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**DATE:** Thursday, September 7, 2023

**TIME:** 7:00 PM

**PLACE:** 400 South Vine Street, Urbana, IL 61801

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## **AGENDA**

**A. Call to Order and Roll Call**

**B. Changes to the Agenda**

**C. Approval of Minutes of Previous Meeting**

Minutes of the August 10, 2023 Regular Meeting

Minutes of the August 24, 2023 Regular Meeting

**D. Continued Public Hearings**

**E. Unfinished Business**

**F. New Public Hearings**

**G. New Business**

**Plan Case No. 2478-S-23** – A request by Nolan Atkins, on behalf of Fieldstone Investments, LLC, for preliminary and final plat approval for the Fieldstone Subdivision No.1 Subdivision (generally located at the intersection of Stone Creek Boulevard and Colorado Avenue).

**H. Public Input**

**I. Staff Report**

**J. Study Session**

**K. Adjournment**

## **PUBLIC INPUT**

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

### **Email Input**

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: [Planning@urbanaininois.us](mailto:Planning@urbanaininois.us). The subject line of the email must include the words "PLAN COMMISSION - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

### **Written Input**

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

### **Public Hearing**

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

### **Verbal Input**

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

### **Accommodation**

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2440

Email: [Planning@urbanaillinois.us](mailto:Planning@urbanaillinois.us)

### **Watching the Meeting via Streaming Services**

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaillinois.us/uptv>.

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** August 10, 2023

**TIME:** 7:00 P.M.

**PLACE:** Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

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**MEMBERS ATTENDING:** Dustin Allred

**STAFF PRESENT:** Marcus Ricci, Planner II; UPTV Operator

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**1. CALL TO ORDER and ROLL CALL**

Chair Allred called the meeting to order at 7:00 p.m. Roll call was taken, and there was not a quorum of the members present.

**2. NEW PUBLIC HEARINGS**

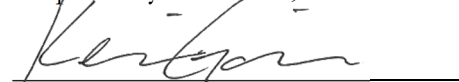
**Plan Case No. 2477-M-23 – An application by Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC), to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential).**

Chair Allred opened Plan Case No. 2477-M-23 and continued it to the August 24, 2023 regular meeting of the Plan Commission due to lack of a quorum.

**3. ADJOURNMENT OF MEETING**

The meeting was adjourned at 7:01 p.m.

Respectfully submitted,



Kevin Garcia, Secretary  
Urbana Plan Commission

## MINUTES OF A REGULAR MEETING

### URBANA PLAN COMMISSION

### DRAFT

**DATE:** August 24, 2023

**TIME:** 7:00 P.M.

**PLACE:** Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

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**MEMBERS ATTENDING:** Will Andresen, Andrew Fell, Lew Hopkins, Debarah McFarland, Karen Simms

**MEMBERS EXCUSED:** Dustin Allred, Chenxi Yu

**STAFF PRESENT:** Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Kimberly Smith, Director of Community Development Services; Andrea Ruedi

**PUBLIC PRESENT:** Tom Clarkson, Michael Friend, Scott White

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#### 1. CALL TO ORDER and ROLL CALL

Kevin Garcia, Principal Planner, called the meeting to order at 7:06 p.m. Roll call was taken, and there was a quorum of the members present.

NOTE: In the absence of Chair Allred, Mr. Fell nominated Mr. Hopkins to serve as Acting Chair. The nomination was approved by unanimous voice vote.

#### 2. CHANGES TO THE AGENDA

There were none.

#### 3. APPROVAL OF MINUTES of PREVIOUS MEETING

The minutes of the June 22, 2023 regular meeting were presented for approval. Mr. Hopkins suggested the following correction to the minutes: Page 7, Paragraph 2, the minutes should read as “could **not** be figured out that quickly.” Ms. Simms moved that the Plan Commission approve the minutes as amended. Mr. Andresen seconded the motion. The minutes were approved as amended by unanimous voice vote.

#### 4. CONTINUED PUBLIC HEARINGS

**Plan Case No. 2477-M-23 – An application by Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC), to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium Density Multiple Family Residential).**

Acting Chair Hopkins opened Plan Case No. 2477-M-23. Mr. Fell recused himself from the case due to conflict of interest. He mentioned that he had done work on the property before and possibly could again in the future.

Marcus Ricci, Planner II, presented the details of the case to the Plan Commission from the written staff memo. He reviewed the options for the Plan Commission and presented staff's recommendation to forward Plan Case No. 2477-M-23 to the City Council with a recommendation for approval.

Acting Chair Hopkins asked if members of the commission had any questions for staff. There were none, so Acting Chair Hopkins reviewed the procedures for a public hearing. He then, opened the hearing for public input. He invited the applicant or the applicant's representative to address the Plan Commission.

Tom Clarkson, applicant, approached the Plan Commission. He stated that he did not have anything to add because Mr. Ricci did a great job laying out the details of his request. He stated that he wanted to continue to work with City staff to make his project work.

With no further input from the audience, Acting Chair Hopkins closed the public portion of the hearing. He opened the public hearing up for Plan Commission discussion and/or motion(s).

Mr. Andresen moved that the Plan Commission forward Case No. 2477-M-23 to the City Council with a recommendation of approval. Ms. Simms seconded. Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Ms. McFarland	-	Yes
Ms. Simms	-	Yes	Mr. Andresen	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that Case No. 2477-M-23 would be forwarded to the Committee of the Whole on September 18, 2023.

#### 5. UNFINISHED BUSINESS

There was none.

#### 6. NEW PUBLIC HEARINGS

There were none.

## 7. NEW BUSINESS

There was none.

## 8. PUBLIC INPUT

There was none.

