department regarding sufficient travel width on the east side of the septic system.

Revised proposed special conditions are provided below.

### **DRAFT COMBINED SUBSIDIARY DRAINAGE PLAT AND PARKING PLAN FOR LOT 7A**

The draft plat dated March 1, 2017, and received March 15, 2017, shows drainage and parking information for the proposed Lot 7A. The plat shows 49 proposed parking spaces, consistent with the Site Plan of proposed Lot 7A dated September 8, 2016, created by Eric Hewitt of Phoenix Consulting Engineers, received as part of the packet from Attorney Kent Follmer on February 21, 2017. Note that this differs from the 47 spaces shown for Lot 7A in the overall revised Site Plan that includes both Mr. Frazier's property and Lot 7A received October 17, 2016.

Drainage appears to flow generally southwest toward Tiffany Court. There is a note stating that storm water detention facilities for subject lot are existing and located upon adjacent Lot 6 to the west.

In the email, Mr. Hewitt states, "I believe the County had a concern with the parking lot traffic east of the existing septic system. I previously looked at this and made sure there was 23' for two way traffic there but overlooked what was happening at the septic system. A small "corner cut" will be necessary there and it is marked in red on the attached version of the combination subsidiary drainage plat and parking lot plan. Jeff, please expect that to be a change on the final version of the final plat."

### **REVISED SPECIAL CONDITIONS**

Proposed Special Conditions have been revised:

- A. **The Petitioner shall continuously provide the required number of parking spaces as follows:**
- (1) **The Petitioner shall maintain the required ~~76~~74 parking spaces in accord with the Purchase Contract (agreement) for adjacent land that was approved in this Case 792-V-14 unless the Zoning Administrator determines that a different number of spaces are required.**
  - (2) **The Petitioner shall notify the Zoning Administrator within three business days in the event that the Purchase Contract (agreement) for adjacent land that was approved in this Case 792-V-14 becomes void for any reason whether by fault of the petitioner or by fault of the owner of the adjacent land. Failure to maintain the Purchase Contract and/or to comply with the three day notice requirement shall void the approval of Case 792-V-14 immediately upon the Zoning Administrator receiving a written confirmation of non-compliance with the Purchase Contract from the owner of the adjacent land.**
  - (3) **The Petitioner shall coordinate with the owner of the adjacent land so as to receive subdivision plat approval from the City of Champaign in Plat Review Case No. PL17-0010 and immediately thereafter the petitioner shall complete the purchase of adjacent land necessary for the required number of parking spaces as indicated in the approved site plan for this Case 792-V-14, all within 12 months of the Final Determination in this Case 792-V-14.**

- (4) **Failure to receive plat approval and file the plat with the Champaign County Recorder of Deeds and complete the purchase of the adjacent land within 12 months of the Final Determination in this Case 792-V-14 shall void the approval of Case 792-V-14 ~~comply with this special condition or failure to maintain the Purchase Agreement or failure to comply with any other special condition of approval in this Case 792-V-14 shall result in enforcement action~~ so long as the subject property remains subject to the Champaign County Zoning Ordinance.**

The special condition stated above is to ensure the following:

**To ensure that adequate parking is continuously provided for the subject property in conformance with the Zoning Ordinance.**

- B. **No vehicles may park on the west side of the subject property except as may be required in emergencies.**

The special condition stated above is to ensure the following:

**To ensure that safety is a priority in designing parking for the subject property.**

- C. **Within six months of the Final Determination in this Case 792-V-14, the petitioner ~~must~~ shall reconstruct the Tiffany Court curb that was previously removed without the approval of the Champaign Township Highway Commissioner, as follows: and the reconstruction must be in conformance with the approved Engineering Drawings in this Case 792-V-14 and the petitioner shall submit a signed acceptance of the reconstructed curb by the Champaign Township Highway Commissioner.**