## 9. STAFF REPORT

Mr. Garcia reported on the following:

- Case No. 2476-PU-23 – Request for a Preliminary Planned Unit Development to construct residential units was approved by City Council with amended conditions.

NOTE: Mr. Fell rejoined the meeting.

## 10. STUDY SESSION

### Comprehensive Plan Community Engagement Results

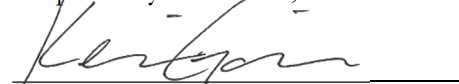
Andrea Ruedi, Senior Advisor for Integrated Strategy Development, and Tarek Azim, Management Analyst, presented an update on the Comprehensive Plan update and the most recent public engagement activity. Ms. Ruedi briefly summarized the first two phases of the process before focusing on the third phase, which is called *Balancing Act*, which is where we are currently. She talked about the activities that City staff held to gather input from the public during this phase. She discussed the next steps.

Ms. Simms asked how the amount of public input compares to different variables. Mr. Azim explained how to get a good statistical response and stated that they are looking for something a little more directional to guide the comprehensive planning process along with a large number of other data points that they will be getting. Ms. Ruedi added that the last phase is built on what City staff has already done.

## 11. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,



Kevin Garcia, Secretary  
Urbana Plan Commission



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### m e m o r a n d u m

**TO:** The Urbana Plan Commission  
**FROM:** Marcus Ricci, AICP, Planner II  
**DATE:** September 7, 2023  
**SUBJECT:** **Plan Case 2478-S-23:** A request by Nolan Atkins, on behalf of Fieldstone Investments, LLC, for preliminary and final plat approval for the Fieldstone Subdivision No.1 Subdivision (generally located at the intersection of Stone Creek Boulevard and Colorado Avenue).

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### Introduction

Nolan Atkins, on behalf of Fieldstone Investments, LLC, requests approval of preliminary and final plats for the Fieldstone Subdivision No. 1 Subdivision. The applicant would like to subdivide a 3.57-acre tract of land into 14 lots to be developed for single-family homes. The subdivision would be part of the Stone Creek Development, west of South Stone Creek Boulevard, at the east end of Colorado Avenue. The tract is zoned R-2 (Single-Family Residential) and is undeveloped.

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

### Background

City Council has approved multiple plats for the Stone Creek Development – originally proposed as “Rosewood” – starting in 1997:

- Preliminary plat for Stone Creek Subdivision approved on March 3, 1997.<sup>1</sup> This plat was never recorded, so the lots were not created.
- Final plat for Stone Creek Subdivision No. 1 approved on September 2, 1997.<sup>2</sup>
- Preliminary plat for Stone Creek Commons Subdivision on March 2, 1998.<sup>3</sup>
- Preliminary plat for Stone Creek Commons Subdivision on May 17, 1999.<sup>4</sup>
- Final Plat for Stone Creek Commons Subdivision No. 1 on June 3, 2002.<sup>5</sup>
- Final Plat for Stone Creek Subdivision No. 2 on July 18, 2005.<sup>6</sup>
- In addition, at least six replats of lots in the subdivision have been administratively reviewed.

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<sup>1</sup> Ordinance No. 9697-101; Plan Case 1644-S-97.

<sup>2</sup> Ordinance No. 9798-37; Plan Case 1672-S-97.

<sup>3</sup> Ordinance No. 9798-92; Plan Case 1687-S-98.

<sup>4</sup> Ordinance No. 1999-05-036; Plan Case 1718-S-99.

<sup>5</sup> Ordinance No. 2002-05-055; Plan Case 1825-S-02.

<sup>6</sup> Ordinance No. 2005-07-113; Plan Case 1941-S-05.



The applicant is requesting approval of preliminary and final plats to subdivide this portion of Stone Creek Subdivision that was included in the original 1997 preliminary plat. The proposed Fieldstone Subdivision No. 1 would be a continuation of the Stone Creek Subdivision No. 1 to the north.

The recently-updated Urbana Land Development Code regulates Preliminary, Final, and Concurrently-Submitted Plats in Sections 21-225, 21-230, and 21-235, respectively. Preliminary plats are required to show the locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for establishment of a subdivision. Final plats are required to show the location of paved roads, property and lot lines, and easements. Required plat items are often shown on both plats. According to Section 21-230.C.2, if a final plat substantially conforms to the previously-approved preliminary plat, the final plat shall be submitted directly to City Council for approval. Both of the submitted plats have all of the required items. The plats are out for review by external agencies; comments are due by September 8, 2023. Any comments from reviewers requiring revisions to the plats, e.g., a missing easement, will be addressed by the applicant prior to recording of the plat.

City staff discussed the proposed plats with the applicant at a pre-application conference on July 24, 2023. At that time, the Administrative Review Committee determined that the proposed activity would be considered a Major Development.<sup>7</sup>

## **Discussion**

### *Land Use, Zoning Regulation, and Comprehensive Plan Designation*

Land Use. The property is located at the intersection of Colorado Avenue and South Stone Creek Boulevard (Exhibit A – Location Map). It is along the western edge of the Stone Creek Development of Windsor Road, south of Stone Creek Subdivision No. 2 and east of Prairie Winds Subdivision. Surrounding the site are agricultural uses to the southwest, east, and south, and residential uses to the northwest and north. The proposed development would continue the infill development of residential uses in southeastern Urbana and would be another step towards the completion of the Stone Creek Development. It would be generally consistent with existing single-family residential uses to the north, west, and farther to the south and east of the site.

Zoning Regulation. The property is undeveloped and is zoned R-2 (Single Family Residential). The proposed subdivision is consistent with this district’s development requirements, including minimum lot area and frontage (Exhibit B – Zoning Map). The site is surrounded by the R-2 zoning district on all sides, except for R-1 (Single-Family Residential) to the southwest.