- (1) The petitioner shall provide engineering drawings and relevant specifications of the proposed replacement curb and any necessary patching of pavement, prepared by an Illinois Licensed Professional Engineer, and shall submit the drawings for approval to both the Champaign Township Highway Commissioner and the Champaign County Engineer.**
- (2) No reconstruction shall occur until the petitioner has secured the approval of the engineering drawings from both the Champaign Township Highway Commissioner and the Champaign County Engineer, including any changes or modifications that may be required to the engineering drawings.**
- (3) The petitioner shall remove any remnant of those portions of the street curb that were previously removed without the approval of the Champaign Township Highway Commissioner, per the approved engineering drawings and specifications, prior to reconstruction of the curb.**
- (4) The petitioner shall ensure that both the Champaign Township Highway Commissioner and the Champaign County Engineer shall inspect the reconstruction of the street curb at appropriate stages of reconstruction.**
- (5) The petitioner shall provide as-built engineering drawings by an Illinois Licensed Professional Engineer that documents the actual reconstruction of the street curb, and shall submit the as-built drawings for approval by the Champaign Township Highway Commissioner.**

- (6) The petitioner shall secure the written acceptance of the reconstructed curb and any required pavement patching by the Champaign Township Highway Commissioner and a copy of that written acceptance shall be provided to the Zoning Administrator.**
- (7) Failure to reconstruct the Tiffany Court curb and receive the written acceptance of the reconstructed curb by the Champaign Township Highway Commissioner in the manner described in 1- 6 above within 180 days of the approval of Case 792-V-14 shall void the approval of Case 792-V-14.**

The special condition stated above is to ensure the following:

**To ensure that the curb is restored so that the street right of way functions according to its original design and traffic safety is restored in a timely manner.**

- D. **Any required parking provided in the City of Champaign shall be in compliance with the requirements of the City of Champaign Zoning Ordinance for off-street parking, including parking on an improved surface, and shall be subject to any required permits from the City of Champaign.**

The special condition stated above is to ensure the following:

**To ensure that the property is in compliance with either City or County Ordinances, whichever is relevant.**

- E. **~~A Change of Use Permit must be approved for each change of use on the subject property. The Petitioner shall apply for an "initial" Change of Use Permit within 30 days of the approval of Case 792-V-14 subject to the following:~~**
- (1) The Change of Use Permit shall be for the following:**
- a. any building area that was not previously authorized by a Zoning Use Permit;**
  - and**
  - b. all second floor areas; and**
  - c. the removal of any remnant of those portions of the street curb that were previously removed without the approval of the Champaign Township Highway Commissioner; and**
  - d. replacement of the street curb on Tiffany Court; and**
  - e. the completion of earthwork and regrading necessary for installation of new pavement on the east side of the subject property; and**
  - f. the establishment of additional parking provided on the property to the north.**
- (2) The fees for the Change of Use Permit shall include Zoning Use Permit fees for any building area that was not previously authorized by a Zoning Use Permit.**
- (3) Failure to apply for a Change of Use Permit within 30 days of the approval of Case 792-V-14 or failure to include in the Change of Use Permit all of the items listed in item E.(1) in this special condition shall void the approval of Case 792-V-14.**
- (4) The petitioner shall provide framing plans for the proposed interior accessibility ramp that shall be prepared by an Illinois Licensed Architect or an Illinois Licensed Professional Engineer and said framing plans shall be submitted to the Zoning Administrator prior to the actual construction of the ramp and the Zoning Administrator shall be allowed to inspect the ramp during construction as required to document compliance with the framing plans.**