Comprehensive Plan Designation. The 2005 Comprehensive Plan shows this area as “Residential – Suburban Pattern,” as part of the Stone Creek Subdivision (Exhibit C – Future Land Use Map). The proposed subdivision is consistent with the Comprehensive Plan future land use designation for the site.

### *Land Development Code Regulation*

Section XI-2 of the Zoning Ordinance states the Plan Commission reviews subdivision plans and makes recommendations to City Council, as provided in Chapter 21 entitled “Subdivisions and Other

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<sup>7</sup> The Administrative Review Committee is made up of the City Engineer, Director of Community Development Services, and the Secretary of the Plan Commission. It is responsible for enforcing the Land Development Code.

Land Developments” of the Urbana City Code.<sup>8</sup> All of the items below are shown on their required plat(s).

Subdivision Layout and Access. The 3.57-acre parcel would be subdivided into 14 lots ranging from 0.238 to 0.305 acres on the west side of South Stone Creek Boulevard, with 13 lots to the south of Colorado Avenue and one lot to the north (Exhibit D – Preliminary Plat; Exhibit E – Final Plat). Roadway access to the subdivision is provided by South Stone Creek Boulevard from the north and south, and Colorado Avenue from the west; both are designated minor collectors in the Comprehensive Plan. The plat proposes no roadway expansion, and the existing stub along South Stone Creek Boulevard that aligns with Mumford Road to the west would be retained for a future connection. Major arterials in the vicinity of the site include Windsor Road to the south, Florida Avenue to the north, Philo Road to the west, and South High Cross Road to the east.

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

Drainage. The stormwater detention for these lots was accounted for as part of the Stone Creek Development. A new stormwater management plan will not be required for the proposed subdivision.

Sidewalks. A multiuse path was previously installed in the median of South Stone Creek Boulevard, and it fulfills the requirement for sidewalks for the proposed subdivision.

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

Street Trees. Street trees were previously installed in the median of South Stone Creek Boulevard, and they fulfill the requirement for street trees for the proposed subdivision.

Deferrals, Waivers, and Variances. No waivers, deferrals, or variances have been requested from the requirements of the Urbana Land Development Code or the Urbana Zoning Ordinance.

## Summary of Findings

1. The proposed preliminary and final plats are consistent with the R-2 (Single-Family Residential) zoning designation for the subject property.
2. The proposed preliminary and final plats are consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The proposed preliminary and final plats meet the requirements of the Urbana Land Development Code.

## Options

The Plan Commission has the following options for recommendations to the City Council in Plan Case 2478-S-23:

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<sup>8</sup> The revised Chapter was renamed “Land Development Code” when it was adopted by City Council on March 27, 2023, Ordinance No. 2023-03-006; it became effective July 1, 2023.

A. For the Preliminary Plat:

1. Approve the preliminary plat and forward it to the City Council with a recommendation to approve the plat as presented; or
2. Deny the preliminary plat and forward it to the City Council with a recommendation of denial.

B. For the Final Plat:

1. Approve the final plat and forward it to the City Council with a recommendation to approve the plat as presented; or
2. Deny the final plat and forward it to the City Council with a recommendation of denial.