- (5) All necessary construction required to make the second floor accessible shall be completed within 180 days and shall be documented by an approved partial Zoning Compliance Certificate and failure to make the second floor accessible within 180 days shall void the approval of Case 792-V-14.
- (6) A final Zoning Compliance Certificate shall be received within 12 months of the approval of Case 792-V-14 but the Zoning Administrator shall not issue a final Zoning Compliance Certificate for the property until the following has occurred: the petitioner has demonstrated that
- a. the Zoning Administrator shall have inspected the property and determined that it complies with the Illinois Accessibility Code; and
  - b. the Champaign Township Highway Commissioner shall have accepted the reconstructed street curb in writing and a copy of that written acceptance shall have been submitted to the Zoning Administrator; and
  - c. the petitioner shall have relocated the used vegetable oil tanks and any necessary earthwork and new pavement shall have been installed to facilitate vehicular movement around the east end of the subject property; and
  - d. the petitioner shall have completed any required earthwork and construction of new pavement for the new parking area on the property to the north, subject to any required permits from the City of Champaign and the petitioner shall provide copies of said approved permits to the Zoning Administrator; and
  - e. the Final Plat of Subdivision shall have been duly approved and filed with the Recorder of Deeds.
- (7) Failure to receive a final Zoning Compliance Certificate that includes all of the requirements listed in item E.(6) of this special condition within 12 months of approval of Case 792-V-14 shall void the approval of Case 792-V-14.

The special condition stated above is necessary to ensure the following:

That the proposed use meets applicable state requirements for accessibility in a timely and safe manner.

F. Regarding rental space on the subject property:

- (1) Any change of tenant in any space indicated as "rental space" on Sheets A1 and A2 of the approved site plan shall be authorized by an approved Change of Use Permit. ~~must be approved for each change of use on the subject property~~
- (2) Any change of self-storage space to rental space shall be authorized by an approved Change of Use Permit.

The special condition stated above is to ensure the following:

To ensure that only those uses authorized in the I-1 Light Industry District ~~can be~~ are located on the subject property and that adequate parking spaces are provided.

G. The Petitioner ~~will~~ shall not allow on-street parking on Tiffany Court.

The special condition stated above is necessary to ensure the following:

That local parking regulations are obeyed.

- H. **The Site Plan received on <DATE> is the official site plan for approval in Case 792-V-14, and includes the following sheets:**
- Sheet A1: Site Plan
  - Sheet A2: Existing First Floor Plan: Entire Complex
  - Sheet A3: Existing Second Floor Plan: Entire Complex
  - Sheet A4: Enlarged First Floor Plan at 2 Story Storage
  - Sheet A5: Enlarged First Floor Plan at Main Office Building (North End)
  - Sheet A6: Enlarged First Floor at Main Office Building and Second Floor at Two Story Storage Building
  - Sheet A7: Enlarged Second Floor at Two Story Storage Building

The above special condition is necessary to ensure the following:

**That it is clear which version of the Site Plan submitted by the petitioner is the approved Site Plan.**

#### **ATTACHMENTS**

- A Email from Eric Hewitt, Phoenix Consulting Engineers, received March 13, 2017, with attachment:
- City of Champaign Minor Plat Application
- B Email from Eric Hewitt, Phoenix Consulting Engineers, received March 15, 2017, with attachment:
- Draft Combined Subsidiary Drainage Plat and Parking Plan for the proposed Replat of Lot 7

**Susan Burgstrom**

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**From:** Eric Hewitt <ehewitt@phoenix-ce.com>  
**Sent:** Monday, March 13, 2017 1:55 PM  
**To:** Jeff J Marino  
**Cc:** Robert Frazier; Kent Follmer; Tom Overmyer; Susan Burgstrom; Georgia Isaacs  
**Subject:** Frazier minor subdivision  
**Attachments:** completed minor sub application.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff,

Hard copy(s) of the attached and fee will be dropped off at your office this afternoon.

As soon as the subdivision case number is assigned, will you email everyone and let us know.

Thanks,

Eric E. Hewitt, PLS  
Phoenix Consulting Engineers, LTD  
421 E. Main St., PO Box 1187  
Mahomet, IL 61853  
217-586-1803  
217-840-9129 (cell)

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MAR 13 2017  
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# Minor Plat Application

Return Completed Form To: Planning Department, City of Champaign, 102 N. Neil St., Champaign, IL 61820

www.ci.champaign.il.us

CGTV Cable Channel 5

## 1. Applicant & Contact Information

### Applicant/Primary Contact

Full Name Robert Frazier  
 Address 310 Tiffany Court  
 City, State, Zip Champaign, Illinois 61822  
 Phone 217-202-1359  
 Email lexillini@gmail.com

## 2. Owner Information

### Property Owner

Full Name Isaacs Properties  
 Address 420 Chestnut St.  
 City, State, Zip Champaign IL 61820  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

Is the owner a Trust, Corporation, LLC, Not-for-Profit, or Partnership?  Yes  No

If yes, please see Minor Plat Application Worksheet for additional submission requirements.

## 3. Property Information

Name of Subdivision Replat of Lot 7 of Replat of Lot 5 Stahly Sub  
 Subdivision Common Address 306 Tiffany Court, Champaign, Illinois

Parcel ID Number 41 - 20 - 08 - 476 - 007

Gross Acreage of Subdivision 2.0 acres

Total Number of Proposed Lots 2

Current Property Zoning I-1

Current Land Use Light Industrial

Proposed Land Use Light Industrial

Requested Title Company Chicago Title Insurance

Is subdivision within City Corporate Limits?

Yes  No

Does subdivision involve an Annexation or Annexation Agreement with the City?

Yes  No

Is the subdivision within a 100-year flood zone?

Yes  No

Are you requesting Conditional Approval due to planned construction for public improvements?

Yes  No

## Application Checklist

Please attach the following items. Additional materials may be required during the review process. Incomplete applications will not be processed. Use the following checklist to confirm that your application is complete.

Complete

### Application

- 1. Applicant & Contact Information.
- 2. Owner Information, including additional submission requirements as needed.
- 3. Property Information.
- 4. Consultant Information.
- 5. Legal description of the property.
- 6. Additional Information.
- 7. Applicant Signature

### Attachments

- A. Deed or other proof of parcel ownership.
- B. Minor Plat.
- C. Conditional Approval Request, if applicable.
- D. Sidewalk Waiver Request, if applicable.
- E. Subsidiary Drainage Plat, if applicable.
- F. Declaration of Ownership.
- G. Review Fees
- H. Electronic File Submission

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See Minor Plat Application Worksheet for additional information regarding these requirements.

## Review Fees\*:

Minor Plat (Per Lot) **\$20.00**

\*as required in City of Champaign Municipal Code Sec. 26-17.1.

FOR STAFF USE: Application Complete

Received By: \_\_\_\_\_

Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Case No.: \_\_\_\_\_





# Minor Plat Application

## 4. Consultant Information

### Subdivider

Name Robert Frazier  
 Firm \_\_\_\_\_  
 Address 310 Tiffany Court  
 City, State, Zip Champaign, IL 61822  
 Phone 217-202-1359  
 Email lexillin@gmail.com

### Local Agent

Name \_\_\_\_\_  
 Firm \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

### Attorney

Name Kent Follmer  
 Firm Follmer Law Office  
 Address 1717 S Philo Road Suite 16  
 City, State, Zip Urbana, IL 61802  
 Phone 217-367-2424  
 Email kent@follmerlaw.com

### Land Surveyor

Name Eric Hewitt  
 Firm Phoenix Consulting Engineers, LTD  
 Address 421 E Main St  
 City, State, Zip Mahomet, IL 61853  
 Phone 217-586-1803  
 Email ehewitt@phoenix-ce.com

### Engineer

Name Thomas Overmyer  
 Firm Phoenix Consulting Engineers, LTD  
 Address 421 E Main St  
 City, State, Zip Mahomet, IL 61853  
 Phone 217-586-1803  
 Email tovermyer@phoenix-ce.com

### Architect

Name \_\_\_\_\_  
 Firm \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

## 5. Legal Description of Property

*Please include the complete description as set forth in a deed, mortgage, or other similar legal document. If additional room is needed, please attach a separate sheet titled "Legal Description of Property".*

Lot 7 of a Replat of Lot 5 of Stahly Subdivision,  
as recorded in Plat Book "CC" at Page 61,  
situated in Champaign County, Illinois.