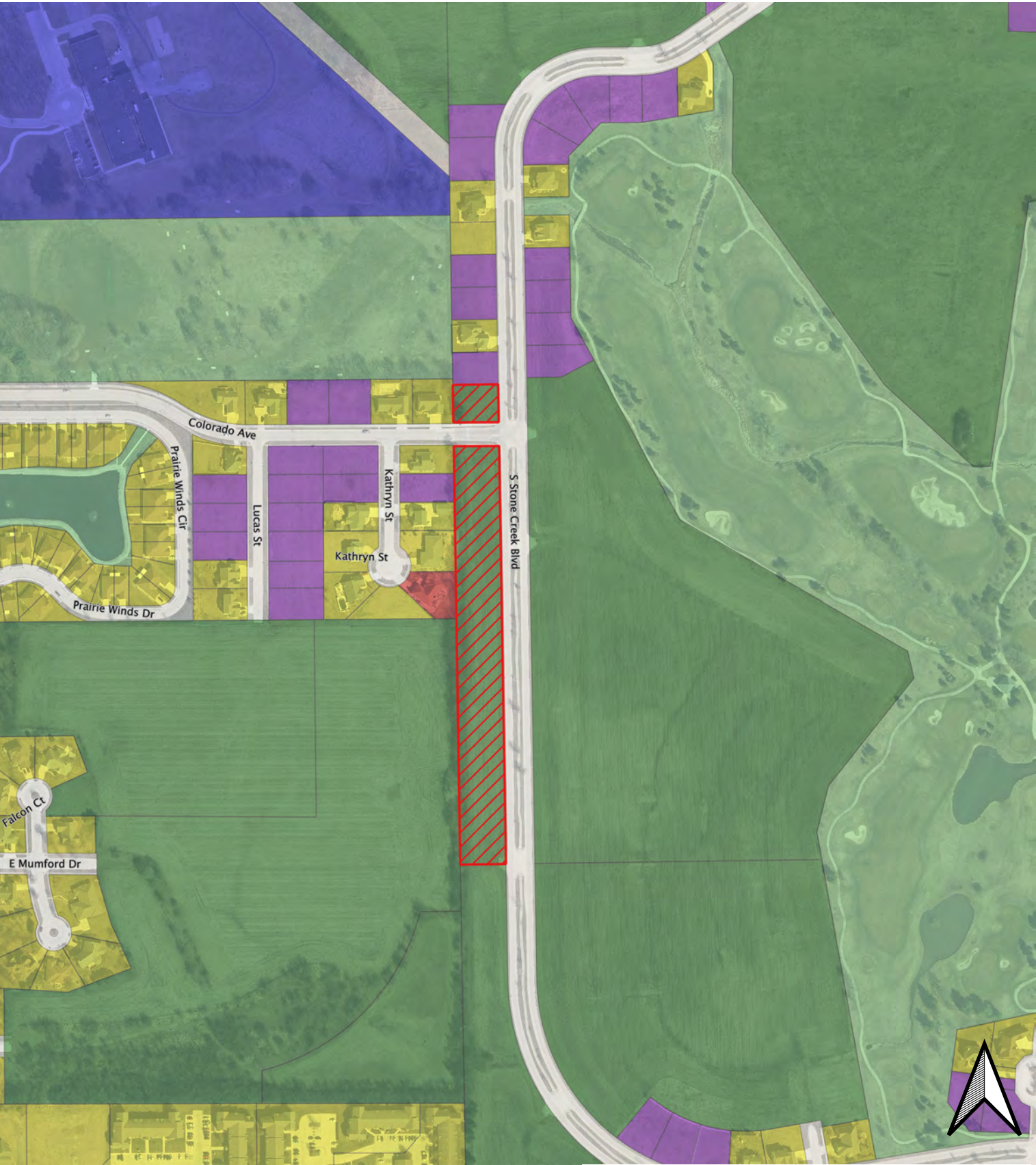
### **Recommendation**

Based on the analysis and findings presented herein, staff recommends that the Plan Commission APPROVE both the Preliminary Plat and the Final Plat of Fieldstone Subdivision No. 1 Subdivision, and forward both plats to City Council with a recommendation to APPROVE both plats.

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

cc: Nolan Atkins, Applicant

Exhibit A - Location & Land Use

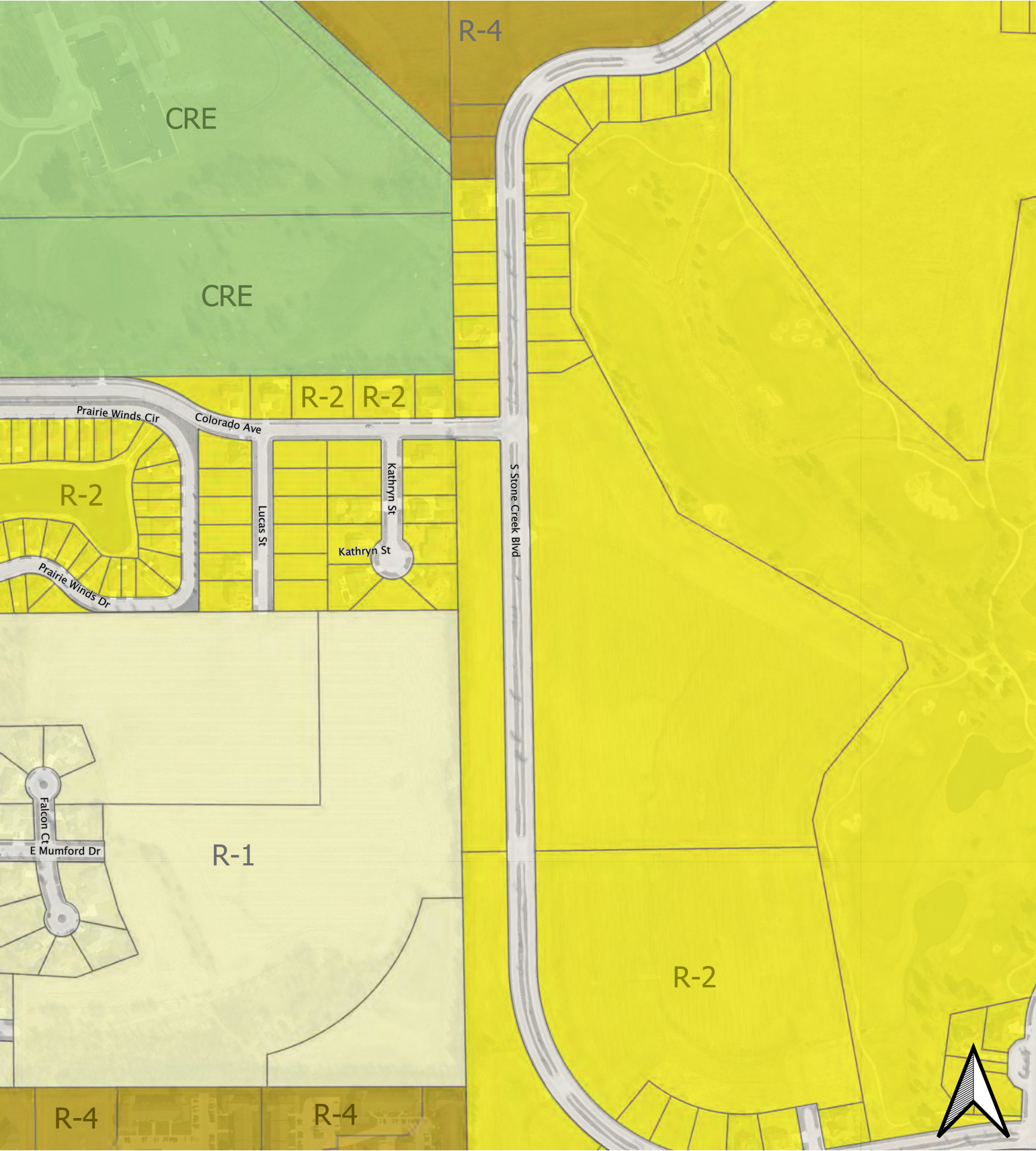


Case: 2478-S-23  
Subject: Fieldstone Major Development  
Location: 2121 & 1841 S. Stone Creek Blvd.  
Applicant: Fieldstone Investments, LLC

- |  |   |
|--|---|
|  Subject Property |  Institutional, etc. |
|  Residential      |  Leisure             |
|  Business, etc.   |  Natural resources   |
|  Industrial, etc. |   |



Exhibit B - Zoning

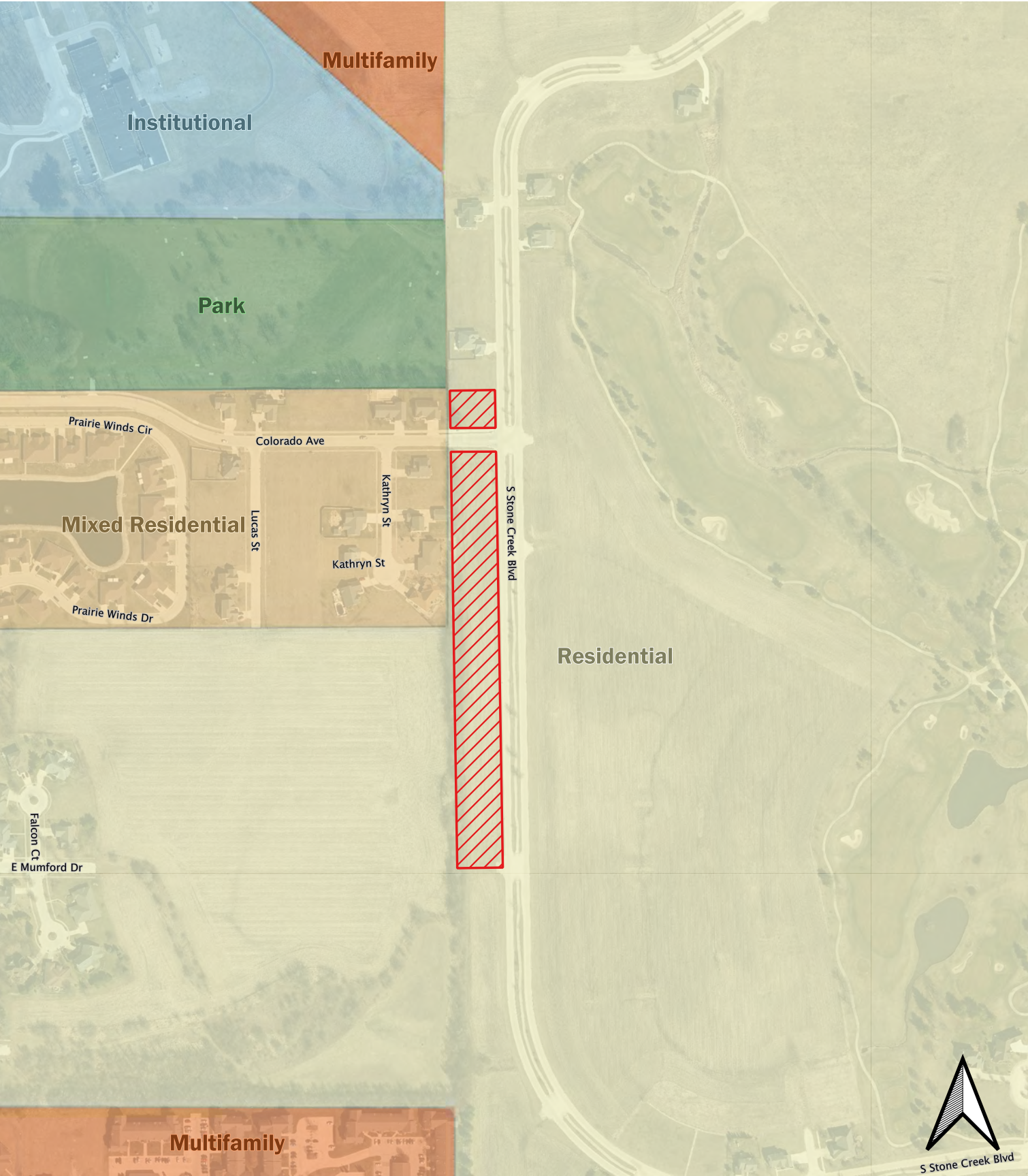


Case: 2478-S-23  
Subject: Fieldstone Major Development  
Location: 2121 & 1841 S. Stone Creek Blvd.  
Applicant: Fieldstone Investments, LLC

 Subject Property



# Exhibit C - Future Land Use



Case: 2478-S-23  
Subject: Fieldstone Major Development  
Location: 2121 & 1841 S. Stone Creek Blvd.  
Applicant: Fieldstone Investments, LLC