## 6. Additional Information

- A. Has the subject property been subdivided by use of the Minor Subdivision approval process in the past five (5) years?  
 No  
 Yes, Date: \_\_\_\_\_
- B. It is recommended that applicants meet with a Staff member from Current Planning prior to completing the formal application for a Minor Subdivision. Have you had this conference?  
 No  
 Yes, Date: 2016

## 7. Applicant Signature

By signing this petition, you are certifying that you have read this application, have provided the necessary documentation as listed under the **Application Checklist**, and that you understand the information listed above under the **Notice to Applicants** section.

 3-13-17  
 Signature of the Applicant Date  
 For Robert Frazier

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# Minor Plat Application

## Champaign Municipal Code

### **Sec. 31-503. Minor Subdivision Defined.**

A minor subdivision is a division of land into four (4) or fewer lots:

- Which does not require, under these regulations, the design or construction of any public improvements, provided that if all required public improvements are in existence but do not meet current design standards, the City Engineer may approve a waiver of the design standards;
- Which is in conformity with the Comprehensive Plan and Zoning Ordinance of the City or County of Champaign, whichever is applicable;
- Which is otherwise in conformity with all applicable laws and regulations unless previously waived by the entity with jurisdiction; and
- Which is located within the City or is otherwise under an annexation agreement which requires future annexation to the City of Champaign.

## Notice to Applicants

- It is recommended that applicants meet with a Staff member from Current Planning prior to completing the formal application for a Minor Subdivision.
- There will be no refund of any application fee for approvals not granted or withdrawn.
- No incomplete applications will be acted upon.
- Approval of the Minor Plat by the City shall be in effect for a period of ninety (90) days and thereafter is null and void if the plat is not recorded.
- Applicants must coordinate their activities with City Planning Staff in advance of the application deadlines.

## Attachments

- A. Deed or other proof of parcel ownership.
- B. The applicant shall submit 4 full-size (24 in. x 36 in.) copies and 21 half-size (11 in. x 17 in.) copies of the minor plat. Please see Chapter 4.02 of the Manual of Practice for minor plat requirements.
- C. Conditional Approval Request. The applicant may request conditional approval of the minor subdivision subject to the design and construction of required public improvements. Such public improvements shall be noted on the plat and included in the application as planned for construction. Construction plans for the improvements shall be submitted with the plat. To request conditional approval, please attach a detailed letter to that effect.
  - I have attached this document.
  - I am not requesting conditional approval.
- D. Sidewalk Waiver Request. If sidewalks do not exist within or adjacent to the proposed minor subdivision as required by the Subdivision Regulations, an administrative waiver from immediate sidewalk construction may be requested. To request a waiver for immediate sidewalk construction, please submit Standard Attachment 1.02-Administrative Waiver from the City of Champaign Manual of Practice.
  - I have attached this document.
  - I am not requesting a sidewalk waiver.
- E. Subsidiary Drainage Plat. The applicant shall submit a Subsidiary Drainage Plat in accordance with the Plat Act, 765 ILCS 205/0.01 et. Seq., as amended from time to time, unless the owner certifies that a subsidiary drainage plat is not required under the exceptions listed in the Manual of Practice.
  - I have attached the Subsidiary Drainage Plat.
  - A Subsidiary Drainage Plat is not required and I am attaching certification to that fact.

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# Owner Authorization Form

If the applicant is not the owner of the property, please have the owner(s) or owner(s)' agent sign the appropriate section and have the signature(s) notarized to authorize said applicant to process the application.

### Section I. Owner(s) is/are Individual(s)

The undersigned hereby states that she/he/they is/are the Owner(s) of the property that is the subject of the forgoing application for a Minor Plat, that she/he/they has/have read said application, and that she/he/they hereby authorize(s) \_\_\_\_\_ to act as her/his/their Agent with regards to the processing of said application for the purposes set forth herein.

First Owner's Full Name (printed or typed)

First Owner's Signature

Second Owner's Full Name (printed or typed)

Second Owner's Signature

If additional names, please provide the names and signatures on an attachment.

### Section II. Owner is a Partnership

The undersigned hereby states that the Partnership of \_\_\_\_\_ is the Owner of the property that is the subject of the forgoing application for a Minor Plat, that she/he is one of the Partners of said Partnership, that she/he has read said application, and that she/he hereby authorizes \_\_\_\_\_ to act as the Partnership's Agent in processing said application for the purposes set forth herein.

Partner's Full Name (printed or typed)

Partner's Signature

### Section III. Owner is a Corporation

The undersigned hereby states that \_\_\_\_\_ is a Corporation duly incorporated in the state of \_\_\_\_\_ and that said is the Owner of the property that is the subject of the forgoing Minor Plat. The undersigned states further that she/he has read said application, she/he is the \_\_\_\_\_ of said Corporation, is an authorized Agent of said Corporation in processing said application for the purposes set forth therein.

Full Name of Agent (printed or typed)

Signature of Agent

### Section IV. Owner is a Trust

The undersigned hereby states that \_\_\_\_\_ ISAHCS Property is a Trust duly created in the state of \_\_\_\_\_ ILLINOIS and that said Trust is the Owner of the property that is the subject of the forgoing application for a Minor Plat. The undersigned states further that she/he is the Trustee of said Trust and that the attached individuals or entities are the Beneficial Owners of said Trust. The undersigned states further that she/he has read said application and that the Beneficiaries of said trust have authorized her/him to authorize \_\_\_\_\_ to act as said Trust's Agent in processing said application for the purposes set forth therein.

Full Name of Trustee (printed or typed)

Signature of Trustee

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### Section V. Notary

STATE OF FLORIDA

COUNTY OF SARASOTA ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LARRY ISAACS is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that she/he/they signed and delivered the forgoing Owner Authorization Form as her/his/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13<sup>th</sup> day of MARCH, 2017.

Jacqueline Normand  
Notary Public



THE CITY OF  
**Champaign**

Planning Department - 102 N. Neil St. - Champaign, IL 61820 - (217) 403-8800

**Susan Burgstrom**

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**From:** Eric Hewitt <ehewitt@phoenix-ce.com>  
**Sent:** Tuesday, March 14, 2017 4:38 PM  
**To:** Jeff J Marino  
**Cc:** Robert Frazier; Kent Follmer; Tom Overmyer; Susan Burgstrom; Georgia Isaacs  
**Subject:** Re: Frazier minor subdivision  
**Attachments:** 15SUR050 COMBINATION DRAINAGE PLAT AND PARKING PLAN.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Excellent. Thank you.

Kent, When you get started with the owner's certificate, we should talk to discuss the easement situation being proposed with this plat so it is laid out proper in that document.

Susan, I believe the County had a concern with the parking lot traffic east of the existing septic system. I previously looked at this and made sure there was 23' for two way traffic there but overlooked what was happening at the septic system. A small "corner cut" will be necessary there and it is marked in red on the attached version of the combination subsidiary drainage plat and parking lot plan.

Jeff, please expect that to be a change on the final version of the final plat.

Thanks,

Eric E. Hewitt, PLS  
Phoenix Consulting Engineers, LTD  
421 E. Main St., PO Box 1187  
Mahomet, IL 61853  
217-586-1803  
217-840-9129 (cell)

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On Tue, Mar 14, 2017 at 2:50 PM, Jeff J Marino <[Jeff.Marino@champaignil.gov](mailto:Jeff.Marino@champaignil.gov)> wrote:

Eric,

The case number for this case is PL17-0010.

We'll take it through the process.