 Subject Property



# Exhibit D - Preliminary Plat

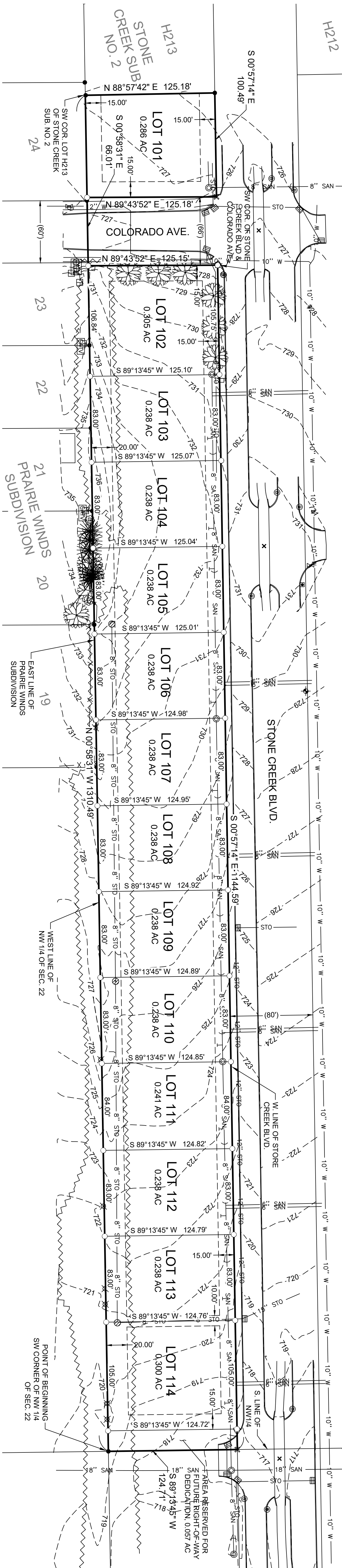
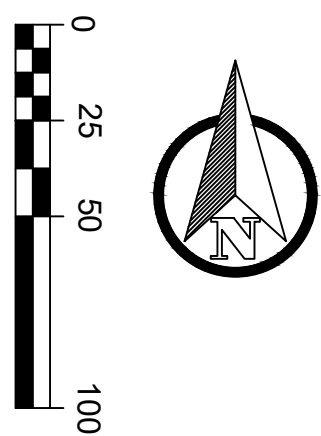
File Name: S:\000 Projects\380 Break Shot Property Management Group\38022002 Break Shot Stone Creek Sub\CAD\38022002 plat.dwg



## PRELIMINARY PLAT FIELDSTONE SUBDIVISION NO.1 A PART OF THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF URBANA CHAMPAIGN COUNTY, ILLINOIS

SUBDIVIDER/OWNER  
FIELDSTONE INVESTMENTS, LLC  
4102A FIELDSTONE ROAD  
CHAMPAIGN, IL 61822  
PH: 217.693.5601

SURVEYOR/ENGINEER  
PRECISION ENGINEERING GROUP, INC.  
P.O. BOX 784  
CHAMPAIGN, IL 61824-0784  
PH: 217.202.8049



**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 SET  
BEARING & DIMENSION  
LOT NUMBER

101

**SURVEYORS CERTIFICATE**  
STATE OF ILLINOIS }  
COUNTY OF CHAMPAIGN } S.S.

I, Meile E. Ingersoll, Jr., being Illinois Professional Land Surveyor Number 035.003202, do hereby certify that at the request of the owner, Fieldstone Investments, Inc., 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:

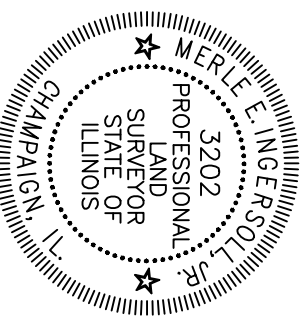
A tract of land being part of the Northwest Quarter of Section 22, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearing on Illinois State Plane East Zone datum:

Beginning at an iron pipe found at the Southwest corner of the Northwest Quarter of said Section 22, proceed North 00°56'31" West, 1310.49 feet along the West line of the Northwest Quarter of said Section 22, line also being the Southern extension of the East line of Prairie Winds Subdivision to the Southwest corner of Lot H213 of Stone Creek Subdivision No. 2 as recorded in the Champaign County Recorder's Office; thence North 89°57'42" East, 125.18 feet along the South line of said Lot H213 to the West line of Stone Creek Boulevard; thence South 00°57'14" East, 100.49 feet along said West line of Stone Creek Boulevard to a chiseled "X" on the North line of Colorado Avenue; thence South 89°43'52" West, 125.15 feet along the North line of said Colorado Avenue to an iron rod monument set on the South line of the Northwest Quarter, thence South 00°58'31" East 66.00 feet to an iron rod monument set on the South line of Colorado Avenue, point also being on the East line of Lot 23 of said Prairie Winds Subdivision; thence North 89°43'52" East, 125.15 feet along the South line of said Colorado Avenue to an iron rod monument set at the Southwest corner of Colorado Avenue and Stone Creek Boulevard; thence South 00°57'14" East, 1144.59 feet along the West line of Stone Creek Boulevard to a chiseled "X" monument set on the South line of the Northwest Quarter of said Section 22; thence South 89°13'45" West, 124.71 feet along the South line of the Northwest Quarter of said Section 22 to the point of beginning, encompassing 3.570 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 "Fieldstone Subdivision No. 1".

Signed and sealed this 1st day of August, 2023.

*Meile E. Ingersoll, Jr.*  
Meile E. Ingersoll, Jr.  
Illinois Professional Land Surveyor No. 035.003202  
License Expires November 30, 2024



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

SPACE RESERVED FOR  
RECORDERS STAMP

REV. #	REV. DATE	REVISION MADE:
DATE:	08/01/23	SCALE: AS SHOWN
FIELD BOOK:	38/p1-5-28-32	DRAWN BY: MAM
CHECKED BY:	MEI	
PRELIMINARY PLAT		
FIELDSTONE SUBDIVISION NO. 1		
PART OF SEC. 22, T.19 N., R. 9 E., 3rd P.M.		
URBANA, ILLINOIS		
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784, CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 194007565		
FILE #		
38022002		
SHEET		
1 OF 1		