Jeff Marino  
Senior Planner  
Planning and Development  
City of Champaign

**From:** Eric Hewitt [mailto:[ehewitt@phoenix-ce.com](mailto:ehewitt@phoenix-ce.com)]  
**Sent:** Monday, March 13, 2017 1:55 PM  
**To:** Jeff J Marino <[Jeff.Marino@champaignil.gov](mailto:Jeff.Marino@champaignil.gov)>  
**Cc:** Robert Frazier <[lexillini@gmail.com](mailto:lexillini@gmail.com)>; Kent Follmer <[kent@follmerlaw.com](mailto:kent@follmerlaw.com)>; Tom Overmyer <[tovermyer@phoenix-ce.com](mailto:tovermyer@phoenix-ce.com)>; Susan Burgstrom <[sburgstrom@co.champaign.il.us](mailto:sburgstrom@co.champaign.il.us)>; Georgia Isaacs <[georiscs@aol.com](mailto:georiscs@aol.com)>  
**Subject:** Frazier minor subdivision

Jeff,

Hard copy(s) of the attached and fee will be dropped off at your office this afternoon.

As soon as the subdivision case number is assigned, will you email everyone and let us know.

Thanks,

Eric E. Hewitt, PLS  
Phoenix Consulting Engineers, LTD  
421 E. Main St., PO Box 1187  
Mahomet, IL 61853  
[217-586-1803](tel:217-586-1803)  
[217-840-9129](tel:217-840-9129) (cell)

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CHAMPAIGN CO. P & Z DEPARTMENT

# SUBSIDIARY DRAINAGE PLAT

## REPLAT OF LOT 7 OF REPLAT OF LOT 5 OF STAHLY SUBDIVISION

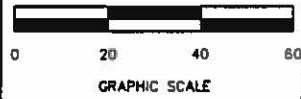
AN ADDITION TO  
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS  
PART OF SE 1/4 OF SEC. 8, T. 19 N., R. 8 E., 3RD P.M.

DRAFT

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**LEGEND**

	BOUNDARY OF PLAT
	EX. RIGHT-OF-WAY LINE
	EX. LOT LINE
	EX. EASEMENT LINE (PLATTED)
	EX. STORM SEWER
	EX. FENCE
	EX. CONTOUR LINE
	PR. LOT LINE
	PR. EASEMENT LINE
	PR. TEMP. INGRESS/EGRESS EASEMENT
	PR. TEMP. PARKING LOT EASEMENT
	DIRECTION OF FLOW
	EX. FLARED END SECTION
	EX. CURB INLET
	SET 5/8" IRON PIN W/ CAP STAMPED "PCE PLS 3842"
	IRON PIN FOUND

**NOTES:**

1. NO PUBLIC IMPROVEMENTS ARE PROPOSED FOR THIS SUBDIVISION.
2. STORM WATER DETENTION FACILITIES FOR SUBJECT LOT ARE EXISTING AND LOCATED UPON ADJACENT LOT 6 TO THE WEST.
3. AS-BUILT ELEVATIONS OF STORM IMPROVEMENT SHOWN ARE BASED UPON CITY OF CHAMPAIGN HORIZONTAL AND VERTICAL CONTROL MONUMENT NO. 48A.
4. EXISTING CONTOURS ARE SUPPLIED BY CHAMPAIGN COUNTY GIS CONSORTIUM.
5. ADDITIONAL FEATURES SHOWN HEREON ARE FOR INFORMATION ONLY AND NOT ALL IMPROVEMENTS ARE NECESSARILY SHOWN.
6. SEE ACCOMPANYING MINOR PLAT FOR ADDITIONAL INFORMATION.

**DRAINAGE STATEMENT**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE DEVELOPMENT OF SUBJECT PARCEL.

DATE: \_\_\_\_\_

THOMAS L. OVERMYER, P.E.  
LICENSED PROFESSIONAL ENGINEER  
ILLINOIS NO. 062-049198 EXPIRES NOVEMBER 30, 2017

OWNER: \_\_\_\_\_  
ISAAC PROPERTIES