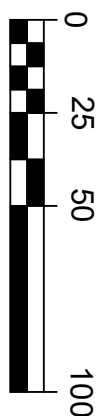


## FIELDSTONE SUBDIVISION NO.1

CHAMPAIGN COUNTY, ILLINOIS

SUBDIVIDER/OWNER  
FIELDSTONE INVESTMENTS, LLC  
4102A FIELDSTONE ROAD  
CHAMPAIGN, IL 61822  
PH. 217.693.5601

**SURVEYOR/ENGINEER**  
**PRECISION ENGINEERING**  
P.O. BOX 784  
CHAMPAIGN, IL 61824-0784  
PH. 217.202.8049



SPACE RESERVED FOR  
RECORDER'S STAMP



1. Field work was completed for this project on February 7, 2023.

1. Field work was completed for this project on February 7, 2023.
  2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
  3. The subdivision is located within the corporate limits of the City of Urbana.
  4. All acquired public improvements including storm sewer, storm water management, storm water detention, water main, streets, sidewalks and sanitary sewer systems have been constructed in accordance with the current City of Urbana standards and shall be constructed within easements as necessary.
  5. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
  6. No part of this property is in the Special Flood Hazard Area as defined by FEMA.
  7. This tract of land is located in Zone(s) "X" on the Special Flood Hazard Area identified by the City of Urbana, Illinois. The Flood Insurance Rate Map, Panel Number 17019C00431D and 17019C0450D, both dated October 2, 2013.
  8. Tract does not lie within 500 feet of a point on a water course draining over 640 acres.
- Legal description was prepared by the surveyor.

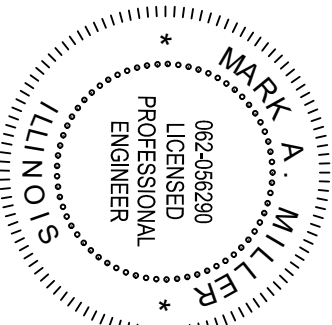
We hereby state that to the best of our knowledge and belief the drainage of surface waters of this plot will not be changed by the construction of the

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 subdivisor 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.

●	FOUND IRON ROD
○	SET 1/2" X 30" IRON ROD WITH PLASTIC CAP "PRECISION"
■	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT SET
N 00°00'00" E 100.00'	BEARING & DIMENSION
101	LOT NUMBER

Mark A. Miller  
Illinois Licensed Professional Engineer No. 062.056290  
License Expires 11/30/23

Owner:	Fieldstone Investments, LLC	Date
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STATE OF ILLINOIS )  
 )  
COUNTY OF CHAMPAIGN ) S.S

I, Merle E. Ingerson, Jr., being Illinois Professional Land Surveyor Number 035.003202, do hereby certify that at the request of the owner, Fieldstone Investments, Inc., 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:

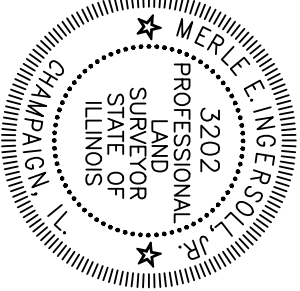
A tract of land being part of the Northwest Quarter of Section 22, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearing on Illinois State Plane East Zone datum:

Beginning at an iron monument set at the Southwest corner of the Northwest Quarter of said Section 22, (more North 00° 59' 31" West, 310.49 feet along the West line of the Northwest Quarter of said Section 22, (also being the Southern extension of the East line of Prairie Winds Subdivision) to the Southwest corner of Lot H23 of Stone Creek Subdivision No. 2 as recorded in the Champaign County Recorder's Office; thence North 89° 17' 57" East, 125.18 feet along the South line of said Lot H23 to the West line of Stone Creek Boulevard; thence South 00° 57' 42" East, 100.49 feet along said West line of Stone Creek Boulevard to a dished "X" on the North line of Colorado Avenue; thence South 89° 43' 52" West, 125.18 feet along the North line of said Colorado Avenue to an iron monument set on the said West line of the Northwest Quarter; thence South 00° 58' 31" East, 66.00 feet to an iron monument set on the South line of Colorado Avenue; point also being on the East line of Lot C23 of said Prairie Winds Subdivision; thence North 89° 43' 52" East, 125.15 feet along the South line of said Colorado Avenue to an iron monument set at the Southwest corner of Colorado Avenue and Stone Creek Boulevard; thence South 00° 57' 42" East, 1144.55 feet along the West line of a Stone Creek Boulevard to a dished "X" monument set on the South line of the Northwest Quarter of said Section 22; thence South 89° 13' 45" West, 124.71 feet along the South line of the Northwest Quarter of said Section 22 to the point of Beginning, encompassing 3,570 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 the "Fieldstone Subdivision No. 1".

Signed and sealed this 1st day of August, 2023.

M. E. Ingersoll, Jr.  
 Merle E. Ingersoll, Jr.  
 Illinois Professional Land Surveyor No. 035,003202  
 License Expires November 30, 2024



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

REV. #	REV. DATE:	REVISION MADE:
DATE:	08/01/23	SCALE: AS SHOWN
FIELD BOOK:	38p1-5-28-32	DRAWN BY: MAM
CHECKED BY: MEI		
<p>FINAL PLAT</p> <p>PRECISION ENGINEERING GROUP, INC.  P.O. BOX 764 CHAMPAIGN, IL 61824-0764  PHONE: 217.202.8048  CIVIL ENGINEERING - LAND SURVEYING  ILLINOIS DESIGN FIRM REGISTRATION NO. 184073986</p>		
<p>FIELDSTONE SUBDIVISION NO. 1  PART OF SEC. 22, T.19 N., R. 9 E., 3rd P.M.  URBANA, ILLINOIS</p>		
FILE #	38022002	
SHEET	1 OF 1	



Exhibit F - Site Photos

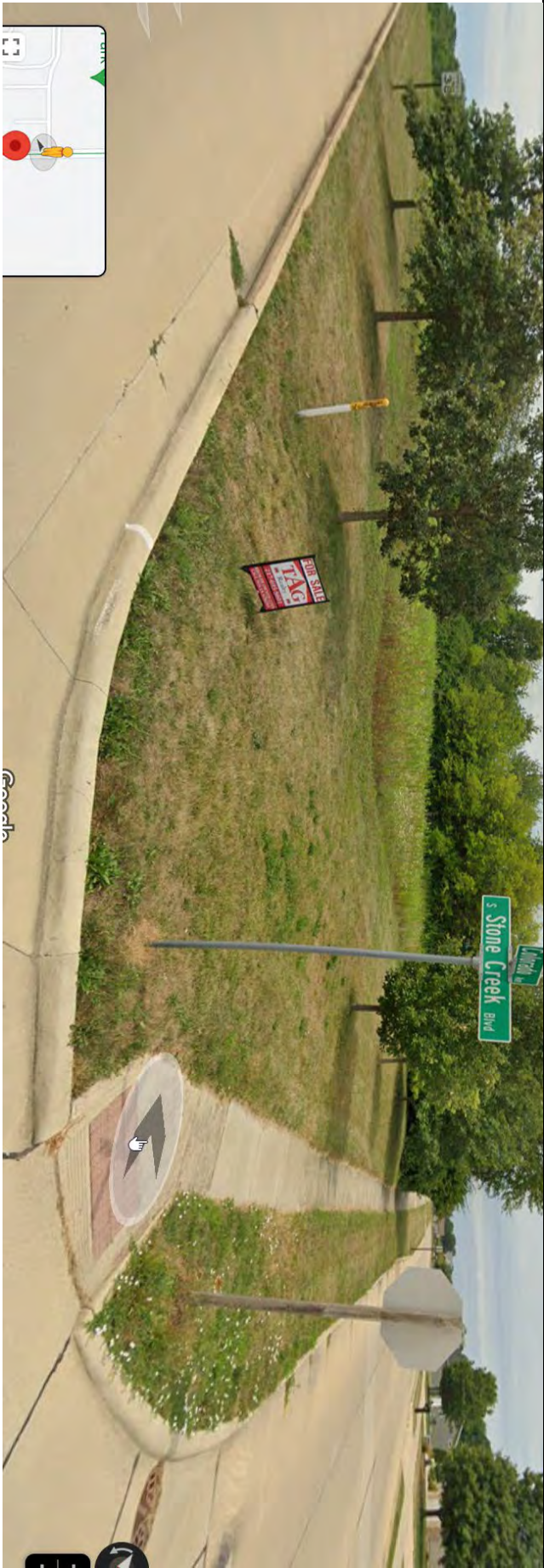


Figure 1. Looking southwest towards Lot 102



Figure 2. Looking northwest towards Lot 101



## Exhibit F - Site Photos

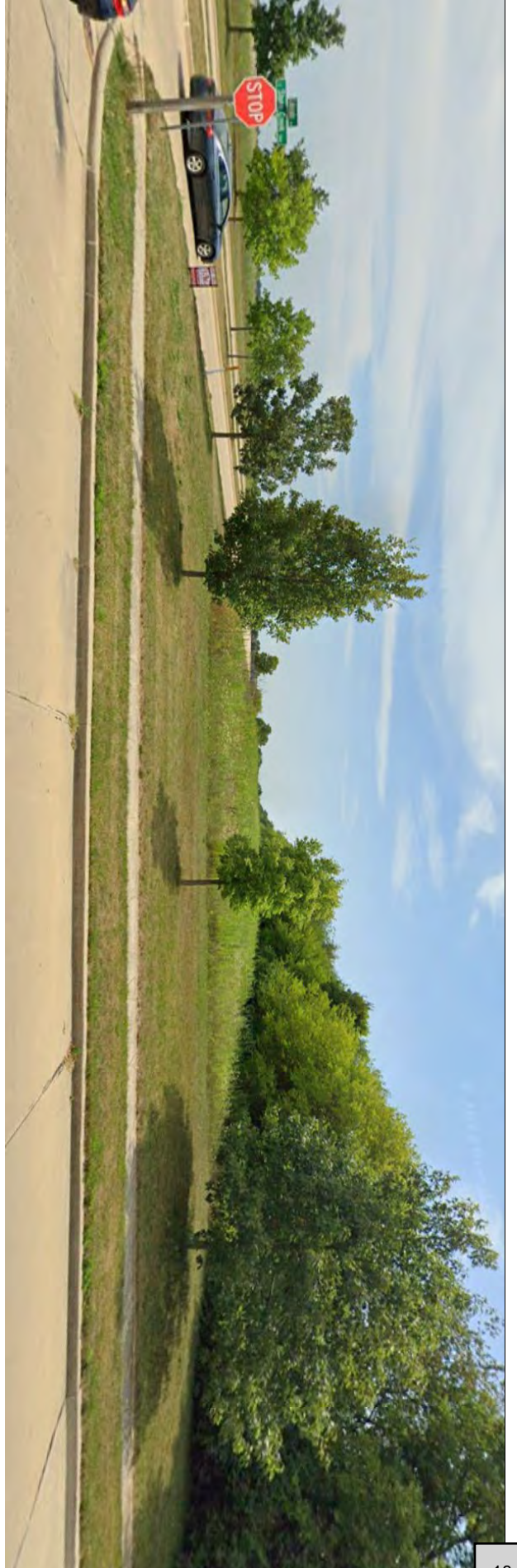


Figure 3. Looking south towards Lots 102-114.



Figure 4. Looking north towards Lot 101.